

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Housing Authority of Baltimore City Plans
5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of Baltimore City, Maryland

PHA Number: MD002

PHA Fiscal Year Beginning: 07/2000

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA (*417 E. Fayette St., Baltimore, MD 21202*)
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA Website
- Other (list below)
Main Baltimore City Library

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's mission is:

Through participation of HABC's many stakeholders— especially staff and residents – provide quality housing and related services in a professional manner, emphasizing self-sufficiency within safe, caring and affordable environments.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
 - *Voucher Unit Inspection*
 - *Conduct mobility council and offer housing search assistance*
 - *Coordinate with communities to ensure housing quality standards of section 8 properties*
 - *Be more responsive with unit deficiencies*
 - *Improve rent collection*
 - *Improve the utility operation*
 - *Vacancy turnaround*
 - *Improve system inspections*

- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:

- Designate developments or buildings for particular resident groups
(*elderly only buildings*)
- Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
 - Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
 - Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) created the Public Housing Agency Plans -- a 5-year plan and an Annual plan. The 5-year plan describes the mission of the Agency and the Agency's long range goals and objectives for achieving its mission over the subsequent 5 years. The Annual plan provides details about the Agency's immediate operations, program participants, programs and services and the Agency's strategy for addressing the needs of the community in the upcoming fiscal year.

Consistent with the Baltimore City's consolidated plan, this annual plan (July 1, 2000 – June 30, 2001) is organized around the following central goals:

1. Sustain and preserve existing public housing developments;
2. Expand housing opportunities for low- and moderate income households;
3. Expand homeownership opportunities;
4. Cooperate with Community Development Corporations (CDC) to revitalize communities;
5. Reduce the concentration of poverty in public housing;
6. Protect access to housing assistance for the poorest families by exceeding targeting requirements;
7. Support families making the transition from welfare to work;
8. Raise performance standards for public housing and Section 8 programs;
9. Transform the public housing stock through new policies and procedures for demolition and replacement and mixed-finance projects.

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration (MD002b02)
- FY 2000 Capital Fund Program Annual Statement (MD002j02)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) (MD002i02)

NOTE: The HABC is in the process of hiring a consultant who will assist the HABC in developing the policies and lease in accordance with QHWRA and all other local/state, and federal law changes. This includes but is not limited to the admission policy for deconcentration and HABC operating orders.

Optional Attachments:

- PHA Management Organizational Chart (MD002o02)
- FY 2000 Capital Fund Program 5 Year Action Plan (MD002m02)
- Public Housing Drug Elimination Program (PHDEP) Plan (MD002n02)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (MD002a02)
- Other (List below, providing each attachment name)

1. MD002c02 Current List of HABC Operating Orders
2. MD002d02 Fair Housing
3. MD002e02 Housing Needs Analysis Supporting Table
4. MD002f02 Rent Analysis Supporting Documentation
5. MD002g02 Section 8 Administrative Plan
6. MD002h02 Guidelines for Evaluating Disposition Request for HABC Scattered Site Units
7. MD002k02 Capital Fund Program (CFP) Part II: Supporting Table
8. MD002l02 Capital Fund Program (CFP) Part III: Implementation Schedule
9. MD002p02 Responses to comments from Public Hearing on the Plans

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with Deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required Deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies

X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other	Annual Plan: Community

	resident services grant) grant program reports	Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) Leases, and grievance procedures	(Monastery Gardens, Pleasant View Gardens, The Terraces, Poe Homes, Arbor Oaks, Montpelier, Hillside Park, and the following private management properties at: Midtown, Uptown, Stricker Street, CHALA managed scattered site units)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	49,914	5	5	5	1	3	5
Income >30% but <=50% of AMI	22,360	5	5	5	1	3	5
Income >50% but <80% of AMI	28,715	3	2	2	1	2	4
Elderly 0% to 80% of AMI	37,593	4	3	2	3	1	2
Families with Disabilities ¹	N/A	4	4	3	3	2	2
Black (non-Hispanic)	69,866	5	5	5	1	3	5
White (non-Hispanic)	22,442	5	5	5	1	3	5
Asian & P.I.	1,255	5	5	5	1	3	5
American Indian	410	5	5	5	1	3	5
Hispanic	988	5	5	5	1	3	5

¹ (The consolidated plan for the city of Baltimore estimates about 21,610 disabled persons with supportive housing needs -- 14,150 with physical disabilities, 1,460 with development disabilities, and 6,000 with severe mental illness. However, the Consolidated plan does not identify how many are either elderly or renters).

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: (June 2000 – June 2005)
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	24,527		
Extremely low income <=30% AMI	23,910	97.48%	
Very low income (>30% but <=50% AMI)	535	2.18%	
Low income (>50% but <80% AMI)	10	00.04%	
Families with children	22,494	91.71%	
Elderly families	1,055	04.30%	
Families with Disabilities	5,774	23.54%	
Black	23,225	94.69%	
White	1,168	04.76%	
Asian & P.I.	15	00.06%	
American Indian	118	00.48%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List
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Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	12,305		
Extremely low income <=30% AMI	12,163	98.85%	
Very low income (>30% but <=50% AMI)	99	00.80%	
Low income (>50% but <80% AMI)	1	00.01%	
Families with children	10,603	86.17%	
Elderly families	1,419	11.53%	
Families with Disabilities	2,732	22.20%	
Black	11,810	95.98%	
White	395	03.21%	
Asian & P.I.	59	00.48%	
American Indian	86	00.33%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	4,964	40.34%	203
2 BR	4,297	34.92%	286
3 BR	2,388	19.41%	288
4 BR	530	04.31%	113
5 BR	88	00.72%	15
5+ BR	37	00.30%	4
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: *Adopt rent policies to support and encourage work at Gilmore Homes*

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: *Pilot programs such as DSS Grant*

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other:

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	47,943,048	
b) Public Housing Capital Fund	29,650,319	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	63,146,353	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	3,665,277	
g) Resident Opportunity and Self-Sufficiency Grants	1,000,000	
h) Community Development Block Grant		
i) HOME		
2. Prior Year Federal Grants (un-obligated funds only) (list below)		
1999 CGP (06/00)	11,855,459	Capital improvements
HOPE VI Lafayette (6/00)	18,242,446	Homeownership demo program
HOPE VI Murphy (6/00)	17,871,169	Revitalization
HOPE VI Hollander Ridge (6/00)	19,362,000	Revitalization
HOPE VI Flag House Court (6/00)	21,300,000	Revitalization
HOPE VI Broadway (6/00)	21,363,223	Revitalization
Drug Elimination FFY 1999	3,152,230	Safety and Security
Youth Build (6/00)	400,000	Directed Uses
Jobs Plus (6/00)	350,000	Directed Uses

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	25,000,000	Public Housing Operations
4. Other income (list below)		
Congregate Housing	385,000	Directed Uses
Mentor Program	770,000	Directed Uses
MTA/FTA	200,000	Transportation Assistance
Family Investment Center	200,000	Directed Uses
Replacement Housing Factor	2,291,608	Replacement Housing
Elderly Service Coordinator	288,000	Elderly Service
4. Non-federal sources (list below)		
Antennas	250,000	Pub. Hsg Operations
Court Costs	550,000	Pub. Hsg Operations
Private Grants (Youth Places)	500,000	Pub. Hsg Operations
Various State Grants	2,142,000	Directed Uses
Total resources	295,476,633	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: *At the time of their interview following selection from the waiting list and again just before the applicant is referred for leasing of an accepted unit. HABC maintains a pool of ready, qualified applicants to fill anticipated vacancies.*

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

HOPE VI and Partnership Developments, conduct home visits and credit checks

(Monastery Gardens, Pleasant View Gardens, The Terraces, Poe Homes, Arbor Oaks, Montpelier, Hillside Park, and the following private management properties at: Midtown, Uptown, Stricker Street, CAHELA managed scattered site units)

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
 Overhoused
 Underhoused
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other:

HABC initiated transfers (habitability/structural safety, handicap unit 504 requirement, modernization)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 1 Victims of reprisals or hate crimes
- 2 Other preference(s) (list below)

Graduates of Section 8 project based transitional housing programs.

The HABC is currently in the process of hiring a consultant to update admissions policy.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1. Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 1 Victims of reprisals or hate crimes

Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
 Not applicable:

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
 The PHA's Admissions and (Continued) Occupancy policy
 PHA briefing seminars or written materials
 Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
 Any time family composition changes
 At family request for revision
 Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:
 Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
 Employing new admission preferences at targeted developments
If selected, list targeted developments below:
 Other

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (Select all that apply)
- Criminal or drug-related activity
 - Other (describe below)

Only as required by law or regulation such as current address. Also, name and address (if known) of landlord at family's current or prior address.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (Select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation

- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (Select all that apply)

- PHA main administrative office
- Other (list below)

Development site management office for forwarding by the site manager to the central housing application office.

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

HABC grants the full 120 days authorized search period all at once. However, the agency grants 150 -days for special certificates as stipulated by the Consent Decree. Also, HABC extends 120 days for reasonable accommodation and to expand housing opportunities.

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1. Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
 - 1 Victims of reprisals or hate crimes
 - Other preference(s) (list below)
4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- Date and time of application
 - Drawing (lottery) or other random choice technique
5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)
- This preference has previously been reviewed and approved by HUD
 - The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
 - Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
- The Section 8 Administrative Plan
 - Briefing sessions and written materials
 - Other (list below)

Application documents required when responding to NOFA for special-purpose funding

- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- Through published notices
 - Other (list below)

Special outreach performed by special service providers as applicable

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Under ceiling and/or flat rents it is possible for a tenant to pay less than 30% of their adjusted monthly income (AMI).

- d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

Under ceiling and/or flat rents it is possible for a tenant to pay less than 30% of their adjusted monthly income (AMI).

- e. Ceiling rents

1. Do you have ceiling rents? (Rents set at a level lower than 30% of adjusted income) (Select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

All public housing developments receiving operating subsidy.

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

Transitional Rules in accordance with QHWRRA of 1998 sec. 519(d) and (e)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

Any time there is a reduction of income.

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

Utilization of total operating cost by development.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. (MD002n02)
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	14,958	1700
Section 8 Vouchers	7,497	347
Section 8 Certificates	4,729	176
Section 8 Mod Rehab	781	57
Special Purpose Section 8 Certificates/Vouchers (list individually)	1,227	20
Public Housing Drug Elimination Program (PHDEP)	<i>The program serves all public housing and Section 8 tenants</i>	<i>The program serves all public housing and Section 8 tenants</i>
Other Federal Programs(list individually)		
- Litigation (Thompson)	285	19
- Welfare to Work	350	25
- Relocation	200	14
- Designated Housing	200	14
- Mainstream	100	7
- Family Unification	50	4

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

- *The Dwelling Lease*(MD002b02)
- *Operating Order Index (In the Process of being updated)* (MD002c02)
- *Statement of Policies and Standards Governing Admissions to Occupancy includes exhibits for pet policy and grievance procedures. (MD002b02).*

(2) Section 8 Management: (list below)

- (a) *See Section 8 Administrative Plan attached (MD002g02)*

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6.
Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 - Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) MD002j02.

-Or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5-Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (MD002m02)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5-Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: *Flag House*
2. Development (project) number: MD002P016
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

1. Development name: *Murphy Homes (Heritage Crossing)*
2. Development (project) number: MD002P018
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

1. Development name: *The Broadway*
2. Development (project) number: MD002P025
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

- *Flag House*
- *The Broadway*
- *Murphy Homes (Heritage Crossing)*
- *Cherry Hill MD 2-17*

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

- *Cherry Hill Senior Building, MD 2-17*

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: <i>Scattered sites units</i> 1b. Development (project) numbers: <i>MD002024, MD002035, MD002040, MD002058, MD002059, MD002062, MD002063, MD002064, MD002065, MD002066, MD002067, MD002068, MD002069, MD002072, MD002076, MD002077, MD002084, MD002089</i>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission : December, 2000
5. Number of units affected: 700
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (scattered sites units) <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>Upon receiving approval from HUD</i> b. Projected end date of activity: <i>6/30/02</i>

Demolition/Disposition Activity Description
1a. Development name: <i>Scattered sites units</i> 1b. Development (project) numbers: <i>MD002024, MD002035, MD002040, MD002058, MD002059, MD002062, MD002063, MD002064, MD002065, MD002066, MD002067, MD002068, MD002069, MD002072, MD002076, MD002077, MD002084, MD002089</i>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission : October 7, 1999
5. Number of units affected: 231 (297 approved, 59 already demolished, 7 occupied)
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (scattered sites units) <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>Upon receiving approval from HUD</i> b. Projected end date of activity: 6/30/01

Demolition/Disposition Activity Description
1a. Development name: <i>Flag House</i> 1b. Development (project) number: <i>MD002016</i>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission : (10/04, 2000)
5. Number of units affected: 487
6. Coverage of action (select one) <input type="checkbox"/> Part of the development (scattered sites units) <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>Upon receiving approval (Nov, 2000)</i> b. Projected end date of activity: <i>January, 2001</i>

Demolition/Disposition Activity Description
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1a. Development name: <i>Cherry Hill</i>
1b. Development (project) number: <i>MD002017</i>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted , or planned for submission: (June 30, 2001)
5. Number of units affected: 167
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (scattered sites units) <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>Upon receiving approval</i> b. Projected end date of activity:

Demolition/Disposition Activity Description
1a. Development name: <i>Broadway</i>
1b. Development (project) number: <i>MD002025</i>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted , or planned for submission: (4/24/00)
5. Number of units affected: 429
6. Coverage of action (select one) <input type="checkbox"/> Part of the development (scattered sites units) <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: completed b. Projected end date of activity: completed

Demolition/Disposition Activity Description
1a. Development name: <i>Broadway</i>

1b. Development (project) number: <i>MD002025</i>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission : (11/08/00)
5. Number of units affected: 429
6. Coverage of action (select one) <input type="checkbox"/> Part of the development (scattered sites units) <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: completed b. Projected end date of activity: completed

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	<i>Pleasant View Gardens</i>
1b. Development (project) number:	<i>MD002P110</i>
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<i>(10/10/97)</i>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	110
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description

1a. Development name: <i>The Townes at the Terraces – Senior Building</i>
1b. Development (project) number: <i>MD002P019</i>
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(06/10/1998)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 47
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	<i>Cherry Hill</i>
1b. Development (project) number:	<i>MD002P017</i>
2. Federal Program authority:	<input checked="" type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<i>(2/99)</i>
5. Number of units affected:	<i>76</i>
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: <i>Murphy Homes</i> 1b. Development (project) number: <i>MD002P018</i>
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved , submitted , or planned for submission : (<u>10/97</u>)
5. Number of units affected: 185 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: <i>Scattered Sites</i> 1b. Development (project) number: <i>MD002024, MD002035, MD002040, MD002058, MD002059, MD002062, MD002063, MD002064, MD002065, MD002066, MD002067, MD002068, MD002069, MD002072, MD002076, MD002077, MD002084, MD002089</i>
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved , submitted , or planned for submission: (<u>12/07/00</u>)
6. Number of units affected: 280 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description
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(Complete one for each development affected)	
1a. Development name: <i>Scattered Sites</i>	
1b. Development (project) number: <i>MD002024, MD002035, MD002040, MD002058, MD002059, MD002062, MD002063, MD002064, MD002065, MD002066, MD002067, MD002068, MD002069, MD002072, MD002076, MD002077, MD002084, MD002089</i>	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>(4/5/96)</u>
7. Number of units affected: 12 Units	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: <i>Scattered Sites</i>	
1b. Development (project) number: <i>MD002024, MD002035, MD002040, MD002058, MD002059, MD002062, MD002063, MD002064, MD002065, MD002066, MD002067, MD002068, MD002069, MD002072, MD002076, MD002077, MD002084, MD002089</i>	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>(4/5/96)</u>
8. Number of units affected: 10 Units	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 01/04/98

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies

Job Plus Program is currently available for Gilmore Homes Residents

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (Waiting list/random selection/specific criteria/other)	Access (Development office / PHA main office / other provider name)	Eligibility (Public housing or Section 8 participants or both)
<i>Family Self Sufficiency (All)</i>	<i>1,200</i>	<i>Waiting List</i>	<i>Development Office</i>	<i>All, Pub Hsg & S.8</i>
<i>Family Investment Center / Family Support Center (Cherry Hill & O'Donnell Heights)</i>	<i>Available to all</i>	<i>Voluntary</i>	<i>Development Office</i>	<i>Public Housing</i>
<i>Child Day Care Teacher Certification</i>	<i>30</i>	<i>Selection based on established criteria</i>	<i>Development Office</i>	<i>Pub Hsg. & S.8</i>
<i>ABE/GED Programs (Pleasant View Gardens & Selected Dev.</i>	<i>100 Family Enhancement, 75 Job Plus</i>	<i>Voluntary</i>	<i>Development Office</i>	<i>Pub Hsg. & S.8</i>
<i>Computer Training (Pleasant View Gardens & Selected Dev.</i>	<i>100</i>	<i>Voluntary</i>	<i>Development Office</i>	<i>Pub Hsg. & S.8</i>
<i>Operation New Beginnings (All Developments)</i>	<i>250</i>	<i>Need Based</i>	<i>Development Office</i>	<i>Public Housing</i>
<i>Job Plus Program (Gilmor)</i>	<i>125 Job Placement 275 Case Mgt.</i>	<i>Selection based on established criteria</i>	<i>Development Office</i>	<i>Gilmor Only</i>
<i>Personal Development Training Program (All Developments)</i>	<i>300</i>	<i>Selection based on established criteria</i>	<i>Development Office</i>	<i>Pub Hsg. & S.8</i>
<i>Skills Training Program with BCCC (All Developments)</i>	<i>40</i>	<i>Selection based on established criteria</i>	<i>Development Office</i>	<i>Pub Hsg. & S.8</i>
<i>People Accessing Continued Employment (PACE) (Cherry Hill, O'Donnell, P.V. Gardens, Brooklyn, Westport/Mt Winans, McCulloh, Sommerset, Perkins,</i>	<i>500</i>	<i>Selection based on established criteria</i>	<i>Development Office</i>	<i>Public Housing</i>

<i>Claremont</i>				
<i>Business Development Program (All Developments)</i>	<i>50</i>	<i>Need Based</i>	<i>Development Office</i>	<i>Pub Hsg. & S.8</i>
<i>Step-Up Construction Training Program (All Developments)</i>	<i>15</i>	<i>First 25 to enroll</i>	<i>Development Office</i>	<i>Public Housing</i>
<i>Grounds Keeping Program (All Developments)</i>	<i>50</i>	<i>First 50 to enroll</i>	<i>Development Office</i>	<i>Public Housing</i>
<i>Pesticide Training Program (All Developments)</i>	<i>7</i>	<i>First 10 to enroll</i>	<i>Development Office</i>	<i>Public Housing</i>
<i>Landscape Training Program (All Developments)</i>	<i>10</i>	<i>Selection based on established criteria</i>	<i>Development Office</i>	<i>Public Housing</i>
<i>Welfare to Work Program (O'Donnell, Westport, Mt. Winans)</i>	<i>338 OED/Job Placement 450 Case Mgt</i>	<i>Selection based on established criteria</i>	<i>Development Office</i>	<i>Public Housing</i>
<i>Hospitality</i>	<i>60</i>	<i>First 60 to enroll</i>	<i>Development Office</i>	<i>Public Housing</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 31/07/00)
Public Housing	0	767
Section 8	290	294

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below) *Inter-service with residents*

3. Which developments are most affected? (list below)

Cherry Hill, Westport, Douglas, West Twenty, O'Donnell, Perkins Homes, Latrobe

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

Pleasant View, The Terraces, Flag, McCulloh, Sub-Station

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)
Police Officers (HABC and City) residing in public housing

2. Which developments are most affected? (list below) *All developments*

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: MD002n02)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: *Monthly tracking of PHAMAP/PHAS indicators by development*

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name) MD002a02
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

The plan was developed in consultation with the Resident Advisory Board, which is in agreement with the plan.

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: *Baltimore City*

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

1. *The Consolidated Plan for the City of Baltimore was developed in consultation with the Housing Authority, and vice-versa, the Consolidated Plan agency was consulted during the development of the Agency Plans.*

2. *The Consolidated Plan Agency has signed a statement of consistency.*

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Housing Authority of Baltimore City
5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

ATTACHMENTS

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

Housing Authority of Baltimore City (HABC)
HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

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HOUSING AUTHORITY OF BALTIMORE CITY
RESIDENT ADVISORY BOARD

CHARLES L. BENTON BLDG. • ROOM 353 • 417 E. FAYETTE STREET • BALTIMORE, MD 21202 • 396-4886

September 26, 2000

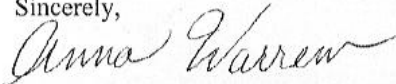
Mrs. Patricia Payne, Executive Director
Housing Authority of Baltimore
Baltimore, Maryland 21202

Dear Mrs. Payne:

On behalf of the Resident Advisory Board (RAB) for The Annual and Five-Year Planning Committee, we are supportive of the plans being submitted to HUD by the Housing Authority of Baltimore City. The Authority has involved RAB in all aspects of the planning process. Through partnering, the plan represents the best possible utilization of federal dollars for improving our housing stock and maintaining self-sufficiency programs for needy families. The Authority has taken a major step in the direction of sustaining its existing self-sufficiency/training programs by committing funds from the Annual and Five-Year Plans Budget.

RAB is very hopeful that HUD will approve the Agency's Annual and Five-Year Plans for the Baltimore Housing Authority.

Sincerely,



Anna Warren, Chairperson

HOUSING AUTHORITY OF BALTIMORE CITY

**STATEMENT OF POLICIES AND STANDARDS
GOVERNING ADMISSIONS TO AND
OCCUPANCY OF LOW-INCOME PUBLIC
HOUSING OPERATED BY
THE HOUSING AUTHORITY OF BALTIMORE CITY**

**Adopted by the
Housing Authority of Baltimore City
Board of Commissioners on
August 17, 1999**

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HOUSING AUTHORITY OF BALTIMORE CITY

STATEMENT OF POLICIES AND STANDARDS GOVERNING ADMISSION TO AND OCCUPANCY OF LOW-INCOME PUBLIC HOUSING OPERATED BY THE HOUSING AUTHORITY OF BALTIMORE CITY

SECTION I. - BASIC POLICY

This Authority proposes to operate its housing program in such manner as to achieve most adequately the expressed purpose of low-income housing as recited in the Declaration of National Housing Policy Incorporated in the National Housing Act of 1937 as amended, To augment the public housing program, this Authority proposes to purchase privately owned existing housing in approved areas to accommodate families eligible for low-income housing, **and** to purchase suitable housing accommodations to be built by private enterprise.

The role of the public housing management program is to provide homes in which families of low-income can live in comfort and dignity. This Authority proposes to conduct a public housing management program which is in keeping with the needs and demands of our society, which has the focus of helping people to help themselves in a healthy and positive manner, and which encourages and accepts resident participation in management decision making.

The Authority shall operate its programs on a non-discriminatory basis; the same condition of eligibility shall apply to all families. The Authority is committed to the policy of making all housing developments and housing accommodations available on a fair and equitable basis to all eligible families of low-income. No family shall be denied the opportunity to lease or rent any dwelling suitable to its needs on account of sex, age, race, color, creed, national origin, familial status, nor shall an eligible applicant be denied housing because of a physical or mental disability. In compliance with Section 504 of the Rehabilitation Act, the Fair Housing Act, and the Americans with Disabilities Act, the Authority will operate under such practices and procedures which ensure that qualified individuals with disabilities are provided opportunities to benefit from housing and non-housing programs that are as effective as that provided to individuals with disabilities. Moreover, the Authority shall take appropriate steps to ensure that communications with participants with disabilities are as effective as communications with others, which may include, but not be limited to, enlarged print, a signer, audio communication, braille, or a reader.

It follows that this Authority considers its responsibilities to include those management activities which will help to fulfill the “goal of a decent home and a suitable living environment” for all eligible families and, by so doing, to contribute to the “development and redevelopment of communities and to the advancement of the growth, wealth, and security of the nation.” However, this Authority believes that this goal cannot be achieved solely by providing housing of “sound standards of design, construction, livability, and size for adequate family life.” To best serve the needs of families who become residents of the

Authority, the public management program must reflect the application of such skills, techniques, and imagination which are required and which are clearly related to the achievement of a "suitable living environment."

This Authority recognizes that residents of the Authority have a special and continuous concern in the management of the public housing program by reason of being residents. Residents, through the Resident Advisory board and local resident council, shall be encouraged to participate in the city-wide and local decision-making processes. Representatives from the Resident Advisory Board will meet with appropriate management officials and employees on a regular basis to discuss this Statement of Policies and Standards Governing Admission to and Occupancy of Low-Income Public Housing operated by this Authority and the carrying out of its provisions.

SECTION II. - DEFINITION OF TERMS

- A. **Authority:** “Authority” means the Housing Authority of Baltimore City.
- B. **HUD:** “HUD” means the Department of Housing and Urban Development or any successor agency thereto.

Low-Income Housing: “ Low-Income Housing” means decent, safe and sanitary dwellings within the financial reach of families of low income, and developed and administered to promote serviceability, efficiency, financial and social stability, and embraces all necessary appurtenances thereto. This includes low-income housing provided under the conventional program (housing developments), the Rehabilitated Housing Program, and such other low-income housing programs as may be authorized by law.

- D. **Rehabilitated Housing:** “Rehabilitated Housing” means houses which have been acquired by the Authority and rehabilitated for leasing to families of low income.

- E. **Family:** “Family” means two or more persons related by blood, marriage or adoption, who will live together in the dwelling unit; two or more persons who, at the time of application, have been living together as a family in a stable relationship; the single remaining member of a resident family; and families consisting of a single person who is elderly or near elderly, disabled, handicapped, or displaced, as defined below and single individuals, with no other children, who are pregnant or in the process of securing legal custody of any individual under the age of 18 years old. Other persons who will live regularly as part of the family group (including foster children and members of the family temporarily absent) and whose income and resources are available for use in meeting the living expenses of the family group may also be considered as part of a family.

- E. **Elderly Family:** a family whose head or spouse (or sole member) is a person who is Elderly or Disabled. It may include two or more elderly, disabled or handicapped persons living together, or one or more such persons living with one or more live-in aides.

1. **Elderly Person:** A person who is 62 years of age or older, or as may be defined by the Social Security Act, as amended.
2. **Disabled Person:** A person who is under a disability as defined in the Social Security Act.

- a. Inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment which can be expected to result in death or which has lasted or can be expected to last for a continuous period or not less than 12 months; or
 - b. In the case of an individual who has attained the age of 55 and is blind (within the meaning of “blindness” as defined in the Social Security Act) and by reason of such blindness is unable to engage in substantial gainful activity in which he has previously engaged with some regularity and over a substantial period of time; or
 - c. A disability attributable to mental retardation, cerebral palsy, epilepsy, or another neurological condition of an individual found by the Secretary of the Office of Health and Human Resources to be closely related to mental retardation or to require treatment similar to that required for mentally retarded individuals, which disability originates before such individual attains age eighteen, which has continued or can be expected to continue indefinitely, and which constitutes a substantial handicap to such individual.
 - d. A physical or mental impairment that substantially limits one or more major life activities. There must be a record of having an impairment or being regarded as having an impairment. This term does not apply to current illegal use of, or addiction to a controlled substance.
3. **Handicap:** any condition or characteristic that renders a person an individual with handicaps.

Individual with handicaps: (a) any person who has a physical or mental impairment that substantially limits one or more major life activities such as caring for one’s self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and working; (b) has a record of such an impairment or: (c) is regarded as having such an impairment. This term does not include:

1. any individual who is an alcoholic or drug abuser whose current use of alcohol or drugs prevents the individual from participating in HABC sponsored programs or activities; or

2. whose participation, by reason of such current alcohol or drug abuse, would constitute a direct threat to property or the safety of others.

4. **Near Elderly Family:** head of household or spouse is at least 50 years of age, but below the age of 62. Discretionary preference for near elderly families in public housing developments designed for the elderly should be granted as follows:

a. When the Authority determines that there are insufficient numbers of elderly families to fill all the units in a development constructed for elderly, the Authority may give preference to families in which the head of household or spouse is at least 50 years of age but below the age of 62 before those in which the head of household and spouse, if any, are below the age of 50. In no event will a near elderly family be admitted if there are eligible elderly, disabled or handicapped families on the Authority's waiting list.

b. When this preference is applicable, the Authority will not exceed 15 percent of the units in each applicable development.

G. Live-in Aide: A person who resides with an Elderly, Disabled, or Handicapped person(s) who (a) is determined by the Public Housing Authority to be essential to the care and well-being of the person(s); (b) is not obligated for support of the person(s); and (c) would not be living in the unit except to provide necessary, supportive services.

H. Rents

1. **Applicant Rent:** The combined cost to the applicant for rent and utilities.

2. **Tenant Rent:** The amount payable monthly by the family as rent for the use of the dwelling accommodation, some equipment, services, and reasonable amounts of utilities determined in accordance with the Authority's schedule of allowances for utilities supplied by the housing development.

3. **Total Tenant Payment:** Higher of the following, rounded to the nearest dollar:

- a. 30 percent of Monthly Adjusted Income; or
- b. 10 percent of Monthly Gross Income; or

Resident rent does not include charges for utility consumption in excess of the Authority's schedule of allowances for utilities consumption, or other miscellaneous charges.

- I. **Lower-Income Family:** A family whose family income is 80% of the median income of the area, as determined by HUD with adjustments for smaller and larger families.
- J. **Very Low-Income Family:** A family whose total family income does not exceed 50% of the median total family income for the area, as determined by HUD, with adjustments for smaller and larger families.
- K. **Head of Household:** The family member who is held responsible and accountable for the family.
- L. **Spouse:** The husband or wife of the head of household.
- M. **Dependent:** A family member (excluding foster children) other than family head or spouse who is under 18 years of age, is a disabled or handicapped person or is a full-time student.
- N. **Medical Expenses:** Those medical expenses, including medical insurance premiums, that are anticipated during the period for which Annual Income is computed, and that are not covered by insurance.
- I. **Handicapped Assistance Expenses:** Reasonable expenses that are anticipated, during the period for which Annual Income is computed, for attendant care and auxiliary apparatus for a Handicapped or Disabled Family member and that are necessary to enable a Family member (including the Handicapped or Disabled member) to be employed, provided that the expenses are neither paid to a member of the Family nor reimbursed by an outside source. This allowance may not exceed the employment income received by the family members who are 18 years of age or older as a result of the assistance to the Handicapped person.
- J. **Child Care Expenses:** Amounts anticipated to be paid by the Family for the care of children under 13 years of age but only where such care is necessary to enable a family member to be gainfully employed or to further his or her education and only to the extent such amounts are not reimbursed. The amount deducted shall not exceed the amount of income received from such employment.

- I. **Full-Time Students:** A person who is carrying a subject load which is considered full-time for day students under the standards and practices of the educational institutions attended. An educational institution includes a vocational school with a diploma or certificate program as well as an institution offering a college degree.
- J. **Veteran:** A person who has served in the active military or naval service of the United States, and who has been discharged or released therefrom under conditions other than dishonorable.
- K. **Serviceman:** A person now in the active military or naval service of the United States.
- L. **Utilities:** "Utilities" means only water, electricity, gas, and heating fuels.
- M. **Annual Income:** Annual Income is the anticipated total income from all sources received by the family head and spouse (even if temporarily absent) and by each additional member of the family including all net income derived from assets from the 12-month period following the effective date of initial determination or reexamination of income exclusive of income which is temporary, non-recurring or sporadic, and other types of income as defined below (see paragraph V.) Annual Income includes, but is not limited to the following:
1. The full amount, before any payroll deduction, of wages and salaries, including overtime and other compensation for personal services (such as commissions, fees, tips, and bonuses).
 2. The net income from operation of a business or profession. Expenditures for business expansion or amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for depreciation of assets used in a business or profession may be deducted based on straight line depreciation as provided in Internal Revenue Service regulations. Any withdrawal of cash or assets from the operation of a business or profession will be included in income except to the extent the withdrawal is reimbursement of cash or assets invested in the operation by the Family:
 3. Interest, dividends, and other net income of any kind from real or personal property. Expenditures for amortization of capital indebtedness shall not be used as deductions in determining net income. All allowance for depreciation is permitted only as authorized in paragraph (2) of this section. Any withdrawal of cash or assets from an investment will be included in income except to the extent the

withdrawal is reimbursement of cash or assets invested by the family. Where the Family has Net Family Assets in excess of \$5,000, Annual income shall include the greater of the actual income derived from all Net Family Assets or a percentage of the value of such Assets based on the current passbook savings rate as determined by HUD.

4. The full amount periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits and other similar types of periodic receipts, including a lump-sum payment for the delayed start of a periodic payment.
5. Payments in lieu of earnings, such as unemployment and disability compensation, workmen's compensation, and severance pay (but see paragraph X.3);
6. Welfare assistance payments;
7. Periodic and determinable allowances, such as alimony, income-in-kind and regular contributions or gifts, including amounts received from any persons not residing in the dwelling. This includes payments to the head of household or other family members for support of a minor, or payments nominally to a minor for his support but controlled for his benefit by the head of the household or a resident family member other than the head, who is responsible for his support;
8. All regular pay, special pay and allowances (except for hazardous duty pay) of a member of the Armed Forces;
9. Any earned income tax credit to the extent it exceeds income tax liability.

V. Annual Income Does Not Include The Following:

1. Income from employment of children (including foster children) under the age of 18 years;
2. Income/earnings in excess of \$480.00 for each full-time student 18 years old or older (excluding the head of the household and spouse).
3. Payments received for the care of foster children;
4. Lump-sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains and settlement for personal or property losses;

5. Amounts received by the Family, that are specifically for or in reimbursement of the cost of medical expenses for any family member;
6. Income of a live-in aide;
7. Amounts of educational scholarships paid directly to the student or to the educational institution, and amounts paid by the Government to a veteran, for use in meeting the costs of tuition, fees, books equipment, materials, supplies, transportation and miscellaneous personal expenses of the student.
8. The special pay to a family member serving in the Armed Forces who is exposed to hostile fire;
9. Amounts received under training programs funded by HUD; e.g. CIAP.
10. Amounts received by a disabled person that are disregarded or a limited time for purposes of Supplemental Security income eligibility and benefits because they are set aside for use under a Plan to Attain Self-Sufficiency (PASS); or
11. Amounts received by a participant in other publicly assisted programs which are specifically for or in reimbursement of out-of-pocket expenses incurred (special equipment, clothing, transportation, child card, etc.) and which are made solely to allow participation in a specific program.
12. Temporary non-recurring or sporadic income (including gifts); or
13. Amounts specifically excluded by any other Federal statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under the United States Housing Act of 1937. The following is a list of types of benefits that qualify for this exclusion:
 - a. Relocation payments made pursuant to Title II of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
 - b. The value of the allotment provided to an eligible household for coupons under the Food Stamp Act of 1977.

- c. Payment to volunteers under the Domestic Volunteer Service Act of 1973.
- d. Payments received under programs funded in whole or in part under the job Training Partnership Act.
- e. Amounts of scholarships funded under Title IV of the Higher Education Act of 1965 that are used to cover the cost of attendance at an educational institution.
- f. Payment received from programs funded under Title V of the Older Americans Act of 1965.

W. Adjusted Income: Annual Income less the following:

- 1. \$480 for each dependent, other than family head or spouse, who is under 18 years of age or is a disabled person or handicapped person or is a full-time student (excluding foster children).
- 2. Handicapped assistance expenses in excess of 3% of annual income for any family;
- 3. In the case of an elderly family:
 - a. \$400 for each family;
 - b. Medical expenses (including medical insurance premiums in excess of three (3) percent of Annual Income) where not compensated for or lowered by insurance;
 - c. Handicapped expenses in excess of three (3) percent of Annual Income.

If the family has both medical and handicapped expenses (b. and c.) above, combine both totals and allow the amount which is in excess of three (3) percent of Annual Income.

- 4. Unreimbursed child care expense for any minor under 13 years old to enable a family member to work or to further his or her education.

Y. Net Family Assets: Net cash value after deducting reasonable costs that would be incurred in disposing of real property, savings, stocks and bonds, and other forms of capital investment. The value of necessary items of personal property such as furniture and automobiles shall be excluded. (In cases where a trust fund has been established and the trust is not revocable by, or under the control of any member of the family or household, the value of

the trust fund will not be considered an asset so long as the fund continues to be held in trust. Any income distributed from the trust fund shall be counted when determining Annual Income.) In determining Net Family Assets, there shall be included the value of any assets disposed of by an applicant or resident for less than fair market value (including a disposition in trust, but not in a foreclosure or bankruptcy sale) during the two years preceding the date of application for the program or re-examination, as applicable, in excess of the consideration received therefore. In case of a disposition as part of a separation or divorce settlement, the dispositions will not be considered to be for less than fair market value if the applicant or resident receives important consideration not measurable in dollar terms.

AA. Employer Identification Number (EIN): The 9 digit tax payer identifying number individual, trust estate, partnership, association, company, or corporation that is assigned pursuant to section 6011 (b) of the Internal Revenue Code of 1986.

BB. Social Security Number (SSN): A 9 digit number assigned to a person by the Social Security Administration of the Department of Health and Human Services, and that identifies the record of a person's earnings reported to the administration.

SECTION III.- ELIGIBILITY FOR ADMISSION

There shall be eligible for admission to low-income housing operated by this Authority, those applicants who, at the time of admission, meet all of the following requirements:

1. Who qualify as a family (as defined in Section II - E);
2. Whose normal income does not exceed the applicable income limit for admission set forth in Exhibit 1;
3. Subject to necessary HUD approval, none of the eligibility requirements for admission set forth above, except occupancy standards, shall apply to employees, volunteers, and staff of public and private agencies and their families whose residence in a property is determined to be to the advantage of the Authority or its residents for the purpose of:
 - a. Essential Maintenance and management training programs;
 - b. Providing resident and neighborhood-oriented services;
4. Whose complete and accurate social security numbers assigned to the applicant and to each member of the applicant's household who is at least six (6) years of age has been documented and verified.

5. Who have not been evicted from public housing within the last three (3) years from the date of the eviction, unless the evicted tenant successfully completes a rehabilitation program approved by the Authority.
6. **Who have completed mandatory eight (8) hour tenant readiness training.**

SECTION IV. - SELECTION OF RESIDENTS

A. Governing Conditions:

HABC has discontinued the use of Federal Preferences. It HABC's decision that residents will be selected from among eligible applicants, for dwellings of given sizes and within such ranges of rent as may be established to insure the financial solvency and stability of the low-income housing program. Residents of Baltimore City shall be considered before non-residents. Applicants will be selected in their proper turn from the waiting list according to this factor and according to date of application.

B. Resident Selection Criteria:

The following criteria is used in selecting families for occupancy at the time of the initial interview.

- 1. Applicants written verification of income, assets, dependents and all other Eligibility requirements. Verification must be from a "Third Party." Telephone and client certification may be used when other means have been exhausted.**
- 2. Credit background checks will be conducted on the Applicants that is listed as head of household.**
- 3. Applicants will be required to provide landlord verification from the past three Landlords.**
- 4. Through the Judicial Information System, Maryland Court System, a criminal Background review will be done on all household members age 14 years or older. A US Criminal Justice System check will be done if information cannot be obtained on an applicant on an applicant using the Maryland Court System.**
- 5. Applicants will receive a home visit to determine their housekeeping skills.**

The following criteria are used in denying families occupancy.

1. **Applicants who are providing false information, written or verbal, at any time during the Interview process by any household members.**
2. **Involvement in violent crimes or behavior against persons property such as, by not**
3. **Limited to Domestic Violence; Child or elder abuse, assault; battery; manslaughter; possession of illegal drugs; murder; car jacking; malicious destruction; theft; burglary; kidnapping rape arson; disorderly conduct.**
4. **Applicant with a record of disturbing the peace or destroying property at a previous residence.**
5. **Applicant who has a record of eviction from any Section 8/Public Housing within the past three years from drug related criminal activity or a history of lease violations.**
6. **Reasonable cause to believe an applicant uses illegal drugs or abuses alcohol.**
7. **Applicant with poor housing keeping with no or an unsatisfactory effort to take corrective measures.**
8. **Applicant with a poor rental history or who owes an outstanding balance to Federally subsidized program.**

Applicants denied a subsidized housing will be notified in writing listing the reason(s) for the rejection and advising the applicants that they have ten (10) business days in which to present a written request to HABC to schedule an informal review. All applicants will be notified in writing of the decision within ten (10) working days from the date of the informal review.

C. Notification of Applicants:

1. The Authority shall promptly notify any applicant determined to be ineligible for admission on the basis for such determination and shall provide the applicant, upon request, with an opportunity for an informal hearing on such determination.

2. When a determination has been made that an applicant is eligible and satisfies all requirements for admission, including the resident selection criteria, the applicant shall be notified of the approximate date of occupancy insofar as that date can be reasonably determined.

D. No Discrimination Against Public Assistance Families:

In the selection of residents, there shall be no discrimination against families, otherwise eligible for admission, because their incomes are derived in whole or in part from public assistance. No quotas or other devices shall be used to allow a unit to remain vacant while awaiting application by a family falling within a higher rent range.

E. Open Occupancy:

All housing under the Authority's management shall be available for occupancy without regard to sex, race, color, creed, national origin, marital status, or sexual orientation; in addition, no eligible applicant shall be denied housing because of a physical or mental handicap, provided he/she is capable of maintaining himself/herself, independently, in a community setting.

F. Assignment of Dwelling Units:

To insure equal opportunity for all eligible applicants and also that the Authority's low-income housing program is operated on an open-occupancy basis, assignment of available dwelling units shall be as follows:

1. Eligible applicants shall be offered suitable housing within the development wherein the highest number of vacancies exist.
2. Rejection of three separate offers of suitable accommodations shall result in the placement of the applicant's name at the bottom of the eligible applicant list, unless the applicant shall prove undue hardship or handicap to the satisfaction of the Authority, such as:
 - a. inability (financial or otherwise) to move at the time of the offer of suitable accommodations.
 - b. inaccessibility of offered accommodations to applicant's source of employment, children's day care, medical facilities, etc.

SECTION V. - ELIGIBILITY FOR CONTINUED OCCUPANCY

A. There shall be eligible for continued occupancy in low-income housing operated by the Authority, those residents who meet all of the following requirements:

1. Who qualify as a family (as defined in Section II-E).

2. Who conform to the occupancy standards as set forth in Section VI.
- B. Employees, residents, volunteers, and staff of public and private agencies and their families may continue in occupancy if it is determined to be to the advantage of the Authority or its residents for the purpose of:
1. essential maintenance and management training programs;
 2. providing resident and neighborhood-oriented services.

When the residence of any such resident in a property is determined by the Authority to be no longer to its advantage, his/her lease or contract shall be terminated unless he/she meets all other eligibility requirements for admission. However, this requirement will not apply to persons who were in residency prior to time of employment in this special category.

SECTION VI. - OCCUPANCY STANDARDS

To avoid overcrowding and prevent waste of space, dwellings are to be leased in accordance with the occupancy standards set forth below. Where it is found that the size of the dwelling is no longer suitable for the family in accordance with these standards, the family shall be required to transfer as soon as a dwelling of the appropriate size becomes available. In the application of the occupancy standards, consideration will be given to whether persons of opposite sex (other than spouses), persons of different generations and unrelated adults will be required to share a bedroom.

<u>Number of Bedrooms</u>	<u>Number of Persons</u>	
	<u>Minimum</u>	<u>Maximum</u>
0	1	1
1	1	2
2	2	4
3	4	6
4	6	8
5	8	10
6	10	12

The occupancy standards shall apply as cited herein, except that the Director of Housing Management shall have the authority to waive these standards under special circumstances and in the interest of obtaining and maintaining maximum development occupancy. Special circumstances are considered as follows: (1) Developments with exceptionally small room sizes; (2) Developments seriously deficient in open space, play space, or similar community or neighborhood facilities; (3) hard to rent developments where additional living space could be used as a selling point.

SECTION VII. - INCOME LIMITS

Maximum Income Limits for Admission are set forth in Exhibit 1. No. minimum income limits are established.

SECTION VIII. - RENTS

A. Maximum Rent:

The rent for any dwelling unit shall be (30%) of Adjusted Family Income. Any HABC family that HUD issues income verification request are required to supply HABC with any and all income verification information.

B. Ceiling Rent:

No resident shall pay rent in excess of the ceiling rent (Exhibit 3) established for the size of the dwelling unit occupied by the family, for a period not to exceed thirty-six (36) cumulative months. Resident families for whom the thirty-six (36) cumulative month period expires will no longer be eligible for ceiling rents and must be charged an income-based rent thereafter.

C. Minimum Rents

In accordance with HUD requirements to set minimum rent for each dwelling unit, HABC has set its minimum rent at zero (\$00.00).

D. Rents for Essential Employees:

The rent for an employee whose residence in a property is determined to be to the advantage of the Authority shall be the average rent paid in the total program for the preceding fiscal year.

SECTION IX. - LEASING OF DWELLING UNITS

The admission of a family establishes a landlord-resident relationship with contractual obligations to be fulfilled by the Authority and the resident. In addition to the obligations contained in the Lease, concerning designated housing space and utilities and the payment of rent, the law also imposes an obligation on the resident to furnish accurate and truthful information regarding all household members and income as a means of determining eligibility and the correct amount of rent to be charged. Dwelling units shall be used solely for the purpose of housing families of low income, unless otherwise designated by the Authority and approved by the Director of Housing Management. No dwelling unit shall be occupied except pursuant to a written lease executed by a responsible member(s)

of the family and which shall contain all relevant provisions necessary under the law and pertinent regulations. The lease agreement is to be kept current at all times and is to reflect the rent being charged and the conditions governing occupancy.

A. Execution of Dwelling Lease Agreement:

A Lease Agreement (Exhibit 4) shall be signed by a responsible member(s) of each family accepted as residents and by the Housing Manager or his designee prior to the family's admission.

B. Cancellation of the Dwelling Lease Agreement:

Cancellation of a resident's lease is to be in accordance with the provisions of the Dwelling Lease form attached herein as Exhibit 4

SECTION X. - ANNUAL REEXAMINATION OF RESIDENT STATUS

A. The status of each resident family is to be reexamined at least once a year in accordance with an established reexamination schedule.

1. In order to determine the correct rent to be charged, according to law, all residents shall be required to furnish accurate and truthful information regarding all household members and all sources and amounts of income.
2. Where actual income available to the family was not reported, the resident shall be charged an appropriate rent effective as of the date of the annual reexamination when such income should have been reported. Immediate payment in full is required upon notice.
3. Each resident family is to be notified in writing of any change required in rent or size of unit occupied and of any misrepresentation or lease violation revealed by the reexamination and the corrective action to be taken.
4. Any increase or decrease in rent shall take effect in accordance with the provisions of the Dwelling Lease.

B. Special Annual Reexamination of Resident Status:

If it is not possible at the time of annual reexamination to determine the annual family income within the required time and with any reasonable

degree of accuracy, a temporary determination of income and rent shall be made and special reexamination rescheduled within 30 days. The resident is to be notified in writing that the rent charge is temporary pending verification of family income.

SECTION XI. - INTERIM REDETERMINATION OF RESIDENT STATUS

Between annual reexaminations, the rent shall be adjusted only in those cases where the resident can show a change in circumstances which would justify a reduction in rent. Such Circumstances include, but are not limited to the following: 1) divorce, 2) marriage, 3) separation, 4) death, 5) retirement, 6) unemployment, 7) strike, 8) lay-off, 9) sick leave, 10) disability, 11) entry into or discharge from military service, 12) birth, and 13) changes of job.

SECTION XII. - TRANSFERS

Transfers to other low-income housing units shall be considered on a non-discriminatory basis when: 1) initiated by the Authority, 2) for approved medical reasons, or for compliance with established occupancy standards as outlined in Section VI. No other reasons for transfers shall be performed according to the following priorities in order of the date of transfer application and verified priorities outlined below:

<u>Priority Number</u>	<u>Priority Explanation</u>
1	Authority initiated transfers (habitability/structural safety, handicap unit 504 requirement, modernization);
2	Transfers for valid verified medical reasons;
3	Residents who are underhoused;
4	Residents who are overhoused.

The first three (3) eligible transfer types shall have priority over new move-ins. Transfers will be ranked by date and priority status. In cases of transfers requested by residents for approved health reasons or to move to a large apartment, the date shall be that on which the changed family circumstances are verified by management. In cases of an involuntary transfer, the date will be that on which management verifies that the change occurred. The Authority reserves the right to immediately transfer any family who has misrepresented family circumstances or composition.

SECTION XIII. - EVICCTIONS

- A. No resident shall be given notice to vacate without:
1. Being told by the Authority the reason for the eviction, and
 2. Given an opportunity to make such reply or explanation as he/she may wish, and
 3. Advised of his/her right to discuss and resolve any grievance with Management through the Grievance Procedure (Exhibit 5).
 4. Being advised of his/her right to pay rent during the eviction process involving non-payment of rent.
- B. A written record of every eviction shall be maintained by the Authority and shall contain the following information:
1. Name of resident and identification of unit occupied.
 2. Date of eviction.
 3. Specific reason(s) for eviction. For example, if a resident is being evicted because of nonpayment of rent, the record should detail the actions which resulted in the determination that eviction should be instituted.
 4. Date and method of notifying the resident, with summary of any conferences with resident, including name of conference participants.

SECTION XIV. - POSSESSION OF PETS

- A. Permissibility:

The possession of pets in conventional public housing will be determined based on the majority of the expressed desires of the residents of each respective development, in concert with Management. However, pets will be allowed in our public housing projects designed exclusively for senior citizens under the HABC Pet Ownership Rules (Exhibit 6).

- B. Riders to Dwelling Lease:

An appropriate Rider to the Dwelling Lease will be provided to cover each contingency.

SECTION XV. - AMENDMENTS

Section I to XIV, inclusive, shall establish the policies and standards governing admission to an occupancy of low-income public housing operated by the Authority. All previously written policies shall be reviewed periodically by the Authority. The Authority shall amend Section I to XIV, inclusive, as circumstances warrant. However, before any amendments or proposed changes are made to this Statement of Policies, the Resident Advisory Board shall be notified and allowed time for comments.

SECTION XVI. - ESTABLISHMENT OF PROCEDURES, SYSTEMS, REGULATIONS AND RULES

The Authority shall establish and promulgate such procedures, systems, regulations and rules as are required to implement and assure compliance with the policy statements contained herein.

EXHIBITS 1 TO 8 ARE AVAILABLE FOR REVIEW AT THE FOLLOWING ADDRESS

Office of Policy and Portfolio Management
417 E. Fayette, Room 1224
Baltimore, MD 21244

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Affirmatively Furthering Fair Housing

The Fair Housing and Equal Opportunity (FH&EO) Office enforces the Fair Housing Act and other civil rights laws and undertakes steps to identify discriminatory practices throughout all DHCD and HABC housing-related programs. As part of the effort to further fair housing, and in accordance with the requirements of the Consolidated Plan, Regulation (24 CFR. 91.520 (a)), the FH&EO cooperated with neighboring jurisdictions in conducting a region-wide analysis of impediments to fair housing choices.

➤ Actions Taken Regarding Completion of the Analysis of Impediments to Fair Housing Choice

The “Analysis of Impediments to Fair Housing in the Baltimore Metropolitan Area” was completed in September 1996. It was prepared for the Baltimore Metropolitan Council on behalf of Baltimore City, the City of Annapolis, and Anne Arundel, Baltimore, Hartford and Howard Counties. This report detailed fair housing impediments as well as recommendations for actions. Baltimore City is addressing many of the impediments identified (see below in “Actions Taken to Overcome...”). However, a consultant will be hired to assist in the development of strategies for issues not currently being addressed.

➤ Summary of Impediments Identified in the Analysis

Below is a summary of the general impediments identified in the study for the region. A more detailed listing can be found in Part 7 of this report. The general impediments to fair housing choices include:

1. A lack of affordable housing.
2. Housing choice for all persons regardless of their race, color, religion, sex, disability, familial status, or national origin is still not a reality.
3. Racial tension is high and growing.
4. There seems to be an uneven enforcement and promotion of voluntary compliance efforts. In some Jurisdictions compliance has been a priority, but funding cuts have impacted the Jurisdictions’ ability to carry out effective enforcement efforts.

◇ Actions Taken to Overcome the Effects of Impediments Identified Through the Analysis

DHCD and HABC are committed to affirmatively promoting fair housing. Currently, the impediments identified in the region-wide analysis are being addressed as follows:

I. Meeting the Needs of the Disabled

The impediment study stated that, whereas Baltimore City has the largest percentage of all public housing in the region (89%), that housing had a shortage of units designed for people with disabilities. As of September 2000 there were 928 accessible public housing units in HABC's housing stock. This does not include accessible units in the HOPE VI program. The number of accessible units is indicated in the following "HABC HOPE VI Program" section.

Emphasis continues to be placed on meeting the needs of HABC residents and persons seeking housing within HABC's housing programs. To date HABC has complied with Section 504 of the Rehabilitation Act of 1973, as amended in meeting the 5% mobility and 2% sensory accessible housing standards. To the greatest extent feasible HABC will continue to provide accessible housing as needed to HABC residents and applicants. In Baltimore City, the Hope VI Program and the HABC's housing programs and redevelopment efforts is another catalyst used to address this impediment. The following indicates accessible housing efforts in the HOPE VI and development programs.

HABC HOPE VI Program

Pleasant View Gardens HOPE VI Project (Formerly Lafayette Court)

Of the 221 rowhouses in Lafayette Court Rowhouses, 23 units are accessible. Mobility accessible units include, one 1-BR; nine 2-BR; one 4-BR; and three 3-BR. There are nine 2-BR units that are designated for persons with sensory disabilities. Additionally, 25% of all rowhouses conform to visitability standards. There is also a 110 unit elderly apartment building, that is 100% accessible. The elderly building contains 12 units for people with mobility disabilities and 6 units for people with sensory disabilities.

The Townes at the Terrace HOPE VI Project (Formerly Lexington Terrace)

Of the 203 rental units in Lexington Terrace HOPE VI, 13 units are accessible. The mobility accessible units include four 2-BR units; six 3-BR units; and one 4 BR unit. Additionally, there are two 2-BR units for persons with sensory disabilities. All 203 rental units will have kitchens and walls that are easily adaptable for conformity with ADA/504 grab bar and kitchen requirements.

Of the 100 homeownership units, 5 units were designed for and sold to persons with mobility disabilities and one home was sold to a person with a sensory disability. An additional home was also designed for persons with sensory disabilities.

The Terraces project also includes an 88 unit Elderly building that is 100% accessible. Additionally, 5 units are mobility accessible and 2 are accessible for persons with sensory impairments.

Heritage Crossing (formerly Murphy/Julian HOPE VI Project)

Heritage Crossing Project has a total of 185 home ownership units and 75 public housing units. Twenty of these units will be designed for persons with mobility and/or sensory impairments.

Flag House HOPE VI Project

The design for this project is not completed. Tentative plans include a total of 390 units comprising 130 public housing units, 130 home ownership units and 130 mixed-income rental units. Five percent (5%) of all rental and home ownership units will be mobility accessible and 2% of rental and home ownership units will be accessible for persons with sensory impairments.

Broadway Homes

The design for this project is also tentative. Of the rental units, five- percent (5%) or 6 units will be mobility accessible and 2 units will be accessible for persons with sensory impairments. Five percent of the home ownership units will be mobility accessible and 2 percent will also be for persons with sensory impairments.

Cherry Hill Homes Modernization Project

Cherry Hill Homes consist of 157 rental units of which 10 units will be accessible units. This project will have two 1-BR units; three 2-BR units; three 3-BR units; one 4-BR unit and one 5-BR unit for persons with mobility impairments. These units will also be designed for persons with sensory disabilities.

Cherry Hill Homeownership

Five percent of the home ownership units at Cherry Hill will be mobility accessible and 2 percent will be accessible for persons with sensory impairments.

Hollander Ridge Senior Village

Hollander Ridge Senior Village is pending court action based on the ACLU vs. HABC case.

Visitability Efforts

The HABC procurement process requires that where structurally feasible, all development designs incorporate visitability standards. Visitability standards are in addition to the accessible units in each project. HABC has met or will make every feasible effort to meet the following visitability standards at its development projects. (a) Pleasant View Gardens - 25% or 51 units are visitable;

(b) The Townes at the Terrace - 25% or 76 visitable units; (c) Heritage Crossing-20% or 52 visitable units; and (d) Flag House - 20% or 78 visitable units. Additionally, 33% or 32 units at Broadway Homes will be visitable; 25% of the Cherry Hill

Design Build units and the Cherry Hill Home ownership project will be visitable.

Proposal Requiring Barrier-Free Requirements for Publicly Assisted Housing

In cooperation with the Mayor's Commission on Disabilities, efforts are underway requesting the City of Baltimore adopt an ordinance requiring barrier-free requirements for publicly assisted housing. This proposed ordinance would require residential properties constructed with public funding contain certain design features relative to the establishment of barrier-free requirements. Currently the proposal is being reviewed the City's legal department.

II. Encouraging Integration of Minorities

In collaboration with HUD, Baltimore Neighborhood Inc. (BNI) and various governmental jurisdictions in the Baltimore metropolitan area, HABC is implementing the provisions of the Consent Decree in *Thompson v. HUD*. Those provisions call for the relocation, over a six-year period of public housing residents and other eligible families into new homes in parts of the Baltimore metropolitan area, which have low poverty and racial concentrations. The program screens families who receive special Section 8 certificates under the decree to ensure that they meet HUD's eligibility criteria, counsels eligible families to prepare them for the various services families will need to make their moves into new areas and assist these families in making the transition.

Currently Baltimore Neighborhood, Inc. (BNI) continues to administer the mobility counseling for the program. On June 16, 2000 however, BNI notified the Housing Authority of Baltimore City of their intent **not** to renew the contract for mobility counseling services. BNI indicated that they could not fulfill the requirements of the contract. They do however plan to continue to provide services through the end other the current term (November 2000). They are hopeful that they can be released from their contract earlier if a new company is on board before the end of their term. The Mobility Counseling Panel (the Panel) composed of the local and federal defendants, plaintiffs' attorney and the Special Master meet to discuss the process of hiring a new company to replace BNI. They are seeking to issue an RFP (Request for

Proposals) in the as soon as possible in order to continue services for the families being assisted. BNI's current staff will remain until the end of the existing contract. To date the Housing Authority of Baltimore City has referred 1,200 applicants for mobility counseling services. In addition HABC has partnered with BNI for the recruitment of new families who would be interested in the Special Section 8 Certificate Program by providing an additional 3,000 prospective applicants from the section 8 waiting list to BNI for Mobility Counseling. HABC has provided outreach that includes flyers posted in all public housing developments, neighborhood service centers, HABC Housing Application Office and BNI local office to recruit new interested families.

BNI has contacted 100 families from the section 8 waiting list as part of their outreach. All the named plaintiffs in the Thompson v. HUD housing segregation case displaced persons; relocated or other public housing residents in public housing as of January 31, 1995 have been assisted.

The following report summarizes HABC/BNI's mobility efforts to date:

- ◆ 1,200 applications provided to BNI from HABC (3,000 from the section 8 waiting list given 5/12/00)
- ◆ 263 applicants provided from BNI to HABC for Eligibility Determination.
- ◆ 222 applicants completed and referred to the Section 8 Office for Certificates from HAO.
- ◆ 211 Certificates/Vouchers Issued
- ◆ 33 Certificates/Vouchers Portability to other jurisdictions.
- ◆ 60 Expired Certificates/Voucher
- ◆ 377 applicants returned from BNI to HABC – due criminal history, not interested or for no response.
- ◆ 112 new applications received to HAO from Outreach.
- ◆ According to BNI, 40 known applicants have been housed.

III. Section 8 Readiness Training, Mobility and Landlord Outreach Activities

HABC Tenant Readiness Training

A tenant readiness program has been implemented to equip public housing residents, Section 8 applicants, and all other residents with tools and skills needed to access society and become productive community members. Currently residents are being trained in fair housing laws; lease comprehension; family budgeting; saving for home ownership; housekeeping practices; community awareness and participation and drug awareness. This training also emphasizes how the new 'one strike' policy could impact their households due to illegal activities. The program fosters "good neighbor" skills and enables residents to become future homeowners.

HABC Mobility Counseling

The mobility counseling program trains residents on how to locate and rent units in low poverty areas and how to connect with support services that will ensure their success in becoming self-sufficient within their new communities. Counselors train and assist applicants in effective home acquisition techniques. Residents learn how to network throughout their communities by participating in community organizations that link them to opportunities and resources in their chosen areas.

During the period from June 1, 1999 to July 30, 2000 (fiscal year 2000) HABC accomplished the following through its in-house Section 8 tenant readiness and mobility programs:

- ◆ 962 residents completed tenant readiness training;
- ◆ 430 (45%) received mobility counseling services;
- ◆ 413 residents were housed;
- ◆ 269 residents were housed in Baltimore City; and
- ◆ 144 (35%) residents were housed in “other” jurisdictions. The breakdown of residents housed in other jurisdictions include: Baltimore County (111 residents); Howard County (14); Anne Arundel County (8); Hartford County (3). Additionally, 1 former HABC resident is housed in each of the following jurisdictions: Syracuse, NY; Corning, NY; Raleigh, NC; Fairfax, VA; Portsmouth, VA; New Castle, DE; Washington, DC; and Prince Georges County.

Designated Disabled Readiness Training and Mobility Program

The Designated Disabled Program is designed to assist single disabled persons in obtaining housing. Under the designated disabled funding increment for 200 vouchers, we have issued about 350 vouchers and about 125 have leased units. Some of the vouchers have expired because persons were unable to secure housing for various reasons. HABC continues to issue vouchers in order to achieve the full leasing of the 200 vouchers.

Shelter Plus Care Program for Disabled Homeless Persons

The Shelter Plus Care (SPC) Program is a program designed to serve disabled homeless persons. The SPC Program is a partnership between the Department of Housing and Community Development’s (DHCD) Office of Homeless Services and the Housing Authority’s Training and Mobility Program (TMP). Under the terms of this contract, HABC’s TMP provide tenant readiness training to disabled persons with chronic substance abuse problems, mental illness and/or HIV-AIDS. From October 1999 to date, **71** persons in the SPC program have completed the readiness training.

Training is tailored to fit the needs of this unique population and also addresses some of the participant's medical concerns. HABC works in conjunction with sponsoring agencies such as HERO, Prisoner's Aid, Baltimore Mental Health Systems and others. About 90% of the persons participating in this program are housed. The focus of this training is to assist participants in making the transition from transitional housing or shelters to living independently within the community.

In addition to training, the TMP also conducts all initial, annual and damage inspections on all rental units funded under this program. The HAO also conducts landlord education and outreach functions geared towards bringing landlord and property owners into the SPC program. Interested property owners and landlords are referred to sponsors as possible housing providers.

Section 8 Landlord Outreach Program

Section 8 outreach programs are marketed to residents, landlords, and other interested parties. HABC outreaches to Section 8 landlords in non-concentrated and low-poverty areas by educating them about the Section 8 Program and encouraging them to rent to Section 8 voucher and certificate holders. Participating landlords are also trained on maintaining properties in accordance with Section 8 code requirements and community standards.

IV. Public Housing Tenant Readiness Training and Outreach Program

A total of 1275 persons have completed HABC's tenant readiness training for fiscal year 2000.

Senior Outreach Initiative Program

HABC's Housing Application Office (HAO) has developed a successful Senior Outreach Program. Approximately 535 seniors have been recruited since April 2000. This program is marketed through various outreach efforts, including visits to private homes, shelters, soup kitchens and other senior service providers. HAO conducts "Senior Day" seminars to educate and interview interested seniors. Participants receive transportation to prospective properties and an opportunity to lease housing units. Moving expenses may be provided as an incentive to participate.

V. Resident Needs Assessment

Updated Needs Assessment and Transition Plan

In accordance with 24 CFR Part 8 Nondiscrimination based on Handicap in Federally Assisted Programs and Activities; Final Rule, HABC is preparing a Request for Proposals (RFP) to solicit the services of a consultant to conduct a resident needs assessment and update the agency's transition plan. HABC will continue to comply with Section 504 of the Rehabilitation Act of 1973, as amended in meeting the needs of its residents by supplying accessible housing as needed.

Section 504, ADA and Fair Housing Guide Book

HABC has developed a book to assist housing industry members who do business with Baltimore City with compliance with the accessibility requirements of Section 504, ADA, and the FHA. The *Multifamily and Commercial Development Design Guide Book* uses a how-to format offering possible solutions for problems unique to Baltimore, such as rowhouses and accessible design.

Housing Authority of Baltimore City
CHAS Dataset Extract for Baltimore City

Renters		Below 30% AMI		31% to 50% AMI		51% to 80% AMI		81% to 95% AMI		95%+ AMI	
		Total	Elderly	Total	Elderly	Total	Elderly	Total	Elderly	Total	Elderly
Total Households		49,914	14,488	22,360	4,390	28,715	3,010	10,744	921	24,067	2,464
<i>Black (Non-Hispanic)</i>		36,765	9,351	14,792	2,043	18,309	1,083	6,389	420	11,929	435
<i>White (Non-Hispanic)</i>		11,857	4,957	6,975	2,278	9,610	1,912	4,092	501	11,438	1,991
<i>Asian & Pacific Islander</i>		653	86	251	23	351	0	138	0	343	17
<i>American Indian, Eskimo</i>		226	11	84	0	100	0	36	0	76	0
<i>Hispanic</i>		404	83	246	46	338	15	89	0	281	21
Housing Problems		36,433	8,944	15,073	2,666	8,473	1,025	1,122	97	1,626	180
-	<i>Black</i>	26,209	5,370	9,665	1,118	5,169	751	696	35	883	0
-	<i>White</i>	9,186	3,451	4,961	1,529	3,011	274	4,092	501	627	175
-	<i>Hispanic</i>	309	69	157	19	338	15	9	0	44	0
Cost Burden 30%		35,053	8,818	13,911	2,636	6,420	1,004	526	97	350	152
Cost Burden 50%		26,584	5,281	3,060	738	439	94	18	0	9	0
Overcrowded		3,780	70	1,857	0	1,816	0	502	0	997	0
Affordability											
Renter Occupied											
-	<i>0 - 1 Bedroom</i>	16,563		18,107		15,994		2,238			
-	<i>2 Bedrooms</i>	8,643		19,335		15,914		2,085			
-	<i>3 Bedrooms +</i>	8,846		20,682		12,044		1,612			
Vacant for Rent											
-	<i>0 - 1 Bedroom</i>	1,097		1,986		859		154			
-	<i>2 Bedrooms</i>	1,175		2,558		668		138			
-	<i>3 Bedrooms +</i>	1,631		1,222		224		35			

- 1.) Analysis of the rent per family development indicates that there are six family developments with the average rent of more \$ 180.00 for both FY 98 and FY 99. It is at these developments that the PHA should make a special effort to retain higher income families.

Dev. Name	MD #	# DUs	Rent Billed FY 98	Average Monthly Rent	Rent Billed FY 99	Average Monthly Rent	Overall Average FY 98 & 99	Overall % of Increase	Comments
McCulloh Homes	2002	422	\$ 896,225.00	\$ 177.00	\$ 959,243.00	\$ 189.00	\$ 183.00	7%	Newly Renovated – Desirable
Douglas Homes	2005	344	\$ 756,325.00	\$ 183.00	\$ 810,029.00	\$ 196.00	\$ 190.00	7%	Newly Renovated – Desirable
Albert Spencer	2026	20	\$ 43,307.00	\$ 180.00	\$ 60,341.00	\$ 251.00	\$ 216.00	39%	Townhouses blinded into Community of homeowners.
The Rosemont	2031	106	\$ 230,347.00	\$ 181.00	\$ 265,247.00	\$ 208.00	\$ 195.00	15%	Townhouses blinded into Community of homeowners.
The Dukeland	2032	30	\$ 78,284.00	\$ 217.00	\$ 83,895.00	\$ 233.00	\$ 225.00	7%	Townhouses blinded into Community of homeowners.
Oswego Mall	2034	35	\$ 66,453.00	\$ 158.00	\$ 88,895.00	\$ 211.00	\$ 185.00	33%	Newly renovated townhouses, blinded into community of homeowners.

- 2.) An analysis of the following group of developments indicated that the PHA must work harder to retain and attract the higher income families. Two of the developments, Somerset Courts and Mt. Winans, although in need of renovation, have remained stable and attractive to our customers. The PHA should give consideration to seeking dollars to renovate these properties to maintain the stability in the community.

Based on the average rent data for FY 98 and FY 99, and the fact that they were recently renovated, Cherry Hill 11, Perkins Homes, and Brooklyn Homes have begun to attract families of higher income. To protect their investment, the PHA must make **special efforts** to attract and retain higher income families.

Dev. Name	MD#	# DUs	Rent Billed FY 98	Average Monthly Rent	Rent Billed FY 99	Average Monthly Rent	Overall Average FY 98 & 99	Overall Percentage of Increase	Comments
Cherry Hill	2011	600	\$1,123,334.00	\$ 156.00	\$ 1,200,767.00	\$ 167.00	\$ 161.00	5%	Newly renovated – Adjacent to homeowner and Nehemiah Homes.
Perkins	2003	688	\$ 1,069,121.00	\$ 130.00	\$ 1,248,227.00	\$ 151.00	\$ 140.00	11%	Newly renovated – near the Inner Harbor, Corn Beef Row, Fells Point and Little Italy.
Brooklyn Homes	2021	500	\$ 795,641.00	\$ 133.00	\$ 928,278.00	\$ 155.00	\$ 144.00	11%	Newly renovated
Somerset Ext.	2042	60	\$ 114,394.00	\$ 159.00	\$ 114,333.00	\$ 159.00	\$ 159.00	0%	Somewhat stable community of townhouses and adjacent to private complex of townhouses. Near JH Hospital and Inner Harbor.
Mt. Winans	2029	139	\$ 226,636.00	\$ 136.00	\$ 274,802.00	\$ 165.00	\$ 150.00	14%	Community in need of renovation – Adjacent to Homeowners.

- 3.) Analysis of this group of developments indicates that the overall average rent is below or the overall mean rent of \$150.00. All but two of these properties, Gilmor Homes and Westport, are in dire need of renovation. The PHA must decide whether it is to their benefit to seek funding to renovate these developments or demolish these developments. Very special effort is required to retain and attract higher income families at all of these developments.

Dev. Name	MD #	# Dus	Rent Billed FY 98	Average Monthly Rent	Rent Billed FY 99	Average Monthly Rent	Overall Average Monthly Rent	Overall Percentage of Increase	Comments
Latrobe	2001	701	\$ 1,078,394.00	\$ 128.00	\$ 1,264,445.00	\$ 150.00	\$ 139.00	11%	Depressed community, adjacent to Baltimore Detention Center & Baltimore City Jail. Near JH Hospital and the Empowerment Zone.
McCulloh	2023	516	\$ 860,387.00	\$ 139.00	\$ 1,013,260.00	\$ 164.00	\$ 151.00	12%	Dilapidated townhouses, poorly constructed, with major system problems. Adjacent to Private Complex. In Walking distance of The Terrance and Heritage Crossing. This development has proven to be attractive to our customers.
Westport Ext.	2013	232	\$ 248,722.00	\$ 89.00	\$ 299,343.00	\$ 108.00	\$ 98.00	9%	Newly renovated development of townhouses, but adjacent to depressed development of Westport Homes Ext.
Somerset CT.	2010	257	\$ 412,854.00	\$ 134.00	\$ 507,427.00	\$ 165.00	\$ 149.00	15%	Development in need of renovation – Deteriorating hardwood floors, flooding crawlspaces, which is damaging electrical system, & deteriorating mechanical systems. Adjacent to Old Town Mall which is scheduled for revitalization.
Gilmor Homes	2006	571	\$ 818,984	\$ 119.00	\$ 916,063.00	\$ 134.00	\$ 127.00	12%	Newly renovated but located in a depressed community, with dilapidated rental houses. Approx. one mile from the newly renovated Sandtown-Winchester Community.
O'Donnell	2009	900	\$1,334,756	\$124.00	\$1,587,078	\$147.00	\$135.00	8%	Depressed community, adjacent to private homes and well-maintained apartment complex managed by a private management company. This development is in dire need of renovation.

* Senior Citizen buildings are being exempt from this effort as most residents are retired.

HOUSING AUTHORITY OF BALTIMORE CITY
SECTION 8 ADMINISTRATIVE PLAN

1. APPLICANT SELECTION FROM THE WAITING LIST

Section 8 participants will be selected from among eligible applicants. Applicants will be selected in their proper turn from the waiting list according to date of application. Residents of Baltimore City shall be considered before non-residents.

Applicants will be withdrawn from the Waiting List if mailed correspondence is returned "address unknown" or if the applicant fails to keep scheduled appointments; fails to bring requested documents; or fails to respond, as required, to an annual written request to update the application and designate continued interest in housing assistance. A reasonable accommodation will be granted to persons who can demonstrate that any of the above reasons for withdrawal was attributed to their handicap or disability. Applicants also will be withdrawn at their written request.

The following criteria is used in selecting families for participation at the time of the initial interview:

- a. Before being accepted in any housing program operated by the Authority, an applicant who is a previous resident of the Authority's public housing or who is a previous participant in the Authority's Section 8 Program must pay any balance outstanding from the previous residency or participation. Payment of any outstanding balance is not a guarantee that a previous resident or participant will be re-admitted.
- b. The HABC will deny admission to applicants who previously violated the family obligations listed in 24CFR882.118, 24CFR887.401, 24CFR982.551 or listed on the Certificate of Family Participation or Housing Voucher; committed any fraud or was engaged in or evicted for drug related criminal activity or violent criminal activity in connection with any federal housing program.
- c. Admission will be denied to applicants with a history of criminal activity involving crimes of physical violence to persons or property, illegal drug related activity and other acts which would adversely affect the health, safety or welfare of other persons, including but not limited to illegal use, sale or distribution of narcotics by the applicant or a member of the applicant's household. In determining eligibility for admission, the Authority may consider such mitigating factors as follows:
 - (1) evidence of rehabilitation:
 - (2) evidence of the applicant family's participation in or willingness to participate in social service or other appropriate counseling service programs and the availability of such programs;

- (3) evidence of the applicant family’s willingness to attempt’ to increase family income and the availability of training or employment programs in the locality;
- (4) other mitigating circumstances

In selecting families from the waiting list, the Authority will give preferences to residents of Baltimore City and to families who qualify with a local preference. Local preferences will be given to families who participate in and are referred by sponsors in the following programs. The numbers of units indicate the maximum number of certificates and vouchers.

PROJECT-BASED PERMANENT HOUSING:

<u>SPONSOR</u>	<u>ADDRESS</u>	<u>#UNIT/TYPE</u>	<u>SPECIAL NEED</u>
Housing Unlimited Group	13 High Street	9 SRO S+C 1 1 br Pb	HIV/AIDS- Men only (not special needs)
	3333 Windsor Ave	13 SRO S+C	HIV/AIDS-Women only
		1 SRO Pb 1 1 br Pb	Project –based Project-based (not special needs)
GEDCO Govans Economical Dev. Corporation Org	Harford House 1513 E. North Ave.	26 Mod	homeless
	Micah House 5207 York Rd.	33 SRO Mod	homeless-single adults
Women’s Housing Coalition	The Calverton 119 E. 25 th Street	12 SRO Pb 1 0br Pb	homeless-single women
Associated Catholic	Holden Hall 761 Hamburg St.	14 SRO Pb	homeless-single men

PROJECT-BASED PERMANENT HOUSING:

<u>SPONSOR</u>	<u>ADDRESS</u>	<u>#UNIT/TYPE</u>	<u>SPECIAL NEED</u>
Volunteers of America	Paca House 116 N. Paca St.	76 SRO Mod 30 effic.	homeless Homeless
MCVETS Md. Center for Veterans Education & Training	301 S. High St.	80 SRO Mod	homeless veterans
Project Place	1812-16 Maryland Avenue	10 SRO Mod	pending

PROJECT-BASED TRANSITIONAL HOUSING (Active and Pending)

Collington Square	Dayspring House 2100 Mura St.	18 total Pb 9 2brs 9 3 brs	homeless families
YMCA	Druid Hill Y	12 total Pb 10 2brs 2 3brs	homeless families
Druid Heights CDC	Druid House McCulloh St.	23 total Pb 12 2 brs 10 3 brs 1 4 br	homeless families
St. Vincent de Paul	Cottage Avenue Ulman St.	15 total Pb 7 2 brs 8 3 brs	homeless families
Housing Assistance Corporation	Rutland 1600 Rutland Ave.	36 total Pb 29 1 brs 7 2 brs	homeless families
	Springhill 3701 Cottage Ave.	33 total Pb 12 0brs 21 1brs	homeless families
	Sandtown 1300 N. Calhoun Street	30 total Pb 22 2 brs 8 3 brs	homeless families

<u>SPONSOR</u>	<u>ADDRESS</u>	<u>#UNIT/TYPE</u>	<u>SPECIAL NEED</u>
Volunteers of America	1701 W. Pratt St.	35 total Pb 24 2 brs 11 3 brs	homeless families

TENANT BASED HOUSING

Baltimore Mental Health System	Scattered Site	225	Chronically Mentally
Mainstream Housing Opportunities clients referred By BMSH through CHA Inc.		100	Chronically Mentally (can live independently)
Victims, Witness and or Participants in a Criminal Investigation or Involved in Community Disputes		as required	Referred by HUD Operations Safe Home, Law Enforcement Agencies; approved by HABC
Project Fresh Start		10	Homeless families with children in school
Family Preservation Initiative Program		30	
Non waiting list admissions		as required	Public Housing Families displaced due to demolition
Family Unification Program Families referred by HABC Family Support Services		50	Prevent displacement children because of inadequate housing
Welfare-to-Work Program		700	In accord with Program requirements

Denial of Assistance and Notification of Applicants

The Authority shall promptly notify any applicant determined to be ineligible for admission and the basis for such determination and shall provide the applicant, upon request, with an opportunity for an informal review on such determination.

Training and Mobility

The Housing Authority of Baltimore City requires all qualified applicants for subsidized housing to completed an eight-hour “tenant readiness” training prior to receiving assistance. The goals are to provide prospective Section 8 participants with information, Encouraging them to be responsible tenants and neighbors and to help them explore housing choices, encouraging movement to low poverty areas. This effort represents an expansion of the Section 8 briefing. Mobility counseling is an “optional” housing search

service offered to interested Section 8 voucher and certificate holders. This service assists participants in finding housing in low poverty areas.

Landlord Outreach in Low Poverty Areas

HABC conducts outreach briefings with landlords/property owners in low poverty areas, educating them about the Section 8 Program and thereby developing a pool of landlords in low poverty areas who are willing to participate in the Program.

2. PREFERENCES

In selecting families from the Waiting List, the Authority shall give preference to residents of Baltimore City.

3. CLOSING AND REOPENING THE WAITING LIST

The Housing Authority of Baltimore City maintains an “open” waiting list. Therefore, procedures governing the closing and reopening of the waiting list are reserved for any change in this policy.

4. ISSUING OR DENYING CERTIFICATES OR VOUCHERS

The HABC will issue certificates and vouchers for a term of 120 days. Extensions will be granted for reasonable accommodations or for expanding housing opportunities as required.

5. EXTENSIONS OR SUSPENSIONS OF THE TERM

Because the Authority grants the maximum certificate or voucher term all at once, no extensions or suspensions of the term shall be granted except for a reasonable accommodation or for expanding housing opportunities.

6. SPECIAL RULES FOR SPECIAL PURPOSE FUNDING

The HABC will comply with HUD rules when funding is granted for a special purpose.

7. DEFINITION OF FAMILY

“Family means two or more persons related by blood, marriage or adoption, who will live together in the dwelling unit: two or more persons who, at the time of application, have been living together as a family in a stable relationship; the single remaining member of a resident family; families consisting of a single person who is elderly or near elderly, disabled, handicapped or displaced; and, single individuals, who are pregnant or in the process of securing legal custody of any individual under the age of 18 years. In addition, there may be considered as a part of a family other persons who will live regularly as part of the family group (including foster children and members of the family temporarily absent) and whose income and resources are available for use in meeting the living expenses of the family group.

8. DEFINITION OF CONTINUOUSLY ASSISTED

Circumstances may arise whereby the leases is terminated and the HAP Contract is subsequently terminated due to no failure on the part of the tenant participant. In these cases the participant must request a new certificate of voucher within 30 days of the termination of the HAP Contract. Exceptions may be granted for hospitalization or care of a family member. Documentation is required.

9. OUTREACH TO OWNERS OUTSIDE AREAS OF LOW INCOME OR MINORITY CONCENTRATION

The HABC encourages participation by owners of housing located outside areas of low income or minority concentration.

10. ASSISTANCE TO FAMILIES WHO HAVE ENCOUNTERED DISCRIMINATION

Families will be fully briefed by the HABC concerning their rights under the Fair Housing Law. Furthermore, they will be given the HUD housing discrimination complaint form 903 to be completed and forwarded to HUD.

11. FAMILY INFORMATION TO BE PROVIDED TO PROSPECTIVE OWNER PARTICIPANTS

The HABC will give to the property owner the family's current address as well as the name and address of the landlord of the family's current and prior address.

12. DISAPPROVAL OF OWNER PARTICIPATION

The HABC will deny owner participation for the following reasons:

- a. The housing authority has direct knowledge or has received official notice that the owner has committed fraud, bribery or any other corrupt or criminal act in in connection with any federal housing program.
- b. The housing authority has direct knowledge or has received official notice that the owner has a history or practice of non-compliance with the HQS for units leased under any federal housing program.
- c. The housing authority has been notified that the owner has been debarred, Suspended, or subject to a limited denial of participation under 24CFR Part 24.
- d. The housing authority has been directed by HUD to deny participation pending a federal judicial action.
- e. The owner has a history of failing to terminate tenancy for drug-related or violent criminal activity or other threatening activity.
- f. Owner has engaged in drug-related or violent criminal activity.

13. SUBSIDY (OCCUPANCY) STANDARDS

One bedroom shall be assigned to every two persons residing in the household with the following exceptions:

- a. A separate bedroom will be assigned to the head of the household and spouse, if any.
- b. A separate bedroom will be assigned to any family member for medical reasons. The reasons must be verified by a medical professional. The verifications and approval of a separate bedroom are subject to review by HABC staff.

14. FAMILY ABSENCE FROM UNIT

The family must report all absences of more than 30 days. Sixty days is the maximum amount of time that the family can be absent from the unit and retain the assistance, other Than for absences due to hospitalization. In a case involving hospitalization, the family's absence from the unit cannot exceed 180 days.

15. FAMILY BREAK-UP

If an assisted family breaks up, the voucher will remain with the family member who originally received the voucher. If the voucher was originally issued jointly to the head of household and spouse, the voucher will be issued to the family member who has custody of the children. If more than one family member has custody of children or if all members of the household are adults, the Authority will inform the family that only one voucher is available and that the family must decide who will received the voucher. If the family cannot decide in cases whereby more that one family member has custody of the children, or if all members of the househdd are adults; the Authority will rely on a court determination, if one is available, or the written recommendations of social services professionals. In the event, the Authority will allow a maximum of 60 days for a determination to be made after which the Section 8 assistance will be terminated.

16. INFORMAL REVIEW

When applicants are determined to be ineligible, HABC will send a letter stating the reason for their ineligibility and offering them an opportunity for an informal review. The letter will give the applicant ten working days for the date of the notification to request an informal review. Upon receipt of the request, an impartial review officer will scheduled and conduct the review within 14 days. A decision will be rendered in writing in 14 days of the review.

17. TERMINATIONS

The family will be terminated for the following reasons:

- a. Failure to supply any information that the HA or HUD determines to be necessary

- including evidence of citizenship or eligible immigration status, and information for use in a regularly scheduled reexamination or interim reexamination of family income and composition.
- b. Failure to disclose and verify social security numbers and sign and submit consent forms for obtaining information.
 - c. Failure to supply any information requested by the HA to verify that the family is living in the unit or information related to family absence from the unit.
 - d. Failure to allow the HA to inspect the unit at reasonable times and after reasonable notice.
 - e. Failure to use the assisted unit for residence by the family. The unit must be the family's only residence.
 - f. Failure to promptly notify the HA in writing of the birth, adoption, or court-awarded custody of a child.
 - g. Failure to request HA written approval to add any other family member as an occupant of the unit.
 - h. Failure to promptly notify the HA if any family member no longer lives in the unit.
 - i. Failure to pay utility bills and provide and maintain any appliances that the owner is not required to provide under the lease.
 - j. Owning or having interest in the unit (other than in a cooperative, or the ownership of a manufactured home leasing a manufactured home space).
 - k. Committing any serious or repeated violation of the lease that results in an eviction.
 - l. Committing fraud, bribery or any other corrupt or criminal act in connection with the program.
 - m. Participating in illegal drug or violent criminal activity.
 - n. Subleasing or letting the unit or assigning the lease or transferring the unit.
 - o. Receiving Section 8 tenant-based program housing assistance while receiving another housing subsidy, for the same unit or a different unit under any other Federal, State or local housing assistance program.
 - p. Damaging the unit or premises (other than damage from ordinary wear and tear) or permitting any guest to damage the unit or premises.
 - q. Receiving Section 8 tenant-based program housing assistance while residing in a unit owned by a parent, child, grandparent, grandchild, sister or brother of any member of

the family, unless the HA has determined (and has notified the owner and the family of such determination) that approving rental of the unit notwithstanding such relationship, would provide reasonable accommodation for a family member who is a person with disabilities.

- r. Engaging in illegal use of a controlled substance; or abuse of alcohol that threatens the health and safety or right to peaceful enjoyment of the premises by other residents.

18. INCOME TARGETING

As required, HABC will reserve a minimum of 75% of Section 8 new admissions each FY for families whose incomes do not exceed 30% of area median (extremely low) income. HABC may assist up to 25% for new admissions whose income is up to 80% of median income.

19. INCOMING CHANGES FROM WELFARE PROGRAM

Rent will not be reduced if welfare assistance is reduced due to:

- Fraud
- Failure to participate in self-sufficiency programs
- Failure to comply with work requirement activities
- Failure to have children received inoculations or to attend school

HABC will continue to use the gross income that would have been received in determining rent. In the above cases, HABC will notify the family of the right to an informal hearing.

20. COMPUTER MATCHING RESULTS

- a. HUD discloses to HABC matching information regarding Social Security.
- b. HUD accesses additional information and compares it to the HUD 50058 information. This includes IRS information.
- c. If the information received by HUD does not match, HUD notifies the families and notifies HABC that the families have been contacted.
- d. HABC will contact the family. The families must disclose the information provided to them by HUD.
- e. The family will provide to HABC the HUD letter, and an income tax return for each family member 18 years of age or older.
- f. HABC will take appropriate action:
 - 1.) referral for investigation of possible fraud
 - 2.) termination of assistance

21. MINIMUM RENTS

HABC will use \$0 as its minimum rent (total tenant Payment).

22. PAYMENT STANDARDS

HABC will set payment standards at 110% of its fair market rents. If there is a change in family composition resulting in a different unit size, the new payment standard will be applied at the next regularly scheduled reexamination.

23. USE OF ADMINISTRATIVE FEES

HABC may use up to but not to exceed the amount of \$500,000 of its administrative fees from reserves in a fiscal year without the Board's approval.

Guidelines for Evaluating Disposition Requests for HABC Scattered Site Properties

The Housing Authority of Baltimore City (HABC) owns and manages 2,854 scattered site public housing units. However, many of these units have outlived their usefulness and are obsolete. At this time due to competing demand for the agency's capital improvement funds and the high cost of renovation required for these units, there are no reasonable means available to the agency for the rehabilitation of many of these properties. Notwithstanding, and adhering to the city's neighborhood revitalization strategy, HABC adopted a policy to dispose of about 700 dwelling units or vacant lots to entities that will demonstrate to the satisfaction of the housing authority that they meet the following guidelines:

1. Have a revitalization plan that is consistent with the broader community and city revitalization strategies;
2. Have adequate and readily identifiable financial resources;
3. To the greatest extent possible will contribute to the expansion of decent affordable housing in the city of Baltimore;
4. Be able to execute its revitalization plan in a timely manner.

To date, more than fifty entities and individuals have express interest and many have submitted revitalization plans for some of HABC scattered site units. A number of these entities including the Historic East Baltimore Community Action Coalition (HEBCAC), the Kennedy Krieger Institute, Habitat for Humanity, the Oliver Economic Development Corporation, and the Butcher's Hill Association have submitted proposals that meet the guidelines enounced above. For all the applications meeting the conditions enounced above and as soon as it is practically and conveniently possible, HABC will submit a formal disposition application to HUD.

Disposition to public housing residents and other public housing eligible households will be achieved under the 5(h) Homeownership program or Section 32 of the United States Act of 1937. It is anticipated that about 280 current public housing residents and other public housing eligible households in Baltimore will become homeowners under that process.

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Capital Fund Program (CFP) Part I: Summary

FFY Grant Approval: MD06P00250100

Summary by Development Account	Total Estimated Cost	Percent of Funding
1406 Operations	\$2,965,032	10.00%
1408 Management Improvements	\$4,266,400	14.39%
1410 Administration	\$1,679,000	5.66%
1411 Audit	\$25,000	0.08%
1430 Fees and Costs	\$3,546,000	11.96%
1450 Site Improvement	\$3,641,577	12.28%
1460 Dwelling Structures	\$12,517,342	42.22%
1475 Non Dwelling Equipment	\$0	0.00%
1485 Demolition	\$300,000	1.01%
1495 Relocation Costs	\$475,000	1.60%
1498 Mod Used for Redevelopment	\$0	0.00%
1502 Contingency	\$234,968	0.79%
Amount of Annual Grant	\$29,650,319	
Amount of Annual Grant Related to LBP Activities	\$ 350,000	
Amount of Annual Grant Related to 504 Compliance	\$ 265,000	
Amount of Annual Grant Related to Security	\$ 0	
Amount of Annual Grant Related to Energy Conservation	\$ 451,000	

FY Grant Approval: MD06R00250199 (Replacement Housing)

Summary by Development Account	Total Estimated Cost	Percent of Funding
1460 Dwelling Structures	\$424,362	100.00%
Amount of Annual Grant	\$424,362	

FFY Grant Approval: MD06R00250100 (Replacement Housing)

Summary by Development Account	Total Estimated Cost	Percent of Funding
1490 Replacement Reserve	\$1,867,246	100.00%

Amount of Annual Grant

\$1,867,246

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Capital Fund Program (CFP) Part II: Supporting Table

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		Development Account	Work Categories	Total Estimated Cost
MD002001	Latrobe Homes	1450 Site Improvement	Paved Areas	\$71,552
		1460 Dwelling Structures	Structural Problems	\$129,000
			Roofs	\$736,000
MD002002	McCulloh Homes	1450 Site Improvement	Paved Areas	\$79,360
MD002003	Perkins Homes		Paved Areas	\$40,320
		1460 Dwelling Structures	Structural Problems	\$211,000
MD002004	Poe Homes	1450 Site Improvement	Paved Areas	\$85,184
		1460 Dwelling Structures	Structural Problems	\$60,000
MD002005	Douglass Homes	1450 Site Improvement	Paved Areas	\$37,440
		1460 Dwelling Structures	Structural Problems	\$173,000
MD002006	Gilmor Homes	1450 Site Improvement	Electrical Distribution System	\$593,227
			Paved Areas	\$65,920
		1460 Dwelling Structures	Structural Problems	\$221,000
MD002009	O'Donnell Homes	1430 Fees and Costs	Consultant Fees	\$50,000
		1450 Site Improvement	Paved Areas	\$375,840
MD002010	Somerset Homes		Storm Sewers	\$184,000
			Electrical Distribution System	\$700,000
			Paved Areas	\$38,336
		1460 Dwelling Structures	Electrical	\$1,020,000
			Structural Problems	\$17,500
MD002011	Cherry Hill Homes	1450 Site Improvement	Paved Areas	\$128,000
MD002012	Cherry Hill Homes		Paved Areas	\$12,800
MD002013	Westport Homes		Paved Areas	\$79,872
		1460 Dwelling Structures	Structural Problems	\$850,000
MD002021	Brooklyn Homes	1450 Site Improvement	Paved Areas	\$281,316
		1460 Dwelling Structures	Electrical	\$150,000
MD002022	Westport Homes	1450 Site Improvement	Paved Areas	\$64,640
		1460 Dwelling Structures	Electrical	\$150,000
MD002023	McCulloh Homes	1450 Site Improvement	Paved Areas	\$28,800
		1460 Dwelling Structures	Fire Alarm System	\$1,320,000
MD002025	The Broadway	1495 Relocation Costs	Individuals and Families	\$66,000
MD002027	A. Spencer	1450 Site Improvement	Paved Areas	\$19,200
		1460 Dwelling Structures	Structural Problems	\$54,000
MD002029	Mount Winans	1450 Site Improvement	Paved Areas	\$39,680
MD002031	Rosemont/Dukela		Paved Areas	\$31,360
		1460 Dwelling Structures	Structural Problems	\$409,000
MD002033	Lakeview Tower		Electrical	\$76,000

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Capital Fund Program (CFP) Part II: Supporting Table

		Development Account	Work Categories	Total Estimated Cost
MD002033	Lakeview Tower	1460 Dwelling Structures	Elevators	\$20,000
MD002039	Claremont Homes	1450 Site Improvement	Paved Areas	\$24,960
		1460 Dwelling Structures	Electrical	\$40,000
MD002041	West Twenty		Electrical	\$7,000
			Structural Problems	\$187,000
MD002042	Somerset Court	1430 Fees and Costs	Consultant Fees	\$10,000
		1450 Site Improvement	Paved Areas	\$32,000
		1460 Dwelling Structures	Roofs	\$214,000
MD002043	Monument East	1450 Site Improvement	Sanitary Sewers	\$65,000
			Paved Areas	\$15,360
MD002044	Wyman House		Paved Areas	\$8,320
		1460 Dwelling Structures	Electrical	\$15,000
MD002045	Hollander Ridge	1495 Relocation Costs	Individuals and Families	\$200,000
MD002046	Chase House	1450 Site Improvement	Paved Areas	\$5,440
MD002047	Govans Manor	1460 Dwelling Structures	Elevators	\$120,000
MD002053	Ellerslie Apts	1450 Site Improvement	Electrical	\$8,200
		1460 Dwelling Structures	Elevators	\$50,000
			Structural Problems	\$120,000
MD002054	Bel Park Tower	1450 Site Improvement	Paved Areas	\$4,970
MD002059	Scattered Sites	1460 Dwelling Structures	Structural Problems	\$276,317
			Roofs	\$350,000
		1485 Demolition	Demolition	\$300,000
		1495 Relocation Costs	Individuals and Families	\$50,000
MD002069	Laurens House	1460 Dwelling Structures	Heating	\$80,000
MD002071	Primrose Place	1450 Site Improvement	Paved Areas	\$10,240
		1460 Dwelling Structures	Kitchens	\$240,000
MD002074	Hollins House	1450 Site Improvement	Paved Areas	\$10,240
		1460 Dwelling Structures	Electrical	\$40,000
MD002AD	Administration	1410 Administration	Non Technical Salaries & Benefits	\$1,169,000
			Employee Benefit Contribution	\$60,000
			Sundry	\$310,000
			Housing Authority Direct Expenses	\$140,000
		1411 Audit	Consultant Fees	\$25,000
		1430 Fees and Costs	Technical Salaries & Benefits	\$2,300,000
			Consultant Fees	\$315,000
		1495 Relocation Costs	Non Technical Salaries & Benefits	\$159,000
MD002AUT	Housing-Authorit	1430 Fees and Costs	Consultant Fees	\$521,000

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Capital Fund Program (CFP) Part II: Supporting Table

	Development Account	Work Categories	Total Estimated Cost
MD002AUT Housing-Authorit	1430 Fees and Costs	Lead Based Paint Testing & Abatement	\$350,000
		1450 Site Improvement	Gas Distribution System
	1460 Dwelling Structures	Water Distribution System	\$150,000
		Miscellaneous	\$1,350,000
		Energy Conservation	\$2,216,525
	1502 Contingency	Physical Accessibility Cost (504)	\$265,000
		Vacancy Reduction	\$1,200,000
		Contingency	\$234,968
		1408 Management	Computer Equipment
	MD002MG Management	1408 Management	Energy Conservation
Computer Software			\$250,000
Employment and Empowerment Division			\$1,899,000
Training			\$566,200
Family Support Services			\$1,000,200
MD002OPE Operations	1406 Operations	Vacancy Reduction	\$2,965,032

Replacement Housing Part II: Supporting Table

	Development Account	Work Categories	Total Estimated Cost
MD002AUT Housing-Authority	1460 Dwelling Structures	Vacancy Reduction	\$424,362
	Wide		

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Capital Fund Program (CFP) Part II: Supporting Table

Capital Fund Program (CFP) Part III: Implementation Schedule FY 2000

		Development Account	Work Categories	Total Estimated Cost	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
MD002001	Latrobe Homes	1450 Site Improvement	Paved Areas	\$71,552	June 30, 2002	June 30, 2004
		1460 Dwelling Structures	Structural Problems	\$129,000	June 30, 2002	June 30, 2004
			Roofs	\$736,000	June 30, 2002	June 30, 2004
MD002002	Mc Culloh Homes	1450 Site Improvement	Paved Areas	\$79,360	June 30, 2002	June 30, 2004
MD002003	Perkins Homes	1460 Dwelling Structures	Structural Problems	\$211,000	June 30, 2002	June 30, 2004
		1450 Site Improvement	Paved Areas	\$85,184	June 30, 2002	June 30, 2004
MD002004	Poe Homes	1460 Dwelling Structures	Structural Problems	\$60,000	June 30, 2002	June 30, 2004
MD002005	Douglass Homes	1450 Site Improvement	Paved Areas	\$37,440	June 30, 2002	June 30, 2004
		1460 Dwelling Structures	Structural Problems	\$173,000	June 30, 2002	June 30, 2004
MD002006	Gilmor Homes	1450 Site Improvement	Electrical Distribution System	\$593,227	June 30, 2002	June 30, 2004
			Paved Areas	\$65,920	June 30, 2002	June 30, 2004
		1460 Dwelling Structures	Structural Problems	\$221,000	June 30, 2002	June 30, 2004
MD002009	O'Donnell Homes	1430 Fees and Costs	Consultant Fees	\$50,000	June 30, 2002	June 30, 2004
		1450 Site Improvement	Paved Areas	\$375,840	June 30, 2002	June 30, 2004
MD002010	Somerset Homes		Storm Sewers	\$184,000	June 30, 2002	June 30, 2004
			Electrical Distribution System	\$700,000	June 30, 2002	June 30, 2004
			Paved Areas	\$38,336	June 30, 2002	June 30, 2004
		1460 Dwelling Structures	Electrical	\$1,020,000	June 30, 2002	June 30, 2004
			Structural Problems	\$17,500	June 30, 2002	June 30, 2004
MD002011	Cherry Hill Homes	1450 Site Improvement	Paved Areas	\$128,000	June 30, 2002	June 30, 2004
MD002012	Cherry Hill Homes		Paved Areas	\$12,800	June 30, 2002	June 30, 2004
MD002013	Westport Homes		Paved Areas	\$79,872	June 30, 2002	June 30, 2004
		1460 Dwelling Structures	Structural Problems	\$850,000	June 30, 2002	June 30, 2004
MD002021	Brooklyn Homes	1450 Site Improvement	Paved Areas	\$281,316	June 30, 2002	June 30, 2004
		1460 Dwelling Structures	Electrical	\$150,000	June 30, 2002	June 30, 2004
MD002022	Westport Homes	1450 Site Improvement	Paved Areas	\$64,640	June 30, 2002	June 30, 2004
		1460 Dwelling Structures	Electrical	\$150,000	June 30, 2002	June 30, 2004
MD002023	McCulloh Homes	1450 Site Improvement	Paved Areas	\$28,800	June 30, 2002	June 30, 2004
		1460 Dwelling Structures	Fire Alarm System	\$1,320,000	June 30, 2002	June 30, 2004

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Capital Fund Program (CFP) Part II: Supporting Table

Capital Fund Program (CFP) Part III: Implementation Schedule FY 2000

					All Funds	All Funds
				Total Estimated Cost	Obligated	Expended
					(Quarter Ending Date)	(Quarter Ending Date)
		Development Account	Work Categories			
MD002025	The Broadway	1495 Relocation Costs	Individuals and Families	\$66,000	June 30, 2002	June 30, 2004
MD002027	A. Spencer	1450 Site Improvement	Paved Areas	\$19,200	June 30, 2002	June 30, 2004
		1460 Dwelling Structures	Structural Problems	\$54,000	June 30, 2002	June 30, 2004
MD002029	Mount Winans	1450 Site Improvement	Paved Areas	\$39,680	June 30, 2002	June 30, 2004
MD002031	Rosemont/Dukela		Paved Areas	\$31,360	June 30, 2002	June 30, 2004
		1460 Dwelling Structures	Structural Problems	\$409,000	June 30, 2002	June 30, 2004
MD002033	Lakeview Tower		Electrical	\$76,000	June 30, 2002	June 30, 2004
			Elevators	\$20,000	June 30, 2002	June 30, 2004
MD002039	Claremont Homes	1450 Site Improvement	Paved Areas	\$24,960	June 30, 2002	June 30, 2004
		1460 Dwelling Structures	Electrical	\$40,000	June 30, 2002	June 30, 2004
MD002041	West Twenty		Electrical	\$7,000	June 30, 2002	June 30, 2004
			Structural Problems	\$187,000	June 30, 2002	June 30, 2004
MD002042	Somerset Court	1430 Fees and Costs	Consultant Fees	\$10,000	June 30, 2002	June 30, 2004
		1450 Site Improvement	Paved Areas	\$32,000	June 30, 2002	June 30, 2004
		1460 Dwelling Structures	Roofs	\$214,000	June 30, 2002	June 30, 2004
MD002043	Monument East	1450 Site Improvement	Sanitary Sewers	\$65,000	June 30, 2002	June 30, 2004
			Paved Areas	\$15,360	June 30, 2002	June 30, 2004
MD002044	Wyman House		Paved Areas	\$8,320	June 30, 2002	June 30, 2004
		1460 Dwelling Structures	Electrical	\$15,000	June 30, 2002	June 30, 2004
MD002045	Hollander Ridge	1495 Relocation Costs	Individuals and Families	\$200,000	June 30, 2002	June 30, 2004
MD002046	Chase House	1450 Site Improvement	Paved Areas	\$5,440	June 30, 2002	June 30, 2004
MD002047	Govans Manor	1460 Dwelling Structures	Elevators	\$120,000	June 30, 2002	June 30, 2004
MD002053	Ellerslie Apts	1450 Site Improvement	Electrical	\$8,200	June 30, 2002	June 30, 2004
		1460 Dwelling Structures	Elevators	\$50,000	June 30, 2002	June 30, 2004
			Structural Problems	\$120,000	June 30, 2002	June 30, 2004
MD002054	Bel Park Tower	1450 Site Improvement	Paved Areas	\$4,970	June 30, 2002	June 30, 2004
MD002059	Scattered Sites	1460 Dwelling Structures	Structural Problems	\$276,317	June 30, 2002	June 30, 2004
			Roofs	\$350,000	June 30, 2002	June 30, 2004
		1485 Demolition	Demolition	\$300,000	June 30, 2002	June 30, 2004
		1495 Relocation Costs	Individuals and Families	\$50,000	June 30, 2002	June 30, 2004

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Capital Fund Program (CFP) Part III: Implementation Schedule FY 2000

		Development Account	Work Categories	Total Estimated Cost	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
MD002069	Laurens House	1460 Dwelling Structures	Heating	\$80,000	June 30, 2002	June 30, 2004
MD002071	Primrose Place	1450 Site Improvement	Paved Areas	\$10,240	June 30, 2002	June 30, 2004
		1460 Dwelling Structures	Kitchens	\$240,000	June 30, 2002	June 30, 2004
MD002074	Hollins House	1450 Site Improvement	Paved Areas	\$10,240	June 30, 2002	June 30, 2004
		1460 Dwelling Structures	Electrical	\$40,000	June 30, 2002	June 30, 2004
MD002AD	Administration	1410 Administration	Non Technical Salaries & Benefits	\$1,169,000	June 30, 2002	June 30, 2004
			Employee Benefit Contribution	\$60,000	June 30, 2002	June 30, 2004
			Sundry	\$310,000	June 30, 2002	June 30, 2004
			Housing Authority Direct Expenses	\$140,000	June 30, 2002	June 30, 2004
		1411 Audit	Consultant Fees	\$25,000	June 30, 2002	June 30, 2004
		1430 Fees and Costs	Technical Salaries & Benefits	\$2,300,000	June 30, 2002	June 30, 2004
			Consultant Fees	\$315,000	June 30, 2002	June 30, 2004
		1495 Relocation Costs	Non Technical Salaries & Benefits	\$159,000	June 30, 2002	June 30, 2004
MD002AU	Housing-Authorit	1430 Fees and Costs	Consultant Fees	\$521,000	June 30, 2002	June 30, 2004
			Lead Based Paint Testing & Abatement	\$350,000	June 30, 2002	June 30, 2004
		1450 Site Improvement	Gas Distribution System	\$500,000	June 30, 2002	June 30, 2004
		1460 Dwelling Structures	Water Distribution System	\$150,000	June 30, 2002	June 30, 2004
			Miscellaneous	\$1,350,000	June 30, 2002	June 30, 2004
			Energy Conservation	\$2,216,525	June 30, 2002	June 30, 2004
			Physical Accessibility Cost (504)	\$265,000	June 30, 2002	June 30, 2004
			Vacancy Reduction	\$1,200,000	June 30, 2002	June 30, 2004
		1502 Contingency	Contingency	\$234,968	June 30, 2002	June 30, 2004
MD002MG	Management	1408 Management	Computer Equipment	\$100,000	June 30, 2002	June 30, 2004
			Energy Conservation	\$451,000	June 30, 2002	June 30, 2004
			Computer Software	\$250,000	June 30, 2002	June 30, 2004
			Employment and Empowerment Division	\$1,899,000	June 30, 2002	June 30, 2004
			Training	\$566,200	June 30, 2002	June 30, 2004
			Family Support Services	\$1,000,200	June 30, 2002	June 30, 2004
MD002OPE	Operations	1406 Operations	Vacancy Reduction	\$2,965,032	June 30, 2002	June 30, 2004

Replacement Housing Part III: Implementation Schedule FY1999

					All Funds	All Funds
				Total Estimated Cost	Obligated	Expended
					(Quarter Ending Date)	(Quarter Ending Date)
MD002AU	Housing-Authority	Development Account 1460 Dwelling Structures	Work Categories Vacancy Reduction	\$424,362	<i>June 30, 2002</i>	<i>June 30, 2004</i>
	<i>Wide</i>					

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002001 Latrobe Homes

Total Units **Total Vacant Units** **Vacancy Rate**
701 **26** **3.71%**

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity
<i>(Planned start date and funding year coincide)</i>								
1450 Site Improvement	Electrical Distribution System	<i>Replace System Up to Submeters</i>	\$0	\$0	\$0	\$3,100,000	\$0	\$3,100,000
	Paved Areas	<i>Repair Street & Drives</i>	\$18,304	\$0	\$10,296	\$0	\$0	\$28,600
		<i>Repair Walks</i>	\$53,248	\$0	\$29,952	\$0	\$0	\$83,200
1460 Dwelling Structures	Windows	<i>Replace Existing Windows</i>	\$0	\$0	\$0	\$0	\$2,250,000	\$2,250,000
	Structural Problems	<i>Replace Missing Railings -</i>	\$129,000	\$0	\$0	\$0	\$0	\$129,000
	Roofs	<i>Repair Canopies</i>	\$736,000	\$0	\$0	\$200,000	\$536,000	\$1,472,000
		<i>Replace</i>	\$0	\$0	\$0	\$2,100,000	\$0	\$2,100,000
Summary for MD002001 (7 detail records)			Total:	\$936,552	\$0	\$40,248	\$5,400,000	\$2,786,000
								\$9,162,800

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002002 Mc Culloh Homes

Total Units	Total Vacant Units	Vacancy Rate
434	15	3.46%

		FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity
<i>(Planned start date and funding year coincide)</i>							
1450 Site Improvement Paved Areas Summary for MD002002 (2 detail records)	<i>Repair Parking Areas</i> <i>Repair Streets & Drives</i>	\$25,600	\$0	\$14,400	\$0	\$0	\$40,000
		\$53,760	\$0	\$30,240	\$0	\$0	\$84,000
	Total:	\$79,360	\$0	\$44,640	\$0	\$0	\$124,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002003 Perkins Homes

Total Units	Total Vacant Units	Vacancy Rate
688	10	1.45%

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity	
<i>(Planned start date and funding year coincide)</i>									
1450 Site Improvement	Grading	<i>Replace Fence</i>	\$0	\$0	\$30,000	\$0	\$0	\$30,000	
	Paved Areas	<i>Pave Parking Areas</i>	\$40,320	\$0	\$22,680	\$0	\$0	\$63,000	
1460 Dwelling Structures	Structural Problems	<i>Repair Porches & Stoops</i>	\$211,000	\$211,000	\$0	\$0	\$0	\$422,000	
Summary for MD002003 (3 detail records)			Total:	\$251,320	\$211,000	\$52,680	\$0	\$0	\$515,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002004 Poe Homes

Total Units **Total Vacant Units** **Vacancy Rate**
298 **3** **1.01%**

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity	
<i>(Planned start date and funding year coincide)</i>									
1450 Site Improvement	Electrical Distribution System	<i>Replace System Up to the</i>	\$0	\$0	\$1,315,000	\$0	\$0	\$1,315,000	
	Paved Areas	<i>Pave Parking Area</i>	\$32,320	\$0	\$18,180	\$0	\$0	\$50,500	
		<i>Pave Streets & Drives</i>	\$52,864	\$0	\$29,736	\$0	\$0	\$82,600	
1460 Dwelling Structures	Windows	<i>Install double-hung thermal pane insulting windows 298 D.U's</i>	\$0	\$0	\$700,000	\$0	\$0	\$700,000	
	Structural Problems	<i>Repair Porches & Stoops</i>	\$60,000	\$0	\$0	\$0	\$0	\$60,000	
Summary for MD002004 (5 detail records)			Total:	\$145,184	\$0	\$2,062,916	\$0	\$0	\$2,208,100

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002005 Douglass Homes

Total Units	Total Vacant Units	Vacancy Rate
393	5	1.27%

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity	
<i>(Planned start date and funding year coincide)</i>									
1450 Site Improvement	Grading	<i>Replace Fence</i>	\$0	\$0	\$30,000	\$0	\$0	\$30,000	
	Paved Areas	<i>Pave Parking Areas</i>	\$37,440	\$0	\$21,060	\$0	\$0	\$58,500	
1460 Dwelling Structures	Structural Problems	<i>Repair Porches & Stoops</i>	\$173,000	\$173,000	\$0	\$0	\$0	\$346,000	
Summary for MD002005 (3 detail records)			Total:	\$210,440	\$173,000	\$51,060	\$0	\$0	\$434,500

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002006 Gilmor Homes

Total Units	Total Vacant Units	Vacancy Rate
587	28	4.77%

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity	
<i>(Planned start date and funding year coincide)</i>									
1450 Site Improvement	Grading	<i>Replace Fence</i>	\$0	\$0	\$30,000	\$0	\$0	\$30,000	
	Electrical Distribution System	<i>Replace System Up to the</i>	\$593,227	\$0	\$0	\$0	\$0	\$593,227	
	Paved Areas	<i>Pave Streets, Drives & Walks</i>	\$65,920	\$0	\$37,080	\$0	\$0	\$103,000	
1460 Dwelling Structures	Structural Problems	<i>Repair Porches & Stoops</i>	\$221,000	\$0	\$0	\$0	\$0	\$221,000	
Summary for MD002006 (4 detail records)			Total:	\$880,147	\$0	\$67,080	\$0	\$0	\$947,227

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002009 O'Donnell Homes

Total Units **Total Vacant Units** **Vacancy Rate**
900 **139** **15.44%**

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity	
<i>(Planned start date and funding year coincide)</i>									
1430 Fees and Costs	Consultant Fees	<i>Hydrology Study for Site Planning</i>	\$50,000	\$0	\$0	\$0	\$0	\$50,000	
1450 Site Improvement	Paved Areas	<i>Pave Parking Area</i>	\$155,600	\$277,500	\$121,900	\$0	\$0	\$555,000	
		<i>Repair Streets & Drives</i>	\$220,240	\$378,500	\$158,260	\$0	\$0	\$757,000	
Summary for MD002009 (3 detail records)			Total:	\$425,840	\$656,000	\$280,160	\$0	\$0	\$1,362,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002010 Somerset Homes

Total Units **Total Vacant Units** **Vacancy Rate**
257 **4** **1.56%**

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity	
<i>(Planned start date and funding year coincide)</i>									
1450 Site Improvement	Storm Sewers	<i>Replace Sump Pump</i>	\$184,000	\$0	\$0	\$0	\$0	\$184,000	
	Electrical Distribution System	<i>Replace System Up to the Submeters 587 D.U.'s</i>	\$700,000	\$1,300,000	\$0	\$0	\$0	\$2,000,000	
	Paved Areas	<i>Pave Parking Area</i>	\$30,400	\$0	\$17,100	\$0	\$0	\$47,500	
		<i>Repair Streets & Drives</i>	\$7,936	\$0	\$4,464	\$0	\$0	\$12,400	
1460 Dwelling Structures	Electrical	<i>Meter Bank Relocation</i>	\$1,020,000	\$0	\$0	\$0	\$0	\$1,020,000	
	Structural Problems	<i>Repair Porches & Stoops</i>	\$17,500	\$0	\$0	\$0	\$0	\$17,500	
Summary for MD002010 (6 detail records)			Total:	\$1,959,836	\$1,300,000	\$21,564	\$0	\$0	\$3,281,400

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002011 Cherry Hill Homes

Total Units	Total Vacant Units	Vacancy Rate
600	21	3.50%

		FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity	
<i>(Planned start date and funding year coincide)</i>								
1450 Site Improvement	Paved Areas							
				<i>Repair Streets & Walks</i>				
		\$128,000	\$200,000	\$72,000	\$0	\$0	\$400,000	
Summary for MD002011 (1 detail record)		Total:	\$128,000	\$200,000	\$72,000	\$0	\$0	\$400,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002012 Cherry Hill Homes Ext. I

Total Units	Total Vacant Units	Vacancy Rate
637	148	23.23%

		FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity	
<i>(Planned start date and funding year coincide)</i>								
1450 Site Improvement	Paved Areas							
		<i>Repair Porches & Pave</i>						
		\$12,800	\$0	\$7,200	\$0	\$0	\$20,000	
1460 Dwelling Structures	Miscellaneous							
		<i>Revitalization</i>						
		\$0	\$0	\$600,000	\$0	\$2,500,000	\$3,100,000	
Summary for MD002012 (2 detail records)		Total:	\$12,800	\$0	\$607,200	\$0	\$2,500,000	\$3,120,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002013 Westport Homes Ext. I

Total Units	Total Vacant Units	Vacancy Rate
232	55	23.71%

		FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity	
<i>(Planned start date and funding year coincide)</i>								
1450 Site Improvement	Paved Areas							
		<i>Pave Parking Area</i>	\$35,712	\$0	\$20,088	\$0	\$0	\$55,800
		<i>Repair Streets & Drives</i>	\$44,160	\$0	\$24,840	\$0	\$0	\$69,000
1460 Dwelling Structures	Structural Problems							
		<i>Repair Porches, Stoops &</i>	\$850,000	\$0	\$0	\$0	\$0	\$850,000
Summary for MD002013 (3 detail records)		Total:	\$929,872	\$0	\$44,928	\$0	\$0	\$974,800

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002014 Claremont Homes

Total Units **Total Vacant Units** **Vacancy Rate**
292 **54** **18.49%**

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity
<i>(Planned start date and funding year coincide)</i>								
1450 Site Improvement	Paved Areas	<i>Pave Parking Area</i>	\$0	\$0	\$0	\$0	\$38,000	\$38,000
		<i>Repair Streets & Drives</i>	\$0	\$0	\$0	\$0	\$149,000	\$149,000
		<i>Repair Walks</i>	\$0	\$0	\$0	\$0	\$300,000	\$300,000
1495 Relocation Costs	Individuals and Families	<i>Associated Expenditures</i>	\$0	\$70,000	\$444,000	\$0	\$0	\$514,000
1498 Mod Used for Redevelopment	Miscellaneous	<i>Supplemental Funding for the HOPE VI Grant</i>	\$0	\$0	\$3,600,000	\$0	\$0	\$3,600,000
Summary for MD002014 (5 detail records)			Total:	\$0	\$70,000	\$4,044,000	\$0	\$487,000
								\$4,601,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002017 Cherry Hill Homes Ext. II

Total Units	Total Vacant Units	Vacancy Rate
167	105	62.87%

		FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity			
<i>(Planned start date and funding year coincide)</i>										
1495 Relocation Costs	Individuals and Families	<i>Associated Expenditures</i>		\$0	\$208,000	\$104,000	\$0	\$0	\$312,000	
Summary for MD002017 (1 detail record)				Total:	\$0	\$208,000	\$104,000	\$0	\$0	\$312,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002021 Brooklyn Homes

Total Units	Total Vacant Units	Vacancy Rate
500	8	1.60%

		FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity	
<i>(Planned start date and funding year coincide)</i>								
1450 Site Improvement	Paved Areas							
		<i>Repair Streets & Drives</i>	\$198,116	\$0	\$111,884	\$0	\$0	\$310,000
		<i>Repair Walks</i>	\$83,200	\$0	\$46,800	\$0	\$0	\$130,000
1460 Dwelling Structures	Electrical							
		<i>Upgrade Substation -</i>	\$150,000	\$0	\$0	\$0	\$0	\$150,000
Summary for MD002021 (3 detail records)		Total:	\$431,316	\$0	\$158,684	\$0	\$0	\$590,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002022 Westport Homes

Total Units **Total Vacant Units** **Vacancy Rate**
200 **48** **24.00%**

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity
<i>(Planned start date and funding year coincide)</i>								
1450 Site Improvement	Grading	<i>Repair Storm Drainage</i>	\$0	\$0	\$0	\$0	\$365,000	\$365,000
	Electrical Distribution System	<i>Replace System Up to the</i>	\$0	\$0	\$0	\$0	\$400,000	\$400,000
	Paved Areas	<i>Repair Streets, Drive Ways, Porches & Stoops</i>	\$64,640	\$0	\$36,360	\$0	\$0	\$101,000
1460 Dwelling Structures	Electrical	<i>Upgrade Substation</i>	\$150,000	\$0	\$0	\$0	\$0	\$150,000
Summary for MD002022 (4 detail records)			Total:	\$214,640	\$0	\$36,360	\$0	\$765,000
								\$1,016,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002023 McCulloh Homes Ext.

Total Units	Total Vacant Units	Vacancy Rate
516	64	12.40%

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity
<i>(Planned start date and funding year coincide)</i>								
1450 Site Improvement	Paved Areas	<i>Repair Drive Ways & Side Walks</i>	\$28,800	\$0	\$16,200	\$0	\$0	\$45,000
1460 Dwelling Structures	Elevators	<i>Replace Door Operators</i>	\$0	\$0	\$40,000	\$0	\$0	\$40,000
	Fire Alarm System	<i>Repair Existing System</i>	\$1,320,000	\$796,669	\$0	\$0	\$0	\$2,116,669
Summary for MD002023 (3 detail records)			Total:	\$1,348,800	\$796,669	\$56,200	\$0	\$0

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002025 The Broadway

Total Units	Total Vacant Units	Vacancy Rate
0	0	

		FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity	
<i>(Planned start date and funding year coincide)</i>								
1495 Relocation Costs	Individuals and Families	<i>Associated Expenditures</i>	\$66,000	\$66,000	\$66,000	\$0	\$0	\$198,000
Summary for MD002025 (1 detail record)		Total:	\$66,000	\$66,000	\$66,000	\$0	\$0	\$198,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002027 A. Spencer

Total Units	Total Vacant Units	Vacancy Rate
20	1	5.00%

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity
<i>(Planned start date and funding year coincide)</i>								
1450 Site Improvement	Paved Areas	<i>Repair Walks & Pave Parking</i>	\$19,200	\$0	\$10,800	\$0	\$0	\$30,000
1460 Dwelling Structures	Structural Problems	<i>Repair Porches & Stoops</i>	\$54,000	\$0	\$0	\$0	\$0	\$54,000
	Roofs	<i>Replace</i>	\$0	\$0	\$0	\$0	\$15,000	\$15,000
Summary for MD002027 (3 detail records)			Total:	\$73,200	\$0	\$10,800	\$0	\$15,000
								\$99,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002029 Mount Winans

Total Units	Total Vacant Units	Vacancy Rate
140	51	36.43%

		FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity
<i>(Planned start date and funding year coincide)</i>							
1450 Site Improvement	Paved Areas						
				<i>Repair Drives, Walks & Parking Area</i>			
		\$39,680	\$0	\$22,320	\$0	\$0	\$62,000
Summary for MD002029 (1 detail record)		Total:	\$39,680	\$0	\$22,320	\$0	\$62,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002031 Rosemont/Dukeland

Total Units	Total Vacant Units	Vacancy Rate
136	5	3.68%

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity
<i>(Planned start date and funding year coincide)</i>								
1450 Site Improvement	Paved Areas	<i>Repair Parking Area, Walks & Drive Ways</i>	\$31,360	\$0	\$17,640	\$0	\$0	\$49,000
1460 Dwelling Structures	Structural Problems	<i>Repair Porches & Stoops</i>	\$409,000	\$0	\$0	\$0	\$0	\$409,000
Summary for MD002031 (2 detail records)			Total:	\$440,360	\$0	\$17,640	\$0	\$458,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002033 Lakeview Tower

Total Units	Total Vacant Units	Vacancy Rate
161	16	9.94%

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity
<i>(Planned start date and funding year coincide)</i>								
1460 Dwelling Structures	Electrical	<i>Repair Intercom System</i>	\$76,000	\$0	\$0	\$0	\$0	\$76,000
	Elevators	<i>Repair Door Operators</i>	\$20,000	\$0	\$0	\$0	\$0	\$20,000
	Balcony	<i>Repair Balcony Railings &</i>	\$0	\$0	\$0	\$510,000	\$0	\$510,000
Summary for MD002033 (3 detail records)			Total:	\$96,000	\$0	\$0	\$510,000	\$0
								\$606,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002039 Claremont Homes Ext.

Total Units	Total Vacant Units	Vacancy Rate
152	31	20.39%

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity
<i>(Planned start date and funding year coincide)</i>								
1450 Site Improvement	Paved Areas	<i>Repair Streets, Drives, Parking Area & Walks</i>	\$24,960	\$0	\$14,040	\$0	\$0	\$39,000
1460 Dwelling Structures	Electrical	<i>Install Security System</i>	\$40,000	\$0	\$0	\$0	\$0	\$40,000
Summary for MD002039 (2 detail records)			Total:	\$64,960	\$0	\$14,040	\$0	\$79,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002041 West Twenty

Total Units **Total Vacant Units** **Vacancy Rate**
357 **17** **4.76%**

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity
<i>(Planned start date and funding year coincide)</i>								
1460 Dwelling Structures	Electrical	<i>Replace Exit Signs</i>	\$7,000	\$0	\$0	\$0	\$0	\$7,000
	Elevators	<i>Replace Door Operators</i>	\$0	\$0	\$0	\$0	\$30,000	\$30,000
	Structural Problems	<i>Entry Vestibule - Intercom & Mail Boxes</i>	\$58,000	\$0	\$0	\$0	\$0	\$58,000
		<i>Replace Floor Tiles</i>	\$83,000	\$0	\$0	\$0	\$0	\$83,000
		<i>Replace Hand Rails</i>	\$46,000	\$0	\$0	\$0	\$0	\$46,000
Summary for MD002041 (5 detail records)			Total:	\$194,000	\$0	\$0	\$0	\$30,000
							\$224,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002042 Somerset Court Ext

Total Units	Total Vacant Units	Vacancy Rate
60	2	3.33%

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity	
<i>(Planned start date and funding year coincide)</i>									
1430 Fees and Costs	Consultant Fees	<i>Identify Landscaping Needs</i>	<i>\$10,000</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$10,000</i>	
1450 Site Improvement	Grading	<i>Fills</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$15,000</i>	<i>\$0</i>	<i>\$15,000</i>	
	Paved Areas	<i>Repair Parking Area, Drive Ways & Side Walks</i>	<i>\$32,000</i>	<i>\$0</i>	<i>\$18,000</i>	<i>\$0</i>	<i>\$0</i>	<i>\$50,000</i>	
1460 Dwelling Structures	Roofs	<i>Repair Roof Sheds & Retaining Walls</i>	<i>\$214,000</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$214,000</i>	
Summary for MD002042 (4 detail records)			Total:	\$256,000	\$0	\$18,000	\$15,000	\$0	\$289,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002043 Monument East

Total Units **Total Vacant Units** **Vacancy Rate**
187 **15** **8.02%**

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity
<i>(Planned start date and funding year coincide)</i>								
1450 Site Improvement	Sanitary Sewers	<i>Replace Underground Sanitary</i>	\$65,000	\$0	\$0	\$0	\$0	\$65,000
	Paved Areas	<i>Repair Parking & Exit Doors</i>	\$15,360	\$0	\$8,640	\$0	\$0	\$24,000
1460 Dwelling Structures	Elevators	<i>Replace Door Operators & Controllers</i>	\$0	\$120,000	\$0	\$0	\$0	\$120,000
	Fire Alarm System	<i>Repair Existing System</i>	\$0	\$200,000	\$0	\$0	\$0	\$200,000
Summary for MD002043 (4 detail records)			Total:	\$80,360	\$320,000	\$8,640	\$0	\$0
				\$409,000				

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002044 Wyman House

Total Units **Total Vacant Units** **Vacancy Rate**
168 **6** **3.57%**

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity	
<i>(Planned start date and funding year coincide)</i>									
1450 Site Improvement	Paved Areas	<i>Repair Streets, Drives & Parking Area</i>	\$8,320	\$0	\$4,680	\$0	\$0	\$13,000	
1460 Dwelling Structures	Electrical	<i>Repair Emergency Nurse Call System</i>	\$15,000	\$0	\$0	\$0	\$0	\$15,000	
	Fire Alarm System	<i>Repair Existing System</i>	\$0	\$200,000	\$0	\$0	\$0	\$200,000	
Summary for MD002044 (3 detail records)			Total:	\$23,320	\$200,000	\$4,680	\$0	\$0	\$228,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002045 Hollander Ridge

Total Units	Total Vacant Units	Vacancy Rate
0	0	

		FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity		
<i>(Planned start date and funding year coincide)</i>									
1495 Relocation Costs	Individuals and Families	<i>Associated Expenditures</i>	\$200,000	\$200,000	\$200,000	\$0	\$0	\$600,000	
Summary for MD002045 (1 detail record)			Total:	\$200,000	\$200,000	\$200,000	\$0	\$0	\$600,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002046 Chase House

Total Units	Total Vacant Units	Vacancy Rate
189	5	2.65%

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity	
<i>(Planned start date and funding year coincide)</i>									
1450 Site Improvement	Paved Areas	<i>Repair Parking Area & Side</i>	\$5,440	\$0	\$3,060	\$0	\$0	\$8,500	
1460 Dwelling Structures	Elevators	<i>Replace Door Operators & Controllers</i>	\$0	\$120,000	\$0	\$0	\$0	\$120,000	
	Fire Alarm System	<i>Repair Existing System</i>	\$0	\$200,000	\$0	\$0	\$0	\$200,000	
	Structural Problems	<i>Waterproof Exterior</i>	\$0	\$170,000	\$0	\$0	\$0	\$170,000	
Summary for MD002046 (4 detail records)			Total:	\$5,440	\$490,000	\$3,060	\$0	\$0	\$498,500

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002047 Govans Manor

Total Units **Total Vacant Units** **Vacancy Rate**
199 **6** **3.02%**

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity	
<i>(Planned start date and funding year coincide)</i>									
1450 Site Improvement	Electrical	<i>Site Lighting - Parking Lot</i>	\$0	\$0	\$52,000	\$0	\$0	\$52,000	
1460 Dwelling Structures	Elevators	<i>Replace Door Operators & Controllers</i>	\$120,000	\$0	\$0	\$0	\$0	\$120,000	
	Structural Problems	<i>Waterproof Exterior</i>	\$0	\$150,000	\$0	\$0	\$0	\$150,000	
Summary for MD002047 (3 detail records)			Total:	\$120,000	\$150,000	\$52,000	\$0	\$0	\$322,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002051 B.E. Mason

Total Units	Total Vacant Units	Vacancy Rate
223	0	0.00%

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity	
<i>(Planned start date and funding year coincide)</i>									
1460 Dwelling Structures	Elevators	<i>Replace Door Operators & Controllers</i>	\$0	\$115,000	\$0	\$0	\$0	\$115,000	
	Fire Alarm System	<i>Repair Existing System</i>	\$0	\$200,000	\$0	\$0	\$0	\$200,000	
	Balcony	<i>Repair Concrete & Railing</i>	\$0	\$64,000	\$0	\$0	\$0	\$64,000	
		<i>Repair Dryvit</i>	\$0	\$25,000	\$0	\$0	\$0	\$25,000	
	Structural Problems	<i>Waterproof Exterior - Apply</i>	\$0	\$34,000	\$0	\$0	\$0	\$34,000	
Summary for MD002051 (5 detail records)			Total:	\$0	\$438,000	\$0	\$0	\$0	\$438,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002052 Lakeview Tower Ext.

Total Units	Total Vacant Units	Vacancy Rate
144	9	6.25%

		FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity
<i>(Planned start date and funding year coincide)</i>							
1460 Dwelling Structures	Elevators			\$120,000			\$120,000
		\$0	\$0		\$0	\$0	
	Fire Alarm System		\$275,000				\$275,000
		\$0		\$0	\$0	\$0	
	Balcony		\$517,000				\$517,000
		\$0		\$0	\$0	\$0	
	Structural Problems		\$160,000				\$160,000
		\$0		\$0	\$0	\$0	
Summary for MD002052 (4 detail records)	Total:	\$0	\$952,000	\$120,000	\$0	\$0	\$1,072,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002053 Eilerslie Apts

Total Units **Total Vacant Units** **Vacancy Rate**
125 **4** **3.20%**

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity
<i>(Planned start date and funding year coincide)</i>								
1450 Site Improvement	Electrical	<i>Exterior Lights</i>	\$8,200	\$0	\$0	\$0	\$0	\$8,200
1460 Dwelling Structures	Elevators	<i>Replace Controllers & Hydraulic Valve</i>	\$50,000	\$0	\$0	\$0	\$0	\$50,000
	Fire Alarm System	<i>Repair Existing System</i>	\$0	\$235,000	\$0	\$0	\$0	\$235,000
	Structural Problems	<i>Repair Foundation Leak</i>	\$120,000	\$0	\$0	\$0	\$0	\$120,000
Summary for MD002053 (4 detail records)			Total:	\$178,200	\$235,000	\$0	\$0	\$0

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002054 Bel Park Tower

Total Units **Total Vacant Units** **Vacancy Rate**
274 **10** **3.65%**

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity	
<i>(Planned start date and funding year coincide)</i>									
1450 Site Improvement	Paved Areas	<i>Pave Parking Area</i>	\$4,970	\$0	\$2,520	\$0	\$0	\$7,490	
1460 Dwelling Structures	Elevators	<i>Replace Door Operators & Controllers</i>	\$0	\$120,000	\$0	\$0	\$0	\$120,000	
Summary for MD002054 (2 detail records)			Total:	\$4,970	\$120,000	\$2,520	\$0	\$0	\$127,490

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002056 The Brentwood

Total Units	Total Vacant Units	Vacancy Rate
150	7	4.67%

		FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity	
<i>(Planned start date and funding year coincide)</i>								
1460 Dwelling Structures	Elevators	<i>Replace Door Operators & Controllers</i>	\$0	\$120,000	\$0	\$0	\$0	\$120,000
	Fire Alarm System	<i>Repair Existing System</i>	\$0	\$200,000	\$0	\$0	\$0	\$200,000
	Structural Problems	<i>Waterproof Exterior</i>	\$0	\$110,000	\$0	\$0	\$0	\$110,000
Summary for MD002056 (3 detail records)		Total:	\$0	\$430,000	\$0	\$0	\$0	\$430,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002059 Scattered Sites

Total Units **Total Vacant Units** **Vacancy Rate**
2,854 **1564** **54.80%**

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity
<i>(Planned start date and funding year coincide)</i>								
1460 Dwelling Structures	Structural Problems	<i>Repair and Renovate Viable Units for Homeownership</i>	\$276,317	\$0	\$0	\$0	\$0	\$276,317
	Roofs	<i>Replace</i>	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$1,750,000
	Vacancy Reduction	<i>Renovate approx. 135 units</i>	\$0	\$2,950,000	\$1,950,000	\$3,050,000	\$3,050,000	\$11,000,000
1485 Demolition	Demolition	<i>Demolish Non-Viable Units @ \$8,000/D.U.</i>	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000
1495 Relocation Costs	Individuals and Families	<i>Associated Expenditures</i>	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Summary for MD002059 (5 detail records)			Total:	\$976,317	\$3,650,000	\$2,650,000	\$3,750,000	\$3,750,000
								\$14,776,317

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002069 Laurens House

Total Units **Total Vacant Units** **Vacancy Rate**
148 **45** **30.41%**

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity	
<i>(Planned start date and funding year coincide)</i>									
1450 Site Improvement	Grading	<i>Landscaping</i>	\$0	\$0	\$0	\$20,000	\$0	\$20,000	
	Paved Areas	<i>Pave Parking Lot</i>	\$0	\$0	\$90,000	\$0	\$0	\$90,000	
1460 Dwelling Structures	Heating	<i>Install Boiler</i>	\$80,000	\$0	\$0	\$0	\$0	\$80,000	
	Electrical	<i>Upgrade Security System</i>	\$0	\$10,000	\$0	\$0	\$0	\$10,000	
	Elevators	<i>Replace Controllers & Hydraulic Valve (Homewood)</i>	\$0	\$40,000	\$0	\$0	\$0	\$40,000	
		<i>Replace Door Operators & Controllers (Laurens House)</i>	\$0	\$40,000	\$0	\$0	\$0	\$40,000	
	Air Conditioning	<i>Install Chiller & Cooling Tower</i>	\$0	\$0	\$150,000	\$0	\$0	\$150,000	
	Fire Alarm System	<i>Repair Existing System</i>	\$0	\$275,000	\$0	\$0	\$0	\$275,000	
	Roofs	<i>Repair</i>	\$0	\$120,000	\$0	\$0	\$0	\$120,000	
Summary for MD002069 (9 detail records)			Total:	\$80,000	\$485,000	\$240,000	\$20,000	\$0	\$825,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002071 Primrose Place

Total Units **Total Vacant Units** **Vacancy Rate**
125 **1** **0.80%**

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity
<i>(Planned start date and funding year coincide)</i>								
1450 Site Improvement	Paved Areas	<i>Repair Streets, Drives, Walks & Parking Area</i>	\$10,240	\$0	\$5,760	\$0	\$0	\$16,000
1460 Dwelling Structures	Kitchens	<i>Replace Cabinets & Equipment</i>	\$240,000	\$240,000	\$0	\$0	\$0	\$480,000
Summary for MD002071 (2 detail records)			Total:	\$250,240	\$240,000	\$5,760	\$0	\$0
								\$496,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002072 Carey House

Total Units	Total Vacant Units	Vacancy Rate
61	25	40.98%

		FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity	
<i>(Planned start date and funding year coincide)</i>								
1450 Site Improvement	Grading							
		<i>Landscaping</i>	\$0	\$0	\$0	\$15,000	\$0	\$15,000
1460 Dwelling Structures	Heating							
		<i>Replace Furnace</i>	\$0	\$0	\$40,000	\$0	\$0	\$40,000
	Electrical							
		<i>Upgrade Security System</i>	\$0	\$10,000	\$0	\$0	\$0	\$10,000
Summary for MD002072 (3 detail records)		Total:	\$0	\$10,000	\$40,000	\$15,000	\$0	\$65,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002073 C.K. Anderson Village

Total Units	Total Vacant Units	Vacancy Rate
122	122	100.00%

		FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity
<i>(Planned start date and funding year coincide)</i>							
1485 Demolition	Demolition						
	<i>Demolish 122 D.U.s</i>	\$0	\$0	\$400,000	\$0	\$0	\$400,000
Summary for MD002073 (1 detail record)		\$0	\$0	\$400,000	\$0	\$0	\$400,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002074 Hollins House

Total Units	Total Vacant Units	Vacancy Rate
130	2	1.54%

		FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity
<i>(Planned start date and funding year coincide)</i>							
1450 Site Improvement	Paved Areas						
		<i>Repair Parking Lot & Walk Ways</i>	\$10,240	\$0	\$5,760	\$0	\$0
							\$16,000
1460 Dwelling Structures	Electrical						
		<i>Repair Intercom System</i>	\$40,000	\$0	\$0	\$0	\$0
							\$40,000
Summary for MD002074 (2 detail records)		Total:	\$50,240	\$0	\$5,760	\$0	\$0
							\$56,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002AD Administration

Total Units Total Vacant Units Vacancy Rate

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity
<i>(Planned start date and funding year coincide)</i>								
1410 Administration	Non Technical Salaries & Benefits	<i>16 Engineering Services Positions</i>	<i>\$800,000</i>	<i>\$835,000</i>	<i>\$880,000</i>	<i>\$921,000</i>	<i>\$967,000</i>	<i>\$4,403,000</i>
		<i>2 Finance and Accounting</i>	<i>\$86,000</i>	<i>\$90,000</i>	<i>\$94,000</i>	<i>\$99,000</i>	<i>\$104,000</i>	<i>\$473,000</i>
		<i>2 Office of Legal Affairs Positions</i>	<i>\$166,000</i>	<i>\$174,000</i>	<i>\$183,000</i>	<i>\$192,000</i>	<i>\$202,000</i>	<i>\$917,000</i>
		<i>2 Resident Advisory Board</i>	<i>\$117,000</i>	<i>\$123,000</i>	<i>\$129,000</i>	<i>\$135,000</i>	<i>\$142,000</i>	<i>\$646,000</i>
	Employee Benefit Contribution	<i>Retirees Benefits</i>	<i>\$60,000</i>	<i>\$60,000</i>	<i>\$60,000</i>	<i>\$60,000</i>	<i>\$60,000</i>	<i>\$300,000</i>
	Sundry	<i>Miscellaneous Admin.</i>	<i>\$310,000</i>	<i>\$310,000</i>	<i>\$310,000</i>	<i>\$310,000</i>	<i>\$310,000</i>	<i>\$1,550,000</i>
	Housing Authority Direct Expenses	<i>Allocated Rent for Engineering</i>	<i>\$140,000</i>	<i>\$140,000</i>	<i>\$140,000</i>	<i>\$140,000</i>	<i>\$140,000</i>	<i>\$700,000</i>
1411 Audit	Consultant Fees	<i>Annual Audits performed by Outside Firm</i>	<i>\$25,000</i>	<i>\$25,000</i>	<i>\$25,000</i>	<i>\$25,000</i>	<i>\$25,000</i>	<i>\$125,000</i>
1430 Fees and Costs	Technical Salaries & Benefits	<i>30 Engineering Services Positions</i>	<i>\$2,300,000</i>	<i>\$2,399,979</i>	<i>\$2,500,000</i>	<i>\$2,600,000</i>	<i>\$2,700,000</i>	<i>\$12,499,979</i>
	Consultant Fees	<i>JOC Contract Consultant</i>	<i>\$100,000</i>	<i>\$100,000</i>	<i>\$100,000</i>	<i>\$100,000</i>	<i>\$100,000</i>	<i>\$500,000</i>
		<i>Legal Advise for HABC</i>	<i>\$215,000</i>	<i>\$215,000</i>	<i>\$215,000</i>	<i>\$215,000</i>	<i>\$215,000</i>	<i>\$1,075,000</i>
1495 Relocation Costs	Non Technical Salaries & Benefits	<i>3 Relocation Office Positions</i>	<i>\$159,000</i>	<i>\$167,000</i>	<i>\$175,000</i>	<i>\$184,000</i>	<i>\$193,000</i>	<i>\$878,000</i>
Summary for MD002ADM (12 detail records)			Total:	\$4,478,000	\$4,638,979	\$4,811,000	\$4,981,000	\$5,158,000
\$24,066,979								

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002AU Housing-Authority Wide

Total Units	Total Vacant Units	Vacancy Rate		FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity	
<i>(Planned start date and funding year coincide)</i>										
1430 Fees and Costs	Consultant Fees		<i>504 Study HABC Wide</i>	\$100,000	\$0	\$0	\$0	\$0	\$100,000	
			<i>Asbestos Testing & Monitoring</i>	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000	
			<i>Planning and Consulting Fees</i>	\$31,000	\$31,000	\$31,000	\$31,000	\$31,000	\$155,000	
			<i>Study for Waterproofing on High Rise Bldgs.</i>	\$190,000	\$0	\$0	\$0	\$0	\$190,000	
	Lead Based Paint Testing & Abatement		<i>LBP testing for approx. 1250 D.U's</i>	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$1,750,000	
1450 Site Improvement	Gas Distribution System		<i>Cathodic Protection Inspection of Gas Mains</i>	\$500,000	\$0	\$500,000	\$0	\$500,000	\$1,500,000	
1460 Dwelling Structures	Water Distribution System		<i>Install Discharge Equipment</i>	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000	
	Miscellaneous		<i>Senior Building Beautification Final Phase</i>	\$1,350,000	\$0	\$0	\$0	\$0	\$1,350,000	
	Energy Conservation		<i>Install Automated Meter Reading System (Part Fund.)</i>	\$2,216,525	\$4,347,246	\$0	\$0	\$0	\$6,563,771	
	Physical Accessibility Cost (504)		<i>Modification on an as needed basis avg 5 units per developm.</i>	\$265,000	\$400,000	\$400,000	\$400,000	\$400,000	\$1,865,000	
	Vacancy Reduction		<i>Pool of funds to use authority wide vacancy reduction (JOC)</i>	\$1,200,000	\$1,233,693	\$1,584,944	\$1,901,119	\$1,615,000	\$7,534,756	
1502 Contingency	Contingency		<i>Establish Contingency</i>	\$234,968	\$532,392	\$2,259,977	\$2,120,315	\$1,273,308	\$6,420,960	
Summary for MD002AUT (12 detail records)				Total:	\$6,787,493	\$7,244,331	\$5,475,921	\$5,152,434	\$4,519,308	\$29,179,487

HABC Agency Plan - Capital Improvement Plan Rev-1

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002M Management Improvement

Total Units Total Vacant Units Vacancy Rate

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity
<i>(Planned start date and funding year coincide)</i>								
1408 Management Improvements	Computer Equipment	<i>Purchase Add'l hardware (Servers, Memory, Switches, Fiber)</i>	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
	Energy Conservation	<i>3 Staff Testing Lab</i>	\$103,000	\$107,000	\$112,500	\$118,000	\$124,000	\$564,500
		<i>4 Staff to Track & Monitor Utilities and Equipment (Start Up)</i>	\$198,000	\$0	\$0	\$0	\$0	\$198,000
		<i>Consultant to monitor energy consumption</i>	\$150,000	\$0	\$0	\$0	\$0	\$150,000
	Computer Software	<i>Purchase In-House Internet Services & Add'l upgrades</i>	\$250,000	\$370,000	\$120,000	\$370,000	\$120,000	\$1,230,000
	Employment and Empowerment Division	<i>8 Office Staff Salaries</i>	\$460,000	\$483,000	\$507,150	\$532,508	\$559,134	\$2,541,792
		<i>Apprenticeship & Customized Training</i>	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
		<i>BCCC Training</i>	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
		<i>Conduct Internal & External Performance Evaluations</i>	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000
		<i>DSS Match (Hospitality Program)</i>	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
		<i>Establish & Operate Small Businesses</i>	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
		<i>General Administration Costs</i>	\$144,000	\$144,000	\$144,000	\$144,000	\$144,000	\$720,000
		<i>Job Access and Reverse Communte (Match)</i>	\$100,000	\$0	\$0	\$0	\$0	\$100,000

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

1408 Management Improvements	Employment and Empowerment Division	<i>Pace Program Structure (Lawn Care & Pesticides)</i>	\$270,000	\$270,000	\$270,000	\$270,000	\$270,000	\$1,350,000	
		<i>Pace Skills Bank Training</i>	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000	
		<i>Resident Management Leadership Training</i>	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000	
	Training	<i>4 Training Administrative Staff</i>	\$226,200	\$244,000	\$254,000	\$264,000	\$274,000	\$1,262,200	
		<i>Division Level Training</i>	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000	
		<i>Provide Agency Wide Training</i>	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000	
		<i>Provide Training for Technical</i>	\$90,000	\$83,000	\$83,000	\$76,500	\$76,500	\$409,000	
		<i>Specific Job Skills Training</i>	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000	
	Family Support Services	<i>1 Activities Program Coordinator</i>	\$58,000	\$61,000	\$64,000	\$67,000	\$70,500	\$320,500	
		<i>12 Humans Services Coordinators</i>	\$507,000	\$532,500	\$559,200	\$587,000	\$616,500	\$2,802,200	
		<i>2 Family Support Services</i>	\$92,200	\$97,000	\$102,000	\$107,000	\$112,000	\$510,200	
		<i>2 Resident Management Aides</i>	\$43,000	\$45,000	\$47,000	\$49,500	\$52,000	\$236,500	
		<i>Anti-Drug Program & 3 Positions</i>	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000	
Summary for MD002MGT (26 detail records)			Total:	\$4,266,400	\$4,011,500	\$3,837,850	\$4,160,508	\$3,993,634	\$20,269,892

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

MD002OP Operations

Total Units Total Vacant Units Vacancy Rate

			FFY-2000	FFY-2001	FFY-2002	FFY-2003	FFY-2004	Total Activity
<i>(Planned start date and funding year coincide)</i>								
1406 Operations	Vacancy Reduction	<i>Authority Wide Vacancy Reduction (HABCo)</i>	\$2,965,032	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$12,965,032
Summary for MD002OPE (1 detail record)			Total:	\$2,965,032	\$2,500,000	\$2,500,000	\$2,500,000	\$12,965,032

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

- A. Amount of PHDEP Grant \$ 3,665,277.00
- B. Eligibility type (Indicate with an x) N1 _____ N2 _____ R X
- C. FFY in which funding is requested FY 2000
- D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The goal of HABC's 2000 PHDEP plan is to reduce crime, violence and the sale and use of illegal drugs in and around public housing developments by providing the community with information necessary through education, treatment and prevention programs. The Outcomes: Crime will be reduced significantly within these targeted areas through the HAPF Community Support Officer Program; Police substations will be established within these communities; Youth will be involved in structured programs and anti-drug activities; Employment will be increased by 25% BEFORE the expiration of the grant.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or sitewhere activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Brooklyn Homes	500	957
Gilmor Homes	563	1132
Dukeland Homes	94	30
Rosemont Homes	383	105

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ **12 Months** _____ **18 Months** X **24 Months** _____ **Other** _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission indicates the fund balance and anticipated completion date. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	4,507,250.00	MD06DEP0020195	0		2/28/98
FY 1996					
FY 1997	4,325,360.00	MD06DEP0020197	0		12/11/99
FY 1998	4,371,120.00	MD06DEP0020198	0		06/13/00
FY 1999	3,516,848.00	MD06DEP0020199	2,992,020.39		12/31/01

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

HABC will:

- *Continue the "One Strike You are Out" policy
- *Enforce Baltimore City Police Zero Tolerance policy
- *Provide substance abuse treatment services as needed for all residents of the targeted area
- *Enhance lighting and install other safety measure throughout the targeted communities
- *Corroborate with residents, community organizations, faith community and the sector in "Operation Take Charge Phase Two" initiative
- *Provide employment opportunities, job training and education opportunities
- *Implement youth anti-drug programs in developments absent of youth organized programs and centers

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY _____ PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	618,496.00
9120 - Security Personnel	544,908.00
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	23,000.00
9150 - Physical Improvements	200,000.00
9160 - Drug Prevention	965,920.00
9170 - Drug Intervention	973,953.00
9180 - Drug Treatment	250,000.00
9190 - Other Program Costs	89,000.00
TOTAL PHDEP FUNDING	3,665,277.00

PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 ñ Reimbursement of Law Enforcement					Total PHDEP Funding: \$618,496.00		
Goal(s)	Reduce drug related criminal activities currently being experienced in Brooklyn Gilmor,Rosemont and Dukeland Homes						
Objectives	<p>Gather criminal activity intelligence within and around the targeted communities to identify the main person(s) organization (s) responsible</p> <p>Develop a pool of confidential informants to be utilized to identify persons involved in illegal drugs and other related criminal activity within and around the targeted communities</p> <p>Intensify patrol and investigative strategies to address the criminal activity intelligence that has been gained and personal observation made byHAPF patrol and community support officer personnel</p> <p>Establish and maintain a community support officer program and substationstation in each of the targeted communities</p>						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount / Source)	Performance Indicators
1. Establish partnerships with other law enforcement i.e. BCPD, MAP,FBI,ATF to share criminal activity and crime statistics			06/30/01	12/31/02	\$206,165.33	0	Within 6-months of the initiation of the grant, will have identified key drug dealers and organizations operating within each targeted communities
2. Establish partnerships with community residents and leadership to gather criminal activity intelligence			06/30/01	12/31/02	\$206,165.33	0	Within six months of grant implementation will have intelligence activity connection operational.
3. Establish partnerships with citizens and private businesses adjacent to these targeted communities to gather criminal activity intelligence.			06/30/01	12/31/02	\$206,165.33	0	Within 1-month will initiate intensified patrol and investigative strategies Will realize 2% annual reduction of indexed crimes and 5% annual increase in drug related arrest Establish crime prevention program within 3-months

9120 ñ Security Personnel					Total PHDEP Funding: \$544,908.00		
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Goal(s)	To employ resident trained security personnel in the area of law enforcement in all targeted developments						
Objectives	Establish a Resident Security Guard training program through the Office of Employment and Empowerment						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Train and employ residents as security guard trainees			06/30/01	12/31/02	\$272,454.00	0	Within 6-months resident security guards will have completed training and assigned to targeted developments
2. Establish a stronger link with Baltimore City Police Department and the targeted developments through the Security Dispatchers and Dispatcher Supervisor			06/30/01	12/31/02	\$272,454.00		Within one month will have established in each targeted community greater visibility activity between HAPF and BCPD.

9130 - Employment of Investigators					Total PHDEP Funding: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$ 23,000		
Goal(s)	To reduce drug related criminal activities being experienced in Brooklyn, Gilmor, Rosemont, and Dukeland developments. This will result in decreased drug related criminal activities and enhance the quality of life in these communities.						
Objectives	Mobilize the residents to participate in crime prevention measures designed to reduce crime and enhance the quality of life in the targeted communities						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Recruit train and provide appropriate equipment to resident volunteers who participate in a Tenant On Patrol Program in each targeted community	957 1,132 383 94	Brooklyn Gilmore Rosemont Dukeland	06/30/01	12/31/02	\$7,666.66	0	Resident of the targeted communities will be identified within one month of grant implementation
2. Recruit and train resident volunteers to participate in Neighborhood Watch type activities	957 1,132 383 94	Brooklyn Gilmore Rosemont Dukeland	06/30/01	12/31/02	\$7,666.66	0	Neighborhood watch type activities will be in full operation with three months of grant funding

3. Provide crime prevention seminars to residents	957 1,132 383 94	Brooklyn Gilmore Rosemont Dukeland	06/30/01	12/31/02	\$7,666.66	0	Community Support Officer shall establish a crime prevention training program that shall be facilitated on a monthly basis until the conclusion of the grant
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9150 - Physical Improvements					Total PHDEP Funding: \$ 200,000		
Goal(s)	Reduce crime and criminal activity in and the targeted developments through enhance measures						
Objectives	Enhance safety and security within and around all targeted developments as recommended by Housing Authority and Baltimore City Police						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Installed bullet-proof lights in areas deemed necessary to curb night violence and drug activity			06/30/01	12/31/02	\$66,666.00	0	Decrease cost in replacement
2. Remove obstructions in and around all developments as needed to enforce HAPF Zero Tolerance			06/30/01	12/31/02	\$66,666.00	0	Reduce crime activity and increase arrest
3. Install safety barriers, speed bumps and other safety devices as necessary in all targeted developments			06/30/01	12/31/02	\$66,666.00		Reduction in automobile drug traffic

9160 - Drug Prevention					Total PHDEP Funding: \$965,920		
Goal(s)	To provide after school activities to youth for the current youth development centers (Perkins, Latrobe, Westport and Cherry Hill Homes) as well as provide structured programming for youth at Brooklyn Gilmore Rosemont and Dukeland Homes						
Objectives	provide mentorship to 470 children in the fine arts, sports, job training, entrepreneurial activities, and other independent living skills coordinate 36 field trips and cultural activities to local establishments educate 1000 plus youth on the impact of drug use on their future and provide monthly training programs on life skills						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Engage youth in activities which provide an alternative to substance abuse	206 220 145 22	Brooklyn Gilmore Rosemont Dukeland	06/30/01	12/31/02	\$321,973.00	0	
2. Utilizing the youth councils, identify activities which can be implemented indoors or outdoors	206 220 145 22	Brooklyn Gilmore Rosemont Dukeland	06/30/01	12/31/02	\$321,973.00	0	
3. Utilize Family Support Counselors and other	340 300	Brooklyn Gilmore	06/30/01	12/31/02	\$321,973.00	0	

appropriate staff to present workshops, etc. On peer referral skills partnership with community based organizations to provide opportunities of learning	180 28	Rosemont Dukeland					
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9170 - Drug Intervention	Total PHDEP Funding: \$973,953.00
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Goal(s)	To provide counseling and case management that will assist residents to overcome major obstacles (such as drug addiction) in order to achieve self-sufficiency. Promote employment opportunities at Brooklyn Homes to develop economic self-sufficiency for residents through the People Accessing Continued Employment (PACE) program and Gilmore Homes through the Job Plus program
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Objectives	
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Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Enroll 300 residents in employment related activities with emphasis on the hard to serve and TCA population @ Brooklyn and 150 @ Gilmore; target 400 youth @ Brooklyn and Gilmore for employment and training activities through the Office of Employment and Empowerment	600 825	Brooklyn Gilmore	06/30/01	12/31/02	\$324,651.00	0	110 adult and 40 youth residents per year will be enrolled into program activities over a five year period
2. Enroll a minimum of forty residents receiving public assistance and other non-wage sources in the Family Self-sufficiency Program at targeted developments	600 825	Brooklyn Gilmore	06/30/01	12/31/02	\$324,651.00		By the beginning of the second year all family self sufficiency participants will be placed.
3. Engage 200 plus residents in community based activities which promote social, drug treatment, crime prevention and interaction 4. Employment and empowerment will enroll 30 residents of Brooklyn into community activity programs; place 150 residents into jobs.	600 825				\$324,651.00		50 per year will be placed into permanent employment

9180 - Drug Treatment	Total PHDEP Funding: \$250,000
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Goal(s)	Eliminate adult and youth substance abuse in all housing developments
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Objectives	Identify public housing residents in need of in/outpatient treatment services provided through contractual services with the Baltimore City Health Department and The Baltimore City Substance
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Abuse System							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Organized and conduct community sponsored activities with available information on substance abuse & treatment services availability.	957 1,132 383 94	Brooklyn Gilmore Rosemont Dukeland	06/30/01	12/31/02	\$125,000.00	0	Identify a minimum of four hundred residents in need of substance abuse treatment services.
2. Provide publish material on services available through the PHDEP grant	957 1,132 383 94	Brooklyn Gilmore Rosemont Dukeland	06/30/01	12/31/02	\$125,000.00	0	Will provide education and treatment services for all residents requesting assistance.

9190 ñ Other Program Costs					Total PHDEP Funds: \$89,000.00		
Goal(s)	Coordinate, monitor and maintain all reports for PHDEP and related activities						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Receive monthly reports			06/30/01	12/31/02	\$29,666.66	0	Conduct resident surveys
2. Monitor program goals			06/30/01	12/31/02	\$29,666.66	0	Visit PHDEP funded programs.
3. Report to HUD semi-annually all programs and activities funded under PHDEP			06/30/01	12/31/02	\$29,666.66	0	Report all program activity goals and best practices.

Section 3: Expenditure/Obligation Milestones

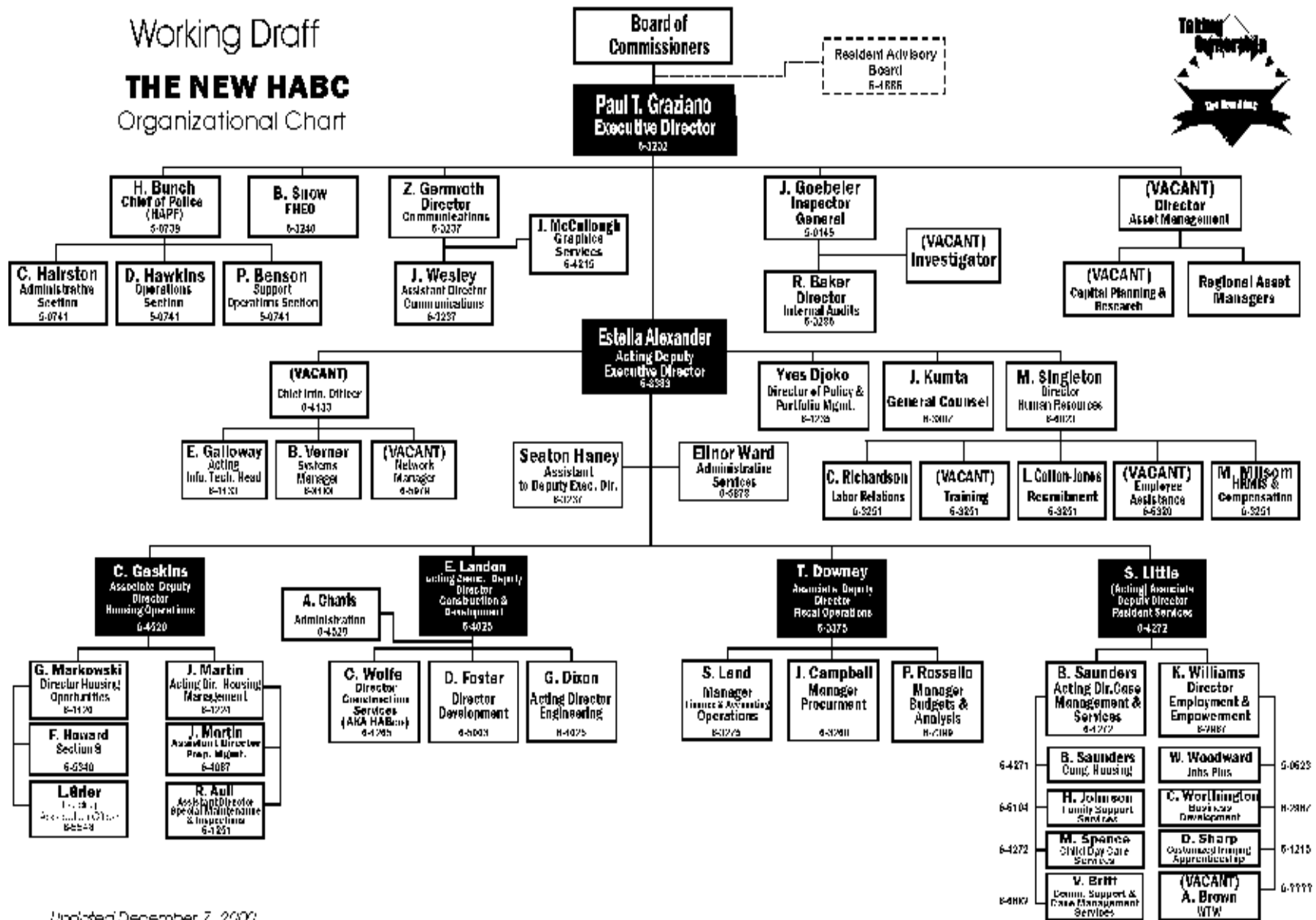
Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	\$ 103,082.00		\$ 206,165.00	
9120	\$ 68,114.00		\$ 272,454.00	
9130				
9140	\$ 3,833.00		\$ 7,667.00	
9150	\$ 33,333.00		\$ 66,666.00	
9160	\$160,986.00		\$ 321,973.00	
9170	\$162,325.00		\$ 324,651.00	
9180	\$ 31,250.00		\$ 125,000.00	
9190	\$ 14,833.00		\$ 29,667.00	
TOTAL	\$577,666.00	\$	\$1,354,243.00	\$

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

Working Draft
THE NEW HABC
 Organizational Chart



Updated December 7, 2009

**DISCUSSION OF HOUSING AUTHORITY OF BALTIMORE CITY RESIDENT ADVISORY
BOARD COMMENTS TO THE DRAFT AGENCY PLAN**

On November 28, 2000, the Housing Authority of Baltimore City (HABC) held a public hearing on its agency plans. A transcript from the public hearing is attached. The transcript also has comments received from the audience. At the outset, the comments received could be grouped into two major categories. The first category of comments is concerns from the advocates from the disabled community. The second category of concerns is maintenance concerns.

As required by 24 CFR 903.13(c)(1), HABC in consultation with its residents addressed the concerns documented during the public hearing. Responses to the issues raised are attached.

Documents attached:

1. Transcript from the public hearing
2. Response to maintenance concerns
3. Response to concerns from the disability advocates

Transcript from the Public Hearing:

A PUBLIC HEARING TO REVIEW THE PHA AGENCY PLAN WAS HELD ON NOVEMBER 28, 2000 AT PLEASANT VIEW GARDENS. BENJAMIN L. BROWN, CHAIRMAN OF THE BOARD OF COMMISSIONERS, WELCOMED EVERYONE TO THE MEETING. HE STATED THAT THE PURPOSE OF TONIGHT'S MEETING IS TO RECEIVE COMMENTS ON HABC'S REVISED 5-YEAR PLAN. THE ORIGINAL PLAN WAS SUBMITTED TO HUD ON APRIL 16, 2000, BUT WAS SUBSEQUENTLY REJECTED, PRIMARILY DUE TO LACK OF PUBLIC HOUSING RESIDENT PARTICIPATION. THIS REVISED PLAN IS THE RESULT OF JOINT EFFORTS OF THE RESIDENT ADVISORY BOARD (RAB), REPRESENTATIVES OF SECTION 8 HOUSING AND HABC STAFF.

Mr. Brown then reviewed information that must be included in the plan. This information consists of:

- HABC's mission for serving the needs of low income, very low income and extremely low income families.
- The goals and objectives to enable HABC to serve the needs of families identified in the Annual Plan.
- A statement of housing needs.
- A statement of financial resources.
- A statement of policies that govern eligibility, selection and admission.
- A statement of the agency's rent determination policy.
- A statement listing HABC's rules, standards and policies that govern maintenance and management operations.
- A statement that describes HABC's grievance and informal hearing and review procedures for residents.
- A statement of capital improvements necessary to ensure longterm physical and social viability of HABC property.
- A statement that addresses any agency plans for demolition or disposition.
- A statement of any agency plans to merge with public housing to tenantbased assistance.
- A statement that addresses any agency homeownership programs, either existing or planned.
- A statement of the agency's community service and selfsufficiency programs.
- A statement of the agency's safety and crime prevention measures.
- A statement of the agency's policies and rules regarding ownership of pæs in public housing.
- Results of the last fiscal year's audit.
- A statement that describes how HABC will carry out the asset management function.

Mr. Brown stated that the purpose of tonight's meeting is to listen and gather comments on the plan. Your comments will be taken into consideration before the plan is finalized. Mr. Brown also indicated that the planning committee will be working intensely over the next few months to prepare an update of the agency plan which will be submitted to HUD

in April 2001. We will be having a public hearing sometime in February to present that plan.

Mr. Brown then introduced HABC Executive Director Paul T. Graziano. Mr. Graziano recognized Anna Warren, President of the Resident Advisory Board, and Councilman Young. Mr. Graziano stated that he has been apprised that his appointment as Executive Director has been confirmed by the City Council and he wishes to thank them for their help in guiding him through that process. Mr. Graziano indicated that this public hearing is a very important part of the process to engage residents of Section 8 and public housing in the planning process. It is also important in that it allows communities and the general public who might have an interest in public housing to offer comments. Mr. Graziano stated that although he is new to the agency and to this particular plan, he is not new to the process, having gone through it several times in New York. He stated that he knows just what HUD expects and gave his assurance that we will have no further problems in the future due to HUD's rejection because of lack of resident participation. Mr. Graziano stated that he firmly believes the Housing Authority needs to work in consultation with its residents in order to come up with the best solution to the many challenges that we face.

Mr. Brown turned the meeting over to Anna Warren, who introduced the planning group who worked on the revised plan. Ms. Warren then read the letter submitted to former Executive Director Patricia J. Payne from the Resident Advisory Board, which stated that they are in support of the plan being submitted to HUD by the HABC and were involved in all phases of the planning process.

Estella Alexander, Acting Deputy Executive Director, gave a brief overview of the 5 Year Plan. This plan describes the HABC's long-range goals and objectives for achieving its mission. That mission is, through participation of HABC's many stakeholders, especially staff and residents, to provide quality housing and related services in a professional manner, emphasizing self-sufficiency within safe, caring and affordable environments. The Housing Authority has established 4 strategic goals in order to achieve this mission. Those goals are to increase the availability of decent, safe and affordable housing; improve community quality of life and economic vitality; promote self-sufficiency and asset development of families and individuals; and ensure equal opportunity in housing for all Americans. Ms. Alexander stated that each of these strategic goals includes specific performance goals and a set of objectives. She briefly reviewed the specific performance goals for each of the broad strategic goals.

Rachel Bishop, Vice President of the Resident Advisory Board, gave a brief summary of the Annual Plan. She explained that the Annual Plan provides details about the agency's immediate operations, program participants, and programs, services and strategy for addressing the needs of the community in the upcoming fiscal year. The plan is consistent with Baltimore City's Consolidated Plan and is organized around 9 central goals. Those goals are:

- Sustain and preserve existing public housing developments.

- Expand housing opportunities for low and moderate-income households.
- Expand homeownership opportunities.
- Cooperate with Community Development Corporations to revitalize communities.
- Reduce the concentration of poverty in public housing.
- Protect access to housing assistance for the poorest families by exceeding targeting requirements.
- Support families making the transition from welfare to work.
- Raise performance standards for public housing and Section 8 programs.
- Transform the public housing stock through new policies and procedures for demolition and replacement and mixed-finance projects.

Edward Landon, Acting Associate Deputy Director for Construction and Development, and Martha Benton, Resident Advisory Board Modernization Chairperson, reviewed highlights of the capital plan. Some of the funded physical improvements include:

- Vacancy Reduction Program - Funding in the amount of \$20 million dollars allocated over 5 years.
- Scattered Sites Revitalization Plan – Funding allocated for repair and/or upgrade through vacancy preparation of occupied and vacant units; to provide minimal funding for renovation of units for homeownership; to demolish non-viable units and to dispose of units and vacant lots to willing buyers meeting HABC guidelines.
- Cherry Hill Homes, MD2-12 - \$3,100,000 has been allocated for the planning and redevelopment of the remaining 113 units. A masterplanner will be hired to develop a master plan for the Cherry Hill community.
- Claremont Homes - \$3,600,000 has been designated to supplement the redevelopment effort.
- C. K. Anderson - \$400,000 has been temporarily designated for the demolition of C. K. Anderson. Final decisions for this site are pending the results of a master planning process.
- Roof Replacement Program – Latrobe Homes, Spencer, Somerset Courts Extension, Laurens House and Scattered Site housing have all been identified throughout the 5-Year Plan for roof replacement.
- Window Replacement Program – Latrobe Homes and Poe Homes have been identified for window replacement.
- Electrical Distribution System – Latrobe Homes, Poe Homes, Gilmor Homes, Somerset Homes and Westport Homes will have their electrical distribution systems upgraded.
- Fire Alarm System Upgrades – Funds have been allocated for upgrading the fire alarm systems at McCulloh Homes, Lakeview Tower Extension, Ellerslie, Monument East, Wyman House, B.E. Mason, Chase House, Brentwood and Laurens House.

- Elevator Repairs – Elevator repairs and maintenance are funded for McCulloh Homes, Lakeview Towers, The West Twenty, Monument East, Chase House, Govans Manor, B. E. Mason, Lakeview Tower Extension, Ellerslie, BelPark Tower, The Brentwood, Laurens House and Homewood.

There were no major changes to the management improvements, resident initiative programs or administration categories.

The floor was then turned over for comments from the audience.

1. Sylvia Holland – Perkins Homes

Ms. Holland indicated that she is a former member of the Resident Advisory Board. She stated that Perkins Homes has nothing for the children. There is no recreation center and no playground equipment. Renovations were done to the units but the playground equipment was never replaced. There is a fire station that has been empty for 10 years and Ms. Holland stated that they would like to have it renovated for a recreation center. She asked Mr. Graziano if he would personally pay a visit to Perkins to view the development for himself.

Mr. Graziano indicated that he would be happy to visit Perkins Homes.

2. Kenneth Wireman – On Our Own of Maryland

Mr. Wireman stated that the Annual Plan does not contain anything about people with disabilities. He feels that the \$265,000 allocated for handicap modifications is a very small amount of money compared to HABC's budget. He stated that HUD not only rejected the plan because of lack of resident participation but because of lack of needs for people with disabilities. He indicated that he was curious why Anna Warren wrote to HUD giving her approval of a plan that does not incorporate needs for people with disabilities.

Ms. Warren responded that these issues will be addressed in our next plan. We needed to get this plan revised as quickly as possible in order to submit it to HUD in order to get our funding,

3. Keith Johnson – Perkins Homes

Mr. Johnson complained of problems with mice and rats. He also stated that there is a problem with drugs and shootings in the community

Mr. Brown referred Mr. Johnson to the back of auditorium to speak with someone regarding his maintenance complaints.

4. Lauren Young – Maryland Disability Law Center

Ms. Young stated that she had previously submitted extensive comments to the Housing Authority regarding the plan that was submitted in April. In addition, she asked HUD to deny the Housing Authority's plan because it discriminated against people with disabilities. HUD felt that our concerns were valid and needed to be resolved. This revised plan has no strategies in place to address the needs of people with disabilities, nor does it address any of our concerns. Additionally, the plan significantly alters the number of people with disabilities on the waiting list. It goes from approximately 3% to 23%.

5. Leslie Dickinson – Maryland Disability Law Center

Ms. Dickinson stated that the plan still does not address the Section 504 issue or the issue regarding data collection. There is a strategy for a consultant to do a 504 Needs Assessment but there is no funding in place to implement any recommendations this consultant might make. People with disabilities are being kept out of the newer, more desirable housing due to a decrease of one bedroom units.

6. Lauren Siegel – Health Care for the Homeless

Ms. Siegel feels that HABC does not provide equal housing access to non elderly, single, disabled adults. Fair housing laws must be upheld in Baltimore City. Her organization is requesting that there be a hold on all new development, including HOPE VI and senior housing projects, until disabled people are given their fair share of housing that is accessible and appropriate to them and meets their needs. Ms. Siegel would also like to see people with disabilities, along with their advocates, be involved in the planning and decision making process.

7. Lawrence Campbell – 2200 Homewood Avenue

Mr. Campbell stated that he was denied housing at Lexington Terrace because he has a disability. Mr. Campbell was a former resident of Lexington Terrace before the redevelopment of the site.

Mr. Brown asked that someone speak with Mr. Campbell to find out what the problem is and to get it resolved.

8. Ruth Ann Parsley (speaking on behalf of Catnona Johnson, who could not be present) – Developmental Disabilities Council

Ms. Parsley indicated that despite a long history of compliance orders from HUD, HABC's proposed plan does not adequately address the needs of the disabled population in Baltimore City. Her organization would like to see

HABC earmark a certain percentage of federal, state and local funds for people with disabilities in the general class. They would also like to see increased data collection regarding the need and availability of housing.

9. Joy Savage – Opening Doors: The Arc of Anne Arundel County

Ms. Savage believes that every effort should be made to be comprehensively fair to all groups of people needing housing. She would like to see everyone work together to provide housing opportunities for people in need. Ms. Savage also stated that neither all public housing nor all Section 8 vouchers should go to just one group. She would like to see reading materials simplified or modified to help people with disabilities in the application and rental search process.

10. Valerie Tucker – B. E. Mason

Ms. Tucker stated that she is the secretary for the B. E. Mason Tenant Council.

She indicated that her list of concerns is the same one she presented at last year's public hearing. Those concerns are:

- Doors to the building stand wide open. They do not close. This poses a security concern for the building since anyone can walk right in.
- Elevators are in bad need of repair.
- Fire alarm system needs to be repaired or replaced.
- Heating system in the community area needs to be repaired or replaced.
- Balcony covers are needed over the 5th floor and the balconies on the other floors need repairs.
- Windows need to be replaced.
- The parking lot needs to be enlarged.
- There are serious plumbing problems.
- Kitchen cabinets need to be replaced.
- There are problems with the trash compactors.

11. Deana Matthews – Scattered Site Housing

Ms. Matthews stated that she is the Vice President for Scattered Site housing. She questioned what the Housing Authority means by raising the performance or standards of Section 8 housing programs. She thinks that someone who lives in the community needs to look over these programs before the Housing Authority starts putting stipulations on residents.

12. Bertha McCormick – Perkins Homes

Ms. McCormick is the President of the Tenant Council at Perkins Homes. She indicated that the elevator on the outside of the community building does not

function. She also stated that railings and portable ramps are needed at this development.

13. Gayle Hafner – Maryland Adapt

Ms. Hafner feels that HABC needs to make housing available to people with disabilities. She stated that this plan does not reflect any kind of effort to make it possible for people with disabilities to find a place to live in Baltimore City. She further stated that HABC cannot even report where their 504 units are located.

14. Lori Baskette – MCIL Resources for Independent Living

Ms. Baskette stated that adequate, affordable housing does not exist for people with disabilities. HABC needs to consult and collaborate with people with disabilities and work together on the criteria and needs assessment. She also feels that the Housing Authority needs to incorporate accessible features into new housing.

15. Jackie Speciner – 6117 The Alameda

Ms. Speciner is a disabled person who stated that although her resources are very limited it is important to her to be able to live on her own.

16. Jacqueline Barber-El – Rosemont

Ms. Barber-El questioned the budget for in-house technical assistance and stated that she would like to receive in writing the number of HABC salaries that are covered by this budget. She also stated a need for new kitchen cabinets and floors and a need for proper maintenance staff.

17. Barbara Page – McCulloh Homes

Ms. Page indicated that she is concerned about seniors, security and recreation for the children of McCulloh. She is also concerned about how the Housing Authority is going to keep up the quality of work and maintain the development if there are going to be budget cuts.

18. Mary Dishargom – Somerset Homes

Ms. Dishargom's concerns are about recreation for the children. She stated that there is a community building that is rarely used. If a tenant does want to use the building they are charged a \$250 fee. She also complained that residents are never made aware of tenant council meetings.

19. Shirley Pierce – Somerset Homes

Ms. Pierce had several concerns. She wanted to know where the money goes that the Somerset Tenant Council collects. She stated that residents are never notified of any events and never receive any flyers. She also indicated that there is a problem with rats in the development. Ms. Pierce further stated that she does not think 2 minutes is adequate time for residents to express their concerns at these hearings.

20. Deborah Gilroy – Somerset Homes

Ms. Gilroy stated that Somerset is always dirty and they never seem to have any supplies available. She complained that dumpsters are never returned to their proper place, but are put on the sidewalk or parking lot. She also stated that they have a community center that is seldom used.

21. Joseph Anastasio – Baltimore Association for Retarded Citizens

Mr. Anastasio feels that HABC needs to be more sensitive to people with disabilities in regard to the Section 8 process. He stated that the Section 8 system is overwhelming and the guidelines are unclear. He also stated that his organization owns properties in Baltimore City and he would like to see their housing made more accessible.

22. Shirley Wise – Scattered Site Housing

Ms. Wise indicated that she is a member of this planning group. She stated that last month she went to the Resident Advisory Board and told them that she was opposed to this plan being submitted. She feels that it is time that the truth be told. She stated that this public hearing is only being held in order for HABC to be in compliance with the law. Once the plan is submitted and HUD approves it, there is no changing it. Most of the residents here tonight have not even seen this plan. Nor has most of the staff. I personally made a phone call to request a copy and I still have not seen it. Residents should not come to these hearings expecting anything. The residents need to go home and figure out how they can affect change.

23. Clara Summerhill – Latrobe Homes

Ms. Summerhill indicated that there is a hot water main break in the middle of the courtyard that is causing water to flow by her door. She stated that maintenance work has been performed several times but still this problem exists. Mr. Brown asked Ms. Summerhill to speak with someone from Housing Management in the back of the auditorium.

24. Mary Fenwick – 11 W. 20th Street

Ms. Fenwick had several concerns. She stated that their elevator is always broken down and there is a problem with mice. She also indicated that the laundry room is located on the 20th floor and needs to be made more accessible.

25. Alice Underdue – 2038 E. Fayette Street

Ms. Underdue stated that the plaster is falling down in her home. Also, the floors need to be replaced and the pipes in the bathroom make a loud noise.

Mr. Brown asked Ms. Underdue to speak with someone in the back of the auditorium regarding her complaints.

26. Lakisha Johnson – Scattered Site Housing

Ms. Johnson stated that she was told repairs to her home would not be made because it would be too costly and HABC wants to move people out of rehab housing. She stated that she sees money for repairs allocated in the plan in the year 1999. She wants to know if she can get her ceiling repaired or if she will be moved out of her home.

Mr. Brown asked Ms. Johnson to give her name and information to someone in the back of the auditorium and he will have someone check into it.

Annie Chambers, Scattered Sites Chairperson, informed Ms. Johnson that residents who are being relocated from their homes have already received a letter advising them of that fact.

27. Reginald Hadley – Douglass Homes

Mr. Hadley stated that porches are needed at Douglass Homes. He thanked the committee for all the work that has been done at Douglass. He also indicated that residents want executive staff to know what is going on in their communities. Please hear them out before you refer them to the back of auditorium to record their maintenance complaint.

Mr. Brown stated that he felt he gave everyone ample time to state their concerns. He reminded everyone how important residents concerns are and stated that without the residents there is no Housing Authority. He stated that he does not want to come to another meeting where residents tell the Board of Commissioners what has not been done or that they have not had the opportunity to participate in the process.

In closing, Mr. Brown stated that he is unhappy that we have not done a better job with this plan in terms of issues involving people with disabilities, especially since these issues were brought up at the last agency plan public hearing. The hearing was adjourned at 8:15 p.m.

Responses to Maintenance Concerns

All maintenance concerns documented during the public hearing were all promptly addressed. A report is available for review.

Response to the advocacy groups and the disability issues presented at the November 28, 2000 Annual Plan Public Hearing:

Comment: *On Our Own of Maryland (On Our Own)*

On Our Own stated the Annual Plan does not contain anything about disabled people. They said the \$265,000 for handicap modifications is not enough money compared to HABC's budget. They also said that HUD rejected the plan because of lack of resident participation and lack of needs for disabled people. On Our Own was curious as to why Anna Warren wrote to HUD approving of a plan that does not include needs for disabled people.

Response:

The needs of people with disabilities are addressed in the section entitled *Addressing the Needs of the Disabled* of the Fair Housing Section of the Annual Plan. Regarding the funds for unit modifications, funds have been set aside in the amount of \$1,865,000 over a 5-year period to cover any work that is determined necessary as a result of the updated needs assessment. Additionally, HABC has a contingency line item in the amount of approximately \$6 million. If it is determined, as a result of the needs assessment, that additional funds are required, HABC will consider using these dollars at that time.

Comment: *The Maryland Disability Law Center*

The Maryland Disability Law Center (MDLC) stated they previously submitted comments to HABC regarding the plan submitted in April. Additionally, MDLC asked HUD to deny HABC's plan because it discriminated against people with disabilities. HUD felt their concerns were valid and needed to be resolved. The revised plan has no strategies in place to address the needs of the people with disabilities, nor does it address any of MDLC concerns. Additionally, the plan significantly alters the number of people with disabilities on the waiting list. It goes from approximately 3% to 23%.

Response:

HUD has not notified HABC that the plan was rejected because it discriminated against people with disabilities. HABC has been regularly meeting with MDLC to discuss their issues. These meetings are still on going and the next meeting is scheduled with MDLC and Commissioner Graziano on December 21, 2000. Per MDLC's request, HABC has provided available information to MDLC addressing many of their concerns. The revised plan also addresses many of the issues discussed with MDLC. HABC does not fully understand MDLC's statement regarding the increase from 3% to 23% on the waiting list. MDLC should clarify this statement.

MDLC's (Second Comment):

MDLC stated that the plan does not address the Section 504 issues or the issue regarding data collection. MDLC stated that HABC is hiring a consultant to do the 504 needs assessment but there is no funding in place to implement any recommendations made by the consultant. People with disabilities are being kept out of the new, more desirable housing due to a decrease of one-bedroom units.

MDLC also stated that HUD confirmed that HABC was in noncompliance with the Voluntary Compliance Agreement (VCA).

Response:

As previously mentioned, 504 issues are discussed in the Fair Housing- *Addressing the Needs of the Disabled* section of the plan. HABC denies that persons with disabilities are being kept out of newer developments due to a decrease of one-bedroom units. MDLC has not provided any evidence or specific situations to substantiate this allegation. For all projects whereby specifications and drawings are completed, the plan indicates the number of accessible units by bedroom size in the HOPE VI and other development projects. Additionally, The Terraces is the only HOPE VI development without one-bedroom units. One-bedroom units are available at Pleasant View and will be in all other HOPE VI and development projects.

HABC is preparing a Request for Proposal (RFP) for services to conduct the updated needs assessment study. It is anticipated that the RFP will be advertised by the end of January 2001, with a Notice to Proceed to be issued by April of 2001. As previously indicated, funds have been set aside in the amount of \$1,865,000 over a 5-year period and a \$6 million contingency line item to cover any work that is determined necessary as a result of the Needs Assessment.

Compliance with 504 requirements is, and always has been a priority for the agency in preparing their Annual and Five-Year Capital Plan. It is HABC's practice to ensure that funds are available to perform any physical improvements needed to meet the requirements of Section 504.

Regarding the issue of compliance with the VCA, HUD advised HABC that they were contacted by MDLC on November 27, 2000 regarding the status of the VCA. HUD advised MDLC that they would not discuss the VCA with them because the VCA was still open. Accordingly, HUD **did not** confirm to MDLC that HABC was not in compliance with the VCA.

4. **Comment:** *Health Care for the Homeless*

HABC does not provide equal housing access to non-elderly, single disabled adults. Health Care for the Homeless is requesting that there be hold on all new development including HOPE VI and senior housing projects until persons with disabilities are given their "fair share" of housing. HABC should also include people with disabilities and their advocates, in the planning and decision making process.

Response:

HABC provides accessible housing as needed to all residents regardless of the required bedroom size. HABC makes every effort to seek suitable accessible housing for people in need of such housing. HABC will also modify a person's dwelling unit if necessary. HABC does not discriminate against persons with disabilities nor do we discriminate against non-elderly, single, disabled adults.

HABC can not define or quantify the term "fair share" housing, because this term is not used in the Section 504, Americans with Disabilities (ADA) or the Fair Housing Regulations. Based on HUD regulations, HABC is required to ensure a minimum of 5% of the total dwelling units are made accessible for persons with mobility disabilities and 2% made accessible for persons with hearing or visual disabilities. Many HABC units are not only designed to meet the needs of mobility, hearing and sight impaired but some of our units are also designed to meet specific individual needs of our residents. Additionally, HABC's has used advocacy groups in the past and will continue to use such groups for matters pertaining to persons with disabilities.

The following is a brief discussion of the Shelter Plus Care program which is designed to assist the disabled and homeless population. This program is also discussed in the Annual Plan.

Shelter Plus Care Program for Disabled Homeless Program

The Shelter Plus Care (SPC) Program is designed to serve disabled homeless persons. The SPC Program is a partnership between the Department of Housing and Community Development's (DHCD) Office of

Homeless Services and HABC's Training and Mobility Program (TMP). Under the terms of the contract, HABC's TMP provides tenant readiness training to disabled persons with chronic substance abuse problems, mental illness and/or HIV-AIDS. From October 1999 to date, 71 persons in the SPC program have completed training.

Training is tailored to fit the needs of this unique population and also addresses some of the participant's medical concerns. HABC works in conjunction with sponsoring agencies such as HERO, Prisoner's Aid, Baltimore Mental Health Systems and others. About 90% of the persons participating in this program are housed. The focus of this training is to assist participants in making the transition from transitional housing or shelters to living independently within the community.

Comment: *Lawrence Campbell*

Mr. Campbell said he was denied housing at Lexington Terrace because he has a disability. Mr. Campbell was a resident of Lexington Terrace before the redevelopment of the site.

Response:

Mr. Campbell has been a HABC resident since October 1989. HABC's review of his situation indicates that Mr. Campbell has never requested a reasonable accommodation. Because of the confidential nature of this issue, detailed information is available to the Board of Commissioners regarding Mr. Campbell's situation.

6. Comment: *Developmental Disabilities Council (DDC)*

DDC said that despite compliance orders from HUD, HABC's proposed plan does not address the needs of disabled people in Baltimore City. DDC would like HABC to earmark a certain percentage of federal, state, and local funds for disabled people. DDC wants to see more data collected on housing needs and availability.

Response:

See response items #1 and 3 for information regarding HABC's funding for Section 504 funding. HABC's current Transition Plan provides information regarding the need for accessible housing. HABC also currently maintains data indicating the number of accessible housing. The updated needs assessment will provide additional data indicating the need and availability of accessible housing.

7. Comment: *Arc of Anne Arundel County (AAAC)*

AAAC believes every effort should be made to be totally fair to people needing housing. AAAC said that public housing and Section 8 should not go to one group. AAAC desires to see reading materials simplified or modified to help disabled people in searching and applying for housing.

Response:

We are not certain if this comment is actually directed at the HABC or Anne Arundel County. HABC distributes a host of materials about the Section 8 program through its Mobility Counseling and Housing Search Assistance programs. However, it goes much further than this by assigning a specially trained counselor to assist families through the process. Families are even transported to visit locations of homes owned by landlords willing to participate in the Section 8 Program. Regarding the issue of simplified reading material, all material including the housing application is made available in an equally effective format or means of communication to all applicants seeking our services.

8. Comments: *Maryland Adapt*

Maryland Adapt stated that HABC needs to make housing available to disabled people. Maryland Adapt said that the plan does not show any effort to make it easy for disabled people to find housing in Baltimore. Maryland Adapt further stated that HABC cannot report where their 504 units are located.

Response:

HABC makes accessible housing available to its residents and applicants based on their needs. HABC maintains data indicating the location of its accessible units.

9. **Comment:** *Maryland Center for Independent Living, (MCIL) and Jackie Speciner*

MCIL Resources for Independent Living (MCIL)

MCIL said that adequate, affordable housing does not exist for disabled people. MCIL said HABC needs to consult and work with disabled people on the criteria and needs assessment. MCIL stated that HABC should design accessible features into new housing.

Jackie Speciner – 6117 The Alameda

Ms. Speciner is a disabled person who stated that her resources are very limited, but desires to live on her own.

Response:

The concerns from MCIL and Jackie Speciner are combined in this response since Ms. Lori Baskette of MCIL is representing Ms. Speciner. MCIL and HABC are working together to assist Ms. Speciner with finding accessible housing. At the time of the annual plan meeting, Ms. Speciner was neither an HABC resident nor an HABC applicant. Due to the confidentiality of this matter, Ms. Speciner's case will be presented to the Board of Commissioners.

Regarding the issue of HABC designing accessible housing in new homes, the availability of accessible housing within the HOPE VI and other development projects are discussed in the *Meeting the Needs of the Disabled* section of the Annual Plan.

10. **Comment:** *Baltimore Association for Retarded Citizens (BARC)*

BARC said HABC needs to be more sensitive to disabled people regarding the Section 8 process. BARC said that Section 8 is overwhelming and the guidelines not clear. BARC said its organization owns properties in Baltimore and wants to see their housing made more accessible.

Response:

HABC staff is sensitive to the needs of the disabled. The Tenant Readiness Training, which is required of all applicants, reaches out particularly to Section 8 customers and especially the disabled to enroll them in the Mobility Counseling and Housing Search Assistance programs. We recognize that the process can be difficult for many families both disabled and non-disabled. Accordingly we attempt to simplify the process by providing counselors to assist the families. Secondly, in most cases Section 8 properties are not owned by HABC and therefore, HABC is not responsible for modifying such units. We encourage owners willing to participate to make reasonable accommodations as part of our efforts to find housing for disabled families.

The Designated Disabled Readiness Training and Mobility Program is another service designed to assist persons with disabilities in the Section 8 program. This program is discussed in the Annual Plan.

Designated Disabled Readiness Training and Mobility Program

The Designated Disabled Program (DDP) is designed to assist single disabled persons in obtaining housing. Under the designated disabled funding increment for 200 vouchers, HABC issued about 350 vouchers and about 125 have leased units. Some of the vouchers have expired because persons were unable to secure housing for various reasons. HABC continues to issue vouchers to achieve the full leasing of the 200 vouchers.