

RENTAL ASSISTANCE PROGRAM STATISTICS

| ACTIVITY | 7/2008 | 8/2008 | 9/2008 | 10/2008 |
|----------------------|--------|--------|--------|---------|
| Applications | 87 | 59 | 64 | 72 |
| Walk-in/Appointments | 182 | 264 | 212 | 246 |

| WAIT LIST | 6/2008 | 7/2008 | 8/2008 | 9/2008 | 10/2008 |
|---------------------------|---------|---------|---------|---------|---------|
| Section 8 Vouchers * | 581/525 | 629/564 | 675/605 | 695/622 | 701/633 |
| Parkview Knoll | 84 | 83 | 82 | 83 | 78 |
| Blue Mountain Estates | 48 | 50 | 50 | 50 | 53 |
| Scattered Sites | 26 | 27 | 34 | 40 | 48 |
| Schoolhouse Manor | 35 | 37 | 39 | 42 | 44 |
| Monterey House | 9 | 9 | 8 | 8 | 10 |
| Francis Murphy Apartments | 62 | 63 | 61 | 67 | 67 |
| Springfield Manor | 84 | 82 | 78 | 83 | 77 |

* 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 | 6/2008 | 7/2008 | 8/2008 | 9/2008 | 10/2008 | YTD Proj |
|-----------|--------|--------|---------|---------|---------|----------|
| Available | 498 | 498 | 498 | 498 | 498 | 4,482 |
| Utilized | 490 | 492 | 499 | 508 | | 4,393 |
| Occupancy | 98.39% | 98.80% | 100.20% | 102.01% | 0.00% | 98.01% |

| PUBLIC HOUSING | 8/2008 | 9/2008 | 10/2008 | Vacancy | Occupancy | Move in | Move Out |
|----------------|--------|--------|---------|---------|-----------|---------|----------|
| PVK | 27 | 28 | 28 | 0 | 100% | 0 | 0 |
| BME | 28 | 28 | 28 | 0 | 100% | 0 | 0 |
| Scattered | 23 | 23 | 23 | 1 | 96% | 0 | 0 |

| RENTAL PARTNERSHIP | 8/2008 | 9/2008 | 9/2008 | Vacancy | Occupancy | Move In | Move Out |
|--------------------|--------|--------|--------|---------|-----------|---------|----------|
| SHM | 32 | 31 | 31 | 1 | 97% | 0 | 0 |
| Monterey | 24 | 23 | 24 | 0 | 100% | 1 | 0 |
| Francis Murphy | 119 | 119 | 119 | 1 | 99% | 0 | 0 |
| Springfield Manor | 36 | 35 | 35 | 1 | 98% | 0 | 0 |

I. Reports

A. Neighborhood Stabilization - The State of Maryland has received an allocation of \$26,704,504 of Neighborhood Stabilization Program (NSP) funds to be administered under what they are calling their Neighborhood Conservation Initiative (NCI). The funds are to be used to assist communities in addressing abandoned and foreclosed homes in neighborhoods that have been impacted by foreclosure and sub-prime lending. The State's administration of these funds will closely follow the requirements of the existing federal Community Development Block Grant (CDBG) program. The initial expression of interest submitted for Washington County by the 11/5/2008 deadline included 3 proposed activities in the targeted zip codes of 21740 and 21742 where the majority of foreclosures have been happening: Down payment assistance and counseling to be provided as an extension of the Home Store's programing; funding to develop the bus transfer station so that public transportation remains an option for getting to work; and a million dollars to add scattered site units to our inventory. If this works out we understand that 18 months will be allowed for purchase and any rehabilitation work. The units will have to be in the two targeted zip codes (and outside the City limits). We will operate such units like Partnership Rental Housing units where we choose tenants from within income ranges we establish so that the income from rents we generate will cover expenses. The foreclosure data for zip codes in Washington County is as follows, demonstrating why 21740 and 21742 were targeted for the NCI program:

| Zip | PO Name | Number |
|-------|--------------|--------|
| 21740 | Hagerstown | 381 |
| 21742 | Hagerstown | 149 |
| 21782 | Sharpsburg | 16 |
| 21713 | Boonsboro | 43 |
| 21750 | Hancock | 13 |
| 21795 | Williamsport | 33 |
| 21756 | Keedysville | 13 |
| 21722 | Clear Spring | 21 |
| 21783 | Smithsburg | 31 |

B. Housing Subcommittee - Commissioners Brown and Salvagno met with Executive Director Willson on Friday, November 7th. The Committee asked Mr. Willson to present a draft development plan for the next meeting based on the afternoon's discussion and his past experience. The Committee decided that the best way for the Authority to promote the adoption of a Moderately Priced Dwelling Unit ordinance would be to arrange for a tour of successful MPDU projects in neighboring jurisdictions to which key community leaders (both

elected and private citizens) who have not seen examples of how moderately priced units can be integrated into an up-scale neighborhood would be invited.

II. Utility Allowances - Staff recommend adoption of resolution 2008-21 as follows:

WHEREAS, the Housing Authority is required to annually revise the Section 8 Utility Allowances and the Public Housing Utility Allowances when there is a change of over 10%; and

WHEREAS staff have obtained updated utility rate information for all utility categories in October and November, 2008;

WHEREAS bottled gas has gone up 25% while the rates for other fuels have changed in the 3-4% range;

NOW THEREFORE BE IT RESOLVED that a new schedule be adopted for use in the rental assistance and the Public Housing programs for all re-certifications and new admissions on or after January 1, 2009, based on actual current utility rate information.

If none of the allowances had changed by more than 10%, a new allowance would not be required. However since we have to collect data on all of the rates, it has been our practice to bring them all current at this time of the year. The electric rates are the only area in which the rates have declined since last year (a 2.5% decline). In years past the trash allowance has been based on the rates in the municipalities averaged together with the cost for private refuse pickup. This year staff removed the \$80 private hauler entry and substituted the lesser \$41.67 cost of a landfill sticker. The resultant allowance figure dropped from \$11 to \$9, however the allowance schedule being proposed will retain the \$11 allowance until such time in the future that the actual average cost exceeds the \$11 value.

III. Strategic Planning - Staff have been divided into three teams to develop how to win community support and respect for our housing efforts. The Maintenance team is focused tenant satisfaction with repair requests and community satisfaction with the curb appeal of our residential communities. The Service group is seeking to increase the acceptance of the Section 8 program amount landlords and reducing tenant abuse of program rules. The Service subcommittee includes staff with principal responsibilities in the Section 8 program The Management group, our staff who principally relate to property management, have a meeting scheduled for November 12th.

While we are trying to think strategically, a number of activities have already been spun off such as the re-writing of the Landlord portion of our web page, the creation of a customer satisfaction survey linked in with the work order process, attendance at landlord association meetings and a number of procedural practices within the Maintenance division that will clarify responsibilities.

IV. Upcoming events

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