



BALTIMORE HOUSING

SHEILA DIXON
Mayor

PAUL T. GRAZIANO
Executive Director, HABC
Commissioner, HCDD

MEMORANDUM

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

From: Paul T. Graziano, Commissioner

Date: November 6, 2008

Re: City Council Bill 08-0055R Fiscal Year 2009 Budget - Release of Funds to City Agencies - Contingent Upon Performance (CUP) – REVISED REPORT

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 08-0055R, which was introduced for the purpose of authorizing the Board of Estimates to release certain funds that had been withheld from certain agencies pending their demonstration of compliance with prerequisites set by the City Council.

According to the Council Resolution, funds in the amount of \$1,500,000 and \$500,000 are to be released to DHCD (Programs 357 and 260, respectively) after three months if the City Council approves the following submissions:

(1) A transition plan to move from temporary shelters to permanent shelters.

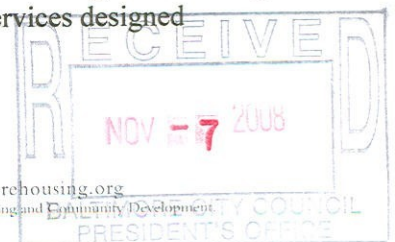
In response to this request, Baltimore Homeless Services, in coordination with DHCD, reports that it will open a 24-hour shelter for 27 homeless men and women on the 4th and 5th floors of 210 Guilford Avenue on approximately October 1, 2008. The date is subject to the installation of sprinklers at that location. *Jobs, Housing, and Recovery*, a nonprofit organization and operator of last year's winter shelter, will oversee shelter operations. In addition to meals and sleeping accommodations, services will include assistance in securing public benefits, identification, health insurance, permanent housing, and job training and placement.

By January 1, 2010, it is anticipated that a 24-hour permanent shelter for 275 homeless men and women will be open at 620 Fallsway. This new facility will serve as the entry point for those seeking shelter and provide temporary housing and a wide array of supportive services, including convalescent care. The Guilford location will close once the new facility opens.

(2) A performance plan for the Housing First Program for City Council approval.

In January 2008, the Mayor released Baltimore's 10 Year Plan to End Homelessness. The plan includes a recommendation to lease 500 "Housing First" units to individuals and families who have experienced homelessness for a long period of time or have multiple barriers to housing. "Housing First" is a strategy that moves people who have been chronically homeless off of the streets and into permanent housing. The Housing First model provides permanent housing with supportive services designed

Comments



to help chronically homeless individuals and families live independently and successfully.

In order to expand the nationally recognized Housing First model, the Housing Authority of Baltimore City (HABC) has earmarked 500 Housing Choice Vouchers for chronically homeless individuals and families. HABC allocated 100 vouchers for the first fiscal year of the plan and has recently given Baltimore Homeless Services access to the remaining 400 vouchers.

Of the 100 vouchers earmarked for Housing First since January of 2008 the following can be reported:

Number of Clients Referred to Program	125
Number of Referrals Ineligible or Withdrawn	21
Number of Clients in Process	44
Number of Vouchers Issued	78
Number of Household Moved	60

All homeless individuals and families referred through this project have been living on the streets or in emergency shelters. Homeless outreach teams have worked in encampments such as the St. Vincent Park, Guilford and Bath Streets, and Baybrook Park to engage clients, help them obtain necessary identification and documentation, and refer them to the Housing Authority to obtain housing vouchers. As a result, two of the three encampments have been completely dismantled and the other is showing progress. Case managers have been assigned to ensure that clients remain stably housed through necessary support services.

The initial Housing First clients have remained housed and have seen other positive outcomes such as an increase in income, access to health care, and substance abuse and mental health treatment.

We appreciate all of the support that our City partners have given us as we have worked to get this initiative off the ground and house some of Baltimore’s most vulnerable individuals and families.

(3) A report on the timeline for hiring new inspectors that includes information regarding the number of current vacancies and a strategy to recruit commercial inspectors

In response to this request, DHCD reports that there are seven (7) vacant Building Inspector positions, four (4) vacant Mechanical Inspector positions and four (4) vacant Electrical Inspector positions. The majority of these vacancies are newly created positions. Four of the Building Inspector positions are already posted. We are requesting presently an exemption from the hiring freeze from the Bureau of Budget and Management Results (BBMR) for one Building Inspector and one Electrical Inspector in order to proceed with posting these positions as soon as possible.

At this time, DHCD is waiting to fill the four Mechanical Inspectors vacancies, the remaining two Building Inspector and the three Electrical Inspector positions until management reforms commenced over the past 90 days are being fully implemented. As a result of these reforms, trades inspections are now substantially better managed and we are satisfied that the new hires currently sought will be sufficient to cover the demands for inspections in the short run. In reference to "commercial inspectors", DHCD does not have any such specific employment classification because all of our inspection personnel are trained to conduct inspections of commercial establishments. At present, we have assigned one of our staff to handle commercial inspections exclusively in order to assist projects such as the Main Streets Program and other specific commercial corridors.

Finally, in addition to the information asked for in City Council Bill 08-0055R, the City Council also requested that DHCD provide a current list of properties and their status for the Project 5000 and a list of sales and status for properties included in the SCOPE program. We have provided this information as **Attachment A** (Project 5000) and **Attachment B** (SCOPE).

PTG:pmd

cc: Ms. Angela Gibson
Mr. Demaune Millard
Ms. Rainbow Lin
Mr. Michael Braverman
Ms. Nikol Nabors-Jackson
Ms. Diane Glauber
Mr. Peter M. Dolkart