

RENTAL ASSISTANCE PROGRAM STATISTICS

ACTIVITY	11/2008	12/2008	1/2009	2/2009
Applications	45	38	44	71
Walk-in/Appointments	130	174	153	201

WAIT LIST	10/2008	11/2008	12/2008	1/2009	2/2009
Section 8 Vouchers *	701/633	715/647	562/523	595/552	638/587
Parkview Knoll	78	75	56	54	53
Blue Mountain Estates	53	52	41	39	40
Scattered Sites	48	46	43	45	49
Schoolhouse Manor	44	45	32	31	30
Monterey House	10	10	8	9	9
Francis Murphy Apartments	67	65	53	53	64
Springfield Manor	77	76	53	51	51

* 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	10/2008	11/2008	12/2008	1/2009	2/2009	YTD Proj
Available	499	498	498	498	498	996
Utilized	499	504	500	499	502	1,001
Occupancy	100.00%	101.20%	100.40%	100.20%	100.80%	100.50%

PUBLIC HOUSING	12/2008	1/2009	2/2009	Vacancy	Occupancy	Move in	Move Out
PVK	28	28	28	0	100%	0	0
BME	28	28	27	1	96%	0	1
Scattered	22	23	24	0	100%	1	0

RENTAL PARTNERSHIP	12/2008	1/2009	2/2009	Vacancy	Occupancy	Move In	Move Out
SHM	32	32	32	0	100%	0	0
Monterey	24	24	24	0	100%	0	0
Francis Murphy	119	119	119	1	99%	0	0
Springfield Manor	34	35	35	1	98%	0	0

I. Reports

- A. Resident Advisory Board - Two residents of Parkview Knoll met with Mr. Willson at the PVK Community Building on February 24, 2009. Mr. Willson noted that the Annual plan and public comment process apply to Section 8, BME, PVK and 24 scattered site units but not to the State financed projects like SHM, Springfield Manor and Francis Murphy, and the capital planning portion of the Annual Plan does not apply to Section 8. He noted that a second opportunity for public comment on the Annual Plan will be provided at the Housing Authority's March meeting.
- The residents did not have any concerns about the Annual Plan, but they did wonder why more residents do not get involved. Their biggest concern was the need for more transportation options (Mr. Willson provided the number for REACH Caregivers) and ideas about what could be done to get people more socially involved.
- B. Dedication of Williamsport streets - No further communication with the Town of Williamsport.
- C. Energy use at the new office - Interestingly, the electric rate declined from \$0.104/Kwh in 2007 to \$0.097/Kwh in 2008. From an analysis of our energy bills (gas and electric) we concluded that the cost of heating was \$2,600 per year and the cost of air conditioning was \$1,451. While we increased our office space from 4,176 SF to 7,882 SF (88%), our energy costs increased only 71% for an 11% per square foot decrease. While this looks great from a percentage point of view we are still exploring ways to reduce the total energy cost (\$3,644 more than the annual cost at our former location). One solution we have looked at is a 5" coat of sprayed in place foam insulation for the underside of the roof deck at an approximate cost of \$17,500. With an estimated annual energy savings of \$1,566 this improvement would take 11.17 years to pay for itself. For now we are taking simpler measures such as sealing around outlets to eliminate drafts!
- D. Why affordable homes are important - The California chapter of the Low Income Housing Coalition in partnership with several other organizations did some powerful market research that identified words used in our "industry" that worked to communicate why housing is important and words that do not work. For example, they found that "affordable housing" brought up the image of housing projects, while the phrase "affordable homes" did not seem to throw up red flags for members of their communities. **We have** permission to adapt their findings to the Maryland and Washington County communities. You can view a sample of their work at <http://www.housingca.org/resources/GeneralBenefits.pdf>. A hard copy was mailed in the Commissioners' packets prior to the February meeting. This approach will inform our efforts in winning community respect and support!
- E. Staff brainstorm name-recognition - At their February 26th staff meeting ideas for improving HAWC name-recognition included ☞ Work with

Verizon to get HAWC and Hagerstown Housing Authority listed in both the White, and Blue pages side by side (clearly showing the public that there are two housing authorities); ☞ Listing HAWC in the Yellow pages; ☞ Consider buying cable TV commercials; ☞ Building a new, visible, office; ☞ Purchasing space on the side of a County Commuter bus; ☞ Buying sign space at Little League fields or other sports venues; ☞ Sponsoring a team ourselves; and ☞ Handing out our brochures at shows and fairs (measured against goals by the number of brochures handed out).

II. Action items

- A. Five-Year Plan - Following the public hearing at the beginning of our March meeting, the FY2010-2014 Five-Year Plan needs to be formally adopted by the Board. Staff recommend approval of Resolution 2009-4 enclosed with this mailing.
- B. American Recovery and Reinvestment Act - ARRA - The beauty of having a multi-year capital plan already in place is that it is relatively easy to identify repairs that meet the ARRA funding criteria. Our short list of projects will include replacement of windows at Blue Mountain Estates and replacement of solar water heaters at BME and Parkview Knoll where they have been in service for a remarkable 24-26 years! Because of the accelerated time frame imposed by this federal statute's emphasis on getting the money into the economy, HUD has fast-tracked the award. We have already returned amendments to our funding documents and with the Board's approval we will formally accept the grant in early April even though the money is to be made available no later than March 18th. Staff recommend adoption of Resolution 2009-5 as follows:

WHEREAS the Housing Authority of Washington County has been awarded \$137,482 in American Recovery and Reinvestment Act (ARRA) monies to be obligated in one year from March 19, 2009; and

WHEREAS HUD requires ARRA monies to be spent first on repairs to any vacant units, second to projects that can be bid and awarded in 120 days and third to projects already in the Authority's 5-year capital planning cycle;

WHEREAS a Board resolution and specific spending plan must be provided to HUD no later than April 10, 2009, which falls before the next regularly scheduled Authority Board meeting;

NOW THEREFORE BE IT RESOLVED that the Housing Authority authorizes the Executive Director to accept the funds on behalf of the Authority and authorizes the proposed uses of the funds.

- III. Housing Subcommittee - With Real Estate values at historic lows, the Housing Subcommittee has concluded that we have an excellent opportunity to purchase decent housing to serve moderate income families if we can quickly raise the necessary capital. Serving moderate income families will be viewed favorably by the community and will later create opportunities to serve households of more modest means. Framing the program and any funding requests "right" the first time is critical. The Subcommittee is meeting on a weekly basis to formulate a lease-purchase program for Workforce Housing families. Projects in the immediate future include formation of a non-profit 501(c)(3) arm, seeking

foundation and local government funding. Minutes of the Subcommittee meetings are available on the “staff-only” portion of the web site.

IV. Upcoming events

- A. The list of “Next Meetings” is on the Agenda.
- B. The April agenda will include
 - 1. 3rd Quarter Financial reports