

MOVING TO WORK



FY
2024

Annual Plan





Moving to Work Annual Plan

Fiscal Year 2024

Approved by the HABC Board of Commissioners:

October __, 2023

**Submitted to the U.S. Department of Housing & Urban
Development:**

October __, 2023

DRAFT DATE: August 28, 2023

Housing Authority of Baltimore City

Moving to Work Annual Plan – Fiscal Year 2024

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I. Introduction and Overview

This Moving to Work (MTW) Annual Plan provides information on the initiatives and strategies to be undertaken by the Housing Authority of Baltimore City (HABC) under the MTW Demonstration Program in Fiscal Year (FY) 2024, i.e. the period from January 1, 2024 through December 31, 2024.

HABC has been a participant in the MTW Program since 2005. The current MTW Agreement between HABC and the US Department of Housing and Urban Development (HUD), which defines the terms and conditions of HABC's participation, including the Annual Plan requirements, extends through December 31, 2028.

It is important to note that HABC receives the majority of its funding from HUD, which generally determines funding on a calendar year basis. As of the publication date of this MTW Annual Plan, HABC has not received notification of projected HUD funding amounts for calendar year 2023. In view of the uncertainty regarding available funding, the planned activities detailed in the MTW Annual Plan are subject to modification based on final funding levels.

A. Background on the MTW Demonstration

MTW is a demonstration program authorized by Congress, which provides HABC and other participating Public Housing Authorities (PHAs) with both funding and programmatic flexibility, subject to approval by HUD in the MTW Annual Plan process. MTW designation provides HABC with the ability to test and implement locally determined solutions that address Baltimore City's housing problems and priorities. MTW funding flexibility includes the establishment of a flexible MTW Block Grant, which allows HABC's three primary revenue sources (HUD Public Housing Operating Subsidy, Capital Fund and Section 8 Housing Assistance Payments) to be used interchangeably for any authorized purpose as specified in the MTW Agreement.

MTW programmatic flexibility allows HABC to waive certain HUD regulations and statutory provisions of the US Housing Act of 1937 to promote one or more of the following MTW statutory objectives:

1. Reduce cost and achieve greater cost effectiveness in Federal expenditures;
2. Provide 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.

For purposes of this Annual Plan, an "MTW activity" is defined as any activity that requires MTW flexibility to waive statutory or regulatory requirements. The MTW activities to be undertaken by

HABC in Fiscal Year 2024 are all designed to promote one or more of the MTW statutory objectives.

In order to provide the public and HUD with a more detailed view of HABC's overall plans and strategies, the Annual Plan includes discussions of both MTW activities and other activities which do not specifically require MTW authority to implement.

B. MTW Long-Term Goals and Objectives

HABC plays a significant role in creating and preserving affordable housing in Baltimore City and relies on MTW flexibilities to invest our resources and transform our communities. Given the challenges of aging public housing infrastructure and ongoing funding uncertainties, HABC is proactive in planning for sustainable investments in our housing stock as well as our programs and services. We will continue to explore new and innovative ways to build on our efforts with a focus on support for the residents and program participants that we serve with long-term objectives that include the following:

- HABC will leverage development opportunities at our sites as a tool for catalytic revitalization using selective demolition and repositioning methods. We will develop neighborhood transformation plans for sites in stable and emerging markets such as Poe Homes and McCulloh and replace existing units while simultaneously introducing mixed-income opportunities. We will also seek opportunities for partnerships and redevelopment at Cherry Hill, Douglass Homes and Westport. In addition, HABC will evaluate our vacant land holding to determine optimal redevelopment strategies.
- HABC will build upon our existing assets and tools such as our MTW designation and our development instrumentality Baltimore Affordable Housing Development (BAHD) to expand housing options to serve more families. To date, BAHD has acquired four properties – Arbor Oaks, Townes at the Terraces and Albemarle Square (Flag House I and II) – with a combined total of 394 units, and there are five projects currently under construction with a total of 366 units for which BAHD is co-developer. The goal is to increase BAHD's capacity to acquire assets and maintain the long-term affordability of housing for our residents. We will also expand on our homeownership program and explore homeownership options for all future redevelopment initiatives.
- HABC strives to expand housing choice and reach of assistance and will continue to review ways to maximize budget authority to improve voucher utilization. We will create more pathways for residents to move into thriving neighborhoods, such as expanding our mobility and leasing incentive programs, and prepare residents for long-term housing success.

- HABC will continue to broaden our supportive services to help residents and program participants achieve their goals. With a focus on youth development, personal empowerment and senior support, HABC aims to reach our residents at every stage to coordinate and deliver service programs. We are steadily building on our partnership network to provide opportunities for resident success ranging from reading readiness to homeownership and beyond. In addition, we are working to increase access to internet services in our developments and provide households with necessary devices. As we move forward with our redevelopment plans, we seek to ensure that every community has access to personalized support services, technology, recreational opportunities and more.
- Long term sustainability for our affordable housing programs and related services requires HABC to form strategic and innovative partnerships. To remain successful over time, HABC will advocate for focused investments in Baltimore City neighborhoods that dually align with HABC priorities and the City’s community revitalization efforts. We will continue to advocate for federal, state and local policies and funding that will sustain HABC operations, provide supportive services and increase affordable housing options.

C. MTW Goals and Objectives for Fiscal Year 2024

In support of HABC’s Strategic Plan, the summary below provides highlights of HABC’s MTW and Non-MTW activities and goals and objectives for FY 2024.

Housing Opportunities through Modernization Act (HOTMA)

The Final Rule implementing certain sections of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) was published on February 14, 2023 and public housing authorities are required to update their policies to reflect the HOTMA required changes by January 1, 2024; however, implementation of the HOTMA provisions is required no later than January 1, 2025.

HOTMA makes significant changes to the US Housing Act of 1937, particularly those affecting income calculation and reviews. HABC’s existing MTW Agreement continues to allow HABC to waive certain statutory and regulatory provisions which are inside the scope of HABC’s MTW authority. Accordingly, this MTW Plan includes several changes to its income calculation and review process, which, prior to HOTMA, were allowed as discretionary policies and which, subsequent to HOTMA, require MTW waiver to continue to implement. Additionally, in this 2024 MTW Plan, HABC has proposed changes to existing income and rent review policies which will streamline the process for both participants and HABC. The following activities include HOTMA related changes:

- Streamlined Admission and Recertification Process

- Thompson Streamlined Admission & Recertification Process
- Rent Simplification: Thompson
- Rent Simplification

New Activities

- **Public Housing: Getting Ready for Work Opportunities:** HABC is committed to expanding access to employment, training, and educational opportunities for HABC residents while also promoting economic self-sufficiency. The Get Ready for Opportunities to Work (GROW) program is a new program designed to build on and enhance HABC's self-sufficiency initiatives. As a condition of continued occupancy, unemployed, work-able residents must agree to participate in the GROW program with the ultimate goal of sustained employment. To help ensure residents' success, HABC will provide GROW participants with career counseling, service navigation and access to HABC and partner programs.
- **Program Efficiencies:** HABC is proposing program efficiencies which are designed to simplify processing and streamline administrative processes. HABC has also combined the previously approved Local Forms activity with this Program Efficiencies activity. HABC is proposing criteria for port-out moves and elective moves such that these moves would be restricted until after the two-year lease anniversary date, except under extenuating circumstances as established in the Administrative Plan. These efficiencies will allow staff to repurpose time spent processing moves and port-outs to improve customer service and processing times for program transactions. Additionally, HABC voucher holders will be able to take advantage of HABC's MTW self-sufficiency programs while remaining in HABC's jurisdiction.

Changes to Existing Activities

In an effort to enhance its commitment to meeting statutory MTW objectives, HABC is proposing changes to some of its existing, approved MTW activities in 2024. These changes are in addition to the HOTMA related changes identified above. Detailed information on the changes can be found in each specific activity section of the Plan.

- **Streamlined Admission and Recertification and Rent Simplification:** In 2023 HABC received approval to apply the MTW policies covered under these activities to families with Veterans Affairs Supportive Housing (VASH) vouchers and Emergency Housing Vouchers (EHV).

- **Family Self Sufficiency (FSS) Program Enhancements:** Pursuant to the FSS Final Rule, which was effective November 2022, HABC has proposed changes to the FSS program related to its Contract of Participation (CoP), the term of the CoP and the method for accruing escrow.
- **Mobility Program Enhancements:** BRHP will implement its one-time incentive payment for application fee and moving costs.
- **Modified Rent Reasonableness & Rent Cap Policy:** Beginning in 2024, HABC will apply the statistics from the Consumer Price Index for the Baltimore-Columbia-Towson area for all Urban Consumers to adjust the rent ranges used to determine the reasonable rents for units on the HCV program.
- **Leasing Incentive Program:** HABC will now allow owners to request damage loss payments at move out when and if the move-out is beyond the first twelve months of the lease term. HABC has also increased the budget for the HCV leasing incentives to improve voucher utilization. Finally, the Public Housing program has revised its leasing incentive to provide a \$500 rent credit to applicants who agree to lease a “Hard to Lease” unit.

Public Housing

- **Occupancy:** HABC projects that 5,655 households will be served in FY 2024, which reflects planned utilization, as well as Public Housing conversions under RAD.
- **Capital Program:** HABC will implement capital improvements at existing public housing developments and scattered sites using MTW Block Grant funds (see Table 5). In FY 2024, HABC projects that it will expend approximately \$15.5 million on capital projects.

Housing Choice Voucher Program

- **Voucher Utilization:** HABC projects that, on average, it will have 20,223 MTW units under lease each month, including Thompson vouchers.
- **Project-Based Voucher Utilization:** HABC projects that 3,599 housing units will be under contract in the Project-Based Voucher (PBV) program by the end of FY 2024, including 306 new planned units to be placed under contract during the fiscal year.

Homelessness Prevention Initiatives

HABC provides up to 900 Housing Choice Vouchers to eligible chronically homeless households referred by the Mayor's Office of Homeless Services (MOHS). Participants use their vouchers to find affordable permanent housing while receiving supportive services from MOHS and partner agencies. In FY 2024 HABC anticipates that 882 vouchers will be leased to the Homeless populations (including PB Homeless) under this initiative. Of the 900 set aside vouchers, 230 have been set aside for project-based voucher units for homeless individuals, 50 are for homeless families with children under age 18 and 620 tenant-based vouchers are for homeless individuals and families.

- **The Project-Based Homeless and Veterans Set Asides:** – Using its MTW authority, HABC has 230 PBV units designated to house the homeless and their families and 19 PBV units designated to house homeless veterans and their families. By the end of FY 2024, HABC anticipates that there will be an additional 56 units under contract for homeless veterans. The PB Homeless vouchers are included in the 900 vouchers that have been set aside for the Homeless Prevention initiative.
- **The Re-Entry Program:** This program links permanent housing with supportive services to assist up to 250 ex-offender households. Referrals are made to HABC by MOHS. MTW Authority is not required for this initiative. In FY 2024 HABC anticipates that 250 vouchers will be leased under this initiative. Vouchers are generally issued upon receipt of applicable referrals.

Office of Resident Services

- **MTW Homeownership Programs:** The MTW Homeownership Program works with public housing residents, HCV participants and other eligible low-income households in preparation for first-time homeownership. As part of this program, HABC utilizes MTW flexibility to create and fund a limited number of Special Homeownership Vouchers (SHV) for use by eligible low-income households who purchase a scattered site unit. HABC anticipates, by the end of FY 2024, 21 families will have purchased homeownership units under the MTW Homeownership program
- **Resident Service Programs:** HABC will continue offering its full menu of adult education programs as outlined below. Additionally, HABC continues to work with its existing vendor offering its Bedtime in a Box program to encourage a love for reading.

- Employment search & career counseling;
- Education guidance and planning;
- GED services;
- Career assessment;
- Workforce development;
- Assistance with applications for education financial aid;
- Assistance with career programs, continuing studies, vocational/technical schools and apprenticeships; and
- Financial management.

Rental Assistance Demonstration Program (RAD)

Under RAD, public housing developments can be converted to Project Based Rental Assistance (PBRA) or to Project Based Voucher (PBV) assistance. Developments converted under RAD to either PBRA or PBV have a new ownership structure including a new management and maintenance team. HABC anticipates that it will have closed on 32 RAD developments, consisting of 4,513 units by the end of FY 2024. See Tables 15 and 16 for specific information on RAD conversions.

Development Initiatives

HABC utilizes MTW Block Grant and other public and private leveraged funds to support the preservation and revitalization of existing public housing communities and the development of new affordable units. The discussion of planned unit counts, timetables, development financing and other details is preliminary and is subject to change.

- **Perkins Somerset Oldtown:** HABC and the City of Baltimore were awarded a \$30 million Choice Neighborhoods (CN) grant in July 2018 to support the Perkins Somerset Oldtown (PSO) Transformation Plan. The PSO Transformation Plan includes the demolition of the original 629 Perkins Homes public housing units and the creation of approximately 1,354 units of mixed income housing on the Somerset Homes and Perkins Homes public housing footprint and one adjacent property owned by the Mayor and City Council of Baltimore to be completed in phases. The 1,360 units mentioned above includes 629 replacements units; 296 market rate units and 429 Low-Income Housing Tax Credit (LIHTC) units.

HABC received HUD approval to convert all 629 public housing units at Perkins Homes under RAD in connection with a multi-phased replacement housing project. All Perkins Home units are to be demolished by year-end 2023.

The replacement units on the Perkins Homes public housing site will be redeveloped in five phases. It will include a total of 796 units, comprised of 377 replacement units which will be a combination of RAD PBV and PBV, 185 market rate units and 234 LIHTC units as part of the CNI Housing Plan. Demolition of the first 100 units at Perkins Homes began on June 24, 2021. Perkins Phase I construction began in 3rd quarter 2022 and represents a total of 103 units which includes 10 market rate units, 45 LIHTC units, 20 RAD PBV units and 28 PBV units and is projected to be completed on/before January 2024. Perkins Phase 2 is under construction, includes a total of 156 units which includes 40 market rate units, 40 LIHTC units and 76 PBV units and is projected to be completed in August 2024. Perkins Phase 3 is projected to close in 3rd quarter 2023 and includes a total of 152 units which includes 33 market rate units, 48 LIHTC units and 71 PBV units. Perkins Phase 4 is projected to close in Fall of 2023 and includes a total of 154 units which includes 40 market rate, 36 LIHTC units and 78 PBV units. Perkins Phase 5 is projected to close in 1st quarter of 2024 and includes a total of 231 units which includes 62 market rate units, 65 LIHTC units and 104 PBV units. The remainder of the Perkins Homes units are anticipated to be demolished by December 2023.

HABC intends to replace all of the existing Perkins UFAS units certified under the Bailey Consent Decree. In addition, the developer will provide a minimum of 7% additional mobility UFAS units pursuant to the Bailey Consent Decree and 2% hearing/vision UFAS units as per the PSO Choice award, as required by law. As of July 2021, 8 UFAS units were completed in Somerset Phase 1.

The Somerset Homes public housing site is being redeveloped in four phases. Phase 3 (Somerset 3) was completed off-site on an adjacent parcel that was owned by the Mayor and City Council of Baltimore and was conveyed to HABC prior to its November 2021 financing closing of this phase. HABC will convey the Somerset Homes site in phases to a single purpose entity controlled by Somerset Redevelopment, LLC. A total of 486 rental units will be constructed on the Somerset Homes site (Somerset Phases 1,2 & 4), consisting of 216 deeply affordable units (PBV and RAD PBV), 179 LIHTC units at 80% or less of Area Median Income and 91 market rate units. Somerset Phase 3 included an additional 72 mixed-income units, of which 20 are market rate units, 16 are LIHTC units and 36 are a combination of RAD PBV and PBV units and will be completed in Fall 2023.

The redevelopment of Somerset Homes also includes the construction of a new community park, to be known as the Nathaniel McFadden Learn and Play Park, and a network of new public streets resulting in a more pedestrian friendly, walkable community. As of July 2021, Somerset Phase I construction is complete which includes a total of 104 units, of which 20 are market rate units, 34 are LIHTC units and 50 are PBV

units. In Fall of 2023, construction for Somerset Phase II will be completed with a total of 192 units which includes 32 market rate units, 60 LIHTC units and 100 are a combination of PBV and RAD PBV units.

- **O'Donnell Heights:** The O'Donnell Heights public housing development was constructed in 1942 and included 900 public housing units. Of the original unit count, 760 have been demolished and 230 public housing units remain. The redevelopment of O'Donnell Heights is proceeding in four main phases, some with sub-phases. The developer has completed the first phase, consisting of two sub-phases, identified as Phase 1A and 1B. Renamed Key's Pointe, Phase 1 includes 144 affordable units. In 2024, HABC plans to submit a demolition application to HUD for the remaining 230 units.

The Neighborhood Revitalization Plan for the O'Donnell Heights community was approved by the Baltimore City Planning Commission. HABC's development team submitted a 4% Low Income Housing Tax Credit (LIHTC) application on March 31, 2023. Construction on Key's Pointe Phase 2A is expected to begin in August 2024, contingent upon HUD's approval of its disposition application. HABC will issue a relocation survey to existing O'Donnell Heights residents in 2024. Baltimore City's Department of Recreation and Parks, was awarded a \$500,000 planning grant for the 5-acre park and HABC is working with their consultants in the planning stages.

- **Thompson Settlement Agreement:** Pursuant to the Thompson Settlement Agreement, the Baltimore Regional Housing Partnership (BRHP) plans to continue the project-based development program that was started under the Thompson partial consent decree. BRHP is implementing a project-based development program to create project-based units in communities of opportunity. Subject to funding availability, BRHP is making pre-development funding and, if needed, subordinate secondary financing using the Urban Revitalization Demonstration Grant funds awarded for the Homeownership Demonstration Program, available to pre-qualified developers and property owners who develop housing units and agree to enter into long term project-based voucher contracts.

From program inception through year-end FY 2023, a total of 117 units will have been created or placed under AHAP. BRHP anticipates that another 10 units will be created in FY 2024 in multifamily LIHTC properties in Baltimore, Anne Arundel and Howard Counties. Additionally, BRHP will be issuing a new RFP in the third quarter of 2023 for development of up to 30 new PBV units.

- **Bailey Consent Decree:** The Bailey Consent decree required the creation of:
 - 756 housing units that meet the Uniform Federal Accessibility Standards (UFAS); and

- 600 PBV units for non-elderly persons with disabilities (100 of the 600 are long term affordable (LTA) units, which means that residents living in them have the rights, privileges and benefits that are provided to HABC’s public housing residents).

Using MTW flexibility, HABC will create additional LTA NED units and LTA UFAS units to complete its obligations under Bailey.

- **Bailey Supplemental Decree Units:** in November 2020. On April 6, 2021, 3990 Roland Avenue was acquired. The renovations for this property were completed on March 21, 2022. On May 23, 2022, renovations to 718 W. 36th Street, a two-unit property, were completed. In FY 2023, HABC acquired 3210 Northway which will be renovated by July 2023. Also, HABC submitted a contract for 4004 Parkside Drive in June 2023. To summarize, four Bailey units have been acquired and renovated to date with a fifth unit under contract. The remaining five Bailey Supplemental Decree units will be created through acquisition and rehabilitation of existing units in various neighborhoods. HABC may acquire two of the remaining five units in 2024.
- **Hollander Ridge HOPE VI Project:** HABC has acquired 94 scattered site units in Baltimore City as identified in the Thompson Settlement Agreement and completed rehabilitation of these units in FY 2021. HUD approved the Hollander Ridge project as a mixed finance development so the units currently are public housing rental units. The Hollander Ridge project was converted to RAD in the 4th quarter 2021. No changes are anticipated in FY 2024.
- **Poe Homes:** HABC received a \$1.3 million HUD Choice Neighborhoods Planning & Action Activities Grants in September 2018 to support the planning of a financially feasible mixed-income redevelopment strategy for Poe Homes. Poe Homes consists of 288 public housing units that will likely convert to PBV and/or PBV/RAD blend. In January 2023, HABC submitted a disposition/demolition application for HUD approval. Future plans for Poe Homes Phase I include development off-site on an adjacent parcel acquired by HABC and is projected to close in 2025.

The other component of the Choice Neighborhoods grant was for “Action Activities” i.e. capital improvement funds for projects in the Poppleton and Hollins Market neighborhoods near the Poe Homes property. The Action Activities grants are intended to sustain momentum during and after the 2-year planning process. They are as follows:

- Action Activity 1: Greater Model Park – new Splash Pad;
- Action Activity 2: Residential Façade/Aging in Place Grant Program for existing low-income homeowners in the Poppleton/Hollins Market neighborhoods;

- Action Activity 3: Hollins Market
- Action Activity 4: Lighting
- Action Activity 5: Grocery Store Initiative

II. General Housing Authority Operating Information

A. Housing Stock Information

This section of the Annual Plan provides information on HABC's current and planned inventory, projected leasing activities and waiting lists for both the Public Housing and HCV programs. It includes details on planned public housing capital expenditures and changes to the housing stock as a result of new development, demolition and disposition efforts and conversion of public housing units to long-term project-based assistance under RAD.

i. Planned New Public Housing Units

Table 1: Planned New Public Housing Units in FY 2024

There are no new public housing units planned for FY 2024.

AMP Name and Number	Bedroom Size						Total Units	Population Type**	# of UFAS Units	
	0/1	2	3	4	5	6+			Section 504 Accessible Units* (Mobility)	Section 504 Units* (Hearing/Vision)
							0	N/A	0	0
									0	0
Total Public Housing Units to be Added in the Plan Year							0			

* The federal accessibility standard under HUD's Section 504 regulation is the Uniform Federal Accessibility Standards (UFAS) for purposes of Section 504 compliance (24 CFR 8.32). HUD recipients may alternatively use the 2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specific identified provisions, as detailed in HUD's Notice on "Instructions for use of alternative accessibility standard," published in the Federal Register on May 23, 2014 ("Deeming Notice") for purposes of Section 504 compliance, <https://www.govinfo.gov/content/pkg/FR-2014-05-23/pdf/2014-11844.pdf>

** Select "Population Type" from: General, Elderly, Disabled, Elderly/Disabled, Other

If "Population Type is "Other" please describe:

Not Applicable

ii. Planned Public Housing Units to Be Removed

As shown on Table 2, HABC plans to demolish and/or dispose up to 487 units in FY 2024. This count includes 469 housing units and 18 vacant lots. While Table 2 provides an estimate of the number of units to be removed from the public housing inventory during the Plan Year, the actual number may vary depending on the timetables for HUD and City of Baltimore approvals, project

financing, RAD closings and other factors. Due to various factors that impact the timetable, the listed items may have been included in previous and may be included in future plans.

Table 2: Planned Public Housing to Be Removed in FY 2024

PIC Dev.#/AMP and PIC Dev. Name	Number of Units to Be Removed	Explanation for Removal
O'Donnell Heights MD002/000009 6301 O'Donnell St.	1 Vacant Lot	This parcel represents the 2 nd phase of the redevelopment of the O'Donnell Heights public housing site. The Phase 2 parcel consists of 27 acres and is expected to be developed in 4 residential sub-phases and include a new central park. The first subphase, identified as Phase 2A will include 60 affordable rental units. HABC will initially use the SDAT value and subsequent appraisals for each lot to be conveyed.
O'Donnell Heights MD002/000009 6201 O'Donnell St. 6201 Boston St.	230	HABC plans to submit a demolition application for the remaining units at O'Donnell Heights, which are physically obsolete and too costly to renovate due to aging systems and costly maintenance. A mixed-income development will be constructed. If approved, tenant relocation may start in 2024.
Oswego Mall MD002/000203 2601 Oswego Ave.	35	HABC will submit a demolition application. This property is nonviable due to neighborhood conditions. If approved, HABC will demolish the property and hold the parcels until there is a viable opportunity to create affordable housing.
Shipley Hills MD002/000203 2544 McHenry St.	22	HABC will submit a demolition application. This property is nonviable due to neighborhood conditions. If approved, HABC will demolish the property and hold the parcels until there is a viable opportunity to create affordable housing.
Midtown Apartments MD002/000103 922 N Calhoun St. A	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant.
Midtown Apartments MD002/000103 922 N Calhoun St. B	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant.
Midtown Apartments MD002/000103 1213 Mosher St. A	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant.

PIC Dev.#/AMP and PIC Dev. Name	Number of Units to Be Removed	Explanation for Removal
Midtown Apartments MD002/000103 1213 Mosher St. B	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant.
Midtown Apartments MD002/000103 1319 Mosher St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Midtown Apartments MD002/000103 1605 Riggs Ave.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Midtown Apartments MD002/000103 1603 Mosher St.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Midtown Apartments MD002/000103 1623 Mosher St. A	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Midtown Apartments MD002/000103 1623 Mosher St. B	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Midtown Apartments MD002/000103 1627 Mosher St. A	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Midtown Apartments MD002/000103 1627 Mosher St. B	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Midtown Apartments MD002/000103 1326 Mosher St. A	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Midtown Apartments MD002/000103 1326 Mosher St. A	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Midtown Apartments MD002/000103 1117 Riggs Ave.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 200 MD002/000200 404 N Bradford St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 200 MD002/000200 702 N Bradford St.	1 Vacant Lot	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 200 MD002/000200 1301 N Central Ave. A	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.

PIC Dev.#/AMP and PIC Dev. Name	Number of Units to Be Removed	Explanation for Removal
Scattered Sites 200 MD002/000200 1301 N Central Ave. B	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 200 MD002/000200 1302 Aisquith St.	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant
Scattered Sites 200 MD002/000200 1601 Aisquith St.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 200 MD002/000200 1607 Aisquith St	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 200 MD002/000200 1611 Aisquith St	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 201 MD002/000201 324 E 20 ½ St.	1 Vacant Lot	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 201 MD002/000201 510 E 26th St.	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant
Scattered Sites 201 MD002/000201 715 E 20th St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 201 MD002/000201 1309 E Biddle St.	1 Vacant Lot	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 201 MD002/000201 1724 N Chester St.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 201 MD002/000201 1738 E North Ave.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 201 MD002/000201 2104 E Lafayette Ave.	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant
Scattered Sites 201 MD002/000201 2229 E Federal St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 202 MD002/000202 1324 N Mount St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.

PIC Dev.#/AMP and PIC Dev. Name	Number of Units to Be Removed	Explanation for Removal
Scattered Sites 202 MD002/000202 528 N Stricker St.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 202 MD002/000202 930 W Franklin St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 202 MD002/000202 1113 N Carrollton Ave.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 202 MD002/000202 1213 N Eden St.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 202 MD002/000202 1404 N Fulton Ave.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 202 MD002/000202 1510 W Lanvale St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 202 MD002/000202 1702 McKean Ave.	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant
Scattered Sites 202 MD002/000202 1814 Edmondson Ave. A	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 202 MD002/000202 1814 Edmondson Ave. B	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 202 MD002/000202 1905 Herbert St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 203 MD002/000203 214 S Fulton Ave.	1 Vacant Lot	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 203 MD002/000203 301 S Franklinton Rd.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 203 MD002/000203 313 N Fulton Ave.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 203 MD002/000203 546 N Payson St.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.

PIC Dev.#/AMP and PIC Dev. Name	Number of Units to Be Removed	Explanation for Removal
Scattered Sites 203 MD002/000203 1717 N Smallwood St.	1	This unit was severely damaged by fire and would require an extensive rehabilitation in excess of 57.4% of TDC
Scattered Sites 203 MD002/000203 1734 W Lexington St.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 203 MD002/000203 2116 Presbury St.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 203 MD002/000203 2227 W Baltimore St. A	1	The condition of the adjacent property poses a risk to the structural integrity of this unit
Scattered Sites 203 MD002/000203 2227 W Baltimore St. B	1	The condition of the adjacent property poses a risk to the structural integrity of this unit
Scattered Sites 203 MD002/000203 2428 W Franklin St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 203 MD002/000203 2712 Prospect St.	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant
Scattered Sites 203 MD002/000203 2817 Waldorf Ave.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 203 MD002/000203 3012 Oakley Ave.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 203 MD002/000203 3030 Baker St.	1	This unit was severely damaged by fire and would require an extensive rehabilitation in excess of 57.4% of TDC
Scattered Sites 203 MD002/000203 4108 Park Heights Ave.	1	The condition of the adjacent property poses a risk to the structural integrity of this unit
Scattered Sites 203 MD002/000203 4204 Park Heights Ave.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 203 MD002/000203 4206 Park Heights Ave.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 203 MD002/000203 4918 Palmer Ave.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.

PIC Dev.#/AMP and PIC Dev. Name	Number of Units to Be Removed	Explanation for Removal
Stricker Street Apartments MD002/000109 1306 N Carey St.	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant
Uptown Apartments MD002/000108 913 N Calhoun St. A	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Uptown Apartments MD002/000108 913 N Calhoun St. B	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Uptown Apartments MD002/000108 915 N Calhoun St. A	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Uptown Apartments MD002/000108 915 N Calhoun St. B	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Uptown Apartments MD002/000108 917 N Calhoun St. A	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Uptown Apartments MD002/000108 917 N Calhoun St. B	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Uptown Apartments MD002/000108 920 N Gilmor St. A	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Uptown Apartments MD002/000108 920 N Gilmor St. B	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Uptown Apartments MD002/000108 921 N Calhoun St.	1	The condition of the adjacent property poses a risk to the structural integrity of this unit
Uptown Apartments MD002/000108 1011 N Monroe St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Uptown Apartments MD002/000108 1152 N Stricker St.	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant.
Uptown Apartments MD002/000108 1344 N Carey St.	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant.
Uptown Apartments MD002/000108 1415 Mosher St.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.

PIC Dev.#/AMP and PIC Dev. Name	Number of Units to Be Removed	Explanation for Removal
Uptown Apartments MD002/000108 1449 N Carey St.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Uptown Apartments MD002/000108 1800 Presbury St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Uptown Apartments MD002/000108 1808 Presbury St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Uptown Apartments MD002/000108 1133 N Carrollton Ave.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 200 MD002/000200 822 E North Ave.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 200 MD002/000200 1015 N Caroline St.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 200 MD002/000200 1023 E Biddle St.	1	The condition of the adjacent property poses a risk to the structural integrity of this unit
Scattered Sites 200 MD002/000200 1030 Valley St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 200 MD002/000200 411 North Ave.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 201 MD002/000201 1841 N Montford Ave.	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant
Scattered Sites 201 MD002/000201 1819 N Montford Ave.	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant
Scattered Sites 201 MD002/000201 724 McCabe Ave.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 201 MD002/000201 509 E 22nd St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 201 MD002/000201 2012 E 30th St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.

PIC Dev.#/AMP and PIC Dev. Name	Number of Units to Be Removed	Explanation for Removal
Scattered Sites 201 MD002/000201 320 E 27th St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 201 MD002/000201 1401 N Luzern Ave.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 201 MD002/000201 318 E 20th St.	1 Vacant Lot	HABC plans to execute an exchange agreement with the City of Baltimore for this vacant lot to be included in a City-driven neighborhood revitalization project.
Scattered Sites 201 MD002/000201 320 E 20th St.	1 Vacant Lot	HABC plans to execute an exchange agreement with the City of Baltimore for this vacant lot to be included in a City-driven neighborhood revitalization project.
Scattered Sites 201 MD002/000201 324 E 20th St.	1 Vacant Lot	HABC plans to execute an exchange agreement with the City of Baltimore for this vacant lot to be included in a City-driven neighborhood revitalization project.
Scattered Sites 201 MD002/000201 336 E 20th St.	1 Vacant Lot	HABC plans to execute an exchange agreement with the City of Baltimore for this vacant lot to be included in a City-driven neighborhood revitalization project.
Scattered Sites 201 MD002/000201 324 E 20 ½ St.	1 Vacant Lot	HABC plans to execute an exchange agreement with the City of Baltimore for this vacant lot to be included in a City-driven neighborhood revitalization project.
Scattered Sites 201 MD002/000201 2002 Barclay St.	1 Vacant Lot	HABC plans to execute an exchange agreement with the City of Baltimore for this vacant lot to be included in a City-driven neighborhood revitalization project.
Scattered Sites 201 MD002/000201 2006 Barclay St.	1 Vacant lot	HABC plans to execute an exchange agreement with the City of Baltimore for this vacant lot to be included in a City-driven neighborhood revitalization project.
Scattered Sites 201 MD002/000201 2008 Barclay St.	1 Vacant lot	HABC plans to execute an exchange agreement with the City of Baltimore for this vacant lot to be included in a City-driven neighborhood revitalization project.
Scattered Sites 201 MD002/000201 823 N Fremont Ave. A	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 201 MD002/000201 823 N Fremont Ave. B	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.

PIC Dev.#/AMP and PIC Dev. Name	Number of Units to Be Removed	Explanation for Removal
Scattered Sites 201 MD002/000201 505 E 26th St.	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant
Scattered Sites 201 MD002/000201 527 Beaumont Ave.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 201 MD002/000201 712 E 20th St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 201 MD002/000201 2112 N Calvert St. A	1 Vacant Lot	To be sold to a Developer planning to build new construction townhomes for homebuyers
Scattered Sites 201 MD002/000201 2112 N Calvert St. B	1 Vacant Lot	To be sold to a Developer planning to build new construction townhomes for homebuyers
Scattered Sites 201 MD002/000201 2114 N Calvert St. A	1 Vacant Lot	To be sold to a Developer planning to build new construction townhomes for homebuyers
Scattered Sites 201 MD002/000201 2114 N Calvert St. B	1 Vacant Lot	To be sold to a Developer planning to build new construction townhomes for homebuyers
Scattered Sites 202 MD002/000202 914 N Fremont Ave.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 202 MD002/000202 1805 Clifton Ave.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 202 MD002/000202 1113 N Gilmor St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 202 MD002/000202 1915 Herbert St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 203 MD002/000203 610 Glenoden Ave.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 203 MD002/000203 1824 W Fairmount Ave.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 203 MD002/000203 2444 Lauretta Ave.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.

PIC Dev.#/AMP and PIC Dev. Name	Number of Units to Be Removed	Explanation for Removal
Scattered Sites 203 MD002/000203 2912 Walbrook Ave.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 203 MD002/000203 3907 Park Heights Ave.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 203 MD002/000203 5318 Beaufort Ave.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 203 MD002/000203 5326 Beaufort Ave.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 203 MD002/000203 5330 Beaufort Ave.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Stricker Street Apartments MD002/000109 1150 N Carrollton Ave.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Stricker Street Apartments MD002/000109 1323 Mosher St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Stricker Street Apartments MD002/000109 1718 W Presstman St.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Stricker Street Apartments MD002/000109 1713 N Calhoun St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Stricker Street Apartments MD002/000109 1316 Mosher St. A	1	HABC has determined property non-viable due to neighborhood conditions and would not provide safe housing for an HABC tenant.
Stricker Street Apartments MD002/000109 1316 Mosher St. B	1	HABC has determined property non-viable due to neighborhood conditions and would not provide safe housing for an HABC tenant.
Scattered Sites 200 MD002/000200 2208 Sidney Ave.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 200 MD002/000200 1613 Aisquith St.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 200 MD002/000200 1221 E North Ave.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.

PIC Dev.#/AMP and PIC Dev. Name	Number of Units to Be Removed	Explanation for Removal
Scattered Sites 200 MD002/000200 1150 Myrtle Ave.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 200 MD002/000200 1006 E Preston St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 201 MD002/000201 1325 N Eden St. A	1	This unit was severely damaged by fire and would require an extensive rehabilitation in excess of 57.4% of TDC
Scattered Sites 201 MD002/000201 1325 N Eden St. B	1	This unit was severely damaged by fire and would require an extensive rehabilitation in excess of 57.4% of TDC
Scattered Sites 201 MD002/000201 719 E 20th St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 201 MD002/000201 320 E 20th St. B	1 Vacant Lot	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 201 MD002/000201 2528 Garrett Ave.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 201 MD002/000201 1910 E 31st St.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 202 MD002/000202 516 N Gilmore St.	1	The condition of the adjacent property poses a risk to the structural integrity of this unit
Scattered Sites 203 MD002/000203 808 N Dukeland St.	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant
Scattered Sites 203 MD002/000203 1715 W Lexington St. A	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 203 MD002/000203 1715 W Lexington St. B	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
Scattered Sites 200 MD002/000200 1831 Hope St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 203 MD002/000203 26 N Mount St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.

PIC Dev.#/AMP and PIC Dev. Name	Number of Units to Be Removed	Explanation for Removal
Scattered Sites 203 MD002/000203 2418 W Franklin St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 202 MD002/000202 625 Pitcher St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 202 MD002/000202 1328 N Mount St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 200 MD002/000200 826 E North Ave. A	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant
Scattered Sites 200 MD002/000200 820 E North Ave.	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant
Scattered Sites 203 MD002/000203 302 S Stricker St.	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant
Scattered Sites 200 MD002/000200 10 S Chester St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 200 MD002/000200 12 S Chester St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 205 MD002/000205 168 S Kossuth St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 203 MD002/000203 229 S Hilton St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 200 MD002/000200 513 Otterbein St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 200 MD002/000200 735 E Preston St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 200 MD002/000200 749 E Preston St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 200 MD002/000200 750 W Hamburg St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.

PIC Dev.#/AMP and PIC Dev. Name	Number of Units to Be Removed	Explanation for Removal
Scattered Sites 200 MD002/000200 811 Woodward St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 200 MD002/000200 947 E Chase St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 200 MD002/000200 1009 Brentwood Ave.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 200 MD002/000200 1121 Race St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 202 MD002/000202 1508 Presstman St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 200 MD002/000200 1617 N Calvert St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 203 MD002/000203 1703 W Lexington St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 203 MD002/000203 1731 Hollins St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 201 MD002/000201 1901 Kennedy Ave.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 201 MD002/000201 1913 Guilford Ave.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 200 MD002/000200 2104 E Fairmount Ave.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 205 MD002/000205 2410 Elsinore Ave.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 203 MD002/000203 2843 W Lafayette Ave.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 203 MD002/000203 2927 Walbrook Ave.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.

PIC Dev.#/AMP and PIC Dev. Name	Number of Units to Be Removed	Explanation for Removal
Scattered Sites 203 MD002/000203 4010 Hayward Ave.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 203 MD002/000203 4806 Palmer Ave.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 200 MD002/000200 826 E North Ave. B	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant.
Scattered Sites 200 MD002/000200 1229 Valley St.	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant.
Scattered Sites 200 MD002/000200 1231 Valley St.	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant.
Scattered Sites 203 MD002/000203 2109 Chelsea Tr A	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant.
Scattered Sites 203 MD002/000203 2109 Chelsea Tr B	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant.
Scattered Sites 203 MD002/000203 2842 W North Ave.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 201 MD002/000201 2100 E Hoffman St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 202 MD002/000202 1843 W North Ave.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Uptown Apartments MD002/000108 1711 Prestman St. A	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant
Uptown Apartments MD002/000108 1711 Prestman St. B	1	Unit is not viable due to neighborhood conditions and would not provide safe housing for an HABC tenant
Scattered Sites 200 MD002/000200 1217 Valley St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.
Scattered Sites 200 MD002/000200 728 Cumberland St.	1	This unit has been deemed not viable due to an abundance of vacant properties on this block.

PIC Dev.#/AMP and PIC Dev. Name	Number of Units to Be Removed	Explanation for Removal
Scattered Sites 201 MD002/000201 618 E. 37 th St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Thompson 22 MD002/000123 1349 Cedarcroft Rd.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Thompson 22 MD002/000123 1446 Medfield Ave.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Thompson 22 MD002/000123 3409 Royston Ave.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 200 MD002/000200 1255 Riverside Ave.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 201 MD002/000201 1632 Normal Ave.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 203 MD002/000203 125 S Loudon Ave.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 200 MD002/000200 1418 Carroll St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 202 MD002/000202 1520 N Stricker St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 202 MD002/000202 1612 W Franklin St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 202 MD002/000202 836 N Stricker St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 202 MD002/000202 826 N Stricker St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 200 MD002/000200 439 N Patterson Park	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 200 MD002/000200 837 E Chase St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.

PIC Dev.#/AMP and PIC Dev. Name	Number of Units to Be Removed	Explanation for Removal
Scattered Sites 201 MD002/000201 218 E Hoffman St.	1	Unit to be transferred to the Scattered-Sites Homeownership Program and will be sold to the current occupant.
Scattered Sites 203 MD002/000203 2801 Rockrose Ave.	1	HABC has determined property is non-viable and will dispose of in accordance with scattered site strategy.
TOTAL	487	Count does not include vacant lots

iii. Planned New Project-Based Vouchers

HABC plans to enter into an Agreement to Enter into Housing Assistance Payment (AHAP) Contracts or HAP contracts for 306 new project-based units in FY 2024, as shown in Table 3. Actual contract/leasing figures may vary based on multiple factors, including new and/or additional projects approved by the HABC Board during the Plan Year, HUD RAD processing timetables and other considerations.

Table 3: Planned New Project-Based Vouchers

Property Name	Number of Vouchers to be Project- Based	RAD?	Description of Project
Beacon House Square*	56	No	56 units located at 3549-3601 Old Frederick Road with a designation for PB for Veterans
Belvedere Place**	11	No	11 units thru competitive process at 3101 W Belvedere Ave applied to RFP B-1922-20.
Carey House	23	Yes	RAD PBV. Renovation of dwelling units for elderly persons over 62 years old and non-elderly persons with disabilities. Located in West Baltimore.
Laurens House	36	Yes	RAD PBV. Renovation of all dwelling units for elderly persons over 62 years old and non-elderly persons with disabilities. Located in West Baltimore.
Perkins 5	104	No	Blend of market rate, LIHTC and PBV units

Property Name	Number of Vouchers to be Project-Based	RAD?	Description of Project
Somerset 4	66	No	Somerset Phase 4 is a part of the larger Perkins Somerset Oldtown (PSO) project, upon completion the project will include 1,345 units of mixed income housing. 36 units will be LTA PBV units.
Red Maple Place (Thompson)	10	No	56-unit project in Towson in Baltimore County.
Total Planned New Project-Based Vouchers	306		

*Beacon House Square was placed under existing PB contracts in the 2023 Plan; however, the AHAP was actually delayed and will be executed in 2024.

** Belvedere was planned as a new contract in the 2023 Plan; however, delays pushed the contract to 2024.

iv. Existing Project-Based Vouchers

HABC will continue to provide voucher-based operating support for a large portfolio of existing units under contract in the PBV program or units for which an Agreement to Enter into Housing Assistance Payments (AHAP) Contract is in place. Table 4 includes only those project-based vouchers in which at least an AHAP is planned to be in place as of 12/31/2023. As noted, there are 3,293 units in this category. Actual contract/leasing figures may vary based on multiple factors, including contract terminations or suspensions, new and additional projects approved by the HABC Board during the Plan year, HUD RAD processing timetables and other considerations.

Table 4: Planned Existing Project-Based Vouchers

Property Name	Number of Project-Based Vouchers	Planned Status at End of FY 2023	RAD?	Description of Project
18 W. Read St., Inc.	10	Leased	No	10 1bd NED units at 18 W. Read St.
1234 McElderry Somerset Phase 1	50	Leased	No	13 1bd, 24 2bd and 13 3bd units for PH replacement at 1234 McElderry St.
214 E. Biddle St.	5	Leased	No	5 1bd NED units at 214 E. Biddle St.
22 Light Street Apts	2	Leased	No	2 LTA UFAS units located at 22 Light Street.
2301 N. Charles St., Inc.	7	Leased	No	2 efficiencies and 5 1bd NED/UFAS units at 2301 N. Charles St.
Alcott Place	28	Leased	No	28 1bd units at 2702 Keyworth Ave.

Property Name	Number of Project-Based Vouchers	Planned Status at End of FY 2023	RAD?	Description of Project
Artaban Ashburton Apartments	14	Leased	No	14 1bd NED units at 5906 Park Heights Ave.
Arbor Oaks	25	Committed	Yes	Conversion of 62 public housing units to a RAD/Section 18 Blend; 38 RAD PBV and 24 regular PBV. Renovation of all walk-up units in 3 garden apt. communities
Arbor Oaks	37	Committed	No	Conversion of 62 public housing units to a RAD/Section 18 Blend; 38 RAD PBV and 24 regular PBV. Renovation of all walk-up units in 3 garden apt. communities
Ashland Commons	12	Leased	No	12 1bd (8-NED) units at 1715 E Eager St.
Barclay	19	Leased	No	1 1bd, 1 2bd, and 17 3bd (1-NED, 4-UFAS) units at 2106-2234 Barclay St.
Barclay II (North Barclay Green)	15	Leased	No	11 1bd NED and 4 2bd UFAS units at 341 E. 20 th St.
Barrister Court	8	Leased	No	2 efficiencies, 5 1bd, and 1 2bd UFAS unit at 1300 Washington Blvd.
Belvieu Gardens	10	Leased	No	10 1bd NED units at 3915-3921 Belvieu Ave.
Bellevue Manchester	8	Leased	No	8 1bd units at 342 Bloom St.
Bennett House	25	Leased	No	24 SROs and 1 1bd unit at 14 E Franklin St. designated to provide supportive services to low-income residents
Bon Secours – Gibbons	20	Leased	No	12 1bd NEDs, 4 2bd and 4 3bd UFAS units at 900 Desoto Rd.
Bon Secours – New Shiloh	19	Leased	No	16 1bd (11-NED), 2 2bd and 1 3bd units at 1930 Windsor Ave. (8-PB Homeless)
Brexton Chase	7	Leased	No	7 1bd NED units at 241 W. Chase St.
Brick by Brick	2	Leased	No	2 1bd NED units at 903 Gorsuch Ave.
Butchers Row	9	Leased	No	3 1bd, 2 2bd, and 4 3bd units at E. Baltimore St.
Calvert Street Properties	18	Leased	No	18 1bd NED units at 1625 N. Calvert St.

Property Name	Number of Project-Based Vouchers	Planned Status at End of FY 2023	RAD?	Description of Project
Calverton House	14	Leased	No	13 SROs and 1 efficiency at 119 E. 25 th St.
Chapel Green	20	Leased	No	8 1bd NED units and 12 3bd (4-UFAS) units at Chase, Wolfe, and Washington Streets
Cherry Hill Senior Housing	50	Leased	No	48 1bd NED units and 2 2bd UFAS units at 901 Cherry Hill Rd.
Cherrydale	32	Leased	No	32 1bd NED units at 1118 Cherry Hill Rd.
City Arts	11	Leased	No	11 1bd NED units at 440 E. Oliver St.
City Arts II	15	Leased	No	12 1bd NED and 3 2bd UFAS units at 1700 Greenmount Ave.
Clare Court Apartments	15	Leased	No	5 1bd, 7 2bd and 3 4bd (7-NED, and 3-UFAS) units at 3725 Ellerslie Ave.
Clarks Lane	6	Leased	No	6 1bd NED units at 3901 Clarks Ln.
Clarksvie, LLC	8	Leased	No	8 1bd NED units at 3701-3711 Clarks Ln.
Coel-Grant Higgs	57	Leased	No	32 efficiencies and 25 1bd (6-UFAS) units at 1700 N Gay St.
Coleman Manor	49	Leased	No	49 1bd (8-NED, 5-UFAS) units at Walbrook Ave.
Columbus School Apts.	8	Leased	No	8 1bd units at 2000 E North Ave
Community Housing	6	Leased	No	1 efficiency, 1 1bd, 1 2bd, and 3 3bd scattered site units
Dayspring	18	Leased	No	17 2bd and 1 3bd transitional units at 1125 Patterson Park
DiMaggio Scattered Sites	23	Leased	No	8 2bd, 10 3bd, 4 4bd, and 1 5bd units designated for chronically homeless households at scattered sites
Dominion Properties	7	Leased	No	3 1bd NED units and 4 3bd units at 1617 Dukeland Ave., 6 th St., Hilton and Monument Streets
Dorchester Apts.	10	Leased	No	10 1bd NED units at 4300 Liberty Heights Ave.
Druid Hill LTD	12	Leased	No	10 2 bd and 2 3bd units at 1621 Druid Hill Ave.

Property Name	Number of Project-Based Vouchers	Planned Status at End of FY 2023	RAD?	Description of Project
Druid House	19	Leased	No	8 2bd and 11 3bd units at McCulloh St.
Epiphany House	33	Leased	No	33 efficiencies at 5610 York Rd.
Fallstaff Apts.	4	Leased	No	2 1bd NED units, 1 2bd and 1 3bd (1-UFAS) units at 3800-3810 Fallstaff Rd.
Fells Point Station	14	Leased	No	11 1bd and 3 2bd (6-NED, 8-UFAS) units at 1621 Bank St.
Flamingo Apartments	1	Leased	No	1 3bd LTA UFAS unit located at 3900 Conduit Ave
Four Ten Loft Apts	20	Leased	No	20 - 1bd units at 410 N Eutaw St designated to homeless.
Franklin Flats	7	Leased	No	7 1bd NED units at 20 E. Franklin St.
Greenmount & Chase	19	Leased	No	19 units (11-1bd, 5-2bd, 3-3bd) consisting of 2 LTA NEDs, 2 LTA UFAS and 4 units designated for chronically homeless.
Greens at Irvington Mews	20	Leased	No	20 - 1bd NED units at 4300 Frederick Ave.
Harry & Jeannette Weinberg Place	116	Leased	No	39-0bd, 74-1bd, and 3-2bd units at 2500 W. Belvedere Ave.
Holden Hall	14	Leased	No	14 SRO units at 761 W. Hamburg St.
Hollander Ridge	94	Leased	Yes	19 – 1bd, 32-2bd, 35-3bd, and 8-4bd units converted from LIPH to PBV located at scattered units through Baltimore City.
Indecco	9	Leased	No	2 efficiencies and 7 1bd units at 940 S. Lakewood Ave.
Independence Place	21	Leased	No	11 1bd and 10 2bd units designated for chronically homeless households at 4101½ Old York Rd.
Irvington Woods	71	Leased	No	11 1bd NED and 46 2bd units at 4102-4126 Potter St.
JByrd	3	Leased	No	3 1bd NED units at Windsor Mill Rd.
Jenkins House	22	Leased	No	20 SRO and 2 1bd units at 2226 Maryland Ave.

Property Name	Number of Project-Based Vouchers	Planned Status at End of FY 2023	RAD?	Description of Project
John Manley House	5	Leased	No	5 1bd NED units at 5304 Harford Rd.
Keys Point Phase 1A O'Donnell Heights	39	Leased	No	16 1bd (12-NED) units, 12 2bd units, 13 3bd units, and 1 4bd unit (4-UFAS)
Keys Pointe – Phase 1B	34	Leased	No	19 1bd, 8 2bd, 4 3bd and 3 4bd (11-NED, 4-UFAS) units at Cardiff, Jarmon, Hornell, Boston and Gallop Streets
L on Liberty	14	Leased	No	14 1bd (all NED) units at 216 N Liberty St.
Lillian Jones Apts.	22	Leased	No	14 1bd NED, 2-2bd and 6-3bd UFAS units at 1303 Greenmount Ave.
M on Madison	23	Leased	No	23 1bd NED units at 301 W. Madison St.
Marian House	8	Leased	No	4 SRO and 4 3bd units at 949 Gorsuch Ave.
Marian House II	5	Leased	No	5 1bd (3-NED, 2-UFAS) units at 932 Gorsuch Ave.
Mary Harvin Center	8	Leased	No	8 1bd units at 1600 N. Chester St.
Metro Heights at Mondawmin	18	Leased	No	13 1 bd, 2 2bd and 3 3 bd (10-NED, 1-UFAS) units, some designated for chronically homeless households at 2700 Reisterstown Rd.
Milford Station	6	Leased	No	6 1bd NED units at 3900 W. Northern Pkwy.
Moravia	60	Leased	No	57 1bd and 3 2bd units (9-NED, 6-UFAS) at 6050 Moravia Park Dr.
Mount Royal Apts.	5	Leased	No	5 1bd units at 1512 W. Mt. Royal Ave.
Mulberry at Park Apts.	19	Leased	No	11 1bd NED units, 2 2bd and 6 3bd UFAS units at 211 W. Mulberry St.
North Barclay Green III	12	Leased	No	9 1bd units and 3 3bd UFAS units at E. 21 st St. and Greenmount Ave.
North Avenue Gateway	16	Leased	No	11 1bd NED units and 5 2bd units at 3001-3003 W. North Ave.
North Avenue Gateway II	16	Leased	No	10 1 bd NED units and 6 1bd units at 3044 W. North Ave designated for chronically homeless.
Oaks at Liberty	45	Leased	No	45 1bd units at 3501 Howard Park Ave.
Orchard Ridge I-V	197	Leased	No	119 1bd units, 42 2bd units,

Property Name	Number of Project-Based Vouchers	Planned Status at End of FY 2023	RAD?	Description of Project
				32 3bd units, 3 4bd units and 1 5bd unit (52-NED, 27-UFAS) at Orchard Ridge Blvd., Green Rose and Maple Shade Dr.
Paca House	82	Leased	No	41 efficiencies and 41 1bd units at 116 N. Paca St. 63 units are designated for homeless and 19 units for veteran populations.
Parktown-Cason Arms	12	Leased	No	8 1bd NED units and 4 2bd UFAS units at 4637 Park Heights Ave.
Parkwood	3	Leased	No	3 1bd NED units at scattered sites
Penn North	15	Leased	No	14 1bd NED units and 1 3bd UFAS unit at 2600 Pennsylvania Ave.
Penn Square II	15	Leased	No	12 1bd NED and 3 3bd UFAS units at 2600 Pennsylvania Ave.
Perkins 1	28	Committed	No	28 units at PSO
Perkins 1	20	Committed	Yes	20 RAD PBV units at PSO
Perkins 2A	50	Committed	No	LTA PBV units at PSO
Perkins 2B	26	Committed	No	LTA PBV units at PSO
Perkins 3	71	Committed	No	Blend of market rate, LIHTC and PBV units
Perkins 4	78	Committed	No	Blend of market rate, LIHTC and PBV units
Poppleton II	15	Leased	No	11 1bd NED units and 4 3bd UFAS units at 838 W. Fairmount Ave.
Poppleton III	10	Leased	No	7 1bd NED units, 1 2bd UFAS and 2 3bd UFAS units at 866 W. Fayette St.
Pratt Street	35	Leased	No	27 2bd and 8 3bd units at 1700 W Pratt St. – transitional housing
Restoration Gardens	43	Leased	No	40 efficiencies and 3 1bd units designated for homeless youth at 3701 Cottage Ave.
Restoration Gardens II	42	Leased	No	42 efficiencies (3-UFAS units) designated for homeless youth at 4201 York Rd.
Seminole Apartments	6	Leased	No	6 1bd NED units at 4300 Seminole Ct.
Sharon Towers	10	Leased	No	10 2bd units at 4-6 N. Carey St.
Sharp Leadenhall	4	Leased	No	4 1bd units (3-UFAS) at Race and West Streets

Property Name	Number of Project-Based Vouchers	Planned Status at End of FY 2023	RAD?	Description of Project
Sojourner at Argyle Apartments	12	Leased	No	12 1bd (2-UFAS) units designated for chronically homeless households at 1411 Argyle St.
Sojourner Place at Preston *	35	Leased	No	25-1bd, 5-2b, and 5-3bd units located at 1201 E Preston St.
Somerset 2 (520 Somerset Apartments)	44	Committed	Yes	44 RAD PBV units at PSO 520 Somerset Street
Somerset 2 (525 Aisquith Apartments)	23	Committed	Yes	23 RAD PBV units at PSO 525 Aisquith Street
Somerset 2 (525 Aisquith)	33	Committed	No	33 PBV Blend Units at PSO
Somerset 3 (420 Aisquith)	15	Committed	Yes	15 RAD PBV units at PSO
Somerset 3 (420 Aisquith)	21	Committed	No	21 LTA PBV units at PSO
Somerset Court Extensions	7	Leased	No	7 PBV units designated for NEDs
St. Stephens	15	Leased	No	15 1bd NED units at 3900 Roland Ave.
St. Vincent DePaul	9	Leased	No	8 2bd and 1 3bd units at Ulman Ave.
St. Vincent DePaul	5	Leased	No	1 3bd and 4 4bd units designated for chronically homeless households at Bond St. and Cottage Ave.
Symphony Home at Purdue	6	Leased	No	6 1bd units at 5683 Purdue Ave.
Townes at the Terraces	122	Committed	Yes	Blend of RAD PBV and PBV. This project is located within a Choice Neighborhoods Transformation Plan footprint in Southwest Baltimore and will include the complete renovation of all rental dwelling units
Townes at the Terraces	80	Committed	No	Blend of RAD PBV and PBV. This project is located within a Choice Neighborhoods Transformation Plan footprint in Southwest Baltimore and will include the complete renovation of all rental dwelling units

Property Name	Number of Project-Based Vouchers	Planned Status at End of FY 2023	RAD?	Description of Project
Union Ave. – Buena Vista Apartments	48	Leased	Yes	15 1 bd and 33 2 bd units converted through Rental Assistance Demonstration (RAD-2) at 1420-1436 Union Ave.
Uplands	62	Leased	No	24 1bd, 31 2bd, and 7 3bd units (16-NED, 6-UFAS) at 4520 Scarlet Oak Ln.
Walbrook Mills Apts	1	Leased	No	1 3bd (UFAS) unit at 2636 W North Ave.
Wayland Village	45	Leased	No	45 1bd (14-NED) units at 3020 Garrison Blvd.
Weinberg Family Center – 1209 Rose	8	Leased	No	5 2bd and 3 3bd units designated for chronically homeless households at 1209 N. Rose St.
Weinberg Family Center – Guadenzia at Park Heights	18	Leased	No	14 2bd and 4 3bd units designated for chronically homeless households at 4613 Park Heights Ave
Weinberg Manor East	75	Leased	No	10 SRO, 41 efficiencies, and 24 1bd units (10-NED, 5-UFAS) at 3601 Fords Ln.
Weinberg Manor South	14	Leased	No	14 1bd NED units at 3617 Fords Ln.
Westminster House	163	Leased	No	103 efficiencies, 55 1bd, and 5 2bd units at 524 N. Charles St.
Berger Square (Thompson)	10	Leased	No	A project located in Odenton in Anne Arundel County, near transit, employment centers near Fort Meade and Arundel Mills, and close to the MARC station.
Burgess Mills (Thompson)	20	Leased	No	A 198 unit mixed-income project located in Ellicott City in Howard County.
Eagle Park Thompson	12	Committed	No	New construction in Hanover in Anne Arundel County, with 12 project-based units.
Ellicott Gardens II (Thompson)	14	Leased	No	A 70-unit project located in Ellicott City in Howard County, a second phase of an existing project.
Scattered Sites -Pilatus Opportunity Fund (Thompson)	36	Leased	No	Scattered site units in high-opportunity areas throughout the region.
Scattered Sites -Harford Home Rentals (Thompson)	10	Leased	No	Scattered site units in high-opportunity areas throughout the region.

Property Name	Number of Project-Based Vouchers	Planned Status at End of FY 2023	RAD?	Description of Project
Scattered Sites – Fort 700 (Thompson)	5	Leased	No	Scattered site units in high-opportunity areas throughout the region.
Homes at Fountain Green (Thompson)	10	Leased	No	New construction in Harford County, of which 10 units will be BRHP project-based units. Project is currently at 97% construction completion and leasing will begin in coming month
Total Planned Existing PBVs	3,293			

*Incorrectly excluded from prior plans and reports.

v. Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year

HABC completed an asset review of the Scattered Sites inventory, which was submitted to the local HUD office. The review provides a roadmap and framework for demolition and/or disposition of obsolete units as well as the preservation of existing units, using the following strategies:

- Disposition or Sale to the City;
- Homeownership;
- Third Party Sales;
- Baltimore Affordable Housing Development, Inc. (BAHD); and,
- Sales via Auction.

HABC continues to use this approach to inform changes in MTW housing stock.

vi. General Description of All Planned Capital Expenditures During the Plan Year

HABC will implement a wide range of capital investments at existing public housing sites and continue its program of citywide housing development activities as summarized on Table 5. Additional discussion of capital plan, infrastructure and extraordinary maintenance issues and initiatives is included below. As summarized in Table 5, HABC projects it will expend a total of approximately \$15.5 million on capital-related activities in FY 2024. Actual projects, timetables and expenditures may vary. HABC may modify its planned capital expenditures during the Plan year based on changing priorities, emergency conditions and other factors. Pursuant to the MTW Agreement, HABC has combined all current and prior year Capital Funds, including RHF funds,

into the MTW Block Grant that will be carried out in accordance with all HUD regulations, including 24 CFR Part 905, and other requirements applicable to the Capital Fund Program.

Table 5: Planned Capital Expenditures During the Plan Year

No.	Development Name	Description of Work	FY 2024 Planned Expenditures
1.	Perkins Homes	Site Preparation	\$2,000,000
2.	Douglass Homes	Replacement of Exterior Doors and Frames	\$798,587
3.	O'Donnell Heights	Emergency Repairs	\$100,000
4.	Cherry Hill Homes	Waterproofing and Tuckpointing	\$500,000
5.	Cherry Hill Homes	Playground Repair	\$50,000
6.	Cherry Hill Homes	Electrical Distribution Replacement (Design/HABC responsibility)	\$1,000,000
7.	Cherry Hill Homes	Electrical Distribution Replacement (BGE responsibility)	\$1,500,000
8.	Brooklyn Homes	Electrical Distribution Replacement (BGE)	\$1,462,150
9.	Brooklyn Homes	Electrical Distribution Replacement (HABC)	\$1,132,566
10.	Brooklyn Homes	Window Security Screens	\$400,000
11.	Westport Homes	Replacement of Exterior Doors and Frames	\$550,000
12.	Scattered Sites	Roof Replacement	\$300,000
13.	Scattered Sites	Window Replacement	\$100,000
14.	Scattered Sites	Vacancy Renovations	\$1,500,000
15.	Authority-Wide	Kitchen Cabinets and Countertops	\$25,000
16.	Authority-Wide	Bathroom Vanities and Sinks	\$100,000
17.	Authority-Wide	Windows	\$25,000
18.	Authority-Wide	Electrical Distribution Upgrades	\$500,000
19.	Authority-Wide	Electrical Work	\$25,000
20.	Authority-Wide	Mechanical Work	\$25,000
21.	Authority-Wide	Vacancy Renovation	\$500,000
22.	Authority-Wide	Site Improvements	\$3,000,000
TOTAL			\$15,593,303

Planned Capital Expenditures During the Plan Year

Infrastructure and Extraordinary Maintenance

Plans will be developed for the replacement of the electrical Distribution System at Cherry Hill Homes and Brooklyn Homes. The intention is to replace the old existing systems in total and have the new systems owned, operated, and maintained by the local Utility Company (BGE). These will be multi-year projects due to size, complexity, and cost. There are currently supply chain issues regarding some of the major system components such as transformers, meter centers, and meters that we hope will resolve themselves before actual construction begins.

The other planned Capital expenditures are normal “systemic” replacements i.e.: roofs, windows, doors, etc.

[Special Construction and Demolition/Disposition of Public Housing Units](#)

Capital expenditures for Perkins redevelopment will continue in FY 2024 . There is \$2M in the Capital Plan for site preparation of the remaining build out phase(s). Additionally, there is planned demolition of Poe Homes in FY 2024.

[504 Accessibility Improvements](#)

HABC has over 40 units that meet the UFAS requirements for wheelchair accessibility are available through HABC’s Public Housing program. HABC will continue to: (i) maintain existing UFAS units, to the extent that they remain viable, common areas and accessible routes to ensure continued compliance with UFAS and the 2010 ADA standards; and, (ii) modify units to meet reasonable accommodation and immediate need requests.

HABC is creating additional UFAS units through the Perkins Somerset Old Town redevelopment project. In addition to replacing the 67 UFAS units that were in Perkins Homes, an additional 102 UFAS units are being created throughout the redevelopment phases for a total of 169 UFAS units. The first eight UFAS units were created at 1234 McElderry (former Somerset Homes site) and were ready for occupancy in February 2022 (1 one bedroom, 3 two-bedroom and 4 three-bedroom). Thirty-one UFAS units are being created in Somerset Phase 2 and are expected to be ready for occupancy in fall of 2023 (14 one bedroom; 12 two bedrooms; 5 three bedrooms). Nine UFAS units are being created in Somerset Phase 3 by Fall 2023 (5 one bedrooms; 4 two bedrooms). Fourteen UFAS units are being created in Perkins Phase I and are expected to be ready for occupancy on/before January 2024 (5 one bedrooms; 6 two bedrooms; 3 three bedrooms). Nineteen UFAS units are being created in Perkins Phase 2 are expected to be completed on/before August 2024 (6 one bedrooms; 5 two bedrooms; 4 three bedrooms; 4 four bedrooms).

All of HABC’s mixed population properties have been converted to private ownership and management under the RAD Program. The new owners have renovated or are renovating the units and common areas. Several of the properties have added more UFAS units resulting in an increase of 62 certified UFAS units. All of the units in the RAD properties that are subsidized by Project Based Rental Assistance (PBRA) are occupied exclusively by residents on HABC’s reasonable accommodation transfer waiting list and from HABC’s public housing application waiting list.

[Safety & Security Initiatives](#)

Installation of security screens at Brooklyn Homes will continue as a work item in the Capital Plan for 2024. HABC has planned installation of security screens for approximately 50 to 100 units per year until all units have been addressed. HABC has also submitted a safety and Security Grant application for Latrobe Homes.

B. Leasing Information

i. Planned Number of Households Served

Table 6 provides information on the MTW households projected to be served by HABC as of the end of FY 2024.

Table 6: Planned Number of Households Served at the End of FY 2024

Planned Number of Households Served Through:	Planned Number of Units Months Occupied/Leased	Planned Number of Households to be Served
MTW Public Housing Units Leased	67,860	5,655
MTW Housing Choice Vouchers (HCV) Utilized*	190,928	15,911
MTW Thompson Housing Choice Vouchers**	51,740	4,312
Local, Non-Traditional: Tenant-Based	0	0
Local, Non-Traditional: Property-Based	0	0
Local, Non-Traditional: Homeownership	0	0
Planned Total Households Served	310,528	25,878

*Includes MTW TBVs (Non-Consent Decree), MTW PBVs (Non-Consent Decree), MTW TBVs Bailey and MTW PBVs Bailey

**Includes MTW PCD Thompson Vouchers, MTW Remedial Thompson Vouchers and MTW Homeownership Thompson Vouchers

Table 7: Local, Non-Traditional Housing Programs

Local, Non-Traditional Category	MTW Activity Name/Number	Planned Number of Units Months Occupied/Leased	Planned Number of Households to Be Served
Tenant-Based	N/A	0	0
Property-Based	N/A	0	0
Homeownership	N/A	0	0

Planned Households Served – Local, Non-Traditional Programs	0	0
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ii. **Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing**

Table 8 provides a summary of issues that could impact HABC’s projected leasing activity, along with potential solutions.

Table 8: Anticipated Issues and Possible Solutions Related to Leasing

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
MTW Public Housing	There are no anticipated issues with leasing in 2024.
MTW Housing Choice Voucher	There are no anticipated issues with leasing in 2024. HABC feels that Implementing new activities to encourage leasing will positively impact utilization
BRHP	No leasing issues are anticipated

C. Waiting List Information

i. **Waiting List Information Anticipated**

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 (HCVP) Administrative Plan. Table 9 provides a summary of required waiting list information.

Table 9: Waiting List Information Anticipated

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open or Closed	Plans to Open the Waiting List During the Plan Year
Federal MTW Public Housing	Community Wide	9,290	Closed	Yes
Federal Public Housing-Mixed Population	RAD Waiting List	1,412	Closed	Yes
Federal MTW Housing Choice Voucher Units: Tenant-Based	Community Wide	5,878	Closed	No
Federal MTW Housing Choice Voucher Units: Project-Based	Site-Based	8,823	Closed	No
RAD Choice Mobility	Program Specific	343	Open	Remains open
Thompson Vouchers *	Program Specific	12,882	Closed	No

**The waiting list for Thompson PCD and Remedial Vouchers is maintained by BRHP and is separate from any other HABC waiting list. Application for, receipt of, or termination of a Thompson Voucher will not affect a family's standing on any other HABC waiting list.*

Describe any duplication of applicants across waiting lists:

Applicants may apply to more than one waiting list, i.e., public housing and HCV; therefore, there may be duplication across waiting lists.

ii. Planned Changes to the Waiting List in the Plan Year

Waiting List Name	Description of Planned Changes to the Waiting List
MTW Housing Choice Voucher Waiting List	No changes are anticipated in FY 2024 for the HCV program waiting list
MTW Public Housing Waiting List	HABC will fully transition to the previously approved centrally administered location-based waiting lists in 2024 s assuming HABC's software vendor honors its established timelines.
RAD Choice Mobility Waiting List	No changes are anticipated in FY 2024 for the RAD Choice Mobility Waiting List
Thompson Vouchers	No Changes are anticipated

III. Proposed MTW Activities

This section of the MTW Annual Plan provides information on new MTW activities proposed for FY 2024.

Activity #2024-01: Get Ready for Work Opportunities

Activity Description

HABC is committed to expanding access to employment, training, and educational opportunities for HABC residents while also promoting economic self-sufficiency. The Get Ready for Opportunities to Work (GROW) program is a new program designed to build on and enhance HABC's self-sufficiency initiatives. As a condition of continued occupancy, unemployed, work-able residents must agree to participate in the GROW program with the ultimate goal of sustained employment. To help ensure residents' success, HABC will provide GROW participants with career counseling, service navigation and access to HABC and partner programs.

Admission: As part of screening process, families will be informed of the requirement to sign a GROW program lease rider and that failure to participate in and adhere to the GROW program requirements will constitute a material violation of the lease and may result in lease termination. Additionally, during screening, HABC will identify the current work-able, unemployed adult family members who would be required to participate in and adhere to GROW program requirements.

Non-exempt family members, who do not meet the GROW program requirements, will be scheduled to attend a required orientation with HABC's Office of Resident Services (ORS) to develop an EDP (Economic Development Plan) and execute a GROW program contract. Non-exempt family members who do not meet the GROW requirement at lease-up will be required to come into compliance within 180 days from the effective date of the GROW contract.

Continued Occupancy: At their next recertification after GROW program implementation, existing families will be required to execute a GROW program lease rider and be screened to identify any non-exempt family member who is not in compliance with GROW program requirements. Throughout the term of the lease, *all family members aged 18-54 who are not exempt* from the GROW program requirement must be:

- Working 20 hours or more per week for at least 9 months per year; or,
- Enrolled in a HABC-approved job training; or,
- Enrolled in a HABC-approved education program.

Subsequent to the orientation session, ORS will meet with applicable, non-exempt family members to review needs and challenges, to develop an EDP and execute a GROW program

contract. Non-exempt family members who do not meet GROW program requirements will be required to work with the ORS department and come into compliance within 180 days from the effective date of the GROW contract. Failure to follow GROW program requirements is a material violation of the Lease.

Exempt Family Members: Family members who fall into one or more of the following categories are exempt from the GROW Continued Occupancy Policy:

- Persons with disabilities, as defined by 24 CFR Parts 8.3 and 100.201 who are unable to work
- Persons aged 55 and over
- Children under age 18
- A single adult family member who is the parent/legal guardian of a child under the age of 4 in the household. Once the child reaches age 4, the parent/legal guardian is no longer exempt.
- A family member, who is the sole caregiver for an elderly/disabled family member in the household. A sole caregiver is a family member who is essential to the care and well-being of an elderly or disabled family member as verified by a knowledgeable medical provider. When the disabled or elderly household member no longer resides in the unit, the caregiving adult household member is no longer exempt.
- Non-Public Housing Over-Income families

Interim Changes: When a family member reports a change in circumstances, i.e. leaves or loses a job or leaves an education/training program, HABC will inform the family member and head of household of instances where they are not in compliance with GROW program requirements and refer the family to ORA. The non-compliant family member will be given 90 days from the GROW contract effective date to comply. Exceptions related to compliance time frames will be made on a case-by-case basis by ORS staff.

Coordination with FSS: Non-exempt residents who are not working or enrolled in an education/job training program and who are under an FSS Contract of Participation when the GROW program is implemented, will have their FSS CoP timeline updated on employment/job training/education to reflect the GROW program requirements.

Additionally, non-exempt residents who are not working or enrolled in an education/job training program may join FSS as part of their GROW program EDP; however, their FSS CoP timeline for employment/education/job training will reflect the GROW program requirements.

Compliance: HABC will verify employment, education and/or job training status for all non-exempt family members at admission and at each regular recertification. HABC will verify this

information in accordance with the requirements and methods outlined in HABC's policies and procedures on verification.

If a non-exempt family member is not in compliance with GROW program requirements, HABC will refer the family member to the ORS. Family members under a GROW contract will be required to provide documentation that they are engaged in an eligible work requirement activity.

If the family does not comply by the end of the contract period, HABC may proceed with lease enforcement including removal of the non-compliant family member from the household or lease termination for single person households. However, HABC may extend the contract period and defer lease enforcement if the family member is actively working with the ORS to remove barriers to compliance. In such cases, HABC will verify that the family member is engaged in a barrier removal activity.

Partners: To ensure the success of the GROW program, HABC has established agreements with partner agencies to provide services to GROW program participants to assist them with the following:

- Employment search & career counseling
- Education guidance and planning
- GED services
- Career assessment
- Workforce development
- Assistance with applications for education financial aid
- Assistance with career programs, continuing studies, vocational/technical schools and apprenticeships
- Financial management

Hardship: A family may request a temporary hardship exemption from the GROW Continued Occupancy Policy for one or more family members if they:

- Have a short term-medical issue or disability
- Are a victim of domestic violence
- Have emergency public safety concerns

To qualify for the hardship exemption, a family must submit the request for hardship exemption in writing. Approval is subject to applicable verification requirements. If approved, the period for the temporary hardship exemption will not exceed 90 days. A family can request an extension

to the 90-day period if the hardship condition continues and can be verified. HABC will make determinations on extensions to temporary hardship on a case-by-case basis.

Information that is obtained regarding medical, disability or public safety hardships will be used or disclosed only for purposes relating directly to the hardship request. All information considered “private data on individuals” will be handled in compliance HABC’s policies on Privacy.

Statutory Objective

This activity addresses the statutory objective to give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficiency as well as the objective to increase housing choice for low-income families. Requiring applicable family members to work or enroll in job training and/or education will support the journey to economic self-sufficiency.

Implementation

HABC will implement the GROW program upon approval of the FY 2024 MTW Annual Plan and will begin the development of applicable procedures, forms, letters and contracts. Full implementation is anticipated in the first quarter of 2025.

Metrics

HABC will utilize internal reporting systems to collect and analyze data on the number of households impacted and the financial impact for families and HABC. The metrics below reflect implementation of the GROW program in the first quarter of 2025. Increases reflect cost of living adjustments only.

SS #1: Increase in Household Income*				
Unit of Measurement	Baseline	Benchmark**	Outcome	Benchmark Achieved?
Average household income of households affected by this policy in dollars (increase)	\$19,079	\$20,033		
<i>*Baseline represents average earned income for non-exempt households Program implementation is slated for Qtr. One of 2025. Benchmark reflects a 5% cost of living increase only.</i>				
SS #3: Increase in Positive Outcomes in Employment Status				
Unit of Measurement	Baseline*	Benchmark**	Outcome	Benchmark Achieved?
Unemployed	2,846 62%	2,846 62%		

Employed PT or FT	1,767 38%	1,767 38%		
Enrolled in Education	TBD	TBD		
Enrolled in Job Training	TBD	TBD		
<i>Universe is non-exempt adults: 4,613</i> <i>*Baseline reflects data currently available in HABC's software for non-exempt adults. For data which is not currently available, HABC will update the baseline upon completion of the first year of the GROW program.</i> <i>** Program implementation is slated for Qtr. One of 2025.</i>				
SS #5: Households Assisted by Services that Increase Self-Sufficiency				
Unit of Measurement	Baseline	Benchmark*	Outcome	Benchmark Achieved?
Number of non-exempt, non-wage income adults receiving services aimed to increase self-sufficiency (increase)	0	0		
<i>*Program implementation is slated for Qtr. One of 2025.</i>				
SS #7: Increase in Agency Rental Revenue*				
Unit of Measurement	Baseline **	Benchmark	Outcome	Benchmark Achieved?
Total Household contributions towards housing assistance (increase)	\$354	\$372		
<i>*Represents average TTP for all non-exempt households. Program implementation is slated for Qtr. One of 2025.</i> <i>Benchmark reflects a 5% cost of living adjustment.</i>				
SS #8: Households Transitioned to Self Sufficiency*				
Unit of Measurement	Baseline	Benchmark**	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase)	0	0		
<i>*Self-sufficiency is defined as completion of an education or job training or commencement of employment for non-exempt, non-wage income adults.</i> <i>** Program implementation is slated for Qtr. One of 2025.</i>				

Need Justification for MTW Flexibility

This activity requires waiver of certain provisions of sections 6(l)(1) and 6(l)(5) of the 1937 Act and 24 CFR 966.4(a)(2). HABC will utilize the following authorizations from the MTW Agreement to implement the activity: 1) Attachment C, Section C, Paragraph 2, Local Preferences and Admission and Continued Occupancy Policies and Procedures 2) Attachment C, Section C. Authorizations, Paragraph 9, Simplification of Property Management Practices. This authorization waives certain provisions of Section 6 (l) of the 1937 Act and 24 C.F.R. 966 Subparts A and B as necessary to implement the Agency's Annual MTW Plan.

Activity #2024-02: Program Efficiencies (Incorporates Activity 2020-03 Local Forms)

Activity Description

HABC is proposing program efficiencies which are designed to simplify processing and streamline administrative processes. HABC has also combined the previously approved Local Forms activity with this Program Efficiencies activity. The proposed efficiencies are outlined below including proposed policies and applicable related hardship.

Criteria for Port-Out Moves: At any given time, HABC has approximately 1,300 port-out vouchers being administered by other PHAs. Port-out voucher administration, tracking, billing and moves place a great administrative burden on staff, including the amount of time taken to collect outstanding receivables from other PHAs. Additionally, PHAs can absorb HABC's port vouchers at any time, assuming proper notice is given. In 2022, approximately 1,100 HABC vouchers were absorbed by one PHA, which impacted HABC's utilization and put an undue strain on admissions and leasing staff to screen and lease families to make up for the mass absorption. Sixty seven percent (67%) of all HABC's port-outs lease up in one jurisdiction. HABC voucher holders regularly port to this same PHA; however, these voucher holders came from HABC's waiting list only to leave HABC's jurisdiction soon thereafter. Finally, HABC has a number of programs to assist voucher participants with self-sufficiency such as their MTW FSS program which includes financial incentives for goal completion and a new escrow model which provides greater opportunity for all FSS participants to receive escrow. HABC feels that it is important for HABC voucher holders to remain in HABC's jurisdiction to take advantage of these programs.

Through this activity, HABC wishes to decrease the administrative burden on staff while continuing to provide flexibility to voucher holders and maintain utilization. Accordingly, HABC is proposing the criteria below for port-out moves. Please note the criteria below applies only to port-out moves. HABC policies on port-ins are unchanged.

Eligibility: Currently, if a voucher participant leases up within the HABC's jurisdiction, they are not permitted to port out during their initial 12-month lease term except for extenuating circumstances such as approved and documented VAWA or reasonable accommodation requests.

Using HABC's MTW flexibility, families may request to port-out on or after two years from their initial lease date (initial 2-year lease anniversary). Such requests will only be granted if the family is in good standing **and** the family has a verified employment, education, safety, or medical/disability need to support their move to another jurisdiction. Families who are unable to provide a verified employment, education, safety, or medical/disability need will not be permitted to port out. HABC has established verification requirements to validate the family's employment, education, safety, or medical/disability need.

If a family does not request to port-out at their initial 2-year lease anniversary, they may request to port-out any time after their initial 2-year lease anniversary provided they are in good standing and have verified one of the port-out criteria.

The port-out restriction only applies to HCV participants whose initial voucher was issued by HABC or those whose vouchers have subsequently been absorbed by HABC.

Time- Line: The initial lease anniversary date occurs two years after the initial lease effective date. For example, if the initial lease effective date is June 1, 2023, the initial two-year lease anniversary date would be June 1, 2025. If the family does not request to port out at the June 1, 2025 lease anniversary, they would still be eligible to port out after June 1, 2025, again assuming the family met the remaining eligibility factors for port-out moves.

Hardship: HABC will consider port-out requests within two years after the initial lease term in the event the owner does not renew the lease and the non-renewal is **not due** to HCV program compliance issues. Additionally, port-out requests due to VAWA and reasonable accommodations, will continue to be accepted regardless of the lease anniversary and without consideration of the additional criteria for port-out moves.

Additionally, a family may seek a hardship waiver from the MTW portability criteria if the family is looking to port-out and their current share of rent is greater than 40% of their monthly adjusted income. This hardship applies after the initial lease term as the family would not have been allowed to initially lease the unit if the family share was greater than 40% of the family's monthly adjusted income.

Restrictions on Elective Moves: HABC processes approximately 1,300 moves per year. Additionally, recertification of income may be needed during moves to ensure that households are not rent burdened. Currently, families are not permitted to move during the initial term of assisted occupancy except with the approval of the Senior VP of the HCV program or his/her

designee. On an annual basis approximately 5,850 hours of staff time is spent processing moves. HABC is proposing the criteria below for elective moves within HABC's jurisdiction.

Eligibility: Currently, HCV families may request elective moves after the initial one-year lease term. Using its MTW flexibility, families will be permitted to request elective moves on or after the initial 2-year lease anniversary or under certain conditions as defined in the Administrative Plan subject to HABC management approval.

After the initial two-year lease anniversary, elective moves will be permitted, within HABC's jurisdiction; however, the family must meet the good standing requirement. Additionally, after the initial two-year lease anniversary, HABC will not approve more than one elective move within a 12-month period.

If a family does not request an elective move at their initial 2-year lease anniversary, they may request an elective move any time after that initial 2-year lease anniversary provided they are in good standing.

HABC may deny permission to move if the family violates HCV Program obligations and/or owes HABC money. The elective move restriction does not apply to required HQS related moves.

Time-Line: The initial two-year lease anniversary is two years after the initial lease effective date. For example, if the lease effective date is June 1, 2023, the initial two-year lease anniversary date is June 1, 2025. If the family does not request an elective move at the June 1, 2025 lease anniversary, they would still be eligible to request an elective move after June 1, 2025, again assuming the family met the good standing requirement for elective moves.

Hardship: Where a family can provide verification of conditions to override the elective moves policy, HABC will approve the move even when it is not consistent with the two-year lease anniversary. Examples of such conditions include owner non-renewal of the lease provided the non-renewal is **not due** to HCV program compliance issues, VAWA and reasonable accommodations. HABC has developed verification requirements for each hardship move.

Local Forms: (previously approved in 2020) HABC creates local versions of forms, as needed, to streamline processing, utilize "plain language", address MTW policies and address local housing market features. HABC plans to develop local versions of the Project-Based Voucher (PBV) Housing Assistance Payment (HAP) contract, the Tenant Based HAP Contract and related PB and

TB Tenancy Addendums. Any changes to the HAP form will be submitted to HUD for review and will include language noting that funding for the contract is subject to the availability of appropriations and other required provisions identified by HUD. Development of any local form will meet all applicable HUD requirements.

Statutory Objective

This activity addresses the statutory objective to reduce costs and achieve greater cost effectiveness in Federal expenditures. The time saved by reducing time for processing port-outs and elective moves will allow HABC to repurpose staff to achieve greater efficiency and service to participants, while still allowing participants the ability to address family needs.

Implementation

HABC will implement these program efficiencies upon approval of the FY 2024 MTW Annual Plan and upon completion of applicable procedures, forms, and letters. At implementation, existing participants who have port-outs or moves in process will continue to have their transactions processed. HABC will provide advance notification to all voucher holders of the change in port-out and moves policy. Full implementation is anticipated in January 2025.

Metrics

HABC will utilize internal reporting systems to collect and analyze data on the number of households impacted and the time savings impact. The metrics below reflect implementation of this activity for only a partial year and, as such, benchmarks reflect less time savings than anticipated when the activity has been in effect for a full year.

CE #2: Staff Time Savings				
Unit of Measurement	Baseline	Benchmark*	Outcome	Benchmark Achieved?
Restriction on Elective Moves: Total time to complete the task in staff hours (decrease).	5,850 hours Based on 1,300 anticipated moves in 2023. 4.5 hours per move	5,850 hours Based on 1,300 anticipated moves in 2023 4.5 hours per move		
*As implementation of this activity is not planned until 2025, the benchmark reflects the same metric as the baseline.				

Criteria for Portability Moves: Total time to complete the task in staff hours (decrease).	2,600 hours Based on 1,300 anticipated port-outs in 2023. 2 hours per port-out move	2,600 hours Based on 1,300 anticipated port-outs in 2023. 2 hours per port-out move		
<i>*As implementation of this activity is not planned until 2025, the benchmark reflects the same metric as the baseline.</i>				
Total time to complete the task in staff hours (decrease)	7,307 hours .5 hours per form x 14,613 HCV participants	3,978 hours .25 hours per form x 15,911 HCV participants		
<i>*Reflects the total number of planned HCV households</i>				

Need Justification for MTW Flexibility

This activity requires waiver of certain provisions of Section 8(r) of the 1937 Act and 24 C.F.R. 982 Part H as necessary to implement HABC's Annual MTW Plan. HABC will utilize the following authorizations from the MTW Agreement to implement this activity: 1) Attachment C, Section D, Paragraph 1 Operational Policies and Procedures and Attachment C, Section D, Paragraph 1g.

IV. Approved MTW Activities

This section of the MTW Annual Plan summarizes and provides a status update on MTW activities that have been previously approved by HUD and implemented by HABC. As required, this section also includes summary information on MTW activities that have not been implemented, have been closed out, or activities placed on hold by HABC.

A. Implemented Activities

Activity #2006-01: Streamlined Admission & Recertification Process (Formerly Streamlined Recertification Process)

Plan Year Approved, Implemented, Amended

- HCV Program: Two-year recertifications approved FY 2006 and implemented FY 2007. Three-year recertifications implemented FY 2014.
- Public Housing: Approved FY 2006 and implemented FY 2011. Placed on hold FY 2014 and reactivated FY 2016.

Description/Update

HABC is responsible for reexamination and verification of household income, household composition and other eligibility data. The following are the features of HABC's Streamlined Recertification Process activity.

Multi-Year Recertification

HABC will conduct a reexamination of household income and composition for all Public Housing and HCV families once every 24 months except under the circumstances outlined below:

Triennial Recertification

- PH Families on Flat Rent (with annual updates to verify family composition).
- PH and HCV Families with 100% Fixed Income.

Annual Recertification

- PH families reporting zero income or minimal income. Minimal income is defined as less than \$2,400 in household gross income annually.
- Residents living in Mod Rehab and Mod Rehab SRO units.
- Residents with other vouchers which do not qualify based on HUD funding restrictions.
- Residents with Homeownership vouchers.
- Residents with HUD Awarded Special vouchers, unless approved by HUD for application of MTW policy.

Limit on Interim Recertifications

In FY 2020, HABC limited the number of voluntary interim recertifications between regular recertifications as outlined below for the HCV program only. Required interim recertifications will not count against the limit on voluntary interim recertifications, i.e. interim recertifications required for changes in family composition. Elderly/disabled families and families in the FSS program are exempt from the limit on interim recertifications.

- One voluntary interim recertification between annual recertifications for families with an annual recertification frequency.
- Two voluntary interim recertifications between biennial recertifications for families on a biennial recertification frequency.
- Three voluntary interim recertifications between triennial recertifications for families on a triennial recertification frequency.

Minimal Income

HABC defines minimal income as less than \$2,400 per year for the Public Housing program.

Age of Documents

HABC has extended the threshold for the age of documents when received by HABC from 60 days to 120 days for both Public Housing Program and HCV.

Hardship Policy: HABC has implemented a hardship policy whereby families, whose loss of income represents a 20% reduction in gross annual income and where the loss of income is beyond the family's control, will be able to request an exemption to the limit on interim reexaminations to allow for an additional interim to be conducted. During periods of declared emergencies, HCVP will waive the limit on voluntary interim recertifications.

Planned Non-Significant Changes

The changes below are consistent with HABC's existing MTW agreement which continues to be in place and in effect. Any provisions of the 1937 Act and its implementing regulations that are amended by HOTMA and already explicitly waived by the MTW Agreement will continue to be waived by the relevant provisions of the MTW Agreement. Accordingly, the changes below do not require additional waivers and are part of provisions which have been explicitly waived under HABC's MTW agreement and which have been previously approved by HUD.

Limit on Interim Recertifications: HABC will apply the previously HUD approved limit on interim recertifications and related hardship policy to Public Housing. Previously, only the HCV program applied this policy. HABC's MTW interim recertification policy supersedes the HOTMA provision whereby, HABC may decline to conduct an interim recertification if the family's adjusted income is less than an HABC established percentage. Additionally, HABC will process interim rent

adjustments unless HABC confirms that the decrease in income will last less than 30 calendar days and/or if the family has exceeded the MTW limit on voluntary interim rent reductions.

Interim Recertification within 120 days of Scheduled Reexamination: When a family requests an interim reexamination within 120 days of a scheduled reexamination, HABC will conduct a full reexamination, at the time of the interim request, which will initiate a change to the date of the family's regular reexamination schedule.

Hardship Policy: HABC will revise its hardship policy to allow for an additional interim rent reduction, beyond the limit, where the loss of income or increase in applicable unreimbursed expenses represents at least a 20% reduction in adjusted income and where the loss of income or increase in unreimbursed medical or childcare expenses are beyond the family's control. The rent for a family who was granted an additional rent reduction will be reduced.

Asset Limitation: HABC will apply MTW flexibility and will not implement the HOTMA \$100,000 asset limitation for applicants and participants; however, HABC will implement the HOMTA real property limitation at admission and continued occupancy. For example, if a family has assets totaling \$150,000 and none of those assets include real property suitable for occupancy by the family, HABC will not deny admission or terminate assistance. However, if a family has real property suitable for occupancy, regardless of the value of the property, HABC will deny admission or terminate assistance. Where the real property limitation is concerned, HABC will adopt the HOTMA exception policies. Elderly and disabled households will be exempt from the real property limitation.

Reporting Increases in Income Between Regular Recertifications: As an alternative to the HOMTA provision regarding required interim recertifications for applicable increases in income, HABC, using its MTW flexibility, will retain its current policy whereby increases in income between regular recertifications do not need to be reported until the next regular recertification. Exceptions to this requirement include required reporting of increases in income between regular recertifications for families reporting zero income. HABC feels that this policy provides greater opportunity for economic self-sufficiency for the family.

Rent Increase Effective Dates: As an alternative to the HOMTA provision regarding rent increase effective dates for interim recertification, HABC, using its MTW flexibility, will retain its current policy whereby if a change is reported late, the increase will be retroactive to the date it would have been effective had the information been provided on a timely basis. While still providing a consequence for late reporting, this policy is less financially onerous on the family.

Substantial Difference: HABC will establish \$5,000 as the threshold for a substantial difference between verification sources and for use in reconciling EIV/IVT discrepancies. HABC will retain

the right to request additional verification information and use any other verification method in priority order to reconcile any substantial differences.

Age of Verification Documents: HABC will establish a verification policy that piggybacks on the current MTW policy whereby documents, when received by HABC may not be more than 120 days old. In addition to that policy, HABC will use verification documents that have been received within 120 days prior to voucher issuance. To ensure that families are income eligible at HCV lease-up, HABC will require that families self-certify that income used to determine program eligibility and affordability has not changed since their initial income determination was made.

Alternative Verification Hierarchy: HABC will utilize an alternative, streamlined method to verify household member income for all Public Housing applicants and residents and HCV program applicants and participants (including both tenant-based and project-based programs). This change will streamline program administration and reduce administrative burdens to benefit both clients and the agency. The table below illustrates HABC's proposed change to the verification hierarchy.

Level	Verification Technique	Ranking
1	Upfront Income Verification using HUD's EIV & IVT	Highest (Mandatory)
2	Upfront Income Verification using non-HUD system	Highest (Optional)
3	Written Third Party Verification Or Written Third Party Verification Form Or Oral Third Party Verification	High (Mandatory) <ul style="list-style-type: none"> • Supplements EIV and UIV • Also used for: <ul style="list-style-type: none"> ○ Non-EIV/UIV reported income sources ○ Disputes of EIV reported information
4	Self-Certification	High (Optional) <ul style="list-style-type: none"> • To supplement EIV when EIV reported sources do not contain verification • When tenant cannot produce written third-party verification documents. • May not be used to verify: <ul style="list-style-type: none"> ○ SS/SSO ○ Public Assistance ○ Unemployment ○ VA Pension ○ Court-Ordered Child Support

Level	Verification Technique	Ranking
		<ul style="list-style-type: none"> ○ Worker's Compensation ○ Full-time Student Status

VASH & EHV Vouchers: HABC has received HUD approval to apply the MTW flexibilities under this Streamlined Recertification activity to families with VASH and EHV vouchers.

Planned Changes to Metrics/Data Collection

Existing metrics have been updated to reflect the anticipated outcomes in FY 2024.

Metrics

CE #2: Staff Time Savings				
Unit of Measurement	Baseline*	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease)	Biennial and Triennial			
	PH: 23,920 hours	PH: 7,715 hours		
	HCV: 27,715 hours	3,086 biennial and triennial recertifications completed X 2.5 hours/recert = 7,715 hours		
		HCV: 15,073 hours		
	Limit on Interims			
	PH time spent on interims: 744 hours	PH time spent on interims: 600 hours		
	PH Interims: 992	PH: interims: 800 Time per interim: 45 min.		

	Time per interim: 45 min. HCV time spent on interims: 2,423 hours HCV interims: 3,231 Time per interim: 45 min.	HCV time spent on interims: 600 hours HCV: interims: 800 Time per interim: 45 min.		
<i>*Assumed 2/3 of the interims completed were for voluntary purposes, i.e. change in income and the remaining 1/3 were for required purposes.</i>				

Planned Significant Changes

No significant changes are planned.

Activity #2006-02 Enhanced Project Based Voucher Program
(Includes former activity: #2019-03, Project-Based Voucher Amendments to the HAP Contract)

Plan Year Approved, Implemented, Amended

- Percentage of Voucher Allocation: Approved and implemented FY 2006.
- Floating Units and Per-Building and Per-Project Cap Waiver: Approved and implemented FY 2010.
- Amendments to PB HAP Contracts (waiver of three-year restriction): Approved FY 2015 and implemented FY 2019.
- Amount and Distribution of HCV Homeownership Assistance: Approved and implemented FY 2006.
- Amendments to PB HAP Contracts for Target Populations: Approved FY 2019.
- Waiver of the Independent Entity requirement: Approved in FY 2020 and implemented in FY 2020.
- Definition of a PBV Project: Approved and implemented in FY 2022

Description/Update

HABC operates a PB component under its Housing Choice Voucher Program. Through its PB voucher program, HABC partners with for-profit and nonprofit housing providers to expand the supply of affordable housing to low-income families. To meet the evolving needs of the agency and the participants served, HABC has enhanced and expanded its existing PB program to include the components outlined below. The Enhanced PB Program components apply to all PB units, including, but not limited to the Thompson PB units, Bailey LTA and PB units, the non-Bailey LTA PB units and PB units owned directly or indirectly by HABC.

- **Percentage of Voucher Allocation:** HABC reserves the right to allocate up to 30% of its Tenant Based HCV funding for PB vouchers.
- **Project Cap:** HABC may enter into PB 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 household is eligible. Units subsidized with PB vouchers under this MTW initiative are placed under a HAP contract upon turnover.
- **Floating Units:** HABC will allow for floating units instead of identifying specific units in the HAP contract in the PB program.

- **Amendments to PB HAP Contracts:** Using its MTW authority, HABC has waived the three-year restriction on amending HAP contracts. HABC may amend the HAP contract at any time during the initial term of the HAP contract and during any renewal term of the HAP contract. HABC may exercise this option for all PBV units, including, but not limited to the Bailey LTA and PB units and the non-Bailey LTA PB units.
- **Independent Entity Requirement:** HABC has waived the requirement for Independent Entities to approve AHAP/HAP Contracts, renewal terms, rent determinations and inspections of HABC owned properties.
- **Modified Rent Reasonableness:** As referenced in Activity 2020-04: Modified Rent Reasonableness and Rent Cap Policy, HABC will utilize the flexibility in this activity to determine rent reasonableness for PBV units and will also apply the flexibility to utilize payment standards up to 135% of FMR when determining initial and re-determined rents for PBV units located in opportunity areas. Finally, the flexibility in Activity 2020-04 regarding rent caps will also apply to rent increases for PBV units.
- **Definition of a PBV Project:** HABC will define a PBV project as a single building, multiple contiguous or non-contiguous (scattered sites) buildings, or multiple buildings on contiguous or non-contiguous parcels of land all with a single owner. A single-family building is a building with no more than four dwelling units. Additionally, HABC may elect to combine units that cumulatively meet the definition of a PBV project, but that are covered under more than one Housing Assistance Payments (HAP) Contract, into a single HAP Contract. For such scattered site projects, HABC implements an alternative method to determine rent reasonableness whereby HABC bases the rent reasonableness determination for all units in the project that are within the same submarket area on the rent reasonableness determination made for a single unit of each bedroom size. For example, the rent reasonableness determination for all one-bedroom units in the project will be based on the rent reasonableness determination made for a single one-bedroom unit in the project provided that the units are in the same submarket area.

Where HABC may amend PBV HAP contracts executed as a result of awarding vouchers for target populations. The amendment sets forth the following provisions as part of the PBV HAP Contract:

1. Subject to funding availability, owners may obtain applicants directly from the Mayor's Office of Homeless Services (MOHS) or other designated service providers for the chronically homeless and veterans or other such targeted population and refer such applicants to HABC to determine eligibility for receiving a voucher subsidy. All referrals will be placed on a waiting list maintained by HABC. HABC has awarded 171 (reserves the right to award up to 192) PBVs for the chronically homeless and 19 (reserves the right to award up to 182) PBVs for veterans.

2. Owners are required to maintain the designated unit for the term of the PBV HAP contract. In the event the owner fails to lease a designated unit to an approved applicant, such failure will be considered a default under the PBV HAP Contract. If the default is not cured within 60 calendar days, HABC can remove the unit from the HAP contract, or recapture the amount of HAP paid for the period of time the tenant was occupying such unit in violation of the terms of the PBV HAP contract.

In hardship cases, the tenant, if otherwise eligible, can be relocated to another unit of the appropriate size when one becomes available. The owner will be responsible for relocation costs.

In FY 2024 HABC anticipates that 306 new PBV units will be placed under AHAP or HAP representing 7 new PBV developments. In total, by the end of FY 2024, HABC anticipates that there will be a total of 3,596 PBV units under AHAP or HAP.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect updates to the new and existing PBV units.

Metrics

<i>HC #1: Additional Units of Housing Made Available *</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of this activity (increase)	Implemented in FY 2019	306		
<i>*Represents the number of new PBV planned in each fiscal year.</i>				
<i>HC #4: Displacement Prevention *</i>				
Unit of Measurement	Baseline **	Benchmark	Outcome	Benchmark Achieved?
Number of households at or below 80% AMI that would lose assistance or need to move	2,652 households	3,596		

**Metric reflects the total number of HABC and BRHP existing and new PBV units.*

*** Baseline reflects the existing number of HABC and BRHP managed PBV units as referenced in the FY 2022 Plan.*

HC #5: Increase in Resident Mobility*

Unit of Measurement	Baseline **	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	2,652 households	3,596 households		

**Metric reflects the total number of HABC and BRHP existing and new PBV units.*

***Baseline reflects the existing number of HABC and BRHP managed PBV units as referenced in the FY 2022 Plan.*

Planned Significant Changes

No significant changes are planned.

Activity #2006-03: Thompson Streamlined Admission & Recertification Process (Formerly Thompson Biennial Recertifications)

Plan Year Approved, Implemented, Amended

Approved FY 2006 and implemented FY 2007.

Description/Update

Pursuant to HABC's MTW authority, families participating in the Baltimore Housing Mobility Program as administered by the Baltimore Regional Housing Partnership (BRHP) will have their household composition and income re-determined at least once every 25 months. BRHP's current policy allows residents to request an interim change at any point during the recertification cycle for loss of income and HABC has no plans to change the policy. Additionally, the threshold for the age of documents received by BRHP has been extended from 60 days to 120 days.

Planned Non-Significant Changes

The changes below are consistent with HABC's existing MTW agreement which continues to be in place and in effect. Any provisions of the 1937 Act and its implementing regulations that are amended by HOTMA and already explicitly waived by the MTW Agreement will continue to be waived by the relevant provisions of the MTW Agreement. Accordingly, the changes below do not require additional waivers and are part of provisions which have been explicitly waived under HABC's MTW agreement and which have been previously approved by HUD.

Reporting Increases in Income Between Regular Recertifications: As an alternative to the HOMTA provision regarding required interim recertifications for applicable increases in income, BRHP, using its MTW flexibility, will retain its current policy whereby BRHP will not conduct interim recertifications for increases in income between regular recertifications. Exceptions to this requirement include required reporting of increases in income between regular recertifications for families reporting zero income or who have less than \$2,400 in income. BRHP feels that this policy provides greater opportunity for economic self-sufficiency for the family.

Asset and Real Property Limitation: BRHP will apply MTW flexibility regarding admission and continued occupancy screening policies and will not implement the HOTMA \$100,000 asset limitation or the HOTMA real property limitation for applicants and participants.

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect anticipated 2024 outcomes. Additionally, BRHP is removing the metric CE #3: Decrease in Error Rate of Task Execution as reducing the error rate is not an intended outcome for this activity.

Metrics

<i>CE #2: Staff Time Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease)	934 hours	3,234 hours 2,156 recerts 1.5 hrs./recert		

Planned Significant Changes

No significant changes are planned.

Activity #2006-04: Family Self-Sufficiency Program Enhancements

Plan Year Approved, Implemented, Amended

Approved FY 2006, placed on hold in 2014, reactivated and amended in FY 2020.

Description/Update

HABC has established a combined Public Housing and HCV Family Self Sufficiency (FSS) Program. The FSS Program currently provides services to over 300 Public Housing and Housing Choice Voucher Program families. This MTW FSS program activity provides HABC with greater flexibility in designing an FSS Program that is responsive to the needs of its participating families. Specifically, HABC encourages families to enroll and maintain participation in FSS through the use of goal incentives. These goal incentives award families for reaching interim goals such as completing education and training programs, opening bank accounts and participating in budget and financial management workshops. Other features of the MTW FSS Program include:

- Elimination of mandated thresholds for number of participants in the HCVP program and expansion of the program to include public housing residents;
- Enhanced program design to target the populations in need;
- A focus on outcomes that includes homeownership and unsubsidized economic independence; and
- Revised procedures/regulations regarding the release of the escrow funds.

The FSS program also includes a system of financial incentives for completion of interim goals. Incentive payments will be paid at the completion of the FSS contract of participation and are contingent on the same requirements related to eligibility for release of escrow funds. HABC will retain authority to make interim disbursements in the event that enrollment in the specified activity is contingent upon receipt of the FSS incentive payment. Incentives include the following:

- Obtain an education or vocational certification: \$500 (max of \$1,000)
- Open a bank account with an accredited financial institution within the first year of program participation: \$50
- Complete the budgeting series “Your Money, Your Goals” within the first year of program participation: \$50
- Complete an interim contract goal (other than education/vocation): \$100 (max \$200)

- Complete Career Development Boot Camp within the first year of program participation: \$100

HABC will review the impact of the financial incentives and may modify, add or remove incentives to support the goals of the program and/or to address financial constraints.

Planned Non-Significant Changes

Contract of Participation: In 2024, HABC will update its MTW version of the Contract of Participation (CoP) to reflect its MTW policies as well as to update applicable FSS final rule provisions. Where HABC provides existing FSS participants, who had CoPs in place when HABC implemented the final rule changes, the option to convert to the FSS Final Rule and sign a new CoP or retain their existing CoP, each existing FSS family will be required to make that determination by December 31, 2024. Thereafter, existing FSS participants with CoPs in place when the final rule was effective, will have their pre-final rule CoP contracts stand through the remainder of their participation.

Term of the CoP: HABC proposes to utilize a 5-year term on all FSS CoPs, with the effective date of the CoP as the first day of the month following the date the contract is executed. The expiration date will be five years from the effective date of the CoP. This will enable participants to enroll and begin escrowing more quickly and will provide greater clarity on the start and end dates for the 5-year term of the contract. All new FSS participants as well as existing participants who convert to the Final Rule contract after this change has been approved, will be subject to the MTW term of the CoP.

Revised Escrow Model: In FY 2024, upon HUD approval, HABC will introduce a new FSS escrow model which changes the way participating families earn escrow. The current escrow model allows participants who enroll with little or no earned income to accumulate significant escrow savings over the course of their participation in FSS. However, participants who enroll with moderate earned income often accumulate relatively smaller savings, a disincentive for families with working adults to join the FSS program.

In order to encourage families of all income levels to participate in the FSS program, HABC will establish an escrow model in which the monthly escrow amount is determined by the family's annual earned income, rather than the change in their Total Tenant Payment (TTP). As shown in the table below, the family will receive escrow according to income tiers; the family must earn at least \$14,500 in order to begin escrowing savings.

If the family's earned income decreases below \$14,500 during their participation, they will no longer receive escrow. However, if the family's earned income later increases and meets or exceeds \$14,500, they will again receive escrow. HABC may make modifications to factors in the

revised escrow model such as earned income bands and escrow amount in future fiscal years in order to meet FSS program objectives and economic and budget conditions.

All new FSS participants and existing FSS participants who are not accruing escrow when the tiered escrow program is implemented will be required to use the income tier escrow model. Existing FSS participants who are accruing escrow when the tiered escrow program is implemented will be able to stay with their existing escrow model or change to the tiered escrow model at their next regular or interim recertification. HABC estimates the annual cost to be approximately \$80,000 and has budgeted accordingly.

Proposed Tiered Income & Escrow Table

Annual Earned Income min	Annual Earned Income max	Escrow Amount
\$0	\$14,499	\$0
\$14,500	\$17,999	\$50
\$18,000	\$21,499	\$75
\$21,500	\$24,999	\$100
\$25,000	\$28,499	\$125
\$28,500	\$31,999	\$150
\$32,000	\$35,499	\$175
\$35,500	\$38,999	\$200
\$39,000	\$42,499	\$225
\$42,500	\$45,999	\$250
\$46,000	\$49,499	\$275
\$49,500	\$52,999	\$300
\$53,000	\$56,499	\$325
\$56,500	\$59,999	\$350
\$60,000	\$63,499	\$375
\$63,500	\$66,999	\$400
\$67,000	\$70,499	\$425
\$70,500	\$73,999	\$450
\$74,000	\$77,499	\$475
\$77,500	and up	\$500

Coordination with GROW Program: Non-exempt residents who are not working or enrolled in an education/job training program and who are under an FSS Contract of Participation when the GROW program is implemented, will have their FSS CoP timeline updated on employment/job training/education to reflect the GROW program requirements. Additionally, non-exempt residents who are not working or enrolled in an education/job training program may join FSS as part of their GROW program EDP; however, their FSS CoP timeline for

employment/education/job training will reflect the GROW program requirements.

Planned Changes to Metrics/Data Collection

Benchmarks have been updated to reflect anticipated outcomes for FY 2024.

Metrics

SS #1: Increase in Household Income*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase)	\$13,908	\$24,500		
<i>*Baseline represents average earned income for households with earned income in FY 2019. Benchmark indicates an increase of 2.3% growth.</i>				
SS #2: Increase in Household Savings*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average amount of escrow of households affected by this policy in dollars (increase)	\$4,099	\$4,000		
<i>*Baseline reflects average escrow for households with escrow at the end of FY 2019.</i>				
SS #3: Increase in Positive Outcomes in Employment Status*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Unemployed	202	202 56%		
Employed PT or FT	164	158 44%		
Enrolled in Education	10	11 3%		
Enrolled in Job Training	30	8 2%		
<i>*Baseline reflects households enrolled in FSS during FY 2019.</i>				
SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease)	34	40 11%		
<i>*Baseline represents FSS households receiving TANF benefits at the end of FY 2019.</i>				
SS #5: Households Assisted by Services that Increase Self-Sufficiency				

Unit of Measurement	Baseline*	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase)	0	360		
<i>*Baselines were established in FY 2020 report.</i>				
SS #7: Increase in Agency Rental Revenue*				
Unit of Measurement	Baseline **	Benchmark	Outcome	Benchmark Achieved?
Total Household contributions towards housing assistance (increase)	\$280	\$326		
<i>*Represents Tenant Rent to Owner.</i>				
<i>**Baselines were established in FY 2020 report.</i>				
SS #8: Households Transitioned to Self Sufficiency*				
Unit of Measurement	Baseline**	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase)	0	7		
<i>*Self-sufficiency is defined as graduation from the FSS program.</i>				

Planned Significant Changes

No significant changes are planned.

Activity #2007-01: Mobility Program Enhancements/Thompson *(Formerly Exception Payment Standards and Security Deposit Assistance)*

Plan Year Approved, Implemented, Amended

- Exception Payment Standards: Approved and implemented FY 2007.
- Security Deposit Assistance: Approved and implemented FY 2022.
- Incentive Payments to Landlords: Approved FY 2019 and implemented FY 2022.
- Pre & Post Purchase Counseling Fees: Approved FY 2019 and implemented FY 2023.

Description/Update

Payment Standards for the Thompson Mobility Program will be set between 90 and 135 percent of the Local Fair Market Rent. The payment standard will be set using a consistent methodology that compares the ratio of area median rent to the actual rent of the census tract. Implementation of exception payment standards is subject to funding availability.

Additionally, as authorized in Section IV.B.5 of the Thompson Settlement Agreement, BRHP will use HAP funds for payment to landlords to cover a security deposit for Baltimore Housing Mobility Program participants leasing in a census tract designated “opportunity” by BRHP. Subject to funding availability, BRHP will offer each participant this Security Deposit Assistance on a one-time basis, and only if that participant has repaid the entire balance of any previously grant-funded Security Deposit Assistance Loan and is otherwise in good standing with BRHP. The Security Deposit Assistance will not exceed the equivalent of one-month’s rent, and BRHP will require a participant contribution towards the security deposit of between \$200 and \$500 dollars, which will be adjusted seasonally to encourage leasing in summer months.

BRHP also provides assistance to Mobility Program participants to include one-time incentive payments to landlords, one-time apartment application fees and/or moving costs for families with a Thompson voucher, and ongoing counseling fees associated with the pre- and post-move counseling programs for the Mobility Program.

There is no adverse impact to households by applying a higher payment standard for moves to an opportunity area and/or providing security deposit assistance.

Planned Non-Significant Changes

- **Incentive Payments:** BRHP will update its policy on one-time incentive payments for application fees and moving costs. BRHP may provide these incentive payments more than once to accommodate participant mobility needs and objectives. Such accommodations include but are not limited to additional moves related to HQS failure, emergencies, employment and moves to a higher opportunity area. BRHP will evaluate each move on a case-by-case basis to determine if the move warrants an additional payment of application fees and moving costs.

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect anticipated volumes in FY 2024

Metrics

<i>HC #5: Increase in Resident Mobility – Payment Standards & Security Deposit*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase)	Payment Standards: 0 Security Deposit Assistance: 300	Payment Standards: 450 families who move to exception PS areas		
<i>*Metrics represent BRHP’s mobility program only</i>				
<i>HC #7: Households Assisted by Services that Increase Housing Choice – Security Deposit</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase housing choice (increase)	300	125 Security Deposit Assistance		
<i>*Metrics represent BRHP’s mobility program only</i>				

Planned Significant Changes

No significant changes are planned.

Activity #2009-01: MTW Homeownership Program Combined with 2021-02 Special Homeownership Vouchers

Plan Year Approved, Implemented, Amended

For the FY 2022 Plan, HABC has combined approved MTW Activities #2009-01 (MTW Homeownership Program) and #2021-02 (Special Homeownership Vouchers) into a single activity as they are interrelated components of HABC's MTW Homeownership Program.

- Activity #2009-01 which established the MTW Scattered Site Homeownership Program was approved in FY 2009, placed on hold in FY 2014, and reactivated and amended in FY 2020 and FY 2021. Original implementation was 2009.
- Activity #2021-02 was approved and implemented in FY 2021.

Description/Update

Under the MTW Homeownership Program, HABC works with public housing residents, HCV participants and other eligible low-income households to prepare for first time homeownership and to purchase HABC scattered site public housing units. The goals of the MTW Homeownership Program include increasing affordable first-time homeownership by eligible low-income families; repurposing and rehabilitating HABC's vacant scattered site public housing units; and supporting and leveraging the revitalization of Baltimore's neighborhoods. The MTW Homeownership Program has evolved since initial approval and includes the following key program features:

Eligible Purchasers – Eligible purchasers include public housing residents, HCV Program voucher holders, and applicants on the public housing and/or HCV waiting lists. HABC will establish priority tiers that identify the priority order of selection and may establish a waiting list including selection criteria if needed based on demand.

Eligible Properties – HABC scattered site properties are eligible for purchase under this program. The determination of which properties are eligible for homeownership will be made solely by HABC based on its assessment of the best interests of the community and the agency.

Property Feasibility – HABC limits the scope of repairs and renovations of units disposed of directly by HABC to eligible purchasers to \$75,000 per unit, which may be increased by HABC to accommodate renovations related to disability accessibility or rehabilitation of properties within

historic districts. Notwithstanding this limit, the rehabilitation costs cannot be more than 1/3 of the appraised value after rehab.

Second Mortgages – Subject to funding availability, HABC may offer non-cash, non-interest bearing second mortgages to eligible homebuyers up to 25% of the after-rehab appraised value of the property, which may be increased to up to 50% on a case-by-case basis or in extenuating circumstances. HABC second mortgage assistance may be made only after eligible homebuyers have obtained a first mortgage commitment to the fullest extent that their incomes allow. HABC requires that second mortgages be paid back in full during or after the first mortgage has been paid in full, if the property or any part of the land thereof is refinanced, or if ownership is transferred or sold.

Closing Costs – HABC may match closing costs up to \$5,000 to be applied at closing. All closing costs will be based on need and only apply after required personal contribution, government and/or lender assistance have been applied.

Down-Payment/Closing Cost Assistance –Subject to funding availability, HABC may offer a one-time down-payment or closing cost assistance up to \$10,000 for eligible Public Housing first time homebuyers in HABC's MTW Homeownership program. Families will be required to attend homeownership counseling and provide counseling certificates from one of the HABC approved HUD certified Housing Counseling Agencies. The property purchased must be in Baltimore City/County and the property must pass a lead test and Housing Quality Standard (HQS) inspection. HABC will establish criteria and guidelines to determine the amount awarded. HABC will not require the funds to be refunded unless the family is unable to obtain a mortgage to purchase a home in Baltimore City/County that meets the program eligibility requirements, or the family fails to submit required program documentation. The down payment/closing cost assistance will be granted at the time of settlement and paid directly to the title company. Funding is to be applied directly as down payment or applied to the closing cost. Excess funds will be required to be applied as a principal curtailment or returned to the Housing Authority of Baltimore City. Currently, participants of the Special Homeownership Voucher or the Housing Choice Homeownership Voucher are not eligible to participate.

Recapture Provisions and Deed Restrictions – HABC requires recapture of portions of the appreciation during the first 10 years after sale as follows: 1) First 5 years – 50% of appreciation; 2) Years 6-10 – 25% of appreciation; 3) Year 11 and beyond – no recapture of appreciation.

Purchase and Resale Entities (PRE) – HABC allows for disposition of vacant scattered sites to PREs, subject to HUD disposition approval, in accordance with 24 CFR 906. PREs are community partners with the legal and administrative capacity to carry out homeownership and resale activities. HABC enters into a written agreement with each designated PRE including the

following requirements: 1) Resales must be to residents of conventional public housing; 2) HABC will market the program and refer eligible residents to the PRE, in accordance with mutually agreed upon selection criteria including, but not limited to, residents must be in good standing with HABC and have the financial capacity needed to support homeownership costs; 3) and, eligible residents will pay a non-refundable property reservation fee of up to \$1,000 to the PRE, which shall be applied towards buyer's out-of-pocket expenses associated with the purchase.

Special Homeownership Vouchers

As part of the MTW Homeownership Program, HABC utilizes MTW flexibility to create and fund a limited number of Special Homeownership Vouchers (SHV) for use by eligible low-income households who purchase a scattered site unit, including existing HCV and Public Housing families and families on the Public Housing and HCV waiting lists. SHVs differ from regular Housing Choice Voucher (HCV) Program vouchers in the following respects:

Eligibility – Eligibility for SHVs is limited to low-income households participating in and meeting the income and other criteria of HABC's MTW Homeownership Program who purchase a scattered site unit from HABC or its authorized Purchase and Resale Entities. Households receiving an SHV are not eligible for a second mortgage through the MTW Homeownership Program.

HABC may consider providing Special Homeownership Vouchers to eligible, existing Public Housing families or Public Housing families on the waiting list who purchase homes on the general market. This change effectively allows Public Housing families with the opportunity to choose and purchase an eligible home under the Homeownership program which is outside of HABC's scattered site inventory.

Income Requirements: So that HABC can better ensure that homeownership opportunities are made available to a broad array of households and that households will have success in the homeownership program, HABC will modify the minimum income requirement for non-disabled, elderly households and households where the only source of income is from a pension. Specifically, these households will be required to have annual incomes equal to or greater than the Federal SSI benefit for an individual living alone (or paying his or her share of food and housing costs) multiplied by twelve.

Eligible Units – SHVs may be used in conjunction with the purchase of an HABC scattered site unit offered through HABC's MTW Homeownership Program. The determination of which properties are eligible for homeownership will be made solely by HABC based on its assessment of the best interests of the community and the agency and may include: units sold by Presale Resale Entities, homeownership development projects where HABC requires a certain number of units be set

aside for residents and rehabilitated properties or new construction built on lots previously owned by HABC where HABC requires a certain number of units be set aside for residents.

Special Homeownership Vouchers may also be used for units developed in partnership with a developer and HABC that require a certain number of set-aside units for families in HABC's Homeownership program.

Portability and Moves – SHVs are not portable and cannot be used to move to another homeownership or rental unit. The SHV assistance will end if the originally purchased scattered site unit or any related parcel of land is sold, or if changes are made to the deed that includes a third party not listed as a family member on the voucher. Subject to continued eligibility, SHV participants whose homeownership assistance has terminated may be eligible to transfer to an available public housing unit.

Utility Allowances – SHV participants are not eligible for utility allowances.

Housing Assistance Payments – SHV participants are required to pay at least 30% of adjusted household income as family share (total tenant payment) towards monthly homeownership costs. SHV assistance is applied to the first mortgage payment balance after factoring in the family share. To promote affordability of first time buying among very low-income households, HABC may pay the higher of the applicable HCV voucher payment standard or total monthly homeownership expenses, less the family share.

Decelerated Assistance: To ease the transition from subsidized homeownership assistance, HABC implements a schedule of decelerated assistance for an additional five years at the end of the family's applicable HCV Homeownership assistance term. Decelerated assistance is available to participants with HCV Homeownership Vouchers as well as participants with Special Homeownership Vouchers. The decelerated assistance schedule is as follows:

- Participant pays 30% of their monthly household income plus:
- Year 1: 50% of the balance of the mortgage payment;
- Year 2: 60% of the balance of the mortgage payment;
- Year 3: 70% of the balance of the mortgage payment; and
- Year 4: 80% of the balance of the mortgage payment.

In FY 2024, HABC plans to identify additional scattered site units which may qualify for the MTW Homeownership program.

Planned Non-Significant Changes

There are no non-significant changes planned.

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect the anticipated volume of homeownership transactions in FY 2024.

Metrics

<i>HC #1: Additional Units of Housing Made Available</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% of AMI as a result of the activity (increase)	0	21		
<i>HC #5: Increase in Resident Mobility</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase)	0	21		
<i>HC #6: Increase in Homeownership Opportunities</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households that purchased a home as a result of the activity (increase)	0	21		

Planned Significant Changes

No significant changes are planned.

Activity #2010-01: Unit Sizes

Plan Year Approved, Implemented, Amended

Approved and implemented FY 2010.

Description/Update

Under this initiative, HABC requires participating HCVP families to select a unit size consistent with and not greater than the unit size listed on their voucher. This policy applies to all new admissions and moves. HABC does not require households who are in an existing unit and experience a decrease in family size to move. However, the payment standard will be adjusted to reflect (1) the lower of the actual unit size or (2) authorized voucher size for families who are over-housed at their next recertification.

HABC will grant reasonable accommodations and may waive the requirement in cases where a household has exhausted all housing search efforts and is unable to locate a unit not greater than the unit size listed on their voucher. Exceptions to this rule may be granted as a reasonable accommodation.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

No changes are planned for metrics.

Metrics

CE #1: Agency Cost Savings*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease)	\$142,007,010	\$146,981,110		
*Represents total HAP expenditures				

Planned Significant Changes

No significant changes are planned.

Activity #2010-02: Bailey Long–Term Affordable Project-Based Voucher Contract

Plan Year Approved, Implemented, Amended

Approved and implemented FY 2010.

Description/Update

As part of its MTW program, HABC established an initiative in 2010, referred to as the Bailey Long-Term Affordable Project Based Voucher (Bailey LTA PBV) Program, to create long-term affordable units for persons with disabilities in compliance with the Bailey Consent Decree.

The Bailey LTA PBV Program combines features of the Project Based Voucher program, such as the ability of owners to obtain long-term financing from banks and other private equity sources, with the resident protections and long-term affordability features of the Public Housing Program.

LTA units are subsidized through Bailey LTA PBV contracts with minimum 40-year terms entered into between HABC and eligible property owners. LTA property owners are required to adopt the LTA Admissions & Continued Occupancy Criteria (LTA Criteria). Residents of Bailey LTA PBV Program units will have rights and protections as set forth in the LTA Criteria and will enter into a lease with the project owner that is developed by HABC for the Bailey LTA PBV Program units, which incorporates the regulatory requirements for a public housing lease and grievance procedures. Bailey LTA PBV Program NED units are occupied by NEDs on HABC's public housing waiting list. The Bailey LTA PBV Program UFAS units are occupied by families on HABC's reasonable accommodation transfer waiting list and HABC's public housing waiting list who need the features of the UFAS units.

HABC created an amendment to the HAP contract that sets forth requirements for the Bailey LTA PB units. The amendment increased the term of the contract to 40 years, consistent with the long-term affordability period and set forth what public housing rights, privileges and benefits must be afforded the residents in Bailey LTA PBV Program units.

By the end of FY 2024 there will be 280 LTA NED units. Each of these units, upon completion, will provide much needed affordable units for persons with disabilities. HABC does not anticipate adding new units under this activity in FY 2024.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

The benchmark has been updated to reflect corrections to the number of Bailey LTA units under contract.

<i>HC #5: Increase in Resident Mobility</i>				
Unit of Measurement	Baseline	Benchmark*	Outcome	Benchmark Achieved?
Number of households able to move to a better unit as a result of the activity (increase)	0 units	280		
*Based on the number of units under HAP contract				

Planned Significant Changes

No significant changes are planned.

Activity #2010-03: Thompson Risk Based Inspections

Plan Year Approved, Implemented, Amended

Approved and implemented FY 2010.

Description/Update

Pursuant to HABC's MTW authority, units in the BRHP Program are re-inspected at least once every 25 months. Owners and families are allowed to self-certify that non-emergency items identified as "fail" during an HQS inspection have been repaired. Only units located in the allowable (non-impacted) areas are eligible for this option. The fail items must be minor and determined to be non-emergency to be eligible for self-certification. The self-certification process requires the owner and tenant family to certify that the repairs have been made. A random sample of units that have been approved under the self-certification option will receive a quality control inspection.

There are no adverse impacts to households by having inspections completed every 25 months. Households can request complaint inspections at any time.

Planned Non-Significant Changes

BRHP plans to remove this activity in the FY 2023 report.

Planned Changes to Metrics/Data Collection

- CE #1: Agency Cost Savings: HABC is removing the metric on agency cost savings as this is not an intended outcome of this activity. While there are time saving features inherent in the Risk-Based Inspections activity, there are no actual staffing reductions; only repurposing of existing staff.

Metrics have been updated to reflect anticipated inspection volumes in FY 2024.

Metrics

CE #2: Staff Time Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?

Total time to complete the task in staff hours (decrease)	1,869 hours	Inspections completed: 2,200 Staff time per inspection: 1.5 Total time savings Hours: 3,300		
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Planned Significant Changes

No significant changes are planned.

Activity #2012-01: Rent Simplification – Thompson (Formerly Asset Income, Adjusted Income and FT Student Adoption Assistance Exclusion for Thompson Participants)

Plan Year Approved, Implemented, Amended

- Adjusted Income and Asset Income: Approved and implemented FY 2012.
- FT Student and Adoption Assistance Exclusion: Approved and implemented FY 2014.
- Asset & Seasonal Income Calculation: Approved and implemented in FY 2020.

Description/Update

Pursuant to HABC's MTW authority, for participants in the BRHP mobility program, HABC has implemented several rent simplification activities that support economic self-sufficiency and cost effectiveness in Federal expenditures. Rent simplification includes the following:

- **Modified Deductions:** The gross annual income is reduced using the standard deductions outlined below. There will be a standard deduction for working families, elderly families, disabled families and non-disabled families without wages. The deductions below replace all other regulatory deductions. The deductions are:
 - \$3,200 for households with wages
 - \$1,200 for households without wages
 - \$400 for any elderly or disabled family (to be combined with either of the above deductions)
- **Exclusion of FT Student & Adoption Assistance Payments:** The definition of annual income is modified to exclude all earned income from full-time adult students, other than the head of household, co-head and spouse as well as exclude all adoption assistance payments.
- **Asset Income Exclusion and Self-Certification:** HABC excludes all income from assets when the cash value of the asset is less than \$50,000. Additionally, for households where the cash value of the assets is less than \$50,000, BRHP allows self-certification of asset value and income.
- **Asset Income Calculation:** BRHP calculates asset income by taking the market/face value of the family's assets and multiplying that value by the established passbook savings rate when the market/face value of the family's assets is in excess of \$50,000.

- **Seasonal Income:** BRHP calculates seasonal income using the past four quarters of income as reported by Enterprise Income Verification's (EIV) Income Report, tax returns or other applicable third-party methods of verification. Income may also include off-season employment and/or unemployment.
- **Payment Standard:** When the payment standard goes down between the date the RFTA is submitted and the lease effective date, BRHP will apply the higher payment standard in effect when the RFTA was submitted. This policy will apply to leasing for new admissions and moves. Additionally, BRHP updates the voucher size and payment standard at the certification when family composition changes are reported.
- **Hardship:** BRHP's hardship policy is extended so that families may request the use of regulatory deductions and exclusions if adjusted income would be lower than adjusted income calculated using BRHP standard deductions. The request must be made within 14 calendar days of the notification of the change in family rent share. HABC will apply its financial hardship policies to households who demonstrate hardship due to application of these policies.

Planned Non-Significant Changes

The changes below are consistent with HABC's existing MTW agreement which continues to be in place and in effect. Any provisions of the 1937 Act and its implementing regulations that are amended by HOTMA and already explicitly waived by the MTW Agreement will continue to be waived by the relevant provisions of the MTW Agreement. Accordingly, the changes below do not require additional waivers and are part of provisions which have already been explicitly waived under HABC's MTW agreement and which have been previously approved by HUD.

Income Calculation: Using its MTW flexibility, BRHP will calculate annual income by adding the income the family expects to receive during the 12-month period following the family's admission or regular reexamination effective date. Accordingly, annual income is calculated by projecting current income forward for a 12-month period.

This method of income calculation will be used for new admissions, regular and interim reexaminations. Exceptions to this policy include but are not limited to families with seasonal income. For these families retrospective income will be used.

If an estimate can be made for those families whose income fluctuates from month to month by income averaging, this estimate will be used so that the housing payment will not change from month to month.

If there are bonuses or overtime, which the employer cannot anticipate for the next twelve months, bonuses and overtime received the previous year will be used.

Assets: As an alternative to the HOTMA asset regulations, BRHP will retain its existing MTW policy on asset verification, asset income calculation and asset exclusion. Accordingly, there are no imputed returns for assets valued at \$50,000 or less. Additionally, HABC's MTW asset policies are predicated around market/face value of the asset and not the net cash value of the asset. Such policy provides for greater administrative efficiency. Self-certification of assets valued at \$50,000 or less will be accepted at admission and at all certifications thereafter.

Modified Deductions: As an alternative to the HOMTA deduction regulations, BRHP, using its MTW flexibility, will retain its existing modified deduction policy with the following changes which have been adjusted to account for inflation:

- \$4,500 for households with wages
- \$1,700 for households without wages
- \$525 for any elderly or disabled family (to be combined with either of the above deductions. BRHP will update this deduction annually for consistency with the CPI for urban wage earners and clerical workers, rounded to the next lowest multiple of \$25.

Payment Standards: When there is a contract rent increase between regular recertifications, BRHP will update the payment standard at the interim recertification only if the payment standard has increased. BRHP does not decrease payment standards for occupied units.

Guaranteed Income Exclusion: BRHP excludes 100% of income received from HABC reviewed and approved guaranteed income programs which is paid to support financial stability and economic equality. This income is temporary and thus excluded.

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect anticipated outcomes in FY 2024.

Metrics

CE #2: Staff Time Savings				
Unit of Measurement	Baseline *	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease)	Asset Income: 935 hours	Asset Income: 0 hours		

	Adjusted Income: 935 hours	Adjusted Income: 1,125 hours		
	FT Student and Adoption Assistance Exclusion: 21 hours	FT Student and Adoption Assistance Exclusion: 0 hours		
<i>*Baseline represents lower number of assisted families as compared to currently assisted families. While benchmarks and outcomes are greater than the baseline, the time savings are still realized.</i>				
CE #5: Increase in Agency Rental Revenue*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total household contributions towards housing assistance (increase)	\$470	\$525		
<i>* Baseline and Benchmark first established in FY 2019. HABC uses average TTP for this metric.</i>				

Planned Significant Changes

No significant changes are planned.

Activity #2014-01: HABC Long–Term Affordable Project-Based Voucher Contract

Plan Year Approved, Implemented, Amended

Approved and implemented FY 2014.

Description/Update

In FY 2014, HABC established the Long-Term Affordable Project Based Program (LTA-PB Program). Under this Program, HABC created long-term affordable project-based units at newly constructed or redeveloped sites where the source of funding for housing assistance is project-based vouchers.

The LTA-PB Units are managed and operated primarily in accordance with the HUD regulations governing public housing units (e.g., 24 CFR Parts 5, 960, 966, and the like) (the “Public Housing Regulations”), even though the LTA-PB Units will be subsidized with project-based voucher funds. The LTA-PB units shall remain affordable for a minimum of 40 years. The LTA-PB Program provides most of the rights, privileges and benefits that are provided under the public housing regulations. LTA Project-Based units are occupied by families on the public housing waiting list.

LTA-PB property owners are required to adopt the criteria for leasing and continued occupancy of the LTA- PB Units (“LTA Criteria”). HABC requires developers/owners of certain redeveloped public housing sites and/or certain project-based voucher sites to comply with the LTA Criteria

HABC will use the flexibility under this activity when entering into LTA-PB contracts related to the PSO Transformation Plan.

Currently, two PBV contracts include LTA units, O’Donnell Heights which includes 23 units and 1234 McElderry which includes 40 LTA units bringing the total PBV LTA units to 63. No new PBV LTA units will be on-line in FY 2024 however, Somerset Phase 4 will include 36 LTA units which will be under AHAP in 2024, but not ready for lease until 2025.

Planned Non-Significant Changes

There are no non-significant changes planned.

Planned Changes to Metrics/Data Collection

There are no changes to metrics for FY 2024.

Metrics

HC #5: Increase in Resident Mobility				
Unit of Measurement	Baseline	Benchmark*	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase)	0 households	63		
*Includes units ready for leasing.				

Planned Significant Changes

No significant changes are planned.

Activity #2019-01: Rent Simplification

Plan Year Approved, Implemented, Amended

Approved FY 2019; planned implementation end of 3rd quarter 2019, Amended FY 2020.

Description/Update

The Rent Simplification activity is implemented in both the Public Housing and Housing Choice Voucher programs and includes the following:

- *Exclusion of all FT Student Earned Income* – Under Rent Simplification, HABC excludes all full-time student earned income for adult full-time students, other than the head of household, co-head and spouse. HABC will continue to apply a dependent deduction to adult full-time students. Additionally, as HABC is excluding 100% of earned income for adult full-time students, HABC will only verify full-time student status; however, HABC will not conduct verification of full-time student earned income.
- *Self-Certification of Asset Value and Income and Exclusion of Asset Income* – HABC established \$50,000 (market/face value) as the threshold for self-certification of asset value and income. When the market/face value of assets is over \$50,000, HABC will apply regulatory verification requirements. Additionally, HABC excludes income from assets where the market/face value of the asset is up to \$50,000. When the market/face value of a family's assets is in excess of \$50,000, HABC will calculate asset income by taking the market/face value of the family's assets and multiplying that value by the established passbook savings.
- *Medical Expense Calculation Method* – HABC calculates medical expenses for eligible participants using past paid, unreimbursed expenses in addition to prospective medical insurance premiums. Over the counter medications will not qualify for a deduction unless accompanied by a prescription and paid receipts. This change will alleviate the need to try to determine anticipated medical procedures and expenses, which cannot be accurately forecasted; however, there is no change to the amount and type of medical expenses which can be deducted.

- *Seasonal Income Calculation Method* – HABC calculates seasonal income using the past four quarters of income as reported by the Enterprise Income Verification’s (EIV) Income Report, tax returns or other applicable third-party methods of verification. Income may also include off-season employment and/or unemployment; and
- *Payment Standards:* HABC’s payment standards policy allows HABC to apply payment standards outside of the regulatory range to support leasing in revitalized areas and opportunity neighborhoods. As such, HABC applies the payment standard in effect on the effective date of the regular recertification regardless of fluctuations in payment standards from year to year. This change greatly reduces the administrative burden and error rates in the application of payment standards when and if there is a decrease in payment standards. HABC will review hardships on a case-by-case basis when and if the application of the current payment standard results in a rent increase of more than 6%.
- *Guaranteed Income Exclusion:* HABC excludes 100% of income received from HABC reviewed and approved guaranteed income programs which is paid to support financial stability and economic equality. This income is temporary and thus excluded.

Planned Non-Significant Changes

The changes below are consistent with HABC’s existing MTW agreement which continues to be in place and in effect. Any provisions of the 1937 Act and its implementing regulations that are amended by HOTMA and already explicitly waived by the MTW Agreement will continue to be waived by the relevant provisions of the MTW Agreement. Accordingly, the changes below do not require additional waivers and are part of provisions which have been already explicitly waived under HABC’s MTW agreement and which have been previously approved by HUD.

Income Calculation: Using its MTW flexibility, HABC will calculate annual income by adding the income the family expects to receive during the 12-month period following the family’s admission or regular reexamination effective date. Accordingly, annual income is calculated by projecting current income forward for a 12-month period.

This method of income calculation will be used for new admissions, regular and interim reexaminations. Exceptions to this policy include but are not limited to families with seasonal income. For these families, retrospective income will be used.

On the third occasion of a family reporting a reduction in income within 3 months of a scheduled reexamination, HABC will use retrospective income to calculate annual income.

If an estimate can be made for those families whose income fluctuates from month to month by income averaging, this estimate will be used so that the housing payment will not change from month to month.

If there are bonuses or overtime, which the employer cannot anticipate for the next twelve months, bonuses and overtime received the previous year will be used.

Assets: As an alternative to the HOTMA asset regulations, HABC will retain its existing MTW policy on asset verification, asset income calculation and asset exclusion. Accordingly, there are no imputed returns for assets valued at \$50,000 or less. Additionally, HABC's MTW asset policies are predicated around market/face value of the asset and not the net cash value of the asset. Such policy provides for greater administrative efficiency. Self-certification of assets valued at \$50,000 or less will be accepted at admission and at all certifications thereafter.

Deductions: As an alternative to the HOMTA deduction regulations, HABC, will use its MTW flexibility to retain its existing deduction policy whereby health and medical expenses may be deducted to the extent that such expenses exceed 3% of gross annual income. Additionally, HABC will retain its existing policy on disability assistance expenses where they may be deducted to the extent that if, in combination with any medical expenses, the applicable disability assistance expenses exceed three percent of gross annual income. Retention of this policy will eliminate the need for hardship related to adoption of the HOMTA provision where the threshold is 10%. Additionally, as the families who have these deductions are typically elderly and disabled families, leaving the threshold at 3% will reduce family financial burdens and reinforce greater economic self-sufficiency.

Hardship: Under the Rent Simplification activity, HABC has a hardship policy whereby, if a family has exceeded the limit on interim rent reductions, the family can request a hardship interim recertification where the loss of income or increase in applicable unreimbursed expenses represents a 20% reduction in adjusted income and where the loss of income or increase in unreimbursed medical or childcare expenses are beyond the family's control. Where a family member no longer attends school or a job training program, they are not required to report the change until the next regular recertification. As such, the family effectively retains the childcare expense deduction until the next regular recertification, which provides for time to find employment.

As HABC has retained the 3% threshold for deduction of medical expenses, as opposed to the HOTMA 10% threshold, HABC will not provide an additional hardship policy. Families who have had increases in medical expenses can request interim rent reductions through HABC's MTW interim recertification policy.

Adoption Assistance Payments: HABC will exclude 100% of the income received for adoption assistance payments. The current threshold for inclusion of adoption assistance payments is \$480. This change will result in improved administrative efficiency and further assist households with economic self-sufficiency.

VASH and EHV Vouchers: HABC has received HUD approval to apply the MTW flexibilities under this Rent Simplification activity to families with VASH and EHV vouchers.

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect anticipated volume in FY 2024.

Metrics

<i>CE #2: Staff Time Savings – Income Exclusions</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total amount of staff time dedicated to the task prior to implementation of the activity (in hours)	<p>Number of Adult FT Students with Earned Income & Households with Assets: 1,563</p> <p>Time per FT Student and Household with Assets – Verification & Calculation: .5 hours</p> <p>Total Time Spent on Activity Prior to Implementation 781.5 hours</p>	<p>Total Time Spent on Activity after implementation 0 hours</p> <p>Number of Adult FT Students with Earned Income & Households with Assets \$50,000 or less: 1,563</p> <p>Time per FT Student and Household with Assets \$50,000 or less – Verification & Calculation: 0 hours</p>		
<i>CE #2: Staff Time Savings – Alternative Verification Hierarchy</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total amount of staff time dedicated to the task prior to implementation	<p>4,568</p> <p>Number of regular and interim recertifications</p>	<p>2,284</p> <p>Number of regular and interim recertifications</p>		

of the activity (in hours)	9,135 PH & HCV Time per recertification to verify family information .5 hours	9,135 PH & HCV Time per recertification to verify family information .25 hours		
<i>*Represents time savings for PH and HCV when using alternate verification hierarchy. 2024 represents first year.</i>				

Planned Significant Changes

No significant changes are planned.

Activity #2019-02: Local Fair Market Rent

Plan Year Approved, Implemented, Amended

Approved FY 2019; implemented FY 2020.

Description/Update

This activity was implemented for both HABC's Leased Housing Program and the Baltimore Housing Mobility Program operated by the BRHP and remains subject to funding availability. BRHP administers the vouchers for the Thompson Remedial and Partial Consent Decree vouchers. MTW flexibility continues to be utilized to support Thompson activities and Attachment C, section B.2 of the MTW Agreement authorizes HABC to partner with non-profit entities such as BRHP to implement some or all MTW activities.

HABC and BRHP establish payment standards based on the 50th percentile FMRs. In combination with BRHP's ongoing housing mobility and HCVP's housing search efforts, continuation of the existing policy will promote expansion of housing choice for voucher holders and minimize any negative impacts to existing voucher holders and property owners. Annually, HABC and BRHP will adjust the Fair Market Rent and associated payment standards based on the most recently published 50th Percentile Rent Estimates.

HUD previously approved this activity as part of the FY 2009 MTW Annual Plan. Subsequently, HUD approved 50th percentile FMRs for the metropolitan Baltimore area at which time HABC removed this activity. With the advent of SAFMRs, the 50th percentile FMR for Baltimore was removed and the activity was re-proposed.

HABC has assessed the impact of the proposed activity and determined that it will have no adverse impact on voucher holders. As noted above, HABC and BRHP have utilized the 50th percentile FMRs to establish payment standards since FY 2009. Therefore, continuation of this policy will not change existing rent policies and will not result in hardships to voucher holders.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect FY 2024 anticipated outcomes.

Metrics

HC #7: Households Assisted by Services that Increase Housing Choice*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase housing choice (increase)	478	4,312		
<i>*Represents all BRHP assisted households only. Leased Housing families are not part of Mobility program services but are able to access the 50% percentile FMR.</i>				
HC #5: Increase in Resident Mobility*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase)	664	4,312		
<i>*Represents all BRHP assisted households only. Leased Housing families are not part of Mobility program services, but are able to access the 50% percentile FMR</i>				

Planned Significant Changes

No significant changes are planned.

Activity #2020-01: Housing Quality Standards (HQS) Modifications & Enhancements

Plan Year Approved, Implemented, Amended

Approved FY 2020 and implemented FY 2021.

Description/Update

HABC uses its MTW authority to modify the provision set forth in PIH Notice 2016-05 Streamlining Administrative Regulations for Programs Administered by Public Housing Agencies as it relates to HQS reinspection fees. It is burdensome and costly for HABC to inspect units multiple times. Additionally, HABC wishes to be mindful that program features do not serve to deter owner participation in its Voucher program. Accordingly, HABC will establish a \$75 fee to owners for reinspection. From time to time, HABC may review and modify the reinspection fee to reflect changes in the cost of re-inspections. Outlined below are the circumstances under which reinspection fees will be charged. This activity applies to the tenant-based and project-based programs.

1. An owner notifies HABC that a deficiency cited in previous re-inspection has been repaired or the allotted time for repairs has elapsed and under either circumstance the previously cited deficiency(ies) has/have not been corrected. Under this circumstance, HABC will require the owner to pay a reinspection fee prior to conducting a second reinspection. An example of this provisions is as follows:
 - A unit fails its regular inspection on March 5: No inspection fee.
 - A reinspection on April 4 reveals that the previously cited deficiencies have not been corrected: No inspection fee; however, HAP is abated.
 - On April 30, the owner notifies HABC that the previously cited deficiencies have been corrected. Prior to HABC conducting a second reinspection, HABC will charge, and the owner must pay, a reinspection fee.
 - Reinspection fees will be charged for each additional reinspection until the unit receives a pass rating.
2. For a unit not currently under HAP contract and where an HQS inspection has been scheduled, HABC will charge the owner for a reinspection if the unit is not ready for

inspection, e.g. plumbing fixtures or appliances are not connected, the unit is under construction, disconnected or illegal utilities, excessive violations or the owner fails to provide access to the unit.

3. For a unit not currently under HAP contract, HABC will provide owners with a self-inspection checklist as part of the Request for Tenancy Approval (RFTA). The checklist will include guidance that upon inspection by HABC, if the unit fails inspection, HABC will schedule a reinspection. There will be no fee for the first reinspection. If the unit fails at the first reinspection, HABC will charge the owner a reinspection fee for the second reinspection if the family wishes to continue the process of leasing that unit. The reinspection fee must be paid in full prior to HABC conducting a second reinspection of the unit.

It is important to note that owners will be charged a fee for repeated RFTA submissions for the same unit if that unit has failed an inspection within the prior 60 days. If there have been no inspections within the last 60 days, the RFTA will be treated as new, and the inspection process will start over as an initial inspection.

The reinspection fee will not apply to:

- Deficiencies caused by the participant family;
- An instance in which an inspector was unable to gain access to a unit currently under HAP contract; or,
- New deficiencies identified during a reinspection. If new deficiencies are uncovered during reinspection, HABC will follow established procedures to address these newly identified deficiencies

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect anticipated outcomes in FY 2024.

Metrics

<i>CE #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline*	Benchmark*	Outcome	Benchmark Achieved?

Total cost of task in dollars (decrease)	<p>\$306,328</p> <p>Total cost first initial inspection fails and second regular reinspection fails:</p> <p>Number of first initial inspection fails + second regular reinspection fails: 6,069</p> <p>Time per inspection: 1.65 Hours</p> <p>6,069 * 1.65 10,014 hours</p> <p>10,014 hours x \$30.59 = \$306.328</p>	<p>Total inspection costs: 2,475 * \$30.59 \$75,710</p> <p>Number of first initial inspection and second annual fails: 1,500</p> <p>Total time: 1,500 * 1.65 hours per inspection = 2,475 hours</p>		
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**Hourly rate is a loaded rate and reflects current pay scales. Baseline was updated to reflect current loaded rate for accuracy of comparison*

CE #2: Staff Time Savings				
Unit of Measurement	Baseline	Benchmark*	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease)	<p>Number of first initial inspection fails + second regular reinspection fails: 6,069</p> <p>Total first inspection time: 6,069 * 1.65 hours per inspection= 10,014 hours</p>	<p>2,475 hours</p> <p>Total first initial + second annual fails inspection time: 1,500 * 1.65 hours</p>		

**HABC anticipates that implementation of a reinspection fee may result in a reduction in the number of re-inspections.*

Planned Significant Changes

No significant changes are planned.

Activity #2020-02: The Healthy Opportunities Program

Plan Year Approved, Implemented, Amended

Approved FY 2020; Implemented: FY 2022.

Description/Update

HABC has partnered with the Baltimore City Health Department and other local organizations to implement the Healthy Opportunities Program (HOP). 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. HABC works with its partners to identify existing HCV families with children in which one or more family members has a medical condition, such as asthma, that is exacerbated by environmental factors.

Participating families are provided mobility counseling, which includes assistance in identifying a healthy environment based on participant needs. Participants may also be provided incentives to move within opportunity areas, such as higher payment standards and security deposit/first month's rent assistance. HOP will assist no more than 150 families at any given time. Support and counseling is provided to families during the housing search and up to 12 months after the effective date of the move. Upon successful completion of the program, HOP families will maintain their HCV, as long as they remain in compliance with program rules and regulations. HABC will evaluate the results of the program and may select new HOP participants upon turnover.

Only participants who complete mobility counseling and move to an opportunity area will be eligible for the higher payment standard and/or security deposit/first month's rent assistance. Standard MTW policies and applicable regulatory requirements will apply to participants of the program. Finally, HABC may identify additional partner agencies as program needs dictate.

HABC, in concert with its program partners, implemented the HOP program in the latter part of FY 2022, including providing mobility counseling and supportive services. As the participant identification process and enrollment process is lengthy, HABC anticipates that enrollment will continue in FY 2024.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

There are no planned changes to metrics

Metrics

<i>HC #5: Increase in Resident Mobility</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase)	0	50		
<i>HC #7: Households Assisted by Services that Increase Housing Choice</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase housing choice (increase)	0	50		

Planned Significant Changes

No significant changes are planned

Activity #2020-04: Modified Rent Reasonableness & Rent Cap Policy *(Formerly Modified Rent Reasonableness Policy)*

Plan Year Approved, Implemented, Amended

Approved FY 2020; implemented FY 2021; amended FY 2021.

Description/Update

HABC utilizes a modified rent reasonableness policy to reflect market conditions and streamline the process for determining reasonable rent. HABC engaged an independent consultant to conduct a housing market analysis which reflected the following:

- Identified submarkets within the City of Baltimore using factors such as poverty and crime rates, school quality, employment opportunities, access to transportation and income statistics. In establishing submarkets, areas of poverty and opportunity were also identified based on the factors above;
- Included collection of data on verified rents for unassisted units, by bedroom size, for each identified submarket; and,
- Established rent ranges based on data collected, which include a low rent, high rent and average rent by bedroom size by the identified submarket.

HABC utilizes the rent ranges, by submarket and by bedroom size, to determine rent reasonableness and adjusts the rent ranges to reflect market conditions in its jurisdiction. Additionally, when market conditions reflect a change of 10% or more from the existing rent ranges, HABC will determine if an updated market analysis is needed.

HABC conducts QC reasonable rent (RR) determinations on a random sample of new units and units with rent increases. HABC conducts these RR determinations using the regulatory reasonable rent methodology; however, HABC will use the SEMAP sample size requirements to dictate the number of RR determinations to be completed using a universe of new units and rent increases to dictate the sample size. If the approved rent on more than 20% of sampled units, because of application of the MTW rent range policy, is not reasonable when compared with the QC RR determination, HABC will conduct QC RR determinations on double the initially established sample size. HABC will monitor outcomes and may modify this policy to ensure rents are reasonable.

Additionally, depending on the applicable rent ranges in opportunity submarkets, HABC may increase the payment standards for opportunity submarkets to an amount no greater than 135% of FMR; however, this ceiling may be adjusted from time to time to reflect market rents in the opportunity areas.

The rent range by sub-market and payment standards up to 135% of FMR applies to units leased in the Tenant-Based and Project-Based programs. HABC may also apply payment standard caps when and if funding restrictions arise.

Under this activity HABC has the discretion to place a cap on contract rent increases for assisted Tenant-Based and Project-Based units. The application of the rent cap will be dependent on market conditions and will be subject to a reasonable rent determination.

Rent Cap Policy (Rent Increases Only)

Under this activity HABC may place a cap on contract rent increases for assisted Tenant-Based and Project-Based units. The established cap will reflect market conditions and is anticipated to be up to 5% in FY 2024. The application of the rent cap will be dependent on market conditions and will be subject to a reasonable rent determination.

Planned Non-Significant Changes

Starting in 2024 and on an annual basis, HABC will apply the statistics from the Consumer Price Index for the Baltimore-Columbia-Towson area for all Urban Consumers to adjust the rent ranges used in HABC's rent reasonable rent range tables. HABC may also opt to update the market analysis to reset the rent ranges.

Planned Changes to Metrics/Data Collection

Metrics

<i>CE #2: Staff Time Savings</i>				
Unit of Measurement	Baseline*	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease)	Total Time: 1,875 Time to determine rent reasonableness: .5 Number of rent	Total Time: 1,725 Time to determine rent reasonableness: .25 Number of rent		

	increase requests, new admissions and moves: 3,749*	increase requests, new admissions and moves: 6,900		
<i>*FY 2018 data was used to establish the baseline</i>				

Planned Significant Changes

No significant changes are planned

Activity #2020-05: The Bailey 10 Total Development Cost Limit Policy

Plan Year Approved, Implemented, Amended

Approved FY 2020 and implemented FY 2020.

Description/Update

The Bailey Consent Decree as amended by the Bailey Supplemental Consent Decree in 2015, requires that HABC produce ten, one-bedroom units (“Bailey 10”) for non-elderly persons with disabilities through the acquisition of units in designated areas of opportunity in Baltimore City that meet certain required neighborhood characteristics. Many of these requirements are consistent with the criteria for the acquisition and rehabilitation of units for the Hollander Ridge Scattered Site Project (“Hollander Ridge”).

HABC submitted its development proposal for the Bailey 10 to HUD by letter dated April 2, 2018, which was approved by HUD in a letter dated April 23, 2018. The development budget submitted to HUD included an average acquisition and rehab cost estimate of \$157,000 per unit. Associated soft costs added another \$23,000 per unit resulting in a total per unit TDC of \$180,043.

Subsequent to HUD approval of the development proposal, HABC discovered that the acquisition and rehabilitation costs would likely exceed the proposed costs set forth in the initial budget and, in some cases, exceed the HUD TDC. HABC requested and received approval in the FY 2022 MTW Plan to make the following changes to this activity.

1. Allow HABC to pay over the appraised amount by up to 10% in order to compete with buyers who are able to meet seller’s contractual term requirements at lower amounts. This waiver would authorize HABC to pay over appraised value without having to seek HUD approval for each transaction.
2. Increase the TDC limit for the Bailey units up to 50% over HUD’s current approved TDC limit of \$247,035.

As of this Plan date, HABC purchases and rehabbed four of the Bailey units. A fifth unit is currently under contract as of June 2023 and may be ready for leasing in 2024. The remaining five Bailey Supplemental Decree units will be created through acquisition and rehabilitation of existing units in various neighborhoods. HABC may acquire two of the five remaining units in 2024.

Planned Non-Significant Changes

There are no non-significant changes planned in FY 2024.

Planned Changes to Metrics/Data Collection

HABC has updated the benchmarks to reflect the total units planned for this activity. Each report will include the total number of units completed toward the activity goal since activity inception.

Metrics

<i>HC #1: Additional Units of Housing Made Available*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of this activity (increase)	0	5		
*Represents units which are available for lease				
<i>HC #5: Increase in Resident Mobility*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase)	0	5		
*Represents units which are available for lease				

Planned Significant Changes

No significant changes are planned.

Activity #2021-01: Emergency Waivers

Plan Year Approved, Implemented, Amended

Approved FY 2021 and implemented FY 2021.

Description/Update

The COVID-19 outbreak threatens the lives of many Americans and the livelihoods of many more. It is an urgent health crisis of unprecedented scale, and one that is disproportionately impacting low-income families. The outbreak of COVID-19 also places additional burdens on housing authorities who are working tirelessly to respond to the needs of their participants while also maintaining compliance with program requirements. While the Coronavirus Aid, Relief and Economic Security (CARES) Act provides the U.S. Department of Housing and Urban Development (HUD) with broad authority to waive or establish alternative requirements for numerous statutory and regulatory requirements for the Public Housing program and Housing Choice Voucher (HCV) programs, the duration of this pandemic remains unknown and the backlog of transactions, inspections and delayed reporting requirements grows. Accordingly, HABC will use its MTW authority to establish an emergency waivers activity which addresses the burdens placed on all stakeholders. HABC may establish the following emergency waivers in response to economic and health related emergencies and natural disasters as declared by the Mayor or his/her designee, including the authority to determine when to place and lift the waivers. HABC may revise, add and/or remove waivers as needed to address emergency related conditions.

- 1. Delayed Reexaminations:** HABC will waive the requirement to conduct a reexamination of family income and composition at least annually. Currently HABC completes reexaminations on a biennial basis for Public Housing (PH) and Housing Choice Voucher (HCV) program households and on a triennial basis for PH households on ceiling rents and PH and HCV elderly/disabled households on fixed incomes. Where reexaminations have been delayed, HABC will complete the reexamination no later than the anniversary month of the following year. The next reexamination will be scheduled on the same anniversary month using the applicable reexam frequency for the family. For example, if a biennial reexam was due on July 2020, HABC would complete the reexam by July 2021. The next scheduled biennial reexam would take place in July 2023. This waiver applies to the PH and HCV programs.

- 2. Verification of Income:** During periods of declared emergencies, HABC will waive the requirements of the verification hierarchy, but continue to use EIV to confirm income at interim and regular recertification.
- 3. Increase in Payment Standard:** HABC will waive the requirement to apply the increased payment standard back to the regular effective date for delayed regular reexaminations. Instead, during periods of declared emergencies, HABC will apply the increased payment standard at the next interim reexamination after the effective date of the increased payment standard. If HABC completes a reexam late, HABC will apply the payment standard in effect on the effective date of the delayed regular reexamination. This waiver applies to the HCV program.
- 4. Delayed Regular HQS Inspections:** HABC will waive the requirement for completion of regular HQS inspections at least biennially. Where a regular HQS inspection has been delayed, HABC will complete the HQS inspection no later than the anniversary month of the following year. The next HQS inspection will be scheduled on the same anniversary month using the applicable inspection frequency for the unit. For example, if an HQS inspection was due on July 2020, HABC would complete the inspection by July 2021. The next scheduled annual HQS inspection would take place in July 2022. HABC will continue to request a self-certification from the owner that no life-threatening conditions exist in the unit. Additionally, HABC will continue to conduct complaint inspections. This waiver applies to the HCV program.
- 5. Interim HQS Inspections:** HABC will waive the requirement to conduct re-inspections to confirm repair; however, HABC will require that the owner self-certify and provide documentation that a life-threatening deficiency has been corrected within 24 hours of notification or HABC will conduct a remote video conference within 24 hours to confirm repair. HABC will accept an owner self-certification that non-life-threatening deficiencies have been corrected within 30 days of HABC notification. This waiver applies to the HCV program.
- 6. HQS QC Inspections:** HABC will waive the requirement to conduct HQS quality control inspections and instead will suspend HQS quality control inspections until the emergency waiver has been lifted. This waiver applies to the HCV program.

7. **Homeownership HQS:** HABC will waive the requirement for the initial HQS inspection for homeownership units; however, an independent professional inspection will still be required. This waiver applies to the HCV Homeownership Program.
8. **Delayed PH Annual Self-Inspection:** HABC will waive the requirement to complete annual self-inspections of PH units. HABC will continue to respond to and address serious conditions that could jeopardize life or property. When the waiver is lifted, HABC will resume self-inspections beginning with the units which were inspected on the oldest date. This waiver applies to the PH program.
9. **FSS Contract of Participation:** HABC will waive the requirement regarding the maximum extension of an FSS Contract of Participation (COP). During periods of declared emergency, HABC may extend a family's COP, using the declared emergency as good cause of the need for extension. For households who were already in the two-year extension period when the emergency was declared, HABC may extend their COP beyond the two-year extension threshold. This waiver applies to the PH and HCV FSS program.

HABC does not anticipate utilization of the Emergency Waivers in FY 2024; however, the activity will remain open in the event conditions arise which dictate the need for these emergency waivers.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

The metric of this activity was updated to reflect the close of the current emergency waivers. In the event a state of emergency is reinstituted, the benchmark will be updated.

Metrics

<i>HC #4 Displacement Prevention</i>				
Unit of Measurement	Baseline*	Benchmark*	Outcome	Benchmark Achieved?
Number of households at or below 80% of AMI that would lose assistance or need to move (decrease)	0	0		

**The benchmark represents the number of assisted households during the period of declared emergencies who are effectively protected from displacement*

Planned Significant Changes

No significant changes are planned.

Activity #2021-03: Growing Assets & Income Program: Thompson Settlement Agreement (Formerly the Economic Stability, Growth and Transition Program for the Thompson Settlement Agreement)

Plan Year Approved, Implemented, Amended

Approved FY 2021 and implemented FY 2023

Description/Update

BRHP has developed a Growing Assets and Income program (GAIN) for the Thompson Settlement Agreement which modifies and builds on the FSS model. The program is structured using a multi-track incentive model. In this model, milestones are categorized into four tracks: education, career, financial health, and homeownership. Each track has specific eligibility criteria and participants are able to choose which track(s) to participate in, depending on eligibility and funding availability.

Participating families commit to a three-to-five-year contract of participation in which achievement of individual family goals are incentivized through one-time payments disbursed contemporaneous with completion of the goal, and/or on-going payments deposited into an escrow or similar account that may be accessed through interim disbursements, or upon the successful completion of the contract. Payments to escrow accounts occur when individual goals are achieved and verified by the program, incentive payment amounts are listed in the table below. Contracts of participation require a recertification or interim recertification to have occurred within the prior 60 days and require an individual training plan to document goals and participant action items. This multi-track approach builds flexibility to meet varying needs of the families served and is intended to both promote financial stability and growth, and to provide a smooth transition to homeownership for families who have attained the means to successfully end their subsidy. Through greater numbers of families successfully exiting the program, new families from the waitlist may be served, in greater numbers.

BRHP has developed program documents and the Action Plan for the GAIN program and has secured private funding from a local foundation to launch the program and support some of the escrow payments. Additionally, BRHP is working with Compass Working Capital, a leader in the FSS space to provide technical support and/or training prior to program launch. The first program participants were enrolled in 2023.

The general parameters for incentive payments are as follows:

Track	Incentive*	Goal
Education	\$300-500	Completion of GED, post-secondary degree, or career certification
	\$300	Completed semester or quarter for completion of full-time post-secondary or career training
Education	\$500	Establishment of college savings plan (529)
	\$300	School continuity credit for children completing all grade levels at a single school (e.g., k-5,6-8,9-12)
Career	\$300	Completion of first month of full-time employment, 4 months of full-time employment, or after an increase in wage income greater than 20%
	\$200	Monthly escrow contribution after month 4 of full-time employment with ongoing full-time employment
Financial Health	\$200	On-time tenant rent payments for a year
	\$50	Attendance at Financial Health workshop
Financial Health	\$500	Achieving credit score milestone
	\$250-1,000	Reaching savings milestones from \$,2500-\$10,000
Homeownership	\$1,000	Completion of accredited homebuyer education course and savings of at least \$2,000
	\$5,000	Closing cost or down payment assistance provided at closing

*Final incentive payment amounts will be dependent on HAP fund availability, outside funding leveraged, and enrollment in program.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

Benchmarks have been updated to reflect anticipated program activity in FY 2024.

Metrics

SS #1: Increase in Household Income				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase)	\$0	\$16,806		
SS #2: Increase in Household Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?

Average amount of savings/escrow of households affected by this policy in dollars (increase)	\$0	\$300		
SS #3: Increase in Positive Outcomes in Employment Status*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Employed	0	26 35%		
Unemployed	0	44 59%		
Enrolled in Education or Job Training Program	0	5 6%		
<i>*As participants are still being enrolled, benchmarks are estimates based on enrollment of 75 participants</i>				
SS #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase)	0	75		
SS #8: Households Transitioned to Self Sufficiency*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase)	0	0		
<i>*Transitioned to self-sufficiency is defined as successful graduation from the program.</i>				

Planned Significant Changes

No significant changes are planned.

Activity #2022-01: Student Housing Initiative

Plan Year Approved, Implemented, Amended

Approved FY 2022 and implemented FY 2023

Description/Update

The Housing Authority of Baltimore City plans to utilize MTW Block Grant funding flexibility to support the Student Housing Initiative (SHI) which is a housing stability program for eligible low-income college students.

Initial eligibility for the SHI includes:

- Graduation from a Baltimore City high school;
- Qualification as an independent student using HUD's independent student criteria;
- Matriculation in a four- or five-year college program located within HABC's jurisdiction;
- Full-time student enrollment; and
- Maintenance of a grade point average of at least 2.5.

HABC will work in partnership with colleges/universities in HABC's jurisdiction to provide 10 time-limited, tenant-based vouchers for eligible SHI participants. Additionally, HABC will execute an MOU with the participating colleges/universities detailing roles and responsibilities for determining initial and continued eligibility and reporting requirements.

The participating Baltimore City colleges/universities will be responsible for identifying and referring eligible participants and for providing verification that the student meets HUD's criteria of an independent student. Participating colleges/universities will also be responsible for providing HABC with regular academic progress reports to ensure participants continue to be in compliance with continued occupancy and SHI program requirements, including maintaining a 2.5 grade point average. HABC will verify and calculate income to determine income eligibility.

The SHI subsidy will operate as follows:

- SHI participants will pay the highest of 10% of gross monthly income, 30% of adjusted monthly income or a \$25 minimum rent and will have recertifications completed on a biennial basis during their participation in the program.

- In the event the gross rent exceeds the applicable 1- or 2-bedroom payment standard, the SHI participant will pay the difference; however, HABC will not approve a unit where the family share is greater than 40% of the family's adjusted monthly income.
- Generally, the voucher will be provided for up to four years for eligible, matriculated, full-time students in an accredited 4-year college program and up to five years for eligible, matriculated, full-time students in an accredited 5-year college program. Students enrolled in 4-year community colleges within HABC's jurisdiction are also eligible under this activity.
- An additional post-graduation year may be provided if the student remains income eligible and has not yet secured permanent full-time employment. HABC will terminate the subsidy during fifth year within sixty (60) days of securing full-time employment. Participants will be required to notify HABC within 30 days of securing full-time employment.
- Where a student becomes part of the SHI program after they have already completed course work at a Baltimore City college/university, HABC will adjust the participation period in the program to reflect the remaining portion of the applicable year cap.
- The family size must be consistent with the occupancy standards for a 1- to 2-bedroom unit without being over-crowded.
- HABC will conduct reasonable rent determinations prior to unit approval.
- HABC will provide utility allowances to students where the cost of utilities is not included in the rent.
- The subsidy will be limited to housing assistance, in the form of rent in privately owned housing and will be paid directly to the housing provider; however, where applicable, the subsidy may cover security deposit assistance up to one month's subsidy.
- HABC will conduct the HQS inspections.
- If the student is at \$0 HAP for 6 months, the subsidy will be terminated, and assistance will no longer be provided.

- Prior to terminating a participant's voucher, HABC will provide the participant with sixty day's written notice and offer the participant an opportunity for an informal hearing where applicable.

Participants must continue to remain enrolled full-time and maintain a 2.5 Grade Point Average (GPA) in order to be eligible for subsidy renewal each year; however, this requirement is waived when an additional post-graduation year is authorized. Additionally, HABC will make available to SHI participants, self-sufficiency related services offered by HABC. Every student will be required to utilize academic support services and counseling services available at the college. If the student does not remain compliant with program terms, the subsidy may be terminated. The individuals issued SHI vouchers and served under this activity will become participants in the Housing Choice Voucher Program; however, their vouchers will have term limits.

HABC and the participating educational institutions will review program outcomes and financial considerations to determine continued program viability and make any necessary changes to the program. Any such changes will be included in future MTW Plans as required under the Form 50900.

Participating colleges/universities will be responsible for providing HABC with regular academic progress reports to ensure participants continue to be in compliance with continued occupancy and SHI program requirements, including maintaining a 2.5 GPA. HABC will determine on an annual basis, the number and percent of SHI participants who maintain program compliance and remain in school. Where early termination rates increase, HABC will work with the college/university to identify potential activity changes which may be needed to increase program success rates. Where significant changes are needed, HABC will re-propose the SHI activity.

HABC anticipates that MOUs with Morgan State University and Coppin State University will be executed in 2023. Selection of eligible recipients will be for the 2024-2025 school year. HABC will no longer accept referrals once the SHI program cap has been met.

Hardship

In the event that a student needs to take an extended leave from his or her academic program, the subsidy will be discontinued; however, the student may reapply, through their college/university, to the SHI as long as the program continues to operate. For leaves which do not exceed two months in duration, and which have been reviewed and approved by HABC and the partner college/university, the subsidy will continue.

Planned Non-Significant Changes

No non-significant changes are planned.

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect anticipated activity volume in FY 2024. In the event of MOU delays, benchmarks will need to be updated.

Metrics

<i>CE #4: Increase in Resources Leveraged</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase)	\$0.00	\$4,000 10 hours per household per year 10 households @ \$40/hour for supportive services		
*				
<i>SS #5: Households Assisted by Services that Increase Self Sufficiency</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self-sufficiency (increase)	0	10 households		
<i>SS #8: Households Transitioned to Self Sufficiency*</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self-sufficiency (increase)	0	0 households		
<i>*Self-sufficiency is defined as graduation from college.</i>				

Planned Significant Changes

No significant changes are planned.

Activity #2022-02: Leasing Incentive Program

Plan Year Approved, Implemented, Amended

Approved FY 2022 and implemented FY 2022

Description/Update

Using its MTW flexibility, HABC has established a Leasing Incentive Program (LIP) to promote utilization of vouchers and provide increased housing options and opportunities for voucher holders. The HCV portion of this activity applies to owners of units in the tenant-based voucher program and does not apply to owner/units in the Project-Based program. Additionally, to further reduce the vacancy rates in underutilized/hard to house Public Housing (PH), the LIP provides incentives to lease PH units in these areas/developments or portions thereof.

HCV Leasing Incentive: HABC provides leasing incentives to 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 on the program. HABC's Opportunity Neighborhoods are those sub-markets which have been identified in an HABC commissioned study and which reflect key indicators of neighborhood opportunity including, poverty rate, school quality index, crime, diversity, transportation access and labor market conditions.

To support and encourage owner participation in the HCV program, the LIP will also provide vacancy and damage payments to owners payable under defined circumstances. HABC has budgeted the spending on this activity at \$1,500,000 (\$1,000,000 for leasing incentives and \$500,000 for damage/vacancy loss) and \$2,900,000 for security deposit assistance. Pending the response to this activity; HABC may revise the program budgets in future years.

HABC will provide the following under the LIP for the HCV program:

- A \$750 one-time incentive for a new unit in an "Opportunity Area". "Opportunity Areas" are those zip codes which have been identified by HABC as Opportunity Areas.
- A \$500 one-time incentive for a new HCV program unit. "New Unit" refers to a unit which has never been leased under the HCV program or was last leased under the HCV program five or more years ago.

- A \$500 one-time incentive to a new owner who leases an HCV unit. “New Owner” refers to an owner who has never previously leased a unit under the HCV program or who had last leased a unit under the HCV program five or more years ago. The new owner must enter into a new HAP contract.
- A \$500 one-time incentive for a new accessible dwelling unit. An accessible dwelling unit is a unit that is located on an accessible route and can be approached, entered, and used by individuals with physical disabilities.
- A \$500 one-time incentive for a newly constructed unit. “Newly constructed” refers to a unit in which construction was completed within the past twenty-four months. Where a new unit to the program is new construction, the owner will receive only the new construction incentive.
- A \$500 one-time incentive for a substantially rehabilitated unit. “Substantially rehabilitated” refers to units that meet the one of the following criteria:
 - The required repairs, replacements, and improvements involve the replacement of two or more major building components, or
 - The costs of the rehabilitation exceed the greater of 15 percent (exclusive of any soft costs) of the property's replacement cost (fair market value) after completion of all required repairs, replacements, and improvements; or \$6,500 per dwelling unit (adjusted by HUD's authorized high-cost percentage); or 20% of the mortgage proceeds applied to rehabilitation expenses.
- The maximum incentive payment for any given unit is \$1,500.
- Incentive payments are payable upon execution of the HAP contract.
- Where a unit had previously been leased by an HCV participant and there is a gap in leasing with the HCV program, HABC will not provide an incentive when and if the unit gets leased by a new HCV participant unless the gap is five or more years.

HCV Security Deposit Assistance: In FY 2023 HABC added a feature to its Leasing Incentive Program to include Security Deposit Assistance for 1) voucher holders who were required to move due to HQS violations 2) existing participant families who move and whose gross annual incomes are lower than 50% of AMI, 3) new admissions whose gross annual incomes are lower than 50% of AMI and 4) existing elderly/disabled families who move. In 2023, upon implementation of the security deposit assistance feature, HABC modified the universe of eligible recipients to reflect the following families:

1. Required to move due to owner HQS violations; and
2. New admissions whose gross annual incomes are lower than 50% of AMI

HABC will provide security deposit assistance, up to the contract rent for eligible HCV families. This assistance opportunity will be provided once during the life of a family's participation in the HCV program. HABC will provide the security deposit directly to the owner; however, upon move out, the security deposit will go back to the family for use in leasing another unit. HABC is using this feature to provide incentives for voucher holders to maintain their units to ensure they can use the returned security deposit to move to another HCV unit, where applicable. HABC anticipates that approximately 2,000 families will benefit from the security deposit assistance and that the average security deposit will be approximately \$1,300 per family. HABC has budgeted accordingly to cover this cost; however, HABC reserves the right to modify the amount of the security deposit assistance for consistency with economic conditions and funding availability.

The table below reflects HABC's anticipated incentive payments and security deposit assistance through 2024.

Incentive Type	Planned Number of Incentive Payments
Opportunity Area Incentive Payment	122
New HCV Program Units	1,336
New HCV Program Owners	187
New Accessible Units	20
New Newly Constructed HCV Units	20
New Substantially Rehabbed Units	20
Security Deposit Assistance	2,000
Total	3,705

Vacancy and Damage Loss Payments: Where vacancy and damage loss payments are concerned, HABC provides payments to owners as outlined below.

- **Vacancy Loss Payments** will be made available to owners whose tenants vacate the unit without notice or HABC authorization, prior to the end of their initial 12-month lease term. To qualify for the vacancy loss payment, the unit owner must re-rent the unit to another HCV family within 60 days from the date that the owner notifies HABC of move-out. Owners will be paid only for the length of time the unit was vacant, with a maximum payment equivalent to the lowest of two months of HAP or \$3,000. In addition, HABC will only reimburse owners to the extent that the lost rent is not covered by the security deposit (after being applied to any damages). Finally, owners must demonstrate a good

faith effort to re-rent the unit to another HCV family during the period of vacancy. Requests for vacancy claims must be submitted within 30 days of re-leasing of the unit.

- **Damage Loss Payments:** HABC will provide damage loss payments equivalent to the lowest of two months of HAP or \$3,000 for owners to cover costs, beyond normal wear and tear, which are not covered by the security deposit, provided that the owner agrees to lease the unit to another HCV client within 60 days from the date that the owner notifies HABC of the damages. HABC will not reimburse for tools needed to repair damages, landlord's personal time to repair damages or other activities related to the claim, items allegedly stolen, or damages not represented in a move-in/out condition report. Requests for damage claims must be submitted within 30 days of the tenant vacating the unit or owner re-taking possession. HABC will inspect the unit to validate the owner's damage claim.

PH Leasing Incentive: HABC provides leasing incentives to applicants who agree to accept hard to lease units. A unit is considered hard to lease when the unit has been vacant for more than 45 days after being placed in a "ready to lease" status and there have been three prior unit refusals for the current vacancy. Where an applicant accepts a unit offer and signs the lease for a hard to lease unit, HABC will offer a rent credit equivalent to the calculated TTP or a gift card to a store/website that offers home goods and/or home improvement products with a value of \$100. Applicants may select which incentive they would like to receive.

Planned Non-Significant Changes

Damage Loss Payments: HABC updated the damage loss portion of this activity to reflect owner ability to claim damage loss beyond the first twelve months of the lease term. Specifically, at the time of move out, regardless of when the move out occurs, HABC will consider damage payments to an eligible owner. Other eligibility factors for damages loss remain the same.

Leasing Incentive: HABC has increased the budget for leasing incentives from \$500,000 to \$1,000,000 and has budgeted accordingly to cover these costs. Additionally, HABC has budgeted \$2.6 million for security deposit assistance.

Public Housing Leasing Incentive: In order to provide a stronger incentive for hard to lease units and to simplify administration of the incentive, HABC is revising the Public Housing Leasing Incentive. HABC will offer a one-time \$500 rent credit to applicants who agree to lease a hard to lease unit. A unit will be considered "hard to lease" when the unit has been vacant for 30 days after being placed in a "ready to lease" status and there have been at least two prior unit refusals for the current vacancy. Applicants who accept "hard to lease" units and who receive the leasing incentive will be required to remain in the unit for at least one year, with exceptions being

granted for reasonable accommodations, unit conditions and/or personal safety. HABC is replacing the TTP rent credit and gift card incentives with the \$500 rent credit incentive and has budgeted accordingly for this expense.

Planned Changes to Metrics/Data Collection

Metrics have been updated to reflect anticipated outcomes in FY 2024.

Metrics

HC #1: Additional Units of Housing Made Available *				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of this activity (increase)	0 units	HCV: 1,705 units PH: 50 units		
<i>*Metric is calculated using the planned total incentive payments of \$1,000,000 at an average of \$587 per incentive. Does not include security deposit assistance.</i>				
HC #3: Decrease in Wait List Time				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average applicant time on wait list in months (decrease)	HCV: 8 years PH: 7 years	HCV: 7 years PH: 7.5 years		
HC #5: Increase in Resident Mobility*				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase)	0 households	182 households		
<i>*Metric reflects incentives for households who leased new units in opportunity areas and/or units of new construction or substantial rehab and new accessible units where owners received a leasing incentive. This metric applies only to HCV</i>				

Planned Significant Changes

No significant changes are planned.

B. Not Yet Implemented Activities

There are no approved activities, which have not been implemented.

C. MTW Activities on Hold

There are no approved activities on hold.

D. Closed-Out MTW Activities

The following table summarizes previously approved MTW activities that HABC has completed, discontinued, or determined do not require MTW authority to implement. HABC will report on any additional activities, which have been closed out in the FY 2021 MTW Report.

Table 10: Closed-Out MTW Activities

Activity	Plan Year Approved and Implemented	Close Out Year	Reason for Close Out
Risk-Based Inspections (Activity #2006-05)	Approved: FY 2006 Implemented: FY 2014	FY 2019	HABC implemented 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 that have consistently met annual inspection standards, will be inspected every two years. Units which do not have such a track record are inspected annually. HABC closed out this activity due to the 2014 Appropriations Act that allows HABC to transition to a biennial inspection schedule without MTW authority.
Project-Based for Transitional Housing (Activity #2007-02)	FY 2007/2008	FY 2014	HABC provided PB vouchers to the Collington House facility that is a transitional housing program. In 2014, the Collington House facility lost its eligibility to retain project-based vouchers and this program was closed out.
Section 811 Supportive Housing (Activity 2009-02)	Never Implemented	2019	HABC proposed combining MTW funds with 811 funds to create units for non-elderly persons with disabilities pursuant to the Bailey Consent Decree. HABC intended to make these funds available through a competitive process under which developers would be required to demonstrate through specified documentation that the project had a gap that could not otherwise be addressed. HABC was not able to implement this activity due to a lack of interest from developers. As such, there are no final outcomes. Gauging developer interest and including developers in the planning stages of such an activity may have yielded better outcomes.
Payment Standards at the 50 th Percentile (Activity #2009-03)	FY 2009	FY 2011	HUD had adjusted the area Fair Market Rent (FMR) to the 50 th percentile for HABC; therefore, MTW authority was no longer required and this activity was closed out in FY 2011. Please note that this activity was re-proposed in the FY 2019 Plan as the 50 th percentile FMR was being phased out. At the time the activity was closed, use of the 50 th percentile FMR was provided by HUD, and MTW authority was not needed.

Activity	Plan Year Approved and Implemented	Close Out Year	Reason for Close Out
HAP Contract Modifications (Activity #2009-05)	Approved: FY 2009 Implemented: FY 2010	FY 2019	Using MTW authority, HABC will allow for floating units instead of identifying specific units in the HAP contract in the Project-Based Voucher program. This previously HUD approved activity was closed out and combined with other previously HUD approved Project- Based Program activities. The combined activity is now called the Enhanced Project-Based Voucher Program (Activity #2006-02).
Utility Allowance for Families Living in Larger Units than Voucher Size (Activity #2010-04)	Approved: FY 2010 Implemented: FY 2012	FY 2014	Under the 2014 Appropriations Act, the rule on utility allowances changed to require that PHAs match the utility allowance payment to the actual unit size and not the voucher size. This MTW activity, approved in FY 2010, was incorporated into the Unit Size activity and implemented in FY 2012. Based upon the 2014 Appropriations Act language, HABC no longer needs to designate this activity as MTW.
Gilmor Self Sufficiency Initiative (Activity #2010-05)	FY 2010	FY 2017	This activity simplified the rent policy for staff and residents, and encouraged employment, job retention and wage progression. A shortage of funds to provide employment counseling forced the closure of this program in FY 2015, and the activity was closed out in FY 2017 when HABC became the recipient of a \$2.5 million Jobs Plus grant that provides employment counseling to public housing residents that otherwise could not be provided under MTW.
Rent Increase Determinations (Activity #2011-01)	FY 2011	FY 2016	This activity increased cost effectiveness in Federal expenditures by keeping program spending within budgetary limits. Suspending rent increase adjustments helped keep HCV Program spending within budgetary limits. Exceeding available funding had the potential to force HABC to withdraw assistance from a number of families causing a hardship for those families and property owners. This MTW activity was intended to keep spending within budgetary limits. It was closed out in FY 2016 since HABC was able to maintain budgetary limits without imposing suspension of rent increases to owners.
Asset Self-Certification (Activity #2011-02)	FY 2011	FY 2019	To streamline operations, HABC allowed residents to self-certify income from assets with total asset values per household of less than \$5,000. The Asset Self- Certification activity was approved by HUD in FY 2011. HABC closed out this activity and re-proposed it in FY 2019 as part of the Rent Simplification activity. This action allows HABC to report on all Rent Simplification activity features under one activity.

Activity	Plan Year Approved and Implemented	Close Out Year	Reason for Close Out
Direct Homeownership Program (Activity 2012-02)	2012	2019	The direct purchase second mortgage program was intended for applicants with incomes of no less than \$18,000 per year. Participants in this initiative would not receive a Section 8 homeownership voucher. A soft second mortgage of HOME VI funds would also be available. The direct purchase second mortgage program was targeted to applicants with incomes of no less than \$18,000 per year. Participants in this initiative would not receive a Section 8 homeownership voucher. A soft second mortgage of HOME VI funds was to be made available through this program. The activity was closed out due to lack of participation.
Rent Policy (Activity #2012-03)	FY 2012	FY 2015	HABC received HUD approval in FY 2012 to implement an Agency-wide rent policy adopted for Gilmore Homes; however, due to lack of funding and the on-going revisions of the Gilmore Homes rent policies, this activity was placed on hold in FY 2014. This activity was identical to the Gilmore Homes Demonstration Program and was implemented at the remaining HABC sites. A shortage of funds to provide employment counseling forced the closure of this program in FY 2015.
Adjusted Income for Thompson Participants (Activity #2012-04)	FY 2012	FY 2019	Pursuant to HABC's MTW authority, for participants in the Baltimore Housing Mobility Program, gross annual income was reduced using standard deductions. This activity was approved and implemented in FY 2012. There is a standard deduction for working families, disabled families and non-disabled families without wages. The deductions replace all other regulatory deductions. The deductions are: <ul style="list-style-type: none"> • \$3,200 for households with wages • \$1,200 for households without wages • \$400 for any elderly or disabled family (to be combined with either of the above deductions) This activity was closed out in FY 2019 and combined with other previously HUD approved rent simplification activities for the Thompson units. The combined activity is now called Rent Simplification – Thompson (Activity #2012-01).
Adoption of New Investment Policies for HABC (Activity #2013-01)	Approved: FY 2013 Not Implemented	FY 2015	In FY 2013, HABC proposed adopting new investment policies, thereby increasing investment revenue and decreasing the federal expenditures necessary to carry out the federal program. For example, if the investment revenue is increased by \$100,000 due to a more favorable investment rate of return, this increased revenue can be used to offset the OPEB liability. HABC decided not to implement this activity due to the terms of a General

Activity	Plan Year Approved and Implemented	Close Out Year	Reason for Close Out
			Depository Agreement with the State. This activity was never implemented.
Journey Home (Activity #2013-02)	FY 2013	FY 2017	Under this activity, HABC exercised its MTW fund flexibility in order to use MTW Block Grant Funds as housing subsidy for participants in the Journey Home Program. The Journey Home Program was closed in FY 2016 and the activity was closed out in FY 2017.
Exclude Income from Full-Time Students and Adopted Household Members (Activity #2014-02)	FY 2014	FY 2019	Using MTW authority, HABC modified the definition of annual income by excluding FT student earned income and adoption assistance income for families living in Thompson units. These exclusions were part of an effort to support economic self-sufficiency as well as to streamline program administration. As 100% of the income from these two sources is excluded, third party verification of income is not required. This activity was approved and implemented in FY 2014. This activity was closed out in FY 2019 and combined with other previously HUD approved rent simplification activities for the Thompson units. The combined activity is now called Rent Simplification – Thompson (Activity #2012- 01).
Encouraging Leasing in Higher Opportunity Neighborhoods (Activity #2015-01)	Approved: FY 2015 Not Implemented	FY 2016	Using its MTW authority, the Baltimore Regional Mobility Program required families to select units that are consistent with and not larger than the dwelling unit size listed on their voucher. This policy applied to new admissions as well as to participating households who requested program moves. HABC, on a case-by-case basis, made exceptions to this policy as a reasonable accommodation. This MTW activity was planned for implementation in FY 2015. However, upon further consideration, BRHP decided not to implement this activity and it was closed out in FY 2016.
Energy Conservation Utility Allowance (Activity #2015-02)	FY 2015	FY 2016	HABC provides a Utility Allowance to households responsible for payment of utilities for water, electricity, gas, other heating, cooking fuels and sewage services. In an effort to reinforce energy conservation activities and reduce the cost of water/sewage utility allowances, HABC will encourage the completion of a water audit and use of low-flow toilets by HCV tenants and landlords/owners. This MTW activity was placed on hold due to comments from the public and closed out in FY 2016.

Activity	Plan Year Approved and Implemented	Close Out Year	Reason for Close Out
The Front Door Program (Activity #2015-03)	FY 2015	FY 2017	HABC partnered with The Mayor's Office of Human Services/Homeless Services Program, Sarah's Hope (a shelter for the homeless) and St. Vincent De Paul to provide MTW Block Grant funds to the Front Door Program to rapidly house 36 homeless families for up to one year using two distinct strategies. The contract ended December 31, 2014, six months into HABC's FY 2015, and was not renewed, which resulted in closure of the activity.
Project Based Voucher Amendments to the HAP Contract (Leased Housing) (Activity #2015-04)	FY 2015	FY 2019	Using its MTW authority, HABC waived the three-year contract amendment restriction, which will allow HABC to amend the HAP contract at any time during the initial term of the HAP contract and during any renewal term of the HAP contract. Under this activity, HABC may exercise this option for all PBV units, including, but not limited to the Bailey LTA and PBV units and the non- Bailey LTA PB units. This activity was previously on hold and was approved in FY 2015. HABC closed out this activity and combined it with other previously HUD approved Project Based program activities. The combined activity is now called the Enhanced Project-Based Voucher Program (Activity #2006-02).
Security Deposit Assistance (Activity #2017-02)	FY 2017	FY 2019	Under this activity, BRHP will use HAP funds for payment to landlords to cover a security deposit for Baltimore Housing Mobility Program participants leasing in a census tract designated "opportunity" by BRHP. Subject to funding availability, BRHP will offer each participant this Security Deposit Assistance on a one-time basis, and only if that participant has repaid the entire balance of any previously grant-funded Security Deposit Assistance Loan and is otherwise in good standing with BRHP. The Security Deposit Assistance will not exceed the equivalent of one-month's rent and BRHP will require a participant contribution towards the security deposit of between \$200 and \$500 dollars, which will be adjusted seasonally to encourage leasing in summer months. This activity was approved and implemented in FY 2017. HABC closed out this activity and combined it with other previously HUD approved Mobility Program Enhancement activities. HABC also modified this activity in FY 2019 under the previously approved Mobility Enhancement activity.
Sponsor-Based Project-Based Transitional Housing (Activity # #2017-01)	FY 2017	FY 2021	HABC partnered with the Women's Housing Coalition to provide permanent housing for up to 25 homeless, hard-to-house families. A HAP Contract has been signed for up to 15 years with the option to renew; all families are housed and receiving supportive services allowing this activity to be closed out.

Activity	Plan Year Approved and Implemented	Close Out Year	Reason for Close Out
Landlord Payment Methods and Electronic Communication (Activity #2018-01)	FY 2018	FY 2020	HABC has moved to 100% online communication; this activity was originally developed to encourage enrollment in online communications or be charged a fee for paper communications. Almost 100% of owners are enrolled in direct deposit and receiving electronic communications; therefore, this activity is not cost effective and can be closed out.

V. Planned Application of MTW Funds

This section of the Annual Plan describes HABC's estimated sources and uses of MTW Block Grant funds. This financial plan is compiled based on current information and is subject to revision as conditions and/or assumptions change. HABC has included, as Appendix A, the Estimated Sources and Uses of Non-MTW Funds for FY 2024.

A. Estimated Sources and Uses of MTW Funds in FY 2024

i. Estimated Sources of MTW Funds

Table 11: Estimated Sources of MTW Funding for FY 2024

FDS Line Item Number	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$19,009,004
70600	HUD PHA Operating Grants	\$433,993,111
70610	Capital Grants	\$19,569,526
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	-
71100+72000	Interest Income	\$863,675
71600	Gain or Loss on Sale of Capital Assets	-
71200+71300+71310+71400+71500	Other Income	\$981,671
70000	Total Revenue	\$474,416,987

Notes to Sources:

- Tenant Revenue is planned at a 97% occupancy rate. Total Tenant Revenue also includes estimated income billable from various tenant transactions such as warrant, court and maintenance costs anticipated during CY 2024.
- HABC's Total Operating Grants of \$433,993,111 from HUD include the following funding estimates:
 - HCV Housing Assistance Payments (HAP) subsidies in the amount of \$276,194,009 and \$60 million in MTW/HAP funds;
 - Ongoing Administrative Fee Earned in the amount of \$21,037,651; and
 - Public Housing Subsidies of \$76,761,451, which is budgeted based on an estimated 93% funding proration for the calendar year ending December 31, 2024.

- Capital Grants funding of \$19,569,526 is based on planned capital improvement and construction activities as described in the Capital Improvement Plan.
- HABC does not report Fee Revenue as HABC has adopted a Local Asset Management Plan since FY 2010.
- Other Income is related to vending machines, excess utilities, and tenant charges from the Public Housing Program. It also includes Fraud Recovery for the recovery of funds from the Section 8 HCV program and reimbursements from Baltimore Affordable Housing Development.

ii. **Estimated Application of MTW Funds**

Table 12: Estimated Application of MTW Funding for FY 2024

FDS Line Item Number	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating – Administrative	49,737,985
91300+91310+92000	Management Fee Expense	12,600
91810	Allocated Overhead	(455,913)
92500 (92100+92200+92300+92400)	Total Tenant Services	3,000,205
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	21,040,474
93500+93700	Labor	-
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	30,346,288
95000 (95100+95200+95300+95500)	Total Protective Services	3,825,867
96100 (96110+96120+96130+96140)	Total Insurance Premiums	2,383,013
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	13,326,597
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	1,687,560
97100+97200	Total Extraordinary Maintenance	
97300+97350	Housing Assistance Payments + HAP Portability-In	273,794,009
97400	Depreciation Expense	17,976,119
97500+97600+97700+97800	All Other Expenses	-
90000	Total Expenses	416,674,804

HABC's projected total Uses of MTW funds are as follows:

Total Expenses	416,674,804
Less: Depreciation Expense	-17,976,119
Capital Hard Cost	75,718,303
MTW Uses of Funds	474,416,988

Uses of funds equal sources of funds.

Notes to Uses:

- Administrative expenses include salaries and benefits for administrative staff, salaries and benefits for Housing Management staff at the Asset Management Project (AMP) levels as well as program staff for the HCV Program. In addition, this category includes operating expenses such as office rent, telephone, computer materials and contracts, postage and supplies for all programs.
- Management Fees expense includes fees for HABC's Privately Managed Sites by outside management firms.
- Allocated Overhead is calculated based on HUD's approved Local Asset Management Program since FY 2010. The proposed updated cost allocation calculations for CY 2024 are included in Appendix A.
- Tenant Services includes salaries, benefits, materials and supplies used to support tenant councils and the Resident Advisory Board, and to provide direct services to residents of public housing.
- Utilities include expenses for water, electricity, gas, steam and fuel consumed by HABC's AMPs. HABC continues to exercise prudent procurement actions to achieve favorable utility rates. Utility consumptions are adjusted based on addition or demolition activities planned for the fiscal year.
- Ordinary Maintenance includes salaries and benefits of maintenance workers assigned to public housing units. It also includes maintenance materials and maintenance contracts used for ordinary maintenance operations. This category also includes outside contract

costs to privatized firms, which manage some of HABC’s public housing and affordable housing units.

- Protective Services includes outside security contracts for the developments.
- Insurance Premiums are budgeted for properties, general liability, worker’s compensation, automobiles, commercial crime, EDP data and media, boiler and machinery for the MTW activities.
- Other General Expenses include compensated absences, collection losses for uncollected rent, Payment in Lieu of Taxes (PILOT), interest associated with EPC and use of MTW/HAP funds.
- HAPs include rent subsidies paid to landlords and utility assistance paid to tenants under the Section 8 HCV program.

Depreciation Expense is estimated for the costs of tangible fixed assets allocated over their useful lives. Depreciation expense is based on HABC’s fixed asset records and depreciation methods.

Description of Any Variance between Estimated Total Revenue and Estimated Total Expenses

There is no variance between the Sources of funds and Uses of funds.

iii. Description of Planned Application of MTW Funding Flexibility

HABC plans to use up to \$60 million of unutilized prior year’s HCV HAP reserves to fund:

- Up to \$22 million for construction and acquisition costs in support of HABCs strategic plan goals
- Up to \$15 million in support of maintenance activities in existing units
- Up to \$10 million for renovation and rehabilitation of existing vacant units
- Up to \$5 million for modernization activities
- Up to \$5 million for modernization upgrades for internet connectivity at the AMPs
- Up to \$3 million for vehicle replacement

B. Planned Application of PHA Unspent Operating Fund and HCV Funding

Table 13: Planned Unspent Operating Fund and HCV Funding

Original Funding Source	Beginning of FY 2023 – Unspent Balances, Including HUD-Held Reserves	Planned Application of PHA Unspent Funds During FY2024, Including HUD-Held Reserves
HCV HAP*	\$155,067,394	\$60,000,000
HCV Admin Fee	\$ 29,990,688	
PH Operating Subsidy	\$ 63,540,970	
TOTAL:	\$ 248,599,052	

* Unspent HAP funding should not include amounts recognized as Special Purpose Vouchers reserves.

** HUD's approval of the MTW Plan does not extend to a PHA's planned usage of unspent funds amount entered as an agency's operating reserve. Such recording is to ensure agencies are actively monitoring unspent funding levels and usage(s) to ensure successful outcomes as per the short- and long-term goals detailed in the Plan.

Table 14: Description of Planned Expenditures of Unspent Operating Fund and HCV Funding

Item No	Planned Use	Estimated Amount	Funding Source the Planned Use is Attributable to	Projected Timeline or Timeline Update
1.	Development Activities	\$22,000,000	HAP Reserves	1/1/24 – 12/31/24
2.	Maintenance Activities	\$15,000,000	HAP Reserves	1/1/24 – 12/31/24
3.	Vacancy Renovations	\$10,000,000	HAP Reserves	1/1/24 – 12/31/24
4.	Modernization Activities	\$5,000,000	HAP Reserves	1/1/24 – 12/31/24
5.	Internet Connectivity	\$5,000,000	HAP Reserves	1/1/24 – 12/31/24
6.	Vehicle Replacements	\$3,000,000	HAP Reserves	1/1/24 – 12/31/24

C. Local Asset Management Plan (LAMP)

i. Is the MTW PHA allocating costs within statute?

No

ii. Is the MTW PHA implementing a local asset management plan (LAMP)?

Yes

iii. Has the MTW PHA provided a LAMP in the appendix?

Yes

iv. If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan year.

HUD has approved HABC's LAMP as part of the Annual Plan process since FY 2010. The proposed updated LAMP cost allocation calculations for FY 2024 are included in Appendix X.

The indirect cost rate for 2024 will be approximately 15.11% for MTW programs and 14.64% for Non-MTW programs.

D. Rental Assistance Demonstration (RAD) Participation

i. Description of RAD Participation

Table 15 includes RAD conversions which have closed or are projected to close by the end of FY 2023. Table 16 includes RAD conversions which are slated for conversion in FY 2024 and beyond. Actual timetables for conversion and/or HABC's decision to proceed with conversion may vary from the information included below, depending on various factors including project feasibility determinations, project financing, timetables for HUD and other approvals and other factors. The timetable for RAD conversions extends beyond FY 2024 and continues to be refined in consultation with HUD and HABC's resident leadership. The listed projects may be modified in the future and are subject to approval by HUD and the HABC Board of Commissioners. HABC may apply for additional RAD conversions beyond those shown in Tables 15 and 16.

Table 15: RAD Conversions Closed or Projected to Close by the End of FY 2023

Property Name	No. of Units Converted	RAD Conversion Type	Dated Closed	Major Milestone/Status	RAD Significant Amendment Submission Date*	RAD Significant Amendment Approval Date
Allendale	164	PBRA	15-Nov	HUD approved certification of completion	5/12/2015	10/27/2015
Arbor Oaks	206	Blend of RAD PBV and PBV LIHTC	TBD by 12-31-2023	RAD Financing Plan Submitted to HUD	12/31/2022	6/29/18
BE Mason	223	PBRA	15-Nov	HUD approved certification of completion	5/12/2015	10/27/2015
Bel Park Tower	253	PBRA	15-Nov	HUD approved certification of completion	5/12/2015	10/27/2015
Brentwood	150	PBRA	15-Dec	HUD approved certification of completion	5/12/2015	10/27/2015
Broadway Overlook	84	PBRA	17-Aug	HUD approved certification of completion	10/26/2016	1/26/2017

Property Name	No. of Units Converted	RAD Conversion Type	Dated Closed	Major Milestone/Status	RAD Significant Amendment Submission Date*	RAD Significant Amendment Approval Date
Chase House	189	PBRA	16-Dec	HUD approved certification of completion	5/12/2015	10/27/2015
Ellerslie	117	PBRA	17-Feb	HUD approved certification of completion	10/26/2016	1/26/2017
Govans Manor	191	PBRA	16-Nov	HUD approved certification of completion	10/26/2016	1/26/2017
Hillside Park	30	PBRA	17-Dec	Under review by HUD for certification of completion	12/1/2017	6/29/2018
Hollins House	130	PBRA	15-Nov	HUD approved certification of completion	5/12/2015	10/27/2015
Hollander Ridge	94	PBV	21-Dec	Construction completed March 2021	7/1/2020	9/21/2020
Lakeview Tower	302	PBRA	15-Nov	HUD approved certification of completion	5/12/2015	10/27/2015
McCulloh Extension	347*	PBRA	16-Nov	HUD approved certification of completion	5/12/2015	10/27/2015
Perkins I	20	PBV	22-Jun	HUD approved certification of completion	9/17/2020	9/21/2020
Primrose Place	125	PBRA	16-Feb	HUD approved certification of completion	5/12/2015	10/27/2015
Pleasant View Gardens Senior	110	PBRA	16-Jul	HUD approved certification of completion	5/12/2015	10/27/2015
Pleasant View Gardens Townhomes	201	PBRA	16-Sep	HUD approved certification of completion	5/12/2015	10/27/2015
Senior Townes at the Terraces	47	PBRA	17-Nov	HUD approved certification of completion	10/26/2016	1/26/2017
Townes of Terrace	202	RAD PBV & PBV Blend	TBD by 12/31/2023	RAD Financing Plan Submitted to HUD	12/1/2017	6/29/2018
The Rosemont Low Rise Townhomes	106	PBRA	22-Dec	HUD approved certification of completion	12/01/2017	12/27/2017

Property Name	No. of Units Converted	RAD Conversion Type	Dated Closed	Major Milestone/Status	RAD Significant Amendment Submission Date*	RAD Significant Amendment Approval Date
Wyman House	168	PBRA	15-Dec	HUD approved certification of completion	5/12/2015	10/27/2015
Heritage Crossing	75	PBRA	18-Nov	Construction completed September 2019; HUD approved certification of completion	12/1/2017	6/29/2018
J. Van Story Branch Apts	350**	PBRA	18-Nov	Construction completed December 2020; HUD approved certification of completion	12/1/2017	6/29/2018
Monument East	170	PBRA	18-Oct	Construction completed February 2020; HUD approved certification of completion	12/1/2017	6/29/2018
Rosemont Tower	203	PBRA	19-Sep	Construction completed July 2021; HUD approved certification of completion	12/1/2017	6/29/2018
Scattered Sites (Thompson 58/Broadway Homes)	58	PBRA	19-May	Construction completed October 2020; HUD approved certification of completion	4/12/2017	12/27/2017
Somerset Ph 2	67	PBV	21-Jun	Projected Completion August 2023	7/1/2020	9/21/2020
Somerset Ph 3	15	PBV	21-Nov	Projected Completion August 2023	7/1/2020	9/1/2020
Somerset Extension	57	PBRA	20-Dec	Construction completed in 2022	12/1/2017	6/29/2018

Property Name	No. of Units Converted	RAD Conversion Type	Dated Closed	Major Milestone/Status	RAD Significant Amendment Submission Date*	RAD Significant Amendment Approval Date
TOTAL	4,454					

** 2 dwelling units were lost due to conversion to laundry facilities; ** 7 dwelling units lost due to addition of an elevator and laundry facilities*

The table below identifies projects that are anticipated to be converted under RAD in FY 2024 and future years. Future RAD Significant Amendments will be prepared and submitted per HUD required timelines. Please note that subject to financing and final HUD approval, the RAD conversion type may change.

Table 16: RAD Conversions Projected to Close in FY 2024 and Future Years

Property Name	RAD Units	RAD Conversion Type	CHAP Received (Yes/No)	Major Milestones
Albemarle Square	130	RAD PBV or Blend of RAD PBV and PBV	No	RAD conversion likely to take place after 2024
Albemarle Apartments	4	RAD PBV	No	RAD conversion likely to take place after 2024
Carey House	23	RAD PBV or Blend of RAD PBV and PBV	Yes	RAD conversion may take place in 2024.
Dukeland	30	RAD PBV or Blend of RAD PBV and PBV	Yes	RAD conversion likely to take place after 2024
Laurens House	36	RAD PBV or Blend of RAD PBV and PBV	Yes	RAD conversion may take place in 2024.
McCulloh Homes	556	RAD PBV or Blend of RAD PBV and PBV	Yes	RAD conversion likely to take place after 2024
O'Donnell Heights	230	RAD PBV or Blend of RAD PBV and PBV	No	RAD conversion likely to take place after 2024
Poe Homes	288	RAD PBV or Blend of RAD PBV and PBV	Yes	Developer selected & MDA executed; Choice Neighborhood Transformation Plan submitted to HUD on 9/3/20; HUD approved the Poe

Property Name	RAD Units	RAD Conversion Type	CHAP Received (Yes/No)	Major Milestones
				Transformation Plan on January 5, 2021. HABC submitted demo/dispo application in 2023 and may submit CNI Implementation Grant application in 2024.
Renaissance at Reservoir Hill	40	RAD PBV or Blend of RAD PBV and PBV	No	RAD conversion likely to take place after 2024
Sharp Leadenhall	23	RAD PBV or Blend of RAD PBV and PBV	No	RAD conversion likely to take place after 2024.
Thompson 22	22	RAD PBV or Blend of RAD PBV and PBV	No	RAD conversion likely to take place after 2024
TOTAL	1,382			

- i. *Has the MTW PHA submitted a RAD Significant Amendment? A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval.*

No

- ii. *If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment.*

Not applicable

VI. Administrative

A. Board Resolution and Certification of Compliance

A Resolution approving the FY 2024 MTW Annual Plan Amendment and the MTW Plan Certifications of Compliance will be attached (Appendix D and Appendix E). HABC will also attach a Certification of Consistency with the Consolidated Plan (Appendix F).

B. Documentation of Public Process

HABC provided public notice of the FY 2024 MTW Annual Plan and posted the Plan on its website. A 30-day public comment period to allow for resident and general public review was provided from August 28, 2023 through September 27, 2023. A public hearing is scheduled for September 26, 2023 at Pleasant View Gardens at 5 PM. Copies of Advertisements, written comments, public hearing comments and HABC responses will be attached to the final MTW Plan for submission to HUD, (Appendices F, G and H)

C. Planned & Ongoing Evaluations

HABC will continue to monitor and evaluate MTW activities during FY 2024. At this point, HABC does not intend to use external evaluators for new or ongoing MTW initiatives. Internal reports will be generated on a periodic basis to assess performance against proposed targets. Quarterly internal reviews are conducted with program staff and management to review and evaluate results and, if necessary, to modify proposed strategies to improve results. Annual evaluation results will be reported as appropriate by HABC in the MTW Annual Report.

D. Lobbying Disclosures

HABC does not have any lobbying activities to disclose. HABC will include the Lobbying Activities (SF- LLL) and Certification of Payments (HUD-50071) forms. See Appendix J and Appendix K.

Appendix A: Estimated Sources and Uses: Non-MTW Funds

This section of the Annual Plan provides information on HABC's planned sources and uses of non-MTW HUD funds. This financial plan is compiled based on current data as of July 2023. It is subject to revision as conditions and/or assumptions change. This section includes a summary of HABC's planned non-MTW activities, i.e. activities that do not specifically require use of MTW Agreement authority in order to be implemented.

Planned Sources and Uses of Other HUD Funds

This category of Non-MTW Sources and Uses include the following programs:

- Other HCV Programs include the HCV Veterans Affairs Supportive Housing, Moderate Rehabilitation, Family Unification and Non-elderly disabled programs.
- State and Local Programs
- HABC's forced account (HABCo)
- Planning and Development programs
- Partnership Rental Housing Programs (PRHP) market rate units
- Resident Service Grants

Estimated Sources of Non- MTW Funding for FY 2024

SOURCES	
FDS Line Item Name	Dollar Amount
Tenant Revenue	\$1,725,810
HUD PHA Operating Grants	\$14,893,425
Capital Grants	-
Total Fee Revenue	-
Interest Income	-
Gain or Loss on Sale of Capital Assets	-
Other Income	\$14,887,214
Total Revenue	31,506,449

Notes to Sources:

1. Total Tenant Revenue is for PRHP market rate units managed by HABC's privatized firms

2. HUD Operating Grants include the following:
 - Housing Assistance Payments (HAP) subsidies planned for Other HCV programs in the amount of \$14,740,755
 - Ongoing Administrative Fees Earned estimated in the amount of \$152,670
3. Other Income includes the following:
 - CNI grant \$5,728,028
 - City of Baltimore reimbursement of pass-through activities \$4,025,000
 - HABCo's construction and maintenance activities \$1,628,571
 - Planning & Development activities \$1,373,785
 - Resident Services grant activities \$2,074,367
 - Market rate activities \$57,463

Estimated Uses of Non- MTW Funding for FY 2024

USES	
FDS Line Item Name	Dollar Amount
Total Operating – <i>Administrative</i>	\$3,323,893
Management Fee Expense	\$111,888
Allocated Overhead	\$455,913
Total Tenant Services	\$2,225,509
Total Utilities	\$300,372
Labor	-
Total Ordinary Maintenance	\$5,027,729
Total Protective Services	\$39,924
Total Insurance Premiums	\$621,138
Total Other General Expenses	\$226,830
Total Interest Expense and Amortization Cost	-
Total Extraordinary Maintenance	-
Housing Assistance Payments	\$14,740,755
Depreciation Expense	\$187,009
All Other Expenses	-

USES	
FDS Line Item Name	Dollar Amount
Total Expenses	\$27,260,960

Total Expenses	27,260,960
Less: Depreciation Expense	-187,009
Hard Cost	4,875,624
Non-MTW Uses of Funds	31,949,575

Uses of Fund exceed Sources of Fund by \$443,126 which will be supported by non-ACC reserves.

Notes to Uses:

1. Administrative expenses include salaries and benefits to administer the Non-MTW programs. Also included in this expense category are office supplies, telephone, postage, and other computer materials and contracts.
2. Allocated Overhead is calculated based on HUD's approved Local Asset Management Program since FY 2010. The proposed updated cost allocation calculations for CY 2024 are included in Appendix C.
3. Tenant Services include salaries and benefits of employees for the Resident Services grants and includes other materials and services as required by the grant agreements.
4. Ordinary Maintenance expenses are related to the City of Baltimore pass-through (non-capitalized) activities being performed by HABC's force-labor department (HABCo). HABC receives reimbursement from the City for these activities, PRHP units, maintenance for HABC's non-ACC properties and maintenance of spaces occupied by Tenant Svcs grant personnel.
5. Other General Expenses include PILOT, applicable portions of compensating absence for the non-MTW programs, bad debt and RFR for HABC's market rate units.
6. Housing Assistance Payments (HAPs) include rent subsidies paid to landlords and utility assistance paid to tenants of Other HCV programs.

Appendix B: Local Asset Management Plan

HABC CY24 Indirect Cost Rate Explanation, A component of HABC's Local Asset Management Plan

This cost allocation plan and process for Calendar Year 2024 represents year eleven of HABC's local asset management plan allowed and approved as a component of its MTW participation.

Cost Allocation Approach

This indirect rate calculation is modeled directly on the past few years' methodology. Consistent with the HUD cost principles, HABC has identified and segregated all its costs into a direct cost pool and an indirect cost pool. The basic principle to determine whether costs should be treated as direct or indirect is whether the cost can be directly attributed to one program or to multiple programs. Those costs that can generally be attributed to supporting one program are included as direct. Included in the direct pool are:

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

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 2023 Approved Consolidated Budget. Based on this budget and the attached schedule, **the indirect cost rate for CY2024 will be 15.11% for MTW and 14.64% for non-MTW (see Attachment A for detail).**

Appendix B: Local Asset Management Plan (Attachment A) (cont'd)

MTW PLAN - ATTACHMENT A HABC Proposed Cost Allocation Methodology - FY 2024 Calculation of Indirect Cost Rate

<u>Direct</u>	<u>OFR Treatment</u>	<u>FY22</u>	<u>FY23</u>	<u>Change</u>	<u>Share</u>	<u>MTW</u>	<u>Non-MTW</u>	<u>OH Limit</u>	<u>OH shortfall</u>	<u>Comments</u>
Sites (LIPH)	Dir	53,759,383	55,386,297	3.0%	11.9%	55,386,297				
Sites PVT	Dir	2,315,832	4,382,897	89.3%	0.9%	4,382,897				
Sites (CFP hard-includes ECI)	Dir	15,843,908	15,532,191	-2.0%	3.3%	15,532,191				
Sites (CFP soft - includes ECI)	Dir	2,731,043	3,942,248	44.3%	0.8%	3,942,248				
Sites - Spec/Non-routine	Dir	-	-	0.0%	0.0%					
EPC Costs (Hard) (Loan)	Dir	727,128	-	-100.0%	0.0%		-		-	
EPC Soft (Loan)	Frontline	341,269	-	-100.0%	0.0%	-	-	-		
Crews	COCC	2,802,070	2,793,454	-0.3%	0.6%	2,793,454				
HCVP HAP	Dir	283,316,839	321,057,779	13.3%	68.8%	307,117,555	13,940,224			
HCVP Admin	Dir	10,985,320	12,242,888	11.4%	2.6%	12,078,578	164,310			
BRHP Admin		5,822,789	6,117,936	5.1%	1.3%	6,117,936				
Development Hard/HOPE VI	Dir	5,517,382	3,181,577	-42.3%	0.7%		3,181,577			
Development Soft	Mixed	1,205,367	2,441,390	102.5%	0.5%		2,441,390			
DHCD Hard	Dir	2,948,701	3,075,000	4.3%	0.7%		3,075,000			
DHCD Soft	Mixed	-	-	0.0%	0.0%		-		-	
Other Non-MTW		-	121,803	0.0%	0.0%	121,803				
RAB	Dir	212,705	185,539	-12.8%	0.0%	185,539	-			
Res Serv - LIPH	Frontline	2,237,291	2,389,690	6.8%	0.5%	2,389,690				
Res Serv - Grants	Frontline	2,281,958	1,392,024	-39.0%	0.3%		1,392,024		203,767	
Facilities Non ACC Properties		400,000	200,000	-50.0%	0.0%		200,000	-		
Energy	Frontline	562,945	903,549	60.5%	0.2%	903,549				
F&A Frontline		77,100	85,461	10.8%	0.0%	85,461				
FHEO Front Line		93,855	96,318	2.6%	0.0%	96,318				
HABCO Hard	Dir	-	-	0.0%	0.0%	-				
HABCO Soft	Frontline	1,404,822	1,400,778	-0.3%	0.3%		1,400,778			
Hsg. Applic.	Frontline	1,110,131	1,763,128	58.8%	0.4%	1,763,128				
Hsg. Ops. (dir)	Frontline	3,261,524	3,298,795	1.1%	0.7%	3,298,795				
Home Ownership	Frontline	-	121,572	0.0%	0.0%	121,572				
Legal, Lease enforcement	Frontline	-	-	0.0%	0.0%					
MPA	Frontline	969,867	1,166,769	20.3%	0.2%	1,166,769				
Relocation	Frontline	-	500,000	0.0%	0.1%	500,000				
Work Order Ctr.	Frontline	-	-	0.0%	0.0%	-				
Fund 113	Dir	1,769,891	1,681,964	-5.0%	0.4%	-	1,681,964		246,209	
Undesignated/Legacy	Frontline	6,659,887	6,463,757	-2.9%	1.4%	6,463,757				
Legal FL	Frontline	-	-	0.0%	0.0%					
Less AMP/FL planned cuts	FL/Dir	-	-	0.0%	0.0%	-				
Subtotal Direct		409,359,007	451,924,804	10.4%	96.8%	424,447,537	27,477,267	-	449,976	

Appendix B: Local Asset Management Plan (Attachment A) (cont'd)

Subtotal Direct	409,359,007	451,924,804	10.4%	96.8%	424,447,537	27,477,267	-	449,976
<i>Less: Non-Relevant Expenses</i>								
Hard Cost (Devel, HABCO)	22,088,418	18,713,768	-15.3%		15,532,191	3,181,577		
HAP	283,316,839	321,057,779	13.3%		307,117,555	13,940,224		
BRHP	5,822,789	6,117,936	5.1%		6,117,936	-		
Development Soft			0.0%					
ORS Grants	2,281,958	1,392,024	-39.0%		-	1,392,024		
Debt Service			0.0%		-			
Facilities	400,000	200,000	-50.0%		-	200,000		
Fund 113			0.0%					
DHCD Hard cost	2,948,701	3,075,000	4.3%		-	3,075,000		
RAD Deduct (out in 20) *	-	-	0.0%			-		
Subtotal Direct	92,500,302	101,368,297	9.6%		95,679,855	5,688,442	-	449,976

94%

6%

			Change	MTW Direct	Non-MTW Dir	MTW Indir	Non-MTW Ind	Total Program Cost (Direct + Indirect)
Low Rent	74,062,590	79,659,029	7.6%	79,659,029	-	12,110,606	-	91,769,635
CFP/RHF	2,731,043	3,942,248	44.3%	3,942,248	-	577,073	-	4,519,321
HCVP	10,985,320	12,242,888	11.4%	12,078,578	164,310	1,768,084	24,052	14,035,024
Devel	1,205,367	2,441,390	102.5%	-	2,441,390	-	357,375	2,798,765
HABCO	1,404,822	1,400,778	-0.3%	-	1,400,778	-	205,048	1,605,826
DHCD	-	-	0.0%	-	-	-	-	-
Grants			0.0%	-	-	-	-	-
EPC	341,269	-	-100.0%	-	-	-	-	-
Biz Activities	1,769,891	1,681,964	-5.0%	-	1,681,964	-	246,209	1,928,173
	92,500,302	101,368,297	9.6%	95,679,855	5,688,442	14,455,763	832,684	116,656,744

Appendix B: Local Asset Management Plan (Attachment A)

<i>Indirect</i>		-	-				
Admin Services	COCC	362,088	365,547	1.0%	0.1%		
Audits	COCC			0.0%	0.0%		
Budgets	COCC	966,743	615,481	-36.3%	0.1%		
CAO	COCC	315,645	369,323	17.0%	0.1%		
CFO	COCC	471,837	487,951	3.4%	0.1%		
Agency Wide	COCC			0.0%	0.0%		
Communications	COCC	968,974	1,282,304	32.3%	0.3%		
COO	COCC	568,362	505,523	-11.1%	0.1%		
CEO	COCC	753,055	774,309	2.8%	0.2%		
Facilities/Bldg. Support	COCC	1,188,400	1,234,409	3.9%	0.3%		
FHEO	COCC	709,963	590,845	-16.8%	0.1%		
Finance & Accounting	COCC	1,654,085	1,670,880	1.0%	0.4%		
HousingStat	COCC			0.0%	0.0%		
Human Resources	COCC	1,803,584	1,824,392	1.2%	0.4%		
IT	COCC	2,221,150	2,101,632	-5.4%	0.5%		
Inspector General	COCC	587,841	599,497	2.0%	0.1%		
Legal - attorneys	COCC	1,746,721	1,713,584	-1.9%	0.4%		
MPA	Frontline			0.0%	0.0%		
P&D	COCC			0.0%	0.0%		
Procurement	COCC	716,628	702,794	-1.9%	0.2%		
Legacy costs	COCC	-	-	0.0%	0.0%		
5% Salary Addback	COCC			0.0%			
Anticipated cuts COCC	COCC	(500,000)		-100.0%			
Subtotal Indirect		14,535,076	14,838,471	2.1%	3.2%	14,005,787	832,684
	Indirect Rate	15.71%	14.64%				
Program totals (Dir + Ind)		107,035,378	116,206,768	8.6%			
Indirect Cost Rate (I/D) - blended						14.6%	
						94%	6%
						14.64%	14.64%
TOTAL		423,894,083	466,763,275	10.1%	100.0%	438,453,323	28,309,951
						94%	6%
<i>Reallocation of non-allocable overhead</i>						449,976	
Total Indirect Charges		14,535,076	14,838,471	2.1%	3.2%	14,455,763	832,684
Total Program Indirect Rate						15.11%	14.64%
Tot Exp. per Sources and Uses File		424,393,634	466,763,275				
Overall Proof		423,894,083	466,763,275				
Anticipated cuts		(500,000)	-				
Variance		(449)	0				

Appendix B: Asset Management Table

Property Name & AMP	ACC Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities*	Conversion Activities
Conventional Public Housing					
Brooklyn Homes MD002000021	482	Feasibility analysis underway to determine next steps for redevelopment/rehabilitation plan.			
Cherry Hill Homes MD002000011	1281	Feasibility analysis underway to determine next steps for redevelopment/rehabilitation plan.			
Douglass Homes MD002000005	387	Feasibility analysis underway to determine next steps for redevelopment/rehabilitation plan.			
Gilmor Homes MD002000006	548	Feasibility analysis underway to determine next steps for redevelopment/rehabilitation plan.			
Latrobe Homes MD002000001	669	Feasibility analysis underway to determine next steps for redevelopment/rehabilitation plan.			
McCulloh Homes MD002000002	556	Feasibility analysis underway to determine next steps for redevelopment/rehabilitation plan.	Possible modernization, rehabilitation with capital funds Possible PBV RAD and/or PBV blend conversion		
O'Donnell Heights MD002000009	230	Tax credit application submitted for Keys Pointe Phase II.	Possible PBV RAD and/or PBV blend conversion	HABC will submit a demolition application for the remaining 230 units	
Poe Homes MD002000004	288	Plan to submit FY24 CNI Grant Application	Planned PBV RAD and/or PBV blend conversion		

Property Name & AMP	ACC Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities*	Conversion Activities
Westport Homes MD002000022	252	Feasibility analysis underway to determine next steps for redevelopment/rehabilitation plan.			
Mixed Developments w/HABC-Owned ACC Units					
Albert Spencer	20				
Barclay MD002000121	53				
CHM	14				
Monastery Gardens MD002000102	11				
Montpelier Apartments MD002000104	13				
Oswego Mall	35			Planned disposition/demolition application.	
Shipley Hills	24			Planned disposition/demolition application.	
St. Ambrose MD002000116	30				
West Hills Square MD002000113	11				
Scattered Sites (Unit counts for scattered sites are as of 5/24/23)					
Scattered Sites 200 MD002000200	211		Continue rehab of viable vacant units, evaluate inventory as units become vacant	Demo/Disposition of nonviable scattered sites determined via unit inspection and neighborhood assessment.	Conversion of nonviable units into recreational space or for economic development purposes
Scattered Sites 201 MD002000201	175		Continue rehab of viable vacant units, evaluate inventory as units become vacant	Demo/Disposition of nonviable scattered sites determined via unit inspection and neighborhood assessment.	Conversion of nonviable units into recreational space or for economic development purposes
Scattered Sites 202 MD002000202	249	Intent to RAD 59 units as part of HABC's RAD III and RAD IV conversions Lauren's House and Carey House make up the 59 units	Continue rehab of viable vacant units, evaluate inventory as units become vacant	Demo/Disposition of nonviable scattered sites determined via unit inspection and neighborhood assessment.	Conversion of nonviable units into recreational space or for economic development purposes

Property Name & AMP	ACC Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities*	Conversion Activities
Scattered Sites 203 MD002000203	336		Continue rehab of viable vacant units, evaluate inventory as units become vacant	Demo/Disposition of nonviable scattered sites units determined via unit inspection and neighborhood assessment.	Conversion of nonviable units into recreational space or for economic development purposes
Scattered Sites 204 (Albemarle) MD002000204	4	Four family units 1135, 1143, 1145 and 1147 East Baltimore Street.	Intent to RAD all four units as part of HABC's RAD conversion		
Scattered Sites 205 (Bailey) MD002000205	34	34 family units	Continue rehab of viable vacant units, evaluate inventory as units become vacant.		
Scattered Sites 206 (Preston St.) MD002000206	9	Nine family units	Continue rehab of viable vacant units, evaluate inventory as units become vacant		
Scattered Sites 208 (The Bailey 10) MD002000208	5	Units will become part of the scattered sites inventory and operated as conventional public housing	Acquire five additional units to satisfy the Bailey consent decree. Complete rehabilitation on two previously acquired units.		
Thompson 22 MD002000123	22				Intent to RAD all 22 units as part of HABC's RAD IV conversion
Midtown Apartments MD002000103	35	Nonviable units have been identified, and HABC is in the process of submitting replacement units to the State	Continue rehab of viable vacant units, evaluate inventory as units become vacant		
Uptown Apartments MD002000108	33	Nonviable units have been identified, and HABC is in the process of submitting replacement units to the State	Continue rehab of viable vacant units, evaluate inventory as units become vacant		
Stricker Street Apartments	25	Nonviable units have been identified, and HABC is in the	Continue rehab of viable vacant units, evaluate		

Property Name & AMP	ACC Units	Note for FY 2024 Plan	Development Activities	Demolition/ Disposition Activities*	Conversion Activities
		process of submitting replacement units to the State	inventory as units become vacant		
RAD Conversions**					
Albemarle Square	130	Planning for RAD Conversion.	Planned Rehabilitation utilizing a Section 18 RAD PBV/TBV Blend.	Section 18 Disposition.	Section 18 RAD PBV/TBV Blend.
Arbor Oaks	212	Planned RAD Section 18 Blend conversion in 2023.	Planned Rehabilitation utilizing a Section 18 RAD PBV/TBV Blend.	Section 18 Disposition.	Section 18 RAD PBV/TBV Blend.
Carey House	23		Planned conversion to RAD PBV		RAD PBV Conversion
Dukeland	30		Planned conversion to RAD PBV.		RAD PBV Conversion
Laurens House	36		Planned conversion to RAD PBV.		RAD PBV Conversion
Perkins Homes	493			Planned Section 18 Disposition.	
Renaissance at Reservoir Hill	40	Planned BAHD acquisition in 2023.	Planned rehabilitation using MTW Funds. Planned conversion to RAD PBV		RAD PBV Conversion
Sharp Leadenhall	23	Planned BAHD acquisition in 2023.	Planned rehabilitation using MTW Funds. Plan conversion to RAD PBV		RAD PBV Conversion
Somerset Homes/CNI Phase 2	67	Closed and under construction			
Somerset Homes/CNI	36	Combination of RAD and RAD PBV			
Townes at the Terraces	203	Planned RAD Section 18 Blend conversion in 2023. 202 units will be part of the conversion	Planned Rehabilitation utilizing a Section 18 RAD PBV/TBV Blend.	Section 18 Disposition.	Section 18 RAD PBV/TBV Blend.

*Includes properties that may be disposed of through the homeownership program.

**Properties that have already been converted to PBV or PBRA under RAD are not included in this table.

Appendix D: Board Resolution

Board Resolution: FY 2024 MTW Plan

To be inserted after the public process and Board review are completed.

Appendix E: Certification of Compliance

To be inserted after the public process and Board review are completed.

Appendix F: Certification of Consistency with Consolidated Plan

To be inserted after the public process is completed.

Appendix G: Public Process Documentation

Copy of the Newspaper Advertisement placed in the Daily Record & Baltimore Sun
August 28th, 29th and 30th, 2023:

HOUSING AUTHORITY OF BALTIMORE CITY (HABC)
NOTICE OF 30-DAY COMMENT PERIOD FOR THE FY 2024 ANNUAL PLAN AND OTHER HABC POLICY DOCUMENTS

The following HABC documents are now available to the public for review and comment on HABC's website at <https://www.habc.org/habc-information/plans-reports-policies/plans-reports-policies/>:

1. The FY 2024 Moving to Work (MTW) Annual Plan;
2. The FY 2024 Housing Choice Voucher (HCVP) Administrative Plan;
3. A Summary of Changes to the FY 2024 HCVP Administrative Plan;
4. The FY 2024 Public Housing Admission & Continued Occupancy Policies (ACOP); and
5. A Summary of changes to the FY 2024 ACOP.

HABC will hold an **in-person** public meeting on Tuesday, September 26, 2023 at 5:00 p.m., in the Auditorium at Pleasant View Gardens, 201 N. Alsquith Street. The purpose of the meeting is to receive comments from HABC residents, community leaders, government officials, and interested members of the public on HABC's proposed Annual MTW Plan for fiscal year 2024, and on HABC's proposed 2024 HCVP Administrative Plan and proposed 2024 Public Housing ACOP.

Printed copies of these documents will be available for review at all HABC-owned public housing management offices and at HABC's Rental & Assisted Housing Office located at 1225 W. Pratt Street, Baltimore MD, 21223.

The deadline to submit all comments is September 27, 2023.

Comments on the proposed FY 2024 MTW Annual Plan, as well as the proposed 2024 HCVP Administrative Plan and proposed 2024 Public Housing ACOP can be submitted to HABC by:

1. Attending the public meeting at Pleasant View Gardens on September 26, 2023 at 5:00 p.m. and signing up on-site to make a public comment;
2. Email to Jeannine Dunn at Jeannine.Dunn@habc.org; and/or
3. First-class mail, Attention Jeannine Dunn to:
Housing Authority of Baltimore City
417 E. Fayette Street – 13th Floor
Baltimore, Maryland 21202

Baltimore Sun Aug. 28, 29, 30 7485882

Appendix H: Public Hearing: Comments Received on the FY 2024 Annual Plan

To be inserted after the public process is completed.

Attendees at Public Hearing: September 26, 2023:

To be inserted after the public process is completed.

To be inserted after the public process is completed.

Appendix J: Lobbying Activities (SF-LLL) Form

To be inserted after the public process and Board review are completed.

Appendix K: Certification of Payment (HUD-50071) Form

To be inserted after the public process and Board review are completed.