HOUSING AUTHORITY OF BALTIMORE CITY

Moving To Work Program
Annual Report for Fiscal Year 2011

United States Department of Housing and Urban Development: Office of Public & Indian Housing
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I. Introduction and Overview

The Housing Authority of Baltimore City (HABC) entered into a ten-year Moving to Work Agreement (MTW Agreement) with the US Department of Housing and Urban Development (HUD) effective as of December 24, 2008. Through a previous agreement between HUD and HABC, HABC has been a full participant in the MTW program since 2005.

MTW is a national demonstration program authorized by Congress which gives HABC the flexibility to waive certain statutes and HUD regulations pertaining to the Public Housing and Housing Choice Voucher (HCV) programs. The MTW statutory objectives include the following:

1) Reduce cost and achieve greater cost effectiveness in Federal expenditures;
2) Give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; and,
3) Increase housing choices for low-income families.

The MTW activities undertaken and/or planned by HABC are all designed to promote one or more of the statutory objectives.

This document is the MTW Annual Report for Fiscal Year 2011, which is the period from July 1, 2010 to June 30, 2011. HABC is required to prepare this Annual Report in conformance with the specifications of HUD Form 50900 "Elements for the Annual MTW Plan and Annual MTW Report". For purposes of this document and the required submission to HUD, an "MTW activity" is defined as any activity that requires MTW flexibility to waive statutory or regulatory requirements.

A. Overview of FY 2011 Goals, Objectives and Activities

HABC's long term goals for the MTW Demonstration include supporting neighborhood revitalization, reducing administrative costs and promoting resident economic self-sufficiency.

During Fiscal Year 2011, HABC undertook a broad range of housing, capital improvement, resident services and development activities consistent with its long-term MTW vision and the MTW Annual Plan. Significant initiatives and accomplishment:

- Public Housing Occupancy – HABC achieved a 99.7% adjusted occupancy rate in its public housing developments. Actual occupancy increased by 86 households over FY 2010 for a total of 10,598 households served as of June 2011.

- Leased Housing Program – HABC served a total of 14,267 households under its leased housing programs as of June 2011. Due to uncertainty on the level of funding for CY 2011 and beyond, HABC ceased to issue new vouchers (with certain exceptions) and lowered its target for number of households served in its FY 2011 Annual Plan. Overall, HABC served 14,267 households in the leased housing program which reflects a decrease of 566 units over FY2010. During this period, however, HABC continued to increase the number of households served in a number of critical categories: 355 formerly homeless families were housed under the Housing First initiative, an increase of 51 households over the June 2010 level; 157 families with children with elevated blood lead levels were housed in lead free units, an increase of 27 households; and the number of project-based units for non-elderly persons with a disability increased by 94, an increase of 18 units over the June 2010 level.

- Thompson Partial Consent Decree – Significant progress continued to be made in meeting the requirements of the Thompson Partial Consent Decree. Included in the MTW Leased Housing program referenced above are 1,689 households assisted under the Thompson Tenant Based and Project Based initiatives. This represents an increase of 198 households assisted since March 2010. HABC also acquired a total of 36 new public housing units as part of the Thompson effort. Finally, as part of the Thompson Homeownership Demonstration Program, 4 new families became homeowners, resulting in a total of 39 low-income homeowners assisted to date.

- Capital Planning – HABC continued its aggressive program of capital improvements and development activities. HABC expended $80.7 million on capital improvements including rehabilitation of 151 long-term vacant units and the retrofitting of 5 family developments with a variety of energy conservation measures.

- Development Activities - HABC, in conjunction with the City of Baltimore made progress on its ten- year, $375 million plan to develop over 3,000 housing units, including an estimated 1,066 low-income rental units to replace severely distressed units in its current inventory. Progress in FY 2011 included: construction and occupancy of 24 public housing units at Barclay (of the 53 total planned); construction of 19 new rental units receiving Project Based assistance at Barclay; and, commencement of Phase 1 construction of 111 Poppleton Coop units. Additional detail is found below.

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- Portfolio Strategic Planning –HABC continues to develop a strategic plan for the public housing portfolio that will provide a framework and roadmap for future investments and development activities. With input from residents and other community stakeholders, HABC will conduct a comprehensive review of its assets including analyzing capital needs, waiting list demand, development potential and other relevant factors. In tandem, both traditional and non-traditional sources of funding will be assessed including identifying ways in which MTW flexibility can be used to leverage and support reinvestment in HABC developments.

- Resident Services – HABC served more than 7,000 households through a wide array of self sufficiency, personal development and supportive service program offerings.

- Gilmore Homes Demonstration – A pilot program that incorporates modified rent policies, work and savings incentives, and enhanced self-sufficiency services continued at Gilmor Homes.

- Two Year Recertifications –Under MTW, HCV households continued to be recertified every two years. In FY 2010, HABC began implementation of two year recertifications for public housing households who are seniors or on fixed incomes. Both initiatives continued during FY 2011.

- Family Self Sufficiency – HABC continued to implement FSS activities that provide supportive services and family savings for both public housing and HCV residents.
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- Project Based Vouchers – The Project Based Voucher program grew, with 140 new units placed in service and another 81 under contract.

- Homeownership – Ongoing efforts to promote homeownership for public housing residents and other low-income households continued through HABC's Homeownership Programs. In FY 2011, three (3) new families purchased a home under the HCV Homeownership Program. To date, sixty-one (64) homes have been purchased by participants.

II. General Operating Information

This section of the Annual Report provides detailed information on HABC's current inventory, including actual versus planned leasing activities and waiting lists for both the Public Housing and HCV programs as of the end of FY 2011. It includes details on actual changes to the housing stock as a result of new development, demolition and disposition efforts. Significant capital expenditures are also summarized in this section.

A. Housing Stock Information

1. Public Housing Inventory

Table 1 provides information on HABC's MTW public housing inventory and leasing, comparing the periods ending March 2010 (when the MTW Plan was prepared) and June 2011. As of June 2011, HABC's existing public housing inventory includes 11,756 units, of which 10,635 are available for occupancy. This reflects a reduction in inventory of 188 units due to the planned demolition of Claremont Homes (152 units), and the conversion of other units in order to meet HABC's obligations under the Bailey Consent Decree
A total of 10,598 households resided in public housing as of June 2011 which represents an increase of 266 households over the March 2010 figures. Adjusted occupancy rates have also increased over this period from 96.5% to 99.7%. HABC exceeded the occupancy rate of 97.2% that was projected in the FY 2011 Annual Plan.

Table 1:
MTW Public Housing Inventory and Leasing

	MARCH 2010				**JUNE 2011**			
BR Size	**Inventory**	**Available for Occupancy**	**Actual Occupancy**	**Adjusted Occupancy Rate**	**Inventory**	**Available for Occupancy**	**Actual Occupancy**	**Adjusted Occupancy Rate**
OBR	1,345	1,219	1,185	97.2%	1,236^	1,212	1,211	99.9%
1BR	3,838	3,586	3,500	97.6%	3,796	3,595	3,589	99.8%
2BR	3,497	3,309	3,173	95.9%	3,551	3,284	3,276	99.8%
3BR	2,219	1,889	1,843	97.6%	2,195	1,893	1,891	99.9%
4BR	761	563	494	87.7%***	732	527	510	96.7%
5BR	236	119	118	99.2%	206	105	103	98.4%
6BR	48	24	19	79.2%***	40	19	18	95.1%
TOTAL	***11,944***	***10,709***	***10,332***	**96.5%**	***11,756***	***10,635***	***10,598***	***99.7%***

**Available for occupancy figures exclude units that are vacant and exempt consistent with 24 CFR 901.5. These exempt units include units: a) undergoing or identified to undergo renovation and/or vacated due to a consent decree mandated alterations; b) undergoing or identified to undergo modernization; c) approved for deprogramming (disposition or demolition); d) approved for non-dwelling purposes; e) lost due to reconfiguration.*

*** Adjusted occupancy rate reflects the percentage of units that are available for occupancy that are actually occupied.*

**** The majority of the four bedrooms are long-term vacant units located at Mt. Winans. HABC is reviewing options for addressing these units. As for HABC's 6-bedroom units, occupancy rates are low because there is a lack of demand for units this large.*
^ The decrease in 0 and 1bedrooms is largely due to the demolition of 102-0 bedrooms, and 50-1 bedrooms at Claremont Homes on January 8, 2010.

Please note that none of HABC's MTW Capital expenditures exceed 30% of the Annual MTW capital fund budget. An update to planned capital activities is described in Paragraph 3 below.

Table 2 identifies units that were added to the public housing inventory in FY 2011. HABC added a total of 47 public housing units during this period. HABC only partially met its FY 2011 goal for new public housing units due to construction delays at Homewood House (Barclay). The Homewood House will contain 29 public housing units in the Barclay community, and is projected to be completed in the first quarter of FY2012.

Table 2:
New Public Housing Units in FY 2011

Project Name	**Description**	**BR Size**					**Total**
		1	2	3	4	5	
58 Broadway Replacement Units	Development includes detached, semi-detached and row houses. One (1) 4BR is UFAS accessible.				1		1
22 Thompson Units	Development includes detached and row house units.		2	8	2		12
Preston 10	Renovation of 10 existing HABC units on Preston Street for the Thompson Consent Decree. One (1) 3 BR is UFAS accessible.		7	3			10
Barclay	Scattered Site Development	10	5	5	2	2	24
	TOTAL	**10**	**14**	**16**	**5**	**2**	**47**

HABC planned to dispose of 34 distressed and obsolete units from the public housing inventory at Barclay, and also dispose of vacant land from the partial demolition of O'Donnell Heights, and full demolition of Somerset Homes pursuant to HUD approved disposition plans. A total of nine (9) units were actually disposed of during FY 2011. Delays in completing the projected disposition projects were related to various issues associated with title clearance, changes to construction schedules and related factors.

Table 3:
Demolition/Disposition of Public Housing Units in FY 2011

Project Name	**Projected Demo/Dispo Units**	**Actual Units**	**Reason for Demo or Dispo**	**Status as of June 2011**
Barclay (Renovation after Disposition)	34	9	Distressed Obsolete Housing	HUD Approved, Disposition FY 2010. Disposition of 9 units completed.
Somerset Homes (Disposition of Vacant Land)	Vacant Land	**0**	The land exceeds the needs of the development (after DOFA)	Disposition did not occur as development plans are still being contemplated. **Note: Demolition of 257 units has been completed**
O'Donnell Heights (Disposition of Vacant Land)	Vacant Land	**0**	The disposition of the property is incidental to, or does not interfere with, continued operation of the	Disposition did not occur in FY2011 due to failure of Developer to secure funding for the project. **Note: Demolition of 596 units has been completed**

			remaining portion of the development.	
TOTAL	**34**	**9**		

2. Section 8/Housing Choice Voucher Program Inventory

Table 4 lists leasing levels by voucher type as of March 2010 (when the MTW Plan was prepared) and the projected and actual leasing levels as of the end of FY 2011 (June 2011). Due to uncertainty relating to funding for CY 2011 and beyond, HABC ceased issuance of new MTW Tenant Based Non-Consent Decree vouchers (with certain exceptions) in late 2010. Using projected attrition rates as a guide, HABC calculated an end of FY 2011 projection for these vouchers at 9791 (97% of the actual number of active vouchers as of March 2010). Due to a higher than projected attrition rate, as of the end of FY 2011 the actual number of households served through MTW Tenant Based Non-Consent Decree vouchers was 9636 (98.4% of HABC's projected target).

Overall, HABC reached 97.5% of its MTW voucher target: 91.2% of its non-Thompson target and 96.7% of its Thompson target.

The decrease in Non-MTW vouchers is due primarily to the discontinuance of HABC's administration of two HUD Substantial Rehabilitation contracts.

Table 4:
Housing Choice Voucher Program Inventory and Leasing

	Actual Leased as of March 2010	Projected FY 2011 Leasing	Actual Leased as of June 2011
MTW Tenant Based Vouchers (Non Consent Decree)	10,135	9,791	9,636
MTW Project Based Vouchers (Non Consent Decree)	881	1,056	992
MTW Tenant Based Vouchers – Bailey	875	850	764
MTW Project Based Vouchers – Bailey	71	154	167
Sub-Total	*11,962*	*11,851*	*11,559*
MTW Tenant Based Vouchers – Thompson	1,365	1,600	1,566
MTW Project Based Vouchers – Thompson	126	145	123
Sub-Total	*1,491*	*1,745*	*1,689*
TOTAL MTW VOUCHERS	**13,433**	**13,596**	**13,248**
Non-MTW Section 8 Moderate Rehab	343	350	342
Non-MTW Section 8 New Construction/Substantial Rehab	767	767	596
	0	0	81
Sub-Total	*1,110*	*1,117*	*1,019*
TOTAL MTW AND NON-MTW	**14,543**	**14,713**	**14,267**

Table 4 indicates that there were 1,159 MTW Project Based vouchers (non-Thompson) leased as of the end of the Plan year, and 123 MTW Thompson Project Based vouchers. As of June 30, 2011, HABC has 1,404 MTW Project Based vouchers (non-Thompson) under HAP and AHAP. There are 181 MTW Thompson Project Based vouchers under HAP or AHAP.

Table 5 provides a description of new Project Based commitments made during the Plan year. As indicated, in FY 2011 HABC added a total of 239 project based units to its inventory:

Table 5
New Project Based Commitments in FY 2011

Project	**Description**	**Units**
Penn Square	Multifamily Housing	15
Barclay – Phase I	Townhomes –Scattered Site	19
City Arts	Multifamily Housing	11
Milford Station	Non-Elderly Disabled Housing	6
Restoration Gardens	Supportive Housing	43
Wayland Village	Senior and Disabled Housing	45
Windsor Mills	Scattered Site Family Development	1
*Poppleton Co-op	Multifamily Housing for Disabled Families	15
18 W. Read Street	Multifamily Housing for NEDs	10
Dayspring Square	Multifamily Housing for the Homeless	18
M. for Madison	Multifamily Housing for NEDs	23
St. Stephens	Multifamily Housing for NEDs	15
	Grand Total	**239**

- Penn Square – 15 units in a project-based primarily senior building wherein 14 are dedicated to non-elderly persons with a disability and 1 is UFAS compliant.
- Barclay - 19 units in a project-based multifamily building wherein 14 are family units, 4 are UFAS compliant and 1 is a long term available (LTA) unit;
- City Arts – 11 units of housing for families
- Milford Station – 6 Units of housing for the non-elderly disabled
- Restoration Gardens – 43 units of supportive housing
- Wayland Village – 45 units of Senior and disabled housing wherein 14 units are dedicated to non-elderly persons with a disability and 31 units are dedicated to seniors.
- Poppleton Coop – 15 units in a project-based multifamily building wherein 11 are dedicated to non-elderly persons with a disability and 4 are UFAS compliant;
- 18 W. Read St – 10 units in a project-based multifamily building dedicated to non-elderly persons with a disability;
- Dayspring Square – 18 units in a project-based multifamily building dedicated to a transitional program for homeless families who must surmount the barriers of substance abuse. Families will reside in the units for a period of 12 to 18 months;
- M for Madison - 23 units in a project-based multifamily building dedicated to non-elderly persons with a disability;

- St. Stephens – 15 units in a project-based multifamily building dedicated to non-elderly persons with a disability;

As of June 2011, HABC has contract authority under its ACC to issue 18,019 MTW vouchers (excluding Thompson), and a total of 1,138 Non-MTW vouchers under its ACC; however, available HUD funding does not support the level of leasing for MTW vouchers. It is important to note that neither HABC nor any other HCV administering agency is funded based on its ACC. The FY2005 Consolidated Appropriations Act changed the method and formula for allocation of HAP funds. The ACC utilization figure reflects the maximum number of families which may be assisted if adequate funds were provided by HUD. The ACC number is now merely a cap on the maximum number of households which may receive assistance, not a "full utilization" goal. Full utilization is considered either a) HAP contracts for a number of units equal to the ACC number; or b) expenditure of all HAP Grant funds.

Under its MTW Block Grant authority, HABC may funge monies between programs for authorized purposes. Therefore, any difference between the HAP Grant amount and expenditures on HAP and UAP which are reallocated to meet other appropriate HABC requirements must be considered "utilized" and, therefore, HABC's HCV program is at full utilization.

3. Capital Planning Expenditures

This section provides an update to the planned capital activities described in HABC's FY 2011 Annual Plan to reflect actual performance through June 30, 2011. Please refer to the narrative and chart below for specific information on planned vs. actual funding amounts and a discussion and explanation of the variances.

HABC expended $80.7 million in capital program activities during the FY 2011 period. Capital expenditures focused on HABC's six major priorities: (1) 504 UFAS and ADA Compliance (handicap accessibility); (2) vacancy renovation; (3) marketability, security and safety improvements; (4) improvements to major systems, infrastructure, extraordinary maintenance; (5) installation of energy conservation measures; and, (6) creation of economically diverse stable neighborhoods using the mixed finance development approach by leveraging the MTW Block Grant Funds.
Details on planned versus actual capital expenditures are included in Table 6. A narrative discussion of projects completed or underway and a description of variances from planned activities follow Table 6:

Table 6:
Planned vs. Actual Capital Expenditures for FY 2011

Development Name	Description of Work		Planned Spending July 1, 2010 - June 30, 2011	Actual Spending July 1, 2010 - June 30, 2011
Albermarle Square	Affordable Homeownership, Neighborhood Revitalization		164,551	-
Allendale	Security Improvements, 504 Modifications, Site Improvements		-	36,082
Authority-Wide	Heating System Repairs, 504 Modifications, Construction Contingency		1,173,897	-
Authority-Wide	Administration, Equipment, A & E, Planning and Legal Fees		6,496,632	5,832,761
Authority-Wide	Management Improvements		1,214,978	728,600
Authority-Wide	Non-Elderly Disabled Units		1,000,000	-
Authority-Wide	Relocation		254,297	149,952
Barclay	Neighborhood Revitalization		5,177,517	6,383,325
Bel-Park Tower	Heating, Site, Environmental, Security and Lighting Improvements, Plumbing Upgrades, 504 Modifications, A/C Improvements		-	271,709
B.E.Mason	Environmental Improvements, 504 Modifications, Security Improvements, Waterproofing & Tuck-pointing, Windows, Sanitary Repairs,		1,817,703	1,694,595
The Brentwood	Lighting, Security and Site Improvements, 504 Modifications		68,556	747
Broadway	Development Activities		-	(118,337)
Broadway 58 Units	Acquisition of 57 Dwelling Units and Start of Rehabilitation		371,357	490,116
Brooklyn Homes	504 Modifications and Lead Abatement		75,000	156,010
Central Office	A/C System Replacement		-	133,566
Chase House	Site Improvements, 504 Modifications, Security Improvements, Heating Improvements		484,008	29,555
Cherry Hill Homes	504 Modifications, Security Improvements, Site Work, Piping Modernization and Gas Line Repairs		2,747,040	3,844,942
Debt Service	Debt service		6,517,069	6,518,989
Authority-Wide	Development Activities		2,487,070	-
Douglass Homes	504 Modifications and Energy Improvements		76,783	145,537
Ellerslie	Security Improvements, 504 Modifications		-	7,966
Gilmor Homes	Retaining Wall Repairs, 504 Modifications and Security Cameras		454,938	299,977

Development Name	Description of Work		Planned Spending July 1, 2010 - June 30, 2011	Actual Spending July 1, 2010 - June 30, 2011
Govans Manor	Security Improvements, Electrical Upgrade, Structural Repairs, 504 Modifications		-	61,891
Hollins House	Security Improvements, Windows Repairs, Site Improvements, 504 Modifications		225,000	122,806
Lakeview Towers	Site, Security, Bathroom, Structural and Electrical Improvements; 504 Modifications		130,000	309,163
Latrobe Homes	504 Modifications, Emergency Gas and Heating Repairs, Security Cameras, Vacancy Reduction, Security Lighting, Roof Repairs		251,862	390,400
McCulloh Homes	504 Modifications, Security Cameras and Lighting, Site Work, Vacancy Reduction, Replace Radiator Stream Traps		223,878	421,790
McCulloh Homes Ext. (HR)	Security Improvements, 504 Modifications, Site Work, Management Office Improvements		50,000	44,418
Monument East	Security Cameras, Site Work, 504 Modifications		120,000	10,880
O'Donnell Heights	504 Modifications, Site Work and Roof Repairs		30,000	234,837
Perkins Homes	Security Cameras and Lighting, 504 Modifications, Environmental and Energy Improvements		52,231	575,680
Poe Homes	504 Modifications		16,000	38,374
Somerset Extension	Structural Repairs and 504 Modifications		25,000	159,473
Pleasantview Gardens	Security Improvements, 504 Modifications		55,893	96,252
Preston Street	Dwelling Structures		-	387,084
Primrose Place	504 Modifications, Security Improvements		100,000	69,353
Rosemont/Dukeland	504 Modifications and Vacancy Reduction		352,129	107,355
Rosemont Towers	Security and Site Improvements, 504 Modifications		7,000	9,378
Scattered Sites	Vacancy Reduction, 504 Modifications, Roof Replacement		330,000	180,518
Scattered Sites	Vacancy Reduction, 504 Modifications, Roof Replacement		200,000	65,455
Scattered Sites	Vacancy Reduction, 504 Modifications, Roof Replacement		-	128,836
Scattered Sites	Vacancy Reduction, 504 Modifications, Roof Replacement		-	181,223
Stricker	Replace Roofs		-	7,775
Thompson (22 Units)	Acquisition of 22 Dwelling Units and Start of Rehabilitation		763,537	1,008,389
Upton	Replace Roofs		-	9,735

Development Name	Description of Work		Planned Spending July 1, 2010 - June 30, 2011	Actual Spending July 1, 2010 - June 30, 2011
Van Story Branch (West Twenty)	Chiller, Boiler and Electrical Upgrades, 504 Modifications, Site Improvements, Security Improvements		1,253,685	886,534
Westport Homes and Mt. Winans	Security Improvements, Roof and Gutter Replacement, 504 Modifications, Site Work		251,485	223,007
Wyman House	Waterproofing & Tuck-pointing, Security Improvements, 504 Modifications		-	131,845
	MTW Costs		35,019,096	32,468,545
AHI	Affordable Home Ownership		5,200,000	440,717
Allendale	Hoist Machine Replacement		68,546	3,490
Arbor Oaks	Site Work and Handicap Accessibility Modifications		240,000	44,737
Authority-Wide	Administration, Equipment, A & E, Planning and Legal Fees		2,130,863	3,609,723
Authority-Wide	Authority Wide Curb Cuts		-	81,805
Barclay	Neighborhood Revitalization			66,449
B. E. Mason	Elevator Repairs		31,558	43,979
Bel-Park Tower	Elevator Repairs, Family Service Center		84,616	74,859
Broadway Overlook	504 Site Work			122,940
Broadway 58 Units	Replacement Housing		644,940	-
Brooklyn Homes	Energy Conservation Measures		1,060,000	2,735,320
Cherry Hill Homes	Energy Conservation Measures, Vacancy Reduction		12,465,040	10,978,415
Claremont Homes Extension	Demolition		-	41,429
Douglass Homes	Energy Conservation Measures		473,143	359,954
Gilmor Homes	Energy Conservation Measures, Vacancy Reduction		4,035,000	3,609,017
Govans Manor	Elevator Repairs		54,771	77,772
Heritage Crossing	Bailey - Curb Cuts			1,869
Hollander Ridge	Replacement Housing		13,653,388	-
Hollins House	Hoist Machine Replacement		54,677	77,657
Homes for Arundel, Albermarle Square, Orchard Ridge, Thompson 22 Units	Miscellaneous Redevelopment Activities			126,496
Lakeview Towers	Riser Repairs		390,000	196,056
Latrobe Homes	Energy Conservation Measures, Vacancy Reduction		9,579,999	3,500,697
McCulloh Homes	Vacancy Reduction		662,515	(284)
Midtown	Vacancy Reduction		90,000	86,426
Perkins Homes	Energy Conservation Measures		631,705	489,533

Development Name	Description of Work		Planned Spending July 1, 2010 - June 30, 2011	Actual Spending July 1, 2010 - June 30, 2011
Preston Street	Revitalization of Preston Street			48,787
Primrose Place	Waterproofing and Tuckpointing & Windows, Elevator Repairs		381,283	855,386
Scattered Sites	Vacancy Reduction		3,048,257	4,988,840
Scattered Sites	Vacancy Reduction		2,158,601	2,622,775
Scattered Sites	Vacancy Reduction		3,004,854	4,234,254
Scattered Sites	Vacancy Reduction		3,057,364	5,115,687
Stricker	Vacancy Reduction		405,000	384,670
Uptown	Vacancy Reduction		25,000	21,076
Van Story Branch (West Twenty)	Family Service Center		30,000	27,972
Westport Homes	Energy Conservation Measures, Site Improvements		947,500	1,092,153
Wyman House	Exterior Waterproofing & Tuckpointing		618,493	2,136,665
	NON- MTW TOTAL		65,227,112	48,297,321
	GRAND TOTAL		100,246,208	80,765,867

504 Accessibility Improvements

In FY 11, HABC continued to: (i) modify existing units and sites to meet UFAS regulations; (ii) modify units to meet reasonable accommodation and immediate need requests; and (iii) modify common areas to meet UFAS regulations for providing public housing choices for low-income persons with disabilities. In addition, HABC continued to work closely with the City of Baltimore to upgrade those pedestrian curb ramps on HABC's sites but within the public right-of-way. There is a balance of 4 UFAS units to be created Under the Bailey Consent Decree's requirement to create UFAS units in HABC's conventional inventory. This work started in FY11 and will be completed in FY12.

Under the ARRA Formula Grant, HABC is in the process of renovating approximately 158 long term vacant units; and under the ARRA Competitive Grant, HABC is in the process of renovating approximately 80 long-term vacant units. As part of this renovation process, HABC will create approximately 14 UFAS units or at least 5% of the total 238 units scheduled for renovation. In FY 11 HABC completed 5 of the 14 units. The balance will be completed in FY12.

As outlined in the FY 11 Plan, one of the ways HABC will meet the balance of the UFAS units it needs to create under the Bailey Consent Decree is to produce additional UFAS units: (i) at HABC's conventional sites – in FY11, 10 units were identified and the relocation and construction process will start in FY 12; and (ii) on vacant sites – in FY11, 5 properties were identified and construction will start in FY 12.

Long Term Vacancy Reduction

HABC completed 4 Phases of its initiative to renovate long-term vacant units. In FY 10 HABC began Phase 5 of this initiative to renovate long-term vacant units. In this phase, approximately 238 long term vacant scattered site units would be renovated. In FY11 HABC renovated 151 of the 238 scattered sites unit scattered sites and the balance will be completed in FY 12. The scattered sites renovations are funded through the American Recovery and Revitalization Act (ARRA) Formula and Competitive program.

Family Development Playgrounds

In FY11, HABC started an inspection program to inspect all playgrounds annually.

Energy Performance Contracting

Due to the age of boilers, roofs, electrical systems and other infrastructure systems, HABC's consumption of energy is high and will continue to increase until such time as improvements to these systems are implemented. In addition, due to the inefficiencies of these systems and dramatically rising utility rates, HABC's energy costs will also increase unless these issues are addressed.

HABC began implementation of a comprehensive energy reduction capital improvement program in order to lower consumption and energy costs. HABC contracted with an Energy Service Company (ESCO) vendor who completed an Energy Audit in 2006. The energy audit identified all building and site components, which, if replaced or upgraded, will decrease energy consumption. Energy conservation measures (ECMs) that will reduce consumption are also part of the audit findings. HABC anticipates using the annual savings from the reduced energy cost to pay for the debt service that is required to fund energy related capital improvements.

HABC subsequently decided to be its own ESCO and self-perform its own Energy Performance Contracting (EPC). In FY 2010, HABC started Phase 1 of the EPC which involved: i) the installation of energy conservation measures ("ECM") at 5 developments with anticipated energy reductions of approximately $3.2 million; ii) a tax exempt municipal lease for $51,150,000 secured through Grant Capital Management and Crews Associates as the underwriter for the energy reduction capital improvements; and, iii) resident training for the implementation, use and maintenance of the ECMs. .

Baseline consumption and projected savings were updated in 2009. HABC has developed a maintenance and replacement plan and a utility consumption and management system to address the controllable factors. HABC is further updating the baseline and savings projections for the period immediately prior to EPC implementation to reflect increased occupancy levels and other factors impacting energy consumption.

HABC's Energy Performance Contracting Program is currently made up of three funding sources including the American Recovery Reinvestment Act (ARRA) ($24,271,627), a loan from Bank of America ($502,204) and a loan from Capital Grant Management ($51,150,000) for a total of $75,923,831. The program is 77% obligated with all ARRA funds at 100% obligation.

Approximately 30% of the entire program is expended with 60% of expenditures achieved under the ARRA program. Architectural and engineering designs and bidding of major construction projects caused delays; however, all work is currently on schedule. HABC's first payment on the EPC loan was made on April 15, 2010. Additional reporting information on the EPC is included in Appendix D.

Infrastructure and Major Projects

Mixed Population Mid-and High-Rise Buildings: In FY 2011 HABC: (i) started the exterior waterproofing at Primrose Place, B.E. Mason and Wyman House and the design for J Van Story Branch; (ii) completed the replacement of elevator hoist machines; (iii) perform electrical upgrades at Chase House, B. E. Mason and Lakeview Towers; (iv) started the electrical replacement at Latrobe Homes and Westport Homes and, (v) perform a chiller replacement at J Van Story Branch and boiler upgrades at Monument East and J Van Story Branch. Completed a refurbishment upgrade of Bel Park Tower's Cooling Tower; J Van Story Branch and Monument East's refurbishment upgrade for both Cooling Towers are in the planning phase.

Family Sites: In FY 2011, HABC: (i) continue to develop plans noting physical areas of concern and a course of action to rectify (landscaping, egress, hazards, etc.); (ii) completed concrete walkway projects; (iii) perform major renovations at various developments and a portion of the scattered site inventory to further reduce vacancies; (iv) begin the process to replace the heating system infrastructure Cherry Hill; (v) begin plans to eliminate erosion problems; (vii) started the roof replacement at Westport and, (vii) implement a playground maintenance program.

Marketability Projects

In FY 2011, HABC: (i) continued to address ground erosion control problems at both Rosemont Apartments and Dukeland Apartments; (ii) perform sidewalks and walkway repairs at the Ellerslie Apartments; (iii) address life safety concrete walkway repairs at McCulloh Homes. (iv) completed phases 2 & 3 roof replacement for 32 Scattered Sites properties.

Security

Since its inception, HABC has installed 252 interior CCTV cameras at 19 high-rise mixed population buildings and 167 exterior CCTV cameras to record and monitor criminal activity. In addition to the fixed CCTV cameras, there are 14 PODSS. In FY 2011 HABC continued to monitor the interior cameras, while the Baltimore Police monitor the exterior cameras. In addition, in FY11 maintenance contracts have been issued to insure their viability.

Explanation of Variances in Planned vs. Actual Expenditures

HABC continues to take advantage of the flexibility of the MTW Block Grant, by utilizing planned Housing Choice Voucher Funds to expedite long term planned Capital Fund activities and to reduce vacancies. Please note that no additional funds were made available this year but that we are continuing to complete projects that were planned and started in FY 09 and 10. The ability to utilize the MTW Block Grant increased immediate affordable housing opportunities and improved living conditions resulting in a better quality of life for residents of public housing. Variances in planned activities are primarily the result of planned expenditures versus actual contract amounts and the acceleration or delay in construction schedules resulting from latent or unforeseen conditions. Funding for many of HABC's authority wide activities has been reallocated to actual projects. Other variances are attributed to a number of factors including delays in: 1) A & E designs; and 2) material and parts manufacturing. Some planned activities for FY 11 were actually completed and expended in FY 10. Some work activities expected to be completed in FY 10 were delayed and were actually completed in FY 11. Work items planned for FY11 and not completed will be completed in FY 12.

Some of the major variances and explanations are discussed below. Developments and major projects are listed in alphabetical order:

Administration, Equipment, A & E, Planning and Legal Fees –MTW planned expenses were overstated, while Non-MTW expenses were understated. The variance is created as a result of actual expenses.

Affordable Home Ownership Program – HABC expected to create project based units using a development model. We continue to work with developers in an effort to create affordable home ownership opportunities at this time. Expenses were overestimated in FY 11.

Allendale – Non-MTW work was estimated to be completed in FY 11 but was actually completed in FY 10.

Albemarle Square – Projected expenses were included in FY 11, however, final payment was made in FY 10. The project is completed.

Arbor Oaks – Non-MTW Work was estimated to be completed in FY 11. Design issues created delays. Work is scheduled to be completed in FY 12.

Authority Wide Heating System Repairs, 504 Modifications and Construction Contingency – These funds were reallocated to specific developments requiring emergency heating repairs, reasonable accommodations and immediate needs and unforeseen latent conditions resulting in Change Orders.

Bernard E. Mason, Sr. Apartments – MTW planned heating system repairs were previously completed creating a variance in our spending plan. Work continues on the waterproofing and tuck-pointing project and it is scheduled to be completed in FY 12.

Brooklyn Homes – MTW variances are a result of the direct allocation of expenses related to reasonable accommodations and the acceleration of lead abatement work planned for FY 12 that was actually completed in FY 11. Non-MTW variances were created as a result of the acceleration of the implementation of the energy conservation measures.

Barclay - This project is funded with MTW and Non-MTW funds. Variances are attributed to the acceleration of the redevelopment effort. Phase I of this project is scheduled to be completed in FY 12.

Bel-Park Tower - Variances in the MTW funds are attributed to the acceleration of valve and gas line replacements and the refurbishment of the cooling towers. Also, reasonable accommodation expenses have been directly allocated to the project.

Brentwood – MTW variances are attributed to the acceleration of lighting and shut-off valve replacement. This work was scheduled for FY 11 but was actually completed in FY 10.

Broadway Overlook - MTW expenses are attributed to a correcting journal entry. Site work originally scheduled to be completed in FY 10 was actually completed in FY 11 creating a Non-MTW variance.

Broadway 58 Units – This project is funded with MTW and Non-MTW funds. The MTW funds were underestimated while the Non-MTW funds were overestimated. The project is on schedule to be completed in FY 12.

Central Office – Emergency Repairs were required to the air conditioning for the IT Office creating a variance in the MTW spending plan.

Chase House – The replacement of bathroom sinks was deferred creating the variance. Required work will be handled through routine turnover.

Cherry Hill Homes – The piping modernization and gas line repairs projects are funded with both MTW and Non-MTW funds. The expenses for this work are overstated in MTW and understated in Non-MTW. Work is on schedule and will be completed by May 2013.

Curb Cuts – The City of Baltimore is working with HABC to modify city curb cuts adjacent to HABC properties. We anticipated that some work would be completed in FY 10, however, work continues and will be completed in FY 12.

Douglass Homes – MTW variances are a result of the direct allocation of expenses related to reasonable accommodations. Non-MTW estimated expenses were overstated. Work was completed in FY 10.

Ellerslie Apartments – All MTW Work is complete. The planned replacement of the electrical switchgear was delayed pending priorities at other sites. This work item will be revisited in HABC's FY 12 Capital Planning process.

Gilmor Homes – MTW variances are a result of some work originally planned to be spent in FY 11 actually being completed and spent in FY 10. Other variances involve the direct allocation of expenses related to authority wide activities involving security improvements and 504 reasonable accommodations. Projected spending for Non-MTW funds was overstated as the vacancy renovation work planned to be completed in FY 11 was actually completed in FY 10.

Govans Manor - MTW variances are a result of the direct allocation of expenses related to reasonable accommodations and the acceleration of structural repairs planned for FY 12 but actually completed in FY 11.

Hollander Ridge – HABC continues to pursue replacement housing opportunities. Funds have been reprogrammed to be spent in FY 12.

Hollins House – All MTW work is complete except the work involving the replacement windows. The work is ongoing and is scheduled to be completed in FY 10. Variances in the non-MTW funds are attributed to the acceleration of the replacement of the hoist machines.

Lakeview Towers - MTW variances are a result of the direct allocation of expenses related to reasonable accommodations, the acceleration of electrical repairs planned for FY 12 and the completion of security and bathroom improvements planned for FY 10 but actually completed in FY 11. Non-MTW estimated expenses for repairs to the risers was overstated in FY 11, as a larger portion of the work was completed in FY 10.

Latrobe – MTW variances are a result of some work originally planned to be spent in FY 10 being completed and spent in FY 11. Non-MTW variances were created as a result of a delay in the design of the decentralization of the heating system. The contract was recently bid and we anticipate a Notice to Proceed in the Fall of 2011. Work is expected to be completed in FY 12-13.

Management Improvements – HABC is in the process of upgrading their Management Data Base (MST). Expenses were estimated in FY 11 for the implementation of this system. It is not expected that the system will be fully implemented until FY 12 creating the variance in our spending plan.

McCulloh Homes – Major variances in the MTW funds involve the acceleration of heating repairs and the direct allocation of expenses related to authority wide activities involving security improvements and 504 modifications. Non-MTW vacancy renovation work planned for funding in FY 11 was actually completed in late FY 10.

Monument East – Repairs to the hot water heating system were scheduled to be completed in FY 11 but were actually completed in FY 10, creating the variance.

Non-Elderly Disabled - HABC continues to issue Requests for Proposals for project based vouchers associated with providing units for non-elderly residents with disabilities (NED's). We are optimistic that through the most recent issuance we will be able to create NED units. HABC's expects to modify the RFP on a regular basis as market conditions change and feedback is received from developers.

Perkins Homes – Major variances in the MTW funds involve the acceleration of environmental and energy improvements, and the direct allocation of expenses related to authority wide activities involving security improvements and 504 modifications. Non-MTW funds involve the implementation of an Energy Management Control System which is scheduled to be completed in the Fall of 2011.

Poe Homes - All work is completed. Variances are a result of work actually completed in FY 10 and the direct allocation of expenses related to reasonable accommodations.

Preston Street – This project is funded with MTW and Non-MTW funds. The project was estimated to be fully spent in FY 10 but was not completed until FY 11.

Primrose Place – Repairs to the window returns were scheduled to be completed in FY 11 but were partially completed in FY 10 creating a MTW variance. Non-MTW work involving the waterproofing and tuck-pointing was underestimated. All work is scheduled to be completed in FY 12.

O'Donnell Heights – Variances are attributed to unplanned required site work and the direct allocation of expenses related to reasonable accommodations.

Redevelopment Activities – MTW funds were reprogrammed for other capital activities. Non-MTW miscellaneous redevelopment expenses were anticipated to be expended in FY 10 but actually occurred in FY 11.

Relocation – Relocation expenses were underestimated creating the variance in the spending plan.

Rosemont/Dukeland – Variances were created as a result of: MTW work involving the upgrade of the electrical distribution system that was originally planned for completion in FY 11, but was actually completed in FY 10; vacancy renovation work originally scheduled for FY 12 which was started in FY 11 and authority wide activities related to reasonable accommodations that were charged directly to the project.

Scattered Sites - Variances in MTW and Non-MTW funds are a result of planned activities versus actual contract amounts. Work involving all scattered site activity has accelerated creating the variances in the spending plan. Work continues on the renovation of scattered site units for handicap accessibility and vacancy renovations with work scheduled to be completed in FY 12 and FY 13.

Somerset Extension – MTW variances are a result of the direct allocation of expenses related to reasonable accommodations and emergency repairs to exposed rebars.

Thompson 22 Units – This project is funded with MTW and Non-MTW funds. Anticipated spending was underestimated for FY 11. The project is on schedule to be completed in FY 12.

Van Story Branch – MTW expenses were overestimated as a result of delays involving the completion of the waterproofing and tuck-pointing projects due to weather conditions. All work is scheduled to be completed in FY 12.

Westport Homes - Variances in the non-MTW funds are attributed to the acceleration of the energy conservation measures. Work is ongoing and will be completed in FY 12.

Wyman House – The waterproofing and tuck-pointing project is funded by both MTW and Non-MTW funds. Estimated expenses for FY 11 were understated for this work. The project is currently 90% complete.

4. Neighborhood Development Activities and Expenditures

As described in the Annual Plan, HABC, in conjunction with the City of Baltimore plans to develop approximately 3,000 housing units, including 1,066 low-income rental units over a ten year period to replace severely distressed units in its current inventory. These figures do not include units in the redevelopment of O'Donnell Heights or Somerset Homes, both of which are still in the planning stage.

Many of the units will be developed using the mixed finance development method, and all units will be developed to assist in the creation of economically diverse, stable neighborhoods. The 1,066 low-income rental units will use MTW resources, Low Income Housing Tax Credits, or other available sources to finance their development. Approximately 654 affordable for-sale units will be developed using MTW and non-MTW sources including HOPE VI and private funding. The balance of the units will be developed with private funding. Combined, the mix will provide public housing and HCVP eligible households with expanded housing choices in stable, diverse neighborhoods, and will increase choices for non-elderly persons with disabilities and households that need UFAS compliant accessible features.

Housing Production Strategies
HABC's housing development accommodates four distinct strategies, which include MTW funding, and proposed private leveraged funding. Each of the four strategies (Neighborhood Reinvestment, New Housing Production, Thompson Partial Consent Decree Production, and Bailey Consent Decree Housing Production) is summarized below. (See also Table 6: Housing Production from FY 2011 MTW Annual Plan.) As these projects are all in the development or pre-development stages, the final unit numbers may vary from those presented below. The narrative below summarizes the activities that occurred during FY 2011 under each of the four strategy areas.

Neighborhood Reinvestment
Under the Neighborhood Reinvestment Program, HABC works with private development partners and Baltimore neighborhoods to re-capitalize the distressed scattered site public housing stock in strengthening neighborhood markets, linking their redevelopment to a larger program of market-rate rental and for-sale production. The public housing component of these projects will result in a permanently affordable rental housing resource in gentrifying neighborhoods, ensuring economic diversity. This program achieves the mixed-finance redevelopment of existing ACC (public housing) units. Major activities that occurred through FY 2011 include:

Barclay – Fifty-three (53) public housing units were disposed of through a long term ground lease to an affiliate of Telesis Corp. in FY 2010. HABC selected Telesis through a competitive Request for Qualifications in 2006 to redevelop its inventory of distressed housing and vacant City owned property. These properties are being renovated into 53 public housing units that will receive funding through an Annual Contributions Contract (ACC). Twenty-four of the units were constructed and occupied in FY 2011. The remaining 29 units will be completed and occupied in FY 2012. In addition, Telesis constructed 19 new rental units that are receiving a project based section 8 operating subsidy. Nine units were disposed of to Telesis to renovate for homeownership in FY 2011. The units were completed in FY 2012 and are being marketed for sale.

Poppleton Coop - The Poppleton Coop project involves the complete redevelopment of 111 units of affordable rental housing by Hampstead and the National Housing Trust Enterprise Preservation Corporation. The Poppleton Coop Section 8 development defaulted on its HUD loan several years ago and has seen the physical condition decline and occupancy levels drop by 50 percent. The developer has purchased an ownership interest in the property along with NHTE and a resident group to renovate or replace all 96 of the existing units. The City and HABC worked with Hampstead to identify and acquire additional vacant buildings and lots and include the property in a larger revitalization plan. HABC disposed of 10 units of distressed public housing to the City of Baltimore in FY 2009 for inclusion in the plan. The developer has purchased 12 vacant buildings and 19 vacant lots from the City that will be developed into an additional 15 housing units, community gardens and recreational space. The additional 15 units will receive PBV operating subsidy. The 111 units will include a mix of one, two, three, and four bedroom units and will include green energy saving features, and handicapped accessible units. Construction of the project began in FY 2011 and will be completed in FY 2012. A second phase of this project to construct 30 units of affordable rental housing is planned for construction to commence in FY 2013.

New Housing Production Program

HABC's New Housing Production Program for mixed-income, mixed finance development involves the complete transformation of distressed sites. In FY 2011, HABC continued its efforts to sponsor significant mixed-income residential development at several locations across the City, resulting in a variety of housing choices for low-income households in the city:

Uplands – Uplands –The acquisition of all 13 Triangle Properties were completed, the closing on the New Psalmist Church property was finalized and the mass grading and infrastructure construction commenced in FY 2011. The closing on the financing of the first phase of rental will take place in the first quarter of FY2012.

East Baltimore – The 88-acre East Baltimore Initiative includes up to 2,100 new and rehabilitated residential units, new green space, and up to 8,000 new jobs and new retail uses. As part of a large-scale public and private investment in Life-Sciences research, commercial and mixed income residential development adjacent to the Johns Hopkins Medical Campus, HABC anticipates Project Based HCV support for approximately 200 low-income rental units over the course of the build out. These units will provide replacement rental housing for low-income households displaced by redevelopment activities. Phase I of this effort comprises 31 acres and 215 units of affordable rental housing, comprising three projects, are complete and leased. Phase I also includes 254 units of for-sale housing. Five new construction townhomes are underway, and East Baltimore Development Inc. is undertaking a series of "green rehabs" that are intended to be sold to east Baltimore residents. In addition, EBDI continues to renovate vacant properties in the 1700 block of East Chase Street that are then occupied by former residents. In Fiscal Year 10, three properties were renovated and occupied.

Orchard Ridge (formerly Claremont/Freedom) – The Claremont/Freedom redevelopment, now known as Orchard Ridge, consists of 444 newly constructed mixed-income rental and for-sale units and a newly constructed 8,200 square foot community center. Of the total, 249 units are rental homes while the remaining 195 will be for sale housing. Construction is complete for Phase I, II and III of the rental development. Phase I homeownership consists of 72 units. In FY2011 the remaining 6 homeownership units were sold resulting in the completion of sale for the 42 homes that were constructed. The remaining 30 units are anticipated to be constructed in FY 2012.

Moravia Park - This sixty-unit building houses residents who were displaced by the demolition of Claremont Homes and Freedom Village. The site contains a four-story newly constructed apartment building with one-bedroom and two-bedroom units, all of which are subsidized with Project Based HCV assistance. There are 6 UFAS compliant units and 6 units reserved for non-elderly disabled residents. The building is completed and fully occupied.

Thompson Partial Consent Decree Production
To meet the ACC unit production requirements of the Thompson Partial Consent Decree HABC continued to undertake the following activities during FY 2011:

Albemarle Square – The project consists of 10 affordable for-sale units, of which 6 units have been sold to private owners. HABC has converted the remaining 4 units to ACC units with two of the units being reserved for lease-purchased tenants. .

The rental phase has been completed and HABC is awaiting final approval of the HOPE VI Close-Out submission.

58 Unit Program – In FY 2007, HUD approved the acquisition of 58 units in non-impacted locations in the Baltimore area, including the surrounding counties. Currently 57 units have been acquired by Homes for America. During FY 2011 one unit was added to the public housing inventory for a total of 57 units. To date 57 of the 58 units are occupied. The one remaining unit is currently under construction in Howard County with an estimated completion date of December 2011.

Broadway Overlook has been completed and awaiting final approval of the HOPE VI Close-Out submission. In FY2011 Broadway Overlook received its UFAS Certification.

Sandtown-Winchester 22 Thompson Units – HABC was required to create 22 public housing units in Sandtown-Winchester. The parties to the Consent Decree have agreed that these units may be purchased in other areas of the City as well as Sandtown-Winchester. The final twelve (12) units were acquired in FY 2011 for a complete acquisition of 22 units.
.
Preston Street – In FY 2011, the ten units were completed and occupied on East Preston Street including one UFAS compliant unit.

Homeownership Demonstration Program – Metropolitan Baltimore Quadel (MBQ) continued to implement the Thompson Homeownership Demonstration Program, which was created pursuant to the Partial Consent Decree. Funding for this program was carved out of the Lafayette HOPE VI Grant to create 168 homeownership opportunities, if feasible, in Non-Impacted Areas. In FY 2011, four (4) families became homeowners for a total of 39 participants in the Thompson Homeownership Demonstration Program. Twenty-nine (29) families have a homeownership voucher and receive monthly mortgage assistance in the form of a Housing Assistance Payment (HAP) through an HCV program. The other ten (10) families receive a soft second mortgage through the Lafayette HOPE VI Grant referenced above. The projected target of 60 homeowners by June 30, 2011 was difficult to achieve given continuing challenges posed by the economy and the changing criteria followed by lenders.

5. Other Development Activities

O'Donnell Heights – O'Donnell Heights was constructed in 1942 and included 900 public housing units. Of these, 596 have been demolished over the last several years and 304 remain on-line. The master planning process for the 62-acre site is ongoing. To facilitate community input, a Steering Committee was created made up of residents, community organizations and other stakeholders. The current plan envisions the demolition of the remaining housing units and the creation of a mixed income residential community providing rental and homeownership opportunities with a variety of housing types to meet the market. HABC foresees a multi-phase development due to the magnitude of the development and to minimize the interim relocation of approximately 300 households currently living at O'Donnell Heights.

HABC is working with its selected development team of Michaels Development Company and Greater Baltimore AHC and the O'Donnell Heights Tenant Council to finalize the master plan. At the same time the developer is moving forward with the first phase of the redevelopment, having received a reservation award for Low Income Housing Tax Credits from the Maryland Department of Housing and Community Development in June 2011. Phase 1 will consists of 75 rental units, of which 38 will be deeply affordable through the issuance of project based vouchers. Under the current schedule, construction closing is planned for spring 2012

Somerset – In FY2011, HABC submitted an application for the Choice Neighborhood Planning Grant to assist in the planning efforts of the redevelopment of Somerset. Unfortunately, HABC was not successful in its submission, therefore the agency continues to explore alternative funding sources for the redevelopment of Somerset.

Hollander Ridge HOPE VI Funding – In FY 2011, HABC and the Thompson plaintiffs have agreed upon a use for the Hollander Ridge HOPE VI funds and expect to be submitting a proposal to HUD in FY2012.

The parties intend to use the HOPE VI funds, along with other moneys, to purchase and rehabilitate approximately 100 scattered-site units in Baltimore. The units will generally be individual rowhouses, however, the project may include some small multifamily buildings or rowhouses that contain two or more separate units. All of the units will be reserved for public housing residents. Some number of units will be set aside for non-elderly residents with disabilities in order to meet the requirements of the Bailey v. HABC Consent Decree.

Mt. Winans – HABC is continuing to review options for the redevelopment of a portion of the Mt. Winans public housing site. A number of apartments in the project are in need of substantial renovation. At this point, HABC does not have an anticipated timeline for any redevelopment activities.

Existing Scattered Site Units – HABC currently owns approximately 300 scattered site units throughout Baltimore that are not in service. In FY 2011, 100 units were renovated and placed back in service for rental and homeownership opportunities.

6. Homeownership Programs

In addition to the Thompson Homeownership Demonstration Program and various homeownership activities planned or underway as part of HABC development efforts as discussed above, HABC continued to implement two programs to encourage first-time homeownership by eligible low-income households:

MTW Homeownership Program – Using its MTW flexibility, HABC submitted a revised MTW Homeownership Plan, which was approved by HUD in 2009. Under the revised Plan, HABC will identify and rehabilitate various vacant scattered sites properties for homeownership sale to eligible residents.

In FY 2011, HABC sold three (3) Scattered Sites homes to the families occupying the units. This will assist HABC in its goal to sell fifteen (15) homes by 2018. HABC will continue to expand its efforts to assist new homeowners.

Housing Choice Voucher Homeownership Program – Due to funding uncertainty in the tenant-based program, HABC suspended the processing of applications in FY 2011. As a result three (3) of the proposed eight (8) families purchased a home under the Housing Choice Voucher Homeownership Program (HCVHP). To date, 64 homes have been purchased by participants in the Housing Choice Voucher Homeownership Program with 54 families still active in the program.

B. Leasing Information – Actual

1. Public Housing Actual Leasing

As noted in Table 1 above, a total of 10,598 households reside in public housing as of June 2011 which represents an increase of 266 households over March 2009 occupancy. Adjusted occupancy rates have also increased over this period from 96.5% to 99.7%. HABC exceeded the occupancy rate of 97.5% that was projected in the FY 2011 Annual Plan. Demographic statistics on HABC public housing households are included in Appendix A.

2. Section 8/Housing Choice Voucher Program Actual Leasing

Statistics on Section 8/HCV program leasing are provided in Tables 4 and 5 above. A total of 14,267 households are leased up under all MTW and Non-MTW Voucher programs as of June 2011. Since submission of the MTW Annual Plan in April 2010, the total number of households served under HABC's Leased Housing programs decreased from 14,543 to 14,267 – a reduction of 276.

In FY 2011 HABC leased 11,559 MTW (non-Thompson) vouchers, a decrease of 403 vouchers over FY 2010 and 292 below its FY 2011 target. The number of MTW Thompson vouchers leased in FY 2011 is 1,689, an increase of 139 units over FY 2010. This is 56 units below HABC's projection for FY 2011. Metropolitan Baltimore Quadel (MBQ), the contractor handling the Thompson vouchers for HABC reviewed the leasing of vouchers and determined that they had reached the voucher limit for tenant based units. As a result, MBQ placed tenant based leasing on hold until a solution could be reached that was favorable to all parties involved. For project based units, MBQ has been focusing on development including but not limited to partnering with Howard County in the Hilltop redevelopment. This focus will allow MBQ to bring high quality project based units online with longer contracts.

Included in these figures are 1159 MTW Project Based vouchers (non-Thompson) under lease at the end of the Plan year, and 123 MTW Thompson Project Based vouchers. As of June 30, 2011, HABC has 1404 MTW Project Based vouchers (non-Thompson) under HAP or AHAP. There are 181Thompson Project Based vouchers under HAP or AHAP.

Although the number of Project Based units increased over the Plan year, actual leasing for Non-Thompson Project Based and Thompson Project Based fell below the projections of 1,210 (95.8% of target) and 145 (86.6% of target) respectively. HABC has not been as successful in entering into Project Based contracts with developers/property owners as it anticipated because of the complexities of the program, the concern of certain landlords regarding the tenant population, the size of the subsidy, and the availability of other market options. Second, the federal requirements associated with funding both the PB HCV and the capital subsidy made the process extremely long and arduous. This kept some participants from coming back for more projects and caused others to drop out entirely.

HABC has now issued a new revised NOFA/RFP that addresses most of these problems. The subsidy amounts have been changed and the processing requirements have been negotiated with HUD. HABC has engaged the services of an outside vendor to handle much of the review work. The result is a clearer and more streamlined system. The first set of applications is due on August 15, 2011.

Leasing of Non-MTW vouchers fell short by 98 units from the projected 1,117 units. The termination of HABC's administration of two HUD Substantial Rehabilitation contracts (Franklin Square, 72 units; Morrell Park, 98 units) in FY 2010 the uncertainty over CY 2011 federal funding and outstanding commitments under the Bailey Consent Decree, caused HABC to cease issuing new MTW Tenant-Based voucher in late 2010 to assure that HAP/UAP payments did not exceed funding levels. Continued uncertainty on CY 2012 funding levels mandates a conservative approach to voucher commitments. These changes account for much of the variance between the projected and actual units rented as of 6/30/11.

Demographic statistics on HABC leased housing households are included in Appendix A.

3. Waiting List Information

HABC maintains its waiting list in conformance with the policies described in the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Housing Choice Voucher Program Administrative Plan. As of June 2011, there are a total of 32,087 applicants for HABC's programs including: 23,064 public housing-only applicants; 7,365 HCV-only applicants; and, 1,656 applicants on both the public housing and HCV waiting lists. Demographics on current waiting list households are included in Appendix A.

The HCV waiting list is currently closed, while the Public Housing waiting list remains open. In the MTW Annual Plan for FY 2011, HABC noted that it plans to conduct an update of both the HCV and Public Housing waiting lists; however the update has been rescheduled for FY 2012.

It is expected that a significant number of households may not respond to the queries on continued interest, thus potentially reducing the overall number of waiting list applicants. HABC will reopen the HCV waiting list as necessary to ensure that there are adequate numbers of applicants for available vouchers over a twelve-month period.

In the FY 2011 Annual Plan, HABC made two changes to the site-based applications process. Below are descriptions of the changes, their purposes and outcomes during FY 2011:

- **Site-Based Preference**
  - **Description:** Current HCV program participants will be given a preference in applying for tenancy at site-based programs (which consists of the project-based and moderate rehabilitation programs), followed by persons on the site-based waiting list.
  - **Purpose:** To increase housing opportunities for program participants and to decrease overall program costs in a time of limited and uncertain federal funding.
  - **Outcome:** In order to maintain an adequate waiting list for one-bedroom site-based units for elderly persons HABC did an outreach to HCVP tenant-based participants meeting the criteria for these units (107 tenant-based participants). Twenty-three participants requested that to be added to the site-based waiting list with this preference. Three of these participants moved into site-based units in FY 2011.

- **Removal from the Site-Based Waiting List**
  - **Description:** Applicants on the site-based waiting list will be withdrawn from that list if
    - i. they fail to avail themselves of three or more invitations to apply for available units; or
    - ii. refuse three offers of occupancy; or
    - iii. any combination of three occurrences of a. or b., above.
  - **Purpose:** To create a more accurate, up to date waiting list.
  - **Outcome:** During FY 2011, thirty-nine applicants were withdrawn from the site-based waiting list as a result of this change. This has helped in accelerating the process of renting up site-based units.

III. Non-MTW Related Information

A. Description of Non-MTW Activities

The MTW Agreement and the revised Attachment B (HUD Form 50900) requires HABC to report separately on “MTW activities” and, at HABC’s option, on “Non-MTW activities”. MTW activities are those that require use of the authority granted to HABC under its MTW Agreement with HUD *and* that promote one or more of the MTW statutory objectives. HABC’s progress in implementing approved MTW activities is described in Chapters V and VI. On a practical level, HABC has incorporated MTW flexibility throughout its operations; however, this section of the Plan summarizes those activities undertaken over the past year which do not specifically require MTW authority to implement with a focus on public housing, HCV and Resident Services.

1. Public Housing

HABC’s Housing Operations Division has established five broad objectives for the Public Housing program, which are to:

- Maximize Occupancy
- Continuously Improve Customer Service
- Maximize Rent Collection
- Preserve Public Housing Physical Assets
- Provide a Safe Residential Environment for Residents and Neighbors

A brief discussion of progress made during the Plan year for each of these objectives follows:

Maximize Occupancy
HABC achieved a 99.7% adjusted occupancy rate during FY 2011, which is a 2.5% more than the projected occupancy rate of 97.2%.

Improve Customer Service
HABC continued to respond promptly and efficiently to work order requests. In FY 2011:

- 99% of emergency work orders were abated within 24 hours

The average number of days to respond to and complete a routine work order in FY 2011 was 3.7 days, and improvement of almost two days over the FY 2010 benchmark and less than half the projected number of days for FY 2011.

The Work Order Call Center continued to survey residents on a weekly basis about the service that they have received.

Maximize Rent Collections
HABC collected 97.3% of rent during FY 2011. This represents a decrease of over .5% from the previous year.

A key to HABC's success in rent collection in recent years has been the implementation of an automated "Failure to Pay" application that promotes strict rent collection and complaint procedures. Multiple changes in court forms during FY 2011 required frequent system changes that hampered the efficiency and effectiveness of the rent collection system.
"

Preservation of Viable Housing Assets
In addition to completing over $80.7 million in capital improvements over the past year, HABC:

- Inspected 100% of units at least once.
- Inspected 100% of systems.

During FY 2011, HABC outsourced its preventive maintenance inspections of units sand systems.

Safety and Security
HABC continued to implement a several initiatives and means to increase resident safety. The Lease Enforcement Unit, Security Cameras (including CCTV), and the Building Monitor Program for high-rise buildings represents key investments and commitments to resident safety:

Lease Enforcement Unit - The Lease Enforcement Unit (LEU) was established in January 2005 as a part of the Office of Legal Affairs (OLA). The LEU staff consists of a Chief and investigators, who are sworn police officers. The LEU works in partnership with the Baltimore City Police Department (BPD) and other law enforcement agencies to investigate lease violations resulting from criminal activity in public housing and HCV units. The LEU investigates such information, and in consultation with Housing Operations, initiates lease enforcement actions, including evictions, against those residents who fail to comply with their lease. Additionally, the LEU receives allegations concerning non-criminal lease violations in both public housing and HCV, such as unauthorized occupancy and subleasing, and initiates appropriate action. Further, the LEU investigators are subpoenaed regularly to testify as HABC representatives for Baltimore City prosecutors in cases involving criminal activity on HABC property.

LEU receives weekly crime statistics from BPD, known as Project Rankings, categorized by crime type and public housing developments. In reviewing the weekly crime statistics LEU has noticed an increase in criminal reports involving domestic violence. In light of this increase LEU will be providing educational workshops and information to residents concerning domestic abuse, which is expected to continue through FY 2011.

In FY 2011, LEU continued to conduct building checks at HABC's mixed population developments, consisting of vertical patrols and interaction with residents to establish better relationships with the police department and LEU. LEU also continued to conduct crime prevention awareness meetings at housing developments to inform residents of ways to avoid becoming a crime victim.

Camera Monitoring Systems - HABC in collaboration with the BPD has implemented a CCTV system. The CCTV system is a series of permanently mounted cameras that monitor the exterior of some of HABC's family and mixed population developments. HABC has installed 167 fixed exterior security cameras at six family housing sites (Latrobe, Gilmor, Perkins, McCulloh, PVG and Cherry Hill). The cameras are monitored by the BCPD as well as some Senior HABC staff who are able to view the family sites from their desktops. HABC has also installed 252 interior security cameras within nineteen (19) of its mid-and high-rise mixed population buildings. The CCTV system has been effective, resulting in the reduction of crime in the family developments—especially drug-related crimes—as well as increasing success in prosecutions and lease enforcement. Because the CCTV system has an expandable infrastructure, HABC will continue to pursue the addition of CCTV equipment at other family developments as new funding sources are identified.

HABC has also installed fourteen (14) PODSS at various developments. PODSS are "flashing blue light", mobile-mounted exterior cameras that are easily relocated as needed. Strategic deployment of these camera units has been successful at interrupting and reducing criminal activity in targeted areas.

These efforts have been complemented by revised building rules and procedures affecting visitors to the buildings to achieve greater effectiveness in controlling access to the buildings and to discourage any behavior and activity that pose a threat to residents and visitors.

Building Monitor Program - All mixed-population high rises continued to be staffed with a building monitor, whose primary responsibility is to control access into and out of the buildings. This is a 24-hour, 7 days-a-week operation. In addition to being strategically located to ensure that only residents and authorized staff and visitors are allowed to enter the buildings, staff in this program monitors the security cameras installed in and around their buildings. All residents are required to show their HABC-issued photo IDs when they enter their buildings. Visitors are required to leave their IDs with the monitor and retrieve them upon departure.

2. Housing Choice Voucher Program

HABC's Leased Housing Division has established four objectives for the Leased Housing programs, which are to:

- Maximize Occupancy
- Expand Housing Choice
- Improve the quality of leased housing units
- Efficiently allocate subsidy resources

A brief discussion of progress made during the Plan year for each of these objectives follows:

Maximize Occupancy
As of the end of FY 2011, HABC was 446 units below its overall leasing targets, due in large part to the following:

- Discontinuance of two non-MTW contracts administered by HABC for HUD, totaling 170 units;
- Fewer than anticipated new MTW project-based units (both Thompson and non-Thompson) added to the inventory;
- Higher than anticipated attrition from the MTW tenant-based voucher program.

Due to the uncertainty over CY 2011 federal funding and outstanding commitments under the Bailey Consent Decree, HABC ceased issuing new MTW Tenant-Based voucher in late 2010 to assure that HAP/UAP payments did not exceed funding levels. Continued uncertainty on CY 2012 funding levels mandates a conservative approach to voucher commitments. In spite of the above, however, HABC was able to reach 97.6% of its targeted utilization.

Expand Housing Choice
HABC continued its initiatives to increase housing choice by program participants. In FY 2011, HABC:

- Increased the number of Project Based Vouchers (PBV) committed and/or in use by 207 units.
- Entered into an AHAP for 18 units of transitional housing for homeless families who must surmount the barriers of substance abuse.

Improve the Quality of Leased Housing Units
HABC completed pre-contract HQS inspections on 100% of new units and conducted annual HQS inspections on 100% of leased units.

Efficiently Allocated Limited Subsidy Resources
HABC continued to conduct a careful analysis of all proposed rents at initial occupancy and throughout the term of the HAP agreement. Furthermore, as of November 1, 2010, HABC implemented a rent freeze on all MTW tenant-based non-Thompson accounts. No rent increase requests were accepted after that date.

In January 2008, Baltimore City launched the Ten Year Plan to End Homelessness, which includes commitments from HABC and City agencies to provide assistance to chronically homeless persons in the City. HABC set aside 500 vouchers, subject to appropriations, for the Housing First Initiative, which is administered through the HCV Program, to assist chronically homeless persons referred by Baltimore Homeless Services (BHS) in obtaining housing. As of June 2011, 355 households are being assisted under this initiative.

HABC has made two changes to its eligibility criteria for site-based units:

1. Current HCV program participants will be given a preference in applying for tenancy at site-based programs (which consists of the project-based and moderate rehabilitation programs), followed by persons on the site-based waiting list; and,
2. Applicants on the site-based waiting list will be withdrawn from that list if
    a. they fail to avail themselves of three or more invitations to apply for available units; or
    b. refuse three offers of occupancy; or
    c. any combination of three occurrences of a. or b., above.

It is believed these changes will lead to greater housing opportunities for program participants, and to more rapid occupancy of vacant site-based units and will assist in creating a more accurate, up to date waiting list.

3. Resident Services

Through continued service coordination and resource development activities, the Office of Resident Services was able to exceed its goal for self-sufficiency and supportive services by providing services to over 7,000 residents. This increase in service delivery was due primarily to increased service coordination staff funded to HABC and the various Tenant Councils through HUD ROSS Service Coordinator grants and the many expanded and ongoing partnerships and service providers. Three additional service coordinators were added this year. Resource development continued to be a main goal for ORS in this effort to expand and maintain needed services to help improve the quality of life for our residents. Through HABC and the non-profit Resident Services, Inc. (RSI) an additional $1.1 million in services was secured this year.

Other funded initiatives included a planning grant with the Annie E. Casey Foundation to explore opportunities and recommendations for a health strategy to improve the health disparities for public housing and Housing Choice Voucher residents. In addition, three grants were received from the Office on Women's Health to implement health initiatives in partnership with tenant councils to address the health issues of obesity, depression and smoking cessation.

In promoting self-sufficiency, important partnerships continued with the Department of Social Services to provide targeted employment services to TANF customers residing in public housing and Housing Choice Voucher housing and the Mayor's Office of Employment Development (MOED) to provide training and employment opportunities to unemployed youth. Much of what has been accomplished would not be possible without the many partnerships and agreements with local universities, hospitals, churches, public agencies, non-profit organizations and concerned businesses.

Under supportive services, the service coordination staff increase resulted in greater service delivery to residents and the ability provide the more problematic sites with full-time counselors. Activities were increased with the Building Communities Initiative to address the escalating problems at that mixed population site. This expanded initiative seemed to make some progress in addressing site issues and resulted in the development of a model program to be used at other mixed population sites.

The outcomes and accomplishes for specific program areas for self-sufficiency and support services programs for FY 2011 are highlighted below. This section also provides a summary of progress made with proposed initiatives and implementing ongoing and existing programs during this fiscal year.

Table 7
Residents Served in Self-Sufficiency Programs FY 2011

Service/Program Area	Projected # Residents Served	Actual Residents Served
Family Self-Sufficiency	300	541
Job Training Services	100	228
Employment Services	700	785
Targeted Unemployment Initiative	200	193
Resident Training and Technical Assistance	75	164
Totals	1375	1911

Table 8
Residents Served in Support Service Programs in FY 2011

Service/Program Area	Projected # Residents Served	Actual Residents Served
Crisis Intervention/Service Coordination	2500	3606
Child Daycare Program	150	157
Our House Family Support Center	200	178
Pre and Post Occupancy Program	750	773
Building Communities Initiative	200	385
Mega Resource Center	500	0
Totals	4300	5099

New Initiatives in FY 2011

For FY 2011, ORS proposed to implement a Targeted Unemployment Initiative (TUI) as a strategy to help reduce the unemployment rate among residents. TUI was not designed to test rent incentives, but to use monetary incentives and other strategies to more aggressively work with the unemployed families to become gainfully employed. The idea was to compare the outcomes of using monetary incentives versus the rent incentives in supporting residents in seeking and retaining employment. However, due to limited resources for the needed staff and monetary incentives the plan was not fully implemented. The goal was revised again to target 200 unemployed residents for employment services, but absent the incentives. Staff was able to support 193 unemployed residents in obtaining employment. The average job wage obtained was $9 per hour.

The other proposed project, the Mega Resource Center, was envisioned as a centralized repository of information and service referrals linked to a network of agencies. The design of the resource center was to support and enhance service coordination and provide greater efficiency and effectiveness in service delivery with the partners in the community. The web site for the resource center was designed and completed in partnership with Resident Services, Inc. and community partners. However, the proposed location of the center at Gilmor Homes was changed due to funding constraints for the needed renovations to the community space where the program was to be housed. Currently, efforts are underway to find a location. In the meantime, while the web site is operational, its launch for use by residents and the public is planned for early FY 2012.

Ongoing Initiatives

Family Self-Sufficiency – The Family Self-Sufficiency Program (FSSP) continued to operate under the restructured MTW format. However, most of the staff funding is from the HUD FSS ROSS grants. This year three additional staff were added: one for public housing and two under the HCVP. HABC only funds one position that follows the MTW goals. (See discussion under Ongoing MTW Activities for MTW outcomes.) For the total program in FY 2011, ORS proposed to serve 300 residents and to graduate 45. Because of the increased staff, ORS served 541 residents and graduated 25. This is the first time, the FSS program has not met its graduation goal. The poor state of the economy in the Baltimore Metro area resulted in numerous lay-offs or an inability to find employment for several months at a time for most FSS families which has impacted the graduation rate. Of the graduates, the average income increased from $4,576 to $17,562 and the average rent increased from $191 to $416.

Pre and Post Occupancy – Pre and Post Occupancy (POP) was designed under MTW to assist new and existing residents with understanding their responsibilities as they apply to the lease; complying with the community service requirement; becoming self-reliant in the upkeep and maintenance of their units; and being informed on the resources and programs that exist within their communities and the city of Baltimore. New public housing residents attend the Occupancy Training Class as a requirement of initial tenancy. Existing public housing residents who have violated their lease, and/or are at risk of eviction due to poor housekeeping may be required to attend Occupancy Training Class as an alternative to eviction proceedings. The goal for the POP for FY 2011 was to provide occupancy training services to 750 residents. During this period, POP training was provided to 773 residents.

Building Communities Initiative – Efforts continued to address the growing challenge of the social integration of seniors and residents with disabilities in our mixed population sites. The Building Communities project was designed as one way to foster positive and healthy interactions. The core component consists of community boards comprised of both populations and designed to intervene and negotiate conflicts between the two groups and to develop programs and activities that promote safe and friendly environments. The second component under BCI is the Adopt-A-Resident (ARP). The purpose of ARP is to provide companionship and personal care assistance to seniors and residents with disabilities.

In 2011, HABC proposed to develop two additional community boards and to serve 200 residents, recruiting 25 additional volunteers as part of the ARP component. Two community boards are in the implementation stage at Primrose Pace and the Allendale Apartments. This year 132 residents participated in community board activities. Currently, there are eleven functional boards: Monument East, Rosemont Tower, Wyman House, Lakeview Towers, Brentwood homes, Chase House, Bel-Park Towers, Bernard E. Mason, J. Van Story Branch, Ellerslie Apartments and Govans Manor. Recruiting residents to serve on the boards and maintaining ongoing participation continues to be a challenge. BCI partners continue to offer support for program development. Training was again offered at these sites on the dwelling lease, conflict resolution, crisis intervention and the psychiatric support services available through Psychiatric Crisis in Maryland.

Under the ARP, services and activities were provided to 253 residents and 28 new volunteers were recruited to provide assistance.

This year special attention was focused on Bel-Park Towers due to the special challenges at that site and the increased need for enhanced services. A Task Force was developed consisting of HABC Housing Operations, HABC Maintenance, HABC Resident Services, HABC Lease Enforcement, resident leaders, and the building occupants to work together to bring about change. The Task Force met regularly (once every two weeks) to uncover the core problems and strategies for addressing them. One of the major focuses of the Task Force was to schedule monthly activities for the residents. These activities appeared to bring greater peace and harmony between the two populations. In addition, making physical changes to the building along with safety improvements provided solutions to some of the problems raised by the resident population. From the work of the Task Force, a model was developed for improvements at the other mixed population buildings. The Bel-Park Community Board played an important role in the resolution of critical problems at the site.

Youth Services – The original goal under MTW was to develop a youth council at each family development as a way to develop leadership and civic involvement. The formal structure was not successful and the plan was changed to establish youth clubs with an informal structure that accomplished the same goal. The goal for FY 2011 was to establish three additional clubs. No youth clubs were developed for this period, primarily due to lack of interest and limited staff. However, several communities were engaged in recruitment activities. These communities included Heritage Crossing and Gilmor Homes. Recruitment flyers and surveys were mailed to heads of households regarding the Youth Leadership Club opportunity. No interest was forwarded from these sites. Youth programs also continue at four sites with the Boys and Girls Club of Metropolitan Baltimore and the Carmello Anthony Youth Development Center. These programs bring a variety of leadership programs, life skills and prevention programs, arts and culture, health and fitness awareness activities. ORS continues to explore ways to expand youth programs and services.

The proposal submitted to the school system to fund alternative learning labs at public housing sites for drop out students was not funded.

HABC/RAB Scholarship Program – The Rising Star scholarship program continued during FY 2011. The purpose of the scholarship program is to provide assistance to public housing and HCVP student seniors planning to enter college in the fall. The program is funded through sponsors and solicitations from foundations and the private sector. Scholarships of $1,000 were awarded this year to five rising stars. The students will attend Stevenson University, Penn State, Frostburg University, University of Maryland Eastern Shore and the Community College of Baltimore County.

Resource Development – HABC met its goal of securing $1 million dollars in additional resources, through the combined efforts of ORS and the newly formed non-profit, RSI. ORS secured $693,138. The balance was obtained by providing technical assistance to tenant councils for HUD ROSS Service Coordinator grants, other local grants and grants received through RSI for a total of $489,426. In total, these grants created five (5) new positions: three (3) new positions for on-site service coordinators which continued to fill a critical gap in on-site service delivery and two (2) new FSS coordinators for the HCVP.

HABC also continued to offer a number of existing programs aimed at promoting self-sufficiency and improving the overall quality of life for our residents. The following are examples of these initiatives.

Self-Sufficiency, Personal Development and Supportive Service Programs partnerships with local agencies, non-profit organizations and employers continued this year. The Family Self-Sufficiency and PACE program continued to provide a broad array of services to promote self-sufficiency and personal development among residents. These programs focus on job training, employment readiness, placement and retention services, literacy training, drivers education, and computer training. Supportive service programs continue with child day care services, Our House Family Support Center and on-site crisis intervention services. As another example of our employment services outcomes, the PACE program served 642 residents and placed 304 in jobs. Of the 226 residents who were employed at the end of the fiscal year, the total annualized income prior to employment was $132,810 and the annualized income after employment was $5,309,965. As Tables 13 and 14 illustrate over 7,000 residents were provided services in these critical areas.

In addition, ORS continued to operate two (2) Neighborhood Network Centers that provided computer based learning, life-skills training, financial literacy and supportive services to promote resident employment and self-sufficiency. Funding ended for two of the four centers reported last year. Currently, resident volunteers are helping to keep the computer labs open for community use. Staff is seeking resources to continue the core level of services provided previously by the centers.

The Cybernet program computer training and access also continued at our sixteen mixed population computer labs and Douglass Homes – the resident operated learning center. Job training opportunities were again extended through our partnership with Sojourner Douglass College offering customized training in various health-related fields and HABCo for pre-apprenticeship training through the Step-Up program.

Training and Technical Assistance for Resident Organizations - The ongoing support continues to our resident organizations (the HABC Resident Advisory Board and HABC Resident/Tenant Councils) in leadership development, capacity building and resource development. This year HABC provided technical assistance to ten resident councils. These tenant councils applied for various grants locally and through the HUD ROSS grants for a total of $489,426 in grant funding. Fostering the development of highly functioning, capable and self-sufficient resident organizations will continue to be a main focus of HABC.

Resident Academy – One of the proposed goals under MTW, was supporting the Resident Advisory Board (RAB) in developing a Resident Academy. The Academy represents HABC's commitment to foster resident leadership growth and development within our communities through an institutional framework. During FY 2010, ORS worked with the RAB to develop a training manual as a guide for leaders in providing service and support to their communities and building capacity. A schedule of workshops was also developed, but there were no resources for implementation. This year a two part leadership series was implemented. Over 160 residents were trained in this series. This series will be expanded and become the structure for ongoing training of our residents under the Academy structure.

B. Planned vs. Actual Sources & Uses of Other HUD Funds (Excluding HOPE VI)

This section of the Annual Plan provides information on HABC's planned vs. actual sources and uses of non-MTW HUD funds. As required by the MTW Agreement, information on HABC's planned sources and uses for MTW, State and Local funds is included in Chapter VII. This section also includes a summary of HABC's planned vs. actual non-MTW activities, i.e. activities that do not specifically require use of MTW Agreement authority in order to be implemented.

HABC's Other HUD or Other Federal Funds (excluding HOPE VI) include the following funding sources:

- Formula American Recovery Reinvestment Act (ARRA)
- Competitive ARRA
- Resident Opportunity Self Sufficiency (ROSS)
- Other Section 8 Programs which include the moderate rehabilitation, substantial rehabilitation and the new construction programs

Table 9:
FY 2011 Planned vs. Actual Sources of Other HUD Funds excluding HOPE VI

UNAUDITED	Budget	Actual	Variance
Housing assistance payments	6,335,289	7,374,318	1,039,029
Ongoing administrative fees earned	697,518	691,976	(5,542)
FSS Coordinator	457,627	272,799	(184,828)
HUD Operating Grants	639,819	572,546	(67,273)
Total Operating Grants	**8,130,253**	**8,911,639**	**781,386**
Capital Grants - Hard cost Only	25,408,696	40,929,194	15,520,498
Other Government Grant	1,016,719	991,053	(25,666)
Investment Income	6,094	3,961	(2,133)
Other Revenue	9,000	4,412	(4,588)
Total Other HUD Funds Sources	**34,570,762**	**50,840,259**	**16,269,497**

Narrative Explanation of Differences

1. Revenue for Housing Assistance Payments exceeded the budget due to rental increases granted in FY 2010. Revenue is based on actual HUD TRACS submissions and is reimbursed dollar for dollar.

2. Ongoing Administrative Fees were slightly below budget based on actual units under contract, which were lower than the estimates.
3. FSS Coordinators was under budget because HUD funded fewer numbers of positions than was projected.

4. HUD Operating Grants were under budget due to decreased revenue for reduced administrative costs in ARRA.

5. Capital Grants – Hard Cost exceeded the budget due to the increases in the ARRA construction activities. These costs are reimbursed dollar for dollar by HUD.

6. Other Government Grants include the ROSS grant, in which activities were budgeted based on actual grants awarded on August 21, 2008 and September 25, 2008. The grants are reimbursed by HUD dollar for dollar.

Table 10
FY 2011 Planned vs. Actual Uses of Other HUD Funds excluding HOPE VI

UNAUDITED	Budget	Actual	Variance
Administrative	1,481,241	1,552,180	(70,939)
Tenant Services	890,284	833,982	56,302
Ordinary Maintenance & Operations	554	320	234
Protective Services	1,662	2,578	(916)
General Expenses	259,182	181,105	78,077
Total Operating Expenses	**2,632,923**	**2,570,165**	**62,758**
Housing Assistance Payments	6,335,289	7,378,083	(1,042,794)
Hard Costs	25,408,696	40,929,194	(15,520,498)
Total Other HUD Funds Uses	**34,376,908**	**50,877,442**	**(16,500,534)**

Narrative Explanation of Differences

1. Administrative expenses slightly exceeded the budget because of increased units under lease in the Other Section 8 program. As the unit increased, the prorate share of the expenses went up.

2. Tenant Services were under budget due to the reduced activities in the ROSS grant.

3. General Expenses were under budget die to lower insurance premiums.

4. Housing Assistance Payments (HAP) were over budget due to rental increases granted by HUD in FY 2010. Expenses are based on actual HUD TRACS.

5. Hard Costs were over budget because of accelerated ARRA activities to insure completion of ARRA funded projects within the required timeframe. ARRA activities included vacancy renovations, tenant metering, waterproofing, tuck pointing and water riser repairs agency wide. These capital improvement activities are discussed in more detail under the Capital Plan section.

C. Planned vs. Actual Sources & Uses of Other Non- MTW Funding

Programs under the Non-MTW activities include the following:

- Energy Performance Contract (EPC)
- HOPE VI
- Other business activities, which include Partnership Rental Housing Programs (PRHP) market rate units, HABC's forced account – HABCo, and the resident service grant – Friends of the Family.

Table 11
FY 2011 Planned vs. Actual Sources of Non-MTW Activities

UNAUDITED	Budget	Actual	Variance
Net Tenant Revenue	1,277,509	1,083,316	(194,193)
Tenant Revenue Other	24,844	2,645	(22,199)
Total Tenant Revenue	**1,302,353**	**1,085,961**	**(216,392)**
HUD Operating Grants	2,064,396	97,534	(1,966,862)
Development Grant Hard Cost	17,433,932	292,362	(17,141,570)
Other Government Grant	259,000	256,169	(2,831)
Investment Income	-	-	-
Other Revenue	20,850,347	9,429,296	(11,421,051)
Total Non-MTW Source	**41,910,028**	**11,161,322**	**(30,748,706)**

Narrative Explanation of Differences:

1. Net Tenant Revenue was under budget due to vacancy loss that was not budgeted for the Partnership Rental Housing Program (PRHP) market rate units managed by HABC's privatized firms.

2. Actual "Tenant Revenue – Other" was under budget due to lesser maintenance charges and court fees by tenants.

3. HUD Operating Grant Revenue was under budget because the HOPE VI administrative costs for Hollander Ridge were not implemented in FY 2011.

4. Development Grant Hard Cost was under budget because the planned expenditures of $18.8 million in HOPE VI for Hollander Ridge were not implemented due to various ACLU issues.

5. Other revenue was under budget because of lower EPC spending. HABC shifted the focus to ensure that all ARRA funds would be fully expended ahead of the required deadlines. EPC spending will be accelerated in the second quarter of FY 2012.

Table 12
FY 2011 Planned vs. Actual Uses of Non-MTW Activities

UNAUDITED	Budget	Actual	Variance
Administrative	3,410,942	1,559,813	1,851,129
Tenant Services	259,060	255,382	3,678
Utilities	153,023	183,529	(30,506)
Ordinary Maintenance & Operations	410,393	842,137	(431,744)
Protective Services	6,910	12,541	(5,631)
General Expenses	602,347	947,309	(344,962)
Total Operating Expenses	**4,842,675**	**3,800,711**	**1,041,964**
Extraordinary Maintenance	-	-	-
Hard Costs	37,089,366	7,183,823	29,905,543
Total Non-MTW Uses	**41,932,041**	**10,984,534**	**30,947,507**

Narrative Explanation of Differences

1. Administrative expenses were under budget because the HOPE VI administrative costs for Hollander Ridge were not implemented in FY 2011.

2. Tenant Services include salaries and benefits of the Friends of the Family grant. Also included in this expense category is materials and contract costs relating to this resident services area.

3. Utilities include expenses for water, electricity, and gas consumed by the market rate units in the PRHP.

4. Ordinary Maintenance & Operations was over budget for extensive renovations at West Lexington market rate units, which was reimbursed from the Replacement Reserve account.

5. General Expenses were over budget due to collection losses for the PRHP that were not budgeted.

6. Hard Costs included planned expenditures of $18.8 million in HOPE VI for Hollander Ridge Replacement Housing and the Affordable Housing Program. The activity was not implemented in FY 2011 due to various ACLU issues. Also, there was delay in several EPC funded projects. Designs of the EPC projects are under way. EPC spending will be accelerated in the second quarter of FY 2012. These capital Improvement activities are discussed in more detail under the Capital Plan section.

IV. Long-Term MTW Plan

In its initial request for MTW designation, HABC expressed the intention to implement a number of initiatives in both the HCV and public housing programs to support neighborhood revitalization, reduce administrative costs and promote resident economic self-sufficiency.

HABC is committed to creating new affordable housing opportunities for City residents at a wide range of incomes. Within its financial constraints and the limits of the on-going Thompson Consent Decree, HABC plans to replace lost public housing units through the production of new homes for existing public housing residents and others with incomes that would qualify for public housing. In its redevelopment efforts, HABC will strive to create vibrant, mixed-income neighborhoods that will benefit both local residents and the wider community.

By making funds available to the public housing program utilizing MTW authority and an aggressive strategy for vacancy renovations/modernizations, HABC has been able to increase the number of households housed in public housing by approximately 1,000 households between June 2006 and June 2011. In addition, as HABC nears completion of major renovation efforts to bring long-term vacant and uninhabitable units back on line, resources have shifted back to the Housing Choice Voucher program which has resulted in serving 1,316 more households during the same period (Excludes Substantial Rehab, New Construction and Thompson Tenant and Project Based Vouchers).

HABC is also planning to undertake a portfolio wide asset review to help shape its capital spending and development priorities. This effort will provide a roadmap and framework for future investments and development activities. HABC will explore ways in which MTW flexibility can help to support the agency's ability to leverage both traditional and non-traditional sources of funding.

Other long-term MTW initiatives include:

- Reducing the frequency of recertifications as a way to lower administrative costs, promote household savings, and minimize the burden imposed by this process on resident households. Over the term of the MTW Agreement, HABC will also implement other MTW initiatives designed to simplify program administration and reduce costs;
- Implementing modified Project Based leasing programs to support City-sponsored targeted neighborhood revitalization. HABC continues to implement an ambitious Project Based Voucher program that incorporates MTW flexibility and expands housing choice for program participants, as described herein. Utilization of Project Based resources is a key component of HABC's neighborhood reinvestment, new housing production, Thompson Partial Consent Decree and Bailey Consent Decree production initiatives;
- Developing 1066 low-income rental units over the next ten years, as part of the City of Baltimore's plans to develop an overall total of 3,080 new housing units. MTW funds will be combined with Low Income Housing Tax Credits and other financial resources in support of this goal. Specific development plans are summarized above, and discussed in the FY 2010 and 2011 Annual Plans.

- Streamlining income, deduction and rent calculation policies and procedures. For instance HABC is considering performing a full reexamination only every 36 months with expedited recertifications in the interim years.
- Retrofitting vacant public housing units to allow accessibility by persons with disabilities;
- Replacing or renovating several public housing sites that have substantial unmet capital needs. Utilization of MTW funding and development flexibility is an essential component of these efforts;
- Expanding resident access to employment, training and other supportive service programs. The Gilmor Homes demonstration will be expanded by combining rent reform initiatives with family savings tools and targeted employment, training and other supportive services for residents. HABC views the Gilmor Homes pilot as an opportunity to test out the efficacy of such policies in anticipation of implementing more broadly applicable MTW rent initiatives over the longer term. HABC intends to implement these initiatives in FY 2012; and,
- Establishing flexible homeownership initiatives that combine vouchers, soft second mortgages and family economic self-sufficiency components. As an example, HABC's Homeownership Plan uses MTW flexibility to promote first time home buying opportunities for public housing residents.

HABC will continue to pursue this long term vision – and identify new ways to utilize MTW flexibility in support of the MTW statutory objectives - over the ten-year term of the new MTW Agreement.

V. Proposed MTW Activities

Approval of proposed MTW activities is accomplished through the Annual Plan process. For the Annual Report, HUD requires that this section identify any MTW activities for FY 2011 that have already been proposed by HABC and approved by HUD, but that have not yet been implemented.

In the FY 2011 Annual Plan HABC proposed the self-certification by residents when their assets total $5000 or less. This initiative was implemented in FY 2011.

HABC also proposed moving to a Risk-Based inspection process in order to ensure that the highest housing quality standards are maintained and that HABC resources are utilized in an efficient and effective manner. HABC plans to implement this initiative marginally and incrementally over time as new and higher-end rehab rentals replace old housing stock in Baltimore City.

VI. Ongoing MTW Activities

A. Updates to Ongoing Activities

HABC continues to implement a wide array of MTW activities in support of HABC's mission and the national MTW statutory objectives. This section of the Annual Report provides an update on approved MTW activities including progress in meeting agency-specified benchmarks. Note that for MTW activities approved prior to 2010, HABC has developed required benchmarks and metrics as part of this Annual Report process. For MTW activities approved from 2010 on, benchmarks and metrics were specified during the MTW Annual Plan approval process. At this point, HABC does not intend to use external evaluators to assess progress in meeting MTW initiatives. Internal reports are generated on a periodic basis to assess performance against proposed targets.

During FY 2011, one of HABC's ongoing MTW activities, "Self-Certification of Assets Less than $5000", was passed into law and can be found at 24 CFR 5.609(a)(3). HABC included this activity as an Ongoing Activity but will delete it as an MTW activity in future reports.

Board approval and documentation of the public hearing can be found in Appendix B.

Table 13 provides FY 2010 updates to ongoing MTW activities in the public housing program.

Table 13:
Ongoing MTW Activities for Public Housing – FY 2011 Update

MTW Plan Year/Activity	FY 2006 – Two Year Recertifications - This activity was originally approved in the FY2006 MTW Plan and subsequently implemented in FY2010 for fixed income households only.
Description	HABC is responsible for reexamination and verification of household income, household composition and other eligibility data. The HABC will generally conduct a full reexamination of household income and composition for households with fixed income one time every twenty-four (24) months in order to achieve greater efficiency and effectiveness. In the year between full reexaminations, an expedited review will be done that adjusts rents based on annual adjustments in Social Security and SSI payments. Statutory Objective: To reduce cost and achieve greater cost effectiveness in Federal expenditures. Statute/Regulatory Waiver: 24 CFR 960.257(a) – waiver of annual recertification requirement
Projected vs. Actual Impact	This MTW activity is projected to simplify rent policy for staff and residents by only requiring fixed-income households to submit income verification once every two years. The program began with recertifications due on February 1, 2010; thus, the results are preliminary. However, as noted below, there appears to be increases to the percentage of recertifications completed and the percentage completed on-time. Once fully implemented, 100% of recertifications will be completed and 98% will be completed in a timely manner as of FY2011. **Impact Analysis:** 1. Because rents will still be based on annual income, there will be no impact on rent revenue. 2. Residents' rents will continue to be calculated based on 30% of their adjusted income, so there will be no increase in rent burden. 3. Staff will be able to complete their recertifications more efficiently because half of all recertifications of fixed income households will have expedited rent reviews in any one year. 4. As the changing population in HABC's high rises becomes more demanding and challenging for management, staff will be able to devote more time to deal with **Transition Period:** The policy was implemented in calendar year 2010. It was phased in

	monthly as part of the annual rent review process. Since there is no increase in rent above the 30% of adjusted income level, HABC does not phase in rent increases. **Hardship Policy:** Under the policy, no resident will be required to pay more than 30% of their adjusted income. The hardship policy and criteria are described in Section 6 of Volume 3 of the MTW Plan (ACOP). The policy will apply when and if HABC implements a minimum rent. **Annual Reevaluation of the Policy:** Annually, the outcomes of the policy are evaluated to determine the costs avoided by its implementation (see **Progress in Meeting Benchmarks/Metrics**, below). **Board Adoption and Public Hearing.** This policy was adopted by HABC's Board of Commissioners as part of the FY2006 MTW Annual Plan Board Resolution. The public hearing for the Annual Plan also served as the Public Hearing for the Rent Policy.
Pro gress in Meeting Benchmarks/Metrics	**<u>Baseline As of June 30, 2009</u>**, HABC staff had completed 94% of required recertifications due on July 1, 2009. 93% were completed timely. Improvements in both measures were noted for the most recent time period: 98% were completed and 97% were timely. Furthermore, 97% and 96% of fixed income households' July 1, 2009 recertifications were completed and timely, respectively, by June 30, 2009, compared to 99% on both measures a year later. **<u>Outcome as of June 30, 2011:</u>** 100% of recertifications due on July 1, 2011, were completed while 97.5 were completed in a timely manner. The timeliness of the recertifications was .5 percent lower than projected. These outcomes represent a significant improvement over the June 30, 2009 benchmark, when only 93% were timely and 94% were complete by the due date.
Data Collection Method	Internal reports are used. Only data gathered during the recertification process is used. Snapshots of end of fiscal years are used to compare outcomes.
Challenges	N/A
Results of Hardship Requests	There were no hardship requests for this initiative.
Changes to Authorizations	N/A
MTW Plan Year/Activity	FY 2010 – Gilmor Homes Demonstration – Implemented FY 2010
Description	<u>Statutory Objective:</u> The statutory objective is to give incentives to families with children whose heads of household are working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient. <u>Statute/Regulatory Waiver</u>: Section 3(a)(1) of the Housing Act of 1937 and 24 CFR 5.628 which specifies total tenant rent as well as 24 CFR 960.255. This waiver was needed so that an alternative rent can be established (rent caps) and to replace the earned income disregard. Also waived is 24 CFR 960.206 in order to establish a local preference. Gilmor Homes has the lowest average rents ($190 versus $240) and household incomes ($8,800 versus $11,250) of all HABC family sites. Within HABC, it also represents a higher poverty concentration than other public housing communities. The demonstration program has several components: **1. Employment Services**: Residents at the site receive enhanced employment services, including, but not limited to, job placement and "replacement" services. Special efforts are be made to connect qualified residents with jobs offered by HABC and its contractors. **2. Admissions Preference**: HABC's Admissions and Leasing Office ensures that at least 50% of all new residents have employment as a primary source of income. This admissions "preference" is in effect until the demonstration site's average rent equals the average rent of an HABC resident. **3. Rent Policy:** HABC implemented a demonstration rent policy designed to (a) ensure affordable rent (no more than 30% of adjusted income); (b) assist residents in obtaining employment, (c) give residents incentive to retain employment, (d) encourage residents to obtain job skills that maximize their earning potential and encourage savings. **4. Hardship Policy:** Under the policy, no resident is required to pay more than 30% of their

	adjusted income. The current hardship policy will apply as described in Section 6 of Volume 3 of the MTW Plan (ACOP). **5. Transition Period:** The policy was implemented in calendar year 2011. It is being phased in monthly as part of the annual rent review process.
Projected vs. Actual Impact	This MTW activity was projected to simplify rent policy for staff and residents; encourage employment, job retention, and wage progression; and provide increased resident choice by providing residents with an additional rent policy option and applicants with a choice of the demonstration site with its enhanced self-sufficiency services and rent policy versus other available public housing sites. HABC partially implemented this initiative during FY 2010 by increasing the level of self-sufficiency services at Gilmor and informing residents about the initiative and implementation of the new rent policy. No impact analysis has been completed since the rent policy portion of this initiative had not been implemented by the end of the fiscal year.
Progress in Meeting Benchmarks/Metrics	HABC measures this activity by assessing changes to average household income, average rent, and number/percent of households with at least one full-time employed household member. The baseline and the projected benchmarks are shown below: **<u>Baseline as of 6/30/09:</u>** Average household income of $8,880; average rent of $190; and, percent of households with an employed household member is 26%. **<u>Proposed Benchmarks:</u>** Average household income of $11,250; average rent of $239; and, 29% percent of households with an employed household member. **<u>Benchmark as of 6/30/10:</u>** Average household income of $9,819; average rent of $211; and, percent of households with an employed household member is 29%. These results are impressive in that other HABC family sites' incomes, rent, and employment rates did not do nearly as well as those of Gilmor. In fact, on the average other sites' employment rates decreased by 3 to 4 %. **<u>Outcome as of 6/30/11</u>**: Average household income of $9,598; average rent of $211; and percent of households with an employed household member is 26%. Compared to the June 30, 2010 data, these numbers represent a slight decrease in average household income, no change in average rents, and a decrease in the percentage of households with income. Other family developments experienced similar changes in incomes and percentage of employed households, but experienced a slight decrease in average rent. Overall, Gilmor's outcomes compared to the original baseline are still better than the other family sites.
Data Collection Method	Internal reports based on information gathered during initial certifications and regular recertifications are used to measure outcomes.
Challenges	Gilmor Homes faced two challenges during FY2011. Due to loss of grant funding, Gilmor Homes lost one half-time employment services staff person. In addition, the site was without one of its two assistant housing managers for most of the year. These positions have critical roles in ensuring that residents understand the rent policy and take advantage of the services and incentives.
Results of Hardship Requests	No hardship requests were submitted.
Changes to Authorizations	N/A
MTW Plan Year/Activity	FY 2011 – Self-Certification of Assets
Description	<u>Statutory Objective: I</u>mprove efficiency and reduce cost in federal programs by simplifying program administration. .<u>Statute/Regulatory Waiver</u>: 24 CFR 5.609(a)(3) requires PHAs to verify assets and determine income from assets for public housing residents. The verification requirement is waived under this initiative. HABC adopted a rent simplification initiative that eliminates verification of assets in cases where a household's assets do not exceed $5,000, and requires residents to self-certifiy the asset amounts for amounts equal to or lower than $5,000.
Projected vs. Actual Impact	The administrative burden of third party verifications will be greatly reduced. Over 1,000

	households report some from of verification. At the time of implementation, this number was 1,105. Only 112 households had total assets exceeding $5,000. HABC projects approximately 1,000 fewer asset verifications per year.
Progress in Meeting Benchmarks/Metrics	HABC implemented this change by Operating Order in June 2011, and it became effective for recertifications that were due on September 1, 2011.
Data Collection Method	Annual recertification data will be used.
Challenges	None
Results of Hardship Requests	No hardship policy required for this change.
Changes to Authorizations	None
MTW Plan Year/Activity	FY 2006: Family Self Sufficiency - Implemented FY 2006
Description	HABC established a combined Public Housing and HCV Family Self Sufficiency program. Program requirements vary from the existing regulatory framework: 1) eliminated mandated thresholds for number of participants in the HCVP program and expanding the program to include public housing residents; 2) enhanced program design to target the populations in need; 3) focused outcomes toward homeownership and unsubsidized economic independence; 4) changed the maximum contract period from five (5) to four (4) years; and developed new procedures/regulations regarding the release of the escrow funds. In addition, to maximize program effectiveness a caseload limit was set for staff to client ratio of 1:75. Statutory Objective: The statutory objective is to give incentives to families with children whose heads of household are working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient. Statute/Regulatory Waiver: Section 23 of the 1937 Act and 24 CFR 984.102, 105, 303, and 305 (Section 8 and Public Housing Self-Sufficiency).
Projected vs. Actual Impact	This activity is projected to increase level of contact with FSS clients/families; increase participation level of public housing residents; target the populations of residents who are employed, in a self-sufficiency/training program and other families in need; increase knowledge base amongst clients/families in the areas of private market rental training and homeownership education; decrease length of time to release escrow funds to clients/families; provide more time and quality services to clients by setting caseload limits; increase incomes and rents of graduating participants by at least 50%.
Progress in Meeting Benchmarks/Metrics	**1)** **Baseline FY 2009:** **T**here were 35 public housing clients/families enrolled in FSS **Proposed benchmark (FY-11):** An additional 25 public housing clients/families to be enrolled in FSS. **Outcome (FY-11):** An additional 25 public housing clients/families were enrolled in FSS. **2)** **Baseline FY 2009:** Eleven (11) families graduated from the MTW Program. **Proposed** **Proposed benchmarks (FY-11):** 11 graduating families **Outcome (FY-11):** 12 families graduated. **3)** **Baseline FY 2009:** Upon entering the MTW FSS Program, participants earned an average income of $5,911 per year, and the average rent amount paid was $240/month. Upon graduation, the participants earned an average income of $19,031; and the average rent amount paid was $514.00. **Proposed benchmarks (FY-11)** – Increase average earned income by $10,000 and rent increase by $200 for FSS graduates, Beginning average of yearly wages for graduates was $2,476; Average monthly rent of graduates was $142; average **Outcome (FY-11):** Average yearly wages for graduates is $14,155 for an overall yearly increase of $11,679. Monthly rent of graduates is $354 for an overall monthly increase of $212. **4)** **Baseline FY 2009:** The staff to client ratio was 1:67. **Proposed benchmark (FY-11):** Staff to client 1:75. **Outcome (FY-11):** The ratio staff to client is 1:82 (Ratio is in accordance to level of case management needed per family)

	5) **<u>Baseline (FY 09):</u>** 12 residents were exposed to training in the Homeownership Education. Curriculum. The private market rental training was not implemented until FY 10. **<u>Proposed benchmarks (FY-11):</u>** 25 FSS clients to attend homeownership education and/or private market rental training. All FSS clients to attend both topic areas prior to graduating from FSS program. **Outcome (FY-11):** 33 FSS clients attended homeownership education and/or private market rental training. **6)** **<u>Baseline (FY 09):</u>** 19 escrow accounts **<u>Proposed benchmarks (FY-11):</u>** 15 escrow accounts **<u>Outcome (FY-11):</u>** 16 escrow accounts were established **7)** **<u>Baseline (FY 09):</u>** 9 escrow disbursements **<u>Proposed benchmarks (FY-11):</u>** 12 escrow disbursements. **<u>Outcome (FY-11):</u>** 12 escrows were disbursed. **8)** **<u>Baseline (FY 09):</u>** 25 clients/families were enrolled in the FSS program. Of the 25, 10 were involved with pre-FSS self-sufficiency activities, 9 were employed and 6 were other families in need. **<u>Proposed benchmarks (FY-11):</u>** 25 % of slots targeted to employed residents; 50% target to residents in self-sufficiency activities; and 25% targeted to other interested residents. **<u>Outcome (FY-11):</u>** 42 clients/families enrolled in FSS; 11 (27%) were involved with (pre-FSS) activities, 3 (7 %) were employed and 28 (66%) were other families in need. (Please note that if slots were available, which they were, the slot was rendered to the next available applicant).
Data Collection Method	Internal reports are utilized to measure outcomes.
Challenges	Continuing challenges exist in motivating clients to achieve their goals, as well as with the state of the economy, which severely limits job opportunities.
Results of Hardship Requests	N/A
Changes to Authorizations	N/A
MTW Plan Year/Activity	FY 2009 – Homeownership Program –Implemented FY 2011
Description	HABC modified its existing Section 32 Homeownership Plan using MTW authority. It incorporates a number of features that differ from the standard Section 32 homeownership requirements: HABC's plan does not place a firm cap on the percentage of adjusted income that is considered "affordable" for homeownership purposes; HABC extends the recapture period for net sales appreciation to a total of 10 years using a declining scale; and, HABC's plan is open in terms of timetable and the number of scattered site units to be covered under the Plan, i.e. potentially over time, all scattered site units could be eligible for homeownership for qualified households. <u>Statutory Objective:</u> To increase housing choices for low-income families. <u>Statute/Regulatory Waiver:</u> 24 CFR 906 906.15(c)(i), (ii); 24 CFR 906.27(4); and 24 CFR 906.39(2) respectively.
Projected vs. Actual Impact	HABC projects that this activity will help to increase the number of first time homebuyers occupying scattered site units. A benchmark of 15 homes sold over 10 years has been established.
Progress in Meeting Benchmarks/Metrics	**<u>Baseline as of June 30, 2009:</u>** There were 0 homeowners for the Scattered Sites Homeownership Program. **<u>Outcome as of 6/30/11:</u>** 15 homes sold over 10 years. Outcome:3 homes were sold under this program in FY 2011.
Data Collection Method	Internal reports are utilized to measure outcomes.
Challenges	Continuing challenges exist due to the economy and stricter guidelines imposed by lenders.
Results of Hardship Requests	N/A
Changes to Authorizations	N/A
MTW Plan Year/Activity	FY 2009: TDC Limits – Implemented FY 2009
Description	HABC has established a local Total Development Cost policy to acquire the 58 scattered site units under the Thompson Consent Decree. . HUD approval was received by letter dated

	March 12, 2009. Statutory Objective: To increase housing choices for low-income families. Statute/Regulatory Waiver: 24 CFR 941.306(A)(2), Determination Of TDC Limit.
Projected vs. Actual Impact	HABC projects that this activity will facilitate the acquisition and rehabilitation of the remaining 43 rental units needed to complete this obligation under the Thompson Partial Consent Decree. Under this initiative, former residents of the Broadway public housing development will be provided with greater choice and opportunity. Units will be located in scattered sites in non-impacted areas of Baltimore City and surrounding counties. Acquisition and rehabilitation activities are coordinated by Homes for America.
Progress in Meeting Benchmarks/Metrics	**Baseline as of FY 2009:** The Baseline is zero(0) which reflects the onset of the project for the Thompson 58 development in FY 2009 **Outcome as of FY 2011:** Since implementation of the new MTW TDC limits, 42 units have been acquired, of which 41 have been rehabilitated and occupied. HABC expects to complete the Thompson 58 Program in FY 2012.
Data Collection Method	Internal reports are used to measure outcomes.
Challenges	
Results of Hardship Requests	N/A
Changes to Authorizations	N/A

Table 14 provides FY 2010 updates to ongoing MTW activities in the Leased Housing program.

Table 14:
Ongoing MTW Activities for Leased Housing – FY 2011 Update

MTW Plan Year/Activity	FY 2006: Limits on Project Based Vouchers – Implemented in FY 2006
Description	HABC reserves the right to allocate up to 30% of its Tenant Based HCV funding for Project Based Vouchers and also to waive the per-building and per-project cap on the percentage of units, which may be designated as project-based units. Statutory Objective: To increase housing choices for low-income families. Statute/Regulatory Waiver: 24 CFR 983.56(a) limiting Project Based Voucher assistance for units within a building to a maximum of 25% of all units in that building; 42 USC 1437f(o)(13)(D)(i), limiting Project Based Voucher assistance for units with a a project or development to a maximum of 25%; and 42 USC 1437 8(o)(13).
Projected vs. Actual Impact	N/A
Progress in Meeting Benchmarks/Metrics	HABC no longer requires this separate authorization in light of two other approved Project Based voucher MTW activities, i.e. allowing HABC to enter into PBV HAP contracts for greater than 25% of the units in a building and allowing HABC to enter into PBV HAP contracts for greater than 25% of the units in a project or development regardless of the family or household type that will occupy the units provided that the households must be eligible.
Data Collection Method	N/A
Challenges	N/A
Results of Hardship Requests	N/A
Changes to Authorizations	N/A
MTW Plan Year/Activity	FY 2006: Two Year Recertifications - Implemented FY 2007
Description	HABC is responsible for reexamination and verification of household income, household composition and other eligibility data. HABC will conduct a reexamination of household income and composition for all households one time every twenty-four (24) months. The 24-month reexamination policy does not apply to: • Residents living in Mod Rehab and Mod Rehab SRO units

	• Residents with other vouchers that do not qualify based on HUD funding restrictions • Residents with Homeownership vouchers Statutory Objective: To reduce cost and achieve greater cost effectiveness in Federal expenditures. Statute/Regulatory Waiver: 24 CFR 982.516 – waiver of annual recertification requirement.
Projected vs. Actual Impact	**Impact Analysis** - This activity is projected to lower the overall costs related to annual recertifications by reducing the number of recertification staff which would otherwise be required to process HABC's HCV program workload. **Transitional Period:** This policy has been included in HABC's Annual Plans since FY 2006 and was put into effect in FY 2007. In the fall of 2006 HABC developed a task order for assistance in developing and implementing a new schedule for the two-year recertification initiative. Actions implemented as a result of this task order include the following: ▪ New schedule: all accounts with recertification effective dates prior to 2/1/2006 were to be recertified with 7/1/2007 or 8/1/2007 effective dates or other appropriate action was to be taken (hearings, terminations). ▪ A new bi-monthly schedule was created to recertify all accounts on a 24-month cycle. This schedule was load-balanced by recertification cycle period and by program specialist. ▪ New documents/letters/procedures were developed to further implement the initiative and other related changes as listed in the Administrative Plan. ▪ Mailing to affected program participants outlining the new schedule process and identifying participant responsibilities. ▪ Identification of changes required to HABC's information system (MTW) to fully implement scheduling and tracking of recertifications. **Hardship Criteria –** Interim Reexamination Prompted by Decreases in Gross or **Adjusted** Income: "Participants may report a decrease in income and other changes, such as an increase in allowances or deductions that would reduce the amount of household rent at any time. Once verified, if the reexamination results in a lower household rent share, the new household rent share shall become effective as of the next monthly rent payment schedule" **(FY 2011 Administrative Plan, Ch 12, Sect B).** **Annual Reevaluation of the Policy:** Annually, the outcomes of the policy are evaluated to determine the costs avoided by its implementation (see **Progress in Meeting Benchmarks/Metrics**, below). In FY 2011 the policy met its goals. **Board Adoption and Public Hearing.** This policy was adopted by HABC's Board of Commissioners as part of the FY2006 MTW Annual Plan Board Resolution. The public hearing for the Annual Plan also served as the Public Hearing for the Rent Policy.
Progress in Meeting Benchmarks/Metrics	The average caseload for a recertification specialist is about 450 cases (requiring 450 recertifications per year). Implementing a 2-year recertification schedule and interims for changes to family income and composition has allowed for the performance of recertifications using a staff level lower than that required to perform annual recertifications and avoid $354,275 in staff costs. **Baseline:** 10,656 participants (average # of voucher holders in FY 2011) **Outcome as of 6/30/11:** Performed recertifications with 70% of the staff and staff costs which would normally be required and expended to perform annual recertifications. ▪ Count of tenant-based recertifications needed: 10,656 ▪ Projected # of recertifiers needed to perform annual recertifications: 24 ▪ Actual # of recertifiers employed to perform biannual inspections and interims: 16. ▪ Actual # of recertifiers as a percent of Projected # of recertifiers: 67.6% ▪ Average cost of a recertifier: $46,126. Projected Annual Savings: Difference in number of recertifiers required) *(Average cost of a recertifier) 8 * $46,126 = **$354,275**
Data Collection Method	Internal reports and projections are used

Challenges	N/A
Results of Hardship Requests	No requests received.
Changes to Authorizations	N/A
MTW Plan Year/Activity	FY 2006 – 2010 Special Admin Plan
Description	To facilitate the activities required under the Thompson Partial Consent Decree, several MTW-related activities have been incorporated into the Special Administrative Plan. As such, these apply to the units administered by MBQ: 1. Implementation of exception payment standards subject to funding availability (Plan year FY 2007 – Implemented FY 2007) 2. Verification of eligibility allowable up to 180 days before issuance of voucher or tenant enters into project-based lease ; (Plan year FY 2007 – Implemented FY 2008) 3. Recertifications conducted every 24-months ; Plan year FY 2006 – Implemented FY 2007 4. Implementation of risk-based inspections . Plan year FY 2010 – Implemented FY 2010 <u>Statutory Objective:</u> To reduce cost and achieve greater cost effectiveness in Federal expenditures. <u>Statute/Regulatory Waivers:</u> 24 CFR 982.503(a) - To waive a PHA's requirement to use the HUD published payment standards; 24 CFR 982.201(e) – To waive rule that verification of eligibility for housing assistance cannot be older than 90 days; 24 CFR 982.516 – To waive the requirement that recertifications be conducted at least annually; 24 CFR 982.405 – to waive the requirement that inspections be performed at least annually.
Projected vs. Actual Impact	Projected impacts of this activity include: • To increase the availability of affordable housing in non-impacted, higher opportunity areas. • Extending the expiration date on verification needed to determine eligibility allows clients the opportunity to find suitable housing without having to re-certify prior to leasing. This reduces the number of staff needed to do initial recertifications. • Lowers the overall costs for completing annual recertifications by reducing the number of staff required to process them. • Lower the overall costs related to annual HQS inspections by eliminating unnecessary annual HQS inspections. Substantial progress has been made in meeting benchmarks discussed below: 1. 336 families have been leased in non-impacted, higher opportunity neighborhoods; as of 6/30/11, 329 of those families are still living in those areas. 2. Out of a possible 221 new lease-ups only 8 initial recertifications were needed. Total savings: $11,119. 3. Savings at end of FY 2011 for recertifications: $66,182. 4. Savings at end of FY 2011 for inspections: $55,132.
Progress in Meeting Benchmarks/Metrics	1. The number of families leased in non-impacted, higher opportunity areas. **<u>Baseline as of 6/30/09:</u>** The number of families leased in non-impacted, higher opportunity areas is 1,246. **<u>Proposed Benchmark for FY 2011:</u>** The number of families to be leased in non-impacted, higher opportunity areas. = 1,246 + 300 = 1,546 **<u>Outcome as of 6/30/11</u>**: 336 families have been leased in non-impacted, higher opportunity neighborhoods; as of 6/30/11 , 329 of those families are still living in those areas with 115 families making subsequent moves to non-impacted census tracts. 2. By extending the expiration date on verification needed to determine eligibility MBQ has reduced the number of staff needed to execute initial recertifications.

	The average caseload for a recertification specialist is about 450 recertifications per year. **<u>Baseline as of June 30, 2009:</u>** ▪ Number of new leasings: 279 ▪ Number of initial recertifications completed: 98 ▪ # of recertifiers needed to perform initial recertifications: .22 (98/450) ▪ Average cost of a recertifier: $52,945.80. **<u>Proposed Benchmark for FY 2011:</u>** ▪ Number of new leasings: 300 ▪ Number of initial recertifications completed: 4 ▪ # of recertifiers needed to perform initial recertifications: .01 (4/450)Average cost of a recertifier: $52,945.80. **<u>Outcome as of 6/30/11:</u>** ▪ Number of new leasings: 221 ▪ Number of initial recertifications completed: 8 ▪ # of recertifiers needed to perform initial recertifications: .02 (8/450). ▪ Average cost of a recertifier: $52,945.80. Annual Savings: Annual Salary + benefits ($52,945.80) X the number of staff no longer required to process initial recertifications (.21) = **$11,119** 3. The average caseload for a recertification specialist is about 450 recertifications per year. Implementing a 2-year recertification schedule and interims for changes to family income and composition will allow for the performance of recertifications using a staff level lower than that required to perform annual recertifications. **<u>Baseline as of June 30, 2009</u>:** ▪ Number of participants: 1,246 ▪ Projected # of recertifiers needed to perform annual recertifications: 2.75 (1,246/450) ▪ Actual # of recertifiers employed to perform biennial inspections and interims: 1.5. ▪ Actual # of recertifiers as a percentage of the projected #: 54.5% ▪ Average cost of a recertifier: $52,945.80. **<u>Proposed Benchmark for 6/30/11:</u>** ▪ Number of participants: 1,546 ▪ Projected # of recertifiers needed to perform annual recertifications 3.4 (1,546/450) ▪ Actual # of recertifiers employed to perform biennial inspections and interims: 2. ▪ Actual # of recertifiers as a percentage of the projected #: 57.1% ▪ Average cost of a recertifier: $52,945.80. **<u>Outcome as of June 30, 2011:</u>** ▪ Number of participants: 1,689 ▪ Projected # of recertifiers needed to perform annual recertifications: 3.75 (1689/450) ▪ Actual # of recertifiers employed to perform biennial inspections and interims: 2. ▪ Actual # of recertifiers as a percentage of the projected #: 53.3% ▪ Average cost of a recertifier: $52,945.80. Annual Savings: Difference in number of recertifiers required)*(Average cost of a recertifier) 1.25 * $52,945.80 = **$66,182.** 4. Risk-Based Inspections: Units which have consistently met HQS will be inspected on a bi-annual basis. **<u>Baseline as of June 30, 2009:</u>** ▪ 1,246 participants; 560 units scheduled for inspection; of the 560 units scheduled for inspection 179 were re-inspected due to HQS violations. For FY 2009 a total of 739 inspections were completed. ▪ Inspections normally take around 1.5 hours to complete (including travel time and write-up of results). ▪ Cost of an inspection: Salary + benefits = $65,943 or $37.47/hr. (220 days per year; 8 hours/day). Cost of an inspection (including travel time, inspection time and time to record/report results) = 1.5/hours X $37.47 = $56.20.

	▪ **<u>Outcome as of 6/30/11:</u>** ▪ 1,689 participants; 844 units scheduled for inspection; of the 844 units scheduled for inspection 238 were re-inspected due to HQS violations. For FY 2010 a total of 946 inspections were completed. ▪ Inspections normally take around 1.5 hours to complete (including travel time and write-up of results). ▪ Cost of an inspection: Salary + benefits = $65,943 or $37.47/hr. (220 days per year; 8 hours/day). Cost of an inspection (including travel time, inspection time and time to record/report results) = 1.5/hours X $37.47 = $56.20. Annual Savings: The number of annual inspections that would have been conducted (1,689 + 238) minus the number of actual inspections under the risk-based program (946) X the cost of an inspection = $55,132.
Data Collection Method	MBQ uses Visual Homes software to manage the Special Mobility Housing Choice Voucher Program and the MTW activities. Where necessary, the database has been modified/customized to meet the data collection and reporting requirements to administer the MTW Program. All voucher program information is entered into and reported from the Visual Homes database, including eligibility, recertification, HQS inspection and mover information. Upon request and periodically, MBQ provides ongoing reports to HABC regarding the operation and administration of the special mobility housing choice voucher program.
Challenges	N/A
Results of Hardship Requests	N/A
Changes to Authorizations	N/A
MTW Plan Year/Activity	FY 2007: PBV Special Admin Plan – Implemented FY 2010
Description	This activity authorizes MBQ, in the Project Based Voucher Program, to allow floating units instead of identifying specific units in the HAP contract. <u>Statutory Objective:</u> to increase housing choices for low-income families <u>Statute/Regulatory Waiver:</u> 24 CFR 983.203 (c). To waive a PHA's requirement to identify by address or location the units in a PBV contract.
Projected vs. Actual Impact	The activity is projected to increase the number of project-based units at multi-family housing developments by giving developers an opportunity to operate in concert with their business model. In FY 2011 , this provision has facilitated 35 floating units being placed under a HAP contract in multi-family developments.
Progress in Meeting Benchmarks/Metrics	**<u>Baseline as of June 30, 2009</u>**: The number of floating units in multi-family housing developments under a HAP contract = 55. **<u>Benchmark:</u>** 55 floating units in multi-family housing developments under a HAP contract with the intention of adding up to 100 more units within the next 5 years **<u>Outcome as of June 30, 2011:</u>** The number of floating units in multi-family housing developments under a HAP contract 75 .
Data Collection Method	MBQ uses Visual Homes Software to manage the Special Mobility Housing Choice Voucher Program and the MTW activities. Where necessary, the database has been modified/customized to meet the data collection and reporting requirements of the MTW Program. All voucher program information is entered into and reported from the Visual Homes database, including eligibility, recertification, HQS inspections and move information. Upon request and periodically, MBQ provides ongoing reports to HABC regarding the operation and administration of the special mobility housing choice voucher program.

Challenges	N/A
Results of Hardship Requests	N/A
Changes to Authorizations	N/A
MTW Plan Year/Activity	FY 2007-2008 – Project-Based Transitional Housing –Not yet implemented
Description	HABC will enter into HAP contracts to provide Project-Based voucher assistance for units in transitional housing facilities. <u>Statutory Objective:</u> To increase housing choices for low-income families. <u>Statute/Regulatory Waiver:</u> 24 CFR 983.54 – to allow HABC to "attach or pay PBV assistance for units" in transitional housing.
Projected vs. Actual Impact	HABC projects that this initiative will increase housing opportunities for low-income families..
Progress in Meeting Benchmarks/Metrics	<u>**Baseline as of 6/30/08:**</u> 0 new transitional project-based units. <u>**Benchmark:**</u> An increase in the number of transitional project-based units <u>**Outcome as of 6/30/11:**</u> Entered into an AHAP with one development (Dayspring Square) for 18 units of transitional housing. Units are a mixture of new construction and the rehabilitation of an old school building. Construction still under way.
Data Collection Method	
Challenges	N/A
Results of Hardship Requests	N/A
Changes to Authorizations	N/A
MTW Plan Year/Activity	FY 2009: Payment Standards at 50th Percentile - Implemented in FY 2009
Description	As an alternative to using the HUD published Fair Market Rent (FMR) as the basis for determining its Payment Standards, HABC will use the HUD-published 50th percentile rent estimates. <u>Statutory Objective:</u> To increase housing choices for low-income families. <u>Statute/Regulatory Waiver:</u> 24 CFR 982.503(a) to waive the HUD published Payment Standard Amount and Schedule
Projected vs. Actual Impact	N/A
Progress in Meeting Benchmarks/Metrics	Since HUD has adjusted the area FMR to the 50th percentile, this MTW activity is not operational.
Data Collection Method	N/A
Challenges	N/A
Results of Hardship Requests	N/A
Changes to Authorizations	N/A
MTW Plan Year/Activity	FY 2010 – Unit Size Policy – Implemented 2010
Description	The HCV Administrative Plan has been modified to require participating families to select a unit size consistent with and not greater than the unit size listed on their voucher. Exceptions to this rule may be granted at the discretion of HABC where the voucher holder can demonstrate that a good faith and exhaustive effort has been made to find an appropriately sized unit or based on a reasonable accommodation request. <u>Statutory Objective:</u> To reduce cost and achieve greater cost effectiveness in Federal expenditures. <u>Statute/Regulatory Waiver:</u> 24 CFR 982.402 – waiver on allowing participants to rent units larger than the unit size indicated on their voucher.
Projected vs. Actual Impact	HABC projects that this policy will result in lower average contract rent costs, and will help to reduce illegal occupancy by household members that have not been approved by HABC.

Progress in Meeting Benchmarks/Metrics	**Baseline: In FY 2009:** 23.9% of new units rented had more bedrooms than the authorized voucher size. The percentage of new rentals where the unit size exceeded the voucher size: 23.9% (baseline period: 7/1/08 – 3/31/09, 2344 new rentals). **Benchmark:** No more than 15% of new units rented to have more bedrooms than the authorized voucher size. **Outcome as of 6/30/11:** Actual: In FY2011, only 4.5% of new units rented had more bedrooms than the authorized Voucher Size (2386 units rented; 106 units larger than voucher size). ▪ 81.4% below the baseline ▪ 70.4% below the benchmark ▪ New Rentals - 2386 ▪ Avg HAP/UAP for New Rentals - $925/mo ▪ Rental of Units larger than Voucher - 106 ▪ Additional cost associated with Oversize Rentals - $9,440/Mo ($$89/unit/mo) ▪ Additional Cost if 23.9% were Oversized Rentals - $50,787/Mo (570 units) ▪ Savings due to lower % of Oversize Rentals - $41,347/Mo ($496,159/Yr) Savings in Rental Unit HAP/UAP equivalent - 45 (Savings due to lower % of Oversize Rentals/Avg HAP/UAP for New Rentals))
Data Collection Method	Internal reports are used to measure outcomes.
Challenges	A lack of suitable inventory in Baltimore City.
Results of Hardship Requests	N/A
Changes to Authorizations	N/A
MTW Plan Year/Activity	FY 2010 – PBV Unit Limits – Implemented FY 2010
Description	The HCV Administrative Plan was modified to allow HABC to enter into Project-Based Voucher HAP contracts for greater than 25% of the units in a project/development regardless of the family or household type that will occupy the units provided that the households must be eligible. Statutory Objective: to increase housing choices for low-income families Statute/Regulatory Waiver: • 42 USC Sec. 1437f(o)(13)(D)(i) – limiting project based dwelling units in any project to no more than 25% of all units within that project.
Projected vs. Actual Impact	By exceeding the number of project based vouchers allowed in a project/development, HABC is able to create more housing choice for low-income families
Progress in Meeting Benchmarks/Metrics	**Baseline as of 6/30/11:** 0 (HABC has not previously approved projects that had PBV units in excess of 25%) **Outcome as of June 30, 2011:** Projects approved to exceed 25% cap – 14. Associated housing opportunities created – 10 units.
Data Collection Method	Internal reports are used to measure outcomes.
Challenges	N/A
Results of Hardship Requests	N/A
Changes to Authorizations	N/A
MTW Plan Year/Activity	FY 2010: PBV Unit Limits – Implemented FY 2010
Description	The HCV Administrative Plan was modified to allow HABC to enter into Project-Based Voucher HAP contracts for greater than 25% of the units in a building regardless of the family or household type that will occupy the units provided that the households must be eligible. Statutory Objective: to increase housing choices for low-income families

	Statute/Regulatory Waiver: • 24 CFR 983.56 (a) – limiting Project Based Voucher assistance for units within a building to a maximum of 25% of all units in that building.
Projected vs. Actual Impact	By exceeding the number of project based vouchers allowed in a building, HABC is able to create more housing choice for low-income families.
Progress in Meeting Benchmarks/Metrics	**Baseline as of June 30, 2010:** 8 PBV contracts have been executed that exceed 25% of the units in a building. **Outcome as of June 30, 2011:** Projects approved to exceed 25% cap = 10.
Data Collection Method	Internal reports are used to measure outcomes.
Challenges	N/A
Results of Hardship Requests	N/A
Changes to Authorizations	N/A
MTW Plan Year/Activity	FY 2010: PBV Contract Terms – Implemented in FY 2010
Description	HABC is authorized to establish Housing Assistance Payment (HAP) contracts that: increase the term of the contract from 10 to 15 years; reflect the owner's obligation to request renewals of the HAP contract for PBV's to subsidize NED residents in LTA units; and set forth what public housing rights, privileges and benefits must be afforded the NED residents in LTA units. Statutory Objective: To increase housing choices for low-income families Statute/Regulatory Waiver: 24 CFR 983.205 – limiting the initial term of the HAP contract to ten (10) years.
Projected vs. Actual Impact	By extending the term of the contract from 10 years to 15, HABC is able to create more housing choices for low-income families To date, 14 contracts totaling 310 units have been signed using these provisions.
Progress in Meeting Benchmarks/Metrics	**Baseline as of 6/30/10:** 23 for the PBV Housing Opportunities; 0 for the LTA Housing Opportunities, which will happen upon turnover. **Outcome as of 6/30/11:** 78 PBV Housing Opportunities; 28 LTA Housing Opportunities. Because the housing opportunities will be realized upon unit turnover projected over a 5-year period, the benchmark is 300 PBV and LTA housing opportunities in 2015.
Data Collection Method	Internal reports are used to measure outcomes.
Challenges	N/A
Results of Hardship Requests	N/A
Changes to Authorizations	N/A

B. Bailey Consent Decree Housing Production

In order to meet its obligations under the Bailey Consent Decree, HABC may devote Housing Choice Voucher funds available as part of the MTW Block Grant to the private production of units that will benefit from Project Based HCV vouchers or would otherwise be "long term affordable" units under the decree. HABC is considering various options, including payments, loans or grants to cover costs of converting units to meet UFAS requirements and providing financial incentives to developers to reserve units for non-elderly disabled residents. Sources of funding for such payments, loans, grants and incentives could include City HOME funds, HCV funds, and other discretionary funds available to HABC. An update of Bailey-related activity in FY 2011 follows:

Incentives for NED and UFAS Units – Developers seeking support from HABC and Baltimore City for Low Income Housing Tax Credits must agree to set aside at least 15% of the LIHTC units for non-elderly persons with disabilities (NED) in order to obtain that support. Developers proposing new construction or substantial rehabilitation and who receive certain federal capital funds must make at least 5% of the units UFAS compliant.

n FY 2010 and continuing through FY2011, as an incentive to developers to create more units for non-elderly persons with disabilities and UFAS compliant units, HABC offered, via a request for proposals (RFP), financial incentives to developers who agree to create in excess of 15% of the LIHTC units for non-elderly persons for disabilities and/or in excess of the 5% UFAS requirement. HABC also offered the same incentives to owners and developers of new construction or rehabilitation projects that are not receiving LIHTC where the hard cost of the construction or rehabilitation was at least $1,000 per unit. Smaller incentive fees were offered to owners of units where the cost of rehabilitation is less than $1000. Under this program, HABC added 32 units to serve NED and persons with disabilities in FY 2011.

Section 811 Supportive Housing for Persons with Disabilities – HABC reserved the right, in its sole discretion, to combine capital funds made available from HCV or public housing funds, with Section 811 funds to create units for non-elderly persons with disabilities pursuant to the Bailey Consent Decree. HABC indicated it would make these funds available through a competitive process and would require developers to demonstrate through specified documentation that the project had a gap that could not otherwise be addressed. In FY 2011, one application was submitted, which was expected to result in 5 NED units; however, the developer, Empire Homes, was unable to secure the 811 funds and is searching for other means to complete the five units.

VII. Sources and Uses of Funding

This section of the Annual Report describes HABC's planned versus actual sources and uses of MTW, State and Local funds.

A. Planned vs. Actual Sources and Uses of MTW Funding

HABC's Moving-to-Work (MTW) Block Grant includes three major funding sources:

- Low Income Public Housing (LIPH)
- Section 8 Housing Choice Voucher (HCV)
- Capital Fund Program (CFP) /Replacement Housing Factor Fund (RHFF)

Table 15 and the following notes provide information on planned versus actual sources of MTW funds for FY 2011.

Table 15
FY 2011 Planned vs. Actual Sources of MTW Funds

UNAUDITED	Budget	Actual	Variance
Net Tenant Revenue	30,879,556	29,934,867	(944,689)
Tenant Revenue Other	247,943	631,742	383,799
Total Tenant Revenue	**31,127,499**	**30,566,609**	**(560,890)**
Housing assistance payments	137,639,966	139,223,367	1,583,401
Program Reserve - HCV	9,139,027	8,192,472	(946,555)
Ongoing administrative fees earned	11,888,675	11,141,048	(747,627)
HUD Operating Grants	95,135,105	104,408,954	9,273,849
Total Operating Grants	**253,802,773**	**262,965,841**	**9,163,068**
Capital Grants - Hard cost Only	16,473,374	11,693,804	(4,779,570)
Investment Income	284,384	71,459	(212,925)
Fraud recovery	15,000	22,015	7,015
Gain or (Loss) on Sale of Assets	-	419,759	419,759
Other Revenue	1,332,136	3,003,268	1,671,132
Total MTW Source	**303,035,166**	**308,742,755**	**5,707,589**

Narrative Explanation of Differences

1. Budgeted Rental Income was planned with an increase in average rent of $251 or 2.5%. Due to the economy, actual average rent decreased by 2%. Nonetheless, HABC maintained high occupancy resulting in the fiscal year-to-date at 98.7%.

2. Actual "Other Tenant Revenue" exceeded the budget due to additional income from maintenance charges and court fees paid by the tenants.

3. Actual Housing Assistance Payments (HAP) received from HUD exceeded the budget due to the HUD award of the Veterans Assisted Supportive Housing (VASH) units and additional funding for Opt Out units.

4. The Program Reserves for HCV was budgeted to pay for the funding shortfall of the Thompson HAP and Quadel's operating cost to administer the Thompson consent decree. The actual amount received in FY 2011 was under budget due to lower than planned contract cost and timing of HUD's reimbursements to HABC. Although within the MTW block grant, HABC does not use Non-Thompson funds for the Thompson vouchers.

5. Actual administrative fees were lower than budgeted due to HUD's omissions of funding the Opt Out units in the amount of $562,000. HABC has not received the reconciliation from HUD in regards to the shortfall.

6. The HUD Operating Grants include both public housing subsidies and the Capital Fund Program (CFP) soft cost for administrative and management improvements. The public housing operating subsidy was higher than planned because of the higher funding proration from HUD in CY 2011. Also, the increased CFP grant activities resulted in increased reimbursable revenues from HUD.

7. Actual Capital Fund Program (CFP) and Replacement Housing Factor Fund (RHFF) hard cost revenues were based on construction activities as described in the Capital Improvement Plan.

8. Investment Income was below budget due to much lower interest rates earned from the banking institutions.

9. Fraud Recovery exceeded the budget because of increased activities in the recovery of HUD funds.

10. HABC recognized the "Gain on Sale of Assets" in FY 2011 for sale of properties related to the Barclay redevelopment and the dispositions of scattered sites units.

11. Other Revenue exceeded budget due to the additional incomes generated from increased roof top antenna renewed contracts at various housing sites. This category also included Section 8 HCV portability income, which offset HAP expenses for the Port-In vouchers.

Table 16 and the following notes provide information on planned versus actual Uses of MTW funds for FY 2011.

Table 16:
FY 2011 Planned vs. Actual Uses of MTW Funds

UNAUDITED	Budget	Actual	Variance
Administrative	12,461,547	12,702,787	(241,240)
Public Housing - Site Management	12,875,359	15,204,494	(2,329,135)
Section 8 HCV Management	12,863,805	12,669,410	194,395
Tenant Services	3,973,241	2,940,242	1,032,999
Utilities	31,664,676	25,039,496	6,625,180
Ordinary Maintenance & Operations	33,340,239	33,524,201	(183,962)
Protective Services	3,067,547	3,109,686	(42,139)
General Expenses	23,923,149	20,170,871	3,752,278
Total Operating Expenses	**134,169,563**	**125,361,187**	**8,808,376**
Extraordinary Maintenance	400,000	3,484,697	(3,084,697)
Casualty Loss	400,000	608,008	(208,008)
Housing Assistance Payments	150,360,792	140,468,796	9,891,996
Hard Costs	24,221,192	20,966,425	3,254,767
Total MTW Uses	**309,551,547**	**290,889,113**	**18,662,434**

The actual uses of funds were below budget due in large part to the planned renovation of 70 UFAS units in the amount of $14 million, which was deferred for capital improvements in FY 2012.

Narrative Explanation of Differences

1. Administrative expenses include salaries, benefits for administrative staff. Also included are administrative operating expenses such as office rent, telephone, computer materials and contracts, postage, supplies and allocated overhead. Actual administrative expenses slightly exceeded the budget due to benefits.

2. Public Housing – Site Management include salaries, benefits for administrative staff and housing management staff in the public housing sites. Also included are the related administrative operating expenses such as telephone, computer materials and contracts, postage, supplies and allocated overhead. Actual Site Management expenses exceeded the budget because of the unplanned CFP consulting contracts and the legal contract costs that were directly relating to the housing sites. CFP funded consulting contracts are reimbursed dollar for dollar.

3. Section 8 HCV Management expenses include salaries, benefits for administrative staff and housing management staff in the HCV program. Also included are administrative operating expenses such as office rent, telephone, computer materials and contracts, postage, supplies and allocated overhead. Actual Section

8 HCV Management expenses slightly under budget due to equipment budgeted for office expansion not purchased.

4. Tenant Services include salaries, benefits, related materials and supplies used to support tenant councils and the Resident Advisory Board, and to provide services to residents of public housing. This includes the two-part leadership series implemented under the Resident Academy for the Resident Advisory Board (RAB). Actual Tenant Services expenses were under budget because the budgeted expenses were not needed for other resident service grant programs, which provided adequate revenues to pay for their own expenses.

5. Utilities include water, electricity, gas, steam and fuel consumed in the public housing sites. Utilities were under budget due to reduced consumption and favorable utility rates. As a result of successful procurement, HABC received favorable electric and gas rates. Also, consumption showed a decreasing trend as a result of the Energy Performance Contract (EPC) in some of the housing sites.

6. Ordinary Maintenance & Operations include salaries and benefits of ordinary maintenance workers assigned to public housing units. It includes ordinary maintenance materials and ordinary maintenance contracts. This category also includes outside contract costs to privatized firms, who operate some of HABC's public housing and affordable housing units. Total maintenance expenses slightly exceeded budget due to vacancy renovations of privately managed Sites. Also, some overtime was incurred to clear the work orders backlog.

7. Protective Service includes salaries, benefits and other related costs of building monitors assigned to public housing developments. The over budget amount is a result of additional overtime provided to ensure safety at various housing sites.

8. General Expenses include insurance premiums for General Liability, Worker's Compensation, automobile, etc. This category also includes collection losses for uncollected rent and deductible amounts not covered by the insurance carriers for casualty losses incurred by HABC. Additionally, to comply with GASB Statement No. 45, this category also includes the Other Post Employment Benefit (OPEB) expenses. Other general expenses were under budget due to negotiated lower insurance premiums and lower than budgeted debt service expenses for EPC contracts.

9. Housing Assistance Payments (HAP) include rent subsidies paid to landlords and utility assistance paid to tenants by the Section 8 programs. HAP was budgeted with an aggressive lease up plan. Because of budget constraints, HABC cut back on the units leased. Also, the actual cost per unit was about 5% lower than planned, contributing to lower HAP expenses.

10. Extraordinary Maintenance exceeded the budget primarily due to contributions of $2,743,839 by the City of Baltimore weatherization program. Several public housing units were weatherized at Oswego Mall, Cherry Hill, Westport Homes,

Brooklyn Homes and Pleasant View Gardens. In addition, there were also other major repairs above and beyond normal maintenance paid by HABC for units at various Housing Sites.

11. Casualty Loss exceeded the budget due to extensive damages at various Housing Sites above and beyond insurance coverage.

12. Construction (Hard) Costs include activities paid by Capital Fund Program and prior year HAP funds. Because of shift of focus on ARRA activities, some capital improvements in this category had been deferred to FY 2012. Capital activities included waterproofing, tuck pointing and window replacement at various sites, replacement of Scattered Sit roofs, Barclay redevelopment, 504 unit modifications, heating and mechanical upgrades agency wide. Detail of these capital improvement projects are discussed in the Capital Planning and Development section.

B. Planned vs. Actual Sources and Uses of State and Local Funds

Programs that are included in the State and Local Funds category include the following funding sources:

- City of Baltimore - Housing and Community Development (HCD) pass-through reimbursable expenses
- Various Resident Services Grants

Table 17 and the following notes provide information on planned versus actual sources of State and Local Funds for FY 2011).

Table 17
FY 2011 Planned vs. Actual Sources of State and Local

UNAUDITED	Budget	Actual	Variance
Other Government Grants	1,800,738	2,337,797	537,059
Other City Grants	-	2,743,839	2,743,839
Other Revenue	10,354,660	8,397,139	(1,957,521)
Total State/Local Source	**12,155,398**	**13,478,775**	**1,323,377**

Narrative Explanation of Differences

The State and Local Fund Source during FY 2011 was below budget for the following reasons:

1. Other Government Grants exceeded budget due to Resident Assistance Program (RAP) funds received and not budgeted.

2. Other City Grant revenue was contributed by the City of Baltimore weatherization program for several public housing sites at Oswego Mall, Cherry Hill, Westport Homes, Brooklyn Homes, and Pleasant View Gardens. These weatherization expenditures were recorded in the MTW block grant and by AMPs in FDS.

3. Other Revenue was under budget due to the lower than anticipated pass-through activities by the City of Baltimore. HABC received instantaneous reimbursements from the City of Baltimore for the pass-through activities.

Table 18 and the following notes provide information on planned versus actual uses of State and Local Funds for FY 2011.

Table 18:
FY 2011 Planned vs. Actual Uses of State and Local Funds

UNAUDITED	Budget	Actual	Variance
Administrative	5,301,750	4,869,652	432,098
Tenant Services	2,019,243	2,139,552	(120,309)
Utilities	-	21,527	(21,527)
Ordinary Maintenance & Operations	3,715,950	2,677,910	1,038,040
General Expenses	1,118,455	1,026,295	92,160
Total State/Local Uses	**12,155,398**	**10,734,936**	**1,420,462**

Narrative Explanation of Differences

1. Actual Administrative expenses were under budget due to lower than planned staffing costs for Resident Service Inc., a separate non-profit organization for various resident services activities.

2. Tenant Service expenses exceeded budget due to increased activities in the Child Care and Congregate Housing programs.

3. Ordinary Maintenance expenses were under budget because of the reduced pass-through activities by the City of Baltimore. HABC received instantaneous reimbursements from the City of Baltimore for these expenses.

4. General expenses were under budget due to lower insurance expenses.

C. Sources and Uses of the COCC

This section is not applicable to HABC's FY2011 Annual Report. HABC has elected to implement a cost allocation approach since FY 2009. HABC did not adopt HUD's fee for service approach. There is no Central Office Cost Center (COCC) reported in the annual Financial Data Schedule (FDS).

D. Local Asset Management Plan

HABC has fully implemented its Local Asset Management Plan as approved by HUD in FY 2010. No property management, asset management or bookkeeping fees were charged to the AMPs. Through the Cost Allocation approach, HABC applied an overhead rate of 12.53% to all MTW programs and 11.71% to all non-MTW programs. As discussed in the Annual Plan, the accounts that deviate from HUD's Asset Management Requirements are listed as follows:

As discussed in the Annual Plan, the accounts that deviate from HUD's Asset Management Requirements are listed as follows:

- Cash and Investments
- Inter-fund Accounts Receivable or Payable
- Prepaid Expenses and Deferred Charges
- Material Inventory
- Accounts Payable and Accrued Liabilities
- Payroll Liabilities
- Compensated Absence
- Other Post Employment Benefits (OPEB) Liability
- Unrestricted and Restricted Net Assets

The approved Local Asset Management Program is attached in Appendix C for additional detail.

E. Single Fund Flexibility

The restated MTW Agreement allows HABC to combine public housing operating and capital funds (including development and replacement housing factor) provided under Section 9 and tenant-based voucher program funds provided under Section 8 of the 1937 Act into a single, authority-wide funding source. HABC uses this funding source to carry out the MTW program activities to provide flexibility in the design and administration of housing assistance to eligible families, to reduce cost and achieve greater cost effectiveness in federal expenditures.

Due to inadequate HUD funding for capital improvement needs, HABC estimated that $7,747,818 of Section 8 tenant-based HCV HAP funds would be needed to supplement various capital improvement and development activities. The actual amount used in FY 2011 was $2,142,625, which was included in the "Hard Costs" as discussed above. The remaining amount has been deferred for uses in FY 2012. Actual expenditures were below budget due to the shift of activities to ARRA. Details are discussed separately in the Capital Planning and Development section.

Without the Single Fund flexibility, HABC could not have provided the needed capital improvements to its housing sites. These capital improvement activities improve HABC's residents' qualities of lives as windows were replaced, more accessible units were made available, heating and mechanical systems were upgraded, etc.

F. Results of Agency-Directed Evaluations

Not applicable.

VIII. Administrative

For a description of the progress made on correcting or eliminating observed deficiencies cited in monitoring visits, physical inspections or other oversight and monitoring mechanisms, please see **Appendix G**: the FY 2010 Audit Report with REAC Corrections.

The Annual Report provides a series of appendixes including materials required by HUD pursuant to the MTW Agreement and other information provided by HABC to inform HUD and the public of its MTW activities. The following is a list of appendices:

Appendix A:	Demographic Characteristics of Households Served and Families on the Waiting List
Appendix B:	Board Approval of the FY 2010 Annual Plan (Including Certification that Agency Has Met MTW Statutory Requirements) and Documentation of the Public Hearing
Appendix C:	Local Asset Management Plan
Appendix D:	Energy Performance Contract Information Appendix E: Board Resolution
Appendix E:	Annual Performance and Evaluation Reports for Non-MTW Grants
Appendix F:	Emergency Safety and Security Grant
Appendix G:	The FY 2010 Audit Report with REAC Corrections

Appendix A: Demographic Characteristics of Households Served and Waiting List

Table A-1: Households Served - Household Types

	June 2010						June 2011						Total FY Variance
	PH	% of TOT	HCVP	% of TOT	TOTAL	% of TOT	PH	% of TOT	HCVP	% of TOT	TOTAL	% of TOT	
Total Households	10,512		13,552		24,064		10,598		13,351		23,949		
Elderly	2,578	24.50%	1,746	12.88%	4,324	17.97%	2,521	23.8%	1,837	13.76%	4,358	18.19%	.22%
Non Elderly Disabled	3,622	34.50%	4,554	33.60%	8,176	33.98%	3,774	35.6%	4,352	32.60%	8,126	33.93%	-.05%
Other	4,312	41.00%	7,252	53.51%	11,564	48.06%	4,303	40.6%	7,162	53.64%	11,465	47.87%	-.19%

Table A-2: Households Served – Income Groups

	June 2010						June 2011						Total FY Variance
	PH	% of TOT	HCVP	% of TOT	TOTAL	% of TOT	PH	% of TOT	HCVP	% of TOT	TOTAL	% of TOT	
Total Occupied Units	10,512		13,552		24,064		10,598		13,351		23,949		
Less than 30% of AMI	9,510	90.50%	11,824	87.25%	21,334	88.66%	9,633	90.9%	11,831	88.62%	21,464	89.62%	.96%
30 - 50 % of AMI	831	7.90%	1,591	11.74%	2,422	10.06%	827	7.81%	1,247	9.34%	2,074	8.66%	-1.4%
50 - 80 % of AMI	148	1.40%	133	0.98%	281	1.17%	127	1.2%	268	2.01%	395	1.65%	.48%
Greater than 80% of AMI	23	0.20%	4	0.03%	27	0.1%	11	0.1%	5	.01%	16	.01%	0

Table A-3: Households Served – Race

	June 2010						June 2011						Total FY Variance
	PH	% of TOT	HCVP	% of TOT	TOTAL	% of TOT	PH	% of TOT	HCVP	% of TOT	TOTAL	% of TOT	
Households	10,512		13,552		24,064		10,598		13,351		23,949		
African American	10,054	95.60%	12,726	93.90%	22,780	94.66%	10,163	95.90%	12,578	94.21%	22,741	94.95%	.29%
White	250	2.40%	746	5.50%	996	4.13%	233	2.20%	702	5.26%	935	3.90%	-.23%
American Indian	74	0.70%	26	0.19%	100	.41%	63	0.59%	22	0.16%	85	.35%	-.06%
Asian	103	1.00%	15	0.11%	118	.49%	109	1.03%	14	.001%	123	.51%	.02%
Native Hawaiian	17	0.20%	16	0.12%	33	.13%	19	0.18%	17	.001%	36	.15%	.02%
No Race Code	0	0.00%	0	0.00%	0	0%	0	0.00%	0	0	0	0	0
Multi Race Code	14	0.10%	23	0.17%	37	0.15%	11	0.10%	18	.001%	29	.12%	-.03%

Table A-4: Households Served –Ethnicity

	June 2010						June 2011						Total FY Variance
	PH	% of TOT	HCVP	% of TOT	TOTAL	% of TOT	PH	% of TOT	HCVP	% of TOT	TOTAL	% of TOT	
Households	10,512		13,552		24,064		10598		13,351		23,949		
Hispanic	49	0.50%	100	0.74%	149	0.62%	53	0.50%	94	.70%	147	.61%	-.01%
Non Hispanic	10,463	99.50%	13,452	99.26%	23,915	99.38%	10545	99.50%	13,257	99.3%	23,802	99.39%	.01
No Ethnicity	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0		0	0

Table A-5: Waiting List by Bedroom Size

BR	June 2010								June 2011								Total FY Variance
	PH Only	% of Total	HCVP Only	% of Total	Both	% of Total	Total	% of Total	PH Only	% of Total	HCVP Only	% of Total	Both	% of Total	Total	% of Total	
	16,106		8,268		1,600		25,974		23,064		7,029		1,595		32,087		
No BR sp	8	0.0%	1	0.0%	0	0.0%	9	0.0%	19	0.08%	0	0.0%	0	0.0%	0	0.0%	0.0%
0	52	0.3%	116	1.4%	14	0.9%	182	0.7%	117	0.51%	159	2.26%	40	2.51%	342	1.07%	1.0
1	8,880	55.1%	4,106	49.7%	598	37.4%	13,584	52.3%	13,283	57.59%	3,031	43.12%	558	34.98%	17,079	53.23%	.93%
2	4,626	28.7%	2,217	26.8%	507	31.7%	7,350	28.3%	6,488	28.13%	2,120	30.16%	483	30.28%	9,215	28.72%	.42%
3	2,207	13.7%	1,413	17.1%	415	25.9%	4,035	15.5%	2,755	11.95%	1,369	19.48%	453	28.40%	4,658	14.52%	-.98%/
4	278	1.7%	348	4.2%	54	3.4%	680	2.6%	343	1.49%	291	4.14%	52	3.26%	671	2.09%	-.51%
5	48	0.3%	58	0.7%	11	0.7%	117	0.5%	50	0.22%	50	.71%	9	.56%	103	.32%	.27%
6	6	0.0%	8	0.1%	0	0.0%	14	0.1%	7	0.03%	8	.11%	0	0.0%	15	.05%	.04%
7	1	0.0%	1	0.0%	1	0.1%	3	0.0%	2	0.01%	1	.01%	0	0.0%	4	.01%	0.0%

Table A-6: Waiting List by Household Type

HH TYPE	June 2010								June 2011								Total FY Variance
	PH Only	% of Total	HCVP Only	% of Total	Both	% of Total	Total	% of Total	PH Only	% of Total	HCVP Only	% of Total	Both	% of Total	Total	% of Total	
	16,106		8,268		1,600		25,974		23064		7,029		1,595		32,087		
Elderly	493	3.1%	293	3.5%	34	2.1%	820	3.2%	748	3.24%	237	3.37%	57	3.57%	1,069	3.33%	1.23%
Non elderly Disabled	3,669	22.8%	4,523	54.7%	1,122	70.1%	9,314	35.9%	7075	30.68%	3,614	51.42%	1,113	69.78%	12,098	37.70%	7.02%
Other	11,944	74.2%	3,452	41.8%	444	27.8%	15,840	61.0%	15241	66.08%	3,178	45.21%	425	26.65%	18,920	58.96%	-2.04

Table A-7: Waiting List by Area Median Income Group

INCOME	June 2010								June 2011								Total FY Variance
	PH Only	% of Total	HCVP Only	% of Total	Both	% of Total	Total	% of Total	PH Only	% of Total	HCVP Only	% of Total	Both	% of Total	Total	% of Total	
	16,106		8,268		1,600		25,974		23,064		7,029		1,595		32,087		
Below 30%	15,371	95.4%	7,765	93.9%	1,483	92.7%	24,619	94.8%	826	3.58%	6,756	96.12%	1,529	95.86%	31,281	97.49%	2.69%
30% to 50%	656	4.1%	445	5.4%	108	6.8%	1,209	4.7%	81	0.35%	249	3.54%	63	3.95%	737	2.30%	-2.4%
50% to 80%	69	0.4%	55	0.7%	8	0.5%	132	0.5%	22148	96.03%	22	.31%	2	.13%	61	.19%	.14%
Over 80%	10	0.1%	3	0.0%	1	0.1%	14	0.1%	9	0.04%	2	.03%	1	.06%	8	.02%	.01%

Table A-8: Waiting List by Race

RACE	June 2010								June 2011								Total FY Variance
	PH Only	% of Total	HCVP Only	% of Total	Both	% of Total	Total	% of Total	PH Only	% of Total	HCVP Only	% of Total	Both	% of Total	Total	% of Total	
	16,106		8,268		1,600		25,974		23064		7,029		1,595		32,087		
No Race Code	51	0.3%	3	0.0%	0	0.0%	54	0.2%	48	0.21%	3	.04%	0	0.0%	43	.13%	-.07%
White	580	3.6%	534	6.5%	77	4.8%	1,191	4.6%	908	3.94%	429	6.10%	74	4.64%	1,456	4.54%	.06%
African American	15,287	94.9%	7,641	92.4%	1,494	93.4%	24,422	94.0%	21867	94.81%	6,526	92.84%	1,497	93.86%	30,244	94.26%	.26%
American Indian	49	0.3%	23	0.3%	5	0.3%	77	0.3%	66	0.29%	17	.24%	4	.25%	84	.26%	.04%
Asian	53	0.3%	32	0.4%	8	0.5%	93	0.4%	62	0.27%	27	.38%	7	.44%	103	.32%	.28%
Native Hawaiian	86	0.5%	35	0.4%	16	1.0%	137	0.5%	113	0.49%	27	.38%	13	.82%	157	.49%	.44%

Table A-9: Waiting List by Ethnicity

ETHNICITY	June 2010								June 2011								Total FY Variance
	PH Only	% of Total	HCVP Only	% of Total	Both	% of Total	Total	% of Total	PH Only	% of Total	HCVP Only	% of Total	Both	% of Total	Total	% of Total	
	16,106		8,268		1,600		25,974		23064		7,029		1,595		32,087		
No Ethnicity	12	0.1%	1	0.0%	0	0.0%	13	0.1%	20	0.09%	2	.03%	0	0.0%	21	.07%	.06%
Hispanic	87	0.5%	95	1.1%	17	1.1%	199	0.8%	241	1.04%	79	1.12%	31	1.94%	361	1.13%	1.05%
Non Hispanic	16,007	99.4%	8,172	98.8%	1,583	98.9%	25,762	99.2%	22803	98.87%	6,948	98.85%	1,564	98.06%	31,705	9/8.81%	-.08%

Appendix B: Board Resolution Including:

Certification that HABC Has Met MTW Statutory Requirements

Appendix C: Local Asset Management Plan

Housing Authority of Baltimore City
Local Asset Management Program and Approach to Cost Allocation

I. Background

The First Amendment to the Moving to Work (MTW) Agreement allows the Housing Authority of Baltimore City (HABC) to develop a local asset management program that describes HABC's cost accounting system. It allows an alternative approach to cost allocation differing from the Operating Fund Rule (OFR) approach under 24 CFR Part 990. Instead of the prescribed fee for service approach as per the OFR, HABC has established a cost allocation methodology based on a single indirect cost rate developed in accordance with OMB Circular A-87. The deviations from HUD's OFR, the cost allocation plan along with the indirect cost rate are described below.

II. Description of How HABC is Implementing Asset Management

This plan is consistent with HABC's ongoing implementation of project based management, budgeting, accounting and financial management. Day to day operations of HABC sites are coordinated and overseen by Property Managers, who oversee the following management and maintenance tasks: tenant selection and leasing; rent collections; maintenance work order response; unit turnover; security; resident and community relations; capital improvements planning; and, other activities to efficiently operate the site. HABC Property Managers receive support in conducting these project-level activities from the entire array of Central Office departments.

HABC Property Managers develop and monitor property budgets with support from the HABC Finance staff. Budget trainings are held annually to support the budget development process.

HABC will continue to develop and utilize project-based budgets for all of its asset management projects (AMPs). All direct costs will be directly charged to the maximum extent possible to the AMPs. HABC housing managers will continue to receive AMP-based revenue and expense statements monthly, which include surplus and/or deficit, budgeted cost and actual cost, as they have for several years. HABC proposes to allocate indirect costs to the AMPs based on available housing units. Consistent with the Financial Data Schedule (FDS) approved line item, the indirect costs will be reported under "Allocated Overhead".

In designing and implementing its local asset management plan, HABC has used HUD's asset management requirements including AMP-based financial statements as a starting point. HABC will retain the HUD chart of accounts and the HUD crosswalk to the FDS. Under the local asset management program, HABC intends to retain full authority to move its MTW funds and project cash flow among projects without limitation.

HABC will continue to monitor the performance of all AMPs both operationally and financially. There will continue to be AMP-based operations and operating income and expense financial reporting, that will be provided to and used by AMP housing managers monthly. Properties that are not meeting HABC standards, either operationally or financially will be expected to develop and adhere to an asset management plan, in order to effectuate improved and satisfactory operations.

III. Deviations from HUD's Operating Fund Rule

G. A. Balance Sheet Accounts

Some balance sheet accounts will be reported in compliance with HUD's Asset Management Requirements and some will deviate from HUD's requirements as discussed below.

1. Balance Sheet Accounts in compliance with HUD's Asset Management Requirements

The following account categories and types will comply with HUD's Asset Management Requirements. These account balances that have been defined as attributable to a specific AMP or program other than public housing will continue to be reported under the attributed AMP or the specific program.

- Restricted Cash Balances
- Petty Cash Balances
- Tenant Accounts Receivable and Payable balances, including Security Deposit Liabilities
- Miscellaneous Accounts Receivable
- Fixed Assets and Accumulated Depreciation
- Notes Receivable
- Contract Retention
- Invested in Net Fixed Assets

2. Balance Sheet Accounts that deviate from HUD's Asset Management Requirements

The balance sheet accounts that will deviate from HUD's Asset Management Requirements are listed as follows.

- Cash and Investments
- Interfund Accounts Receivable or Payable
- Prepaid Expenses and Deferred Charges
- Materials Inventory
- Accounts Payable and Accrued Liabilities
- Payroll Liabilities
- Compensated Absences
- Other Post Employment Benefits (OPEB) Liability
- Unrestricted and Restricted Net Assets

HABC proposes to deviate from HUD's asset management requirements by reporting the above account balances as assets maintained centrally. They will not be reported by AMPs or programs. Through years of practice, we believe that maintaining these accounts centrally has proven to be the most cost effective and least labor intensive method. Although these balance sheet accounts are proposed to be maintained centrally, the related expenses will continue to be reported as an expense to the appropriate program, department, or AMP-based as applicable. Therefore, the applicable transactions do not distort the AMP-based income and expense statements. It is important to note that maintaining the above balance sheet accounts centrally, will it no way diminish HABC's obligations or ability to effectuate improved and satisfactory operations and to develop and adhere to its asset management plan. Also, these centrally maintained balance sheet accounts are consistent with the financial reporting under the new Catalog of Federal Domestic Assistance (CFDA) number for the MTW program.

H. B. Income Statement Deviations

HABC will not be utilizing the fee for service approach. Thus, there will be no Central Office Cost Center (COCC) created or reported in the annual FDS. No property management or asset management or bookkeeping fees will be charged to the AMPs. Rather, the allocated expenses will be charged into the AMPs based on the indirect cost rate developed and presented herein.

HABC's cost allocation methodology below, along with a preliminary indirect cost rate, applies to both the MTW program and non-MTW programs. This cost allocation plan and process will take the place of the fee for service cost and revenue approach developed within the new operating fund rule under 24 CFR Part 990.

1. Cost Allocation Approach

Consistent with the OMB Circular A-87 cost principles, HABC has identified and segregated all its costs into a direct cost pool and an indirect cost pool. The basic principle to determine whether costs should be treated as direct or indirect is whether the cost can be directly attributed to one program or to multiple programs. Those costs that can generally be attributed to supporting one program are included as direct. Included in the direct pool are:

- All public housing development (or AMP) site direct costs
- All central frontline costs (both operating and capital), including Resident Services, Work Orders, Leasing, Legal, and the like
- All Central Maintenance crews, whose work will be direct costed to the maximum extent;
- All HCVP department expenses;
- All Modernization and Development expenses;

- All City direct costs;
- All partnership housing program.

The above direct cost services have been carefully reviewed and found to support specific unique programs, whether it be public housing, Section 8, or direct City programs.

Those costs that cannot be easily attributed to supporting one program are treated as indirect costs under the indirect cost pool. Indirect costs include:

- Most central office departments, including Executive, Finance, Human Resources, Information Technology, and the like;

The above indirect cost services have been carefully reviewed and found to support multiple programs, and as such must be treated as indirect, and allocated out in proportion to the direct services they support.

The worksheet used to identify direct and indirect costs and to develop the anticipated indirect rate is attached to this narrative as **Attachment A**.

The specific approach is as follows:

- Identify the direct cost base (D) and our indirect cost pool (I);
- Separate them out MTW and non-MTW;
- Develop two indirect cost rates (I/D), one for MTW and one for non-MTW, which are used to allocate indirect costs to the direct programs;
- Excluded from the direct cost base are all hard costs (capital), and
- HAP payments to landlords.

All costs used in this analysis are from the HABC Fiscal Year 2009 Approved Consolidated Budget. Based on this budget and the attached schedules, the indirect cost rate is currently 13.65% for MTW and 12.05% for non-MTW (see Attachment A).

How does this cost allocation plan get implemented?

- All indirect costs will be identified and assigned into a pool;
- These costs are then charged out using the indirect cost rate to the MTW program and the respective non-MTW programs based on actual direct costs; thus, if in FY 2010, total MTW direct costs are $100 million, then $13.65 million (13.65%) of indirect costs would be charged out; similarly, if in FY 2010 there were $10 million of direct non-MTW costs, then $1.205 million (12.05%) will be charged in indirect costs.
- Annually, HABC will review the need to update its indirect cost rate using then current fiscal year budgets. It is believed, based on a review of several years of direct and indirect costs, that HABC's basic cost structure (direct versus indirect, central office versus direct program service, etc) is highly

uniform and consistent. Notwithstanding this, HABC will revisit this analysis annually.

HABC intends to fully justify its indirect cost rate and will ensure that the annual independent audit will include a test of the HABC indirect costs rate's reasonableness.

The benefits of this cost approach include administrative simplicity, which should allow for increased efficiency and transparency; a greater ease of planning and budgeting on the part of direct program service providers, and a clearer understanding of indirect costs as a share of total costs at the HABC. As discussed above, it does not diminish HABC's obligations to effectuate improved and satisfactory operations and to develop and adhere to an asset management plan. It is also consistent with the financial reporting under the new Catalog of Federal Domestic Assistance (CFDA) number from OMB that HUD created for the MTW program.

ATTACHMENT A
HABC Proposed Cost Allocation Methodology
Calculation of Indirect Cost Rate

Direct Costs	FY09	Share	MTW	Non-MTW	
Sites (LIPH)	54,808,718	16.68%	54,808,718		
Sites - Private Management	8,051,990	2.45%	8,051,990		
Sites (CFP hard-includes ECI)	53,007,215	16.14%	53,007,215		
Sites (CFP soft - includes ECI)	3,058,746	0.93%	3,058,746		
Sites - Special Projects	7,030,596	2.14%	7,030,596		
EPC Costs (Hard)	5,902,500	1.80%	-	5,902,500	
Retiree Health	1,428,945	0.43%	1,428,945		
Crews	8,366,192	2.55%	8,366,192		
HCVP HAP	107,096,797	32.60%	100,594,473	6,502,324	
HCVP Admin	11,245,871	3.42%	10,504,531	741,340	
Development Hard	1,628,751	0.50%	-	1,628,751	
Development Soft	312,511	0.10%	-	312,511	
DHCD Hard	12,199,108	3.71%	-	12,199,108	
DHCD Soft	4,677,524	1.42%		4,677,524	
RAB	283,183	0.09%	283,183		
Res Services	1,951,644	0.59%	1,951,644		
Res Serv - Grants	3,604,275	1.10%		3,604,275	
Elderly Services	168,396	0.05%	168,396		
HABCO Hard	19,732,914	6.01%	12,325,000	7,407,914	
HABCO Soft	1,412,958	0.43%		1,412,958	
Housing Applications	1,038,962	0.32%	1,038,962		
Housing Operations	3,417,024	1.04%	3,417,024		
Homeownership	78,035	0.02%	78,035		
Legal, Lease enforcement	470,727	0.14%	470,727		
Relocation	828,403	0.25%	828,403		
Work Order Center	252,027	0.08%	252,027		
Market Rate Units	1,087,108	0.33%	-	1,087,108	
Sal Increase FLs	169,218	0.05%	169,218	-	
Subtotal Direct	**313,310,338**	**95.37%**	**267,834,025**	**45,476,313**	
			85.49%	**14.51%**	**100.00%**
Less: non-relevant expenses					
Hard Cost (Devel, HABCO)	80,271,380		65,332,215	14,939,165	
HAP	107,096,797		100,594,473	6,502,324	
DHCD Soft cost	1,145,438			1,145,438	
DHCD Hard cost	12,199,108		-	12,199,108	
Subtotal Direct	**112,597,615**		**101,907,337**	**10,690,278**	
			90.51%	**9.49%**	**100.00%**
Indirect Cost					
Admin	331,607	0.10%	300,123	31,484	
Audits	442,497	0.13%	400,485	42,012	
Budget	433,579	0.13%	392,414	41,165	
CFO	366,779	0.11%	331,956	34,823	
Agency Wide	2,379,253	0.72%	2,153,361	225,892	
Communications	333,729	0.10%	302,044	31,685	
Deputy Executive Director	453,907	0.14%	410,812	43,095	
Executive Director	477,132	0.15%	431,832	45,300	
Facilities/Bldg. Support	1,260,727	0.38%	1,141,031	119,696	
FHEO	676,770	0.21%	612,516	64,254	
Finance & Accounting	1,832,221	0.56%	1,658,266	173,955	
Hsg stat	106,883	0.03%	96,735	10,148	

Human Resources	1,130,079	0.34%	1,022,787	107,292	
Information Technology	2,579,344	0.79%	2,334,455	244,889	
Inspector General	279,863	0.09%	253,292	26,571	
Legal - attorneys	1,231,889	0.37%	1,114,931	116,958	
Procurement	477,481	0.15%	432,148	45,333	
Salary Increase COCC	405,698	0.12%	367,180	38,518	
Subtotal Indirect	**15,199,438**	**4.63%**	**13,756,368**	**1,443,070**	
			90.51%	**9.49%**	**100.00%**
Indirect Cost Rate (I/D)		**13.50%**	**13.50%**	**13.50%**	
TOTAL	**328,509,776**	**100.00%**	**281,590,393**	**46,919,383**	
			85.72%	**14.28%**	**100.00%**
Reallocation of non-allocable overhead *			**154,717**	**(154,717)**	
Total Adjusted Indirect Charges	**15,199,438**		**13,911,085**	**1,288,353**	
Total Program Indirect Rate (I/D)			**13.65%**	**12.05%**	

*** Note:**

Resident Services is limited to $331,820 in the FY09 budget. This limit is due to the various overhead rates allowed to charge per grant agreement. Therefore, the shortfall of $154,717 has to shift to the MTW LIPH component and has been reflected in this analysis.

Appendix D: Energy Performance Contract Information

EPC Reporting Requirements - Period Ending 6/30/11

	Brooklyn AMP 21	Latrobe AMP 001	Westport AMP 022	Cherry Hill AMP 011	Gilmor AMP 006	Subtotal	Notes
Is the project ESCo or Self -developed?	Self-Developed	Self-Developed	Self-Developed	Self-Developed	Self-Developed		
Number of rehabilitated units	485	676	200	1281	571	3213	
Number of rehabilitated AMPS	1	1	1	1	1	5	
Total Investment ($MM)	$5.31	$24.71	$2.31	$34.71	$7.71	$74.75	
Total financed ($MM)	$2.71	$19.11	$1.11	$24.21	$4.01	$51.15	
Debt Service (Annual)	$26,364	$192,659	$10,140	$247,341	$39,546	$516,050	
Projected Annual savings**(Post Construction)** (Source: Independent Utility Analyst Consultant & IGEA)	$374,556	$ 946,974	$145,983	$1,465,910	$391,519	$3,324,942	(Source: Independent Utility Analyst Consultant & IGEA)
Actual Annual Savings (**Post Construction**)	-	-	-	-	-	-	Data is not available at this time; Construction is due to complete June 2013
Construction Period Savings	$103,989	$169,818	$ 54,750	$ 466,688	$ 133,527	$928,772	These savings have occurred during the construction period and do not represent full implementation of ECMs. Data reflects savings during construction period thru to June 2011
Investment per unit	$10,948	$36,553	$11,550	$27,096	$13,503	$19,930	average
Financing per unit	$5,588	$28,269	$5,550	$18,899	$7,023	$13,066	average
Savings per unit (**Construction Period only**)	$ 214	$ 251	$ 274	$ 364	$ 234	$ 289	Data reflects savings during construction period thru to June 2011
Savings per project (**Construction Period only**) (AMP)	$ 103,989	$ 169,818	$ 54,750	$ 466,688	$ 133,527	$ 928,772	Data reflects savings during construction period thru to June 2011
Term of the contract	20 years	20 years	20 years	20 years	20 years		
Date Request for Proposal issued	12/22/2003	12/22/2003	12/22/2003	12/22/2003	12/22/2003		
Date audit executed*	5/12/2006	5/12/2006	5/12/2006	5/12/2006	5/12/2006		
Date Energy Services agreement executed	N/A	N/A	N/A	N/A	N/A		HABC is acting as the ESCO. There is no Energy Services Agreement.
Date Repayment starts	4/15/2010	4/15/2010	4/15/2010	4/15/2010	4/15/2010		

Types of Energy Conservation Measures at each AMP site	energy efficient lighting and appliances; water conservation; new thermostats; tenant metering	energy efficient lighting; water conservation; decentralized & updated heating system; new radiator controls; new electrical distribution system; tenant metering	energy efficient lighting water conservation; new thermostats; new electrical distribution system; tenant metering	energy efficient lighting; water conservation; new heating system distribution piping; new radiators &controls; tenant metering; gas distribution/service line & meter replacements	energy efficient lighting ; water conservation; new thermostats; new boiler burners; new heating distribution control valves; new energy management control system; tenant access to metering information		

Estimated Energy Cost Savings for HABC Energy Performance Contract ($)

ECMs	Gilmor	Latrobe	Brooklyn	Westport	Cherry Hill 11	Cherry Hill 12	Cherry Hill 17	Total
Lighting	$62,721	$89,299	$48,113	$15,890	$41,155	$42,872	$15,008	$315,058
Boiler Burners	$22,664	$0	$0	$0	$0	$0	$0	$22,664
Steam Traps	$1,158	$0	$0	$0	$0	$0	$0	$1,158
Pipe Insulation	$4,645	$0	$0	$0	$0	$0	$0	$4,645
Local Controls	$46,256	$0	$73,392	$28,540	$83,023	$63,389	$26,446	$321,046
Building Weatherization	$25,696	$35,417	$0	$0	$43,762	$23,433		$128,308
Water Conservation	$120,934	$159,582	$98,395	$48,741	$188,951	$195,366	$55,534	$867,503
Electric Submeters	$107,445	$182,600	$154,656	$52,812	$155,125	$174,179	$71,846	$898,663
Cherry Hill HW Piping	$0	$0	$0	$0	$78,454	$78,454	$0	$156,908
Cherry Hill DHW Tanks	$0	$0	$0	$0	$3,635	$3,635	$0	$7,270
Cherry Hill DHW Piping	$0	$0	$0	$0	$53,682	$53,682	$0	$107,364
Latrobe Decentralized Heating	$0	$462,368	$0	$0	$0	$0	$0	$462,368
Vent Fan Dampers	$0	$17,708	$0	$0	$0	$0	$0	$17,708
Total =	$391,519	$946,974	$374,556	$145,983	$647,787	$635,010	$168,834	$3,310,663

Estimated Energy-Unit Savings for HABC Energy Performance Contract*

ECMs	Gilmor		Latrobe		Brooklyn		Westport		Cherry Hill 11		Cherry Hill 12		Cherry Hill 17		Total	
	Actual Units	**MMBtu**	**Actual Units**	**MMBtu**	**Actual Units**	**MMBtu**	**Actual Units**	**MMBtu**	**Actual Units**	**MMBtu**	**Actual Units**	**MMBtu**	**Actual Units**	**MMBtu**	**Actual Units**	**MMBtu**
Lighting - kWh	440,764	1,504	741,690	2,531	478,256	1,632	123,462	421	448,797	1,532	467,529	1,596	163,664	559	2,864,162	9,775
Boiler Burners - Therms	17,987	1,799	0	0	0	0	0	0	0	0	0	0	0	0	17,987	1,799
Steam Traps - Therms	919	92	0	0	0	0	0	0	0	0	0	0	0	0	919	92
Pipe Insulation - Therms	3,687	369	0	0	0	0	0	0	0	0	0	0	0	0	3,687	369
Local Controls - Therms (or equivalent)	36,711	3,671	0	0	60,655	6,066	23,587	2,359	41,512	4,151	31,694	3,169	21,550	2,155	215,709	21,571
Building Weatherization - Therms	20,394	2,039	17,708	1,771	0	0	0	0	21,881	2,188	11,717	1,172	0	0	71,700	7,170
Water Conservation - k-gallons	14,906	0	18,382	0	11,023	0	6,188	0	17,561	0	18,130	0	5,732	0	91,922	0
- Therms	31,388	3,139	30,527	3,053	33,036	3,304	13,023	1,302	32,645	3,265	33,834	3,383	7,864	786	182,317	18,232
- kwh	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electric Submeters - kWh	707,735	2,415	1,516,615	5,176	1,537,332	5,247	410,351	1,401	1,691,655	5,774	1,899,448	6,483	783,490	2,674	8,546,626	29,170
Cherry Hill HW Piping - c-lbs HW	0		0		0		0		31,480	3,148	31,480	3,148	0	0	62,960	6,296
- kwh	0	0	0	0	0	0	0	0	(133,700)	(456)	(133,700)	(456)	0	0	(267,399)	-913
- k-gallons	0	0	0	0	0	0	0	0	3,285	0	3,285	0	0	0	6,570	0
Cherry Hill DHW Tanks - c-lbs HW	0		0		0		0		1,255	126	1,255	126	0	0	2,510	251
- k-gallons	0	0	0	0	0	0	0	0	132	0	132	0	0	0	263	0
Cherry Hill DHW Piping - c-lbs HW	0	0	0	0	0	0	0	0	16,425	1,643	16,425	1,643	0		32,850	3,285
- k-gallons	0	0	0	0	0	0	0	0	2,628	0	2,628	0	0	0	5,256	0
Latrobe Decentralize Heating - c-lbs steam	0		641,920	64,192	0	0	0	0	0	0	0	0	0	0	641,920	64,192
- Therms	0	0	(590,605)	(59,061)	0	0	0	0	0	0	0	0	0	0	(590,605)	-59,061
- kwh	0	0	(102,789)	(351)	0	0	0	0	0	0	0	0	0	0	(102,789)	-351
Vent Fan Dampers - Therms	0	0	8,854	885	0	0	0	0	0	0	0	0	0	0	8,854	885
																102,762
Savings by Site, MMBtu		15,028		18,197		16,248		5,483		21,369		20,263		6,174		102,762
Savings by Site, k-gallons of water	14,906		18,382		11,023		6,188		23,606		24,175		5,732		104,011	

Notes:

1) Savings statement adjusted based on new utility rates for all sites.

2) No savings spreadsheet was provided in calculations pkg for CH-17 local controls savings, but project description was included in the work-scope in the NORESCO proposal. Estimated savings = $26,446 based on info. contained in the proposal report.

3) CH-17 local controls Therm savings from NORESCO's summary table from EPC Phase 1 proposal (Attachment I2) adjusted to 75% of NORESCO's value

* HABC is further updating the baseline and savings projections for the period immediately prior to EPC implementation to reflect increased occupancy levels and other factors impacting energy consumption.

Appendix E: Annual Performance and Expense Statements (Includes Formula and Competitive ARRA Grants)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4 /30/2011

Part I: Summary

PHA Name: Housing Authority of Baltimore City **417 E Fayette Street** **Baltimore** **MD, 21202**	**Grant Type and Number** Capital Fund Program Grant No: MD00200001109R Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval:**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no:2)**
☒ **Performance and Evaluation Report for Period Ending: 6/30/11** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	525,000	295,000	295,000	92,637
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	525,000	525,000	525,000	271,035
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	9,450,000	9,680,000	9,680,000	7,845,658
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202	**Grant Type and Number** Capital Fund Program Grant No: MD00200001109R Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	10,500,000	10,500,000	10,500,000	8,209,329
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	10,500,000	10,500,000	10,500,000	8,209,329

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202	**Grant Type and Number** Capital Fund Program Grant No: MD00200001109R CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Cherry Hill, AMP 011	Non-Technical Salaries - Admin	1410		525,000	295,000	295,000	92,637	
	Technical Salaries and A & E Fees	1430		525,000	525,000	525,000	271,035	
	Energy Conservation Measures	1460		9,450,000	9,680,000	9,680,000	7,845,658	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202					**Federal FFY of Grant: 2009**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Cherry Hill, AMP 011	9/30/2010	5/24/2010	9/30/2012		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202	**Grant Type and Number** Capital Fund Program Grant No: MD00200002109R Replacement Housing Factor Grant No: Date of CFFP:			**FFY of Grant: 2009** **FFY of Grant Approval:**	
Type of Grant ☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 2)** ☒ **Performance and Evaluation Report for Period Ending: 6/30/11** ☐ **Final Performance and Evaluation Report**					
Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised**[2]	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	130,101	72,493	72,493	46,689
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	130,101	122,637	122,637	87,892
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	2,341,821	2,406,893	2,406,893	2,051,077
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part I: Summary

PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202	**Grant Type and Number** Capital Fund Program Grant No: MD00200002109R Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☐ **Performance and Evaluation Report for Period Ending:** **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2,602,023	2,602,023	2,602,023	2,185,658
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	2,602,023	2,602,023	2,602,023	2,185,658

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202	**Grant Type and Number** Capital Fund Program Grant No: MD00200002109R CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Brooklyn, AMP 021	Non-Technical Salaries - Admin	1410		130,101	72,493	72,493	46,689	
	Technical Salaries and A & E Fees	1430		130,101	122,637	122,637	87,892	
	Energy Conservation Measures	1460		2,341,821	2,406,893	2,406,893	2,051,077	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of Baltimore City
417 E Fayette Street
Baltimore
MD, 21202

Federal FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Brooklyn, AMP 021	9/30/2010	5/12/2010	9/30/2012		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary

PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202	**Grant Type and Number** Capital Fund Program Grant No: MD00200002209R Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval:**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no:2)**
☒ **Performance and Evaluation Report for Period Ending: 6/30/11** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	60,000	60,000	60,000	33,563
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	60,000	60,000	60,000	59,001
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,080,000	1,080,000	1,080,000	715,953
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part I: Summary

PHA Name: **Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202**	**Grant Type and Number** Capital Fund Program Grant No: MD00200002209R Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☐ **Performance and Evaluation Report for Period Ending:** **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,200,000	1,200,000	1,200,000	808,517
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	1,200,000	1,200,000	1,200,000	808,517

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202		**Grant Type and Number** Capital Fund Program Grant No: MD00200002209R CFFP (Yes/ No): Replacement Housing Factor Grant No:				**Federal FFY of Grant: 2009**		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Westport, AMP 022	Non-Technical Salaries - Admin	1410		60,000	60,000	60,000	33,563	
	Technical Salaries and A & E Fees	1430		60,000	60,000	60,000	59,001	
	Energy Conservation Measures	1460		1,080,000	1,080,000	1,080,000	715,953	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202					**Federal FFY of Grant: 2009**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Westport, AMP 022	9/30/2010	7/19/2010	9/30/2012		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary

PHA Name: Housing Authority of Baltimore City **417 E Fayette Street** **Baltimore** **MD, 21202**	**Grant Type and Number** Capital Fund Program Grant No: MD00200020009T Replacement Housing Factor Grant No: Date of CFFP:		**FFY of Grant: 09** **FFY of Grant Approval: 09**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no:2)**

☒ **Performance and Evaluation Report for Period Ending: 6/30/11** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	**Revised**[2]	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	316,756	316,756	316,756	46,578
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	316,757	316,757	316,757	157,813
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	5,701,614	5,701,614	5,701,614	4,409,846
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202	**Grant Type and Number** Capital Fund Program Grant No: MD00200020009T Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:09** **FFY of Grant Approval: 09**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☐ **Performance and Evaluation Report for Period Ending:** **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	6,335,127	6,335,127	6,335,127	4,614,237
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director Paul T. Graziano	**Date**	**Signature of Public Housing Director**	**Date**

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202	**Grant Type and Number** Capital Fund Program Grant No: MD00200020009T CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 09**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Amp 200/ Scattered Site	Non-Technical Salaries (Admin)	1410	N/A	316,756	316,756	316,756	46,578	
	Technical Salaries and A & E Fees	1430	N/A	316,757	316,757	316,757	157,813	
	Scattered Site Vacancy Renovations	1460	58	5,701,614	5,701,614	5,701,614	4,409,846	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202					**Federal FFY of Grant: 2009**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Amp 200/ Scattered Site	9/30/10	7/19/10	9/30/12		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary

PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202	Grant Type and Number	FFY of Grant: 09 FFY of Grant Approval: 09
	Capital Fund Program Grant No: MD00200020109T Replacement Housing Factor Grant No: Date of CFFP:	

Type of Grant

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Revised Annual Statement (revision no:2)

☒ Performance and Evaluation Report for Period Ending: 6/30/11 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	133,862	133,866	133,866	62,340
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	133,863	133,863	133,863	54,740
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	2,409,528	2,409,524	2,409,524	2,002,377
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		
PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202	**Grant Type and Number** Capital Fund Program Grant No: MD00200020109T Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:09** **FFY of Grant Approval: 09**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☐ **Performance and Evaluation Report for Period Ending:** **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	2,677,253	2,677,253	2,677,253	2,119,457
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director Paul T. Graziano	**Date**	**Signature of Public Housing Director**	**Date**

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202		**Grant Type and Number** Capital Fund Program Grant No: MD00200020109T CFFP (Yes/ No): Replacement Housing Factor Grant No:				**Federal FFY of Grant: 09**		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Amp 201/ Scattered Site	Non-Technical Salaries (Admin)	1410	N/A	133,862	133,866	133,866	62,340	
	Technical Salaries and A & E Fees	1430	N/A	133,863	133,863	133,863	54,740	
	Scattered Site Vacancy Renovations	1460	22	2,409,528	2,409,524	2,409,524	2,002,377	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202					**Federal FFY of Grant: 2009**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Amp 201/ Scattered Site	9/30/10	7/19/10	9/30/12		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Baltimore City **417 E Fayette Street** **Baltimore** **MD, 21202**	**Grant Type and Number** Capital Fund Program Grant No: MD00200000109R Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no:2)**

☒ **Performance and Evaluation Report for Period Ending: 6/30/11** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	280,000	279,241	279,241	70,566
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	280,000	280,000	280,000	163,099
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	5,040,000	5,040,759	5,040,759	3,256,939
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		
PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202	**Grant Type and Number** Capital Fund Program Grant No: MD00200000109R Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☐ **Performance and Evaluation Report for Period Ending:** **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	5,600,000	5,600,000	5,600,000	3,490,594
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	5,600,000	5,600,000	5,600,000	3,490,594

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part II: Supporting Pages		
PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202	**Grant Type and Number** Capital Fund Program Grant No: MD00200000109R CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Latrobe, AMP 001	Non-Technical Salaries - Admin	1410		280,000	279,241	279,241	70,566	
	Technical Salaries and A & E Fees	1430		280,000	280,000	280,000	163,099	
	Energy Conservation Measures	1460		5,040,000	5,040,759	5,040,759	3,256,939	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of Baltimore City
417 E Fayette Street
Baltimore
MD, 21202

Federal FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Latrobe, AMP 001	9/30/2010	5/12/2010	9/30/2012		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202	**Grant Type and Number** Capital Fund Program Grant No: MD00200000309R Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval:**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no:2)**
☒ **Performance and Evaluation Report for Period Ending: 6/30/11** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised[2]**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	19,143	19,143	19,143	11,384
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	19,142	19,142	19,142	15,562
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	344,566	344,566	344,566	344,566
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202	**Grant Type and Number** Capital Fund Program Grant No: MD00200000309R Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☐ **Performance and Evaluation Report for Period Ending:** **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	382,851	382,851	382,851	371,512
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	382,851	382,851	382,851	371,512

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202	**Grant Type and Number** Capital Fund Program Grant No: MD00200000309R CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Perkins, AMP 003	Non-Technical Salaries - Admin	1410		19,143	19,143	19,143	11,384	
	Technical Salaries and A & E Fees	1430		19,142	19,142	19,142	15,562	
	Energy Conservation Measures	1460		344,566	344,566	344,566	344,566	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of Baltimore City
417 E Fayette Street
Baltimore
MD, 21202

Federal FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Perkins, AMP 003	9/30/2010	7/21/2010	9/30/2012		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		
PHA Name: Housing Authority of Baltimore City **417 E Fayette Street** **Baltimore** **MD, 21202**	**Grant Type and Number** Capital Fund Program Grant No: MD00200000509R Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval:**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no:2)**
☒ **Performance and Evaluation Report for Period Ending: 6/30/11** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised**[2]	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	14,337	14,337	14,337	12,591
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	14,338	14,338	14,338	14,333
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	258,078	258,078	258,078	258,078
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (4/2008)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202	**Grant Type and Number** Capital Fund Program Grant No: MD00200000509R Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☐ **Performance and Evaluation Report for Period Ending:** **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	286,753	286,753	286,753	285,002
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	286,753	286,753	286,753	285,002

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202	**Grant Type and Number** Capital Fund Program Grant No: MD00200000509R CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Douglass, AMP 005	Non-Technical Salaries - Admin	1410		14,337	14,337	14,337	12,591	
	Technical Salaries and A & E Fees	1430		14,338	14,338	14,338	14,333	
	Energy Conservation Measures	1460		258,078	258,078	258,078	258,078	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of Baltimore City
417 E Fayette Street
Baltimore
MD, 21202

Federal FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Douglass, AMP 005	9/30/2010	7/21/2010	9/30/2012		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary

PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202	**Grant Type and Number** Capital Fund Program Grant No: MD00200000609R Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant: 2009** **FFY of Grant Approval:**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no:2)**
☒ **Performance and Evaluation Report for Period Ending: 6/30/11** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised[2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	185,000	185,268	185,268	76,257
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	185,000	185,000	185,000	89,899
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	3,330,000	3,329,732	3,329,732	3,329,732
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202	**Grant Type and Number** Capital Fund Program Grant No: MD00200000609R Replacement Housing Factor Grant No: Date of CFFP:	**FFY of Grant:2009** **FFY of Grant Approval:**

Type of Grant

☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**

☐ **Performance and Evaluation Report for Period Ending:** **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	3,700,000	3,700,000	3,700,000	3,495,877
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	3,700,000	3,700,000	3,700,000	691,823

Signature of Executive Director **Date**	**Signature of Public Housing Director** **Date**

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202	**Grant Type and Number** Capital Fund Program Grant No: MD00200000609R CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant: 2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended[2]	
Gilmore, AMP 006	Non-Technical Salaries - Admin	1410		185,000	185,268	185,268	76,257	
	Technical Salaries and A & E Fees	1430		185,000	185,000	185,000	89,899	
	Energy Conservation Measures	1460		3,330,000	3,329732	3,329732	3,329732	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

art III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Baltimore City 417 E Fayette Street Baltimore MD, 21202					**Federal FFY of Grant: 2009**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Gilmore, AMP 006	9/30/2010	5/12/2010	9/30/2012		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.