



HOUSING
AUTHORITY of
BALTIMORE CITY

**OUR HOUSE
OUR COMMUNITIES
OUR PROJECTS**

ACCOMPLISHMENTS

2022



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It is an honor to present this overview of our performance and accomplishments from 2022.

— Janet Abrahams,
President and CEO, HABC

MESSAGE FROM OUR CEO



DEAR FRIENDS

I'm delighted to share the success of HABC's work from the past year. We've broken it down into three main categories which include; Our House, Our Communities, and Our Projects. Our House offers insight to our mission, our vision, our core values, and our community engagement efforts. Our Communities provide updates with quantifiable results highlighting some of our greatest accomplishments of 2022. Lastly, Our Projects takes a look forward at the ongoing process and progress currently happening as well as a look toward the future.

It is with great appreciation that I thank the entire HABC staff and partners for their hard work and continued support in providing affordable housing. These combined efforts make it an honor to share this overview of HABC's accomplishments from 2022 as we continue to move forward towards our goals.

Onward!

Janet Abrahams | President & CEO
Housing Authority of Baltimore City

MEET OUR BOARD

**Robin
Carter**
CHAIR



**Joseph L.
Smith**
COMMISSIONER



**Robin Truiett-
Theodorson**
COMMISSIONER



**Sharon
Jones**
RESIDENT COMMISSIONER



**Marianne
Navarro**
COMMISSIONER



The Housing Authority of Baltimore City (HABC) was established in 1937 to provide federally funded public housing programs and related services for Baltimore’s low-income residents. HABC is the fifth largest public housing authority in the country, with more than 600 employees. Currently, HABC serves over 43k households through our Public Housing and Housing Choice Voucher Programs.



OUR MISSION

To create and provide quality affordable housing opportunities in sustainable neighborhoods for the people we serve.



OUR VISION

To create diverse and vibrant communities; to provide opportunities for self-sufficiency; and to build pathways for strong partnerships.



CORE VALUES

Responsiveness & Accountability
Leadership & Teamwork
Excellence
Sustainability
Community & Partnerships

OUR HOUSE

STRATEGIC PLAN

The Housing Authority of Baltimore City's Strategic Plan is used to navigate our future efforts to support and advance our vision and mission. Our Strategic Plan dashboard was launched on our website to report on the progress the agency has made towards our 10-year objectives.

In 2019, we published our Strategic Plan; Pathways to Success, which has expanded and evolved as we move forward. As a demonstration of our growth, in 2022, we added **SUSTAIN** as a new strategic priority. This now gives us a four-pronged approach to our goals.

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COMMUNITY ENGAGEMENT EFFORTS

HABC engaged in major recruitment efforts seeking talent to join our dedicated staff of individuals who work hard every day to serve our residents and communities. Efforts included a billboard and kiosk campaign throughout the city, and job fairs that were well attended targeting Housing Operations and HCVP vacancies. Our application submissions increased and the campaign reached an audience of

NEARLY 750k

HABC HAS A SEAT AT THE TABLE

Janet Abrahams, HABC President & CEO joins the Board of Directors of the Council of Large Public Housing Authorities (CLPHA), a national industry group that connects and supports housing agencies through advocacy, research, policy analysis and public education. Members exchange ideas of best practices and have a great depth of knowledge in different aspects of housing.

CLPHA's membership includes 70 of the largest and most innovative public housing authorities across the country. The organization believes housing authorities are foundational to improving outcomes around housing, families, individuals, and communities.



PUBLIC HOUSING

Occupancy | Security

In 2022, HABC leased **594** units to new households pulled from our waiting list, brought over **120** long term vacant units back online and kept our public housing occupancy rate above **97%** throughout the year. HABC implemented a Summer Safety Plan to provide enhanced security at some of our high-risk sites and received a **\$250k** Safety & Security Award from HUD to install **22** CCTV cameras.

Latrobe | New Facility

Previously a day care facility, this building was converted into a maintenance building for our employees to retrieve tools and materials. This location is equipped with locker room, storage areas and hosts workshops to keep staff up to date with best practices. In 2022 a total of **10,409** work orders were completed at Latrobe.

United Way | Emergency Rental Assistance

We partnered with the United Way of Central Maryland to provide over **\$1.8** million of Emergency Rental Assistance Program (ERAP) funding in 2022 to **673** households who fell behind on their rent due to Covid-19 related hardships. We also put forth a multi-media effort, which included traveling billboards and radio announcements, to encourage eligible residents to apply for rent relief through ERAP. At the time of publication of this document, the total ERAP funding that HABC has received increased to **\$3.2** million to assist an additional **320** households.

HCVP HOUSING CHOICE VOUCHER PROGRAM

Housing Choice Voucher Program

In 2022, **1,691** households were admitted from the waiting list, bringing the combined total to **2,285** new families who received housing assistance through Public Housing and the Housing Choice Voucher Program. HCVP issued all **278** of the Emergency Housing Vouchers that we were awarded from HUD. By the end of 2022, **248** families signed leases and **30** continued to work closely with case managers to find housing. In addition, **70** new homeless vouchers were added for a total of **970**.

Two New Initiatives

Healthy Opportunities Program – HABC works with partners to identify existing HCVP families with children in which one or more family members has a medical condition that is exacerbated by environmental factors. The initiative is a mobility program designed around the collaboration between housing and health-care providers, who work together to provide stable, affordable and healthy housing in opportunity areas to ultimately improve participants' health outcomes and overall quality of life.

Landlord Incentives - HABC provides leasing incentives to rental property owners to increase the number of units in opportunity neighborhoods, increase the number of new construction and substantially rehabilitated units, new leased units, accessible units and new owners in the HCVP.

OCCUPANCY RATE

97%

WORK ORDERS COMPLETED

90k

2022 ERAP FUNDING

1.8
MILLION



RESIDENT SERVICES

The Office of Resident Services (ORS) coordinates and implements a vast array of programs and services to enhance the quality of life for HABC residents that promote economic and personal self-sufficiency, including Family Self-Sufficiency (FSS), People Accessing Continued Employment (PACE), Adult Education Classes, Tenant Readiness Training, Congregate Housing Services Program (CHSP), Our House Early Head Start Program, Boys & Girls Clubs, and more.



2022 ORS Highlights

21
FSS
GRADUATES

NEARLY
\$200k
PAID OUT
IN ESCROW

174
WELCOME
WAGON BAGS
DISTRIBUTED
TO RESIDENTS

\$275k
THOME
AGING WELL
GRANT

26
CHROME BOOKS
FOR SCHOOL
AGE CHILDREN

OVER
300
BACK TO SCHOOL
BACKPACK
GIVEAWAYS

REDEVELOPMENT

HABC continues its implementation of the Perkins Somerset Oldtown (PSO) Transformation Plan, made possible by a \$30 million Choice Neighborhoods grant from HUD.

AMERICA RESCUE PLAN ACT (ARPA) FUNDING AWARDS

PSO PLAN
IMPLEMENTATION

\$16.9
MILLION

NATHANIEL
MCFADDEN LEARN AND
PLAY PARK

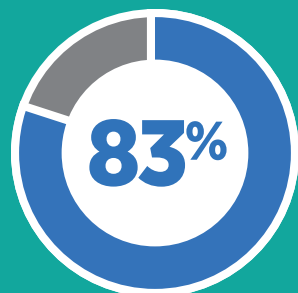
\$2.4
MILLION

INFRASTRUCTURE

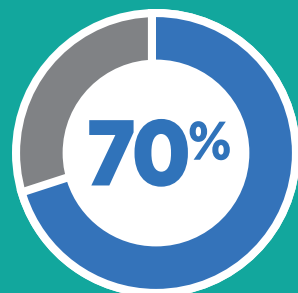
\$1 MILLION

O'DONNELL HEIGHTS

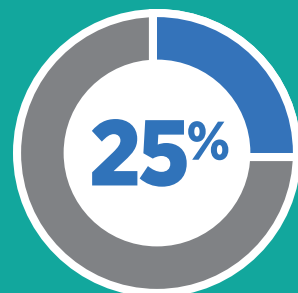
The redevelopment of O'Donnell Heights occurs in four phases. Phases 1A and 1B are complete, and planning for Phase 2A and a new central park is in progress. In 2022, HABC was awarded \$2.9 million in ARPA funds for Phase 2A.



SOMERSET
PHASE 2
CONSTRUCTION
83% COMPLETE



SOMERSET
PHASE 3
CONSTRUCTION
70% COMPLETE



PERKINS
PHASE 1
CONSTRUCTION
25% COMPLETE

STATE FUNDING FOR OUR PSO TRANSFORMATION

PERKINS SOUTH
CENTRAL PARK

\$225k
AWARDED

SOMERSET
GROCERY

\$1
MILLION

CORE AWARD
PERKINS 2-5

\$1.29
MILLION

PERKINS PHASE 4 AWARDED

4% & 9% TAX CREDITS

POE HOMES

HABC's plan to Transform Poe Homes and surrounding areas into a Community of Choice includes a coordinated and targeted neighborhood plan that includes new mixed-income housing, infrastructure improvements and public safety strategies as well as a comprehensive human services plan. In 2022, HABC continued to engage residents and stakeholders regarding plans and progress as well as acquire parcels and raze vacant structures within the footprint for redevelopment. Also in 2022, all Homeownership Action Activity funds were spent down from the HUD Choice Neighborhoods Planning Grant for Poe.

RAD RENTAL ASSISTANCE DEMONSTRATION

4,046 UNITS

28 DEVELOPMENTS HAVE CONVERTED TO RAD

\$950 MILLION

IN TOTAL INVESTMENT TO PRESERVE AFFORDABLE HOUSING

RAD program highlights from 2022 include the financial closing of the Rosemont low-rise site as well as the completion and lease up of all 64 units at Somerset Extension. Low Income Housing Tax Credit (LIHTC) applications were submitted for Arbor Oaks and Townes at the Terraces, both of which we anticipate to close in 2023. In addition, HABC continued to hold monthly roundtable meetings with the private management companies of the RAD properties to discuss common operating issues and create a support system to address trends in property management.





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