

STATE OF MARYLAND CDBG PROGRAM

COVID FUNDING

APPLICATION – ROUND 2

August 2020



**Larry Hogan, Governor
Boyd Rutherford, Lt. Governor
Kenneth Holt, Secretary**

Department of Housing and Community Development
Division of Neighborhood Revitalization
7800 Harkins Road
Lanham, MD 20706



**MARYLAND COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
CORONAVIRUS FUNDING – APPLICATION – ROUND #2**

1. Name of County: **Baltimore City**

2. Address:

**Mayor's Office of Children and Family Success
100 N Holliday Street
Baltimore, MD 21202**

3. FID Number: 52-6000769

4. DUNS Number: Not applicable

5. Name, phone number, and email of County's CDBG contact person for this application:

Application: Angela Whitaker, Director, Baltimore City Community Action Partnership
Mayor's Office of Children and Family Success
100 N Holliday Street
Baltimore, MD 21202
(410)545-3013

6. If applicable, identify subrecipients whose projects are included in this application:

Not applicable

7. Number of Projects Included in this Application: **1 (one)**

8. Required Resolution attached? Yes No

9. Total CDBG request: **\$ 2.00 million**
Total Local funds: **\$ 2.75 million**
Total Other funds: **\$27.81 million**
Total all costs: **\$32.56 million**

10. U.S. Congressional District No. 3
State District No.
(List State legislators for **entire** district):

40, 41, 43, 44A, 45, 46

11. Date Public Hearing Advertised:

September 23

12. Date Public Hearing Held:

October 1

13. Is Citizens Participation Plan current? Yes No Please attach.

If not, did you attach new plan? Yes No

14. Is Residential Anti-Displacement Plan current? Yes No Please attach.

If not, did you attach new plan? Yes No

15. Date Application Submitted: **October 2, 2020**

PART A

SUMMARY OF APPLICATION: Summarize the information found in the application.

Homelessness and housing instability have immediate, dire implications for public health, and longer-lasting costs in terms of family disruption and household financial security. Investment in housing security at this time is essential for the health and future of low income Baltimore citizens.

The first phase of City's response to the COVID-19 housing crisis was the Temporary Rent Support program, which was led by Department of Housing and Community Development (DHCD) and provided up to 3 months of rental assistance. As the recession deepens and the prospect for ongoing hardship becomes longer, it has become clear that additional funds are needed to prevent widespread mass evictions, especially among low-income households. DHCD estimates that rental delinquencies among low-income Baltimore renters was over 28% in September, with an increasing number of households owing more than one month's rent.

The Mayor's Office of Children and Family Success (MOCFS) has historically provided eviction prevention services and takes an integrated approach to support City families by coordinating access to other benefits for which they are eligible. COVID-19 is requiring a more robust approach to stabilize the City's most vulnerable families that includes a combination of legal representation, eviction prevention, and relocation assistance where necessary. MOCFS, the Mayor's Office of Homeless Services (MOHS) and the Department of Housing and Community Development (DHCD) are coordinating their respective funding sources and programs to establish this array of services.

Under an Interagency Agreement dated September 2, MOCFS will lead implementation of the Eviction Prevention program. MOHS will provide funding for payments to landlords, utility companies and other financial assistance to stabilize vulnerable families in housing. MOHS will undertake contracts with case management providers. DHCD will complete implementation of the Temporary Rent Support program and undertake contracts with legal services and case management providers to support the longer-term Eviction Prevention program.

The City has committed \$30.6 million for the overall effort from several sources:

- \$10,000,000 in Coronavirus Relief Funds
- \$13,101,766 in Community Development Block Grant (CV1) funds (incl. admin expenses)
- \$2,750,000 in Baltimore Affordable Housing Trust Fund resources
- \$3,000,000 in Emergency Solutions Grant (CV2) funds
- \$1,000,000 in Community Services Block Grant (CV) funds
- \$382,768 in Emergency Solutions Grant funds
- \$328,717 in Homelessness Solutions Grant funds

The City estimates that these funds will support approximately 3,500 households and establish an infrastructure of organizations and capabilities that can deploy additional funding as it becomes available. We estimate that the \$2 million in CDBG-CV2 we are requesting from the State of Maryland will allow us to serve 335 additional households with back rent to stay in their homes.

PART B

NEED: Describe the need for rental assistance in your county as a result of the coronavirus, the proposed accomplishments and impact of activities. Identify data sources.

Number of households in need of rental assistance at time of application: est. 11,134.

% of population of county in need of assistance: approx. 4.7%.

Lower income households are more likely to have jobs in the industries most highly impacted by the pandemic, including hospitality and food, retail, entertainment, construction and other services. The Urban Institute estimates that approximately 45% of renters earning 50% of Area Median Income or less worked in these industries prior to the declaration of the pandemic emergency. (Source: *What Can State and Local Governments Do to Stabilize Renters during the Pandemic?* Housing Matters, April 22, 2020, Urban Institute)

Many more low income renters are essential workers, disproportionately exposed to the virus. Since people of color are more likely to have severe COVID-19 complications the ability to isolate at home is important to staying safe. Housing security among low-income Baltimore renters is crucial to preventing homelessness, overcrowding and viral spread among these vulnerable populations.

The City of Baltimore Department of Housing and Community Development (DHCD) estimates that before the pandemic emergency there were approximately 34,465 low-income renting households in the City that currently do not receive any housing subsidy whatsoever. An estimated 4,670 households occupy low income housing tax credit (LIHTC) and other units with a fixed (if affordable) rent. A total of over 39,000 households were earning 50% of Area Median Income or below prior to the public health emergency and required closures. (Sources: American Communities Survey and Baltimore Metropolitan Council)

Furthermore, DHCD estimates that over 28% of low-income renters are behind on rent as of mid-September, with a growing percentage owing more than one month's rent. (Source: Maryland Multi-Housing Association). Delinquency rates fluctuated somewhat throughout the early months of the pandemic shut-down as people tapped other assets or received unemployment benefits. However, the cessation of federal stimulus payments and enhancements to unemployment benefits is expected to show during the fall. The 28% delinquency rate is more than twice the typical rate of 10-12%.

Applying the estimated delinquency rate to the estimated number of low income renter households provides a priority population of over 11,000 low-income households that may be at risk of eviction, which represents 4.7% of the City's total households according to the American Community Survey sampling over the years 2014-2018. Using an average household size of 2.48 and the 2019 Census Bureau estimated City population of 593,490, the percentage of Baltimore's total population at risk of eviction is also approximately 4.7%.

The Maryland District Court is currently processing eviction cases at a rate of approximately 950 per week, with about 3% of cases resulting in actual eviction. At this rate all of the low income households with delinquencies could face a court date before 2021. The District Court is currently reserving until January the eviction judgments of renters who successfully use the Governor's COVID-19 defense. At that time those who do not appeal may proceed without further court action, while additional judgments continue to take effect. This could produce an enormous number of actual evictions starting in January 2021.

The City's current eviction prevention efforts are geared to reduce the number of such actions by providing legal services and rental assistance. However, the number of households likely to be assisted by the end of the year is approximately 2,000, leaving over 9,000 potentially in need of service when CDBG-CV2 would be deployed. The City continues to assemble funding to meet this potential need.

Baltimore City's Eviction Prevention efforts in 2021 will focus on households earning 50% of Area Median Income or less. The program will encourage use of legal services by supporting payment plans negotiated with the benefit tenant representation as well as eviction judgments. Terms such as the requirement that landlords forebear to file for eviction for a period of time after the receipt of funds will be consistent with State of Maryland policies for CDBG-CV2.

PART C

PROJECT SUMMARY: Please complete Part C for each project. If more than one subrecipient, complete Part C for each. Attach requested support information as well as any other relevant information.

DESCRIPTION:

CDBG-CV2 funding will be used to cover up to six (6) month's back rent for low income renters earning 50% or less of Area Median Income for their household size. Households benefitting from the program will also demonstrate impacts to their income due to the COVID-19 public health emergency and present either a disposition from the District Court in favor of the landlord or a payment plan agreed with the landlord, in which the tenant has taken advantage of legal representation. (The City is providing funding for legal services providers under its CDBG-CV1 grant allocation.)

SUBRECIPIENT:

N/A MOCFS, through the BCCAP program, will directly implement all of the functions related to assisting households with CDBG-CV2 funds. This includes working with applicants to collect household data and documentation, working with landlords to secure a grant agreement containing appropriate tenant protections, gathering payment information, and authorizing the disbursement of payments to landlords when all requirements have been met. Functions that may be carried out by external vendors include home inspections and the actual printing, mailing and recordation associated with making authorized payments. Pursuant to an interagency agreement dated September 2, 2020, MOCFS will oversee collaborative activities among City agencies, nonprofit partners and other stakeholders for the implementation of the overall program.

IS THIS A NEW SERVICE OR ACTIVITY? Yes No

IF NO, PLEASE DESCRIBE THE QUANTIFIABLE INCREASE FOR SERVICE OR ACTIVITY:

The City of Baltimore has greatly expanded a pre-existing program to prevent eviction among low-income residents, at a time when housing insecurity puts individuals and the public at greater risk of COVID-19 infection. BCCAP has historically provided rental assistance to households facing eviction, along with utility assistance, public benefits referrals and other services.

NUMBER OF HOUSEHOLDS TO RECEIVE ASSISTANCE: 335

AVERAGE AMOUNT OF ASSISTANCE PER HOUSEHOLD: \$5,940

This average assumes that 70% of assisted households require the maximum of 6 months back rent covered by the program, and 30% require 4 months. The vast bulk of households served will not benefit from any other forms of housing subsidy. The average contract rent in unassisted units occupied by low income people, as documented among applicants of the City's recent Temporary Rent Support program, is almost \$1,100 per month.

TOTAL AMOUNT OF CDBG FUNDS REQUESTED FOR THIS PROJECT: \$2,000,000.00

SCHEDULE:

<u>ACTIVITY</u>	<u>START DATE</u>	<u>COMPLETION DATE</u>
Coverage for rental arrears up to 6 months.	January 1, 2021	December 31, 2021

PROJECT MANAGEMENT:

- 1. Identify the primary person who will administer this project. Discuss their experience with CDBG regulations and requirements and past project implementation.**

BCCAP utilizes approximately \$800,000 per year from the City's regular annual CDBG allocation for public service delivery. BCCAP will implement the program, including working with clients to determine eligibility, gathering income, COVID impact and lease documentation, and reviewing back rent owed as determined by the District Court or agreed with the landlord.

Angela Whitaker, Director of BCCAP will oversee implementation of the project.
Stephanie Ennels, Chief Fiscal Officer, will oversee expenditures and record-keeping.

- 2. Identify others who will assist in the administration of this CDBG project.**

DHCD will support BCCAP in the proper use of CDBG-CV2 funding. Stephen Janes, Deputy Commissioner for Research & Consolidated Planning and Susan Ronk Moriarty, Chief of Compliance, have been actively assisting with program design and will continue providing technical assistance and staff trainings to MOCFS and BCCAP as the expanded Eviction Prevention program is launched and procedures and standards are established. DHCD's CDBG Compliance staff will conduct quarterly compliance reviews and provide continued technical assistance throughout the life of the program.

MOHS and DHCD staff who support the City's Affordable Housing Trust Fund are playing similar roles. From MOHS Katie Yorick, Chief of Policy and Partnerships, Amir Assadi, Chief Fiscal Officer, and Ninah Bell, Program Compliance Officer, are contributing to the program design, documentation and data requirements for Emergency Solutions Grant and Homelessness Solutions Program funding. Jay Greene, DHCD Chief Operating Officer, Stacy Freed, Senior Advisor and John Mobley, Affordable Housing Trust Fund (AHTF) Manager are making similar contributions with respect to City AHTF funding in the Eviction Prevention program budget. BCCAP will be reporting regularly on the use of all funding sources and accessing technical assistance as needed in the implementation of the program.

Finally, Kimberly Rubens, DHCD's Director of Research and Analytics is working with BCCAP, MOCFS, MOHS and DHCD and other City colleagues to establish a framework of indicators and data gathering methodologies for performance management and program evaluation purposes. Continuous data analysis will support continuous improvement of the expanded Eviction Prevention program.

- 3. If requesting funding for Project Administration for staffing, please identify the following:**

Not applicable

- 4. If planning to use Project Administration funds for expenses other than staffing, identify those expenses and estimated costs.**

Expenses	Total Funds
Not applicable	

PROJECT BUDGET – Attach description of how costs were determined and identify if any funds committed, pending or to be sought are private, state, local or federal funds made available specifically to address coronavirus.

ACTIVITY	SOURCES OF FUNDS					TOTALS	SOURCE*
	CDBG-CV1	LOCAL (Cash)	LOCAL (In-kind)	FEDERAL	OTHER		
1. Rental assistance and related expenses under Temporary Rent Support and Eviction Prevention programs				Coronavirus Relief Funds \$10,000,000			C
				CSBG-CV \$500,000			C
				ESG-CV2 \$3,000,000			C
					HSP (MD State) \$327,717		C
							C
			Affordable Housing Trust Fund \$2,750,000				C
		\$7,631,189					C
			CDBG-CV2 \$2,000,000			P	
SUBTOTAL	\$7,631,189	\$2,750,000	\$15,500,000		\$327,717	\$26,208,906	C 92%, P 8%
2 Case management for Eviction Prevention (Subrecipients)				Emergency Solutions Grant \$382,767		\$2,001,579	C
3 Habitability inspections				CSBG-CV \$200,000		\$200,000	C
4 Legal services						\$3,101,766	C
PROJECT ADMINISTRATION				CSBG-CV \$300,000		\$1,050,000	C
TOTALS BY SOURCE	\$13,101,766	\$2,750,000	\$	\$16,382,767	\$327,717	\$32,562,250	C 94%, P 6%

The City of Baltimore Department of Housing and Community Development estimates that over 11,134 households earning 50% AMI or less were delinquent on rent in September, 2020. The City is currently finalizing review and payments for its Temporary Rent Support (TRS) program covers delinquencies during the months of April, May and June.

While ultimately the City hopes to assist hundreds of households through TRS, it was designed as a one-time stopgap measure to bridge from the immediate shock of the required closures to a hoped-for restoration of economic activity in late summer. With enhanced unemployment benefits expired and continued public health concerns depressing the economy, the impact on household finances and prospects is both deeper and longer-term than TRS was designed to address.

MOCFIS is taking the lead on longer-term eviction prevention efforts. In order to be eligible for rental assistance using the various federal funding sources, households will present documentation of eligibility (including income, COVID-19 income impact, and other criteria as appropriate to the funding source). With current resources, we estimate we can reach approximately 3,505 households. An investment of \$2 million in CDBG-CV2 funding from the state will enable us to reach another 336 households.

Projections assume:

- BCCAP manages the cases for households who can stay in the same unit
- CDBG-CV1 subrecipients manage cases for households that must stabilize in a different unit, and those with limited English proficiency and other access barriers, at a cost of approximately \$1,087 per case
- 70% of cases remain in same housing unit, of which:
 - 70% owe six months' back rent
 - 30% owe four months' back rent
 - Average contract rent for existing units is \$1,100 per month (as seen in the Temporary Rent Support program)
- 30% must secure new housing unit due to licensing, habitability issues or type of eviction, at an average cost of \$4,350 including security deposit, last months' rent, utility arrears and hook-up costs, and moving costs. (None of these costs will be covered by CDBG-CV2 funds.)
- Home inspections contracted separately for cases managed by BCCAP staff cost \$150 per inspection
- BCCAP authorizes payments, determines which funding source to use for each case and oversees record-keeping

CDBG-CV2 funds will be used to cover back rent costs for customers staying in the same rental unit. They will be deployed after CRF funds are exhausted in December 2020.

Allocations shown in the budget for CDBG-CV1 funding are estimated as of the date of this application. They will be finalized as the TRS program is concluded, applications are received from subrecipients for case management services and legal services providers ramp up their capacity to meet tenants' need for representation in court and in the negotiation of payment plans with landlords. In particular the type, volume and timing of legal services is changing as the District Court clarifies procedures for adjudicating eviction cases and reserving judgments in cases for which a COVID defense is successfully used.

PART D

SUMMARY OF ALL PROJECTS:

LIST OF ALL PROJECTS	CDBG REQUEST	TOTAL LEVERAGE	TOTAL
1 Temporary Rent Support and Eviction Prevention	\$2,000,000	\$30,562,250	\$32,562,250
2			
3			
4			
5			
6			
7			
8			
9			
PROJECT ADMINISTRATION FOR COUNTY			
TOTALS BY SOURCES OF FUNDS	\$ 2,000,000	\$ 30,562,250	\$ 32,562,250

PART E

GRANT MANAGEMENT PLAN: Applicants are to respond to questions below as to how the grant will be managed by the County.

1. Identify the primary person who will administer this grant. Discuss their experience with CDBG regulations and requirements and past grant implementation. (Same as Part C)

BCCAP utilizes approximately \$800,000 per year from the City's regular annual CDBG allocation for public service delivery. BCCAP will implement the program, including working with clients to determine eligibility, gathering income, COVID impact and lease documentation, and reviewing back rent owed as determined by the District Court or agreed with the landlord.

Angela Whitaker, Director of BCCAP will oversee implementation of the project.
Stephanie Ennels, Chief Fiscal Officer, will oversee expenditures and record-keeping.

2. Identify others in County government who will assist in the administration of this CDBG project. (Same as Part C)

DHCD will support BCCAP in the proper use of CDBG-CV2 funding. Stephen Janes, Deputy Commissioner for Research & Consolidated Planning and Susan Ronk Moriarty, Chief of Compliance, have been actively assisting with program design and will continue providing technical assistance and staff trainings to MOCFS and BCCAP as the expanded Eviction Prevention program is launched and procedures and standards are established. DHCD's CDBG Compliance staff will conduct quarterly compliance reviews and provide continued technical assistance throughout the life of the program.

MOHS and DHCD staff who support the City's Affordable Housing Trust Fund are playing similar roles. From MOHS Katie Yorick, Chief of Policy and Partnerships, Amir Assadi, Chief Fiscal Officer, and Ninah Bell, Program Compliance Officer, are contributing to the program design, documentation and data requirements for Emergency Solutions Grant and Homelessness Solutions Program funding. Jay Greene, DHCD Chief Operating Officer, Stacy Freed, Senior Advisor and John Mobley, Affordable Housing Trust Fund (AHTF) Manager are making similar contributions with respect to City AHTF funding in the Eviction Prevention program budget. BCCAP will be reporting regularly on the use of all funding sources and accessing technical assistance as needed in the implementation of the program.

Finally, Kimberly Rubens, DHCD's Director of Research and Analytics is working with BCCAP, MOCFS, MOHS and DHCD and other City colleagues to establish a framework of indicators and data gathering methodologies for performance management and program evaluation purposes. Continuous data analysis will support continuous improvement of the expanded Eviction Prevention program.

3. Discuss how you will manage subrecipient(s).

Not applicable for this grant.

4. If requesting funding for Project Administration for County government staffing, please identify the following:

Not applicable for this grant.

Person	# Hours Anticipated to Work on Grant	Hourly Wage	Total Funds

5. If planning to use Project Administration funds for expenses other than staffing, identify those expenses and estimated costs.

Not applicable for this grant.

Expenses	Total Funds

PART F

FAIR HOUSING/EQUAL OPPORTUNITY: Applicants certify that grants received will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq.) and that the County and its subrecipients, if any, will affirmatively further fair housing. Complete the following to demonstrate compliance or to identify any issues.

1. What is the most recent date of the county's written employment and personnel policies and practices? Are they consistent with current federal equal opportunity guidelines? Yes No

BCCAP uses the City of Baltimore's written employment and personnel policies and practices. The latest revision date for each subsection is printed at the bottom of the subsection. See <https://bbmr.baltimorecity.gov/administrative-manual> for specific information on each policy.

2. In the past three years, have any complaints of discrimination in employment been filed against the county by employees or applicants?
 Yes No If yes, please explain:

In the three years up to July 2019, no complaints of discrimination in employment were filed against the City by employees or applicants

3. In the past three years, have any complaints of discrimination in employment been filed against any of the subrecipients by employees or applicants?
 Yes No If yes, please explain.

Not applicable for this grant

4. Has the county taken any actions to affirmatively further fair housing through activities such as land development, zoning, site selection policies or programming or needs assessment? Yes No If yes, please describe

The City of Baltimore contributed to the recently published Analysis of Impediments to Fair Housing Choice, which outlines meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. The City collaborated with county governments and housing authorities across the Baltimore region between 2019 and 2020, including the Housing Authority of Baltimore City, Baltimore County, the City of Annapolis and the Housing Authority of the City of Annapolis, Anne Arundel County and the Housing Commission of Anne Arundel County, the Baltimore Metropolitan Council (BMC), Harford County and the Havre de Grace Housing Authority, and Howard County and the Howard County Housing Commission. The Analysis of Impediments can be found at:

https://www.baltometro.org/sites/default/files/bmc_documents/general/community/analysis-to-impediments/2020_RegionalAI_final_exec-summary_action-steps.pdf

5. Are there fair housing advocates or agencies that work in your county? If yes, who are they? Have they informed you of either public/private issues or complaints regarding discrimination?

Baltimore Metropolitan Council, Fair Housing Action Center of Maryland, Greater Baltimore Community Housing Resource Board

STATEMENT OF ASSURANCES AND CERTIFICATIONS

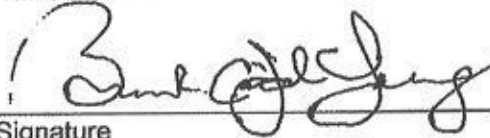
The applicant hereby assures and certifies that it:

1. has adopted and maintains a written Citizen Participation Plan in accordance with the citizen participation requirements for the Community Development Block Grant (CDBG) Program at the Code of Federal Regulations 24 Part 570.486; and
2. held the required number of public hearings, conducted a needs assessment and provided appropriate notice to ensure participation of citizens in the development the project(s) and of this application for CDBG funding; and
3. assures that all reasonable steps have been taken to minimize the displacement of persons as a result of CDBG assisted activities identified in this application and has adopted and maintains a Residential Anti-Displacement and Relocation Assistance Plan required under Section 104(d) of the Housing and Community Development Act of 1974, 42 U.S.C. § 5304(d), as amended, in connection with any activity assisted with funding under the CDBG Program; and
4. will not attempt to recover any capital costs of public improvements assisted with CDBG funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than with CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds if the State certifies that it lacks CDBG funds to cover the assessment; and
5. will conduct and administer grant in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations and agrees to take action to affirmatively further fair housing; and
6. has adopted and is enforcing or will adopt prior to commencing grant activities:
 - a) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
 - b) a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location that is the subject of such non-violent civil rights demonstrations within its jurisdiction.

7. will certify, to the best of the certifying official's knowledge and belief, that:
 - a) no Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
 - b) if any funds other than Federal funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress with this Federal contract, grant, loan or cooperative agreement, it will complete and submit Standard Form- LLL, Disclosure Form to Report lobbying in accordance with its instructions; and
 - c) it will require that the language of paragraphs (a) and (b) of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
8. will adhere to federal and state Code of Conduct standards relative to conflict of interest restrictions and financial disclosure requirements for local elected officials and candidates; and
9. will prevent fraud, waste and abuse of federal funds and ensure that funds are expended on activities that are reasonable and necessary; and
10. will comply with the provisions of Title I of the Housing and Community Development Act of 1974, 42 U.S.C. § 5301 et seq., as amended, Title 24 CFR Part 570, and with other applicable State and Federal laws if awarded this grant; and
11. has not requested funds that duplicate other sources of funds made available to address the preparation, prevention or recovery of the coronavirus.

I declare that I am duly authorized to make these certifications on behalf of the applicant and certify that the above actions have or will be taken.

Mayor Bernard C. "Jack Young
 Typed Name and Title
 Chief Elected Official


 Signature

10/1/2020
 Date

ENVIRONMENTAL REVIEW RECORD

Grantee:

Program: Emergency Rental Assistance

Compliance with Other (58.6) Laws and Authorities

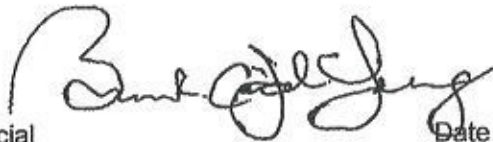
Description: The County will provide funding to low and moderate income households as emergency rental assistance. The funding is temporary as it is only for a 6 month period.

The following federal requirements do not apply to temporary assistance:

1. Airport Runway Clear Zones and Accident Potential Zones
2. Coastal Barrier Resources
3. Flood Disaster Protection Act of 1973, as amended.

By signing below the Responsible Entity certifies in writing that the activities under this program are Categorical Excluded (not subject to 58.5) and meets the conditions specified for such determination per section 24 CFR 58.35(b).

Chief Elected Official



Date

10/1/2020

**Maryland Community Development Block Grant Program
Request for Release of Funds and Certification**

This form is to be signed by the grantee when requesting the Release of Funds for their Maryland Community Development Block Grant (CDBG) funded project, and requesting the authority to use such funds. Please submit to the Maryland CDBG Environmental Officer upon completion.

Part 1. Program Description and Request for Release of Funds (to be completed by grantee.)

1. Project Name Baltimore City Eviction Prevention Program	2. Grant Number CDBG-CV2	3. OMB Catalog Number(s) 14.228
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4. Name and address of responsible grantee

The Mayor's Office of Children and Family Success
100 Holliday Street
Baltimore, MD 21202

(410) 545-1938

4. For information about this request contact: *(grantee contact name and phone number)*

Angela Whitaker, Director, Baltimore City Community Action Partnership

6. Project Address *(street, city, county, for project location)*

Same as above.

7. Brief Project Description

The Eviction Prevention program provides the following services to Baltimore City renters facing eviction:

- Coverage for up to 6 months' of rent arrears, or relocation services.
- Case management services.

Landlords accepting back rent payments will agree not to file for eviction for a future period equal to the number of months' delinquent rent covered by the program. CDBG-CV2 funds will cover back rent payments.

Part 2. Environmental Certification

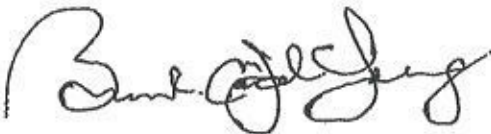
With reference to the above Project(s)/Activity(s), I, the undersigned officer of this jurisdiction, certify that:

1. We have fully carried out the responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. We have assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agree to comply with the authorities in 24 CFR 58.6 and applicable state and local laws.
3. We have assumed responsibility for and complied with and will continue to comply with Section 106 of the National Historic Preservation Act, and its implementing regulations 36 CFR 800, including consultation with the State Historic Preservation Officer, Indian tribes and Native Hawaiian organizations, and the public.

4. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal **did X did not** require the preparation and dissemination of an environmental impact statement.
5. We have disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
6. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
7. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

8. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
9. I am authorized to and do accept, on behalf of the jurisdiction personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Chief Elected Official	Title
	Mayor Bernard C. "Jack" Young
	Date Signed
	October 1, 2020

Address

100 Holliday Street Baltimore, MD 21202

**CITY OF BALTIMORE
COUNCIL BILL 20-0246R
(Resolution)**

Introduced by: The Council President, Councilmembers Bullock, Clarke, Middleton, Henry,
Pinkett, Burnett
At the request of: The Administration (Office of the Mayor)
Introduced and adopted: September 21, 2020

A COUNCIL RESOLUTION CONCERNING

**Approval of Application for CDBG-CV2 Funding from the State of Maryland
for Eviction Prevention**

FOR the purpose of expressing the City Council’s approval of the submittal of an application for
Community Development Block Grant funds in the amount of \$2,000,000 for the Eviction
Prevention program to be administered by the Mayor’s Office of Children and Family Success
through the Baltimore City Community Action Partnership.

Recitals

WHEREAS, the State of Maryland through its Department of Housing and Community
Development has solicited applications from eligible jurisdictions to apply for funding under the
Maryland Community Development Block Grant Program for funds awarded through the federal
CARES Act;

WHEREAS, the Mayor and City Council of Baltimore is eligible to apply for funds from the
Maryland Community Development Block Grant program through the Maryland Department of
Housing and Community Development;

WHEREAS, the Mayor and City Council of Baltimore will hold the required public hearing
related to the formulation of the City of Baltimore’s Block Grant Application prior to submission
of the Application;

WHEREAS, the Mayor and City Council of Baltimore understand and acknowledge that they
would be responsible for completion of grant activities and any corrective actions including the
repayment of funds if necessary; and

WHEREAS, Mayor Bernard C. “Jack” Young is authorized and empowered to execute any
and all documents required for the submission of the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE, That the
Council expresses its approval of the submittal of an application for Community Development
Block Grant funds in the amount of \$2,000,000 for the Eviction Prevention program to be
administered by the Mayor’s Office of Children and Family Success through the Baltimore City
Community Action Partnership.

EXPLANATION: Underlining indicates matter added by amendment.
~~Strike-out~~ indicates matter deleted by amendment.

Council Bill 20-0246R

1 **AND BE IT FURTHER RESOLVED**, That a copy of this Resolution be sent to the Mayor, the
2 Acting City Solicitor, the Acting Commissioner of the Department of Housing and Community
3 Development, the Executive Director of the Mayor's Office of Children and Family Success, and
4 the Mayor's Legislative Liaison to the Baltimore City Council.



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

September 23, 2020

Dear Community Development Partner:

The City of Baltimore will conduct a Public Hearing to obtain the views of citizens on housing needs to be considered for submission of an application to the State of Maryland Community Development Block Grant (CDBG) program for funds awarded through the Federal CARES Act. Funds must be used to prevent, prepare for and respond to the coronavirus by providing rental assistance for low-income households.

The Baltimore City Department of Housing and Community Development (DHCD) estimates that over 25% of low-income Baltimore renters have some level of delinquent rent. The state funds being applied for would be an addition to almost \$30 million that the City has committed to rental assistance programs since the COVID-19 public health emergency and related business closures. DHCD launched the Temporary Rental Assistance Program over the summer. The Mayor's Office of Children and Family Success will oversee a longer-term Eviction Prevention program to be implemented by the Baltimore City Community Action Partnership. The State CDBG funding being applied for under this grant will support rental assistance payments under the Eviction Prevention program.

Citizens will have the opportunity to discuss the proposed application and to identify other needs to be considered. The hearing will be held via the Webex platform from 11:30am-12:30pm on Thursday, October 1, 2020. Citizens may join up to 10 minutes early and also participate by telephone.

Meeting specifics are as follows:

Meeting Number: 173 479 2010

Password: PubHCDBG-CV2

<https://bmore.webex.com/bmore/j.php?MTID=m6b495de85f7f5e24a5e87d70ccb98f29>

Join by Video System

Dial 1734792010@bmore.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join by Phone

+1-408-418-9388 United States Toll

+1-646-992-2010 United States Toll (New York City)

Access code: 173 479 2010

The City proposes to apply for \$2,000,000 to assist low-income Baltimore residents with delinquent rent. The draft application will be available for public review from September 24 to October 1 on the DHCD website under Plans & Reports, at <https://dhcd.baltimorecity.gov/m/plans-reports>, and on the MOCFS website under Eviction Prevention at <https://www.bmorechildren.com/eviction-prevention>.

Page 2

Efforts will be made to accommodate the disabled and non-English speaking residents. Please contact Valerie Piper at Valerie.piper@baltimorecity.gov for further information.

Sincerely,

Susan Ronk Moriarty

Susan Moriarty, Chief
CDBG Office

VP/SM



Order ID: 6774681

Printed: 9/23/2020 12:28:32 PM

Page 1 of 3

* Agency Commission not included

GROSS PRICE * : **\$865.53**

PACKAGE NAME: BSMG Legal Notices



Order ID: 6774681

Printed: 9/23/2020 12:28:32 PM

Page 2 of 3

* Agency Commission not included

GROSS PRICE * : **\$865.53**

PACKAGE NAME: BSMG Legal Notices

Product(s): The Baltimore Sun, Affidavit, classified.MDDC.com_TBS

AdSize(s): 2 Column (8BRD)

Run Date(s): Thursday, September 24, 2020

Color Spec. B/W

Preview



Order ID: 6774681

Printed: 9/23/2020 12:28:32 PM

Page 3 of 3

* Agency Commission not included

GROSS PRICE * : **\$865.53**

PACKAGE NAME: BSMG Legal Notices

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Efforts will be made to accommodate the disabled and non-English speaking residents. Please contact Valerie Piper at Valerie.piper@baltimorecity.gov for further information.

9/24/2020 6774681

LIMITED ENGLISH PROFICIENCY DETERMINATION

Using a HUD mapping tool, determine if information related to your application and your outreach require for documents and other outreach information to be translated into other language.

To access the AFFH Data and Mapping Tool:

1. Go to www.hudexchange.info/resource/4867/affh-data-and-mapping-tool/
2. Select AFFH Data and Mapping Tool
3. Step 1 – select State/Insular Area
4. Step 2 – select Maryland
5. Step 3 is pre-populated with Maryland
6. Step 4 is pre-populated with AFFHT0004
7. Step 5 – select Map 4 LEP
8. Select LOAD AFFH MAP
9. Select your county

LINK INOPERABLE
USED HUD AFFH
MAPPING TOOL IN
ESPA

When you click on your county, a box will appear providing you with the 5 most populous language spoken in your county.

HUD's guidance is as follows, however, if an applicant is specifically targeting activities which include a large number of non-english speaking persons, than action should be taken:

- If number is 1,000 or more, *vital* documents must be translated.
- If number equals more than 5% of population AND more than 50 in number, *vital** documents must be translated.
- If number equals more than 5% of population AND is 50 or less in number, translate written notice of person's right to receive oral interpretation of documents.
- If number is 5% or less of population AND less than 1,000 in number, no written translation is required.

Identify the most populous non-english language spoken in you county: SPANISH
CHINESE
 _____ Number of Persons 1.05 % of population
1.05 (EACH)

Identify any actions taken by jurisdiction:
~~NO REQUESTS FOR LEP ACCESS WERE MADE IN RESPONSE TO THE PUBLIC HEARING ANNOUNCEMENT. MINUTES WILL BE TRANSLATED AND POSTED TO DHCDC+MOCES WEBSITES, PURSUANT TO TYPICAL CITY PRACTICE. IN ADDITION,~~
 Date: 10/2/2020 THE CASE MANAGEMENT BUDGET FOR THE EVICTION PREVENTION PROGRAM INCLUDES INTAKE & CASE MANAGEMENT SERVICES FOR LEP POPULATIONS.

Repeat on separate paper if there is more than one language that triggers action.

*Vital documents are those that contain information critical for obtaining federal services and/or assistance or are required by law. Examples: applications, notices of rights, notices of availability or eligibility, needs assessments, etc.

CITY OF BALTIMORE

NOTES TO PUBLIC HEARING

October 1, 2020, 11:30am

The attached presentation was given by Director of the Mayor's Office of Children and Family Success (MOCFS), Tisha Edwards, with Alice Kennedy, Acting Commissioner of the Department of Housing and Community Development (DHCD) participating. The following summarizes questions and answers from the public.

Q: Will residents of subsidized housing, specifically the Housing Authority of Baltimore City (HABC) be able to apply for assistance under the City's future Eviction Prevention programs? The questioner noted that subsidized housing had been excluded from the Temporary Rent Support program led by DHCD.

A: Yes. MOCFS will work with HABC to make sure that applicants' subsidy is adjusted for income reductions prior to providing assistance for the remaining tenant portion of rent.

Q: While subsidies going to landlords and tenants are a pressing issue, we are sheltering many families in housing conditions that exacerbate asthma, lead exposure and other health risks. How can we provide support to protect families against these health issues? Six or seven states have committed Coronavirus Relief Funds to improving conditions in which families must shelter. I would be happy to help think through such a policy and provide examples if the City were able to support this – there are also active exacerbators that could be addressed between now and the end of December.

A: The Mayor has laid out how remaining CARES Act Coronavirus Relief Funds are to be allocated, including eviction prevention, assistance for small businesses and nonprofits. No CARES Act funds are currently allocated for home repair. In addition to the December 30 deadline for expenditure of CARES Act funds impeded use for such a purpose.

It is possible that there will be an extension of the CARES Act funding expenditure deadline, or that additional federal resources may become available. DHCD is keeping a list of potential activities for such resources and would be happy to discuss the need for home and rental unit improvements as they relate to health and racial equity issues in the City.

Q: Is the City providing assistance to homeowners facing foreclosure as well as renters?

A: At this time the City does not have a mortgage assistance program, but DHCD has started conversations with nonprofit service providers to develop a foreclosure prevention program moving forward. This conversation will involve local banks as well as engaging the statewide efforts.

Q: Why is the City only applying for \$2 million in funds? The application posted for public comment states that over 10,000 low income renters may face eviction, and the funds assembled so far can help about 3,500. The funds being applied for will only serve 333 households.

A: The City of Baltimore is not generally eligible for funding from the State of Maryland through the CDBG program, because the City receives its own allocation of CDBG funding directly from the federal government. The State has included the City in this application process, but only has \$16 million or so to support jurisdictions all over the entire state. We believe that \$2 million is as much as we can reasonably expect to receive under this competition.

Q: How did you arrive at the number of households that you believe the programs can assist?

A: The budget assumes that about 70% of households assisted stay in the same unit, and 30% must move to become stable. Of the 70% who stay in the same units, 70% are assumed to need 6 months' back rent covered by January, 2021 when the CDBG-CV2 funding would start to be deployed. The remaining 30% are assumed to need 4 months' back rent. Average rents in the Temporary Rent Support program, which the City administered over the summer, were around \$1,100 per month. The estimated number of households served comes from applying this distribution and average rental amount, although in reality there will be more variation. The total number of households that may be facing eviction was calculated by applying the overall estimated delinquency rate to the total number of rental units estimated to be occupied by low income renters.

Q: We support seniors with legal services and have seen a large increase in the number of eviction cases. We would like to partner with the City on eviction prevention services.

A: The City welcomes partnership. If you would need additional funding to expand your services we will take that request under advisement as additional funds become available.

Q: Can landlords apply to the new eviction prevention program on behalf of tenants?

A: Yes, although the online platform in use for applications by MOCFS is different than the one DHCD used for its Temporary Rent Support program. (The commenter was connected with MOCFS' Associate Director for Technology and Innovation immediately following the event.)



City of Baltimore CDBG-CV2 Application

OCTOBER 1, 2020



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



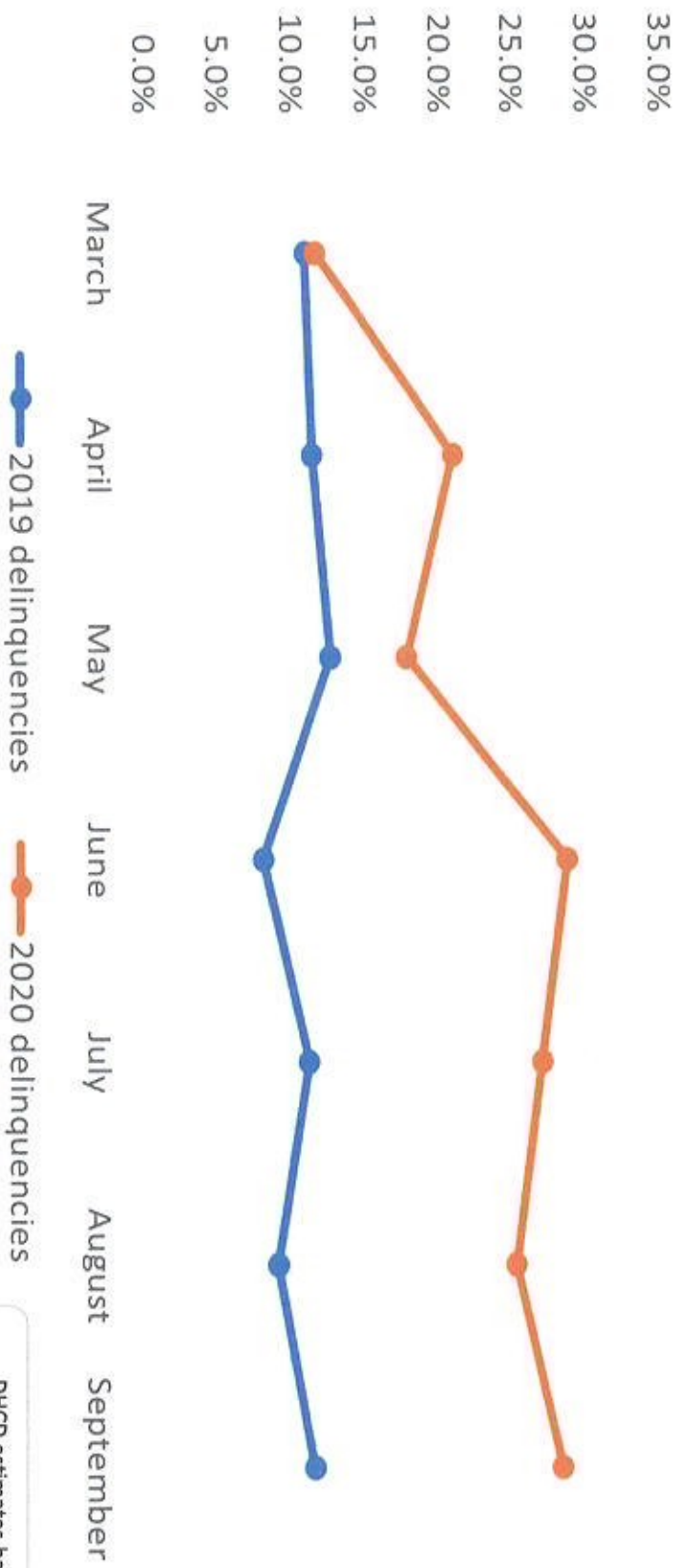
MAYOR'S OFFICE OF
CHILDREN & FAMILY SUCCESS





RENTAL CRISIS DEEPENING AS PANDEMIC RECESSION CONTINUES

Estimated % of Renters Owing Back Rent



DHCD estimates based on:
Maryland Multi-Housing Association
US Census Bureau, landlord input

EVOLVING RESPONSE FOR AN EVOLVING CRISIS



May - Sep 2020	Oct – Dec 2020	Jan 2021 forward
<ul style="list-style-type: none"> • Eviction Moratorium in place • Courts closed • CARES Act financial supports: <ul style="list-style-type: none"> – Federal stimulus. – Enhanced unemployment. 	<ul style="list-style-type: none"> • Courts hearing eviction cases • Judgments will be made but “reserved” if COVID impact. • CARES Act supports are over. • Economic recession continues. 	<ul style="list-style-type: none"> • Fall judgments can proceed to w/o further court action. • Courts continue hearing cases. • Uncertain economic situation.
<ul style="list-style-type: none"> • <u>Temporary Rent Support (DHCD)</u> • Settle crisis-related back rent before courts reopened. • Maximize scarce funding: <ul style="list-style-type: none"> – Landlords discount rent. – Tenants pay some back rent if got unemployment. • Landlords agree not to file for 2 additional months. 	<ul style="list-style-type: none"> • <u>CARES Act Back Rent Recovery (MOCS)</u> • Settle crisis-related back rent before evictions move forward. • Mayor allocated more flexible funding to streamline process. 	<ul style="list-style-type: none"> • <u>Eviction Prevention (MOCS)</u> • Support renters who still need help after 2020 interventions. • Includes: <ul style="list-style-type: none"> – Back rent OR – Relocation services. – Case management. • Landlords agree not to file for period = that covered by the program.
<ul style="list-style-type: none"> • Eligibility: <ul style="list-style-type: none"> – Low income households. – COVID income impact. – Back rent Apr-Jun. – No unlicensed units. 	<ul style="list-style-type: none"> • Eligibility: <ul style="list-style-type: none"> – COVID income impact. – Back rent Mar-Nov. – Rents capped. – Unlicensed units case by case. 	<ul style="list-style-type: none"> • Eligibility: <ul style="list-style-type: none"> – Low income households. – Back rent up to 6 months. – Rents capped. – Unlicensed units case by case.



RESOURCES ASSEMBLED TO DATE

Total of **\$29.8 million** has been assembled for the City's eviction prevention efforts so far:

- \$10 million in Coronavirus Relief Funds, which will be the primary source used this fall.
- \$12.35 million in CARES Act Community Development Block Grant.
- \$3.4 in CARES Act and regular Emergency Solutions Grant.
- \$0.3 million in state Homelessness Solutions Program.
- \$1 million in CARES Act Community Services Block Grant.
- \$2.75 million from the City's Affordable Housing Trust Fund, which will be used for households who are not eligible for other sources.





APPLICATION CONTRIBUTES TO LONG-TERM RESPONSE

Purpose of funding is to add to local resources for eviction prevention. State requires:

- Low income verification.
- COVID income impact documentation.
- Back rent only, up to 6 months.
- Landlords required not to file for eviction going forward for period equivalent to assistance:
 - 1 month for 1 month coverage.
 - 2 months for 2 months.
 - And so on, up to 6 months for 6 months' back rent coverage.

If awarded, City estimates a \$2 million grant will assist over 300 households in 2021.





IMPLEMENTATION

The Mayor's Office of Children and Family Success will implement Eviction Prevention programs starting this fall, through the Baltimore City Community Action Partnership (BCCAP).

- Program expands services that BCCAP has provided in the past to meet the current need.
- To support Baltimore citizens facing eviction, BCCAP will collaborate with:
 - Case management organizations
 - Community based organizations
 - Legal services providers
- Partner city agencies including the Department of Housing and Community Development and the Mayor's Office of Homeless Services.





FOR MORE INFORMATION

Baltimore City Community Action Partnership

www.bmorechildren.com/eviction-prevention

410-545-0900

