



**BALTIMORE HOUSING**

SHEILA DIXON  
Mayor  
PAUL T. GRAZIANO  
Executive Director, HABC  
Commissioner, HCD

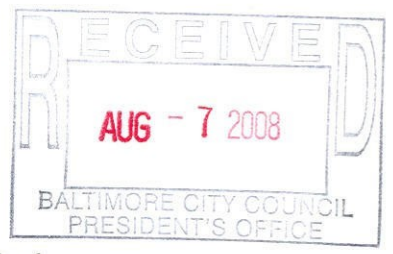
**MEMORANDUM**

To: The Honorable President and Members of the Baltimore City Council  
c/o Karen Randle, Executive Secretary

From: Paul T. Graziano, *Commissioner*  
Patricia C. Jessamy, *Baltimore City State's Attorney*

Date: July 29, 2008

Re: City Council Bill 08-0047R Informational Hearing - Criminals -  
Revocation of Federally Subsidized Housing Assistance



The Department of Housing and Community Development and the Baltimore City State's Attorney's Office have reviewed City Council Bill 08-0047R, which was introduced for the purpose of requesting the Field Office Director, Baltimore Office of the U.S. Department of Housing and Urban Development, the Commissioner of Housing and Community Development, the Baltimore City Police Commissioner, and the Baltimore City State's Attorney to address the City Council on the status of the intergovernmental and interagency collaborative efforts to keep federally subsidized housing free of persons who commit crimes, engage in criminal activity, or associate with criminals or persons with criminal intent.

The Property Based Crime Solutions ("PBCS") Program continues to collaborate with the PBCS partners – the Baltimore City Police Department ("BCPD"), the Baltimore City State's Attorney's Office ("SAO"), the Mayor's Office of Neighborhoods and Constituent Services ("MON"), the Housing Authority of Baltimore City ("HABC"), and the Baltimore City Department of Housing and Community Development ("DHCD") – in an ongoing effort to eliminate nuisance activity in Property Based Rental Assistance ("PBRA") complexes. The PBCS Program also works with the Baltimore Field Office of the U.S. Department of Housing and Urban Development ("HUD"), the Office of the Baltimore City Council President, individual members of the Baltimore City Council, and members of the public to combat such nuisance activity. Additionally, the PBCS meets with such partners and the owners and on-site managers of PBRA complexes to develop ways to abate nuisance activity affecting law-abiding residents of PBRA complexes and surrounding neighborhoods.

Through its relationship with HUD, the PBCS Program gets valuable information about PBRA complexes. For example, with regard to a particular complex, HUD provides information about the total number of units, the number of subsidized and market-rate units, the results of recent inspections, and impressions of the

*Comments*



effectiveness of the on-site management in addressing tenants who are engaging in criminal activity. All of that information is useful to the PBCS Program when thinking about potential remedies for nuisance activity. Mr. Robert Iber, the Multi Family Program Director at the Baltimore HUD Field Office, and his staff have been very cooperative with providing information to the PBCS Program.

The **BCPD** continues to be an incredibly valuable partner in addressing the criminal activity in PBRA complexes. The BCPD provides the PBCS Program with copies of incident reports and search and seizure warrant documents that concern arrests and the executions of search and seizure warrants involving tenants of PBRA complexes. When the PBCS Program receives such documents, they review them for appropriate follow-up, particularly the pursuit of a drug nuisance case under the Maryland “drug nuisance” law. Perhaps most importantly, the BCPD meets with PBRA property ownership, on-site management, and officials with governmental agencies to find out how the BCPD can best assist with addressing criminal activity. The BCPD is able to take a number of actions to address such activity: providing incident reports and warrant documents involving tenants to the on-site management for eviction, increasing police presence in and around a complex, and/or reviewing videotapes made by on-site camera surveillance systems. The BCPD also meet regularly with residents of the communities affected by criminal activity in a complex and, as a result, are able to bring that information to bear on collaborative efforts to address the activity.

Certain PBRA complexes in Baltimore City consist of a mix of “project-based” assistance units (e.g., project-based Section 8, Section 236 tax credit properties, and Section 221(d)(3) Below Market Interest Rate properties) and market-rate units; sometimes, tenants residing in the market-rate units are participants in the Housing Choice Voucher Program (“HCVP”; formerly the Section 8 voucher-based program) administered by the **HABC**. If there is criminal activity occurring in a HCVP unit located within a PBRA complex, the PBCS Program refers the case to the HABC so that the HABC can review the case to possibly terminate the participant from the HCVP. In cases where the criminal activity is drug-related, the PBCS Program often pursues a drug nuisance case at the same time in an effort to abate the nuisance activity as quickly as possible.

The **MON** provides timely information about PBRA complexes through their contacts with affected communities. Because of their extensive contacts with communities, the Neighborhood Liaisons are often the first governmental representatives to hear about problem properties and have been very effective in relaying such information to the BCPD and the PBCS Program.

The PBCS, housed within the DHCD’s Code Enforcement-Legal Section, also receives important information from the Community Liaisons in the State’s Attorney’s Office.

The PBCS Program also receives complaints from members of the City Council and directly from members of the public. Upon receiving any such complaint, the PBCS Program reviews the complaint to see if they can help resolve the complained-about activity.

The PBCS maintains an active, ongoing relationship with the BCPD, MON, SAO, HABC, DHCD, the Baltimore City Council, HUD, and the public in its continuing efforts to confront and abate criminal activity in PBRA complexes.

PTG:rd:pmd

Cc: Angela Gibson, *Mayor's Legislative Liaison*  
Demaune Millard, *Director, MOGR*  
Shonte Drake, *SAO*  
Robert Durocher, *Managing Attorney, PBCS*  
Jemine Bryon, *Deputy Exec, Director, HABC*