

RENTAL ASSISTANCE PROGRAM STATISTICS

ACTIVITY	3/2008	4/2008	5/2008	6/2008
Applications	39	71	50	47
Walk-in/Appointments	97	148	161	186

WAIT LIST	2/2008	3/2008	4/2008	5/2008	6/2008
Section 8 Vouchers *	517/474	548/502	574/525	605/554	581/525
Parkview Knoll	86	88	88	89	84
Blue Mountain Estates	56	53	52	50	48
Scattered Sites	14	18	16	21	26
Schoolhouse Manor	39	38	38	39	35
Monterey House	13	12	12	10	9
Francis Murphy Apartments	60	59	57	59	62
Springfield Manor	83	85	85	86	84

* Where two numbers are shown, the first is total applications and the second is persons free of debts or criminal records that would bar them from participation.

Vouchers	2/2008	3/2008	4/2008	5/2008	6/2008	YTD Proj
Available	498	498	498	498	498	2,490
Utilized	492	483	477	476	481	2,409
Occupancy	98.80%	96.99%	95.78%	95.58%	96.59%	96.75%

PUBLIC HOUSING	4/2008	5/2008	6/2008	Vacancy	Occupancy	Move in	Move Out
PVK	28	28	28	0	100%	0	0
BME	27	28	28	0	100%	0	0
Scattered	24	24	22	2	92%	0	2

RENTAL PARTNERSHIP	4/2008	5/2008	6/2008	Vacancy	Occupancy	Move In	Move Out
SHM	32	32	32	0	100%	0	0
Monterey	23	24	23	1	96%	0	1
Francis Murphy	117	118	120	0	100%	2	0
Springfield Manor	36	36	35	1	98%	0	1

I. **Reports**

A. Section 8 leasing - Last year we hit the 100% leasing target in December without doing a group interview during the Christmas season. With a move taking shape, no group interview was held in January and the leasing performance detailed in our table on page one shows the results. Though we were not adding new tenants, old tenants continued to drop off the program leaving us with a 10-15 unit gap that we will have to make up in the second half of calendar 2008. In June and July we will add 13 new participants bringing the August total back above 498.

B. Who Section 8 serves - We are authorized by HUD to assist an average of 498 families with Section 8 rental assistance each month. This table may shed some light on who we help:

		--- Avg. Monthly ---		----- Avg. Income -----	
		Rent	HAP	Monthly	Gross
Male Head of Household	132	199.11	338.97	986.38	13,153.61
Female Head of Household	364	180.38	389.79	891.29	12,674.89
White	474	183.89	370.34	911.61	12,764.10
Black	17	215.88	526.82	1 ,018.82	13,794.53
American Indian / Native Alaskan	2	35.50	548.00	332.84	4,196.00
Asian / Pacific Islander	1	575.00	275.00	2 ,484.00	30,768.00
Native Hawaiian / Other Pacific Islander	0	0.00	0.00	0.00	0.00
Other	2	230.50	379.50		13,042.00
Total Hispanic	2	78.00	492.00	591.09	7,896.00
Total Non-Hispanic	494	185.80	375.80	917.91	12,822.15
Singles	310	169.44	326.68	790.11	11,374.76
Families	186	211.91	458.90	458.90	458.90
Unit statistics:					
0 Bedroom	2	193.50	308.83	670.54	8,815.67
1 Bedroom	282	181.16	298.26	820.00	11,827.33
2 Bedroom	158	171.85	388.32	873.93	12,048.79
3 Bedroom	74	203.70	555.73	1 ,191.89	15,997.38
4 Bedroom	15	254.73	631.73	1 ,472.36	19,928.87
5 Bedroom	2	537.50	470.00	2 ,311.92	30,103.00
6 Bedroom	0	0.00	0.00	0.00	0.00
Total Tenants	496	185.37	376.27	916.60	12,802.29

The difference between the number of persons in efficiency units (2) and one bedroom units (282) and the number of “singles” (310) would appear to be the number of clients who have made two-bedroom units work under the one-bedroom payment standard, or who have medical documentation of a need for an extra bedroom (2+282=284 compared to 310 is a difference of 26).

The average total rent of \$185 added to the average assistance payment of \$377 yields an average total rent to landlords of only \$562. How could this be in

an era of increasing rents? Well it would seem that the below market rents the Authority charges to tenants at CDA financed projects where tenants also qualify for Section 8 assistance is pulling the average down. We have 132 such below market units in our voucher program, or 27% of the total.

The median age in the Section 8 program is 64 (that means that 249 heads of household are older than 64 and the other half are younger than 64). 69% of our participants receive Social Security and 15% receive another form of pension. 30% earn wages and child support is present in 15% of the households.

- C. Job opening - On July 28 and 29 we will be interviewing some of the 112 persons that applied for our Verification Aide job opening! The volume of applications made screening a challenge.
- D. New computers - In June we completed the installation of new computers at all of the workstations in the main office. Our investment in high-end processors is visibly faster for the end-user in some aspects of our work, but our core application, our Tenmast housing software, is limited by our server speed - a future project!
- E. In-Action item - If this was July 2007 the Board would be adopting a Management Assessment Subsystem Certification at our next meeting. However under HUD's new emphasis on project-based management, the MASS Certification is this year a thing of the past. Instead HUD is gearing up to perform on-site visits to every Asset Management Project (AMP). As originally implemented by HUD, housing agencies with fewer than 250 units could opt out of asset management and merge all of their projects into one AMP. Congress has just passed legislation that raises that threshold limit to 500 units. HUD staff have not had time to do site reviews on many agencies, including ours, for the last ten years, so we are skeptical of HUD's ability to both train its staff in asset management and make more site visits in one year than they have ever done before (larger agencies may have hundreds of AMP groupings, so the sheer volume of this workload is huge).

The information that goes into the former MASS certification is based on many of the sources that are reported to the Board on a monthly basis such as occupancy data. In FY2007 it took Maintenance an average of 4.35 days to complete each work order request. This past year the average was cut to 3.47 days. Our average vacancy period increased slightly from 37.55 days to 39.4 days.

II. Upcoming events

- A. The list of "Next Meetings" is on the Agenda this month.