

RENTAL ASSISTANCE PROGRAM STATISTICS

ACTIVITY	2/2008	3/2008	4/2008	5/2008
Applications	27	39	71	50
Walk-in/Appointments	71	97	148	161

WAIT LIST	1/2008	2/2008	3/2008	4/2008	5/2008
Section 8 Vouchers *	510/473	517/474	548/502	574/525	605/554
Parkview Knoll	83	86	88	88	89
Blue Mountain Estates	53	56	53	52	50
Scattered Sites	13	14	18	16	21
Schoolhouse Manor	37	39	38	38	39
Monterey House	12	13	12	12	10
Francis Murphy Apartments	58	60	59	57	59
Springfield Manor	80	83	85	85	86

* 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	475	483	2,410
Occupancy	98.80%	96.99%	95.78%	95.38%	96.99%	96.79%

PUBLIC HOUSING	3/2008	4/2008	5/2008	Vacancy	Occupancy	Move in	Move Out
PVK	28	28	28	0	100%	0	0
BME	28	27	28	0	100%	1	0
Scattered	22	24	24	0	100%	0	0

RENTAL PARTNERSHIP	3/2008	4/2008	5/2008	Vacancy	Occupancy	Move In	Move Out
SHM	31	32	32	0	100%	0	0
Monterey	23	23	24	0	100%	1	0
Francis Murphy	119	117	118	2	98%	1	0
Springfield Manor	36	36	36	0	100%	0	0

I. Reports

- A. Section 8 leasing - We are of two minds. A federal policy that targets scarce rental assistance to households that need it the most (i.e., those most likely to be homeless without our financial assistance) makes sense. Persons that cannot do better than a minimum wage job (the extremely low income clientele to which 75% of our resources are targeted), are very difficult to serve. Poverty can stem from poor education, mental illness and/or handicapping conditions that prevent job advancement. These factors lead us to the conclusion that we could justify a two tier administrative fee structure that would allow a bonus for the extra work it takes to serve Extremely Low Income applicants. So the next time you talk to your federal elected officials...
- B. Management fees - In the past month HUD released the 2008 schedule of management fees effective January 1, 2008. The increase to \$51.91 from the per-unit-per-month factor of \$49.63 used in the budget adopted on April 18th, will generate an additional \$5,000 in positive cash flow to the Central Office fund.
- C. Job opening - Next Wednesday you will see our job opening for a full time verification clerk advertized in the Herald Mail. This is a new entry level position that represents the combining of two part-time slots. It is our hope that offering benefits will attract a candidate that will want to become a long-term member of our team.

II. Action items

- A. Annual Plan - The first portion of the June meeting will be set aside for a public hearing on the proposed 2008 Annual Plan. The date and time of this meeting has been advertized in a legal ad in the Herald Mail and staff met with elderly public housing residents to review our draft plan for spending the federal fiscal year 2008 capital grant for public housing which will be \$108,613. This year's grant amount includes 5% in bonus funding in recognition of our high-performer status. The annual plan document's 28 pages are devoted half to a public statement of policies and where original documents can be found, and half to reports on past and future capital plans for spending the annual allocations we receive as a public housing agency. The FY2009 Annual Plan is posted on the agency web site at [http://www.wc-link.org/hawc/50075-sa for FFY2009.pdf](http://www.wc-link.org/hawc/50075-sa%20for%20FFY2009.pdf). Staff are adding final touches to the 2009 plan document as the plans are firmed up for spending the final portions of our FY2008 grant.

Resident feedback reminded us that we had added a 2008 project to replace the 56 commodes at BME and PVK with 1.6 gpf models and caused us to move the re-paving of the BME road system into the 2009 plan. The final re-shuffling of these priorities will be presented in written form at the meeting.

- B. Homeownership policy - One of the first "bumps in the road" to running a successful homeownership program we encountered was the confusion that resulted when families would go to USDA to apply for financing BEFORE making contact with our office. We had families coming to us with houses and financing lined up who had not taken the pre-purchase counseling we require, for

example. So far we have been able to iron out these issues and thankfully, we have not had to deny participation. We believe outlining a formal application process within the Homeownership Plan policy will help address these issues.

A second experience we encountered involved a family whose breadwinner lost a job. When the head of household re-entered the workforce they took a job at a much lower rate of pay, raising questions in the mind of staff about whether families could “game” the system. When Mrs. McCall attended a Homeownership training on May 22nd at the MAHRA spring conference it became clear that other agencies, too, had seen this potential abuse. Staff have added and defined an obligation to be continuously employed as allowed by the HUD regulations in the draft of chapter 23 of the Administrative Plan that is enclosed. This file is on the web at <http://www.wc-link.org/hawc/Homeownership.pdf>

Accordingly staff recommend adoption of resolution 2008-12 as follows:

WHEREAS the Housing Authority has learned from its experience administering a Homeownership program; and

WHEREAS through training provided by HUD at the spring 2008 Maryland Housing and Redevelopment Agencies conference the Authority has become aware of the experiences of other agencies in administering Homeownership programs; and

WHEREAS participants in the program and other agencies have noted the lack of guidance on the processing steps necessary to utilize the program;

NOW THEREFORE BE IT RESOLVED that the Administrative Plan be changed by staff to add clauses identifying an application process and requiring continuous employment during the term of the Homeownership assistance.

III. Upcoming events

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