CAPER

Consolidated Annual
Performance & Evaluation Report
July 1, 2018 – June 30, 2019

BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Consolidated Annual Performance and Evaluation Report (CAPER) for City fiscal year (CFY) 2019, also known as Federal Program Year (PY) 2018, examines Baltimore City's efforts to meet the housing and community development goals set forth in its current Consolidated Plan and in the companion CFY 2019 Annual Action Plan (AAP). The Consolidated Plan helps guide and describe community development efforts in Baltimore City and serves as the application request for funding from four federal housing and community development programs. The AAP is the detailed listing of activities that implement strategies proposed in the Consolidated Plan. It is updated and annually submitted to the U.S. Department of Housing and Urban Development (HUD) while the Consolidated Plan is in force for a five year period. This CAPER evaluates the fourth year of the five years covered by the 2015-2020 Consolidated Plan.

The CAPER primarily, and specifically, discusses the use of funds associated with four Federal programs. Community Development Block Grant (CDBG); Home Investment Partnership (HOME); Housing Opportunities for People With AIDS (HOPWA); and Emergency Solutions Grant (ESG). However, its scope extends to other Baltimore City activities and initiatives that relate to housing and community development. This report compares the City's actual performance during CFY 2019 (July 1, 2018 through June 30, 2019) to the performance proposed in the Consolidated and Annual Action Plans.

This CAPER is the Fourth to be produced using HUD's Integrated Disbursement and Information System (IDIS) based eCon Planning Suite. The Suite places tight limits on the number of characters that can be used in response to the HUD established CAPER questions. The CAPER is submitted to HUD electronically.

As revealed in the tables below, progress consistent with reaching the Consolidated Plan five-year goals was generally, though not universally, attained over the past year. Goals associated with housing were somewhat uneven with some attainment rates falling short of projections while others surpassed projections. After four years, the number of homeownership purchase assistance, rental unit additions, and owner-occupied rehabilitation units are on track to exceed five-year goals, while tenant based rental assistance for special needs populations and construction and building demolition are slightly behind.

The number of persons receiving social services and homelessness prevention have both exceeded their five year goals. The narrative at the end of this section examines specific aspects of goal attainment and

discusses those circumstances where objectives were not fully achieved.

Due to the character limitation imposed by the eCon Suite it was necessary to add, as appendices, brief narratives, tables and maps addressing the following items: CR05 Goals (Appendix 1), narratives describing progress made in the major redevelopment areas and in carrying out fair housing practices; CR15 Resources and Investments (Appendix 2) a table, narratives and maps examining geographic distribution of activities; CR20 Affordable Housing (Appendix 3) narrative and tables examining affordable housing production; CR30 Public Housing (Appendix 4) two tables summarizing actions taken to address the needs of public housing; CR35 Other Actions (Appendix 5) narrative and tables concerning actions taken to overcome the effects of impediments to fair housing choice; PR50 - HOME Grantees (Appendix 6) tables detailing inspections of HOME funded developments.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Assist LMI Households in Becoming Homeowners	Affordable Housing	CDBG: $1,123,789 / General Fund: $ / General Obligation Bond Funds: $ / Private Debt & Tax Credits: $27,817,271	Direct Financial Assistance to Homebuyers	Households Assisted	1500	1260	84.00%	200	221	110.50%
Assist Homeowners in Maintaining their Homes	Affordable Housing	CDBG: $3,397,776 / State Funds: $558,644 /Local Gov. Funds: $250,644/ Private Contributions: $485,089	Homeowner Housing Rehabilitated	Household Housing Unit	2000	1392	69.60%	118	258	218.64%
Blight Elimination & Stabilization	Non-Housing Community Development	CDBG: $25,000/ General Fund: $ / General Obligation Bond Funds: $ / State Funds: $	Facade treatment/business building rehabilitation	Business	0	15		2	3	150.00%
Blight Elimination & Stabilization	Non-Housing Community Development	CDBG: $/ General Fund: $ / General Obligation Bond Funds: $ / State Funds: $12,787,135	Buildings Demolished	Buildings	4000	2153	53.83%	750	720	96.00%
Code Enforcement	Non-Housing Community Development	CDBG: $1,850,000 / Public/Private Contributions: $85,197	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	150000	173590	115.73%	47300	42669	90.21%

Create Lead and Asthma Free Housing	Affordable Housing	CDBG: $786,749 / HUD Lead Grant Funds: $1,200,000 / Public/Private Contributions: $ / State of MD Lead Grant: $500,000	Homeowner Housing Rehabilitated	Household Housing Unit	775	951	122.71%	88	120	136.36%
Housing for Non-Homeless Special Needs Populations	Non-Homeless Special Needs	CDBG: $ / HOPWA: $ / HOME: $828,042 / Public/Private Contributions: $12,288,087	Rental units constructed	Household Housing Unit	0	48		46	39	84.78%
Housing for Non-Homeless Special Needs Populations	Non-Homeless Special Needs	CDBG: $148,230 / HOPWA: $ / HOME: $ / Public/Private Contributions: $	Rental units rehabilitated	Household Housing Unit	194	3	1.55%			
Housing for Non-Homeless Special Needs Populations	Non-Homeless Special Needs	CDBG: $ / HOPWA: $ / HOME: $ / Public/Private Contributions: $	Homeowner Housing Added	Household Housing Unit	0	20		20		
Housing for Non-Homeless Special Needs Populations	Non-Homeless Special Needs	CDBG: $ / HOPWA: $ / HOME: $ / Public/Private Contributions: $	Homeowner Housing Rehabilitated	Household Housing Unit	0	163		0		
Housing for Non-Homeless Special Needs Populations	Non-Homeless Special Needs	CDBG: $ / HOPWA: $7,471,656 / HOME: $ / Public/Private Contributions: $115,740	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	3500	2592	74.06%	750	779	103.87%

Housing for Non-Homeless Special Needs Populations	Non-Homeless Special Needs	CDBG: $ / HOPWA: $ / HOME: $ / Public/Private Contributions: $	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				
Housing for Non-Homeless Special Needs Populations	Non-Homeless Special Needs	CDBG: $ / HOPWA: $ / HOME: $ / Public/Private Contributions: $	HIV/AIDS Housing Operations	Household Housing Unit	0	0				
Implement Fair Housing Practices	Fair Housing	CDBG: $138,490 / Private Debt & Tax Credits: $0 / Public/Private Contributions: $82,500	Other	Other	4	3	75.00%	3	3	100.00%
Oversight, Planning of Formula Funds & Section 108	Planning and Administratio n	CDBG: $5,362,681 / HOPWA: $252,520 / HOME: $157,449/ ESG: $181,885 / Continuum of Care: $ / Public/Private Contributions: $149,587	Other	Other	19	19	100.00%	28	28	100.00%
Provide Affordable Rental Housing	Affordable Housing	CDBG: $ / HOME: $3,694,339 / General Fund: $0 / General Obligation Bond Funds: $0/ Public/Private Contributions: $54,823,771	Rental units constructed	Household Housing Unit	722	709	98.20%	197	228	115.74%

Provide Affordable Rental Housing	Affordable Housing	CDBG: $50,000 / HOME: $ / General Fund: $0 / General Obligation Bond Funds: $ / Public/Private Contributions: $	Rental units rehabilitated	Household Housing Unit	100	28	28.00%	10	0	0.00%
Provide Affordable Rental Housing	Affordable Housing	CDBG: $ / HOME: $ / General Fund: $0 / General Obligation Bond Funds: $ / Public/Private Contributions: $	Homeowner Housing Added	Household Housing Unit	0	0				
Provide Affordable Rental Housing	Affordable Housing	CDBG: $250,000 / HOME: $ / General Fund: $0 / General Obligation Bond Funds: $ / Public/Private Contributions: $12,640	Housing for Homeless added	Household Housing Unit	0	42	--	21	21	100.00%
Provide Affordable Rental Housing	Affordable Housing	CDBG: $ / HOME: $ / General Fund: $0 / General Obligation Bond Funds: $/ Public/Private Contributions: $	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				

Provide Housing for Homeless & At-Risk of Homeless	Homeless	CDBG: $ / HOME: $445,869 / ESG: $ / Continuum of Care: $ / State/Service Linked Housing: $	Rental units constructed	Household Housing Unit	0	53		21	20	95.24%
Provide Housing for Homeless & At-Risk of Homeless	Homeless	HOME: $ / ESG: $ / Continuum of Care: $ / State/Service Linked Housing: $	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	600	2,339	389.83%			
Provide Housing for Homeless & At-Risk of Homeless	Homeless	CDBG: $ / HOME: $ / ESG: $155,000 / Continuum of Care: $ / State/Service Linked Housing: $	Homelessness Prevention	Persons Assisted	950	10,037	1,056.50%	140	744	531.43%
Provide Housing for Homeless & At-Risk of Homeless	Homeless	HOME: $444,526 / ESG: $ / Continuum of Care: $ / State/Service Linked Housing: $	Housing for Homeless added	Household Housing Unit	0	41		60	20	33.33%
Public Facilities & Improvements	Non-Housing Community Development	CDBG: $383,415/ Public/Private Contributions: $94,373	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	55	110.00%	371,764	371,764	100.00%
Rehab. of Existing Affordable Rental Housing	Affordable Housing	HOME: $ / LIHTC: $	Rental units rehabilitated	Household Housing Unit	4,300	3,618	84.14%	927	753	81.23%

Rehabilitation and/or Creation of Homeowner Units	Affordable Housing	CDBG: $ / Public/Private Contributions: $	Rental units constructed	Household Housing Unit	0	0				
Rehabilitation and/or Creation of Homeowner Units	Affordable Housing	CDBG: $ / Public/Private Contributions: $	Rental units rehabilitated	Household Housing Unit	0	0				
Rehabilitation and/or Creation of Homeowner Units	Affordable Housing	CDBG: $335,000 / Public/Private Contributions: $10,618,622	Homeowner Housing Added	Household Housing Unit	67	14	20.90%	10	6	60.00%
Rehabilitation and/or Creation of Homeowner Units	Affordable Housing	CDBG: $ / Public/Private Contributions: $	Homeowner Housing Rehabilitated	Household Housing Unit	2,000	904	45.20%	29	8	27.59%
Shelter & Serv. to Homeless Persons, Youth & Vets	Homeless	CDBG: $ / ESG: $ / Continuum of Care: $ / Public/Private Contributions: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	8,609		2,288	8,451	369.36%
Shelter & Serv. to Homeless Persons, Youth & Vets	Homeless	CDBG: $ / ESG: $ / Continuum of Care: $ / Public/Private Contributions: $	Homeless Person Overnight Shelter	Persons Assisted	50,000	17,943	35.89%	3,500	4,263	121.80%

Social, Economic & Community Development Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: $5,422,699 / ESG: $/ HOPWA: $544,668 / Public/Private Contributions: $13,498,684	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	205,000	352,809	172.10%	41,000	84,272	205.54%
Social, Economic & Community Development Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: $ / HOPWA: $ / Public/Private Contributions: $	Homeless Person Overnight Shelter	Persons Assisted	0	0				
Social, Economic & Community Development Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: $145,000 / Public/Private Contributions: $112,780	Businesses assisted	Businesses Assisted	0	332		108	168	155.56%
Strengthen Homeownership Markets.	Affordable Housing	CDBG: $951,700 / HOME: $29,155 / ESG: $148,018/ Public/Private Contributions: $2,202,894	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15,000	18,839	125.59%	3,642	4,272	117.30%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Provision and preservation of affordable housing is the highest ranked priority in the Consolidated Plan. Plan funds were used extensively during CFY 2019 for a wide range of activities to address this priority. Over 37% of CDBG funds expended during CFY 2019, some $6,981,000, went toward affordable housing activities. The number of new rental units created, 255 (234 HOME and 21 CDBG), exceeded the 141 unit goal. This total included 39 units for special needs populations and 21 units for homeless households. Four years into the five-year Consolidated Plan period approximately 85% of the overall goal providing additional rental units remains has been met. Some 753 long term existing affordable rental units were rehabbed, primarily public housing units that became part of the Rental Assistance Demonstration program in CFY 2019, bringing us to within 84% of the 5-year goal.

Two hundred and twenty-one low-income households received small down payment assistance loans to become homeowners, somewhat exceeding the annual goal. The large majority of these households were assisted with $1,115,000 in CDBG funds. These CDBG funds helped leverage an estimated $30,356,600 in mortgage financing.

The large majority of the HOPWA funds went toward 554 units of tenant based rental assistance, not reaching the goal of 750 units. Other HOPWA supportive housing assistance included 176 units of Short Term Rent, Mortgage and Utility assistance (STRMU), 13 units in permanent housing facilities and 59 units in transitional. After four years this activity has reached approximately 75% of its five-year goal.

Over $3.25 M of CDBG moneys spent on affordable housing went toward housing rehabilitation costs for 258 low-income owner occupied households, a rate consistent with meeting Plan goals. Eight and one-half percent of all CDBG funds expended during the fiscal year - almost $1.6M - were expended to provide homeownership counseling and foreclosure prevention counseling. Over $900,000 in CDBG capital expenditures were for rental projects in CFY 2019 with twenty-one units rehabbed during the program year. Additionally, CDBG funds contributed operating support for the three entities - DHCD's Office of Project Finance and Rebuild Metro and HABC that produced the 255 units discussed above.

The second highest ranked priority, neighborhood revival, encompassed demolition, landscaping/ management of public open spaces and the boarding and cleaning of vacant properties in special code enforcement area efforts. CDBG funding for open space activities, including employment training, planning and technical support for community managed open space (CMOS) totaled over $370,000 in the fiscal year. The number of lots created, and geographic breadth of CMOS, continued to surpass goal projections. Code enforcement pertaining to the boarding and cleaning of vacant properties accounted for over 7% of all CDBG funds expended – some $1,341,000 - and has already surpassed its five year goal.

Reducing poverty was the third highest ranked Consolidated Plan priority, the achieving of which was in

large part carried out through a wide range of CDBG funded public service activities such as employment training, literacy, education, and economic development programs. 4.7**%,** some $876,000 of all CDBG funds, were spent on this priority. The nonprofit agencies that carried out anti-poverty activities during CFY 2019 for the most part exceeded their projected number of persons served.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG		HOME		HOPWA		ESG		All	
Race:										
White	15,280	17.24%	2	0.85%	43	7.40%	559	12.93%	15,884	16.94%
Black or African American	68,028	76.76%	228	97.44%	536	92.25%	3,602	83.32%	72,394	77.21%
Asian	408	0.46%	1	0.43%	1	0.17%	23	0.53%	433	0.46%
American Indian or American Native	97	0.11%	1	0.43%	1	0.17%	25	0.58%	124	0.13%
Native Hawaiian or Other Pacific Islander	21	0.02%	0	0.00%	0	0.00%	23	0.53%	44	0.05%
Other Multi-Racial	4,794	5.41%	2	0.85%	0	0.00%	36	0.83%	4,832	5.15%
Total	**88,628**	**100.00%**	**234**	**100.00%**	**581**	**100.00%**	**4,323**	**100.00%**	**93,766**	**100.00%**
Ethnicity:										
Hispanic	3,330	3.76%	1	0.43%	12	2.07%	131	3.03%	3,474	5.01%
Not Hispanic	60,958	68.78%	233	99.57%	569	97.93%	4,175	96.58%	65,935	94.99%

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Use of the four Consolidated Plan programs by racial category composition was dominated by African American persons and households. They accounted for 77.2% of all users followed by Whites at 16.9%. The other four racial classes identified on Table 2 were assisted by the programs accordingly: Asian, .46%; American Indian or American Native, .13%; Native Hawaiian/Pacific Islander, .05%. Multi-racial persons accounted for 5.15% of all users. Hispanic persons/households made up 3.70% of programs users.

By program, Black or African American persons/households accounted for 77% of the total persons/ households served by CDBG; 97.5% of all HOME clients; 92.3% of all HOPWA users and 83.3% of all ESG clients. Based on 2017 American Community Survey data (1-Year Estimates, Table BO2001) African American persons accounted for 63% of the city's population.

By program, White persons/households accounted for 17% of persons/ households served by CDBG, 0.85% of all HOME clients; 7.4% of all

HOPWA users and 12.9% of all ESG clients. Based on 2017 American Community Survey data (1-Year Estimates, Table BO2001) White persons accounted for 30% of the city's population.

By program, Asian persons/households accounted for .43% all persons/ households served by CDBG; 0.43% of all HOME clients; 0.17% of all HOPWA users and 0.53% of all ESG clients. Based on 2017American Community Survey data (1-Year Estimates, Table BO2001) Asians accounted for 2.6% of the city's population.

By program, American Indian or American Native persons/households accounted for .11% of persons/ households served by CDBG; 0.43% of all HOME clients; .0.17% of HOPWA users and 0.58% of all ESG clients. Based on 2017 American Community Survey data (1-Year Estimates, Table BO2001) American Indian/American Native persons accounted for 0.3% of the city's population.

By program, Native Hawaiian/ Pacific Islander persons/households accounted for .02% of persons/ households served by CDBG; 0% of all HOME clients; 0% of HOPWA users and 0.53% of all ESG clients. Based on 2017 American Community Survey data (1-Year Estimates, Table BO2001) this population accounted for 0.1% of the city's population.

By program, multi-racial persons/households accounted for 5.4% of persons/ households served by CDBG; .85% of all HOME clients; 0% of HOPWA users and 0.83% of all ESG clients. Based on 2017 American Community Survey data (1-Year Estimates, Table BO2001) multi-racial persons accounted for 2.3% of the city's population.

By program persons/households identifying as Hispanic accounted for 3.8% of persons/ households served by CDBG; 0.43% of all HOME clients; 2.07% of all HOPWA users and 3.03% of all ESG clients. Based on 2017 American Community Survey data (1-Year Estimates, Table DP05) this population accounted for 5.0% of the city's population.

Baltimore City continues to monitor affirmative marketing efforts through the annual certification of HOME projects' tenant demographic information and continues to provide training for both for-profit and non-profit developers. Regulatory information is mailed annually to assist owners and property managers in their compliance effort

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	21,980,679	18,565,157
HOME	public - federal	6,946,908	3,548,794
HOPWA	public - federal	8,417,340	6,778,610
ESG	public - federal	1,745,185	1,938,665
Continuum of Care	public - federal	23,391,054	$18,496,738
General Fund	public - local	3,000,000	$21,458,251
LIHTC	public - state	10,000,000	$58,188,028
Section 8	public - federal	156,000,000	
Other	private	77,375,265	$69,959,876
Other	public - federal	1,200,000	$2,295,903
Other	public - local	16,965,000	$23,538,077
Other	public - state	15,105,306	$14,134,544

Table 3 - Resources Made Available

Narrative

The total amount of CDBG expenditures during CFY 2019 of $18.6M was some $4M less than the amount received, which included $565,000 in program income in addition to the formula grant of $22M. The amount expended was some $1.2m more than in CFY 2018. The most funds expended by matrix code category was for rehab of owner-occupied housing with some $3.25M spent between capital and allied project delivery costs. This was followed by repayments of Section 108 Loans, in many years the leading expenditure category, of $2.6M.

The match for ESG funding awarded to Baltimore comes from the general funds provided by the city and contracted to Associated Catholic Charities for operation of the Weinberg Housing Resource Center.

The city of Baltimore operates three emergency shelters in Baltimore City owned facilities. Those shelters are:

- Bridge Haven Shelter located at 1200 N. Fremont Avenue
- Monument Street Shelter located at 5000 E. Monument Street
- Weinberg Housing Resource Center (WHRC) located at 620 Fallsway

The HOME program expended over $3.5M in funds in the course of fiscal year 2019 having received a formula allocation of $4.5M, the largest award in seven years. The additional $2.5M in HOME resources found in Table 3 are program income (PI). The last two years have seen the largest amount of HOME PI in many years. The program expended some $600,000 less in CFY 2019 than in the prior fiscal year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City Wide	85%	92.42%	A wide range of housing, social service and economic development activities were carried out.
Low Moderate Income Areas	5%	3.3%	$1.04M was spent by 11 organizations carrying out 15 LMA activities through Baltimore.
Special Code Enforcement Areas	5%	4.28%	42,669 parcels were boarded & cleaned throughout the target areas during PY 2018.
Strategic Demolition Areas	5%	0%	720 structures were demolished in the target area.

Table 4 – Identify the geographic distribution and location of investments

Narrative

The Consolidated Plan for the July 2015 – June 2020 period erroneously classified the *Planned Percentage of Allocation* as 100% within each individual category instead of applying the percentage distribution against all four Target Area categories. The percentage distributions should have been as follows:

City Wide: 97.30%. Low & Moderate Income Areas: 0.12%. Special Code Enforcement Areas: 1.31%. Strategic Demolition Areas: 1.27%.

In comparing the planned percentage of Consolidated Plan funds allocated in the specific target areas versus actual expenditure of funds in these areas, the following is noted:

City Wide Target Area. This category's allocation percentage was slightly less than the planned percentage, but it continues to dominant expenditures by target area type. Its dominance is due to the amount of funds spent on affordable housing including tenant based rental assistance and social services.

Low Moderate Income Areas. The percentage of funds spent on Low/Mod area activities ($1,036,338 excluding code enforcement activities) was 3.3% of total expenditures. This was a greater percentage than projected in the Consolidated Plan. CMOS/greening programs, crime prevention and economic technical assistance programs were the main LMA activities.

Special Code Enforcement Target Areas. A subset of Low/Mod areas where code enforcement activities

are eligible for CDBG support, this target area category accounted for 4.28% of all expenditures. Over $1.3M in CDBG funds were spent in these areas, along with approximately $5.5M in local funds.

Strategic Demolition Target Areas. No Formula grant funders were expended in PY 2018 for strategic demolition. The number of demolitions completes, 720 is the largest per year count of demolitions in the current Consolidated plan. This brings the percent accomplished in the 2015 – 2020 Consolidated Plan to 53.8% of the projected goal.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Please see appendix 2 for narratives, charts and maps pertaining to leveraging and geographic distribution and location of investments.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	10,647,737
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	10,647,737
4. Match liability for current Federal fiscal year	588,528
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	10,059,209

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**
None	0	0	0	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period $	**Amount received during reporting period $**	**Total amount expended during reporting period $**	**Amount expended for TBRA $**	**Balance on hand at end of reporting period $**
3,881,952	2,200,476	1,057,816	0	2,722,073

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	**Minority Business Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Dollar Amount	56,312,172	0	0	0	0	56,312,172
Number	4	0	0	0	0	4
Sub-Contracts						
Number	115	1	7	25	9	73
Dollar Amount	49,815,726	20,000	793,604	12,403,889	4,542,291	32,055,942

	Total	**Women Business Enterprises**	**Male**
Contracts			
Dollar Amount	50,937,808	0	50,937,808

Number	4	0	4
Sub-Contracts			
Number	153	38	115
Dollar Amount	56,312,172	11,152,432	45,159,740

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	21	28
Number of Non-Homeless households to be provided affordable housing units	1,490	1,437
Number of Special-Needs households to be provided affordable housing units	816	596
Total	**2,327**	**2,061**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	810	557
Number of households supported through The Production of New Units	274	484
Number of households supported through Rehab of Existing Units	1,074	1,020
Number of households supported through Acquisition of Existing Units	229	0
Total	**2,387**	**2,061**

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

With the exception of special needs housing and acquisition of existing units, there was not significant difference between affordable housing goals, and actual attainment. Creation of homeless units somewhat exceeded the goal, and overall provision of affordable units was slightly below the amount projected. As in the prior year CAPER, incorrect goal tabulation explains the gap in new units produced. In fact the goal should have been 474, not 274, which is very close to the 484 produced in PY 18. The 484 includes 221 units occupied by new low-income homeowners supported by CDBG closing assistance; 243 rental units produced with HOME funding; and 29 units produced by various CDBG supported non-profits.

As in previous years, the number of special needs households provided HOPWA funded tenant based rental assistance (TBRA) was significantly less than projected. The goal was to support 750 households, on 554 households were assisted. Home production was lower than projected. After four years, the Consolidated Plan goals for production of rental units are on pace to exceed the five year goals.

The HOPWA program in the Baltimore EMA was able to successfully house 554 households with permanent housing, in the form of TBRA, in program year 2018. HOPWA does not require that households be homeless in order to qualify for assistance. Because this housing is permanent, applicants are often maintained on the waiting list for years. When a slot does open those persons that were homeless at the time of application tend to be in living situations that do not meet HUD's definition of homelessness. STRMU assistance was provided to 100 households in PY 2018. This STRMU assistance is utilized to prevent the homelessness of persons living with HIV/AIDS. Additionally, 98 households were provided units in permanent housing facilities developed, leased, or operated with HOPWA funds, and 9 households were provided with housing assistance through non-HOPWA funding.

The number of permanent supportive housing units made available for homeless special needs households exceeded the initial estimate significantly due to the creation of several new Permanent Supportive Housing projects, over leasing underspending rental assistance projects, and new private funding. MOHS also leverages approximately 800 Section 8 homeless set aside vouchers, pairing them with supportive services, to complement the units provided directly by MOHS.

Discuss how these outcomes will impact future annual action plans.

Over the course of the first four years of the current Consolidated Plan affordable housing production has largely met annual action plan goals. The 2020 annual action plan, the last one of the five-year period, will support the continuation of this trend, particularly making sure resources are in place to meet production of affordable rental units. It is also likely to expand the amount of funding available for owner occupant rehab in an effort to close the goal gap and address the ever growing demand for this category of housing assistance.

Due to HOPWA Modernization the Baltimore EMA is expected to lose approximately $3 million over the next five years. This drastic loss of funding would ultimately create a decrease in the number of households expected to be served. The goal will be to prevent any households from becoming homeless due to the loss of funds. Given this projection, an assessment of the need will need to take place. The Mayor's Office of Human Services is working in partnership with Baltimore City Health Department and Maryland Department of Health to conduct an assessment. The goal is to determine the housing needs of those living with HIV/AIDS and develop a plan to address the needs identified after the completion of the assessment.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	170	90
Low-income	239	117
Moderate-income	99	27
Total	**508**	**234**

Table 13 – Number of Households Served

Narrative Information

Table 2 tallies include households that received newly constructed rental housing supported with HOME (234 units); households in new affordable rental units created through CDBG funded rehabilitation (21 units); homeowners that received CDBG funded down payment assistance in buying an existing home (221 units); owner households that were assisted with CDBG in making critical repairs to their homes (258 units); and rehab of houses for new low-income homeowners (8 units). The overall number served increased slightly over that of CFY 2018.
Over three-fourths of all households that received housing assistance with HOME or CDBG funds earned 50% or less of AMI in CFY 20198. This was an increase of 20% from the prior year. The percentage of those assisted in the 31 – 50% AMI category increased by over 20% from CFY 2018 and accounted for 48% of all households served. The number of moderate-income households served declined by 20% to 17% of the total, while the number of extremely-low income served increased by 12% to 35% of the total. In all categories existing and new homeowners dominated household types assisted.

During the program year, 702 housing units complying with standards found at Sec. 215 Qualification as affordable housing of the National Affordable Housing Act of 1990 were created with Consolidated Plan resources. This includes the 255 units of new rental housing funded with HOME and CDBG dollars, the 221 units whose owners received CDBG assistance to purchase their home, the 8 units rehabbed for new homeowners and 218 of the units rehabbed for existing homeowners.

Efforts Taken to Address Wost Case Needs

Please see Appendix 3 for the narratives taken regarding worst case needs.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

In PY 2018, Baltimore City Continuum of Care (CoC) made significant accomplishments in its efforts to engage people experiencing homelessness, especially unsheltered persons.

The CoC maintains three homeless outreach teams that are staffed by both the city and local nonprofits. This program year the city worked to expand robust homeless outreach services available to households experiencing homelessness throughout the entire geographic area of the city ensuring coordinated and persistent outreach, in-reach and engagement efforts through the delivery of services directly to households in crisis. Utilizing Coordinated Access, the City of Baltimore will continue to expand navigation services to more effectively address housing needs. The city's Coordinated Access System is designed to assess household experiencing homelessness and match them to housing interventions based upon their individual needs and history of homelessness.

City and privately funded outreach teams engage homeless households throughout the city referring them to shelter, vital services and reconnecting them with natural supports such as family and friends.

Partnerships with Baltimore City sister agencies such as the Baltimore City Police Department's Homeless Outreach Team (HOT) and Crisis Intervention Team (CIT) proved instrumental and aided in daily outreach efforts and referrals to mental health and substance abuse services. These services have proven critical as many households experiencing homelessness are disengaged – and oftentimes distrustful of public systems making them reluctant to seek services.

The Baltimore City CoC was able to expand capacity by augmenting rapid rehousing slots and increased permanent housing through a Medicaid Pilot Program in partnership with Healthcare for the Homeless and the Housing Authority of Baltimore City. Both programs continued to use coordinated access as a source of referrals.

The Mayor's Office of Homeless Services developed, maintained and utilized by-name lists (BNLs) to provide a systemic response to veterans experiencing an episode of homelessness.
The City additionally made concentrated efforts to monitor projects for Coordinated Access compliance. Staff within the Mayor's Office of Homeless Services provided in-depth training and technical assistance to street outreach providers in assessing need of unsheltered persons via a vulnerability and homeless history assessment.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City used ESG funds to operate the following homeless shelters and services:

- Weinberg Housing and Resource Center (WHRC)

WHRC is a low barrier emergency shelter that provides homeless services to over 275 single adult men and women daily. Services provided include shelter, convalescent care, showers, laundry, meals, case management and housing location services.

- Sarah's Hope Family Shelter

Sarah's Hope is a comprehensive 130 bed shelter serving families experiencing an episode of homelessness in the City of Baltimore. Services include shelter, meals, youth activities, tutoring, adult education classes, case management and housing placement and referrals.

The City utilized 2019 Supplemental ESG funds to increase assessment and case management capacity in emergency shelters, bringing caseloads to best practice standards in the two largest shelters (Sarah's Hope and Weinberg Housing and Resource Center). The increase in case management will afford households with an opportunity to partake in case management and developing a clear housing stabilization plan capable of supporting households in their transitions to permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

A number of homeless services partners throughout the city provide vital services needed to ensure that low income households avoid homelessness. This year the Mayor's Office of Homeless Services partnered with the Community Action Program centers to provide emergency rental assistance to households at risk of eviction. In addition to eviction prevention, households were also able to apply for utility assistance, case management and follow up services to ensure access to stable housing. In partnership with Public Justice Center, the city funded access to legal services for persons at risk of eviction. All city funded emergency shelters, and outreach teams were trained on prevention and diversion strategies and encouraged to utilize these tools to aide households in successfully transitioning to natural supports such as family and friends when and where possible.

The Mayor's Office of Homeless Services continues to work closely with the Department of Housing and Community Development and the Housing Authority of Baltimore City to identify and address gaps in homeless services to ensure that homelessness is rare, brief and nonrecurring. The Mayor's Office of

Homeless Services and its partners strive to assist households experiencing homelessness and those who are at risk by providing outreach to ensure that those who are experiencing homelessness are identified and referred using coordinated access for appropriate housing needs.

In partnership with the Mayor's Office of Employment Development, MOHS began a systems level collaborative effort to advance access to employment and economic development for homeless jobseekers. This opportunity afforded the City a chance to expand existing partnerships to understand and reduce barriers to economic opportunities for people experiencing homelessness, including those involved with the criminal justice system.

The city additionally adopted Baltimore City's Homeless Action Plan which outlines the city's plan to enhance collaboration efforts with publicly funded institutions and systems of care, such as emergency rooms, correction programs, mental health facilities and foster care.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

As mentioned previously, during the program year the Mayor's Office of Homeless Services expanded homeless outreach services to homeless households throughout the city of Baltimore. Services include assistance locating affordable housing, residential substance abuse treatment, supportive housing, transportation assistance, mental health counseling, employment training, preparation and placement, outreach and prevention, and connections to other vital community services.

The Baltimore City Continuum of Care additionally made significant steps forward in educating providers of the importance of focusing efforts on decreasing the period of time that individuals and families experience homelessness. To ensure that all households are receiving access to appropriate services in shelter, the CoC introduced Housing Stabilization Plans to ensure that each household has established goals toward housing permanency and have identified any obstacles to housing and are actively working to address any issues of concern that exists.

During PY 18, the CoC increased investments in rapid rehousing, permanent supportive housing and other permanent housing opportunities for households experiencing homelessness. Increased investments, leveraging Medicaid and private partnerships with local hospitals to increase permanent housing have proven effective in our community's efforts to increase the number of households moving to permanent housing from homelessness and reducing the length of time homeless.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Please see Appendix 4

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The Office of Resident Services' Resource Development Unit will continue its efforts to identify and secure the resources needed to support the combined goals of both ORS and its affiliated non-profit, Resident Services, Inc. (RSI). Employing the combined capacities and synergies of the two organizations, Resource Development has set a goal of $2 million in grant funding. In addition to the fiscal resources, Resource Development will continue to develop and establish partnerships and collaboration that will positively impact and add to the service delivery capabilities of the Office of Resident Services. This unit will also implement a compliance and monitoring component to assure quality of operation and adherence to grant guidelines.

The Housing Choice Voucher Homeownership Program (HCVHP) allows a qualified family to convert its housing choice voucher rental assistance payment into mortgage assistance for a fifteen year period. In FY 2020 HABC plans to expand the Housing Choice Voucher program to eligible public housing residents and also to re-open the Scattered Sites (Public Housing) Homeownership Program.

Actions taken to provide assistance to troubled PHAs

Not applicable. HABC is not a troubled housing authority.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

As noted in the Consolidated Plan, Baltimore City does not support public policies that limit the creation of housing for lower income households. While having less than a quarter of the region's population, Baltimore has over seventy percent of the regions subsidized housing as well as the largest reservoir of market rate housing affordable to households with incomes at, or less of, 80% of AMI.

One public policy element identified in the City's Analysis of Impediments is undue restrictions on the number of persons living in group homes. Removing these restrictions will require action on the part of the Baltimore City Council. During PY 2018, the City Council did not remove existing restrictions or impose new ones and at year's end the law remains unchanged.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

In the Address Obstacles to Meeting Underserved Needs portion of the Other Actions section of the CFY 2019 Annual Action Plan, it was stated that new, alternate funding sources for housing and community development activities would be developed and implemented in CFY 2019 to address the obstacle of declining support for such activities. These included a $50M capital fund loan pool and two smaller City grant fund programs for non-profits.

This indeed did happen. The Neighborhood Impact Investment Fund (NIIF), created as a "place-based fund structured to focus on Baltimore City neighborhoods that have suffered for decades from lack of access to capital and a legacy of segregation and racial inequity", was capitalized and staffed and made its first loans. The two City programs, a $3M capital grant fund and a $2M operating grant fund, put out RFPs and made awards during the fiscal year for activities that will begin in CFY 2020 (PY 2019).

In addition, the Baltimore's Affordable Housing Trust Fund was capitalized through legislation passed by the City Council in December 2018 that created a long-term funding source by increasing transfer and recordation taxes for certain property sales. In the latter part of program year 2018 (CFY 2019), the Affordable Housing Trust Fund Commission was appointed, and members started monthly public meetings and establishing the policies and procedures by which the Trust will function. It is anticipated that the Trust will have $20M annually to contribute to affordable housing production.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

In CFY 2019 (PY 2018), with funding from CBDG, the Lead Hazard Reduction Program made 48 homes lead safe and protected 49 children six and under from lead hazards. Additionally, 117, older children

and adults were also protected from this preventable disease. All the who received services were low- and moderate income: 14 families had incomes at 30% or less of AMI; 23 families had incomes between 31%at 50% of; 11 families had incomes between 51% and 80% of AMI. The racial and ethnic breakdowns of those served are as follows: 156 African Americans, 9 Caucasians, 0 Hispanics, 0 Asian /Pacific Islander, 1 Native American/Alaskan Native, and 0 other. There were 40 female headed households and 8 male headed households. Also, 15 households contained a disabled person or a person with special needs. Every participant received education on lead hazards, sources of lead- based paint poisoning, and ways to reduce and eliminate such hazards; cleaning kits to reduce lead levels before lead risk reduction work began; and post remediation education for purposes of maintenance of work. Participants' homes were screened for eligibility and tested for lead hazards. Lead hazards identified were treated through abatement and/or interim controls. These efforts were directed at both secondary and primary prevention, providing remediation in homes of children who have or have not been lead poisoned.

In addition to the Baltimore City agencies efforts, a CDBG-funded nonprofit also implements a healthy homes initiative. The Green and Healthy Homes Initiative's (previously the Coalition to End Childhood Lead Poisoning) Safe at Home Baltimore project reduced childhood lead poisoning, pervasive residential lead-paint hazards and other home-based environmental health and safety hazards (allergens, mold, mildew and general safety hazards) in 87 older, hopuisng units occupied by low- to moderate-income households. Building on the Green and Healthy Homes Initiative's *Windows of Opportunities Comprehensive Action Plan for the Elimination of Lead Poisoning in Baltimore,* the Safe at Home Baltimore Project concentrates its efforts in Baltimore neighborhoods targeted by the City's Lead Poisoning Prevention Initiative. The Green and Healthy Homes Initiative is also a funded partner with DHCD for community education, healthy home visits, post-remediation services and program consultation.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Baltimore Community Action Partnership (CAP) administers services and delivery systems that promote self-sufficiency and provide opportunities for low-income households. This program operates five geographically dispersed Community Action Partnership Centers located in Govans, Park Heights, Cherry Hill, Highlandtown, and Oliver. The CDBG program provided over $860,000 in operating support for these centers during PY 2019.

In keeping with the City's priority of building stronger neighborhoods, the CAP centers aim to reduce and prevent the causes and effects of poverty by directing resources to programs that assist, educate, and promote economic stability. CAP works to reduce the number of poverty-level families by providing case management and a variety of other services to address food and nutrition, financial literacy and housing and energy needs. CAP also provided free tax preparation and asset development services.

During PY 2018, sixty-five persons were Section 3 hires on construction projects supported with Consolidated Plan funds. HOME program projects accounted for 24 of the 65 persons, CDBG funded

projects accounted for 41 persons.

The CDBG program funds a number of non-profits to provide job and employment readiness training to low- and moderate-income persons. In PY 2018, Maryland New Directions assisted 285 low- and moderate-income individuals with employment preparation, career counseling, life skills training, computer literacy training, job placement and follow up services to help find and retain jobs; the Caroline Center provided job training/education to 204 low income women to enable them obtain jobs through a 15 week tuition-free program that includes soft skills training and occupational skills training in geriatric nursing and as a pharmacy technician; Druid Heights CDC assisted some 51 ex-offenders integrate back into society through job training and employment opportunities. Living Classroom Foundation's Workforce Development Center provided workforce development services for 71 public housing residents from Perkins Homes, Douglass Homes, Latrobe Homes and Albemarle Square.

The Mayor's Office of Homeless Services (MOHS) began a systems level collaborative effort advancing employment and income as priorities for the Baltimore City Continuum of Care in PY 2018. The systemic approach is designed to improve access to employment and economic opportunities for homeless jobseekers and MOHS a unique opportunity to expand existing partnerships to understand and reduce barriers to economic opportunities for households experiencing homelessness, including those exiting foster care and the criminal justice system.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

During program year 2018 Baltimore City made both organizational and programmatic changes to enhance the institutional structure by which affordable housing and community development activities, particularly those supported with Consolidated Plan funds, are delivered. In the latter part of the program year the Mayor's Office of Homeless Services (MOHS) was split off from the Mayor's Office of Human Services as a stand-alone Mayoral entity. This involved significant turnover in MOHS senior staff. It has engendered a closer working relationship between MOHS and DHCD staff on CAPER and Annual Action Plan development and in preparing for the next (July 2020 – June 2025) Consolidated Plan.

As part of an effort to more fully integrate neighborhood economic and economic development into the Consolidated Plan (CP), DHCD and the Baltimore Development Corporation (BDC) formally committed to and, commenced working together in PY 2018, on allied issues which will be reflected in the analysis and strategies of BDC's five-year Community Economic Development Strategy as well as those of the Consolidated Plan. Both documents will be released in the spring of 2020.

The non-homelessness responsibilities of the Mayor's Office of Human Services were transferred to the newly created Mayor's Office of Children and Family Success (MOCFS) and the former ceased to exist. The CDBG supported Community Action Centers are now part of MOCFS and it is anticipated that other youth focused activities, some also CDBG funded, overseen by DHCD will also be consolidated there.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Government agencies, for-profit and nonprofit organizations work to coordinate services for individuals in public and private housing. The Community Action Centers (CAP) continues to work with these entities to address community needs. “Pop Up” locations in areas outside of the immediate center neighborhoods are used to increase the visibility and access to programs. In addition, CAP provides energy assistance grants to qualifying households receiving Section 8 vouchers and conducts energy assistance clinics at area senior buildings.

The Mayor’s Office of Homeless Services (MOHS) is the City’s Continuum of Care lead applicant. MOHS also administers Housing Opportunities for Persons with AIDS (HOPWA) for the Baltimore Eligible Statistical Metropolitan Area. MOHS and its grantees use Coordinated Access System, with a priority and focus on the chronically homeless, to place homeless persons into permanent supportive housing. Coordinated Access enables clients to apply for multiple programs in one place, rather than having to apply separately at each location. The vision for the Coordinated Access system is to ensure that individuals and families at-risk of or experiencing homelessness will have an equitable and centralized process for timely access to appropriate resources, in a person-centered approach, which preserves choice and dignity.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

This section sets forth the steps taken by the Baltimore City Department of Housing and Community Development (DHCD) to address fair housing impediments identified in its current analysis of impediments and to affirmatively further fair housing during the period July 2018 through June 2019.

In CFY 2012 Baltimore City and Anne Arundel, Baltimore, Harford and Howard Counties completed a new Analysis of Impediments to Fair Housing (“AI”). The AI contained sections specific to each jurisdiction and a section that addressed regional impediments to fair housing. Baltimore City submitted its AI section to HUD on May 17, 2012. During program year 2017 these regional partners began a new AI/ Affirmatively Furthering Fair Housing study. Work on the AI was substantially advanced during year program year 2018. It is anticipated that the draft AI will be released for public review and comment in February of 2020.

Due to character limitations imposed by eCon Suite, the table listing analysis of impediment goals, and the actions taken during CFY 2019 to address these impediments, do not fit in the space available. These tables are found in Appendix 5 under section CR 35 Other Actions at the end of this document.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

CDBG -DHCD through its CDBG Office undertakes a comprehensive review of subrecipient and local government agency performance related to the use of CDBG funds. The primary objective is to ensure compliance with applicable Federal, state and local laws, regulations, policies and procedures and to safeguard against improper use of Federal funds. Program and Financial Compliance Officers are responsible for conducting the necessary monitoring of subrecipients awarded CDBG funding. The primary purpose of the monitoring process is to ensure that all subrecipients are maintaining appropriate documentation to support the applicable CDBG national objective(s) and eligibility category(s) outlined in their agreement. Toward this end, monitoring procedures are designed to focus on contract compliance, compliance with local and federal regulations, soundness of internal controls, eligibility of program costs, program income and allied matters. Once the monitoring is completed, an exit interview is conducted with the agency staff to advise them of the outcome of the monitoring. A written report is mailed to the agency detailing the outcome of the monitoring and requesting the agency to address findings if any.

HOME - DHCD provides, through its Office of Project Finance, a comprehensive review of the HOME projects that have benefited from receiving HOME funds. The primary objective of this review is to ensure compliance with applicable federal laws, regulations, policies and procedures and to safeguard against improper use of federal funds. Monitoring policies and procedures have been developed that address compliance with regulatory obligations, eligibility of HOME funded activities and internal management controls. The goals of monitoring are to identify deficiencies and provide corrective measures to improve reinforce or augment program performance in the management and administration of HOME funds.

HOPWA & ESG – The Mayor's Office of Human Services through its Homeless Services Office (MOHS) conducts the monitoring of State, local, and Federally funded homeless programs and fiscal activities through site visits and a monthly review of client activity, project utilization, and review of monthly expenditure reports. The purpose of the monitoring is to ensure that agencies receiving funding are in compliance with program rules and regulations. MOHS monitors programs of an agency as a whole including ESG, HOPWA, and six other State and Federal programs. A monitoring checklist is used in the monitoring review process. The checklist is based off of HUD regulations. t is used during the review of documents and to record the status of the operation and any findings. Once the monitoring is completed, an exit interview is conducted with agency staff to advise them of the outcome of the monitoring. A written report is mailed to the agency within sixty days of the monitoring visit, requesting the agency to address any findings within thirty days. If needed, the agency is notified in the letter of the intent to conduct a follow-up site visit.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The following notice of the draft CAPER's release was published in the Baltimore Sun on Tuesday November 12, 2019.

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CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR THE ESG, HOPWA, HOME, AND CDBG PROGRAMS

The City of Baltimore will release on November 14, 2019 a draft Consolidated Annual Performance and Evaluation Report (CAPER) for the federally funded Emergency Solutions Grants (ESG), Housing Opportunities for Persons with AIDS (HOPWA), HOME Investment Partnership (HOME) and Community Development Block Grant (CDBG) programs. The draft CAPER covers City Fiscal Year 2019 activities – July 1, 2018 through June 30, 2019. The report identifies financial resources received through the ESG, HOPWA, HOME and CDBG programs; describes activities funded through these programs; and assesses the City's success in meeting goals contained in the Consolidated Plan covering the July 2015 through June 2020 time period. Following the public comment period, the CAPER will be submitted to the U.S. Department of Housing and Urban Development (HUD) on or about November 29, 2019.

The draft report will be available for review and comment at 417 E. Fayette Street, Room 1101 and on the Baltimore City Department of Housing and Community Development website – https://dhcd.baltimorecity.gov/m/plans-reports. Questions and comments concerning the CAPER should be directed to Steve Janes at 410-396-4051 or by e-mail at steve.janes@baltimorecity.gov.

Written comments on the draft CAPER will be accepted until 4:30 p.m. November 28, 2019. A summary of comments received and responses to comments will be submitted to HUD as part of the final document.

Michael Braverman
Commissioner
Baltimore City Department of Housing
and Community Development

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No comments on the draft CAPER were received.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

This CAPER covers the fourth year of the current Consolidated Plan's five years during which the objectives identified in the Plan have been, for the most part, substantially met. Given the relatively successful level of attainment achieved, and that no Annual Action Plans remain to be produced under this Consolidated Plan, no changes are currently contemplated in program objectives in the Plan's final seven months. The city will be undertaking a new five-year Consolidated Plan for the July 2020 – June 2025 period and it is anticipated that the new Plan, building off DHCD's A New Era of Neighborhood Investment: A Framework for Community Development, will have a greater geographic specificity as to where activities will be undertaken than is found in the current Plan. Such an approach would more readily allow public resources to be concentrated, thus creating conditions likely to engender private market investment or, where such conditions are already in place, buttress private investment. While DHCD has long supported a build from strength approach, it is likely that the next Consolidated Plan will more explicitly identify strategies and implementing actions that make such an approach manifest. DHCD also anticipates a spirited discussion and debate on such an approach as part of the public participation process through which the Plan's strategic content is established and its specific activities identified.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

Yes

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Two 108 Program funded industrial site redevelopment projects, known as the Warner Street and Montgomery Park 108 Projects, were awarded Brownfields Economic Development Initiative (BEDI) grants in addition to 108 loan funds. Formerly used in conjunction with the 108 program, BEDI grants were designed to assist cities with the redevelopment of abandoned and underused industrial and commercial property by enhancing either the security of the 108 loans or the viability of the projects financed with 108 loans. The Montgomery Ward project received a BEDI award of $1,000,000 and Warner-Acme $975,000. For both projects, the BEDI grants serve as a reserve 108 loan repayment source in the event that a payment is not made. Once the 108 loans have been entirely repaid, the BEDI funds will be treated as CDBG program income and become part of the City's CDBG program and be expended for CDBG eligible activities. During CFY 2019 (PY 2018) the annual principal payments were made in July of 2018 and the annual interest payments in February of 2019 for both 108 loans, and the BEDI funds remained in reserve untouched.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please see Appendix 6 for lists of properties that were inspected during the program year and scheduled to be inspected during the remainder of the calendar year.

During program year 2018 (July 1, 2018 – June 30, 2019), seventy-eight (78) file inspections were conducted at fifty-eight (58) properties. 861 separate files were inspected. There were three (3) properties cited for non-compliance. Two have passed subsequent re-inspections and third is due for reinspection before the end of the calendar year. Since Baltimore City conducts inspections based on the calendar year not the fiscal year, seven (7) active HOME projects will have been file inspected after the fiscal year. Approximately sixty-nine (69) individual files will be inspected during that time. Three projects are not due for an inspection in 2019.

The results for the program year 2018 Physical Inspections are as follows. For this reporting year, fifty-seven inspections occurred at forty-two (42) properties. Of the 42 properties, thirty-six (36) passed their initial inspections and the other six properties have since passed re-inspections. Twelve (12) active properties will be inspected after FY 19 and nine (9) properties were not due for an inspection in PY 2018.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

During the reporting period HOME staff continued to implement the Regulations set forth at 24 CFR 92.351 by referencing the affirmative marketing provisions in all documents and security instruments signed by the Borrowers. The loan document holds the Borrower legally accountable and establishes compliance, which is a condition of receiving HOME funds. Non-compliance triggers default under the terms of the HOME loan. Borrowers participating in a HUD multifamily housing program administered by the Office of Project Finance (OPF) are required to carry out a marketing program to attract prospective tenants of all minority and non-minority groups within the housing market area regardless of race, color, religion, sex, disability, familial status or national origin. During the onsite compliance monitoring, the compliance staff reviews evidence of compliance with the written agreement.

While implementing Baltimore City's HOME Program, several methods are utilized to ensure that all HOME recipients are aware of and comply with Affirmative Marketing Provisions of the Fair Housing Act.

Baltimore City's Affirmative Marketing Policy is further described in the Department's Letter of Intent, Commitment Letter, and security instruments for all projects receiving HOME funds.

All Community Housing Development Organizations (CHDO's) and for-profit property managers of HOME-assisted rental projects are required to display the federal FHEO and drug-free workplace signs in areas visible to the public. In addition to any general marketing activities, each rental housing development must carry out an affirmative marketing program. The affirmative marketing efforts are to include but not be limited to groups that, because of the development's location or other factors, are considered 'least likely' to apply for housing at the development. The affirmative marketing program must also include outreach efforts to all persons with disabilities. In addition, those developments with accessible or adaptable apartments are to include, in their affirmative marketing program, specific outreach efforts to persons with physical disabilities.

Baltimore City continues to monitor affirmative marketing efforts through the annual certification of the project's tenant demographic information and continues to provide training for both for-profit and non-profit developers. Regulatory information is mailed annually to assist owners and property managers in their compliance efforts.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The HOME PROGRAM began the fiscal year with $3,881,951.91 in program income and collected $2,200,475.61 during the fiscal year. $746,925.75 of the balance on hand was committed to the project known as Walbrook Mill Apartments from which $672,140.88 was drawn during the year. Once completed, Walbrook Mill will bring 65 affordable units to the Coppin Heights community. The unit mix will include 25 one-bedroom, 29 two-bedroom, and 11 three-bedroom units. The project will have ten (10) units that are covered by a Section 811 Rental Assistance contract administered by CDA for a period of 20 years. In addition, one (1) three-bedroom unit will be covered under a fifteen-year HAP contract administered by HABC as a long-term affordable unit for persons with disabilities.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The commitment of HOME funds and their mandatory period of affordability is the primary method that the Department of Housing and Community Development/Office of Project Finance uses to foster and maintain affordable housing, but it is not the only method. When available, Baltimore City bond funds are used to fund construction and rehabilitation of affordable rental and homeownership projects.

The Office of Project Finance contributed $1,100,000 of city bond funds to the construction of Bakers View Homeownership Phase II. Bond funds will be used to assist with a portion of the construction of six (6) newly constructed affordable homes in the Druid Heights neighborhood.

The Office of Project Finance has lent its support to several potential LIHTC projects in the latest Tax Credit round. The projects are located in choice, distressed and commercial markets throughout Baltimore City incorporating parts of neighborhoods that include the Sommerset (near the Choice Neighborhood redevelopment of Sommerset/Perkins/Oldtown), Waverly in East Baltimore, Park Heights, Hampden in West Baltimore and multiple projects in Downtown Baltimore.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	100	176
Tenant-based rental assistance	750	554
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	98	13
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	59

Table 14 – HOPWA Number of Households Served

Narrative

Short-term rent, mortgage and utility payments:

MOHS has partnered with the Maryland Department of Health (MDH) and the Baltimore City Health Department (BCHD). Through this partnership, MOHS was awarded State Special Funds (SSF) allowing project sponsors to utilize these funds for rent and utility assistance, in the place of the City's HOPWA funds. Three agencies offered rent and utility assistance under the SSF award allocation in PY 2018. Those agencies are: Project Plase, Inc., Chase Brexton Health Services, and University of Maryland's Institute of Virology. Mortgage assistance is unallowable under SSF. Thus, MOHS continued to fund mortgage assistance under HOPWA with the University of Maryland's Institute of Virology, Baltimore County and Carroll County. Thirty-eight (38) HOPWA eligible households were assisted in maintaining housing stability and placement in their homes through short-term rental, mortgage and utility assistance funds. Under the SSF, one hundred thirty-nine (139) HOPWA eligible households were assisted with short-term rent and utility assistance.

Rental assistance:

A total of 750 rental subsidies were planned for persons living with HIV/AIDS across the Baltimore EMSA for FY 2019. The EMA fell short of reaching this goal, serving five hundred forty-four (544) households. Some jurisdictions in the Baltimore EMA were able to eliminate their waiting lists and offer permanent housing assistance to HOPWA eligible households. Other jurisdictions are continuing to call in applicants off of their waiting lists, as we move closer to reaching our goal of 750 rental subsidies. Five counties in the EMSA have directed the majority of their funds to tenant-based rental subsidies. In most counties,

TBRA is administered through the housing agencies, with support services being provided by local health departments. This remains consistent with the goal of increasing availability of affordable housing opportunities and housing for the disabled.

Facility-based housing:

The goal to create 98 permanent housing units for persons living with HIV/AIDS during FY 2019 was not met. However, 13 permanent housing units and 45 transitional units were utilized during the year through projects that received HOPWA capital funds in previous years. Because Project PLASE was unable to secure funding to complete rehabilitation of its facility, the goal of 98 permanent housing units was missed. Project PLASE is currently working with a lender to secure the funds to rehab their facility, which is expected to create 22 of permanent housing units. The City will continue to develop partnerships to expand the resources available to PLWHAs.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	BALTIMORE
Organizational DUNS Number	140231759
EIN/TIN Number	526000769
Indentify the Field Office	BALTIMORE
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Baltimore City CoC

ESG Contact Name

Prefix	Ms
First Name	Jerrianne
Middle Name	0
Last Name	Anthony
Suffix	0
Title	Director, Homeless Services Programs, Mayors Office of Human Services

ESG Contact Address

Street Address 1	7 E. Redwood Street - 5th Floor
Street Address 2	0
City	Baltimore
State	MD
ZIP Code	21202-
Phone Number	4103962822
Extension	0
Fax Number	0
Email Address	jerrianne.anthony@baltimorecity.gov

ESG Secondary Contact

Prefix	Mr
First Name	John
Last Name	Turner
Suffix	0
Title	Deputy Director, Homeless Services Programs, Mayors Office of Human Services
Phone Number	4103964885

Extension	0
Email Address	john.turner@baltimorecity.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2018
Program Year End Date	06/30/2019

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: ASSOCIATED CATHOLIC CHARITIES
City: Baltimore
State: MD
Zip Code: 21201, 4421
DUNS Number:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 75000

Subrecipient or Contractor Name: BALTIMORE
City: Baltimore
State: MD
Zip Code: 21202, 3431
DUNS Number: 140231759
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Unit of Government
ESG Subgrant or Contract Award Amount: 50996

Subrecipient or Contractor Name: HEBCAC
City: Baltimore
State: MD
Zip Code: 21213, 3303
DUNS Number: 179992375
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 150000

Subrecipient or Contractor Name: House of Ruth
City: Baltimore
State: MD
Zip Code: 21218, 1627
DUNS Number: 145383642
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 110000

Subrecipient or Contractor Name: St. Vincent de Paul of Baltimore
City: Baltimore
State: MD
Zip Code: 21218, 5292
DUNS Number: 074929530
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 256000

Subrecipient or Contractor Name: Health Care Access Maryland
City: Baltimore
State: MD
Zip Code: 21202, 1535
DUNS Number: 111256079
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 425000

Subrecipient or Contractor Name: Manna House
City: Baltimore
State: MD
Zip Code: 21218, 5320
DUNS Number: 166587006
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 43300

Subrecipient or Contractor Name: Health Care for the Homeless
City: Baltimore
State: MD
Zip Code: 21202, 4800
DUNS Number: 798562815
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 195000

Subrecipient or Contractor Name: Paul's Place
City: Baltimore
State: MD
Zip Code: 21230, 1817
DUNS Number: 029198921
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 79000

Subrecipient or Contractor Name: Strong City Baltimore, Inc.
City: Baltimore
State: MD
Zip Code: 21218, 2405
DUNS Number: 089006613
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 150000

Subrecipient or Contractor Name: Public Justice Center, Inc.
City: Baltimore
State: MD
Zip Code: 21201, 3710
DUNS Number: 618023337
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 80000

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	694
Total	**694**

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	546
Total	**546**

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	3,705
Total	**3,705**

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	334
Total	**334**

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	4,159
Children	1,531
Don't Know/Refused/Other	0
Missing Information	0
Total	**5,690**

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	2,398
Female	2,449
Transgender	23
Don't Know/Refused/Other	11
Missing Information	0
Total	**4,881**

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	801
18-24	605
25 and over	3,640
Don't Know/Refused/Other	19
Missing Information	3
Total	**5,068**

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	176	0	0	0
Victims of Domestic Violence	642	0	0	0
Elderly	276	0	0	0
HIV/AIDS	57	0	0	0
Chronically Homeless	793	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	1,301	0	0	0
Chronic Substance Abuse	470	0	0	0
Other Disability	1,624	0	0	0
Total (Unduplicated if possible)	3,575	0	0	0

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	110,195
Total Number of bed-nights provided	157,680
Capacity Utilization	143.09%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

Outreach providers receiving ESG funding (HCAM): Returns to homelessness from permanent housing within 6 months- 3%; Percentage of contacted households that engaged- 50%; Successful exit from Street Outreach- 35%.

Emergency Shelters receiving ESG funds(WHRC, HEBCAC): Average Length of Stay- 195 days; Percent of persons exiting to permanent housing- 15%; Returns to homelessness from permanent housing within 2 years- 22%; Increase Earned Income - 1% ; Increase Non-Earned Cash Income- 5.5%; Increase Total Cash Income- 6% ; Increase Mainstream Benefits- 4% ; Utilization rate of units/Beds for homeless or formerly homeless persons- 75%

Rapid Rehousing (SVDP, HCAM, Paul's Place): Percent of person exiting to permanent housing -72% ; Returns to homelessness from permanent housing within 2 years- 15% ; Increase Earned Income- 33% ; Increase Non-Earned Cash Income- 41%; Increase Total Cash Income- 60% ; Increase Mainstream Benefits- 41%

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	**2017**	**2018**
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	29,540,289	297,178	0
Subtotal Homelessness Prevention	**29,540,289**	**297,178**	**0**

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	**2017**	**2018**
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	384,338	321,849	246,643
Subtotal Rapid Re-Housing	**384,338**	**321,849**	**246,643**

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	**2017**	**2018**
Essential Services	648,278	449,828	198,754
Operations	0	0	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	**648,278**	**449,828**	**198,754**

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2016	**2017**	**2018**
Street Outreach	174,547	100,518	78,613
HMIS	0	0	0
Administration	126,623	85,180	0

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2016	2017	2018
	30,874,075	1,254,553	524,010

Table 29 - Total ESG Funds Expended

11f. Match Source

	2016	2017	2018
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	3,791,600	3,875,015	3,964,140
Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	**3,791,600**	**3,875,015**	**3,964,140**

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2016	2017	2018
	34,665,675	5,129,568	4,488,150

Table 31 - Total Amount of Funds Expended on ESG Activities

Appendix 1: CR-05 – Goals and Outcomes

Two major Consolidated Plan activities, major redevelopment areas and fair housing practices, are not specifically quantified in Table I of Section CR – 05. Below is a brief narrative summarizing progress made and actions taken under these initiatives in City Fiscal Year 2019, also known as Program Year (PY) 2018.

I. Major Redevelopment Areas

EBDI – Begun in 2003 this redevelopment plan includes a new early childhood center, a K - 5 elementary school, graduate student housing, a hotel, lab space and commercial facilities. It will have some 700 units of affordable and market rate housing, both new construction and rehabilitated units. Total development costs are anticipated to be $1.8B.

During CFY 2019, four (4) residential projects either broke ground or commenced additional phases of development for 112 new for sale and 252 rental units. Specifically, Phase II of the Townes at Eager Park started construction on the 34 2-car garage luxury townhome units adjacent to Eager Park; Preston Place commenced construction on the 4th phase of their residential project, 25 historic rehabilitation units, all of which are affordably priced for purchasers at or below 80% AMI.

ORCHARD RIDGE – This project involves the new construction of 73 affordable homeownership units and 378 affordable rental units built on former public and FHA housing sites. Started in 2005, it is expected to be completed in the fall of 2019. Five rental and several homeownership phases have been completed.

No activity on this project during PY 2018.

O'DONNELL HEIGHTS- The current master plan calls for a mixed-income development of approximately 925 units including row homes, two story walk-up flats and a low rise apartment building for senior citizens. The project started in the spring of 2010.

HABC is undertaking a neighborhood revitalization plan encompassing O'Donnell Heights and three adjacent communities (Browning Manor, Medford and Graceland Park). The purpose of the neighborhood revitalization plan is to develop an overall strategy for neighborhood improvement that will then be used to guide the redevelopment efforts for future phases of the O'Donnell Heights public housing site. HABC has contracted with a local architectural/planning firm to complete the revitalization plan. The completion of a neighborhood revitalization will strengthen the competitiveness for a 9% Low Income Housing Tax Credit (LIHTC) funding award from the State for the next phase of O'Donnell Heights redevelopment.

BARCLAY – This project includes the new construction and rehabilitation of 199 rental housing units and 123 homeownership units as well as retail in the Barclay neighborhood. The project started in the spring of 2010. Three rental phases and several homeownership phases have been completed. When complete, the project will include 322 units with a Total Development Cost of $90,000,000.

There was limited activity on this project during PY 2018. Financing is being sought for a new phase of new construction homeownership u nits and a new park.

POPPLETON – The Poppleton redevelopment initiative will replace or redevelop more than 500 vacant properties in a 13.8-acre footprint in west central Baltimore. It will include approximately 1,600 mixed-income, mixed-tenure residential units (1,178 homeownership and 477 rental) with approximately 52,000 square feet of retail and commercial space. Buildout is expected to require between 15-20 years and cost $800 million and 475 rental units.

Acquisition, relocation and demolition on the phase 3 and 4 development sites continued during PY 2018 but was not completed.

PARK HEIGHTS – This project, the master planning of which began in 2003, involves the revitalization of central Park Heights including the construction of a mixed use, mixed income, mixed tenancy development on a sixty-two acre site. Acquisition of the first 49 acres was completed in CFY 2016, the same year that demolition of dilapidated structures on the site began.

An RFP for the major redevelopment area was released during the program year but no major construction was initiated during the year.

UPLANDS – The Uplands redevelopment is located in west Baltimore on a former FHA housing site. The project started in the spring of 2005 and is expected to be completed in the summer of 2019. This project will include 761 units and is expected to cost $235,000,000. When completed, new development will consist of two rental and five homeownership phases on approximately 60 acres. One rental phase of 104 units and two homeownership phases totaling 74 units have previously been completed. Some 60 former residents of the Uplands Apartments are tenants in the new rental units.

There was no new construction in City Fiscal Year 2019, however planning efforts continued related to the construction of new infrastructure required to begin construction of the second multi-family affordable rental housing building on the site.

CENTRAL WEST BALTIMORE/MARSHALL GARDENS – Originally conceived as a HUD Choice neighborhood site, the project was not awarded a Choice implementation grant. During CFY 2016 it was however awarded tax credits for a 90 unit rental development that was to begin construction during CFY 2017.

The project remained in pre-development in PY 2018. No construction occurred in PY 2018.

PERKINS – This project entails the total redevelopment of the Perkins Homes and Somerset public housing developments as well as the redevelopment and revitalization of the adjacent Washington Hill and Dunbar Broadway neighborhoods and the Old Town Mall into a mixed-income, mixed use community.

During PY 2018 Funding was committed for Somerset Phase 1, Building 1234 McElderry and construction is underway on this multi-family residential structure. Funding has also been approved for Somerset Phase 2, Building 420 Asquith Street, with an anticipated construction start between January – March 2020.

A community planning process was initiated during PY 2019 to identify redevelopment priorities for the Chick Webb Recreation Center. The process will be completed in PY 2019 (CFY 2020) and it is anticipated that construction on the Center will begin late in PY 2019 or early in PY 2020.

II. Fair Housing Practices

The current Consolidated Plan identifies the implementation of fair housing practices to ensure that all populations are provided the opportunity to have access to affordable and decent housing throughout Baltimore City as one of its strategic priorities. These practices, and the actions taken to advance them during Federal program year 2018, include:

- Continuing to use the MTW status of the Housing Authority of Baltimore City (HABC) to be the conduit to fund the Baltimore Regional Mobility Program being implemented by the Baltimore Regional Housing Partnership pursuant to the Thompson Settlement Agreement;

Actions Taken: During FY 2019, HABC, continued to be the conduit for funding the Baltimore Regional Mobility Program being implemented by the Baltimore Regional Housing Partnership (BRHP).

- Exploring strategies for creating an inclusionary housing requirement that will result in the creation of affordable housing in opportunity areas throughout the region;

Actions Taken: The Inclusionary Housing Task Force, created by the Baltimore City Council in program year 2015, continued to meet during program year 2018. Currently, efforts are under way to extend the time of performance of Baltimore's inclusionary housing law and reevaluate the procedural and administrative processes by which exemptions to the law are asked for and granted. It is anticipated that new procedures will be adopted in the latter part of program year 2019 (CFY 2020).

- Participating in the implementation of the Regional Action Steps that resulted from the Baltimore Region Analysis of Impediments to Fair Housing.

Actions Taken: Baltimore City and HABC are active participants in the Baltimore Regional Fair Housing Group (the Group), which consists of representatives of Baltimore City and Anne Arundel, Baltimore, Harford and Howard Counties. The Group continued to meet monthly with the Housing Policy Coordinator at BMC to coordinate implementation of the 2012 Regional Fair Housing Action Plan. The following lists steps taken in implementing the Regional Action Steps during program year 2019:

- ✓ The Baltimore Regional Project-Based Voucher (PBV) Program, a collaboration of six public housing agencies (PHAs), the Baltimore Regional Housing Partnership (BRHP), and Baltimore Metropolitan Council (BMC) awarded 26 project-based vouchers (PBVs) to two proposed developments through a new February 2019 RFP, for a total of 70 vouchers awarded from our original pool of 100.
- ✓ The Housing Commission of Anne Arundel County (HCAAC), the Housing Authority of the City of Annapolis (HACA), BRHP, and BMC signed the first operating and management agreement committing specific vouchers from HCAAC and HACA to the Towne Courts development in Annapolis.
- ✓ Regional Fair Housing Group conducted significant work developing a new 2019 Regional Analysis of Impediments to Fair Housing Choice (AI):
  - Finalized all Community Participation Plans.
  - Issued a request for proposals for consultant assistance and selected a team led by Root Policy Research out of Denver.
  - Assembled a regionally balanced AI Stakeholder Work Group and then convened that group eight times to review data analysis conducted by the Root Policy team and BMC.

The BMC Housing Committee went on hiatus in calendar year 2019 as this group, which includes most Housing Committee members, became the main stakeholder input for the Fair Housing Group during the creation of the AI.

- Conducted at least seven public meetings around the region to gather local stakeholder input prior to the release of a draft AI.
- With assistance from Root Policy Research and the AI Stakeholder Work Group, the Fair Housing Group created and PHAs circulated to waiting lists a survey to inform the AI with views from low income residents in the region.

✓ The Fair Housing Group, working with fair housing and disability stakeholders and the Maryland Department of Housing and Community Development (DHCD), agreed on actions local governments and DHCD would take, incorporating the online Md. Housing Search tool, to implement key elements of the Fair Housing Group's FY 2017 affirmative fair housing marketing suggestions. Fair Housing Group and DHCD shared these actions with the BMC Housing Committee in December 2018.

✓ The Baltimore Regional Affordability Preservation Task Force held its fourth meeting in December 2018, learning about:

- The stress that many multifamily properties are under because of high sales prices that put pressure on rents/affordability and maintenance budgets. Moving forward the Task Force will explore how local governments and the State of Maryland can structure assisted housing agreements in order to facilitate preservation.
- How nearly 4,000 units of assisted housing have year-to-year subsidy contracts, meaning the advance notice provisions of State and federal law are crucial to any needed preservation effort.
- Our database documents about 2,500 units of formerly assisted housing that has been lost to the region's hard-unit assisted housing inventory.

✓ Fair Housing Group, including PHAs, submitted comments on the Maryland DHCD draft 2019 Qualified Allocation Plan and Program Guide urging additional incentives for tax credit awards in Communities of Opportunity, a proper metro area/rural balance, and mixed-income housing.

✓ Fair Housing Group continued its analysis of Low Income Housing Tax Credit awards/applications, showing that DHCD's 2018 incentives to make substantial progress on carrying out its 2017 voluntary conciliation agreement had its desired effect of incentivizing awards in Baltimore-area Communities of Opportunity, while still making four awards in Baltimore City (three in Communities of Opportunity). Removal of opportunity-area incentives in the 2019 QAP and Guide, however, drove the share of Baltimore-area 2019 tax credit applications in Communities of Opportunity down to 33 percent.

✓ BMC and the Fair Housing Group hosted a "What's on Tap" event in May that featured consultant Tiffany Manuel discussing the new "Piecing it Together" document she created while at Enterprise Community Partners. More than 30 people attended the discussion, which focused on crafting successful stories and messaging around affordable housing

✓ PHAs also began using materials in voucher briefings to explain porting rights and procedures:

✓ A new booklet that presents basic information on porting rights of voucher holders and differing policies among PHAs re: bedroom size and interim reporting.

- ✓ A video produced by BMC explaining porting rights and action PHAs have taken to streamline the porting process and drawing the new voucher holder's attention to the booklet.
- ✓ Baltimore Neighborhoods, Inc. (BNI) closed its doors after nearly 60 years, and Fair Housing Group jurisdictions began working with stakeholders working to set up new Fair Housing Action Center of Maryland, which would carry on BNI's paired fair housing testing work.
- ✓ BMC continued to assist a committee of Howard County stakeholders exploring the creation of a Columbia Housing Center on the model of the Oak Park Regional Housing Center.
- ✓ In consultation with the Housing Committee, BMC and Fair Housing Group updated AI Implementation Plan and Fair Housing Group jurisdictions used it to inform local Annual Plans and to report progress through Consolidated Annual Performance and Evaluation Reports (CAPERs).

- Creating units for NEDs that are not concentrated and that are located in stable communities with various amenities;

Actions Taken: During the reporting period HOME program funds helped support 39 units NEDS units occupied by persons from HABC's project based voucher waiting list.

- Helped to fund a coordinator's position at the Baltimore Metropolitan Council and participated in efforts to implement a regional project based voucher program.

Actions Taken: The Group members and BMC agreed upon and approved an MOU to continue to support the coordinator's position for City Fiscal Year 2019, 2020, and 2021. The Group jurisdictions increased their CDBG contributions to fund the coordinator's position through BMC.

Appendix 2: CR-15 Resources and Investments

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG Program

The $1,115,000 in CDBG funds spent on direct homeownership assistance by DHCD for down payment and closing cost support leveraged $30,356,609,817,271 in private mortgage funds for the purchase of 221 houses during CFY 2019. Every dollar of CDBG funds helped leverage $28.23 dollars in other funding.

CDBG expenditures for 108 repayments PY 2018 were $2,600,078. This amount accounted for 14% of all CDBG expenditures for the fiscal year. Repayment of the EDBI 108 Loan accounted for the majority of these expenditure ($1.65 M). PY 2018 saw the start of construction on 112 for sale housing units and 252 rental units in the EBDI footprint. The ratio of 108 loan funds to total expenditures at the site rose to over 1:28. The amount of total expenditure on the Section 108 supported portion of the EBDI is approximately $650. In 2018 the final (20th) principal payment was made on the Public Housing 108 loan.

Expenditures included $1,115,000 in CDBG funded direct homeownership assistance capital activities which helped leveraged $30,356,600 in other mortgage funds. This was close to the amount leveraged in CFY 2018, which is somewhat surprising given that the total number of CDBG assisted units fell to 221 from 272 in the prior year.

HOME Program

The total costs from all sources of funding (HOME, other loans from federal, state and local sources, as well as private loans and grants) for the projects eligible for reporting during this period was $78.696,769. HOME program funds in the amount of $4,968,249 leveraged $58,188,028 in LIHTC, $9,125,492 private sector funds and $6,145,000 in state funds.

Three of this year's completed HOME projects are in distressed markets in West Baltimore. North Avenue Gateway II's sixty-five are in Walbrook, New Shiloh II's sixty-five units are next door to New Shiloh Village in Rosemont, and Metro Heights' sixty-three units are in Mondawmin. Franklin Flats has created 41 new affordable units in the Downtown/Mt. Vernon area.

Twenty-one of the two hundred thirty-four units constructed and leased in CFY 2019 are dedicated homeless units. Seven units in Metro Heights, eight units at New Shiloh II and six units at North Avenue Gateway II were created to house homeless individuals. All twenty-one units are supported by project

based housing vouchers. In addition, thirty-nine units in CFY 2019 have been dedicated non-elderly disabled individuals.

Completed Projects in CFY 2019						
Project Name	**HOME Units**	**Type**	**Rental/HO**	**HOME**	**Other Funds**	**Total Costs**
Metro at Mondawmin	63	New Construction	Rental	$1,250,000	$21,024,417	$22,274,417
New Shiloh II	65	New Construction	Rental	$1,250,000	$20,939,215	$22,189,215
North Avenue Gateway II	65	New Construction	Rental	$1,250,000	$16,576,892	$17,826,892
Franklin Flats	41	New Construction	Rental	$1,218,249	$1,419,441	$2,119,441
Totals	**234**			**$4,968,249**	**$73,728,520**	**$78,696,769**

DHCD expects four HOME projects will be completed and fully leased by the end of the next fiscal year. The rehabilitation of the existing units at Union Avenue apartments and Historic East Baltimore III are already leasing units to tenants. The newly constructed units at Walbrook Mill and L on Liberty should be completed and leased before the end of next fiscal year. DHCD has $4,250,000 of HOME funds invested in these projects. 1234 McElderry and Greenmount & Chase will be under construction but are unlikely to be completed and leased by the end of the fiscal year. These projects will combine $98,186,183 of private, state and local funding with $7,7500,000 of HOME funds, about 7% of the $105,936,183 total funds.

Projected Completions in CFY 2020						
Project Name	**HOME Units**	**Type**	**Rental/HO**	**HOME**	**Other Funds**	**Total Costs**
Union Avenue	54	Rehab	Rental	$1,200,000	$4,313,659	$22,274,417
Walbrook Mill	58	New Construction	Rental	$1,000,000	$18,780,325	$22,189,215
L on Liberty	71	New Construction	Rental	$1,500,000	$17,874,258	$17,826,892
Historic East Baltimore III	10	Rehab	Rental	$550,000	$13,852,060	$14,402,060
Totals	**193**			**$4,250,000**	**$54,820,302**	**$59,070,302**

Geographic distribution and location of investments

The geographic location of activities funded through the four Consolidated Plan programs are displayed on the maps on the following pages.

The first map utilizes the latest Low and Moderate Income Summary Data (LMISD) made available to grantees from HUD. The data is based on the 2006 – 2010 American Community Survey (ACS) which is a statistical survey conducted by the U.S. Census Bureau that samples a percentage of the population every year to provide updated community information.

Activities provided during PY 2018 are displayed against a background of census tracts, colored yellow, where at least 51% of the population had incomes that were 80% or less of an adjusted regional household median income. For the city in its entirety, the overall low/mod percentage is 61.9% (371,795 persons). Of the 200 census tracts that make up Baltimore City, 152 had at least 51% moderate/low-income households.

As shown in Map I, most of the Consolidated Plan activities were within predominantly low-moderate income areas. Those that were not were primarily scattered in the north, northeast and downtown harbor areas. The data identifies the locations where Consolidated Plan formula grant funds were expended for capital projects, provision of services and operating support. The type of activity, by formula program associated with each legend symbol is as follows:

CDBG (blue square):
Identifies the administrative locations of non-profit subrecipients and governmental entities that provide a wide range of CDBG funded housing and social service activities. The number of blue squares equates with organizational location, not the number of activities carried out. Many organizations undertake multiple activities at a given site. Additionally, many activities – housing rehab, boarding of abandoned properties, landscaping of vacant lots - are carried out away from the administrative location and are not represented by the blue squares. The majority of these administrative locations are found within the geographic center of the city. All but a few are in low- and moderate-income areas.

ESG (red star)
Identifies the locations of eleven facilities that provide services to the homeless. All receive Emergency Solutions Grant (formerly Emergency Shelter Grant) funds. All but two are located through the middle of the city from south Baltimore to Barclay. The majority are within a mile of the inner harbor. All but one are in low- or moderate-income areas.

CDBG Homeownership (green square)
Identifies the location of properties purchased by first time homebuyers that received CDBG down payment assistance through Baltimore Housing. These locations are dispersed throughout the city with the exception of north Baltimore. 78.4% of these properties are located in low-and moderate-income areas.

CDBG Rehab (red circle) Identifies the location of owner occupied properties that received rehabilitation loans from Baltimore Housing. These locations are dispersed throughout the city with the

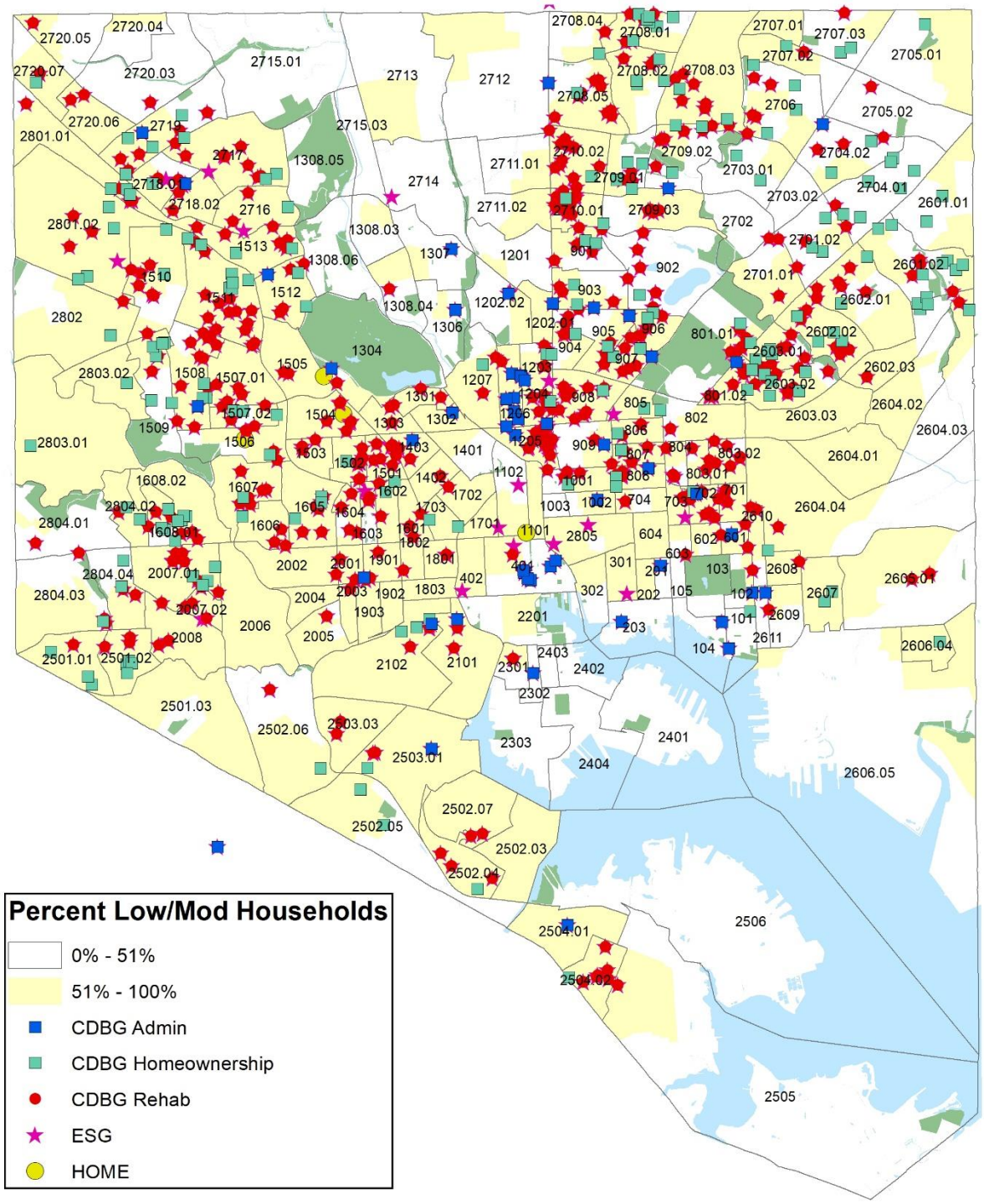
highest number of loans in the eastern and western sections of the city. The majority of loans (86%) were in low/mod areas.

HOME (yellow circle)
Identifies the location of HOME funded projects completed during PY 2018. The projects include: North Avenue Gateway II's sixty-five units in Walbrook, New Shiloh II's sixty-five units in Rosemont, Metro Heights' sixty-three units in Mondawmin, and Franklin Flats' 41 units in the Downtown/Mt. Vernon area.

HOPWA (fuchsia square)
Identifies the locations of the facilities providing housing and supportive services for person with AIDS within Baltimore City. All but one are located on a north-south axis running through the middle of the city, primarily in downtown and mid-town. All are in low- or moderate-income areas.

While these facilities account for a significant amount of HOPWA expenditures, the majority of funds are spent on rental payments to private landlords. For reasons of confidentiality, addresses associated with these rent payments are not available for mapping. Based on descriptions from a HOPWA administrator, these properties are distributed throughout the city, with the majority found in low- and moderate-income areas.

Map I
Low / Moderate Income Areas
July 1, 2018 - June 30, 2019



While the background of Map I (above) shows low-and-moderate income census tracts, the background of Map II on the following page shows *residential census block groups* that are categorized by their Housing Market Typology.

During the fiscal year 2017, a new Housing Market Typology was developed. This Typology, like previous ones is a classification scheme that uses housing data variables and a process called cluster analysis to categorize Baltimore's residential housing market. Cluster analysis is a statistical technique that groups data that are relatively similar to each other while simultaneously maximizing dissimilarities with data from other groupings. For the Typology, the data was aggregated to census block groups, a level of geography that generally ranges from five to ten city blocks.

Data variables used for the Typology include: sales price, foreclosure filings, housing density, owner occupancy, building permit activity, vacant building and land area, sales price variation and subsidized rental units as a % of all occupied housing units. The Typology was jointly developed by The Reinvestment Fund, Baltimore City DHCD and the Baltimore City Department of Planning. The initial typology was created in 2005 and has been modified and updated every three years. The Typology categorizes most residential areas of the city into one of five "Market Typologies": Regional Choice, High Value, Steady, Transitional, and Distressed. Census blocks with fewer than five residential sales are not assigned to any of these five categories.

The characteristics of the five typologies as defined by the Department of Planning are as follows:

Regional Choice (A)
The block groups in this market represent competitive housing markets with the highest sales prices and the lowest foreclosure activity in the region. Vacant buildings are rare, and these areas are amongst the lowest residential density of all categories. Market interventions are not necessary in these markets, but basic municipal services such as street maintenance and code enforcement are essential to maintaining these markets.

High Value (B and C)
The block groups in these markets represent above City average sales prices, maintained by high levels of permit activity. Market “B” has high ownership rates, compared to market “C” which has the second highest subsidized rental market; while both are among the highest residential density across the city. Modest incentives and strong neighborhood marketing should keep these communities healthy, with the potential for growth.

Steady (D and E)
The block groups in these markets are near the City average in sales prices but with markedly higher foreclosure activity compared to “A”, “B”, and “C” markets. The highest level of owner occupancy, low subsidized rental, and low residential density are represented by market “D”. These markets combined represent 25% of all households, including 31% of all owner occupied households in the City. Interventions are geared toward aggressive code enforcement, which in turn supports existing homeowners.

Transitional (F, G and H)
The block groups in these markets experience sales prices ~30-50% below the city average, while keeping foreclosure activity similar to markets “D” and “E”. Markets “F” and “H” have significant levels of owner occupancy, while market “G” represents the lowest level of owner occupancy and the highest level of

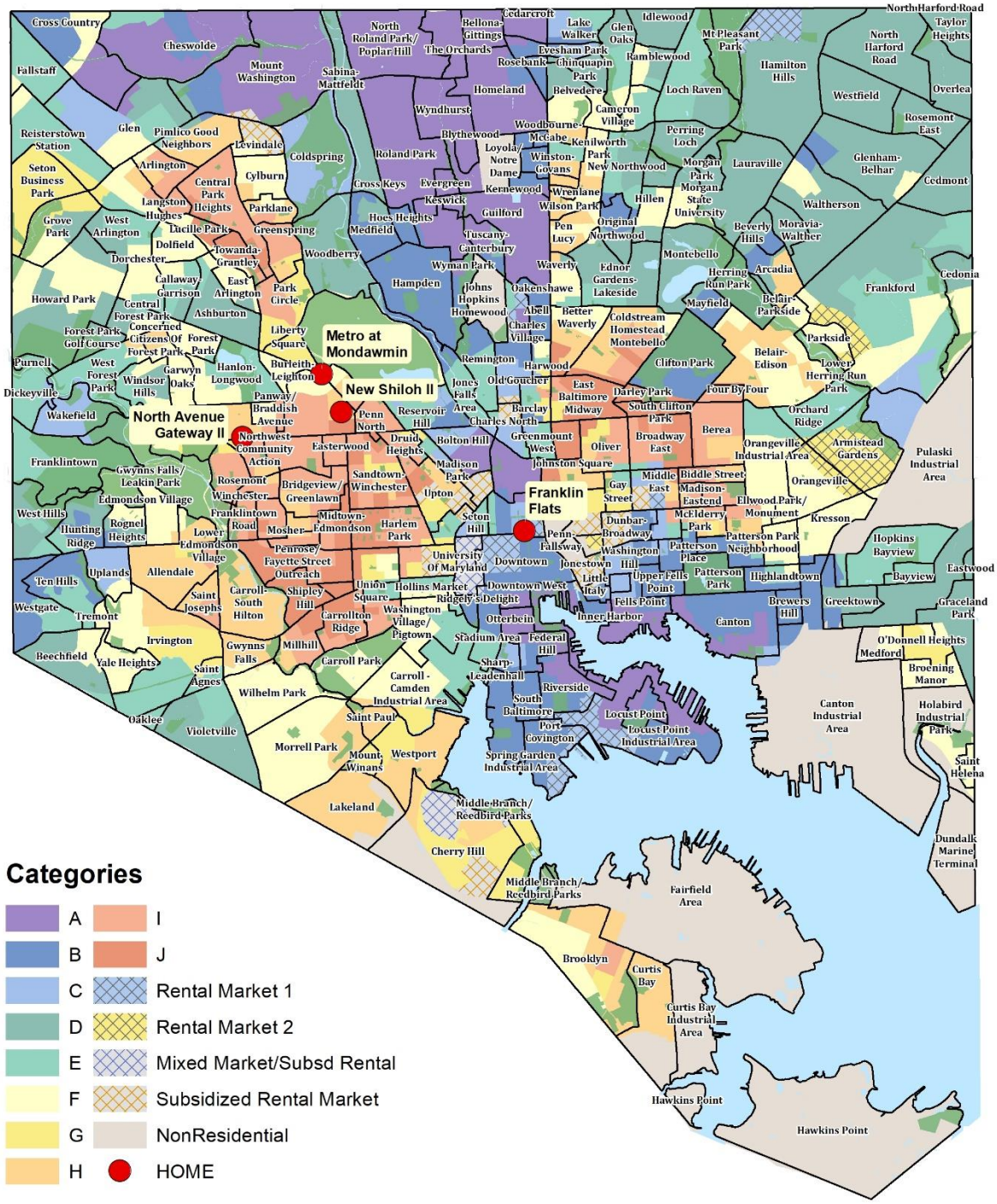
subsidized housing units (19%). These markets combined represent 27% of all households, including 27% of all owner occupied households in the region. Intervention strategies aim to support homeowners living in communities with limited access to resources and under-appreciated assets, such as historic housing stock.

Distressed Market (I and J)

The block groups in these markets experience the lowest sales values in the city, roughly 80-90% lower than the City average. These markets contain the lowest levels of permit activity, low foreclosure activity, and the highest vacancy rate. One-fifth of all residential land in market "J" is either vacant land or vacant buildings. These markets combined represent 13% of all households, and only 11% of all owner occupied households in the region. They have experienced some of the most substantial population losses in the City during the past decades. Comprehensive housing market inventions should be targeted in this market category, including site assembly, tax increment financing, and concentrated demolitions to create potential for greater public safety and new green amenities.

Against this background of housing market types, Map II shows the location of the four HOME funded rental housing projects that were completed during fiscal year 2019. Two, Metro at Mondawmin and New Shiloh II are located in the Mondawmin neighborhood which is a transitional market typology. North Avenue Gateway II is located in the Northwest/Walbrook neighborhoods which are also transitional market typology areas. Franklin Flats, on the southern edge of Mount Vernon is within a high value rental market typology.

Map II
New Affordable Housing Projects
Finances with HOME Funding by Housing Typology
July 1, 2018 - June 30, 2019



Appendix 3: CR-20 – Affordable Housing

Efforts Taken to Address Worst Case Needs

Worst case housing needs as defined by HUD include: low-income renter households who pay more than half their income for rent, those who live in seriously substandard housing (including the homeless) and those who have been involuntarily displaced.

I. Low-Income Severely Cost Burdened Renter Households

Tables 7 and 30 of the 2015 – 2020 Consolidated Plan find that slightly more than 26% of all renters in Baltimore City are severely cost burdened. (Severely cost burdened households pay more than 50% of income for housing. All tables referenced are populated with HUD CHAS data based on 2007 – 2011 American Community Survey data unless otherwise noted.) 80% of these households - 25,300 of 31,780 – are households earning 30% or less of Area Median Income (AMI). Most of the remaining burdened households (5,395 of 6,330) earn 31 - 50% of AMI. The City seeks to address the housing needs of these households by lowering or eliminating their rental costs through the creation and maintenance of subsidized housing units; the provision of Public Housing units and providing rental payments through the Housing Choice Voucher (HCV) program.

During Federal program year 2018, 207 units of HOME assisted rental housing, and 8 CDBG units were added to the subsidized housing inventory for households earning 0 – 50% of AMI. Ninety-seven of these households holds earned less than 30% of AMI, 118 households in the 31 – 50% AMI range.

II. Substandard Housing

Table 37 of the 2015 – 2020 Consolidated Plan finds that over 53% of occupied residential units (127,272 of 238,959) in Baltimore City were built before 1950. The age of the housing stock in combination with thousands of households with incomes too low to adequately maintain these units (see Section I. above) leaves Baltimore with a significant number of seriously substandard housing units. Substandard conditions are found in both rental and owner occupied units.

The latter accounts for thousands of substandard units, although the exact count is unknown as there is little in the way of inspection data for owner occupied units. There are almost 16,000 units with severely cost burdened owners with incomes below 80% of AMI. This includes over 4,000 elderly households with incomes 0 – 30% of AMI. (Consolidated Plan; Table 10.) Some 60% of owners live in pre-1950 housing, a rate markedly greater than that of renters. (Consolidated Plan; Table 37.) This combination of cost burdened owners, particularly those that are elderly, in aged housing creates the circumstances for substandard conditions. Further, the owner occupied universe does not generally undergo housing quality inspections as is common for tens of thousands of rental properties annually.

Efforts to address substandard conditions during Federal program year 2018 included using CDBG resources, often in combination with State of Maryland capital resources, to support the rehabilitation of 258 owner occupied residences. One hundred and twelve of the households served (40%) had income of less than 30% of AMI; One hundred and two households (37%) were between 31 and 50% of AMI.

To help preserve the existing subsidized rental housing stock – much of this inventory was developed over twenty-five years ago – the City supports the Housing Authority of Baltimore City's (HABC) participation in the Rental Assistance Demonstration (RAD) program. During program year 2018 five HABC properties with a total of 753 units converted to RAD. In prior years, CDBG funds had supported project delivery costs of some conversions carried out by new owners but did not do so in PY 2018.

III. Individuals Who Have Been Involuntarily Displaced

Baltimore's Department of Housing and Community Development expended $3,687,939.05 in General funds, City Bond funds and Video Lottery Terminal funds for the relocation of 52 residential households, during the fiscal year beginning July 1, 2018 and ending June 30, 2019.

There were many reasons for the relocation of these households including the initiation of new construction projects; rehabilitation of existing properties and preparation of property sites for future development. Those displaced received counseling and individuals who were displaced from Section 8 housing were issued written guarantees to assure their return to comparable units. Each family was advised of the maximum replacement housing payment to which it was entitled prior to displacement.

Appendix 4: CR-30 Public Housing

Actions taken to address the needs of public housing

New Initiatives - 2019

In its never-ending quest for funding and additional services for housing residents, the HABC Office of Resident Services will collaborate to offer one new initiative to our residents:

Connect Home

ConnectHome is a public-private collaboration to narrow the digital divide for families with school-age children who live in HUD-assisted housing. The program seeks to bring affordable broadband access, technical training, digital literacy programs and electronic devices to public housing and Housing Choice Voucher families.

Since the program's inception, Comcast has joined the initiative and in partnership with HUD has collaborated to close the digital divide for up to two million HUD-assisted families. Now, public housing and Housing Choice Voucher HUD-assisted residents living in Comcast's service area will have access to low-cost internet service through a signature program entitled Internet Essentials. Internet Essentials is Comcast's high-speed internet adoption program for low-income families which provides internet service to low-income families for $9.95/month.

The Housing Authority of Baltimore City (HABC) along with 27 other public housing authorities nationwide was chosen as a pilot site for ConnectHome.

New Strategies - 2019

Each year, we have an opportunity to examine the successes and challenges of the services we provide; and discover best practices and opportunities to enhance the quality of such services. Two areas we have focused on are:

- Youth Development – to expand our realm of services and support to our youth council; youth leadership summit; youth employment and training; and support to our Rising Star Scholarship applicants and awardees.
- Financial Education - enhance our relationship with local banks and financial institutions to broaden opportunities for financial education and banking services

Capital Improvements

HABC will implement capital improvements at existing housing developments and scattered sites using MTW Block Grant funds. In FY 2019, HABC projects that it will expend approximately $46.1 million on capital projects as further described below.

Major initiatives planned in FY 2018 to be completed in FY 2019 are the demolition of 74 units and the daycare center at O'Donnell Heights with the assistance of state demolition grant funding; playground replacement and refurbishment through HABC's partnership with KABOOM playground specialists; and, the demolition of 132 units at Gilmor Homes.

Major work in FY 2019 may include: vacant unit renovations, and renovations at Latrobe, McCulloh, Perkins, Douglas, Gilmor, Cherry Hill, Westport, Brooklyn and Rosemont and various scattered sites. Other related work to be completed will be painting, interior units, construction and finishes as well as kitchen and bathroom upgrades at these HABC family and targeted scattered sites. Windows are an ongoing capital constraint for the agency. However, HABC plans the replacement of windows and re-caulking of windows at developments as well as some security screens for windows as identified. There will also be a focus on basement water proofing in various scattered sites units as needed. As part of the Green Physical Needs Assessments, HABC has completed a needs assessment for the scattered site inventory. HABC will assess the viability of each unit based on condition, neighborhood, typology, and redevelopment opportunities, including affordable homeownership, RAD, mixed financed, etc. Decisions will be made to keep the units in HABC's inventory or dispose of them for one of the opportunities previously mentioned.

In general, HABC will conduct environmental, electrical, mechanical and architectural studies for aged infrastructure and developments. In FY 2019, HABC will plan for agency-wide electrical studies for electrical systems at various developments. Those studies could result in various levels of electrical system work depending on the extent of the work and available funding.

HABC is committed to continuing work on the investigation and repair of drainage and site erosion problems at various sites to include installing and/or repairing fencing as needed. Tree maintenance, remediation and trimming will be performed as needed.

HABC's Capital Fund, is totally inadequate to address the unmet and accrued needs of its inventory at Gilmor Homes and elsewhere. HABC receives approximately $1,300 per unit annually to address capital needs in properties that were built in the 1940's with failing infrastructures. Due to the foregoing, HABC will submit a disposition application to HUD in FY 2018 for the partial demolition of 132 units in Gilmor Homes' walk-up buildings. Actual demolition will occur in FY 2019. The application includes plans to re-route the existing utilities to maintain service to the surrounding buildings remaining on the property as well as plans to relocate and demolish the six walk up style apartment buildings. The estimated cost to reroute and demolish the buildings is $4.0 million, and the work will take 12 to 15 months. The expected timing for the issuance of the notice to proceed is in the second quarter of FY 2019.

Energy Performance Contracting & Resident Billing / Metering

HABC will continue monitoring, measurement and verification efforts for the Phase I Energy Performance Contracting (EPC) properties (Latrobe, Cherry Hill, Gilmor, Westport and Brooklyn). A second EPC Program of approximately $11 million has been planned for the installation of conservation measures including lighting, water conservation fixtures, utility metering and system upgrades at selected properties (Douglass Homes, Poe Homes, Dukeland Homes, Rosemont Homes, Oswego Mall, McCulloh Homes Low Rise, McCulloh Homes Townhomes (122), Laurens House, Mt Winans, Spencer Gardens, and Carey House). The second EPC is planned for a total of 15 years, inclusive of two years of construction and ECM installation. Once the EPC financing is established and executed in the last half of FY 2018, design, construction and ECM installation should commence in the first quarter of FY 2019. As a part of the EPC

strategic plan, HABC re-negotiated Veolia steam contracts for service to Douglass Homes and Cherry Hill Homes. The new rates for these sites will be implemented by the end of FY 2018.

Exterior lighting at various sites will be evaluated. The work will include major equipment replacement at McCulloh Homes and Douglass Homes and the installation of additional energy conservation measures at the remaining named sites.

The Energy Department addresses and manages the Resident Billing & Metering Program. HABC solicited and contracted with a third party utility billing company to handle resident excessive consumption charges in early FY 2018. The company will continue the efforts with the properties in the first EPC and absorb the Phase II EPC properties once the sub-metering infrastructure is in place. HABC's Energy Department will oversee this company in close collaboration with other agency departments. Additionally, the Energy Department will ensure all Utility Allowances & Excessive Consumption Charges (ECC) updates are performed for the developments under the EPC program. Section 8 Utility Allowances will also be reviewed and updated.

Energy Information Kiosks remain in operation at three locations: Benton Building, Latrobe and Cherry Hill Homes. Residents also have access to the Energy Hotline and Energy email for residents to communicate questions, issues and concerns to a central location.

Partnerships

Playgrounds remain a priority and will be addressed through the Capital Plan and in collaboration with KABOOM, a nationally recognized playground specialist. HABC collaborates continuously with Baltimore Gas & Electric to identify the list of properties, which are mostly scattered sites, for meter upgrade/removal/inspection or maintenance or theft of energy cases. HABC will continue to evaluate and/or propose projects with various partners including the Weatherization Assistance Program and the Parks & People Foundation.

Safety & Security Initiatives

In 2006 the City established "Citiwatch", a program between the Mayor's Office of Criminal Justice (MOCJ), the Mayor's Office of Information &Technology (MOIT) and the Baltimore Police Department (BPD) Homeland Security Division to provide state-of-the-art CCTV cameras throughout the City of Baltimore to assist police and other governmental agencies with public safety. Pursuant to an intergovernmental agreement, HABC established a partnership with the City in 2014 for the City to install, repair, maintain and replace HABC's closed circuit cameras or similar communication devices located at certain HABC developments.

HABC continues its partnership with MOCJ, MOIT and BPD-Homeland Security Division. Through this collaboration HABC performs ongoing reviews for the useful life and operation of camera equipment and gunshot technology at Cherry Hill, Gilmor, Latrobe, McCulloh, Perkins and Poe Homes. Camera maintenance, safety and security concerns, and safety grants are some of the work performed as a result of these partnerships. The maintenance agreement for 173 cameras at 6 original locations (Gilmor,

Latrobe, McCulloh, Perkins, Cherry Hill and Poe Homes) was extended through June 2019. The agreement for Pleasant View Gardens was transferred to the developer during the RAD conversion of the property.

This partnership also seeks opportunities to apply for private and governmental grants for the implementation of new cameras and security lighting at all sites. The Department of Housing Safety and Security Grant awarded to HABC for Brooklyn Homes will commence in FY 2018 and be completed in FY 2019 under this partnership. The grant will cover the installation of at least six cameras, security lighting and some fiber optic cable installation. The work includes installations to key areas around Brooklyn Homes as part of the crime fighting and deterrent strategy. Fiber installations are being evaluated for possible implementation at all sites to increase data connectivity/reliability and camera operations.

Development Initiatives

HABC utilizes MTW Block Grant and other public and private leveraged funds to support the preservation and revitalization of existing public housing communities, and the development of new affordable units. A summary of non-RAD activities and other major ongoing and planned development initiatives follows. The discussion of planned unit counts, timetables, development financing and other details is preliminary and subject to change.

In addition to the projects noted below, HABC is considering development of a number of other sites including sites that may be identified through the previously noted Strategic Planning process. Activities on these sites in FY 2019 may include master planning, the issuance of RFPs or RFQs, the execution of Land Disposition or Master Development Agreements, the provision of MTW funds to developers, demolition, site clearance, and remediation, and other pre-development and development work.

O'Donnell Heights

The O'Donnell Heights public housing development was constructed in 1942 and included 900 public housing units. Of the original unit count, 596 have been demolished and 304 remain on-line. The redevelopment of O'Donnell Heights is proceeding in phases. Phase I-A, consisting of 75 affordable rental units and 1 managers unit, is now complete. Phase I-B, consisting of 68 affordable units, is expected be completed by April 2018. HABC will provide 34 project-based vouchers. The remaining 34 units will be affordable to households earning less than 60% of the area median.

HABC has received HUD approval to demolish 74 units located on the sloping northwest corner of the site which has been experiencing water supply line breaks resulting in storm water and groundwater infiltration of the units. It was originally HABC's plan to continue to maintain the remaining 304 units until Phases I and II of the redevelopment of O'Donnell Heights were completed. However, these specific 74 units have continued to show signs of distress and costly repairs, beyond routine maintenance.

HABC has received HUD approval to demolish the non-functioning day care facility, which is beyond repair due to extreme vandalism and is creating unsafe and unsightly conditions for the community and residents. The demolition of these units and the daycare center will help facilitate the continued O'Donnell Heights redevelopment efforts.

O'Donnell Heights does not include any UFAS units. In the redevelopment of O'Donnell Heights as Keys Point, one bedroom LTA units have been created for non-elderly persons with disabilities and the developer created UFAS unit in accordance with applicable laws.

Bailey Supplemental Decree Units

Ten additional units for non-elderly persons with a disability will be created through the acquisition and rehabilitation of units in neighborhoods identified in the Bailey Supplemental Decree. This project is expected to commence in the fall of 2018.

Thompson Settlement Agreement

Under the *Thompson* Settlement Agreement, BRHP is continuing the project based development program that was started under the *Thompson* partial consent decree. BRHP is implementing a project based development program to create project based units in Communities of Opportunity. Subject to funding availability, BRHP is making pre-development funding and, if needed, subordinate secondary financing using the Urban Revitalization Demonstration Grant funds awarded for the Homeownership Demonstration Program (MD-06-URD-002-I294) available to pre-qualified developers and property owners who develop housing units and agree to enter into long term project-based voucher contracts. Under this initiative, BRHP's goal is to create 40 new project-based units in Communities of Opportunity in HABC's 2019 Fiscal Year.

Hollander Ridge HOPE VI Project

HABC will acquire and rehabilitate up to 100 scattered site units in Baltimore City as identified in Thompson Settlement Agreement. Once acquired, they will be public housing rental units until HUD approves the conversion to project-based assistance under RAD. At least 5% of the units acquired under the Hollander Ridge Revitalization Plan will meet federal accessibility requirements for wheelchair users, and HABC will also require the developer to make 2% of the Hollander Ridge units hearing/vision compliant. Once the units are acquired and an assessment is completed, HABC will determine which units will be wheelchair accessible.

Approximately $18.85 million of HOPE VI funds that were originally designated for the redevelopment of the Hollander Ridge site are to be used to acquire and rehabilitate properties that will be replacement housing for both former Hollander Ridge residents and former or current O'Donnell Heights residents.

Pursuant to the *Thompson* Settlement Agreement, HABC will also make available $7.14 million in "replacement funds" that may be used in conjunction with HOPE VI Funds to develop one or more scattered site projects. Replacement funds may be from any available source except the HOPE VI Funds.

Perkins Somerset and Old Town Transformation Plan

HABC has been awarded a Choice Neighborhoods Initiative (CNI) implementation grant in the first quarter of FY 2019 for Perkins Homes. This redevelopment effort will integrate the Oldtown and Somerset Homes Master Plans with the Perkins Transformation Plan to create a single seamless plan; the Perkins-Somerset-Oldtown Transformation Plan. HABC has submitted a disposition application for the sale of 8.64 acres of

vacant land to the development entity PSO Housing Company, LLC and will submit disposition applications for Perkins Homes in several phases.

At Perkins, HABC intends to replace all of the UFAS units that are certified under the Bailey Consent Decree. In addition, the developer will provide a minimum of 5% mobility UFAS units and 2% hearing/vision UFAS unit as per the PSO Choice award, as required by law.

The redevelopment of Somerset Homes is part of the Perkins–Somerset-Old Town Transformation Plan, which is being funded in part by HUD's award of a Choice Neighborhood Implementation grant to HABC and the City of Baltimore. The Somerset Homes site will be redeveloped in three phases and the overall Somerset development plan includes an additional phase to be completed off-site on an adjacent parcel owned by the Mayor and City Council of Baltimore that will be conveyed to HABC.

HABC will convey the Somerset Homes site in phases to a single purpose entity controlled by Somerset Redevelopment, LLC. A total of 493 rental units will be constructed on the Somerset Homes site, consisting of 239 deeply affordable project-based voucher units, 111 low income housing tax credit units at 60% or less of Area Median Income, and 143 market rate units. The off-site parcel will include an additional 64 units. The redevelopment of Somerset Homes also includes the construction of a new community park and a network of new public streets resulting in a more pedestrian friendly walkable community.

The following tables summarize actions taken to improve resident services and the physical condition of public housing. The first two tables compare the projected and actual numbers of individuals and families served during FY 2019. The third table summarizes repairs and improvements made to public housing during the fiscal year and compares the anticipated and actual costs of these repairs.

Table 4
Residents Served in Economic Self-Sufficiency Programs

Service Program Area	Projected # Residents Served	
Employment Services	Enrollment Total # Served	450
	Employment Services	500
	Job Placements	200
	Average Hourly Wage	$10.00
	Skills Training	60
Youth Services (Ages 18 to 24)	Training	25
	Job Placements	20
	Average Hourly Wage	$10.00

Family Self-Sufficiency	
	Total families Served — **525** Graduates — 30 New Escrow Accounts — 35 Home Ownership Education Sessions Attended — 30 Financial Literacy Management Education Sessions Attended — 100

Table 5:
Residents Served in Support Service Programs

Service/Program Area	Number of Residents Served
Service Coordination (residents assisted)	900
Service Referrals	1800
Congregate Housing Services Program	25
Our House Early Head Start program	57
Pre and Post Occupancy Training	500
Youth Services	250

During FY 2019 the HABC spent a total $**46,101,430** on physical improvements to public housing at some fifteen developments and numerous scattered site locations as well as on creating UFAS units and procuring architectural and engineering services. The following table summarizes these capital activities.

Capital Fund Expenditures in FY 2019

AMP No.	Development Name	Description of Work	FY 2019 Projected Expenditures
1	Latrobe Homes	Replace Window and Door Caulking, Waterproofing & Tuck-pointing	849,000
2	McCulloh Homes	Site Work Improvements, Renovate Maintenance Work Space (Renovate Basement and Crawl Space Area), Install LED Lighting, Replace Steam Generator Tanks, Install Ground Source Heat Pumps, Replace Steam Condensate Sets, and Replace Natural Gas Piping Systems & Pipe Hangers	1,964,326
3	Perkins Homes	Emergency Repairs, and Development Consultant	140,949

AMP No.	Development Name	Description of Work	FY 2019 Projected Expenditures
4	Poe Homes	Site Work and Unit Improvements	478,773
5	Douglass Homes	Upgrade Electrical Distribution System, Replace Domestic Hot Water System, and Repair Traps for Radiator Control Valves	4,025,127
6	Gilmor Homes	Demolition of 132 Walk Up Units, Install New Keytrak System, Install Domestic Hot Water Generators, Install Additional Lighting and Cameras, and Relocation Activities	3,656,777
9	O'Donnell Heights	Emergency Repairs (Windows, Heating, Site Work, etc.), Demolition of 74 Units, Install Temporary Play Area and Repair Basketball Court	550,000
11	Cherry Hill	Install New Windows and Screens at Development 2-11, Investigate Sink Hole and Underground Leaks, Gas Piping Survey and Mapping, Install HVAC Controls in Daycare	1,980,000
21	Brooklyn Homes	Repairs to HABC Owned Alleys and Roads, Install New Playground and Site Work Improvements	325,000
22	Mt. Winans/ Westport	Repair Community Room Floor, Install New Playground, Site Work Improvements, Install Sub-meters	129,467
31	Dukeland/ Rosemont	Replace Exterior Doors, Replace HVAC - Gas Furnaces, Repair Natural Gas Piping Systems	1,681,975
41	J Van Story Branch	Elevator Modernization	709,148
42	Somerset Court Extension	RAD Conversion Improvements	3,960,889
45	Hollander Ridge	Replacement Housing – up to 100 Units	8,669,002
122	NEDs	Incentives for Non-Elderly Disabled Units	402,138

AMP No.	Development Name	Description of Work	FY 2019 Projected Expenditures
200, 201, 202, 203 (including Laurens House, Carey House, Shipley Hills and Oswego Mall)	Scattered Sites	Repair Roofs, Basement Waterproofing, Replace Gas Fired Furnaces and Water Heaters, Replace Windows, Renovate Long Term Vacant Units in Stable Neighborhoods, Replace Gas Fired Water Heaters, Repair HVAC - Fan Coils, Conduct Viability Assessments of Inventory, Relocation Activities	1,673,699
AHI	AHI	Affordable Home Ownership (BRHP)	2,000,000
Various	Perkins Homes; Douglass Homes; Poe Homes; Dukeland; Rosemont; Oswego Mall; McCulloh Homes (Low Rise); McCulloh Homes Townhomes; Laurens House; Mt. Winans; Spencer Gardens; Carey House	Replace failing Infrastructure Projects, Replace Set-Point Thermostats/ Thermostatic Radiator Control Valves, Install Electric Sub meters, Install Efficient Lighting in Units and Common Areas, Install Low Flow Faucet Aerators in Units and Common Areas	3,933,357

AMP No.	Development Name	Description of Work	FY 2019 Projected Expenditures
Various	J. Van Story Branch (West Twenty), Somerset Extension, Monument East, Rosemont Towers	RAD Subsidy	500,912
Various	Latrobe, Poe Homes, Gilmor Homes, Cherry Hill Homes, Brooklyn Homes, Westport/ Mt. Winans	Sub Metering Maintenance and Service	30,000
AMPS	Authority-Wide	Improvements to Non-Dwelling Management and Maintenance Work Spaces	190,000
AMPs	Authority-Wide	Replace Kitchens, Baths, Windows, Electrical Systems, Mechanical Systems, and Vacancy Renovation	379,668
AMPs	Authority-Wide	A & E and Environmental Consulting Fees	195,000
AMPs	Authority-Wide	Legal, Planning, Information Technology and Utility Consulting Fees, etc.	646,000
Central Office	Central Office	Technical Salaries and Benefits	1,260,002
Central Office	Central Office	Non-Technical Salaries and Benefits	1,668,954
Central Office	Central Office	Resident Meetings and Training	14,150
Central Office	Central Office	Admin and Operating Costs, Overhead, Sundry and Audit Fees	386,400
Central Office	Central Office	Debt Service-1st Phase EPC	3,700,716

AMP No.	Development Name	Description of Work	FY 2019 Projected Expenditures
		GRAND TOTAL	**$ 46,101,430**

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The Office of Resident Services' Resource Development Unit will continue its efforts to identify and secure the resources needed to support the combined goals of both ORS and its affiliated non-profit, Resident Services, Inc. (RSI). Employing the combined capacities and synergies of the two organizations, Resource Development has set a goal of $2 million in grant funding. In addition to the fiscal resources, Resource Development will continue to develop and establish partnerships and collaboration that will positively impact and add to the service delivery capabilities of the Office of Resident Services. This unit will also implement a compliance and monitoring component to assure quality of operation and adherence to grant guidelines.

The Housing Choice Voucher Homeownership Program (HCVHP) allows a qualified family to convert its housing choice voucher rental assistance payment into mortgage assistance for a fifteen year period. In FY 2020 HABC plans to expand the Housing Choice Voucher program to eligible public housing residents and also to re-open the Scattered Sites (Public Housing) Homeownership Program.

Actions taken to provide assistance to troubled PHAs

Not applicable. HABC is not a troubled housing authority.

Appendix 5: CR-35 - Other Actions

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j) (Continued)
Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of Baltimore Assessment of Past AI Goals and Tasks

When the 2012 Actions Steps were created, the Commissioner of Baltimore City's Department of Housing and Community Development ("DHCD") and the Executive Director of the Housing Authority of Baltimore City ("HABC") were the same and the two agencies, although separate, operated under the umbrella of Baltimore Housing. In 2016, pursuant to the direction of then Mayor Catherine Pugh, the two agencies were formally separated with one person appointed as the Commissioner of DHCD and another person being hired by HABC's Board of Commissioners as the Executive Director.

2012 AI Action Steps	Status
Goal 1: Establish over-arching fair housing policy to establish a foundation for affirmatively furthering fair housing	
Task 1: Prepare and adopt a formal policy with a clearly stated commitment to affirmatively further fair housing	Complete. Baltimore Housing generated a statement setting forth its commitment to affirmatively furthering fair housing ("AFFH") and placed it on the Baltimore Housing website. As indicated above, DCHD and HABC are no longer under the umbrella of Baltimore Housing and, as a result, they now have separate websites. The AFFH statement now appears on each agency's website.
Task 2: Establish selection criteria for proposed HOME activities giving preference to projects that expand the supply of affordable rental housing in opportunity areas as identified in the City's typology map.	Complete. After the adoption of 2012 AI Action steps, the Baltimore Housing NOFA that was issued when HOME money was available included a threshold category under which projects must meet two of five possible public policy goals. One of the goals was that the project be located in a regional choice, middle market choice, or middle market area on the City's typology map. DHCD NOFAs have continued this requirement and provide that projects that are not in a regional choice, middle market choice, or middle market area will not be eligible for HOME funds unless they are in a major revitalization area or communities of

	opportunity as defined by the State of Maryland's Qualified Action Plan or in a Federally designated Choice Neighborhood Area. As a result of these requirements, a number of proposed projects have been rejected.
Goal 2: Increase access to City programs for persons with limited English proficiency	
Task 1: Complete four-factor analysis of needs and language access plan according to HUD's LEP guidance	In progress. During fiscal year 2018, HABC adopted an LEP Plan and Procedures. Baltimore City's LEP Plan is scheduled to be released in December 2019.
Goal 3: Ensure that members of the protected classes are represented on appointed volunteer boards	
Task 1: Survey current board members on a voluntary basis to document race, gender, ethnicity and disability status	Incomplete. Baltimore City developed and administered a survey in fiscal year 2015 to document that members of the protected classes are represented on appointed volunteer boards. Because completion of the survey was voluntary, not all of the board members completed the survey. The survey results indicate that members of protected classes are represented on the boards. However, since not all board members responded, it was not possible to determine how many board members were in various protected categories. No additional survey has been conducted since fiscal year 2015. Nevertheless, Baltimore City and HABC are committed to their boards reflecting the residents of Baltimore City and representing protected classes.
Task 2: Affirmatively recruit protected class members to fill vacancies on appointed boards and commissions	In progress. The City and HABC affirmatively recruit protected class members to fill vacancies on appointed boards and commissions.
Goal 4: Increase the supply of housing affordable to households below 80% MHI, specifically in opportunity areas.	
Task 1: Create affordable housing through a number of strategies including, but not limited to, the Vacants to Value program, neighborhood reinvestment projects and the inclusionary housing ordinance.	In progress. The City has created affordable housing. In the first four years of the current Consolidated Plan, Baltimore City DHCD has supported, using Federal, State, local and private funds, the creation of over 870 new units of

	rental housing available to low-income households. During the same time period it has assisted over 1,250 low-income renter households in becoming homeowners. **

Goal 5: Expand the availability of housing options for persons with disabilities

Task 1: After HABC completes creating all 755 UFAS units required by the Bailey consent decree, HABC should determine the need for accessible housing and then develop strategies for creating units to meet the need, taking into account funding availability.	In progress. Since the 2012 AI, over 755 UFAS units have been created. However, the Bailey Consent Decree contained bedroom distribution requirements and additional three-bedroom UFAS units must be created to comply with the Bailey Consent Decree. Several of the mixed population buildings increased the number of UFAS units after the RAD conversion. As a result, there are a total of 3557 units in the RAD properties and 349 (9.5%) are or will be UFAS compliant (2 properties are still under construction and a third is scheduled to convert under RAD in November 2018). Nineteen public housing UFAS units and 16 long term affordable UFAS units were created in addition to the UFAS units that count towards the Bailey Consent Decree UFAS requirement. These additional UFAS units are occupied exclusively from HABC's waiting list.
Task 2: Contingent upon funding availability, provide project-based vouchers to developers who create accessible units funded with tax credits and/or HOME funds.	In progress. HABC and DCHD continue to partner to provide that an agreed upon number of accessible units created with tax credits and/or HOME funds will receive project-based vouchers. **
Task 3: Continue to maintain a current list of landlords with accessible units to offer a high level of assistance to persons with disabilities.	In progress. Since the 2012 AI, HABC has used Go Section 8 as the mechanism for landlords to list units available for rental. HABC encourages landlords to identify any accessible features that are in their units through its monthly landlord orientation sessions and via periodic mailings to landlord. HABC is also identifying units created through the tax credit program that are UFAS compliant or meet the Fair Housing Act accessibility requirements because tax credit projects may not reject applicants solely because they have a voucher. Finally, HABC and DHCD are collaborating with BMC, the other Baltimore

	metropolitan area jurisdictions and Maryland's DHCD to make MD Housing Search a tool that identifies accessible units that are available for rental.
Goal 6: Review and/or restructure the existing process for receiving, investigating and recording housing discrimination complaints	
Task 1: Evaluate the role of the Community Relations Commission relative to its responsibility to process complaints, in light of budgetary limitations. Refer persons filing fair housing complaints whose claims are covered by Maryland's Fair Housing law to the Maryland Commission on Human Relations.	Ongoing. The Agency has a new director and has increased the number of staff who investigate complaints. The Agency applied for and was awarded a HUD Fair Housing Initiatives Program ("FHIP") grant to conduct education and outreach. The award was announced in April 2019 and is effective July 1, 2019 through June 30, 2020. As a result of the education and outreach conducted, the number of Fair Housing complaints has increased from four in 2018 to twelve to date in 2019. The Agency has had discussions with HUD about becoming a Fair Housing Assistance Program ("FHAP") agency. However, it was determined that Baltimore City will first have to make its fair housing law substantially equivalent to the Fair Housing Act.
Goal 7: Amend policy and program documents to affirmatively further fair housing	
Task 1: Amend draft ordinance to remove undue restrictions on group homes	Incomplete. Since the 2012 AI, the City Council has debated measures governing the number of persons allowed to reside in group homes. However, the council did not remove existing restrictions or impose new ones. The law remains unchanged.
Task 2: Prepare a written policy that encompasses the Site and Neighborhood Selection requirements at 24 CFR 983.6	Complete. DHCD requires developers to comply with 24 CFR 983.57 (site and neighborhood standard requirements) and rejects projects that do not meet site and neighborhood standards.
Task 3: In each year's CAPER, map the addresses of all new affordable housing projects financed with formula grant funds to depict their location relative to the City's typology map.	Complete. DHCD maps the addresses of all new affordable housing projects financed with formula grant funds to depict their location relative to the City's typology map.

Goal 8: Mitigate the extent to which mortgage loan denials and high-cost lending disproportionately affect minorities

Task 1: Continue to engage HUD-certified counselors to target credit repair education through advocacy organizations that work with minority populations.	In progress. Baltimore City's DHCD has continued to support HUD certified housing counseling agencies. In 2019, using CDBG funds it supported ten such agencies to provide a range of housing counseling activities throughout Baltimore City. In the first four years of the current Consolidated Plan over 18,800 households have been assisted by these agencies. These agencies serve predominately minority households.
Task 2: Continue to facilitate home ownership education and outreach with particular attention to members of the protected classes	In progress. Requests for homeownership incentive assistance typically exceed the amount of incentive funds immediately available. Therefore, applicants for the assistance sometimes have to wait until the resources are replenished. Annually, approximately 300 low-income renter households are assisted in becoming homeowners. These households are overwhelming members of protected classes.**
Task 3: Determine whether an organization exists with the experience needed to conduct mortgage lending testing based on race and ethnicity	In progress. **

Appendix 6: CR-50 - HOME Grantees

HOME Properties PHYSICALLY INSPECTED from July 1, 2018 to June 30, 2019

IDIS #	Property Name	HOME UNITS	Sample	Inspection Date
152	EVERALL GARDENS	69	13	8/16/2018
160	MONASTERY APARTMENTS	11	4	9/21/2018
1607	PARK HEIGHTS APARTMENTS	84	16	9/17/2018
1692	WALKER COOP	76	14	7/12/2018
1692	WALKER COOP	76	14	6/17/2019
2327	BON SECOURS LIBERTY	84	16	9/28/2018
2620	PARKVIEW @ COLDSPRING	23	5	10/17/2018
2620	PARKVIEW @ COLDSPRING	23	5	6/7/2019
3406	BON SECOURS SMALLWOOD SUMMIT	89	18	7/23/2018
3406	BON SECOURS SMALLWOOD SUMMIT	89	18	1/30/2019
3425	AHEPA SENIOR HOUSING	56	11	6/19/2019
3429	HARLEM GARDENS SENIOR APARTMENTS	10	3	9/7/2018
3431	BROADWAY HOMES	84	16	2/28/2019
3797	WOODBOURNE WOODS	71	14	9/24/2018
4056	BON SECOURS CHESAPEAKE	29	6	7/23/2018
4056	BON SECOURS CHESAPEAKE	29	6	6/26/2019
4130	EDNOR APARTMENTS	25	5	9/13/2018
4130	EDNOR APARTMENTS	25	5	6/20/2019
4859	VENABLE II AT STADIUM PLACE	73	14	9/26/2018
4859	VENABLE II AT STADIUM PLACE	73	14	4/17/2019
4922	NEW SHILOH SENIOR VILLAGE	80	16	2/13/2019
5654	CASON ARMS APARTMENTS	48	8	8/6/2018
5656	HOLLY LANE APARTMENTS	24	5	8/22/2018
5656	HOLLY LANE APARTMENTS	24	5	4/22/2019
5657	LAKEWOOD APARTMENTS	96	18	7/10/2018
5662	ALCOTT PLACE	44	8	7/25/2018
5696	ORCHARD RIDGE RENTAL- I	80	16	8/9/2018
5696	ORCHARD RIDGE RENTAL- I	80	16	5/8/2019
5818	EDNOR GARDENS II	81	16	9/13/2018
5818	EDNOR GARDENS II	81	16	6/20/2019
5850	ORCHARD RIDGE RENTAL II	20	4	5/15/2019
5996	CHAPEL GREEN	48	9	2/6/2019
6095	THE CALVERTON	14	14	7/19/2018
6345	ORCHARD RIDGE RENTAL III	77	15	8/9/2018
6345	ORCHARD RIDGE RENTAL III	77	15	5/8/2019

IDIS #	Property Name	HOME UNITS	Sample	Inspection Date
6533	JOHN MANLEY HOUSE	30	6	8/8/2018
6533	JOHN MANLEY HOUSE	30	6	4/9/2019
6661	UPLANDS RENTAL I	77	15	7/9/2018
6661	UPLANDS RENTAL I	77	15	4/18/2019
6940	M ON MADISON	74	14	1/23/2019
6941	DAYSPRING HOUSE	22	22	9/19/2018
7178	LILLIAN JONES APARTMENTS	74	14	6/24/2019
7183	GREENS AT IRVINGTON MEWS	100	20	10/22/2018
7184	1512 MT. ROYAL AVENUE	5	5	2/14/2019
7388	RENAISSANCE GARDENS	60	12	10/18/2018
7412	BARCLAY II	69	14	8/20/2018
7412	BARCLAY II	69	14	5/28/2019
7413	FELLS POINT STATION	34	6	1/23/2019
7414	KEY'S POINTE APARTMENTS	75	15	7/11/2018
7416	OLIVER RENTAL 1A	11	4	2/1/2019
7641	ORCHARD RIDGE IV	64	12	5/15/2019
7650	BENET HOUSE	101	20	7/20/2018
7650	BENET HOUSE	101	20	2/27/2019
7654	CALLAWAY ROW	32	6	2/8/2019
7863	PENN SQUARE II	60	12	8/10/2018
7863	PENN SQUARE II	60	12	1/24/2019
8062	ORCHARD RIDGE V	65	12	5/15/2019
8256	SOJOURNER PLACE @ ARGYLE AVENUE	12	3	4/10/2019

HOME Properties not scheduled for Physical Inspection in 2019 (2 year inspection cycle)

IDIS #	Property Name
2675	COLLINGTON HOUSE - 18
3820	BAKER STREET STATION
4460	LESTER MORTON COURT
5840	JENKINS HOUSE
5995	COLLINGTON SQUARE MEN'S OXFORD HOUSE
7185	2301 N. CHARLES STREET
7642	WEINBERG FAMILY CENTER
7644	ASHBURTON APARTMENTS
NSP1	MADISON AND DUPONT

HOME Properties PHYSICALLY INSPECTED after June 30, 2019

IDIS #	Property Name
3010	Oaks at Liberty
4528	Printers Square
6534	Orchard Ridge Rental III
6667	Poppleton II
7626	Manor South Senior Apartments
7868	Bon Secours Gibbons
7869	Mulberry at Park
8055	North Barclay Green III
8061	Franklin Lofts & Flats Apartments
8290	New Shiloh II
8291	Metro Heights at Mondawmin
8292	North Avenue Gateway II

HOME Properties FILE INSPECTED from July 1, 2018 to June 30, 2019

IDIS #	Property Name	# of HOME Units	Sample	Inspection Date
48	Cason Arms	48	10	4/5/2018
58	Landmark Apartments	58	12	7/25/2018
121	Gallagher Mansion	40	8	3/27/2018
3429	Harlem Gardens	10	2	6/6/2018
152	Everall Gardens	69	14	9/13/2018
160	Monastery Gardens	11	2	5/15/2018
1692	Walker Ave	76	15	4/9/2019
7185	2301 N. Charles	7	1	6/5/2018
2327	Liberty Village	74	15	7/6/2018
2620	Parkview at Coldspring	23	5	6/12/2018
3010	Oaks at Liberty	74	15	9/28/2018
3406	Bon Secours Smallwood Summit	89	18	9/11/2018
3425	AHEPA	56	11	5/15/2019
3431	Broadway Overlook (re-inspection)	84	17	10/2/2018
3797	Woodbourne Woods	71	14	5/21/2019
3820	Baltimore Station	10	2	6/5/2018
4056	Bon secours Chesapeake	29	6	8/10/2018
4130	Ednor I	25	5	8/28/2018

IDIS #	Property Name	# of HOME Units	Sample	Inspection Date
4460	Lester Morton	11	2	6/12/2018
4859	Venable II	73	15	4/16/2019
4922	New Shiloh I	80	16	6/28/2018
5653	Coleman Manor	49	10	5/31/2018
5654	Cason Arms	48	10	6/12/2019
5656	Holly Lane	24	5	8/22/2018
5660	Serenity Place	19	4	5/15/2018
5662	Alcott Place	44	9	7/20/2018
5696	Orchard Ridge I	80	16	7/24/2018
5818	Ednor II	81	16	5/30/2019
5840	Jenkins Place	22	4	7/10/2018
5850	Orchard Ridge II	20	4	7/24/2018
5995	Oxford House	7	1	5/8/2018
5996	Chapel Green	48	10	6/20/2019
6095	Calverton	14	3	7/10/2018
6533	John Manley House	30	6	4/25/2019
6534	Orchard Ridge III	77	15	8/21/2018
6661	Uplands	77	15	6/27/2019
6940	M on Madison	74	15	5/14/2019
6941	Dayspring	22	4	10/25/2018
7178	Lillian Jones	74	15	4/30/2019
7183	The Greens at Irvington Mews	100	20	5/29/2019
7184	1512 Mt. Royal	5	2	11/15/2018
7388	Renaissance Gardens	60	12	6/18/2019
7412	Barclay 2 Rental	69	14	5/8/2019
7413	Fells Point Station	34	7	7/11/2018
7414	O'Donnell 1A	75	15	7/12/2018
7416	TRF Oliver Rental Phase 1A	11	2	5/16/2019
7626	Manor South Senior Apartments	90	18	5/22/2019
7641	Orchard Ridge IV	64	13	9/25/2018
7642	Weinberg Family Center	18	4	5/22/2018
7644	Ashburton Apartments	24	5	4/23/2019
7650	Bon Secours Benet House	101	20	8/9/2018
7654	Calloway Row	32	6	6/28/2019
6667	Poppleton II	111	22	9/6/2018
7868	Bon Secours Gibbons	80	16	6/6/2019

IDIS #	Property Name	# of HOME Units	Sample	Inspection Date
7869	Mulberry at Park	68	14	6/26/2018
8055	North Barclay Green III	57	11	6/25/2019
8062	Orchard Ridge V	26	5	10/18//18
8256	Sojourner Place at Argyle Avenue	12	2	4/11/2019
1607	Park Heights Place	84	17	11/16/2018
5657	Lakewood Berea	96	19	6/7/2018

HOME Properties not scheduled for File Inspection in 2019

IDIS #	Property Name
39	Refuge Housing
199	Johnston Square
6946	717-719 N. Carrolton Ave

HOME Property Files inspected after June 30, 2019

IDIS #	Property Name
2675	Collington 18-Dayspring House
4528	Printers Square
7863	Penn Square II
8061	Franklin Lofts & Flats Apartments
8290	New Shiloh II
8291	Metro Heights at Mondawmin
8292	North Avenue Gateway II

HOME Properties PHYSICALLY INSPECTED from July 1, 2018 to June 30, 2019

IDIS #	Property Name	HOME UNITS	Sample	Inspection Date
152	EVERALL GARDENS	69	13	8/16/2018
160	MONASTERY APARTMENTS	11	4	9/21/2018
1607	PARK HEIGHTS APARTMENTS	84	16	9/17/2018
1692	WALKER COOP	76	14	7/12/2018
1692	WALKER COOP	76	14	6/17/2019

IDIS #	Property Name	HOME UNITS	Sample	Inspection Date
2327	BON SECOURS LIBERTY	84	16	9/28/2018
2620	PARKVIEW @ COLDSPRING	23	5	10/17/2018
2620	PARKVIEW @ COLDSPRING	23	5	6/7/2019
3406	BON SECOURS SMALLWOOD SUMMIT	89	18	7/23/2018
3406	BON SECOURS SMALLWOOD SUMMIT	89	18	1/30/2019
3425	AHEPA SENIOR HOUSING	56	11	6/19/2019
3429	HARLEM GARDENS SENIOR APARTMENTS	10	3	9/7/2018
3431	BROADWAY HOMES	84	16	2/28/2019
3797	WOODBOURNE WOODS	71	14	9/24/2018
4056	BON SECOURS CHESAPEAKE	29	6	7/23/2018
4056	BON SECOURS CHESAPEAKE	29	6	6/26/2019
4130	EDNOR APARTMENTS	25	5	9/13/2018
4130	EDNOR APARTMENTS	25	5	6/20/2019
4859	VENABLE II AT STADIUM PLACE	73	14	9/26/2018
4859	VENABLE II AT STADIUM PLACE	73	14	4/17/2019
4922	NEW SHILOH SENIOR VILLAGE	80	16	2/13/2019
5654	CASON ARMS APARTMENTS	48	8	8/6/2018
5656	HOLLY LANE APARTMENTS	24	5	8/22/2018
5656	HOLLY LANE APARTMENTS	24	5	4/22/2019
5657	LAKEWOOD APARTMENTS	96	18	7/10/2018
5662	ALCOTT PLACE	44	8	7/25/2018
5696	ORCHARD RIDGE RENTAL- I	80	16	8/9/2018
5696	ORCHARD RIDGE RENTAL- I	80	16	5/8/2019
5818	EDNOR GARDENS II	81	16	9/13/2018
5818	EDNOR GARDENS II	81	16	6/20/2019
5850	ORCHARD RIDGE RENTAL II	20	4	5/15/2019
5996	CHAPEL GREEN	48	9	2/6/2019
6095	THE CALVERTON	14	14	7/19/2018
6345	ORCHARD RIDGE RENTAL III	77	15	8/9/2018
6345	ORCHARD RIDGE RENTAL III	77	15	5/8/2019
6533	JOHN MANLEY HOUSE	30	6	8/8/2018
6533	JOHN MANLEY HOUSE	30	6	4/9/2019
6661	UPLANDS RENTAL I	77	15	7/9/2018
6661	UPLANDS RENTAL I	77	15	4/18/2019
6940	M ON MADISON	74	14	1/23/2019
6941	DAYSPRING HOUSE	22	22	9/19/2018
7178	LILLIAN JONES APARTMENTS	74	14	6/24/2019
7183	GREENS AT IRVINGTON MEWS	100	20	10/22/2018

IDIS #	Property Name	HOME UNITS	Sample	Inspection Date
7184	1512 MT. ROYAL AVENUE	5	5	2/14/2019
7388	RENAISSANCE GARDENS	60	12	10/18/2018
7412	BARCLAY II	69	14	8/20/2018
7412	BARCLAY II	69	14	5/28/2019
7413	FELLS POINT STATION	34	6	1/23/2019
7414	KEY'S POINTE APARTMENTS	75	15	7/11/2018
7416	OLIVER RENTAL 1A	11	4	2/1/2019
7641	ORCHARD RIDGE IV	64	12	5/15/2019
7650	BENET HOUSE	101	20	7/20/2018
7650	BENET HOUSE	101	20	2/27/2019
7654	CALLAWAY ROW	32	6	2/8/2019
7863	PENN SQUARE II	60	12	8/10/2018
7863	PENN SQUARE II	60	12	1/24/2019

HOME Properties not scheduled for Physical Inspection in 2019 (2 year inspection cycle)

IDIS #	Property Name
2675	COLLINGTON HOUSE - 18
3820	BAKER STREET STATION
4460	LESTER MORTON COURT
5840	JENKINS HOUSE
5995	COLLINGTON SQUARE MEN'S OXFORD HOUSE

HOME Properties PHYSICALLY INSPECTED after June 30, 2019

IDIS #	Property Name
160	Monastery Gardens
199	Johnston Square
1607	Park Heights Place
2620	Parkview at Coldspring
3406	Bon Secours Smallwood Summit
3429	Harlem Gardens
4056	Bon Secours Chesapeake
4859	Venerable II Apts
5656	Holly Lane

IDIS #	Property Name
5657	Lakewood Berea
5662	Alcott Place
6095	Calverton
6534	Orchard Ridge Rental III
6661	Uplands
6941	Dayspring Programs
7184	1512 Mt. Royal
7412	Barclay 2 Rental
7863	Penn Square II Apartments (Fulton-Gethsemane Village Apts.)

HOME Properties FILE INSPECTED from July 1, 2017 to June 30, 2018

IDIS #	Property Name	HOME Units	Sample	Inspection Date
58	Landmark Apartments	58	12	7/11/2017
121	Gallagher Mansion	40	8	3/27/2018
160	Monastery Gardens	11	2	5/15/2018
199	Johnston Square	44	9	9/19/2017
1692	Walker Ave	76	15	5/17/2018
2327	Bon Secours Liberty Village	84	17	9/13/2017
2620	Parkview at Coldspring	23	5	6/12/2018
2675	Collington 18-Dayspring House	18	4	10/26/2017
3010	Oaks at Liberty	74	15	10/19/2017
3425	AHEPA	56	11	6/21/2018
3429	Harlem Gardens	10	2	6/6/2018
3431	Broadway Overlook	84	17	8/14/2017
3797	Woodbourne Woods	71	14	5/24/2018
3820	Balt. Station AKA Bright Hope House	10	2	6/5/2018
4132	Clare Court	30	6	7/13/2017
4460	Lester Morton Court	11	2	6/12/2018
4528	Printers Square	30	6	10/27/2017
4859	Venable II	73	15	4/10/2018
4859	Venable II Apts.	73	15	10/17/2017
4922	Bon Secours New Shiloh	80	16	6/28/2018
4922	Bon Secours New Shiloh	80	16	7/27/2017
5653	Coleman Manor	49	10	5/31/2018
5653	Coleman Manor	49	10	8/15/2017
5654	Cason Arms	48	10	4/5/2018
5657	Lakewood Berea	96	19	6/7/2018

IDIS #	Property Name	HOME Units	Sample	Inspection Date
5657	Lakewood Berea	96	19	9/20/2017
5660	Serenity Place	19	4	5/15/2018
5696	Orchard Ridge Rental I	80	16	7/18/2017
5818	Ednor II	81	16	10/17/2017
5995	Collington Square Men's Oxford House	7	2	5/8/2018
5996	Chapel Green	48	10	10/19/2017
6533	John Manley House	30	6	4/12/2018
6533	John Manley House	30	6	8/22/2017
6534	Orchard Ridge Rental III	77	15	8/17/2017
6661	Uplands	77	15	9/7/2017
6667	Poppleton II	111	22	10/24/2017
6940	M on Madison	74	15	10/11/2017
7178	Lillian Jones	74	15	4/17/2018
7178	Lillian Jones	74	15	7/20/2017
7185	2301 N. Charles	7	2	6/5/2018
7388	Renaissance Gardens	60	12	5/10/2018
7412	Barclay 2 Rental	69	14	8/8/2017
7413	Fells Point Station	36	7	8/29/2017
7414	O'Donnell Townhomes Phase 1A	75	15	7/25/2017
7626	Manor South Senior Apartments	90	18	6/14/2018
7641	Orchard Ridge Rental Phase IV	64	13	9/21/2017
7642	Weinberg Family	18	4	5/22/2018
7650	Benet House Apartments	101	20	9/14/2017
7868	Bon Secours Gibbons	80	16	6/19/2018
7869	Mulberry at Park	68	14	6/26/2018

HOME Properties not scheduled for File Inspection in 2018 (2 year inspection cycle & new properties)

IDIS #	Property Name
39	Refuge Housing
7416	TRF Oliver Rental Phase 1A
7644	Ashburton Apartments
8256	Sojourner Place at Argyle Avenue

HOME Property Files inspected after June 30, 2018

IDIS #	Property Name
152	Everall Gardens
1607	Park Heights Place
3406	Bon Secours Smallwood Summit
4056	Bon Secours Chesapeake
4130	Ednor Apartments
5656	Holly Lane
5662	Alcott Place
5840	Jenkins House
5850	Orchard Ridge Rental II
6095	Calverton
6941	Dayspring Programs
6946	717-719 N. Carrolton Ave
7183	The Greens at Irvington Mews
7184	1512 Mt. Royal
7654	Calloway Row
7863	Penn Square II Apartments (Fulton-Gethsemane Village Apts.)
8055	North Barclay Green III