

RENTAL ASSISTANCE PROGRAM STATISTICS

| ACTIVITY | 2/2010 | 3/2010 | 4/2010 | 5/2010 |
|----------------------|--------|--------|--------|--------|
| Applications | 25 | 90 | 73 | 63 |
| Walk-in/Appointments | 170 | 248 | 259 | 184 |

| WAIT LIST | 1/2010 | 2/2010 | 3/2010 | 4/2010 | 5/2010 |
|---------------------------------|---------|---------|---------|---------|-----------|
| Section 8 Vouchers (498)* | 852/756 | 870/773 | 938/839 | 981/876 | 1,019/907 |
| Parkview Knoll (28) | 61 | 60 | 65 | 67 | 75 |
| Blue Mountain Estates (28) | 50 | 49 | 50 | 51 | 52 |
| Scattered Sites (24) | 37 | 40 | 55 | 62 | 66 |
| Schoolhouse Manor (32) | 30 | 29 | 29 | 31 | 32 |
| Monterey House (24) | 6 | 6 | 6 | 8 | 7 |
| Francis Murphy Apartments (120) | 72 | 75 | 86 | 83 | 85 |
| Springfield Manor (36) | 54 | 53 | 53 | 54 | 62 |

* 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 | 1/2010 | 2/2010 | 3/2010 | 4/2010 | 5/2010 | YTD Proj |
|-----------|--------|--------|--------|--------|--------|----------|
| Available | 498 | 498 | 498 | 498 | 498 | 2,988 |
| Utilized | 495 | 489 | 487 | 490 | 497 | 2,957 |
| Occupancy | 99.40% | 98.19% | 97.79% | 98.39% | 99.80% | 98.96% |

| PUBLIC HOUSING | 3/2010 | 4/2010 | 5/2010 | Vacancy | Occupancy | Move in | Move Out |
|----------------|--------|--------|--------|---------|-----------|---------|----------|
| PVK | 28 | 28 | 28 | 0 | 100% | 0 | 0 |
| BME | 28 | 28 | 28 | 0 | 100% | 0 | 0 |
| Scattered | 24 | 24 | 24 | 0 | 100% | 0 | 0 |

| RENTAL PARTNERSHIP | 3/2010 | 4/2010 | 5/2010 | Vacancy | Occupancy | Move In | Move Out |
|--------------------|--------|--------|--------|---------|-----------|---------|----------|
| SHM | 32 | 32 | 32 | 0 | 100% | 0 | 0 |
| Monterey | 22 | 22 | 24 | 0 | 100% | 2 | 0 |
| Francis Murphy | 119 | 119 | 120 | 0 | 100% | 1 | 0 |
| Springfield Manor | 36 | 36 | 36 | 0 | 100% | 0 | 0 |

I. Reports

- A. NCI - Two under lease, two in rehab. Reimbursement request on fourth closing making its slow way through the process, creating cash flow issues on our end (see financial notes below).
- B. Rent-to-Own - Pam is working with sixteen applicants. Income has been verified, and she is beginning the final home-visit step in suitability screening. We are on track with the dates presented in the progress chart at the May meeting.
- C. Financial notes - In June we will move our banking business to Centra Bank. This move was a condition of the \$2 million tax exempt financing package for the Rent-to-Own program. Centra will provide us over 1.5% more interest on our deposits. We estimate that our interest earnings will increase about \$10,000. Reserve for replacement accounts will see the majority of this additional revenue. Centra Bank has also agreed to provide us with an unsecured line of credit in the 4.75-5.00% interest range. The Authority will borrow approximately \$100,000 during the transition to insure that adequate balances are maintained in the checking accounts at Centra and our former institution.
- D. MAHRA Conference - Commissioners Keesecker, Ferro, Goldsmith and Salvagno joined staff, Teddi Garrison, Tina McCall and Richard Willson at the spring conference of the Maryland Association of Housing and Redevelopment Agencies May 26-28. Ms. McCall was one of three individuals out of six contenders for three open seats on the MAHRA Board of Directors.
 Ms. Garrison and the Commissioners are now certified as MICE graduates (Marketing, Image Building and Community Engagement). At the end of this report you will find a list of popular myths regarding assisted housing and the realities in Washington County, a marketing piece introduced during the MICE seminar.
- E. Preferred words - In a discussion at the last Education Committee meeting, it was decided that as we work together to frame the discussion of how to provide homes citizens of Washington County can afford, we need to keep a list of words and phrases to avoid. The following table exercise provides some of the "Not so good" words and some possible alternatives. Please add your own "No-no" words so we can complete our table at the meeting.

| NO-NO WORDS AND PHRASES | POSITIVE ALTERNATIVES |
|--------------------------------|------------------------------|
| Development | Community |
| Project | Community |
| Houses | Homes |
| Housing | Homes |
| Elderly | Seniors |

| Households | Families |
|--------------------------|--|
| Affordable housing | Homes within reach of working families |
| Income limits/guidelines | |
| Disabled persons | Persons with disabilities |
| | |
| | |

- F. Conflict of Interest - The completed conflict of interest forms will be turned over to Mr. Keesecker at the June meeting. He will review the information staff and Commissioners will have reported and share any conflicts or potential conflicts at the July Board meeting.
- G. Visiting Pets - During the discussion of pet rules at the May Board meeting, it was decided to leave the present set of policies in place, absent concrete evidence that pets are damaging our units. However, the so-called visiting pet rules were not addressed. Because the practice of requiring a pet application from persons who would be having pets visit their homes was an administrative interpretation of the policy and not part of the pet policy per se, staff will refund all visiting pet deposits and discontinue the application requirement for visiting pets, as requested by the residents of Schoolhouse Manor.
- H. Walter Bell - On May 25th Mr. Bell was appointed by the Board of County Commissioners to fill the unexpired portion of Joel Schoening's term (5/25/2010 to 8/31/2010).

II. Action items

- A. FY2011 Budget - The budget for the fiscal year beginning July 1, 2010 through June 30, 2011 (FY2011) reviewed at the May meeting will be on this month's agenda for adoption. Changes Mr. O'Brien finds will be provided and explained at the meeting. Health care enrollment has been ongoing, and there will be some small changes in the cost of benefits where different options are selected going forward.
- B. No-Smoking policy - The public comments made at last month's Board meeting all focused on whether residents should be allowed to smoke on their porches rather than at least 50 feet from any other residence. Accordingly staff have re-worded the proposed policy to relax the limitations on outdoor smoking as follows:
WHEREAS the Housing Authority of Washington County has determined that units occupied by persons who have smoked are several times more expensive to prepare for new tenants; that it is more difficult to rent units that have smoking neighbors; and that the likelihood of fire-related damage is higher where smoking is allowed;
AND WHEREAS the Authority held a public hearing on proposed

no-smoking provisions in the tenant lease on May 13, 2010, at which four residents asked that they be permitted to smoke on their porches as long as their smoking did not bother neighbors;

AND WHEREAS the Authority held the record open for the receipt of written comments for an additional 30-day period, during which petitions opposing further regulation of smoking were received signed by 18 residents of Schoolhouse Manor, 17 residents of Springfield Manor and 19 residents of Parkview Knoll.

NOW THEREFORE BE IT RESOLVED that the leases used by the Authority for properties we own shall incorporate no-smoking provisions that prohibit smoking in dwelling units and common areas, but allow smoking outdoors, as long as it does not adversely affect other residents.

AND BE IT FURTHER RESOLVED that new leases will be offered to tenants beginning in January, 2011, calling for a no-smoking policy effective date of January 1, 2012.