

HOUSING AUTHORITY OF BALTIMORE CITY

Moving To Work Program Annual Report for Fiscal Year 2010

**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 2010, which is the period from July 1, 2009 to June 30, 2010. 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.

Overview of FY 2010 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 2010, 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 99.1% adjusted occupancy rate in its public housing developments.
- Leased Housing Program – HABC assisted a total of 13,552 households under its MTW Leased Housing programs, which represents an increase of 1,358 over the past twelve months. Included in this total are 937 non-elderly disabled households assisted as part of the Bailey Consent Decree (an increase of 230 households over the past twelve months) and 304 formerly homeless families housed under the Housing First initiative (an increase of 142 households over the past twelve months.)

- 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 1,550 households assisted under the Thompson Tenant Based and Project Based initiatives. This represents an increase of 282 households assisted over the past twelve months. 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, 9 new families became homeowners, resulting in a total of 35 low-income homeowners assisted to date.
- Capital Planning – HABC continued its aggressive program of capital improvements and development activities. HABC expended \$58.8 million on capital improvements including rehabilitation of 69 long-term vacant units and retrofitting of 5 additional units for non-elderly disabled households.
- Development Activities - HABC, in conjunction with the City of Baltimore made progress on its ten- year, \$700 million plan to develop over 3,000 housing units, including an estimated 993 low-income rental units to replace severely distressed units in its current inventory.
- Resident Services – HABC served more than 5,000 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 began at Gilmore Homes.
- Two Year Recertifications – Under MTW, HCV households will continue 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.
- Family Self Sufficiency – HABC continued to implement FSS activities that provide supportive services and family savings for both public housing and HCV residents.
- Project Based Vouchers – The Project Based Voucher program grew, with 180 new units placed in service or 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 2010, twenty-one (21) new families purchased a home under the HCV Homeownership Program. To date, sixty-one (61) 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 2010. 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 2009 (when the MTW Plan was prepared) and June 2010. As of June 2010, HABC's existing public housing inventory includes 11,908 units, of which 10,606 are available for occupancy. This reflects a reduction in inventory of 254 units due to planned demolition of distressed and obsolete housing units.

A total of 10,512 households resided in public housing as of June 2010 which represents an increase of 199 households over the March 2009 figures. Adjusted occupancy rates have also increased over this period from 96.5% to 99.1%. HABC exceeded the occupancy rate of 97.5% that was projected in the FY 2010 Annual Plan.

**Table 1:
MTW Public Housing Inventory and Leasing**

BR Size	MARCH 2009				JUNE 2010			
	Inventory	Available for Occupancy	Actual Occupancy	Adjusted Occupancy Rate	Inventory	Available for Occupancy	Actual Occupancy	Adjusted Occupancy Rate
OBR	1338	1270	1248	98.3%	1336		1205	99.8%
1BR	3889	3611	3525	95.9%	3828		3562	99.5%
2BR	3565	3269	3132	95.8%	3494		3230	98.8%
3BR	2294	1838	1782	97.0%	2222		1871	98.5%
4BR	783	555	482	86.8%	752		505	99.2%
5BR	243	121	119	98.3%	231		118	100.0%
6BR	50	26	25	96.2%	45		21	100.0%
TOTAL	12,162	10,690	10,313	96.5%	11,908	10,606	10,512	99.1%

**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.*

Table 2 identifies units that were added to the public housing inventory in FY 2010. HABC added a total of 36 public housing units, which exceeded the projection of 31 that was included in the FY 2010 Annual Plan. Additional information on these and other development activities is included under the "Neighborhood Development Activities and Expenditures" section.

**Table 2:
New Public Housing Units in FY 2010**

Project Name	Description	BR Size				Total
		1	2	3	4	
58 Broadway Replacement Units	Development includes detached, semi-detached and row houses. One (1) 4BR is UFAS accessible.		3	20	3	26
22 Thompson Units	Development includes detached and row house units.		5	5		10
	TOTAL		8	25	3	36

HABC removed 156 distressed and obsolete units from the public housing inventory at Barclay, Poppleton and Scattered Sites pursuant to HUD approved disposition plan. Delays in completing the other projected demolition/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 2010**

Project Name	Projected Demo/Dispo Units	Actual Units	Reason for Demo or Dispo	Status as of June 2010
Barclay (Renovation after Disposition)	63	53	Distressed Obsolete Housing	HUD Approved, Disposition FY 2010
Poppleton Redevelopment (Disposition)	4	4	Distressed Obsolete Housing	HUD Approved Disposition FY 2010
Claremont Homes Ext (Demo/dispo)	152	0	Distressed Obsolete Housing	HUD Approved Demo FY 2010; Disposition TBD
Scattered Sites (Dispo)	265	99	Distressed Obsolete Housing	HUD Approved, Disposition FY 2010
Scattered Sites (Dispo)	537	0	Distressed Obsolete Housing	Disposition Application submitted to HUD, March 2009
Scattered Sites Vacant Land (Dispo)	159	0	Distressed Obsolete Housing	Disposition Applications to be submitted to HUD
TOTAL	1,180	156		

2. Section 8/Housing Choice Voucher Program Inventory

Table 4 compares leasing activity by voucher type as of March 2009 (when the MTW Plan was prepared) and June 2010. Overall, HABC increased the number of units leased and households served by 1,892 during this period. HABC exceeded the FY 2010 projected leasing target of 11,511 for MTW (non-Thompson) vouchers by 491 units. HABC exceeded the projected leasing target of 1,477 MTW Thompson vouchers by 73 units. Leasing activity for Non-MTW vouchers fell short of the projected 1,311 units by 20 units due primarily to the termination of a contract for one eighteen (18) unit development.

**Table 4:
Housing Choice Voucher Program Inventory and Leasing**

	Actual Leased as of March 2009	Projected FY 2010 Leasing	Actual Leased as of June 2010
MTW Tenant Based Vouchers (Non Consent Decree)	9,120	9,604	10,143
MTW Project Based Vouchers (Non Consent Decree)	769	942	922
MTW Tenant Based Vouchers – Bailey	541	850	853
MTW Project Based Vouchers – Bailey	16	115	84
<i>Sub-Total</i>	<i>10,446</i>	<i>11,511</i>	<i>12,002</i>
MTW Tenant Based Vouchers – Thompson	1,122	1,323	1,429
MTW Project Based Vouchers – Thompson	81	154	121
<i>Sub-Total</i>	<i>1,203</i>	<i>1,477</i>	<i>1,550</i>
TOTAL MTW VOUCHERS	11,649	12,988	13,552
Non-MTW Section 8 Moderate Rehab	361	370	350
Non-MTW Section 8 New Construction/Substantial Rehab	941	941	941
<i>Sub-Total</i>	<i>1,302</i>	<i>1,311</i>	<i>1,291</i>
TOTAL MTW AND NON-MTW	12,951	14,299	14,843

Table 4 indicates that there were 1,006 MTW Project Based vouchers (non-Thompson) leased during the Plan year, and 121 MTW Thompson Project Based vouchers. As of June 30, 2010, HABC has 1,200 MTW Project Based vouchers (non-Thompson) under HAP or AHAP. There are 154 MTW Thompson Project Based vouchers under HAP or AHAP.

Table 5 provides a description of new Project Based commitments made during the Plan year:

**Table 5
New Project Based Commitments in FY 2010**

Project	Description	Units
Cherrydale	Non-elderly disabled	28
Dominion	Non-elderly disabled, families	7
JBYRD	Non-elderly disabled	2
John Manley House	Non-elderly disabled	5
Orchard Ridge III	Non-elderly disabled, accessible, family	78 (8 are UFAS)
	<i>MTW Non-Thompson Subtotal</i>	120
Thompson Scattered Site	Family	60
	Grand Total	180

As indicated, in FY 2010 HABC added a total of 180 project based units to its inventory:

- Orchard Ridge III – 78 units in a project-based multifamily building wherein 38 are dedicated to non-elderly persons with a disability and 8 are UFAS compliant;
- John Manley House - 5 project-based units in a multi-family building dedicated to non-elderly persons with a disability;
- Cherrydale - 28 project-based units in a multi-family building dedicated to non-elderly persons with a disability;

- Dominion Properties – 7 units in single-family houses and apartments wherein 3 are dedicated to non- elderly persons with a disability and 4 are family units;
- J Byrd - 2 project-based units in a multi-family building dedicated to non- elderly persons with a disability; and,
- Scattered Sites Units – 60 Scattered Sites units in non-impacted areas in the Baltimore Metropolitan area (pursuant to the Thompson Consent Decree).

As of June 2010, HABC has contract authority under its ACC to issue 17,467 MTW vouchers (excluding Thompson); however, available HUD funding does not support this level of leasing. HABC is authorized to lease a total of 1,386 Non-MTW vouchers under its ACC. 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.

The true utilization measurement for agencies not receiving funds adequate to enter into HAP contracts equal to the number of their ACC units is the number of units under lease as a percent of the maximum number of units which could be under lease given available funding (roughly the total HAP Grant divided by an agency’s average HAP/UAP payments). 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 2010 Annual Plan to reflect actual performance through June 30, 2010. 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 \$58.84 million in capital program activities during the FY 2010 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.

HABC continued to take advantage of the flexibility of the MTW Block Grant, by utilizing Housing Choice Voucher Funds to expedite long term planned Capital Fund activities and to

reduce vacancies. This action increased immediate affordable housing opportunities and improved living conditions resulting in a better quality of life for residents of public housing.

HABC spending was significantly less than projected primarily due to delay in the implementation of an Energy Performance Contract (EPC), the real estate closing for the Barclay Neighborhood Revitalization, replacement housing opportunities involving the Hollander Ridge Grant, and unforeseen construction delays.

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 2010**

AMP No.	Development Name	Description of Work	Planned Spending July 1, 2009 - June 30, 2010	Actual Spending July 1, 2009 - June 30, 2010
1	Latrobe Homes	504 Modifications, Emergency Gas and Heating Repairs, Security Cameras, Vacancy Renovations, Security Lighting, Site Improvements	926,007	1,014,541
2	McCulloh Homes	504 Modifications, Security Cameras and Lighting, Site Work, Vacancy Renovations and Erosion Control	522,554	359,394
3	Perkins Homes	504 Modification, Security Cameras and Lighting	691,187	355,103
4	Poe Homes	504 Modifications, Electric Sub-metering, Replace Compressor, 504 Modifications	143,409	114,010
5	Douglas Homes	504 Modifications, Site Improvements, Storm Door Improvements and Security Improvements	102,721	90,461
6	Gilmor Homes	Site Work, 504 Modifications, Door Replacement, Heating Repairs, Roof Replacement (Community Building)	463,546	441,160
9	O'Donnell Hts.	504 Modifications	39,027	39,027
10	Somerset Court	Demolition Activities	45,239	45,239
11	Cherry Hill Homes	504 Modifications, Security Improvements, Site Work, Plumbing Repairs, Soffit and Gutter Improvements, Repairs to Pavilion Roof	1,296,416	1,232,828
21	Brooklyn Homes	504 Modifications and Site Work	270,474	63,398
22	Mt. Winans/Westport	Security Improvements, Roof and Gutter Replacement, 504 Modifications	686,602	234,886

AMP No.	Development Name	Description of Work	Planned Spending July 1, 2009 - June 30, 2010	Actual Spending July 1, 2009 - June 30, 2010
23	McCulloh Homes, Ext.	Security Improvements, Replace Domestic Hot Water Tank, Elevator Repairs, Carpet Removal and Tile Installation, 504 Modifications, Management Office Renovations	647,171	592,733
31	Rosemont/Dukeland	Security Improvements, Replace Front and Rear Doors, 504 Modifications, Electrical Upgrades, Site Work, Roof Replacement and Vacancy Renovation	403,600	1,597,651
33	Lakeview Towers Ext	Install Showers, Security Improvements, Elevator Repairs, Dumpster Replacement, Electrical Upgrades, Heating Repairs, 504 Modifications	657,756	582,659
39	Claremont Homes Ext	Blocking All Entry Doors	15,442	15,442
41	Van Story Branch (West Twenty)	Security Improvements, Chiller, Boiler and Electric Work, 504 Modifications, Window Replacements, Carpet Removal and Tile Installations, Site Work, Hoist Machine Replacement	1,344,142	1,603,461
42	Somerset Extension	Furnace Replacement	2,870	2,685
43	Monument East	Security Improvements, Carpet Removal and Tile Installation, 504 Modifications, Hoist Machine Replacement, Landscaping, Replace Hot Water Heating System	365,292	362,232
44	Wyman House	Carpet Removal and Tile Installation, 504 Modifications, Security Lighting Improvements	118,730	66,146
46	Chase House	Laundry Room Ventilation, Security Improvements, Electrical Work, Carpet Removal and Tile Installation, Hoist Machine Replacement and 504 Modifications	1,047,220	294,366
47	Govans Manor	Electrical Switchgear Replacement, Window Replacement and Security Improvements	404,129	271,961
51	B. E. Mason	Security Improvements, 504 Modifications, Electrical Work, Carpet Removal and Tile Installation, Site Work	217,998	148,801
53	Ellerslie	Replace Windows, Security Improvements, Replace Hot Water Heater, 504 Modifications	674,273	482,246
54	Bel-Park Tower	504 Modifications, Site Work, Security Improvements. Carpet and Tile Installation	356,559	200,179
56	Brentwood	Security, Site Work and Elevator Improvements	270,608	258,371
70	Rosemont Towers	Site Work, Carpet Removal and Tile Installation, Security Improvements	105,034	103,263
71	Primrose Place	Site Work, Carpet Removal and Tile Installation	144,234	244,175

AMP No.	Development Name	Description of Work	Planned Spending July 1, 2009 - June 30, 2010	Actual Spending July 1, 2009 - June 30, 2010
74	Hollins House	Security Improvements, Plumbing Upgrades, Site Work and Relocate Window Returns	192,450	184,539
75	Allendale	Security Improvements and Replace Retaining Walls	258,127	74,657
103	Midtown Apartments	Vacancy Renovation	49,138	49,138
104	Montpelier	Handicap Accessibility Improvements	300,000	95,910
106	Townes at the Terraces	504 Modifications	3,600	3,600
108	Uptown Apartments	Vacancy Renovation	94,548	116,129
109	Stricker Street	Vacancy Renovation	33,627	31,518
110	Pleasant View Gardens	504 Modifications, Sub-metering and Security Improvements	176,600	248,523
114	Albermarle Square	Affordable Homeownership	120,734	239
118	Broadway 58 Units	Acquisition of 57 Dwelling Units and Start of Rehabilitation	4,826,029	6,849,548
120	Preston Street	Redevelopment of Vacant Units	1,682,472	1,078,124
121	Barclay	Neighborhood Revitalization	1,512,286	-
123	Thompson (22 Units)	Acquisition of 22 Dwelling Units and Start of Rehabilitation	1,409,327	2,426,059
200, 201, 202, 203	Scattered Sites	504 Modification, Vacancy Renovations, Roofs	1,018,973	903,750
N/A	Central Office	Relocation, Reconfigurations and 504 Modifications	84,792	84,792
N/A	Authority-Wide	Non-Elderly Disabled Units	1,000,000	-
N/A	Authority-Wide	Redevelopment Activities	3,754,904	-
N/A	Authority-Wide	Exterior Waterproofing & Tuck-pointing	2,325,174	-
N/A	Housing Operations	Management Improvements and Resident Services	1,958,963	1,983,108
N/A	Auth Wide	Administration, A & E, Planning and Legal Fees	7,460,891	7,725,327
N/A	AMP's	Relocation	291,725	253,823
N/A	Debt Service	Debt service	6,517,069	6,493,790
		MTW TOTAL	47,033,669	39,418,992
1	Latrobe Homes	Energy Conservation Measures and Vacancy Renovations	4,950,000	792,960
2	McCulloh Homes	Vacancy Renovations	-	889,737

AMP No.	Development Name	Description of Work	Planned Spending July 1, 2009 - June 30, 2010	Actual Spending July 1, 2009 - June 30, 2010
3	Perkins Homes	Energy Conservation Measures and Upgrade Electrical Distribution	500,000	6,062
5	Douglass	Energy Conservation Measures	-	8,726
6	Gilmor Homes	Energy Conservation Measures and Vacancy Renovations	1,317,500	472,593
11	Cherry Hill Homes	Energy Conservation Measures and Vacancy Renovations	6,417,187	1,887,465
21	Brooklyn Homes	Energy Conservation Measures	420,000	129,575
22	Westport	Energy Conservation Measures and Repair Paving and Sidewalks	75,000	581,847
33	Lakeview Towers	Riser Repairs	-	527,745
39	Claremont Homes Extension	Demolition	1,486,000	1,294,453
41	Van Story Branch (West Twenty)	Renovation of Space for Service Providers	-	864
42	Somerset Extension	Replace Furnace	140,000	-
44	Wyman House	Exterior Waterproofing & Tuck-pointing, Window Replacement	909,664	114,044
47	Govans Manor	Hoist Machine Replacement	-	13,513
51	B. E. Mason	Exterior Waterproofing & Tuck-pointing, Window Replacement, Electrical Panel boards Replacement	400,000	322,034
54	Bel-Park Tower	Hoist Machine Replacement and Renovations of Space for Service Providers	-	47,652
71	Primrose Place	Exterior Wall Repairs (Waterproofing and Tuck-pointing) & Windows	757,132	124,621
74	Hollins House	Hoist Machine Replacement	-	13,471
75	Allendale	Hoist Machine Replacement	-	110,753
101	Arbor Oaks	Physical Accessibility Modifications - UFAS (4 units)	174,000	-
103	Midtown	Vacancy Renovations	-	86,014
108	Uptown	Vacancy Renovations	-	269,467
109	Stricker	Vacancy Renovations	-	242,973
110	Pleasantview Gardens	Electrical Sub-metering	30,000	-
114	Albermarle Square	Community Center	100,000	47,712
118	Broadway 58 Units	Acquisition of 58 Units	2,467,207	689,700
121	Barclay	Neighborhood Revitalization	3,015,000	707,392

AMP No.	Development Name	Description of Work	Planned Spending July 1, 2009 - June 30, 2010	Actual Spending July 1, 2009 - June 30, 2010
200, 201, 202, 203	Scattered Sites	Vacancy Renovations and Neighborhood Transformation	920,000	7,794,754
N/A	Auth. Wide	A & E Fees, Technical Salaries and Administration	240,000	839,619
N/A	Hollander Ridge	Replacement Housing	18,000,000	-
N/A	AHI	Affordable Home Ownership	2,408,125	697,825
N/A	O'Donnell Heights	Replacement Housing	120,000	-
N/A	Bailey Curb Cuts	Handicap Accessibility Modification to Curb Cuts, City Wide	1,134,750	713,581
		NON-MTW TOTAL	45,981,565	19,427,152
		Grand Total	93,015,234	58,846,144

504 Accessibility Improvements

HABC planned to complete an additional 11 units at conventional sites to meet the Bailey Consent Decree for providing public housing choices for low-income persons with disabilities (“UFAS Units”). Five of these units have been completed, and the remaining 6 units will be completed in FY 2011. Since the beginning of the Bailey Consent Decree, HABC has completed 605 UFAS units and 73 near UFAS compliant units (Two additional near UFAS units that are required were deferred at the request of the residents).

Long Term Vacancy Reduction

HABC completed Phase 4 of its initiative to renovate long-term vacant units. In FY 2010, 69 units were renovated at the Latrobe, McCulloh, Gilmor, Rosemont and family developments and various scattered sites. HABC is in the process of starting an aggressive Phase 5 of this initiative to renovate long-term vacant units. In this phase, approximately 200 additional long term scattered site units in will be renovated in FY 2011 and 2012. These scattered sites will be funded through the American Recovery and Revitalization Act (ARRA) Formula and Competitive program.

Family Development Playgrounds

HABC fully repaired or replaced 19 playgrounds during FY 2010.

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 industry energy 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 energy and consumption costs. HABC contracted with an ESCO vendor who completed an Energy Audit in 2006. The EPC energy audit identified all building and site components, which, if replaced or upgraded, will decrease energy consumption. Energy conservation methods 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 the capital improvements. HABC subsequently decided to be its own ESCO to implement 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 \$51,500,000 secured through Grant Capital Management and Crews Associates as the underwriter for the energy reduction capital improvements; and, iii) resident training for the implementation 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 3 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 72% 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 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 C.

Infrastructure and Major Projects

In FY 2010, HABC started the upgrade of the exterior lighting at Perkins. The project will be completed in FY 2011. In FY 2010, HABC started the waterproofing and tuck-pointing at Wyman, Primrose and Bernard E. Mason. These projects will be completed in FY 2011 and FY 2012. The installation of replacement elevator hoists was started in FY 2010 and will be completed in the second quarter of FY 2011. In FY 2010 the chiller at Van Story was replaced and the replacement of the boiler was started. The installation of sub-meters was started in PVG, Latrobe, Westport, Brooklyn and Cherry Hill. Sub-meters were completed at Poe Homes. The design to upgrade the hot water heating system and the replacement of the heating system at Latrobe was started.

Marketability Projects

In FY 2009, the replacement of common area tile and the painting of common area hallways were started in all mixed population buildings. This work was completed in the first half of FY 2010. In FY 2010, sidewalk concrete was started in Westport and Mt Winans. Exterior landscaping and fencing upgrades were completed at Perkins, Cherry Hill, and Van Story.

Exterior landscaping and fencing upgrades will start at O'Donnell Heights and Lakeview in FY 2011.

Security

The installation of 7 additional CCTV cameras in elevators of mixed population buildings was completed, and upgrades to the hardware to improve recording speed and quality was started. In FY 2011, the installation of approximately 16 cameras within various parking lots will begin. 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.

Explanation of Variances in Planned vs. Actual Expenditures

Variances in planned versus actual expenditures and activities are the result of increases in funding required to meet 504 Consent Decree requirements, increased vacancy renovations, emergency heating improvements and accelerated long term planned activities. Funding for many of HABC's authority wide activities has been reallocated to specific developments.

Other variances are attributed to a number of factors including delays in: 1) architectural and engineering designs; 2) material and parts manufacturing; and 3) EPC contracting.

Redevelopment real estate closings also contributed to the variances in planned and actual spending. Some planned activities for FY 2010 were actually completed and expended in FY 2009. Some work activities expected to be completed in FY 2009 were delayed and were actually completed in FY 2010. Work items planned for FY 2010 and not completed will be completed in FY 20 11.

Major variances and explanations are grouped below:

- Latrobe – Variances are a result of some work actually being completed and spent in FY 09. HABC's Energy Performance Contract (EPC) for this site is currently under design. Work is expected to be completed in FY 2011-12.
- Latrobe Homes, McCulloh Homes, Perkins Homes and Gilmor Homes – Authority-wide funds were reallocated for maintenance and vandalism of security cameras. These funds have not been fully expended as planned in FY 2010.
- McCulloh Homes – Major variances in the non-MTW funds are attributed to the acceleration of the vacancy renovation work.
- Perkins Homes, Gilmor Homes, Brooklyn Homes – Major variances in the non-MTW funds are attributed to the delays in the EPC loan closing.
- Poe Homes - All work is complete. Variances are a result of planned expenditures versus actual contract amounts.
- Cherry Hill Homes – MTW variances are a result of planned expenditures versus actual contract amounts. Minor work remains on 504 site work compliance. Variances in non-MTW are attributed to the delays in the EPC loan closing.

- Brooklyn Homes – All MTW work is completed. Variances are a result of expenditures being reflected in FY 2009. Major variances in the non-MTW funds are attributed to the delays in the EPC loan closing.
- Mt. Winans/Westport – MTW work is ongoing and on schedule to be completed in FY 2011. Major variances in the non-MTW funds are attributed to the acceleration of the paving and sidewalk repairs.
- Rosemont-Dukeland – MTW work involving roof replacement and electrical upgrades was originally anticipated to be completed in FY 2011 but was actually completed in FY 10. Vacancy renovation work originally planned for FY 2009 was actually completed in FY 2010.
- Lakeview Towers Extension - Non-MTW work scheduled to be completed in FY 2009 was delayed increasing expenditures in FY 2010. Work continues on the installation of showers and will be completed in FY 2011. Major variances in the non-MTW funds are attributed to the acceleration of the replacement of the water risers in the building.
- Somerset Extension – The replacement of furnaces was completed with other funding sources. The funds were reprogrammed.
- Wyman House – All MTW work is complete. Variances are a result of planned expenditures versus actual contract amounts. The variances in the non-MTW work are attributed to delays in the waterproofing and tuck pointing and window replacement project. Work is expected to be completed in FY 2011.
- Chase House – All MTW work is completed. The planned waterproofing and tuck pointing project has been delayed. This project will be revisited in HABC's FY 2012 Capital Planning process.
- Govans Manor - All MTW work is complete. Variances are a result of planned expenditures versus actual contract amounts.
- Bernard E. Mason, Sr. Apartments – All MTW work is complete. The planned replacement of a boiler was completed with the use of Operating funds creating the variance in our spending plan. The non-MTW work is ongoing and will be completed in FY 2011.
- 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 2012 Capital Planning process.
- Bel-Park Tower - All MTW work is complete. Variances are a result of planned expenditures versus actual contract amounts. Variances in the non-MTW funds are attributed to the acceleration of the replacement of the hoist machines.

- Primrose Place – All MTW Work is complete. Variances are due to construction delays. The variances in the non-MTW work are attributed to delays in the waterproofing and tuck pointing and window replacement project. Work is expected to be completed in FY 2011.
- 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 2011. Variances in the non-MTW funds are attributed to the acceleration of the replacement of the hoist machines.
- The Allendale – All MTW work is complete. Variances are a result of planned expenditures versus actual contract amounts. Variances in the non-MTW funds are attributed to the acceleration of the replacement of the hoist machines.
- Montpelier Apartments - All MTW work is complete. Variances are attributed to work being completed in FY 2011.
- Arbor Oaks - The variances in the non-MTW work are attributed to delays in the renovation of units for handicap accessibility. Work is expected to be completed in FY 2011.
- Midtown, Uptown and Stricker - Variances in the non-MTW funds are attributed to the acceleration of the vacancy renovation work. Work is ongoing and will be completed in FY 2011.
- Pleasant View Gardens – Variances in the MTW funds are attributed to the acceleration of the sub-metering project. Work is ongoing and will be completed in FY 2011.
- Albemarle Square - All construction work is completed. HABC continues to work with the Development team to finalize closing documents. Final payment is pending.
- Broadway 58 Units and Thompson 22 Units – MTW planned activities were understated. Acquisition of units has accelerated and completion is anticipated in FY 2011. Non-MTW funds were overstated for this spending year. Funds will be moved to FY 2011.
- Barclay – Delays occurred in the Real Estate Closing for this project. This project has recently closed and work is scheduled to continue through FY 2011 and 2012.
- Preston Street – Variances were created as a result of delays in construction. Project is expected to be completed in FY 2011.
- Scattered Sites – Variances in MTW funds are a result of planned activities versus actual contract amounts. Work involving non-MTW vacancy renovations 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 2011-12.

- Authority Wide Waterproofing and Tuck pointing – These funds will be reprogrammed to waterproofing and tuck pointing projects at specific sites. Work is expected to start in FY 2010 and is scheduled to be completed in FY 2011.
- Redevelopment Activities – Approximately \$3.7 million is available for bridge financing for consent decree redevelopment projects. Funds have not been required to date.
- Non-Elderly Disabled Units – HABC has processed several applications for non-elderly persons with disabilities (NEDs) and is processing several other applications. The RFP/NOFA is generating more interest the longer it remains open. The RFP was re-issued in August 2010. HABC's expects to modify the RFP on a regular basis as market conditions change and feed back is received from developers.
- Energy Conservation Measures – Energy Performance Contracts were delayed as a result of the loan closing. Approximately 50% of all planned EPC work is currently under contract.
- Curb Cuts – The City of Baltimore is working with HABC to modify city curb cuts adjacent to HABC properties. Design issues resulted in delays; work continues and will be completed in FY 2011.
- Hollander Ridge – HABC continues to pursue replacement housing opportunities. Funds have been reprogrammed to be spent in FY 2011.
- 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.
- Administration, A&E, Planning, Legal Fees – Variances are a result of understated planned expenditures vs. actual expenditures for both MTW and non-MTW activities.

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 987 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 987 low-income rental units will use MTW resources, Low Income Housing Tax Credits, or other available sources to finance their development. Approximately 709 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 9: Housing Production from FY 2010 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 2010 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 during FY 2010 include:

Barclay – Fifty-three (53) public housing units were disposed of through a long term ground lease to an affiliate of Telesis Corp. 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 will be renovated into 53 public housing units that will receive funding through an Annual Contributions Contract (ACC). In addition, Telesis will construct an additional 19 new rental units that will receive a project based section 8 operating subsidy. An additional 10 units were anticipated to be conveyed in FY 2010 for rehabilitation for homeownership; however, conveyance is now scheduled to occur in FY 2011.

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 2010, 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 – During the first quarter of 2010, the Baltimore City Public School transferred ownership of the West Skill Center parking lot to Baltimore Housing further completing the site assembly of the development site. To date, the City has acquired 7 of the 13 triangle properties. The additional 6 properties are the subject of condemnation law suits being handled by the City's law department. Additionally, the closing for the acquisition of New Psalmist Baptist Church parcels has been tentatively scheduled for October 2010.

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. To date 36 of the 42 homes constructed have settled with private owners. The remaining 30 units are anticipated to be constructed in FY 2012. Phase II homeownership consists of 123 lots that are planned to be sold to private homebuilders. Units spread through the different phases of the project will benefit from Project Based HCV assistance. A total of 214 units will be affordable to households with incomes up to 60% of the area median. Of the homeownership units, 54 will be sold to families with incomes ranging between 60% and 120% of the area median. No public housing capital funds will be used in this redevelopment.

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 2010:

Albemarle Square – The project consists of 10 affordable for-sale units, of which 6 units have been sold to private owners. The remaining 4 units are completed and available for sale. HABC has developed a lease purchase program specifically designed for 2 of the available units; the remaining 2 units will be converted to ACC units. HABC has provided second mortgages and HCV vouchers, along with a portion of the construction loan, to subsidize the purchase price.

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. The units are being acquired and rehabilitated by Homes for America and will be operated as public housing. Forty-four units have been purchased, renovated, and occupied as of June 30, 2010. Two properties are currently being renovated, and one property has a pending settlement. In FY 2010, 26 units were added to the public housing inventory.

Broadway Overlook has been completed and awaiting final approval of HOPE VI Close-Out submission.

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. HABC engaged a broker to assist in the location of the units. HABC has received Partnership Rental Housing Funds from the Maryland Department of Housing and Community Development to assist with the financing of the project. Ten (10) units were acquired in FY 2010.

Preston Street – In FY 2010, ten units were under construction on East Preston Street including one UFAS compliant unit. HABC will also dispose of an additional 30 properties in the Johnston Square neighborhood to be developed as affordable homeownership using non-MTW funds.

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 2010, nine (9) families became homeowners for a total of 35 participants in the Thompson Homeownership Demonstration Program. Twenty-six (26) 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 nine (9) families receive a soft second mortgage through the Lafayette HOPE VI Grant referenced above. The projected target of 54 homeowners by June 30, 2010 was difficult to achieve given continuing challenges posed by the economy and the changing criteria followed by lenders.

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.

Through a competitive Request for Qualifications process the team of Michaels Development Company and the Greater Baltimore AHC was selected as HABC's development partner for the redevelopment of O'Donnell Heights. Efforts are currently underway to finalize the master plan and to seek funding for the first phase of the development. Potential funding may include submission of a grant application to HUD for HOPE VI or Choice Neighborhoods Initiative funding for the redevelopment of a portion of the site.

Somerset – HABC has been working with the City of Baltimore’s Planning Department, other agencies and organizations, as well as resident stakeholders to develop plans for redevelopment of a broad area of the Orleans to Fayette Street corridor, including the distressed Somerset Homes site and possibly using the development opportunity that exists in the vacant land holdings of HABC across Fayette Street. A final master plan was expected in FY 2010; however, the economic downturn has proved an obstacle to redevelopment. HABC is exploring other funding resources to assist with the redevelopment effort.

Hollander Ridge HOPE VI Funding – Approximately \$18.5 million of HOPE VI funds that were originally designated for the redevelopment of the Hollander Ridge site are available for use in other locations. HABC has held discussions with the ACLU regarding the employment of the grant in other locations. Staff is investigating the acquisition and rehabilitation of existing small multifamily housing developments, scattered sites and single family units for mixed income projects, with market rate, LIHTC and public housing opportunities. To that end, a Request for Qualifications was published, resulting in the selection of three real estate brokers. These HOPE VI funds will not be included in HABC’s block grant. Before proceeding with a redevelopment project, HABC will work with HUD to ensure compliance with the HOPE VI Grant Agreement protocol, procedures and approval processes.

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 2010, 25 units were renovated and placed back in service for rental and homeownership opportunities. HABC had planned to complete 100 units during the period; however, extensive damage and deterioration of the units caused a reduction in the number completed.

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. While stricter guidelines imposed by lenders have reduced the number of public housing participants who are eligible to purchase a home, HABC will continue to expand its efforts to assist new homeowners. Under the revised Plan, HABC will identify and rehabilitate various vacant scattered sites properties for homeownership sale to eligible residents.

Housing Choice Voucher Homeownership Program – In FY 2010, twenty-one (21) families purchased a home under the Housing Choice Voucher Homeownership Program (HCVHP). To date, 61 homes have been purchased by participants in the Housing Choice Voucher Homeownership Program with 51 families still active in the program.

1. Leasing Information – Actual

1. Public Housing Actual Leasing

As noted in Table 1 above, a total of 10,512 households reside in public housing as of June 2010 which represents an increase of 199 households over March 2009 occupancy. Adjusted occupancy rates have also increased over this period from 96.5% to 99.1%. HABC exceeded the occupancy rate of 97.5% that was projected in the FY 2010 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 14,843 households are leased up under all MTW and Non-MTW Voucher programs as of June 2010. Since submission of the MTW Annual Plan in March 2009, HABC has significantly increased the total number of households served under its Leased Housing programs from 12,951 to 14,843 – an increase of 1,892.

In FY 2010 HABC leased 12,002 MTW (non-Thompson) vouchers, an increase of 1,556 vouchers over FY 2009. This exceeds HABC's projection by 491 units. The number of MTW Thompson vouchers leased in FY 2010 is 1,550, an increase of 347 units over FY 2009 which exceeds HABC's projection by 73 units.

Included in these figures are 1,006 MTW Project Based vouchers (non-Thompson) leased during the Plan year, and 121 MTW Thompson Project Based vouchers. As of June 30, 2010, HABC has 1,200 MTW Project Based vouchers (non-Thompson) under HAP or AHAP. There are 154 MTW Thompson 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 1,057 and 154 respectively. HABC has not been as successful in entering into Project Based contracts with developers/property owners as it anticipated.

Leasing of Non-MTW vouchers fell short by 20 units from the projected 1,311 units. One Section 8 Moderate Rehabilitation Contract (SETI – 18 units) was terminated during FY2010, decreasing the Authorized Units from 445 to 427. This change accounts for much of the variance between the projected and actual units rented as of 6/30/10.

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

C. 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 2010, there are a total of 25,974 applicants for HABC's programs including: 16,106 public housing-only applicants; 8,268 HCV-only applicants; and, 1,600 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. It is expected that a significant number of households may not respond to the wait list, 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.

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 99.1% adjusted occupancy rate during FY 2010, which represents a 2.6% increase in the occupancy rate.

Improve Customer Service

HABC continued to respond promptly and efficiently to work order requests. In FY 2010:

- 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 2010 was 5.5 days. This exceeded the target of 6 days specified in the Annual Plan.

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

Maximize Rent Collections

HABC continued to increase rent collections: in FY 2010, rent collections increased to almost 98% from the prior year’s rate of 96.5%. HABC also implemented a number of initiatives to increase rent collections:

- “Lockbox” for residents to mail their rent in pre-addressed stamped envelopes.

- Enhanced communication with residents, including pro-active rent conferences and regular written communication.
- Pre- and post-occupancy meetings stressing the need to pay rent and related costs as a matter of priority.
- Stricter lease enforcement with respect to rent payment, including an automated Failure to Pay application and implementation of Maryland's "No Right of Redemption" statutes.

Preservation of Viable Housing Assets

In addition to completing over \$58 million in capital improvements over the past year, HABC:

- Inspected 100% of units at least once.
- Inspected 95% of systems.

HABC has developed a new preventive maintenance calendar that is used to ensure regular inspections of all systems, common areas, and grounds.

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 in FY 2011.

In FY 2010, 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, Gilmore, 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

Over the past year, HABC exceeded its overall leased housing targets by 544, i.e. from a projected total of 14,299 to an actual total of 14,843.

Expand Housing Choice

HABC continued its initiatives to increase housing choice by program participants. In FY 2010, HABC:

- Increased the number of Project Based Vouchers (PBV) committed and/or in use by 180 units
- Utilized HUD-published 50th percentile rents to establish payment standards

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, upon receipt of a rent increase request and throughout the term of the HAP agreement.

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.

3. Resident Services

During FY 2010, HABC's Office of Resident Services (ORS) continued to maximize the use of available resources and to refocus strategies toward partnership and service coordination. These strategies helped ORS provide self-sufficiency and supportive services to over 5,000 residents. In addition, ORS and Resident Services, Inc. – the newly formed non-profit - successfully secured over \$4 million dollars to help maintain and expand needed program services for HABC families.

Service coordination and partnerships are now the primary focus for HABC's resident initiatives. To expand in this area, ORS hosted a networking breakfast held to introduce the new non-profit and to identify and develop new resources. New partnerships have emerged from this opportunity with Microsoft and other foundations to support HABC's programs. Partnerships continued with the Department of Social Services to fund services for TANF residents in achieving self-sufficiency and the Mayor's Office of Employment Development (MOED) to provide training opportunities to residents. This year MOED expanded services even more by providing a \$500K grant opportunity to provide training and employment to unemployed youth. In addition, there are many agreements and services still in place with the major universities and hospitals in the area to meet the supportive service needs of residents, particularly the seniors and residents with disabilities in mixed population buildings.

ORS continued to make progress in overcoming resource challenges and meeting the service needs of HABC residents to help improve self-sufficiency and the overall quality of life. Accomplishments for FY 2010 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.

As shown in Tables 7 and 8 met all of its service goals except those related to the newly proposed Mega Resource Center (see discussion below).

**Table 7
Residents Served in Self-Sufficiency Programs FY 2010**

Service/Program Area	Projected # Residents Served	Actual Residents Served
Family Self-Sufficiency	300	451
Job Training Services	120	233
Employment Readiness, Placement, and Retention Service Programs	1100	1223
Resident Training and Technical Assistance	75	73
Totals	1495	1980

**Table 8
Residents Served in Support Service Programs in FY 2010**

Service/Program Area	Projected # Residents Served	Actual Residents Served
Crisis Intervention/Service Coordination	2500	3064
Child Daycare Program	150	222
Our House Family Support Center	200	247
Pre and Post Occupancy Program	750	783
Community Building Initiative	200	220
Mega Resource Center	500	0
Totals	4300	4536

New Initiatives in FY 2010

In FY 2010, ORS prepared the program design to implement a Targeted Unemployment Initiative (TUI). With over 4,000 households reporting no wages, 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 goal is to decrease the unemployment among this population by 50% within the next five (5) years. The plan was developed and included in the FY 2011 MTW Annual Plan. It includes the following components: 1) marketing and outreach strategy; 2) description of services to be provided; 3) a monetary incentive plan to encourage employment and job retention; 3) staffing and operational needs; and 4) evaluation component. Due to limited resources, the scope of the plan has been reduced to services to 300 instead of 600 residents. The implementation of this initiative is scheduled to begin in FY 2011.

Another initiative proposed was the development of the Mega Resource Center. The resource Center is to support and enhance service coordination and provide greater efficiency and effectiveness in service delivery with partners in the community. The Center will serve as a centralized repository of information and service referrals linked to a network of agencies, community and faith-based organizations, service providers and vendors. The implementation of

the resource center has been delayed due to building renovation delays. The Center will be housed at the Gilmore Homes location which is also the location for the MTW rent incentive project. Last year a committee was formed to begin the initial development and design of the resource center. The program will be called the Self-Empowerment Zone and will be equipped with technologies to support empowerment, information and service access. A website design is also underway and staff is working with local universities on the design of the needs assessment.

Ongoing Initiatives

Family Self-Sufficiency - The Family Self-Sufficiency Program (FSSP) continued to operate under the restructured MTW format. See discussion under Ongoing MTW Activities. In FY 2010, ORS proposed to provide FSS service to 300 residents and to graduate 45. These goals were accomplished. FSS served 433 residents and 45 residents graduated from the program. Of the graduates, the average income increased from \$10,664 to \$22,097 and the average rent increased from \$237 to \$491.

Pre and Post Occupancy - Pre and Post Occupancy (POP) was designed to assist new and existing public housing residents with understanding their responsibilities as they apply to the lease; complying with 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. The goal for the POP during FY 2010 was to provide occupancy training services to 750 residents. During this period, Pre and Post Occupancy training was provided to 783 residents.

Building Communities Initiative - HABC continued to work on strategies to address the growing challenge of the social integration of seniors and residents with disabilities in our mixed population sites. The Building Communities project continues 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 the BCI is the Adopt-A-Resident Program (ARP). The purpose of the ARP is to provide companionship and personal care assistance to seniors and residents with disabilities.

In 2010, HABC proposed to develop two (2) additional community boards and to serve 250 residents under ARP recruiting 25 additional volunteers as part of the ARP component. Three (3) new boards were established at: Monument East, Rosemont Tower and Wyman House. The eight boards currently active include: 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 continues to be a challenge as well as keeping the boards active. There are limited resources for incentives to help in this area. BCI partners continue to offer support for program development. Training was offered to participants 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 component, services and activities were provided to 296 residents and 25 new volunteers were recruited to provide assistance.

Beautification Project - The Beautification project was implemented initially in an effort to beautify HABC communities and promote community involvement. The beautification project

offered residents at each development an opportunity to participate in a project that would help maintain their community and promote a sense of pride and ownership. An authority-wide competition with awards was a part of this program design. However, ORS experienced difficulty engaging all developments due to limited staff and resources. ORS is proposing to eliminate the beautification project for FY 2011. Instead this year, ORS joined in partnership with Parks and People Community Resources Greening Network to implement an apprenticeship and gardening program for youth and adults at Perkins and Westport developments. The program was designed to create a combination of work, learning the trade, and participation in environmental learning classes.

The program called BRANCHES (Building Resources and Nurturing Community Health and Environmental Stewardship) is a youth workforce training, employment and education program for youth ages 14-21 designed to create a renewable and homegrown pool of urban natural resource specialists for Baltimore City. Seven (7) youth were hired at Perkins Homes and Westport to participate in this project. Many other youth worked as volunteers and assisted with the completion of several beautification projects. The youth created artistic designs for urban wildlife habitats, built birdhouses for native bird species, planted approximately 750 square feet of new garden and removed countless bags of trash, debris and weeds.

During the year, residents and ORS staff also assisted Parks and People with tree planting at several housing locations. The activities were designed to improve the health and beauty of the communities by removing trees that were in the wrong place and replacing them with new, attractive flowering trees that do not aggravate allergies. All volunteers have agreed to continue to assist with caring for the trees. Tree plantings are scheduled later this year for the following communities: Gilmore Homes, Perkins Homes, Westport/Mt. Winans and the Rosemont Community.

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 of the youth councils was not successful and the plan was changed to establish youth clubs with an informal structure that accomplished the same goal. In FY 2010, one new club was started at Albemarle Square. There are currently seven clubs in operation: Cherry Hill Homes, Brooklyn Homes, O'Donnell Heights, Latrobe Homes, Perkins Homes and Albemarle Square. Youth programs also continue at four (4) 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 cultural, health and fitness awareness activities.

In addition, in FY 2010 ORS proposed a new project for youth services under a collaborative partnership with an educational company and the Baltimore School System. Alternative learning labs were to be developed at selected public housing sites for high school drop-outs. The goal of this partnership is to explore creative ways to help young people who have dropped out of school meet the requirements for graduation in alternative environments. The premise of the on-site locations is to make the programs accessible to meet the youth where they are and motivate their involvement. A proposal was submitted to the Baltimore School System to develop this program this fiscal year.

HABC/RAB Scholarship Program - The HABC/RAB Scholarship program called “Rising Stars” continued its second year during FY 2010. The purpose of the Scholarship Program is to provide assistance to public housing and HCVP student seniors planning to enter college. The program is funded through sponsors and solicitations from foundations and private sector support. Scholarships of \$1,000 were awarded this year to five rising stars. Three students will be attending Towson State University; one student will be attending Bennett College in Greensboro, NC and one student will be attending Virginia Union University in Richmond, VA.

Resource Development - Resident Services, Inc. (RSI) was developed as a resource development arm of HABC to help fill the critical funding gap for resident service programs due primarily to decreased federal funding for resident services. The year the goal was to secure \$1 million in grant funds for needed services. RSI and ORS collaboratively secured \$4,833,157 in grant funding for services to be provided through ORS and various tenant councils. Of that amount \$3,629,607 was secured for ORS. The balance was obtained by the grant department providing technical assistance to tenant councils for ROSS funding which was received for \$1,203,550 for service coordinators. In total, these grants created eleven (11) new positions for on-site service coordinators which filled a critical staff shortage in providing on-site supportive services. In addition, funding was obtained for staff positions to provide self-sufficiency service support to adult residents and training and employment support to our youth.

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 include partnerships with local agencies, non-profit organizations, and employers. In addition to the Family Self-Sufficiency Program and the newly devised PACE initiative, HABC ORS continued to provide a broad array of services to promote self-sufficiency and personal development among residents including: job training; employment readiness, placement and retention services; Child Daycare Program; Our House Family Support Center; literacy training; driver education; computer training; crisis intervention. As both Table 18 and 19 indicate over 5,000 residents were provided services in these critical areas. In addition, ORS continued to operate four (4) Neighborhood Network Centers that provided computer based learning, life-skills training, financial literacy and supportive services to promote resident employment and self-sufficiency. The Cybernet program for computer training and access also continued at our sixteen (16) mixed population computer labs and Douglass Homes – the resident operated learning center. Job training opportunities continued through our partnership with Sojourner Douglass College offering customized training in various health-related fields and HABC for pre-apprenticeship training through the Step-Up program.

Training and Technical Assistance for Resident Organizations - HABC continues to support the ongoing development and training of our resident organizations (the HABC Resident Advisory Board and HABC Resident/Tenant Councils) to build their capacity to function as professional community-based organizations and assist them with resource development activities. This year HABC provide technical assistance to eleven (11) residents councils. These tenant councils applied for various grants locally and through the HUD ROSS grants. Over \$1.2 million dollars was secured for various development activities and to hire service coordinators at five (5) sites. In addition, staff worked with the RAB to provide training and technical assistance in leadership

development and community building. HABC will continue to explore ways to foster the development of highly functioning and capable resident organizations that are not only self-sufficient, but able to assist residents within their communities become self-sufficient through programs and services.

Resident Academy - Under MTW, HABC proposed to begin working with the Resident Advisory Board (RAB) to establish a Resident Academy. The Academy represents HABC's commitment to foster resident leadership development and growth within our communities. The primary goal of the Academy is to provide an institutional framework for building effective leadership and empower more participation from the resident population. During FY 2010, as a first step to the Academy's development ORS worked with the RAB to develop a training manual as a guide for leaders in providing service to their communities. A schedule of workshops has also been developed. The next step is finding the resources to begin to formally implement the various trainings on an ongoing basis.

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 2010. 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 2,783 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 Gilmore 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 Gilmore 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 2010 that have already been proposed by HABC and approved by HUD, but that have not yet been implemented.

Table 9 identifies one (1) activity that has not been implemented along with a statement of HABC's future intentions

**Table 9:
MTW Activities Not Implemented**

MTW Plan Year	Activity	Status Update for FY 2010
2010	The Special Administrative Plan will be modified to allow MBQ to create a Request for Tenancy Approval (RFTA) Form. All data currently required on the form will continue to be collected as well as additional information required to process lease ups.	This activity has not been implemented and has been withdrawn from HABC's MTW Ongoing Activities. It will not be renewed and is permanently discontinued at this time.

VI. Ongoing MTW 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.

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

Table 10 provides FY 2010 updates to ongoing MTW activities in the public housing program.

**Table 10:
Ongoing MTW Activities for Public Housing – FY 2010 Update**

Ongoing MTW Activities for Public Housing – FY 2010 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	<p>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.</p> <p><u>Statutory Objective:</u> To reduce cost and achieve greater cost effectiveness in Federal expenditures.</p> <p><u>Statute/Regulatory Waiver:</u> MTW Agreement, Attachment C, paragraphs C4, and C11; 24 CFR 960.257(a) – waiver of annual recertification requirement</p>
Projected vs. Actual Impact	<p>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. Once fully implemented, 100% of recertifications will be completed and 98% will be completed in a timely manner as of FY2011.</p> <p>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.</p> <p>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</p> <p>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.</p> <p>Hardship Policy: Under the policy, no resident will be required to pay more than 30% of their</p>

	<p>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.</p> <p>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</p> <p>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.</p>
Progress in Meeting Benchmarks/Metrics	<p>Baseline as of June 30, 2009: For fixed income households, HABC staff completed 94% of required recertifications due on July 1, 2009, and 93% were completed in a timely manner.</p> <p>Benchmark as of June 30, 2010: As of June 30, 2010, 98.8%% of recertifications due on July 1, 2010, were completed while 96.4% were completed in a timely manner. 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.</p> <p>As of June 30, 2011, HABC expects 100% completion and 98% completed in a timely manner.</p>
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	No hardship requests were made as a result of this change in policy.
Changes to Authorizations	See "Description" above.
MTW Plan Year/Activity	FY 2006: Family Self Sufficiency - Implemented FY 2006
Description	<p>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.</p> <p><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.</p> <p><u>Statute/Regulatory Waiver:</u> MTW Agreement, Attachment C, paragraph E, and Attachment D, paragraph E; 24 CFR 984.102, 105, 303, and 305 (Section 8 and Public Housing Self-Sufficiency).</p>
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	<p>1) Baseline FY 2009: There were 35 public housing clients/families enrolled in FSS Proposed Benchmark (FY 10): An additional 25 clients/families to be enrolled in FSS. Benchmark Outcome FY 10: 35 additional clients/families were enrolled in FSS (21-PH, 14-HCVP).</p> <p>2) Baseline FY 2009: Eleven (11) families graduated from the MTW Program. Proposed Benchmark (FY 2010): To assist 11 an additional families to graduate from the MTW FSS program Benchmark Outcome FY 10: 11 families graduated</p>

	<p>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 Benchmark (FY 10): Increase the average earned income and rent by 50% over that earned prior to graduation in FY 2010. Benchmark Outcome FY 10: Upon entering the MTW FSS Program, participants earned an average income of \$9,508 per year and the average rent amount paid was \$273/month. Upon graduation the participants earned an average income of \$22,955 (a 59% increase); and the average rent amount paid is \$534.00/month (a 49% increase).</p> <p>4) Baseline FY 2009: The staff to client ratio was 1:67. Proposed benchmark (FY 10): Staff to client ratio to equal 1:75; Benchmark Outcome FY 10: The staff to client ratio is 1:72.</p> <p>5) Baseline (FY 09): 12 residents were exposed to training in the Homeownership Education Curriculum. The private market rental training was not implemented until FY 10. Proposed Benchmarks (FY 10) 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. Benchmark Outcome FY 10: 9 residents were exposed to training in both of the topic areas.</p> <p>6) Baseline (FY 09): 19 escrow accounts Proposed Benchmark (FY 10): An additional 15 escrow accounts Benchmark Outcome FY 10: 21 additional escrow accounts</p> <p>7) Baseline (FY 09): 9 escrow disbursements Proposed Benchmark (FY 10): 12 additional escrow disbursements Benchmark Outcome FY 10: 11 additional escrow disbursements</p> <p>8) Baseline (FY 09): 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. Proposed Benchmark (FY 10): 25 % of slots targeted to employed residents; 50% targeted to residents in self-sufficiency activities; and 25% targeted to other interested residents. Benchmark Outcome FY 10: 35 clients/families were enrolled in the FSS program. Of the 35 clients/families, 5 (14%) were employed; 14 clients (40%) were involved with self-sufficiency activities, and 16 (45%) were other families in need</p>
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 – Not yet Implemented
Description	<p>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.</p> <p><u>Statutory Objective:</u> To increase housing choices for low-income families.</p> <p><u>Statute/Regulatory Waiver:</u> MTW Agreement, Attachment C, paragraph D8; 24 CFR 906.15(c)(i), (ii); 24 CFR 906.27(4); and 24 CFR 906.39(2) respectively.</p>
Projected vs. Actual Impact	HABC projects that this activity will help to increase the number of first time homebuyers

	<p>occupying scattered site units. A benchmark of 15 homes sold over 10 years has been established.</p> <p>Baseline as of June 30, 2009: There were 0 homeowners for the Scattered Sites Homeownership Program.</p> <p>Benchmark: 15 homes sold over 10 years.</p>
Progress in Meeting Benchmarks/Metrics	0 homes were sold under this program in FY 2010.
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	
Description	<p>FY 2009: TDC Limits – Implemented FY 2009</p> <p>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.</p> <p><u>Statutory Objective:</u> To increase housing choices for low-income families.</p> <p><u>Statute/Regulatory Waiver:</u> MTW Agreement, Attachment D, paragraph C1; 24 CFR 941.306(A)(2), Determination Of TDC Limit.</p>
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	<p>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</p> <p>Benchmark as of FY 2010: Since implementation of the new MTW TDC limits, 56 units have been acquired, of which 44 have been rehabilitated. Of the 44 units, 26 were occupied and added to the public housing inventory during FY 2010. HABC expects to acquire, rehabilitate and occupy the remaining two (2) units in FY 2011.</p>
Data Collection Method	Internal reports are used to measure outcomes.
Challenges	
Results of Hardship Requests	N/A
Changes to Authorizations	N/A
MTW Plan Year/Activity	
Description	<p>FY 2010 – Gilmore Homes Demonstration – Implemented FY 2010</p> <p>Gilmore 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:</p> <ol style="list-style-type: none"> 1. Employment Services: Residents at the site receive enhanced employment services, including, but not limited to, job placement and “replacement” services. Special efforts are 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

	<p>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.</p> <p>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).</p> <p>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.</p> <p><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.</p> <p><u>Statute/Regulatory Waiver:</u> MTW Agreement, paragraph III; Attachment C, paragraphs C2, C5 and C11; 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.</p>
Projected vs. Actual Impact	<p>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.</p> <p>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.</p>
Progress in Meeting Benchmarks/Metrics	<p>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:</p> <p>Baseline as of 6/30/09: Average household income of \$8,880; average rent of \$190; and, percent of households with an employed household member is 26%.</p> <p>Proposed benchmarks (by March 2012): Average household income of \$11,250; average rent of \$239; and, 29% percent of households with an employed household member.</p> <p>Benchmark as of 6/30/10: 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 %.</p>
Data Collection Method	Internal reports are used to measure outcomes.
Challenges	N/A
Results of Hardship Requests	No hardship requests were submitted.
Changes to Authorizations	N/A

Table 11 provides FY 2010 updates to ongoing MTW activities in the Leased Housing program.

Table 11:

Ongoing MTW Activities for Leased Housing – FY 2010 Update

MTW Plan Year/Activity 2006	FY 2006: Risk Based Inspections - Not yet Implemented
Description	<p>HABC is 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. Units, which have consistently met annual inspection standards, will be inspected every two (2) years. Units, which do not have such a track record, will be inspected annually. HABC reserves the right to set and modify the inspection schedule for each unit. Special inspections may be scheduled at any time at HABC's discretion.</p> <p><u>Statutory Objective:</u> To reduce cost and achieve greater cost effectiveness in Federal expenditures.</p> <p><u>Statute/Regulatory Waiver:</u> MTW Agreement, Attachment D, paragraph D2; 24 CFR 982.405 – waiver on requiring PHA's to inspect a unit at least annually.</p>
Projected vs. Actual Impact	This MTW activity will assist HABC in more closely monitoring those units which consistently fail HQS inspections. The activity will also allow HABC to make a more efficient use of the HCVP Inspectors as they concentrate on problem properties.
Progress in Meeting Benchmarks/Metrics	<p>This MTW activity is not yet implemented however, upon implementation HABC's metrics will be:</p> <p>Baseline: the number of units inspected and then re-inspected (because of HQS violations prior to implementation),</p> <p>Benchmark: the number of units inspected and then re-inspected after implementation, and any savings incurred as a result.</p>
Data Collection Method	Internal reports will be used to measure outcomes.
Challenges	Baltimore City has a lot of at-risk inventory. As more of the inventory is rehabilitated, HABC will take a closer look at implementing this MTW activity. HABC will look at this initiative marginally and implement incrementally.
Results of Hardship Requests	N/A
Changes to Authorizations	N/A
MTW Plan Year/Activity	FY 2006: Limits on Project Based Vouchers – Implemented in FY 2006
Description	<p>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.</p> <p><u>Statutory Objective:</u> To increase housing choices for low-income families.</p> <p><u>Statute/Regulatory Waiver:</u> MTW Agreement, Attachment C, Section B; MTW Agreement, Attachment C, paragraph D1(e); 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;</p>
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. The HABC will conduct a reexamination of household income and composition for all households one time every twenty-four (24) months. The 24-month

	<p>reexamination policy does <u>not</u> apply to:</p> <ul style="list-style-type: none"> • 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 <p><u>Statutory Objective:</u> To reduce cost and achieve greater cost effectiveness in Federal expenditures.</p> <p><u>Statute/Regulatory Waiver:</u> MTW Agreement, Attachment C, paragraph D1(c), D2(a); 24 CFR 982.516 – waiver of annual recertification requirement</p>
Projected vs. Actual Impact	<p>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.</p> <p>Transitional Period: This policy has been included in HABC's Annual Plans since FY 2006 and was put into effect in FY 2007. At that time all participating households were advised by letter of the policy</p> <p>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).</p> <p>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 2010 the policy met its goals.</p> <p>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.</p>
Progress in Meeting Benchmarks/Metrics	<p>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 \$421,854 in staff costs.</p> <p>Baseline: 10,945 Recertifications Benchmark as of 6/30/10: Perform recertifications with 70% of the staff and staff costs which would be required and expended to perform annual recertifications.</p> <ul style="list-style-type: none"> ▪ Count of tenant-based recertifications needed: 10,945 ▪ Projected # of recertifiers needed to perform annual recertifications: 24 ▪ Actual # of recertifiers employed to perform biannual inspections and interims: 15. ▪ Actual # of recertifiers as a percent of Projected # of recertifiers: 62.5% ▪ Average cost of a recertifier: \$46,873. <p>Projected Annual Savings: Difference in number of recertifiers required) *(Average cost of a recertifier) 9 * \$46,873 = \$421,854</p>
Data Collection Method	Internal reports and projections are used
Challenges	N/A
Results of Hardship Requests	No requests received.
Changes to Authorizations	See “Description” above.
MTW Plan Year/Activity	FY 2006 – Special Admin Plan Two-Year Recertifications (Implemented FY 2007)
Description	To facilitate the activities required under the Thompson Partial Consent Decree, this MTW-related activity has been incorporated into the Special Administrative Plan. For the units

	<p>administered by MBQ a reexamination of household income and composition will be conducted for all households once every twenty-four (24) months.</p> <p><u>Statutory Objective:</u> To reduce cost and achieve greater cost effectiveness in Federal expenditures.</p> <p><u>Statute/Regulatory Waivers:</u> MTW Agreement, Attachment C, paragraphs D1(c) ; 24 CFR 982.516 – To waive the requirement that recertifications be conducted at least annually</p>
Projected vs. Actual Impact	<p>Impact Analysis – The impact is increasing the number of low income residents in areas that have low poverty rates and lower concentrations of minorities. Extending the expiration date and biennial recertifications are projected to lower the overall costs related to new admissions and annual recertifications by reducing the number of staff which would otherwise be required to process HABC’s HCV program workload. It also lowers the cost for the program by reducing the number of required inspectors to complete the HQS inspections.</p> <p>Transitional Period: This policy has been included in HABC’s Annual Plans since FY 2006 and was put into effect in FY 2007. At that time all participating households were advised by letter of the policy. The first cycle of two-year recertifications began with the families that were one year out.</p> <p>Hardship Criteria – Interim Reexamination Prompted by Decreases in Gross or Adjusted Income : “Participants must report all changes in income to MBQ within 10 days of the change. All decreases in income will be processed and will become effective the 1st day of the month following the reported change. Increases to a family’s income may not be processed until the family’s next scheduled biennial recertification. (Attachment F:HABC Administration Plan for Thompson Vs. HUD Partial Consent Decree.Sec 3 p36).</p> <p>Annual Reevaluation of the Policy: Annually, the outcomes of the policy are evaluated to determine the costs avoided by its implementation and to determine the number of clients placed in high opportunity areas. In FY 2010 the policy met its goals. Savings at end of FY 2010 = \$74,124.</p> <p>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.</p>
Progress in Meeting Benchmarks/Metrics	<p>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.</p> <p>Baseline as of June 30, 2009:</p> <ul style="list-style-type: none"> ▪ 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. <p>Proposed Benchmark as of 6/30/10:</p> <ul style="list-style-type: none"> ▪ Number of participants: 1,527 ▪ Projected # of recertifiers needed to perform annual recertifications 3.4 (1,527/450) ▪ 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. <p>Benchmark Outcomes as of June 30, 2010:</p> <ul style="list-style-type: none"> ▪ Number of participants: 1527 ▪ Projected # of recertifiers needed to perform annual recertifications: 3.4 (1527/450) ▪ Actual # of recertifiers employed to perform biennial inspections and interims: 2. ▪ Actual # of recertifiers as a percentage of the projected #: 58.8% ▪ Average cost of a recertifier: \$52,945.80. <p>Annual Savings: Difference in number of recertifiers required)*(Average cost of a recertifier) 1.4 * \$52,945.80 = \$74,124.</p>

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	No requests were made as a result of this policy.
Changes to Authorizations	See "Description" above.
MTW Plan Year/Activity	FY 2006 – 2010 Special Admin Plan
Description	<p>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:</p> <ol style="list-style-type: none"> 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. Implementation of risk-based inspections . Plan year FY 2010 – Implemented FY 2010 <p><u>Statutory Objective:</u> To reduce cost and achieve greater cost effectiveness in Federal expenditures.</p> <p><u>Statute/Regulatory Waivers:</u> MTW Agreement, Attachment C, paragraphs D1(c), D2, D2(a), D3, and D5; 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 982.405 – to waive the requirement that inspections be performed at least annually.</p>
Projected vs. Actual Impact	<p>Projected impacts of this activity include:</p> <ul style="list-style-type: none"> • 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. <p>Substantial progress has been made in meeting benchmarks discussed below:</p> <ol style="list-style-type: none"> 1. 585 families have been leased in non-impacted, higher opportunity neighborhoods; as of 6/30/10, 469 of those families are still living in those areas. 2. Out of a possible 312 new lease-ups only 4 initial recertifications were needed. Total savings: \$11,119. 3. Savings at end of FY 2010 for inspections: \$46,084.
Progress in Meeting Benchmarks/Metrics	<ol style="list-style-type: none"> 1. The number of families leased in non-impacted, higher opportunity areas. <p>Baseline as of 6/30/09: The number of families leased in non-impacted, higher opportunity areas is 1,246.</p> <p>Proposed Benchmark for FY 2010: The number of families to be leased in non-impacted, higher opportunity areas. = 1,246 + 300 = 1,546</p> <p>Benchmark as of 6/30/10: 585 families have been leased in non-impacted, higher opportunity neighborhoods; as of 6/30/10, 469 of those families are still living in those areas with 291 additional families making subsequent moves to non-impacted census tracts.</p>

	<p>2. By extending the expiration date on verification needed to determine eligibility MBQ has reduced the number of staff needed to execute initial recertifications.</p> <p>The average caseload for a recertification specialist is about 450 recertifications per year.</p> <p>Baseline as of June 30, 2009:</p> <ul style="list-style-type: none"> ▪ 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. <p>Proposed Benchmark for FY 2010:</p> <ul style="list-style-type: none"> ▪ 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. <p>Benchmark as of 6/30/10:</p> <ul style="list-style-type: none"> ▪ Number of new leasings: 312 ▪ Number of initial recertifications completed: 4 ▪ # of recertifiers needed to perform initial recertifications: .01 (4/450). ▪ Average cost of a recertifier: \$52,945.80. <p>Annual Savings: Annual Salary + benefits (\$52,945.80) X the number of staff no longer required to process initial recertifications (.21) = \$11,119</p> <p>4. Risk-Based Inspections: Units which have consistently met HQS will be inspected on a bi-annual basis.</p> <p>Baseline as of June 30, 2009:</p> <ul style="list-style-type: none"> ▪ 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. <p>Benchmark Outcomes as of 6/30/10:</p> <ul style="list-style-type: none"> ▪ 1,527 participants; 707 units scheduled for inspection; of the 707 units scheduled for inspection 374 were re-inspected due to HQS violations. For FY 2010 a total of 1,081 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. <p>Annual Savings: The number of annual inspections that would have been conducted (1,527 + 374) minus the number of actual inspections under the risk-based program (1,081) X the cost of an inspection = \$46,084.</p>
Data Collection Method	<p>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.</p>
Challenges	N/A
Results of Hardship Requests	N/A

Changes to Authorizations	N/A
MTW Plan Year/Activity	
MTW Plan Year/Activity	FY 2007: PBV Special Admin Plan – Implemented FY 2010
Description	<p>This activity authorizes MBQ, in the Project Based Voucher Program, to allow floating units instead of identifying specific units in the HAP contract.</p> <p><u>Statutory Objective:</u> to increase housing choices for low-income families</p> <p><u>Statute/Regulatory Waiver:</u> MTW Agreement, Attachment D, paragraph D3(b); 24 CFR 983.203 (c). To waive a PHA’s requirement to identify by address or location the units in a PBV contract.</p>
Projected vs. Actual Impact	<p>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.</p> <p>In FY 2010, this provision has facilitated 39 floating units being placed under a HAP contract in multi-family developments.</p>
Progress in Meeting Benchmarks/Metrics	<p>Baseline as of June 30, 2009: The number of floating units in multi-family housing developments under a HAP contract 55</p> <p>Proposed Benchmark as of June 30, 2010: The number of floating units in multi-family housing developments under a HAP contract 75</p> <p>Benchmark Outcome as of 6/30/10: 39 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.</p>
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	
MTW Plan Year/Activity	FY 2007-2008 – Project-Based Transitional Housing –Not yet implemented
Description	<p>HABC will enter into HAP contracts to provide Project-Based voucher assistance for units in transitional housing facilities.</p> <p><u>Statutory Objective:</u> To increase housing choices for low-income families.</p> <p><u>Statute/Regulatory Waiver:</u> MTW Agreement, Attachment C, paragraph B4; 24 CFR 983.54 – to allow HABC to “attach or pay PBV assistance for units” in transitional housing.</p>
Projected vs. Actual Impact	<p>HABC projects that this initiative will increase housing opportunities for low-income families.</p> <p>This initiative has not yet been implemented.</p>
Progress in Meeting Benchmarks/Metrics	<p>Baseline: 0 new transitional project-based units.</p> <p>Proposed Benchmark as of June 30, 2010 = 10</p> <p>Actual Benchmark as fo June 30, 2010 = 0</p>
Data Collection Method	
Challenges	N/A
Results of Hardship Requests	N/A
Changes to Authorizations	N/A

MTW Plan Year/Activity	FY 2009: Incentives for NED and UFAS Units
Description	<p>1. <u>Exceeding UFAS Unit Quota for the Non-Elderly Disabled</u> - As an incentive to developers to create more than the units already required for non-elderly persons with disabilities and more than the required UFAS compliant units, HABC offered, via a request for proposals (RFP), capital funds to developers who agree to create in excess of 15% of the LIHTC units for non-elderly persons with disabilities and/or in excess of the 5% of the units as UFAS compliant. 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.</p> <p>2. <u>Section 811 Supportive Housing for Persons with Disabilities</u> – HABC reserves the right, 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. One application was submitted, which was expected to result in 5 NED units; however the developer lost his 811 funding because of an inability to meet HUD requirements.</p> <p>Statutory Objective: To increase housing choices for low-income families</p> <p>Statute/Regulatory Waiver: See MTW Agreement, Attachment C, Section B(1)(ii) and ; Attachment D, “Uses of MTW Funds”. Also, 24 CFR 983.54 – “Prohibition against attaching or paying PBV assistance to units receiving 811 funds”.</p>
Projected vs. Actual Impact	To date, HABC has not been able to implement these incentives.
Progress in Meeting Benchmarks/Metrics	<p>1. Baseline for PBV units with incentive funding = 0. Proposed Benchmark as of June 30, 2010 = 10 Units Actual Benchmark as of June 30, 2010 = 3 Benchmark as of June 30, 2011 = 10 units</p> <p>2. Baseline for units with 811 funding = 0. Proposed Benchmark as of June 30, 2010 = 5 Units Actual Benchmark as of June 30, 2010 = 0 Benchmark as of June 30, 2011 = 10 units</p>
Data Collection Method	Internal reports are used to measure outcomes.
Challenges	N/A
Results of Hardship	N/A
Changes to Authorizations	N/A
MTW Plan Year/Activity	FY 2009: Payment Standards at 50 th Percentile - Implemented in FY 2009
Description	<p>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.</p> <p><u>Statutory Objective:</u> To increase housing choices for low-income families.</p> <p><u>Statute/Regulatory Waiver:</u> MTW Agreement, Attachment C, paragraph D2; 24 CFR 982.503(a) to waive the HUD published Payment Standard Amount and Schedule</p>
Projected vs. Actual Impact	N/A
Progress in Meeting Benchmarks/Metrics	Since HUD has adjusted the area FMR to the 50 th 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	<p>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.</p> <p><u>Statutory Objective:</u> To reduce cost and achieve greater cost effectiveness in Federal expenditures.</p> <p><u>Statute/Regulatory Waiver:</u> MTW Agreement, Attachment C, paragraph D; 24 CFR 982.402 – waiver on allowing participants to rent units larger than the unit size indicated on their voucher.</p>
Projected vs. Actual Impact	<p>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.</p> <p>To date, HABC is well below its benchmark of no more than 15% of new units rented where the unit size exceeds the voucher size.</p> <p>Baseline: In FY 2009, 23.9% of new units rented had more bedrooms than the authorized voucher size.</p> <p>Benchmark: No more than 15% of new units rented to have more bedrooms than the authorized voucher size.</p>
Progress in Meeting Benchmarks/Metrics	<p>Baseline: 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).</p> <p>Actual: In FY2010, only 3.4% of new units rented had more bedrooms than the authorized Voucher Size (1650 units rented; 56 units larger than voucher size).</p> <ul style="list-style-type: none"> ▪ 85.8% below the baseline ▪ 77.3% below the benchmark <p>Data and Outcomes:</p> <ul style="list-style-type: none"> ▪ New Rentals - 1650 ▪ Avg HAP/UAP for New Rentals - \$816/mo ▪ Rental of Units larger than Voucher - 56 ▪ Additional cost associated with Oversize Rentals - \$12,576/Mo (\$225/unit/mo) ▪ Additional Cost if 23.9% were Oversized Rentals - \$88,563/Mo (394 units) ▪ Savings due to lower % of Oversize Rentals - \$75,986/Mo (\$911,835/Yr) <p>Additional households assisted due to Savings - 93 (\$75,986/\$816)</p>
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.

	<p><u>Statutory Objective:</u> to increase housing choices for low-income families</p> <p><u>Statute/Regulatory Waiver:</u></p> <ul style="list-style-type: none"> • <u>MTW Agreement, Attachment C, paragraph D1(e)</u> • 24 CFR 983.56 (a) – limiting Project Based Voucher assistance for units within a project to a maximum of 25% of all units in that project.
Projected vs. Actual Impact	To date, 14 PBV contracts have been executed that exceed the 25% figure per development cap.
Progress in Meeting Benchmarks/Metrics	<p>Baseline = 0 (HABC has not previously approved projects that had PBV units in excess of 25%)</p> <p>Proposed Benchmark: 10 contracts</p> <p>Actual Benchmark as of 6/30/10: 14 contracts, 310 units.</p> <p>As of June 30, 2011, HABC expects 0 additional contracts.</p>
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	<p>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.</p> <p><u>Statutory Objective:</u> To increase housing choices for low-income families</p> <p><u>Statute/Regulatory Waiver:</u> MTW Agreement, Attachment C, paragraph D1(a); 24 CFR 983.205 – limiting the initial term of the HAP contract to ten (10) years.</p>
Projected vs. Actual Impact	To date, 13 contracts totaling 309 units have been signed using these provisions.
Progress in Meeting Benchmarks/Metrics	<p>Baseline: 23 for the PBV Housing Opportunities; 0 for the LTA Housing Opportunities, which will happen upon turnover.</p> <p>Benchmark: 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.</p>
Data Collection Method	Internal reports are used to measure outcomes.
Challenges	N/A
Results of Hardship Requests	N/A
Changes to Authorizations	N/A

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 12 and the following notes provide information on planned versus actual sources of MTW funds for FY 2010.

**Table 12:
Planned vs. Actual Sources of MTW Funds for FY 2010**

UNAUDITED	Budget	Actual	Variance
Net Tenant Revenue	29,057,018	29,861,670	804,652
Tenant Revenue Other	270,856	397,292	126,436
Total Tenant Revenue	29,327,874	30,258,962	931,088
Housing assistance payments	127,349,145	133,195,492	5,846,347
Program Reserve - HCV	7,483,739	8,542,426	1,058,687
Ongoing administrative fees earned	9,849,505	11,401,551	1,552,046
FSS Coordinator	64,908	133,396	68,488
HUD Operating Grants	82,860,297	90,832,192	7,971,895
Total Operating Grants	227,607,594	244,105,057	16,497,463
Capital Grants - Hard cost Only	21,113,199	19,253,477	(1,859,722)
Investment Income	386,809	194,208	(192,601)
Fraud recovery	5,000	15,494	10,494
Other Revenue	1,135,353	1,870,643	735,290
Total MTW Sources *	279,575,829	295,697,841	16,122,012

* "Total MTW Sources" as reported above excludes a few items that do not represent actual funding sources; however, they are reported in the Financial Data Schedule (FDS) in compliance with GAAP. The exclusions are the "Loss on sale of fixed assets" from demolitions of Claremont Homes Extension and the sale of Scattered Sites units in the amount of \$3,142,151, Other Income from Notes Receivable of \$2,686,028 as a result of the previous mixed finance transactions, and Contributions from the City of \$11,426,737 from joint redevelopment activities with the City of Baltimore.

HABC received an increase in operating subsidy due to a higher than estimated funding proration. As a result \$7 million was placed into the Operating Reserve and will be used to

retrofit units to meet HABC's Bailey Consent Decree commitments. The remaining \$8 million was due to delays in capital improvement activities, which will resume in FY2011.

Notwithstanding the foregoing, inadequate HUD funding for capital improvement needs, caused expenditures of \$7,123,438 from the Section 8 HCV (non-Thompson) funds in FY 10 to carry out several activities including retrofitting units to 504 handicap accessibility standards. Other major capital improvements included enhancement of public housing infrastructure, and improving the quality of life for residents by providing newly renovated units. Without the single-fund flexibility, this would not have been possible.

Narrative Explanation of Differences

1. Actual Dwelling Rental Income exceeded the fiscal year due to increased occupancy at the average of 97.3% versus the budgeted assumption of 97%. Rent collections have also exceeded expectations.
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 received from HUD exceeded the budget due to a higher than planned Annual Adjustment Factor (AAF). The budget was planned at 4.0% and the actual AAF was 4.6%. In addition, HABC also received additional incremental adjustments for the opt-out vouchers.
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 2010 included funds that were not paid by HUD in prior years.
5. Actual administrative fees were higher than budget due to a higher than planned proration factor at 92% versus 90% in the budget. The actual fees in FY 2010 also included the fees that were not paid by HUD in the previous fiscal year. Due to the uncertainty of HUD's funding amount, HABC did not accrue the administrative fees in the amount of \$1,213,735 in the prior fiscal year.
6. The HUD Operating Grants include both public housing subsidies and the Capital Fund Program (CFP) soft cost for administrative and management improvements. The budget assumed a funding proration of 88% (or an estimated proration loss of \$9.7 million) for the public housing subsidies; however, the actual public housing subsidy for CY 2010 was funded at 100%.
7. Actual Capital Fund Program (CFP) and Replacement Housing Factor Fund (RHFF) revenues were below budget as a result of design and construction delays.
8. Investment Income was below budget due to much lower interest rates earned from the banking institutions.
9. Other Income exceeded budget due to additional incomes generated from the roof top antenna with increases from the renewed contracts.

Table 13 and the following notes provide information on planned versus actual uses of MTW funds for FY 2010.

Table 13:

Planned vs. Actual Uses of MTW Funds for FY 2010

UNAUDITED	Budget	Actual	Variance
Administrative	40,505,419	37,344,503	(3,160,916)
Tenant Services	3,262,157	3,313,994	51,837
Utilities	28,709,500	26,525,327	(2,184,173)
Ordinary Maintenance & Operations	33,470,750	36,078,769	2,608,019
Protective Services	2,985,343	3,146,853	161,510
General Expenses	20,664,190	19,599,674	(1,064,516)
Total Operating Expenses	129,597,359	126,009,120	(3,588,239)
Extraordinary Maintenance	476,716	(17,510)	(494,226)
Casualty Loss	400,000	263,839	(136,161)
Housing Assistance Payments	123,265,787	127,947,021	4,681,234
Hard Costs	34,781,209	26,376,915	(8,404,294)
Total MTW Uses	288,521,071	280,579,385	(7,941,686)

Narrative/Explanation of Differences

1. Administrative and Housing Management include salaries, benefits for administrative staff and housing management staff in all programs. Also included are administrative operating expenses such as office rent, telephone, computer materials and contracts, postage, supplies and allocated overhead. Actual administrative expenses were under budget primarily due to the reduction of consultant and EDP contract cost. Salaries and the related benefits were also under budget due to turnover.
2. 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. Actual Tenant Services expenses slightly exceeded budget due to small amounts of unplanned salaries and benefits.
3. Utilities include water, electricity, gas, steam and fuel consumed in the Housing Authority. Utilities were under budget due to the successful procurement for the competitive gas prices, which resulted in a favorable lower utility rate than the plan.
4. 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 exceeded budget due to the efforts in vacancy reduction and overtime spent on snow removal during the unexpected 2010 blizzards.
5. 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.
6. 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. Although the OPEB expenses exceeded the budget due to an updated actuarial valuation, other general expenses were under budget due to negotiated lower insurance premiums.
7. Housing Assistance Payments (HAP) include rent subsidies paid to landlords and utility assistance paid to tenants by the Section 8 programs. The increase in this category is due to increased number of vouchers leased from the regular HCV Program and the Thompson consent decree units. In comparison with June 2009, there were 1,355 additional regular vouchers and 233 additional Thompson vouchers leased in June 2010. Leased-up units reported to the HUD Voucher Management System (VMS) for June 2010 were 12,023 regular vouchers and 1,510 Thompson units for a total of 13,533. Additionally, there was also an increase in the average HAP per voucher of approximately 6.5% (5.6% increase for regular voucher units and 9.4% for the consent decree units).
 8. Construction (Hard) Costs include activities planned for development, handicap accessibility modifications, vacancy renovation, systems replacement, security systems, etc. Spending targets were below budget due to delays in the redevelopment financial closings and design and construction delays. Detail of these capital improvement projects are discussed in the Capital Planning and Neighborhood Development sections.

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

Table 14 and the following notes provide information on planned versus actual sources of State and Local Funds for FY 201).

**Table 14:
Planned vs. Actual Sources of State and Local Funds for FY 2010**

UNAUDITED	Budget	Actual	Variance
Other Government Grants	2,315,263	2,560,511	245,248
Other Revenue	18,548,553	13,981,512	(4,567,041)
Total State/Local Source	20,863,816	16,542,023	(4,321,793)

Narrative Explanation of Differences

State and Local Fund Sources during FY 2010 were below budget for the following reasons:

1. Other Government Grants exceeded budget due to the award of a new Maryland State Department of Social Service Grant.
2. Other Revenue was under budget due to lower than anticipated joint venture activities by the City of Baltimore. The budget was based on historical trends of City projects by HABC's force account labor department.

Table 15 and the following notes provide information on planned versus actual uses of State and Local Funds for FY 2010.

**Table 15:
Planned vs. Actual Uses of State and Local Funds for FY 2010**

UNAUDITED	Budget	Actual	Variance
Administrative	6,356,582	6,258,364	(98,218)
Tenant Services	2,179,180	2,737,741	558,561
Utilities	47,793	19,255	(28,538)
Ordinary Maintenance & Operations	11,392,124	6,237,162	(5,154,962)
Protective Services	-	14,871	14,871
General Expenses	888,137	1,274,630	386,493
Total State/Local Uses	20,863,816	16,542,023	(4,321,793)

Narrative Explanation of Differences

1. Actual Administrative expenses were under budget due to staffing changes for HABC's subsidiary, Resident Service Inc.
2. Tenant Service expenses exceeded budget due to increased activities in HABC's Child Care and Congregate Housing programs.
3. Ordinary Maintenance expenses were under budget because of the reduced joint venture activities by the City of Baltimore. HABC received instantaneous reimbursements from the City of Baltimore for these expenses.
4. Actual Protective Service was not budgeted for contract to provide security cameras paid by the social service grant.
5. General expenses were over budget due to the applicable portion of the increased OPEB actuarial valuations for the State and Local Programs.

C. Planned vs. Actual Sources and Uses of Central Office Cost Center

This section is not applicable to HABC. HABC has elected to implement a cost allocation approach. HABC did not adopt HUD's fee for service approach. There is no Central Office Cost Center (COCC) reported in the annual 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 13.65% to all MTW programs and 12.05% 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:

- Cash and Investments
- Interfund 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

See also Appendix B for addition detail on HABC's Local Asset Management Program.

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 high priority 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 \$14,118,011 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 2010 was \$7,123,438, which was included in the "Hard Costs" as discussed above. Actual expenditures were below budget due to the delays in redevelopment financial closings and design and construction delays.
- To comply with the requirements of GASB Statement No. 45, HABC began to recognize Other Post Employment Benefit (OPEB) expenses and liabilities two years ago in FY 2008. Included in the budget was a total of \$5,000,000 for the OPEB expenses, of which \$4,000,000 would be applicable to the MTW program. The shortfall in the public housing and HCV allocated portions were budgeted using the Section 8 HCV HAP funding. The actual OPEB expenses were \$7,916,522 as a result of an updated actuarial valuation, of which \$6,318,012 was applicable to the MTW program. Because of the increased operating subsidies in the public housing program, HABC did not have to use the Section

8 HCV HAP funding to supplement the shortfall. The OPEB expenses are to cover post retirement benefits including health care, prescription drug, dental, vision, and life insurance to qualified retired employees and their dependents. Substantially all employees who retire or are disabled directly from HABC become eligible for these benefits. To date, HUD has not provided any additional guidelines or further procedures on how to fund the OPEB.

VIII. Administrative

The following section of the Annual Report provides a description on the progress made on correcting or eliminating observed deficiencies cited in monitoring visits, physical inspections or other oversight and monitoring mechanisms.

The FY 2009 Independent Audit Report

The FY 2009 Independent Audit Report conducted by Clifton Gunderson, LLP contains a finding of non-compliance for the Agency's Section 3 activities,. Specifically, HABC did not maintain adequate documentation to support the amounts reported in the HUD -60002 Report and could not provide evidence to allow the recalculation of all amounts. In addition, the contract files did not contain documentation to support how it was determined which vendors qualified as Section 3 businesses.

Since the audit, HABC began establishing written procedures for implementation of its Section 3 policy. These procedures will serve as a guide for vendors conducting business with HABC , and will provide instructions on matters related to Section 3 hiring and identifying qualified Section 3 businesses.

The procedures provide that businesses seeking Section 3 status must self-certify as a Section 3 business prior to the award of the contract and must submit evidence that the business qualifies as a Section 3 business. The self-certification and supporting evidence will constitute the support documentation needed to verify how HABC determined a vendor is a qualified Section 3 business.

In addition HABC is working on modifications of a web-based compliance system that is uses to track compliance with MBE/WBE goals to include monitoring of Section 3 compliance. Using the web-based compliance system, contractors will report the total number of Section 3 residents hired and the dollar amount of construction and non-construction contracts awarded to Section 3 businesses. The data from the revised utilization reports will be maintained in the web-based compliance system to allow HABC to accurately report Section 3 business and resident workforce participation. Using the web-based compliance system will reduce the amount of paper and paper related errors and allow for timely reporting of Section 3 compliance.

REAC Inspections

REAC inspections were conducted during the first and second quarters of FY 2010. All findings regarding health and safety have been abated; however, findings requiring capital expenditures are still outstanding due to a lack of funding.

Results of Agency-Directed Evaluations

N/A - HABC did not utilize a third-party evaluations

The following section of the Annual Report provide 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 appendixes:

Appendix A: Demographic Characteristics of Households Served and Waiting List Households

Appendix B: Local Asset Management Plan

Appendix C: Energy Performance Contract Information

Appendix D: Annual Performance and Evaluation Reports for Non-MTW Grants

Appendix E: Board Resolution Including Certification that Agency Has Met MTW Statutory Requirements

Appendix F: Board Approval of the FY 2010 Annual Plan and Documentation of the Public Hearing

Appendix A: Demographic Characteristics of Households Served and Waiting List

Table A-1: Households Served - Household Types

	June 2009						June 2010						Total FY Variance
	PH	% of TOT	HCVP	% of TOT	TOTAL	% of TOT	PH	% of TOT	HCVP	% of TOT	TOTAL	% of TOT	
Total Households	10,443		12,555		22,998		10,512		13,552		24,064		
Elderly	2,695	25.80%	1,584	12.60%	4,279	18.60%	2,578	24.50%	1,746	12.88%	4,324	17.97%	-0.63%
Non Elderly Disabled	3,468	33.20%	3,818	30.40%	7,286	31.70%	3,622	34.50%	4,554	33.60%	8,176	33.98%	2.28%
Other	4,280	41.00%	7,153	57.00%	11,433	49.70%	4,312	41.00%	7,252	53.51%	11,564	48.06%	-1.64%

Table A-2: Households Served - Income Groups

	June 2009						June 2010						Total FY Variance
	PH	% of TOT	HCVP	% of TOT	TOTAL	% of TOT	PH	% of TOT	HCVP	% of TOT	TOTAL	% of TOT	
Total Occupied Units	10,443		12,555		22,998		10,512		13,552		24,064		
Less than 30% of AMI	9,445	90.40%	11,006	87.70%	20,451	88.90%	9,510	90.50%	11,824	87.25%	21,334	88.66%	-0.24%
30 - 50 % of AMI	829	7.90%	1,420	11.30%	2,249	9.80%	831	7.90%	1,591	11.74%	2,422	10.06%	0.26%
50 - 80 % of AMI	149	1.40%	125	1.00%	274	1.20%	148	1.40%	133	0.98%	281	1.17%	-0.03%
Greater than 80% of AMI	20	0.20%	4	0.00%	24	0.10%	23	0.20%	4	0.03%	27	0.11%	0.01%

Table A-3: Households Served – Race

	June 2009						June 2010						Total FY Variance
	PH	% of TOT	HCVP	% of TOT	TOTAL	% of TOT	PH	% of TOT	HCVP	% of TOT	TOTAL	% of TOT	
Households	10,443		12,555		22,998		10,512		13,552		24,064		
African American	9,979	95.60%	11,792	93.90%	21,771	94.70%	10,054	95.60%	12,726	93.90%	12,726	52.88%	-41.82%
White	248	2.40%	697	5.60%	945	4.10%	250	2.40%	746	5.50%	746	3.10%	-1.00%
American Indian	75	0.70%	22	0.20%	97	0.40%	74	0.70%	26	0.19%	26	0.11%	-0.29%
Asian	112	1.10%	10	0.10%	122	0.50%	103	1.00%	15	0.11%	15	0.06%	-0.44%
Native Hawaiian	15	0.10%	10	0.10%	25	0.10%	17	0.20%	16	0.12%	16	0.07%	-0.03%
No Race Code	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%
Multi Race Code	14	0.10%	24	0.20%	38	0.20%	14	0.10%	23	0.17%	23	0.10%	-0.10%

Table A-4: Households Served – Ethnicity

	June 2009						June 2010						Total FY Variance
	PH	% of TOT	HCVP	% of TOT	TOTAL	% of TOT	PH	% of TOT	HCVP	% of TOT	TOTAL	% of TOT	
Households	10,443		12,555		22,998		10,512		13,552		24,064		
Hispanic	47	0.50%	80	0.60%	127	0.60%	49	0.50%	100	0.74%	149	0.62%	0.02%
Non Hispanic	10,396	99.50%	12,475	99.40%	22,871	99.40%	10,463	99.50%	13,452	99.26%	23,915	99.38%	-0.02%
No Ethnicity	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%

Table A-5: Waiting List by Bedroom Size

BR	June 2009								June 2010								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	
	15,193		11,485		3,012		29,690		16,106		8,268		1,600		25,974		
No BR sp	4	0.0%	1	0.0%	0	0.0%	5	0.0%	8	0.0%	1	0.0%	0	0.0%	9	0.0%	0.0%
0	33	0.2%	170	1.5%	34	1.1%	237	0.8%	52	0.3%	116	1.4%	14	0.9%	182	0.7%	0.4%
1	7,995	52.6%	5,381	46.9%	1,483	49.2%	14,859	50.0%	8,880	55.1%	4,106	49.7%	598	37.4%	13,584	52.3%	-2.8%
2	4,540	29.9%	3,580	31.2%	857	28.5%	8,977	30.2%	4,626	28.7%	2,217	26.8%	507	31.7%	7,350	28.3%	-0.4%
3	2,291	15.1%	1,899	16.5%	546	18.1%	4,736	16.0%	2,207	13.7%	1,413	17.1%	415	25.9%	4,035	15.5%	1.8%
4	275	1.8%	390	3.4%	79	2.6%	744	2.5%	278	1.7%	348	4.2%	54	3.4%	680	2.6%	0.9%
5	51	0.3%	58	0.5%	12	0.4%	121	0.4%	48	0.3%	58	0.7%	11	0.7%	117	0.5%	0.2%
6	4	0.0%	5	0.0%	0	0.0%	9	0.0%	6	0.0%	8	0.1%	0	0.0%	14	0.1%	0.0%
7	0	0.0%	1	0.0%	1	0.0%	2	0.0%	1	0.0%	1	0.0%	1	0.1%	3	0.0%	0.0%

Table A-6: Waiting List by Household Type

HH TYPE	June 2009								June 2010								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	
	15,193		11,485		3,012		29,690		16,106		8,268		1,600		25,974		
Elderly	471	3.1%	905	7.9%	104	3.5%	1,480	5.0%	493	3.1%	293	3.5%	34	2.1%	820	3.2%	-1.8%
Non elderly Disabled	3,232	21.3%	6,194	53.9%	2,213	73.5%	11,639	39.2%	3,669	22.8%	4,523	54.7%	1,122	70.1%	9,314	35.9%	-3.3%
Other	11,490	75.6%	4,386	38.2%	695	23.1%	16,571	55.8%	11,944	74.2%	3,452	41.8%	444	27.8%	15,840	61.0%	5.2%

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

INCOME	June 2009								June 2010								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	
	15,193		11,485		3,012		29,690		16,106		8,268		1,600		25,974		
Below 30%	14,463	95.2%	10,658	92.8%	2,836	94.2%	27,957	94.2%	15,371	95.4%	7,765	93.9%	1,483	92.7%	24,619	94.8%	0.6%
30% to 50%	655	4.3%	756	6.6%	161	5.3%	1,572	5.3%	656	4.1%	445	5.4%	108	6.8%	1,209	4.7%	-0.6%
50% to 80%	64	0.4%	66	0.6%	15	0.5%	145	0.5%	69	0.4%	55	0.7%	8	0.5%	132	0.5%	0.0%
Over 80%	11	0.1%	5	0.0%	0	0.0%	16	0.1%	10	0.1%	3	0.0%	1	0.1%	14	0.1%	0.0%

Table A-8: Waiting List by Race

RACE	June 2009									June 2010								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		
	15,193		11,485		3,012		29,690		16,106		8,268		1,600		25,974			
No Race Code	42	0.3%	4	0.0%	0	0.0%	46	0.2%	51	0.3%	3	0.0%	0	0.0%	54	0.2%	-0.1%	
White	643	4.2%	725	6.3%	191	6.3%	1,559	5.3%	580	3.6%	534	6.5%	77	4.8%	1,191	4.6%	1.0%	
African American	14,319	94.2%	10,636	92.6%	2,748	91.2%	27,703	93.3%	15,287	94.9%	7,641	92.4%	1,494	93.4%	24,422	94.0%	-0.9%	
American Indian	49	0.3%	38	0.3%	17	0.6%	104	0.4%	49	0.3%	23	0.3%	5	0.3%	77	0.3%	0.0%	
Asian	51	0.3%	34	0.3%	28	0.9%	113	0.4%	53	0.3%	32	0.4%	8	0.5%	93	0.4%	0.0%	
Native Hawaiian	89	0.6%	48	0.4%	28	0.9%	165	0.6%	86	0.5%	35	0.4%	16	1.0%	137	0.5%	0.0%	

Table A-9: Waiting List by Ethnicity

ETHNICITY	June 2009								June 2010								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	
	15,193		11,485		3,012		29,690		16,106		8,268		1,600		25,974		
No Ethnicity	8	0.1%	1	0.0%	0	0.0%	9	0.0%	12	0.1%	1	0.0%	0	0.0%	13	0.1%	0.0%
Hispanic	66	0.4%	140	1.2%	40	1.3%	246	0.8%	87	0.5%	95	1.1%	17	1.1%	199	0.8%	-0.1%
Non Hispanic	15,119	99.5%	11,344	98.8%	2,972	98.7%	29,435	99.1%	16,007	99.4%	8,172	98.8%	1,583	98.9%	25,762	99.2%	0.0%

Appendix B: 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

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 in 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.

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:

- o 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

<u>Direct Costs</u>	<u>FY09</u>	<u>Share</u>	<u>MTW</u>	<u>Non-MTW</u>	
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	-	
<u>Subtotal Direct</u>	<u>313,310,338</u>	<u>95.37%</u>	<u>267,834,025</u>	<u>45,476,313</u>	100.00%
			85.49%	14.51%	
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	
<u>DHCD Hard cost</u>	<u>12,199,108</u>		<u>-</u>	<u>12,199,108</u>	
Subtotal Direct	112,597,615		101,907,337	10,690,278	100.00%
			90.51%	9.49%	
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	
<u>Salary Increase COCC</u>	<u>405,698</u>	<u>0.12%</u>	<u>367,180</u>	<u>38,518</u>	
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%
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TOTAL	328,509,776	100.00%	281,590,393	46,919,383	100.00%
			85.72%	14.28%	%

Reallocation of non-allocable overhead *			154,717	(154,717)
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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 C: Energy Performance Contract Information

EPC Reporting Requirements - Period Ending 6/30/10

	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 (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 Savings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Work started towards end of FY10; data is not available at this time
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Savings per project (AMP)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
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	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 NORESKO proposal. Estimated savings = \$26,446 based on info. contained in the proposal report.
 - 3) CH-17 local controls Therm savings from NORESKO's summary table from EPC Phase 1 proposal (Attachment I2) adjusted to 75% of NORESKO'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 D: Annual Performance and Evaluation Reports for Non-MTW Capital Funds

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 <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10 <input type="checkbox"/> 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	525,000	525,000	23,129	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	525,000	525,000	525,000	77,621	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	9,450,000	9,450,000	9,450,000		
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: MD00200001109R Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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	100,750
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	100,750
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.

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: 6/30/10 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	280,000	280,000	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	280,000	280,000	280,000	15,009
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	5,040,000	5,040,000	5,040,000	48,169
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 <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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	77,159
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	77,159
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.

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: MD0020000609R 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: 6/30/10 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	185,000	185,000	12,158
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	185,000	185,000	185,000	19,511
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	3,330,000	3,330,000	3,330,000	11,390
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: MD00200000609R Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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	43,059
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	43,059
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.

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 <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10 <input type="checkbox"/> 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	260,202	260,202	9,943
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	130,101	496,566	496,566	17,328
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	2,341,821	1,872,255	1,872,255	10,113
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 <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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	37,894
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	37,894
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.

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: 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: 6/30/10 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	8,196
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	60,000	60,000	60,000	16,356
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,080,000	1,080,000	1,080,000	
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 <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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	24,552
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	24,552
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.

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: 6/30/10 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	1,064
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	19,143	19,143	19,143	4,998
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	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.

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 <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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	6,062
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	6,062
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.

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: 6/30/10 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)	14,338	14,338	14,338	1,088
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	14,338	14,338	14,338	7,638
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	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.

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 <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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	8,726
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	8,726
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.

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: MD00200004109E 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: 6/30/10 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)	1,500	1,500	1,500	864
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,500	1,500	1,500	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	27,000	27,000	27,000	
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: MD00200004109E Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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)	30,000	30,000	30,000	864
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	28,500	28,500	28,500	
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.

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: MD00200005409E Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10 <input type="checkbox"/> 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)	1,350	1,350	1,350	205
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,350	1,350	1,350	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	24,300	24,300	24,300	
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: MD00200005409E Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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)	27,000	27,000	27,000	205
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	25,650	25,650	25,650	
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.

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 <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10 <input type="checkbox"/> 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)	316,757	316,757	316,757	7,787
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	316,757	316,757	316,757	5,877
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	5,701,614	5,701,614	5,701,614	
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: MD00200020009T Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:09 FFY of Grant Approval: 09	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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	13,664
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	

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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 <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10 <input type="checkbox"/> 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	133,862	133,862	4,249
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	133,863	133,863	133,863	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	2,409,528	2,409,528	2,409,528	
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				

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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 <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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	4,49
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	

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Appendix E: Board Resolution Including Certification that HABC Has Met MTW Statutory Requirements

Appendix F: Board Resolution Including Documentation of Public Hearing