



MOVING TO WORK

FY2010

ANNUAL REPORT

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1.0 INTRODUCTION

This document serves as the Delaware State Housing Authority's (DSHA) *Moving To Work* (MTW) Annual Report for FY2010, which started July 1, 2009 and ended June 30, 2010. On April 8, 2008, DSHA adopted and signed an Amended and Restated MTW Agreement with the U.S. Department of Housing and Urban Development (HUD) that extended the program until June 30, 2018. This is a standardized agreement that HUD presented to all MTW agencies and allows DSHA to continue all current initiatives and retain the present funding allocation of the existing contract.

1.1 PROGRAMS COVERED IN THE MTW DEMONSTRATION AND INCLUDED IN THIS PLAN

The DSHA MTW Demonstration includes the following programs:

- A. Low Rent Public Housing
- B. Housing Choice Vouchers
- C. Capital Fund Program
- D. Resident Homeownership Program

1.2 OVERVIEW AND GOALS OF MTW PROGRAM

The three statutory objectives of the MTW Program continues to be A) to reduce costs and achieve greater cost effectiveness; B) to give incentives to families to obtain employment and become economically self sufficient; and C) to increase housing choices for low-income families. Due to the cycle of the waiting list and preferences, DSHA now plans to serve up to 500 families each year in the program. During the last three (3) years, there has been a decrease in MTW participants, and an increase in the number of MTW exempt families, elderly and disabled, especially in the Housing Choice Voucher Program. DSHA has received approval from HUD in the FY2011 Annual MTW Plan to initiate changes to the resident selection process to increase the total number of MTW participants. This includes limiting MTW exempt applicants to the first type of housing assistance available and the elimination of Fair Market Renters in Public Housing units. DSHA has also received approval for a 500 unit MTW participant set-aside, which will only be adopted if the two aforementioned revisions do not significantly increase the overall number of MTW clients.

The goals and objectives under the DSHA MTW Program are outlined as follows:

- A. To reduce costs and achieve greater cost effectiveness by administrative reforms to the Public Housing (PH) and Housing Choice Voucher Programs as indicated below:

1. Combine the waiting lists for PH and Housing Choice Voucher Program with preferences consistent between the two programs.
 2. Increase the residents' share of the total tenant payment to 35% of adjusted gross income.
 3. Time-limit housing assistance for MTW participants.
 4. During the actual time a family is housed, it may not apply for an alternative form of subsidy.
 5. At the end of the time period, residents of PH with gross monthly incomes at or above the Safety Net threshold will be given the opportunity to rent their unit at market rent, which will free up the subsidy and allow an additional voucher to be issued.
 6. Enhance the quality of life and standard of living for residents participating in MTW by assisting residents in the removal of barriers to self-sufficiency (obtain drivers license, purchase vehicle, coordinate child care).
 7. Increase earned income of participating families enabling them to pay more towards their rent and requiring less subsidy, especially in cases where the family may not meet full self-sufficiency goals (re: Safety Net Families).
- B. To give incentives to families who are employed or seeking employment and self-sufficiency with the following initiatives:
1. Amend waiting list preferences to include working families.
 2. To make work pay, cap rent, with all funds over the cap up to the 35% limit placed in a savings account for the MTW participant.
 3. All MTW participants continuously participate in case management and are offered services and/or resource referrals including job training and placement services, computer experience, educational opportunities and transportation stipends, as funds allow.
- C. To improve housing choices for our residents by offering or coordinating the following resources:
1. Homeownership counseling and assistance.
 2. Budget counseling.
 3. Fair Market Housing counseling.
 4. Assistance obtaining a Low Income Housing Tax Credit Unit.
 5. MTW Savings Account as income increases.

6. Counseling to repair credit problems.
7. Financial Literacy Education.
8. Individual Development Account referral for approved participants.
9. Resident Homeownership Program.

1.3 STATUS OF MTW PROGRAM AND ACCOMPLISHMENTS TO DATE

The accomplishments and status are cumulative from the date that the MTW Program started.

- A. Holly Square added to the PH stock on March 1, 2000.
- B. Certificate and Voucher Programs were combined into one Housing Choice Voucher Program (1999)
- C. Rents were increased to 35% of adjusted income for all MTW participants (1999).
- D. PH and Housing Choice Voucher Program waiting lists were combined (1999).
- E. Working preference added (1999).
- F. Case management services were initially established and contracts signed with two nonprofit counseling agencies for all Housing Choice Voucher Program MTW participants. As of July 1, 2008 all case management activities for Housing Choice Vouchers were taken over by the existing DSHA Resident Service Staff. This change has reduced expenses by \$80,000 annually, and given DSHA the ability to provide case management to all MTW residents on a more consistent level. (2008)
- G. Report established to identify and monitor needs of the MTW participants (2006).
- H. Agencies have been identified and contacts established that may provide services for unmet needs.
- I. All funds are block granted.
- J. MTW participants continue to be evaluated as they enter the program, and DSHA constantly networks with potential service providers and organizations to bring needed services to the participants and/or refer participants to services.
- K. An Individual Development Account (IDA) Program has been implemented and completed in September 2006 to help qualified MTW participants develop assets. Thirty-six families completed their goals with 28 buying homes, five opening a business and three pursuing educational goals. The IDA program is now available from several outside organizations.

- L. The Resident Homeownership Program (RHP) began accepting applications in FY-2004. There are two families now enrolled in the program.
- M. Although DSHA's contract with NCALL has ended, we continue to provide referrals for, credit repair, budget counseling, fair market housing counseling and RHP homeownership counseling for PH MTW participants. The contract was completed in 2006 and services are available through local non-profit organizations.
- N. DSHA completed an automated MTW case management system which tracks all statistical information for both PH and Housing Choice Voucher Program MTW participants. This system also includes an automated list that ensures timely compliance with quarterly reviews and completion of annual Resident Action Plans (RAP). (2008)
- O. DSHA amended the RAP to include a certification by MTW participants that they understand the requirement that they must be employed at least 20 hours per week earning no less than minimum wage, or in a training or educational program for at least 20 hours per week. (For residents moving in on or after July 1, 2007, requirements will be increased to 25 hours per week beginning with their third year in the MTW program and 30 hours per week for the fourth and any subsequent years in the MTW program.)
- P. DSHA has awarded 148 educational scholarships from the MTW budget.
- Q. DSHA purchased an Adult Basic Education/GED computer program for each of its PH sites to assist residents working toward educational goals.
- R. Since MTW implementation in August 1999, **600** families have successfully completed the MTW Program. One hundred and eighty-four (**184**) have purchased homes and four-hundred sixteen (**416**) have either begun paying the full rent at their current unit or moved to another unit and paid the full rent. Though some of those families would undoubtedly have been successful without MTW, we feel that the majority became successful by taking advantage of the counseling and social services made available through the program as well as the savings they accumulated while in the program.
- S. The time limit safety-net feature was implemented in FY2005. Families who have **not** been able to increase their incomes to the level where 40% of their monthly adjusted income equals or exceeds the lower of their Housing Choice Voucher Program gross rent or Voucher payment standard, or the fair market rent for their PH unit, are being transferred to safety-net status. Their total tenant payment reverts to 30% and they forfeit the money in their MTW savings account. The condition for the family to retain the rental subsidy is that they must maintain employment of at least 20 hours per week, be involved in a full-time educational program or a combination of both which equals at least 20 hours.

Families whose monthly-adjusted incomes are at or above the safety-net threshold are having their subsidy terminated. PH families can either move or stay in their unit, sign a private-market lease and pay the market rent. Housing Choice Voucher Program families will begin paying the full market rent to their current landlord. All families who have remained in compliance with MTW requirements will be given the money in their savings accounts at this time.

- T. Funds from the Housing Choice Voucher Program Reserves have been used to pay for capital improvement projects at the Public Housing sites including: the replacement of heating and addition of air-conditioning systems at McLane Gardens, McLane Gardens Annex, Clark’s Corner, Lavery Lane, and Mifflin Meadows; the installation of security cameras at Clark’s Corner, Liberty Court and Burton Village; the installation of security fencing at Liberty Court, Mifflin Meadows and McLane Gardens.

**Moving to Work Successful Move-outs
Numbers from 8/1/99 through 6/30/10**

Program	Homeownership	Unsubsidized Rental
Public Housing	100	191
Housing Choice Vouchers	84	225
Total	184	416

2.0 (A) HOUSING STOCK INFORMATION

• NUMBER OF PUBLIC HOUSING UNITS AT THE END OF FY2010

The number of public housing units in the Delaware State Housing Authority (DSHA) portfolio has not changed during the Plan year. The only change anticipated will be under Scattered Site Homeownership, where DSHA is in the process of having eight (8) units removed from PIC that were sold prior to 1996. There are five (5) actual units remaining.

Number of Public Housing Units as of June 30, 2010

Public Housing						
	Total Units	Bedroom Size				
		1 BR	2 BR	3 BR	4 BR	5 + BR
Burton Village	51	-	14	28	9	-
Clarks Corner	70	4	26	26	12	2
Hickory Tree	55	-	26	26	3	
Holly Square	24	24	-	-	-	-
Lavery Lane	50	-	40	10	-	-
Liberty Court	108	25	71	12	-	-
McLane Gardens	29	12	6	6	4	1
McLane Gardens Annex	21	-	12	6	3	-
Mifflin Meadows	54	6	8	24	12	4
Peach Circle	32	32	-	-	-	-
Scattered Sites-Rental	9	-	-	9	-	-
Scattered Sites-Owner	5*	-	-	5*	-	-
TOTAL	508	103	203	152	43	7

*There were originally 13 Scattered Site-Homeownership units and eight (8) units have been sold

• **SIGNIFICANT CAPITAL EXPENDITURES BY DEVELOPMENT-FY2010**

This section compares FY2010 budgeted capital work with the actual FY2010 Capital Expenditures by property.

ACTIVITY	COMMUNITIES	ORIGINAL BUDGET	REVISED BUDGET	EXPENDED
Wall Packs Replaced	Burton Village	23,910.00	23,910.00	23,910.00
Architect Fees – Community Building Roof Replacement	Hickory Tree	10,410.00	10,410.00	5,763.70
Architect Fees – HVAC Upgrades	Hickory Tree	12,800.00	12,800.00	4,454.40
Architect Fees – Window Replacements	Laverty Lane	10,800.00	10,800.00	6,529.54
Architect Fees – Siding Replacements	Laverty Lane	8,640.00	8,640.00	5,714.40
Siding Replacement	Laverty Lane	142,863.95	149,692.29	100,756.00
Architect Fees – Parking Lot Improvements	Clarks Corner	7,250.00	7,250.00	3,212.57
Architect Fees – Repave Lots/Driveway	Liberty Court	23,000.00	23,090.00	23,090.00
Sidewalk Repairs	Liberty Court	4,757.15	4,757.15	4,757.15
Architect Fees – Window/Door Replacement	McLane Gardens	24,125.00	24,125.00	6,406.50
Architect Fees – Roof Replacements	McLane Gardens	8,950.00	8,950.00	5,750.48
New Water Line – One Unit	McLane Gardens	3,453.35	3,453.35	3,453.35
Architect Fees – Bathroom Renovations	McLane Annex	13,800.00	5,015.00	5,015.00
Bathroom Upgrade	McLane Annex	980.23	980.23	980.23
Exterior Door Replacements	Mifflin Meadows	8,190.08	8,190.08	8,190.08
Architect Fees – Playground Equipment	Mifflin Meadows	15,000.00	15,000.00	11,993.44
Architect Fees – Security Cameras	Mifflin Meadows	21,002.00	21,002.00	12,566.10
Architect Fees – Solar Panels	Mifflin Meadows	23,902.00	12,411.50	12,411.50
Architect Fees – Parking Lot Improvements	Mifflin Meadows	7,250.00	7,250.00	3,212.57
Storm Water Fee – Parking Lot Paving	Mifflin Meadows	195.00	195.00	195.00
Architect Fees – Roof Replacements	Peach Circle	9,590.00	9,590.00	3,308.67
Administrative Costs	Authority Wide	80,844.00	80,844.00	80,844.00
Management Improvements – Printing and Bid Advertising	Various Sites	14,070.96	14,070.96	14,070.96
Capital Program Totals		475,783.72	462,426.56	346,586.64

DISCUSSION OF THE CAPITAL EXPENDITURE AMOUNTS:

During FY2010, DSHA specifically concentrated on completing Capital projects funded under the American Recovery and Reinvestment Act. A list of the ARRA Capital Fund-Formula projects and expenditures are listed on page 48.

Since the majority of the Capital Fund expenditures during FY2010 were ARRA activities, the total amount of regular Capital expenditures for the period are significantly less than previous years. It should

also be noted that the majority of FY2010 expenditures were for fees associated with the planning of future Capital Fund projects that will be completed during FY2011.

- **DESCRIPTION OF ANY NEW PUBLIC HOUSING UNITS DURING FY2010**

DSHA did not add any new public housing units to the agency portfolio during FY2010.

- **NUMBER OF PUBLIC HOUSING UNITS REMOVED FROM INVENTORY DURING FY2010**

There were no units removed from the public housing inventory during FY2010, although DSHA is in the process of correcting the unit count shown in PIC by removing eight (8) Scattered Site Homeownership units that were sold prior to 2006.

- **NUMBER OF MTW HOUSING CHOICE VOUCHERS AUTHORIZED AT THE END OF FY2010**

During FY2010, DSHA was awarded fifty (50) Family Unification Program Vouchers. DSHA does not have any project-based Housing Choice Vouchers.

Housing Choice Voucher Program	
Moving To Work Vouchers	903
HUD Conversion Vouchers* (Not Counted as MTW)	2
Family Unification Voucher Program*(Not Counted as MTW)	50
TOTAL	955

- **OVERVIEW OF OTHER HOUSING MANAGED BY DSHA**

DSHA owns and manages two (2) Section 8 New Construction developments, Huling Cove and Huling Cove Annex in Lewes, Delaware. Both developments provide housing for the elderly and persons with disabilities, but have adopted a preference for elderly applicants in accordance with Subtitle D Of the Title VI of the Housing and Community Development Act of 1992.

Huling Cove has twenty-four (24), one-bedroom units, and Huling Cove Annex has forty-one (41), one-bedroom units. Both sites were substantially renovated during FY2008-2009.

2.0 (B) LEASING INFORMATION-ACTUAL AS OF JUNE 30, 2010

• **Number of Public Housing Units Leased as of June 30, 2010**

Public Housing							
	Total Units	Total Units Leased	Bedroom Size				
			1BR	2BR	3BR	4BR	5BR
Burton Village	51	50	-	14	27	9	-
Clarks Corner	70	66	3	26	24	11	2
Hickory Tree	55	52	-	24	25	3	
Holly Square	24	24	24	-	-	-	-
Lavery Lane	50	50	-	40	10	-	-
Liberty Court	108	102	22	68	12	-	-
McLane Gardens	29	29	12	6	6	4	1
McLane Gardens Annex	21	21	-	12	6	3	-
Mifflin Meadows	54	50	6	7	22	11	4
Peach Circle	32	31	31	-	-	-	-
Scattered Sites – Rental	9	9	-	-	9	-	-
Scattered Sites – Owner	5	3	-	-	3	-	-
TOTAL	508	487	98	197	144	41	7

Total Occupancy Rate as of June 30, 2010: 96%

- **Total Number of non-MTW Public Housing Units leased in Plan year :**

All Public Housing unit leased are under the MTW Program.

- **Total Number of MTW Housing Choice Voucher units leased in Plan Year:**

Total Number of MTW and Non-MTW units leased as of June 30, 2010

Housing Choice Voucher Program						
	Total Households	Bedroom Size				
		1 BR	2 BR	3 BR	4 BR	5 + BR
MTW	897	257	350	226	57	7
Non-MTW	2	1	1			
FUP	19	4	7	7	1	
Total	918	262	358	233	58	7

Total number authorized MTW & Non-MTW Vouchers: 955 Vouchers

Percentage of leased MTW Vouchers: 98.6%

Percentage of leased Non-MTW Vouchers: 100%

Percentage of Family Unification Vouchers: 38%*

***Note: The Family Unification Program (FUP) this is a new program in process of initial issuance and lease-up of vouchers.**

Description of any issues relating to leasing of Public Housing Units or Housing Choice Vouchers:

The public housing occupancy rate has been on average 95% to 97% over the past few years. The high turnover rates experienced at some sites are the result of DSHA’s strict enforcement of rent payment and anti-crime policies. The importance of timely rent payment is constantly stressed to residents by the housing managers as well as the MTW case managers. Though criminal background checks are performed prior to admission of all new residents 18 years of age and older, we still lose families because of drug-related criminal activity, many times involving their non-resident visitors.

DSHA’s Housing Choice Voucher utilization rate during FY2009 has averaged 100%. As of June 30, 2010 it was 98.6%. Lease-up figures for the past 12 months show that 72% of families on the waiting list successfully leased a unit within 120 days after receiving their new voucher. This is about 6% higher than the historical average. We are not optimistic that families will be any more successful in the near future since fair market rents proposed by HUD are not increasing at a rate to adequately keep up with market demand and supply.

Applicants are given in-depth information about DSHA’s extension policy at voucher briefing sessions and reminders are mailed at the end of the 60-, 90- and 120-day periods. They are also given an extensive list of landlords willing to participate in the HCV Program. A “Unit’s Available List” is also maintained by DSHA, updated weekly and provided to participants upon request and via DSHA’s website.

The extension approval policy is liberal and only requires voucher holders to show a list of landlords who have been contacted during the period.

Extensions beyond the maximum 120-day search period are given to disabled families who are having difficulty finding a suitable unit. Poor rental history and increased market rents seem to be the major reasons for failure to lease a unit since almost a quarter of the vouchers expire after only 60 days. DSHA implemented a new on-line rent reasonableness system in March 2004, which helps ensure more objectively and accurately that Housing Choice Voucher units are rented at rates comparable to the local markets.

In reference to the ability of a family to use the Portability feature of the housing choice voucher, only those families that are exempt from the MTW program, or are in the safety-net, are allowed to take their voucher outside of DSHA's jurisdiction. MTW participants are **not eligible** to use the portability feature of their voucher **unless**: they document that they have been offered employment outside of DSHA's jurisdiction or must move for medical purposes (immediate family members) outside of DSHA's jurisdiction.

FUP Vouchers: During FY2010, DSHA received 50 Family Unification Program (FUP) Vouchers. The program provides Housing Choice Vouchers to youth exiting foster care and families for whom the lack of adequate housing is a primary factor in the imminent placement of the family's children in foster care, or in a delay of discharge of a child/children from foster care. A memorandum of Understanding was created between DSHA and the Delaware Division of Family Services for the referral and case management of prospective clients and FUP participants.

- **Number of project-based vouchers committed or in use at the end of Plan year:**

No Housing Choice Vouchers have been committed or used as project-based vouchers by DSHA during the Plan year.

2.0 (C) WAITING LIST INFORMATION

- **Number and characteristics of households on the waiting lists (all housing types) at the end of the plan year:**

The waiting list is a combined list for Housing Choice Voucher Program Vouchers and Public Housing. MTW applicants are provided the type of housing that is available when their name comes to the top of the list. The waiting list has been open since 1991, and DSHA anticipates that it will remain open. There is significant change in the number of applicants since last year. Prior to the commencement of MTW, the wait for housing ranged from about 8 months for some bedroom sizes in Public Housing, to about 22 months for a Housing Choice Voucher. Currently, the wait for those with an MTW preference and the elderly/disabled is approximately 18 to 24 months for Public Housing and 36-42 months for the Housing Choice Voucher Program.

Based on the current economic climate and increase in utility and rental costs, we anticipate that the total number of applicants on the waiting list will grow approximately 15% to 18% during FY2011. The increase in applicants shown below can be partially attributed to the implementation of a web-based application process. This system has made applying for housing more accessible to the general public and has increased the number of out-of-jurisdiction applications.

Number of Households on the Waiting List by Bedroom Size on June 30, 2010

Combined Public Housing and Housing Choice Voucher Waiting List							
	Total Households		June 2010				
	June 2009	June 2010	1 BR	2 BR	3 BR	4 BR	5 + BR
Family	4,210	4,992	998	1999	1448	449	99
Elderly/Disabled	1,995	2,231	1,450	446	223	89	22
Total	6,205	7,223	2,448	2,445	1,671	538	121

Race of households on Waiting List being served as of June 30, 2010

Combined Public Housing and Housing Choice Voucher Waiting Lists						
	Total Households	White	Black	Alaskan/ Native American	Asian	Pacific Islander
Number	7,223	2,486	4,671	99	32	25
Percent	100%	34%	65%	1%	>1%	>1%

Ethnicity of households on Waiting List as of June 30, 2010

Combined Public Housing and Housing Choice Voucher Waiting Lists			
	Total Households	Hispanic	Non-Hispanic
Number	7,223	393	6,830
Percent	100%	5.4%	94.6%

Income of households on the Waiting List as of June 30, 2010

Public Housing and Housing Choice Voucher Waiting Lists					
	Total Households	Less than 30% AMI*	30-50% AMI	50-80% AMI	Greater than 80% AMI
Number of Households	7,223	5,356	1,282	509	76
Percent	100%	74%	18%	7%	1%

3.0 NON-MTW RELATED HOUSING AUTHORITY INFORMATION:

Delaware State Housing Authority (DSHA) was created in 1968. Over the past 40 years, DSHA has emerged to serve an integral role in Delaware's overall economic and social plan, demonstrated by the inclusion of the DSHA Director as part of the Governor's Cabinet in Delaware State Government.

Today, DSHA functions as a government agency and an entrepreneurial developer and lending institution.

DSHA makes mortgage and other loans to both for-profit and nonprofit housing sponsors. We also extend loans to mortgage lenders and require that proceeds be used to create new residential mortgage loans. DSHA also applies for, and receives, subsidies from the federal government and other sources, in addition to issuing its own bonds and notes. In addition to its role as the State's Housing Finance Agency, DSHA is unique in that it also owns and operates Public Housing, and acts as a community development agency.

Our core business focuses on preservation, new construction, homeownership, rental assistance, resident services, asset management, rehabilitation, homeless prevention, emergency and transitional housing, and community development. DSHA provides a host of programs to address Delaware's affordable housing needs, most of which are available on a statewide level.

To assist in supporting these types of assistance, DSHA also researches the nature of Delaware's housing needs through such vehicles as needs assessments, rental surveys and housing production reports. DSHA staff members serve on a variety of boards and committees related to housing.

To administer all of these programs and to achieve its goal of providing affordable and safe housing for low- and moderate-income persons, DSHA employs a full-time staff of 131 and is divided into seven interdependent sections: Administration, Asset Management, Community Development & Planning, Community Relations, Housing Development, Housing Finance, and Housing Management.

4.0 LONG-TERM MTW PLAN

DSHA's long-term vision for the MTW Program will be to expand and evolve current activities, utilize a greater number of the authorizations permitted under the MTW agreement and create a comprehensive system to identify and document MTW accomplishments. With the acceptance of the Restated and Amended MTW Agreement, DSHA will be looking at the following areas:

- A. Adoption of income/asset verification procedures in lieu of the current HUD system for both Public Housing and Housing Choice Vouchers. This would allow DSHA to reduce costs and make the processing of applications and interim/annual certifications more efficient.
- B. Explore alternative rent policies to simplify the calculation of subsidy and tenant rents. This includes a process that would be less intrusive to the residents, simple to perform and understand, reduce the potential for errors, and reduce administrative burden and transaction volume. DSHA would work with housing advocates, residents and other interested parties to insure that any proposed alternative rent policies would be equitable and fair to residents.
- B. Restructuring of initial, annual and interim certification and inspection policies. This would create administrative efficiencies by reducing the frequency of re-certifications and annual inspections, and making the process less intrusive/burdensome for residents.
- C. Explore potential time limits for Safety Net participants including a hardship policy, and eliminating the Fair Market rent program in public housing units. Before any action would be taken to include these items in any future MTW Plan, DSHA would work closely with other housing advocates, residents and other interested parties to insure that any proposed policies would be fair and equitable to residents.

5.0 PROPOSED MTW ACTIVITIES: HUD APPROVAL REQUESTED

- **Describe any activities that were proposed in the Plan, approved by HUD, but were not implemented, and discuss why these activities were not implemented.**

DSHA did not have any activities that were proposed in the FY2010 Plan that were not implemented.

6.0 ONGOING MTW ACTIVITIES: HUD APPROVAL PREVIOUSLY GRANTED - LISTED BY STATUTORY OBJECTIVE

Activity Name	<u>Time Limiting Housing Assistance for MTW Participants</u>
Activity Number	A-1
Statutory Objective	MTW Activities to reduce costs and achieve greater cost effectiveness by administrative reforms to the Public Housing (PH) and Housing Choice Voucher Programs as indicated below:
MTW Activity	<p>Time-limit housing assistance for MTW participants to five (5) years, with a potential one (1) year extension. #1. This improves the overall cost effectiveness of the housing programs by #2. Moving families into self-sufficiency and non-subsidized housing, and #3. Allowing another eligible family in need of housing to participate in the MTW program. <u>Identified and Implemented in initial Plan for FY2004.</u></p> <p>Definition of Self-Sufficiency: Families who increase their incomes to the level where 40% of their monthly gross income equals or exceeds the fair market rent for their unit, and move into unsubsidized rental housing or homeownership.</p>
Impact	<p>1. For FY2010, the total number of MTW participants that successfully completed the program and moved onto either homeownership or non-subsidized rental housing decreased from FY2009 but exceeded the benchmark set for this category. A total of 38 participants, or 12% of the MTW participants, achieved self-sufficiency. This reduction is due, in a great part, to a decline in overall MTW program participants. This has been caused by an increase in the number of elderly/disable families served by DSHA, specifically in the Housing Choice Voucher Program. DSHA has implemented several new activities for FY2011 that are designed to increase the number of active MTW participants in the program.</p> <p>2. Conversely, the total number of families that did not successfully complete the MTW program and were placed into the Safety Net Program during the same period, remained constant at 14 participants-representing only 4% of all MTW participants. (See chart on following page).</p>
Baseline	The baseline will be the number of MTW participants in their fifth year of the program, the number successfully completing the program and the number going to Safety Net for FY2008.
Benchmark	The benchmarks will be the number percentage of MTW participants graduating from the MTW program for each year and the number of participants entering the Safety Net program from FY2008 to FY2018 same period (Revised for 2010 Annual Report).
Data Collection/Metrics	The Case Management and Easy Housing resident software will be utilized to track and identify the number of MTW participants, program graduates and Safety Net families. The programs are being modified to provide this data starting with FY2008. <u>No outside evaluators are used.</u>

Authorization(s)

1) Attachment C, Section C. Authorizations Related to Public Housing Only, Paragraph 11. Rent Policies and Term Limits. This authorization waives certain provisions of Section 3(a)(2), 3(a)(3)(A) and Section 6(l) of the 1937 Act and 24 C.F.R 5.603,5.611, 5.628, 5.630, 5.632, 5.634 and 960.255 and 966 Subpart A as necessary to implement the Agency's Annual MTW Plan.

2) Attachment C, Section D. Authorizations Related to Housing Choice Vouchers Only, Paragraph 2(a) and 2(d). Rent Policies and Term Limits. This authorization waives certain provisions of Section 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 C.F.R 982.508,982.503 and 982.518 A as necessary to implement the Agency's Annual MTW Plan.

Time Limiting Housing Assistance for MTW Participants

Chart for A-1

Ongoing FY2010 MTW Activity	Statutory Objective	Name of Activity	Anticipated Impacts	Baseline	Beginning of Fiscal Year			Benchmark				Outcome (end Fiscal Year)		
				'09	'10	'11	'08	'09	'10	'11	'09	'10	'11	
Time Limiting Housing Assistance for MTW Participants	Cost Efficiency	Successful Moving To Work Completions	1. Increase the Number of people successfully completing MTW-Total MTW Participants	409	353	320	409	353	320	----	353	320	----	
		a. Total Number of successful MTW Completions	See Above	25	51	38	30 7.5%	26 7.5%	24 7.5%	---- 7.5%	51	38	----	
		b. Homeownership	See Above	9	8	6	5	5	4	---	8	6	----	
		c. Fair Market	See Above	16	43	32	20	35	32	---	43	32	----	
			2. Decrease in the number of families moving to Safety-Net.	7	15	14	16 <5%	14 <5%	13 <5%	--- <5%	15	14	----	

Activity Name	<u>Mandatory Employment and/or Education Requirement</u>
Activity Number	A-2
Statutory Objective	MTW Activities to reduce costs and achieve greater cost effectiveness and self sufficiency by administrative reforms to the Public Housing (PH) and Housing Choice Voucher Programs as indicated below:
MTW Activity	MTW participants are required to be employed at least 20 hours per week earning no less than minimum wage, or in a training or educational program for at least 20 hours per week. (For residents moving in on or after July 1, 2007, requirements were increased to 25 hours per week beginning with their third year in the MTW program and 30 hours per week for the fourth and any subsequent years in the MTW program.) #1. This is to stimulate an increase in resident earning potential; #2. Create a stepped requirement leading to self-sufficiency; #3. And reduce the subsidy needed for the participant. <u>Initially implemented in FY2000 Annual Plan, revised in the FY2008 Annual Plan.</u>
Update on the Status of Activity	All MTW Participants continue to have a mandatory work hour and educational requirements as noted above.
Changes to Activity	No changes or modifications, or any additions to Attachment C/D authorizations are planned.
Anticipated Impact	#1. Able to serve more people with same amount of funding; #2. Create increased homeownership or Fair Market rental options with the use of MTW savings; #3. Reduce recidivism on Waiting List.
Actual Impact	For FY2010, overall the number of MTW participants with employment decreased across the board during FY2010. This can be attributed to the continued downturn in the economy, and the lack of available employment opportunities. Based on this, the actual employment rate of MTW participants falls at least 17% below our projected benchmark of 95%. We anticipate the employment rate and actual hours worked will increase, resulting in increased income and reduced subsidy requirements in both Public Housing and Housing Choice Voucher Programs. It should be noted that the number of MTW participants with employment hours exceeding 35 hours per week has increased slightly during FY2010 to represent 48% of the total number of employed participants. This will help increase the potential for successful completion. (See chart on following page).
Baseline	The baseline will be the total number of MTW participants, the number employed, and a range of weekly hours worked as of FY2008.
Benchmark	The benchmark will be based on a percentage of MTW participants that are employed at least 20 hours per week on an annual basis from FY2008 to FY2018. This benchmark has been redefined by including the wording “at least 20 hours per week” since this is a requirement of the MTW program.
Data Collection/Metrics	The Case Management and Easy Housing resident software will be utilized to track individuals with employment income and weekly hours. Both software systems are being modified to provide this information for FY2008 and beyond. <u>No outside evaluators will be used.</u>

Authorization(s)

- 1) Attachment C, Section E. Authorizations Related to Family Self-Sufficiency, This authorization waives certain provisions of Section 23 of the 1937 Act and 24 C.F.R 984 as necessary to implement the Agency's Annual MTW Plan.
- 2) Attachment C, Section D. Authorizations Related to Housing Choice Voucher Only, Paragraph 3 (a). Eligibility of Participants, This authorization waives certain provisions of Section 16(b) and Sections 8(o)(4) 1937 Act and 24 C.F.R 5.603, 5.609, 5.611, 5.628 and 982.201 as necessary to implement the Agency's Annual MTW Plan.

Mandatory Employment and/or Education Requirement-Chart for A-2

Ongoing FY2010 MTW Activity	Statutory Objective	Activity Name	Anticipated Impacts	Baseline	Beginning of fiscal year		Benchmark (95% -# of MTW Clients)				Outcome End of Fiscal year			
				'09	'10	'11	'08	'09	'10	'11	'08	'09	'10	'11
Mandatory Employment	Cost Efficiency	Reduce amount of Subsidy while increasing earning potential-Total Participants		409	353	320	409	353	320	----	409	353	320	----
		Total Number Of MTW participants on Temporary Exemption*		12	25	40					12	25	40	
		Total Number Of MTW participants unemployed	Increased Employment	13	40	37					13	40	37	
		1.Employment 20-24hrs	See Above	42	58	43	----	----	----	----	42	58	43	----
		2.Employment 25-29 hrs	See Above	47	50	38	----	----	----	----	47	50	38	----
		3.Employment 30-34 hrs	See Above	79	60	43	----	----	----	----	79	60	43	----
		4.Employment 35+ hrs	See Above	236	141	119	----	----	----	----	236	141	119	----
		Totals (1-4)		404	305	243	389	335	304	----	404	305	243	----

Activity Name	<u>Safety Net Work Requirement</u>
Activity Number	A-3
Statutory Objective	MTW Activities to reduce costs and achieve greater cost effectiveness by administrative reforms to the Public Housing (PH) and Housing Choice Voucher Programs as indicated below:
MTW Activity	Safety Net participants who did not successfully complete the MTW five (5) year program continue to be required to work at least twenty hours per week, earning no less than minimum wage. This requirement increases the earned income of Safety Net participants enabling them to pay more towards their rent and requiring less overall subsidy. Initially implemented in the FY2004 Annual Plan.
Update on the Status of Activity	All Safety Net participants continue to be required to work at least twenty (20) hours per week, earning no less than minimum wages.
Changes to Activity	No changes or modifications, or any additions to Attachment C/D authorizations are planned.
Anticipated Impact	By continuing the work requirements while in the Safety Net, the tenant will require less subsidy.
Actual Impact	For FY2010, the number of Safety Net participants with employment increased in relation to FY2009. Based on this, the actual overall employment rate of MTW participants working meets the benchmark of 70-75%. As the economy hopefully improves during FY2011, we anticipate the employment rate and actual hours worked will increase, resulting in increased income and reduced subsidy requirements in both Public Housing and Housing Choice Voucher Programs. It is also important to note that 45% of all employed Safety Net participants had jobs with 35 or more hours per week. This results in a greater resident contribution to rent, lowering the overall need for subsidy. (See chart on following page).
Baseline	The baseline will be the total number of Safety Net participants, the number employed, a range of weekly hours worked (20-30 hrs, 30+ hours) as of FY2008.
Benchmark	The benchmark will be based on a percentage of Safety Net participants that are employed from FY2008 to FY2018.
Data Collection/Metrics	Easy Housing resident software will be utilized to track and identify the number of MTW participants, successful completions and Safety Net families. The Easy Housing software already provides this data. No outside evaluators are used.
Authorization(s)	Attachment C, Section C. Authorizations Related to Public Housing Only, Paragraph 2, Local Preferences and Admission and Continued Occupancy Policies and Procedures. This authorization waives certain provisions of Section 3 of the 1937 Act and 24 C.F.R 960.206 as necessary to implement the Agency's Annual MTW Plan.

Safety Net Work Requirement-Chart for A-3

Ongoing FY2010 MTW Activity	Statutory Objective	Anticipated Impacts	Baseline	Beginning of fiscal year		Benchmark (70-75% -# of Safety Net)				Outcome (end of fiscal year)			
			'09	'10	'11	'08	'09	'10	'11	'08	'09	'10	'11
Safety Net- Mandatory employment	Cost Efficiency	Reduce amount of Subsidy while increasing earning potential-Total Safety Net Participants	101	119	127	101	119	127	---	101	119	127	
		1.Employment 20-24hrs	19	22	18	----	----	----	----	19	22	18	----
		2.Employment 25-29 hrs	11	6	11	----	----	----	----	11	6	11	----
		3.Employment 30-34 hrs	10	15	14	----	----	----	----	10	15	14	----
		4.Employment 35+ hrs	32	33	39	----	----	----	----	32	33	39	----
		Totals (1-4)	72	76	82	70	83	89	----	72	76	82	----

Activity Name	<u>Market Rent Housing</u>
Activity Number	A-4
Statutory Objective	MTW Activities to reduce costs and achieve greater cost effectiveness by administrative reforms to the Public Housing (PH) and Housing Choice Voucher Programs as indicated below:
MTW Activity	At the end of the MTW participation period, residents of PH with monthly gross incomes at or above the Safety Net threshold will be given the opportunity to rent their unit at market rent, which will free up the subsidy and provide additional income for the Public Housing program. Initially implemented in the FY2000 Annual Plan, modified in the FY2004 Annual Plan.
Status of Activity	For FY2011 this activity is to be eliminated to provide more public housing units to MTW eligible participants. It has been determined that this initiative has not been effective and has kept units from being rented to eligible MTW participants. This has contributed, in part, to the reduction in actual MTW participants. We have also noted that the majority of rent collection issues have been with Fair Market Renters, more than with subsidized units. DSHA will provide the market renters with generous notice, and will help assist them to locate replacement housing.
Changes to Activity	Activity is to be discontinued during FY2011-see above.
Anticipated Impact	Allows individual that has achieved self-sufficiency but still has credit/debit issues. The ability to remain in their unit and pay Fair Market Rent. Allows additional time to repair credit to eventually move into Fair Market housing. The actual number of Fair Market Renters has been reduced during FY2010 by four (4) to 24 units. This is slightly below the goal of 25 units per year, 4.7% vs. the anticipated benchmark of 5%. Because of this, and to allow the units occupied by Fair Amrket Renters to be used by families in need of housing subsidy, DSHA is eliminating the Fair Market Rental option and using the units for new MTW eligible families. (See chart on following page).
Baseline	The baseline will be the number of Market Rate renters in Public housing as of FY2008.
Benchmark	The benchmark will be based on a percentage of Public Housing residents electing to become Market Rate renters each year from FY2008 to FY2018.
Data Collection/Metrics	Easy Housing resident software will be utilized to track and identify the number of Market Rate renters. The Easy Housing software already provides this data. No outside evaluators will be used.
Authorization(s)	Attachment C, Section C. Authorizations Related to Public Housing Only, Paragraph 5. Use of Public Housing as an Incentive for Economic Progress. This authorization waives certain provisions of Section 6 (c) of the 1937 Act and 24 C.F.R 960.201 as necessary to implement the Agency's Annual MTW Plan.

Market Rent Housing-Chart for A-4

Ongoing FY2010 MTW Activity	Statutory Objective	Activity Name	Anticipated Impacts	Baseline	Beginning of fiscal year		Benchmark (5%# of Public Housing Units)				Outcome (end of fiscal year)			
				'09	'10	'11	'08	'09	'10	'11	'08	'09	'10	'11
Market Rent Public Housing*	Cost Efficiency	Provide market rate housing in an existing P/H unit-for residents with poor credit Based on Total Number of P/H Units (508 Units)		34	28	24	25	25	25	N/A	34	28	24	N/A

***This activity is being eliminated during FY2011. This will allow 24 units to become available to prospective MTW participants in Public Housing.**

Activity Name	<u>MTW Savings Account and Disbursements</u>
Activity Number	B-1
Statutory Objective	MTW activities to give incentives to families who are employed or seeking employment and self-sufficiency with the following initiatives:
MTW Activity	To make work pay, cap rent, with all funds over the cap up to the 35% limit placed in a savings account for the MTW participant. When a client reaches the end of the contract (either at the end of five years, or after an additional one year extension) if their income has increased to where 40% of their monthly gross income equals or exceeds the fair market rent for their unit they can stay in the unit and pay rent at the market rate (with no subsidy) or move into other unsubsidized housing or home ownership and receive the balance of any monies in their savings account. Initiated in the FY2000 Annual Plan.
Status of the Activity	For FY2011 this activity will be modified to include provisions for the use of MTW saving funds. Successful MTW clients will be required to utilize at least 60% of the savings fund for homeownership/fair market rental related expenses. This includes: down payment, closing costs, security deposits, utility deposits, clearing credit issues and satisfying debt for medical bills, education and transportation. The remaining 40% of the MTW savings will be distributed to the client for discretionary use.
Actual Impact	During FY2010, thirty-eight (38) MTW participants successfully completed the program and moved into homeownership (6 participants) or non-subsidized housing (32 participants). This rate is almost double that achieved in FY2008 and represent approximately 14% of the total number of participants on the program. This rate exceeds the anticipated benchmark of 10%. Even in an economic downturn and tightening mortgage requirements, six (6) subsidized housing resident were able to achieve home-ownership status. The MTW Escrows accumulated by the residents provided essential funds that helped with closing costs and down-payments for home-ownership and security/utility deposits for non-subsidized rental housing. Without these funds, many of the participants would not have been able to make the transition into home-ownership or other rental housing. (See chart on following page).
Changes to Activity	No anticipated changes or modifications, or any additions to Attachment C/D authorizations are planned for the revision noted above.
Anticipated Impact	Encourage residents to work at capacity rather than least amount required. Provides participants with funds to repair credit, debt issues and/or move into Home ownership upon successful completion of MTW program.
Baseline	The baseline will be the number of participants that successfully complete the MTW program during FY2008 (page 29) and the average amount of escrow disbursements each year thereafter. The baseline will also show if a participant moves into homeownership or unsubsidized rental housing.
Benchmark	The benchmark will be based on the projected number of successful MTW completions and escrow disbursements from FY2009 to FY2018.

Data Collection/Metrics

Case Management software will be utilized to track and identify the number of MTW residents that have successfully completed the program and amount of disbursements. Case Management software will be updated to provide this data beginning with FY2008-2009. No outside evaluators will be used.

Authorization(s)

1) Attachment C, Section E. Authorizations Related to Family Self-Sufficiency. This authorization waives certain provisions of Section 23 of the 1937 Act and 24 C.F.R 984 as necessary to implement the Agency's Annual MTW Plan.

2) Attachment C, Section C. Authorizations Related to Public Housing Only, Paragraph 5. Use of Public Housing as an Incentive for Economic Progress. This authorization waives certain provisions of Section 6 (c) of the 1937 Act and 24 C.F.R 960.201 as necessary to implement the Agency's Annual MTW Plan.

MTW Savings Account and Disbursements Chart for B-1

Ongoing FY2010 MTW Activity	Statutory Objective		Anticipated Impacts	Baseline	Beginning of fiscal year		Benchmark (85% of #MTW Clients)				Outcomes End of Fiscal Year			
				'09	'10	'11	'08	'09	'10	'11	'08	'09	'10	'11
MTW Savings Account	Self-Sufficiency-Employment Incentives	Total MTW participants	Encourage Resident to work at capacity to increase savings	409	353	320	409	353	320	----	409	353	320	----
		Total Number of participants with a savings accounts	See Above	339	302	279	347	300	272	----	339	302	279	----
		Average Amount of savings-per participant	See Above	2,439	2,659	2,252	----	----	----	----	2,439	2,659	2,252	----
				Baseline	(beginning of fiscal year)		Benchmark (10% of #MTW Clients)				Outcome (end of fiscal year)			
		Total Number Successful completions	See Above	25	51	38	40	35	32	----	25	51	38	----
		Successful Completions-homeownership	See Above	9	8	6	----	----	----	----	9	8	6	
		Successful Completions-market rate housing	See Above	16	43	32	----	----	----	----	16	43	32	
		Total Average Disbursements	See Above	5,819	7,591	5,409	----	----	----	----	5,819	7,591	5,409	----
		# MTW Escrow Loans	See Above	37	32	25		>32	>32	>32	37	32	25	
		Avg. Amt. of Loans	See Above	842	1,063	1,741					842	1,063	1,741	
		Total \$ Amt. of Loans	See Above	37,771	34,008	43,519					37,771	34,008	43,519	

Activity Name	MTW Case Management Services
Activity Number	B-2
Statutory Objective	MTW activities to give incentives to families who are employed or seeking employment and self-sufficiency with the following initiatives:
MTW Activity	All MTW participants continuously participate in case management and are offered services and/or resource referrals including job training and placement services, computer experience, financial literacy classes and transportation stipends, as funds allow. Initiated in the FY 2000 Annual Plan.
Status of Activity	All MTW participants continue to receive personalized case management services and/or resource services, on a quarterly basis or as needed.
Changes to Activity	No changes or modifications, or any additions to Attachment C/D authorizations are planned.
Anticipated Impact	Better prepares MTW participants to succeed in finding employment and overcoming barriers to self-sufficiency.
Actual Impact	During FY2010, one hundred-twenty-eight (128) MTW participants were assisted with specialized case management activities that are above and beyond the normal quarterly case management. This represents 40% of the total number of MTW participants as of June 30, 2010, which meets the benchmark for the activity. These specialized case management activities are specifically geared to help participants become more attractive to potential employers, improve opportunities for job interviews and assist them in becoming more knowledgeable financially. Without the use and availability of MTW funds, this type of case management would not have been financially possible. (See Chart on following page)
Baseline	The baseline will be the number of referrals and participants actively involved in case management programs for FY2008-2009.
Benchmark	The benchmark will be based on a percentage of participants actively involved in programs from FY2009 to FY2018.
Data Collection/Metrics	Case Management software will be utilized to track and identify the number of MTW residents that have participated in services and/or programs. Case Management software will be updated to provide this data beginning with FY2008-2009. No outside evaluators will be used.
Authorization(s)	1) Attachment C, Section B. Authorizations Related to Both Public Housing and Housing Choice Vouchers, Paragraph 1. Single Fund Budget with Full Flexibility. Section b. (iii). This authorization waives certain provisions of Section 6 (c) of the 1937 Act and 24 C.F.R 982 and 990 as necessary to implement the Agency's Annual MTW Plan. 2) Attachment C, Section E. Authorizations Related to Family Self-Sufficiency, This authorization waives certain provisions of Section 23 of the 1937 Act and 24 C.F.R 984 as necessary to implement the Agency's Annual MTW Plan.

MTW Case Management Services-Chart for B2

Ongoing FY2010 MTW Activity	Statutory Objective		Anticipated Impacts	Baseline	Beginning of fiscal year		Benchmark (40-50%#of MTW Clients)				Outcomes End of Fiscal Year			
				'09	'10	'11	'08	'09	'10	'11	'08	'09	'10	'11
MTW Case Management Services	Self-Sufficiency-Employment Incentives	Total MTW participants	Prepare Residents to succeed in finding employment & obtaining self-sufficiency	409	353	320	409	353	320	----	409	353	320	----
		1.Job Training		----	48	18	----				----	48	18	----
		2.Placement Referral		----	41	5	----				----	41	5	----
		3.Financial Literacy		----	62	105	----				----	62	105	----
		Total (1-3)		160	151	128	----	141	128	----	----	151	128	----

Activity Name	<u>Removal of Barriers to Self-Sufficiency</u>
Activity Number	B-3
Statutory Objective	MTW activities to give incentives to families who are employed or seeking employment and self-sufficiency with the following initiatives:
MTW Activity	Enhance the standard of living for residents participating in MTW by assisting residents in the removal of barriers to self-sufficiency (obtain employment, drivers license, purchase vehicle, coordinate child care, obtain GED, enroll for college courses, expunge criminal record, clear credit history). <u>Initiated in the FY2000 Annual Plan.</u>
Status of Activity	DSHA MTW participants continue to be assisted in removing barriers to self-sufficiency in areas such as transportation, education and childcare.
Changes to Activity	No changes or modifications, or any additions to Attachment C/D authorizations are planned.
Anticipated Impact	Better prepares MTW participants to succeed in finding employment and overcoming barriers to self sufficiency.
Actual Impact	For FY2010, MTW program participants were successful in overcoming 35% of all barriers to self-sufficiency identified during MTW case management. Although this goal did not reach the benchmark of between 60-70%, it was significant in the fact that it helped participants become employed, by removing barriers such as transportation and education. This would not have been possible without the case management activities, education scholarships and availability of escrow loans provided under the MTW program. (See Chart on following page)
Baseline	The baseline will be the number of participants with identified barriers to self-sufficiency for FY2008-2009.
Benchmark	The benchmark will be based on a percentage of participants actively working to eliminate barriers and number of actual achievements from FY2009 to FY2018.
Data Collection/Metrics	Case Management software will be utilized to track and identify the number of MTW residents that have participated in services and/or programs to remove specific barriers to self-sufficiency. Case Management software will be updated to provide this data beginning with FY2008-2009. <u>No outside evaluators will be used.</u>
Authorization(s)	1) Attachment C, Section B. Authorizations Related to Both Public Housing and Housing Choice Vouchers, Paragraph 1. Single Fund Budget with Full Flexibility. Section b. (iii). This authorization waives certain provisions of Section 6 (c) of the 1937 Act and 24 C.F.R 982 and 990 as necessary to implement the Agency's Annual MTW Plan. 2) Attachment C, Section E. Authorizations Related to Family Self-Sufficiency, This authorization waives certain provisions of Section 23 of the 1937 Act and 24 C.F.R 984 as necessary to implement the Agency's Annual MTW Plan.

Removal of Barriers to Self-Sufficiency-Chart for B-3

		Activity Name	Anticipated Impacts	Baseline	Beginning of fiscal year		Benchmark (45%#of Clients w/barriers)							
				'09	'10	'11	'08	'09	'10	'11	'08	'09	'10	'11
Ongoing FY2010 MTW Activity	Statutory Objective													
Removal of Barriers to Self-Sufficiency	Employment Incentives	Total MTW participants/with barriers	Prepare Residents to succeed in finding employment & obtaining self-sufficiency-through the removal of personal barriers-	----	281	242	----	281	242	----	----	281	242	----
		1.Obtain Employment	See Above	----	26	48	----	----	----	----	----	26	48	----
		2.Drivers License &/or Transportation	See above	----	50	58	----	----	----	----	----	23	15	----
		3.Education Related (GED, College Degree)	See Above	----	55	30	----	----	----	----	----	20	12	----
		5.Clear Criminal Records	See Above	----	18	13	----	----	----	----	----	1	1	----
		6.Clear Credit Records	See Above	----	106	61	----	----	----	----	----	10	8	----
		6.Other (benefits/promotion)	See Above	----	26	32	----	----	----	----	----	7	0	----
		Total Identified Barriers		----	281	242	----	126	109	----	----	87	84	----

Activity Name	<u>Resident Homeownership Program (RHP)</u>
Activity Number	C-1
Statutory Objective	MTW activities to improve housing choices for our residents:
MTW Activity	<p>A Resident Homeownership Program (RHP) was created to provide eligible DSHA Housing Choice Voucher and Public Housing residents the ability to participate in a program to own a home by utilizing Housing Choice Voucher rental assistance towards the payment of a mortgage. The flexibility of the MTW program has been used to make the program accessible to Public Housing residents and other non-MTW participants, including elderly and disabled families, in addition to Housing Choice Voucher residents.</p> <p>Initiated in the FY2004 Annual Plan.</p>
Status of Activity	<p>Effective July 1, 2010, DSHA has restructured the RHP program to reduce the duration of the subsidy from the 15 year , to a seven year period and revise the calculation formula used to determine the amount of voucher assistance. These changes are to provide a more realistic program for the homeowner as they will be better prepared to assume all responsibility for the mortgage at the end of the subsidy period. Families that currently participate in the RHP program will be grandfathered under the existing subsidy calculation.</p>
Changes to Activity	No anticipated changes or modifications, or any additions to Attachment C/D authorizations are planned for the revision noted above.
Anticipated Impact	To be able to utilize Housing Choice Voucher to assist eligible participants to purchase a home through this program, especially elderly/disabled (non-MTW) that do not have the opportunity to participate in MTW.
Actual Impact	For FY2010, The number of clients in the Resident Home-ownership Program increased by two (2), making the total number of participants four (4). Under the restructured approach noted above in the “Status of Activity” section, DSHA will increase the marketing of the program to hopefully increase overall participation.
Baseline	The baseline will be the number of participants in the RHP Program during the first year of utilization (2007).
Benchmark	The benchmark will be based on the number of participants anticipated to participate in the RHP program from FY2008 to FY2018.
Data Collection/Metrics	Internal housing choice voucher and RHP records will be used to track participation. No outside evaluators will be used.

Authorization(s)

Attachment C, Section D. Authorizations Related to Housing Choice Voucher Only, Paragraph 8. Homeownership Program (a) and (b), This authorization waives certain provisions of Section 8(o)(15) and 8(y) of the 1937 Act and 24 C.F.R 982.625 through 982.643 inclusive as necessary to implement the Agency's Annual MTW Plan.

MTW Resident Homeownership Program-Chart for C-1

Ongoing FY2010 MTW Activity	Statutory Objective	Anticipated Impacts	Baseline (beginning of fiscal year)				Benchmark				Outcome (end of fiscal year)			
			'08	'09	'10	'11	'08	'09	'10	'11	'08	'09	'10	'11
MTW Resident Homeownership Program	Housing Choices	To utilize Housing Choice Vouchers to assist eligible participants to purchase a home	2	2	4	4	2	2	4	5	2	2	4	----

MTW BUDGET VERSUS ACTUALS BY PROGRAM FOR FY10 :

Sources and Uses of Funds

CATEGORY	PUBLIC HOUSING			PUBLIC HOUSING CAPITAL FUND			SECTION 8 VOUCHER			TOTAL MTW		
	BUDGET	ACTUALS	DIFFERENCES	BUDGET	ACTUALS	DIFFERENCES	BUDGET	ACTUALS	DIFFERENCES	BUDGET	ACTUALS	DIFFERENCES
Revenue												
Dwelling Rent	\$540,450	\$578,674	\$38,224	\$0	\$0	\$0	\$0	\$0	\$0	\$540,450	\$578,674	\$38,224
Investment Income	21,190	11,145	(10,045)				3,640	18,818	15,178	24,830	29,963	5,133
Other Income	160,680	190,381	29,701				81,830	105,696	23,866	242,510	296,077	53,567
PH Operating Subsidy	2,361,690	2,528,406	166,716							2,361,690	2,528,406	166,716
PH Capital Funds				680,000	356,629	(323,371)				680,000	356,629	(323,371)
Section 8 Grants							6,839,900	7,305,985	466,085	6,839,900	7,305,985	466,085
Total Revenue	\$3,084,010	\$3,308,606	\$224,596	\$680,000	\$356,629	(\$323,371)	\$6,925,370	\$7,430,499	\$505,129	\$10,689,380	\$11,095,734	\$406,354
Expenses												
Administration	\$698,450	\$675,514	(\$22,936)	\$81,203	\$80,844	(\$359)	\$1,133,440	\$1,063,591	(\$69,849)	\$1,913,093	\$1,819,949	(\$93,144)
Tenant Services	15,000	12,834	(2,166)				0	19	19	15,000	12,853	(2,147)
Utilities	494,490	472,601	(21,889)							494,490	472,601	(21,889)
Maintenance	1,453,440	1,446,578	(6,862)							1,453,440	1,446,578	(6,862)
Protective Services				25,000	0	(25,000)				25,000	0	(25,000)
General	675,580	627,596	(47,984)							675,580	627,596	(47,984)
Resident Homeownership							0	0	0	0	0	0
Total Routine	\$3,336,960	\$3,235,123	(\$101,837)	\$106,203	\$80,844	(\$25,359)	\$1,133,440	\$1,063,610	(\$69,830)	\$4,576,603	\$4,379,577	(\$197,026)
Routine Maintenance				\$93,797	\$46,387	(47,410)	\$0		\$0	\$93,797	\$46,387	(\$47,410)
Capital Outlays				480,000	229,398	(250,602)	120,000	24,692	(95,308)	600,000	254,090	(345,910)
Payments to Landlords							5,358,560	5,612,118	253,558	5,358,560	5,612,118	253,558
Total Expenses	\$3,336,960	\$3,235,123	(\$101,837)	\$680,000	\$356,629	(\$323,371)	\$6,612,000	\$6,700,420	\$88,420	\$10,628,960	\$10,292,172	(\$336,788)
Operating Reserves	(252,950)	73,483	326,433	0	0	0	313,370	730,079	416,709	60,420	803,562	743,142
Transfers: In / (Out)	0	0	0				0	0	0	0	0	0
Operating Reserves	(\$252,950)	\$73,483	\$326,433	\$0	\$0	\$0	\$313,370	\$730,079	\$416,709	\$60,420	\$803,562	\$743,142

7.0 SOURCES AND USES OF FUNDING

NARRATIVE - BUDGET vs ACTUALS

MTW - REVENUES

FY10 was the tenth year of DSHA's MTW Demonstration. MTW revenue sources for the Delaware State Housing Authority consist of Dwelling Rent, Investment Income, Other Income, Operating Subsidies, Capital Funds and Section 8 Grants. Discussed below are the budgeted revenue sources in the FY10 MTW Annual Plan versus actual receipts for the year.

Dwelling Rent. Due to an increased occupancy percentage from the beginning to the end of the fiscal year, rental income was greater than anticipated at \$608,946 versus the budgeted amount of \$545,800.

Investment Income. Falling interest rates resulted in lower than anticipated investment income for the Public Housing Program but interest earned on Family Unification Program (FUP) Funds received and not expensed resulted in higher than anticipated investment income for the Housing Choice Voucher Programs for the year.

Other Income. Total other income for the MTW program was \$296,077, which was \$53,567 more than the budgeted amount of \$242,510. Public Housing's other income in the amount of \$190,381 includes \$65,225 in laundry and telephone receipts and maintenance, court, return check and late fees received from tenants. Also included are forfeited MTW escrow savings in the amount of \$97,716, \$14,940 from Daycare Centers located at Laverty Lane and Hickory Tree and \$12,500 in community building rental at Holly Square.

The Section 8 Voucher Program includes \$60 received for fraud recover Payments, \$2,122 for portable admin fees, and \$102,799 from forfeitures of MTW escrow savings which were more than anticipated this year. Forfeitures occur when a tenant voluntarily leaves the MTW Program, does not complete the COMP (Contract of Mutual Participation), is dismissed from the Program or ends their five year contract with the MTW Program unsuccessfully.

Operating Subsidies. The agency receives an operating subsidy for its Public Housing units based on prior year PUM levels increased by inflation rates and utility rates with consumption estimates per DSHA's MTW agreement. The approved subsidy for CY09 was \$2,347,356. The funding level for CY10 has not been finalized. FY10 is funded by 50% from each of CY09 and CY10. The FY10 budget anticipated subsidy revenues of \$2,361,690 while actual receipts were \$2,528,406.

Public Housing Capital Funds. In accordance with new guidelines under GAAP, the revenue reported as budgeted is the amount that the agency actually anticipates in receiving for all years funded, not the amount that the agency anticipates being awarded in new funds in FFY10. In FY10, revenue received to cover contractual obligations was less than anticipated due to the use of American Recovery and Reinvestment Act Funds in place of Public Housing Capital Funds.

Section 8 Grant. The grant calculation received each fiscal year for the Housing Choice

Voucher Program is described in the MTW Agreement. The HUD approved grant amount for CY09 and CY10 was \$6,965,315 and \$7,188,547 respectively. Given that FY10 is funded 50% from each of the above mentioned calendar year requests, subsidy would have been \$7,076,931. The FY10 budget recognized subsidy revenues of 95% of the CY08 subsidy amount received after inflated by 1.05 which equals \$6,839,900 while actual receipts were \$7,117,851. FY10 funding was greater than anticipated due to HUD funding CY09 at 99.1% and CY10 at 99.5% with DSHA receiving additional proration for CY09 of \$15,186 in May 2010.

EXPENDITURES

MTW program expenses for FY10 consist of Administration Expense, Tenant Services, Utilities, Maintenance, Protective Service, General Expense, Resident Home Ownership, Routine Maintenance, Capital Outlays and Payments to Landlords. A broad overview of budget versus actual expenditures is listed below.

Administration Expense. Public Housing, Public Housing Capital Fund and the Section 8 Housing Choice Vouchers Program have administrative expenses including salaries, legal, staff training/travel, auditing fees, supplies and postage where appropriate. Starting in FY09, the Voucher Program direct charged all salaries pertaining to the program. And, the Capital Fund Program was charged for applicable 10% fee for service.

Tenant Services. The Public Housing budget include funding for educational and recreational activities for children, self-sufficiency training, internet access at all sites, computer training programs and \$4,170 to fund organized tenant council expenses. There were no tenant council expenses in FY10. Financial counseling for Public Housing and Section 8 residents is provided in house by DSHA staff.

Utilities. FY10 utilities were budgeted at \$494,490. FY10 utility expenses increased slightly to \$472,601 due to a slight increase in cost.

Maintenance. Maintenance salaries of site personnel, materials/supplies, and contractual costs including trash pickup, grass cutting, exterminating and routine painting of empty units at all sites are combined in this category. Public Housing=s costs were in line with the budgeted amount.

Protective Service. Protective services were budgeted at \$20,000 from the Capital Fund Program for FY10 with no expenses.

General Expense. Grouped in this area are payments in lieu of taxes to counties and school districts, employee benefit contributions, collection loss and insurance expenses. Expenses were lower than budgeted.

Routine Maintenance. The expense amount represents site maintenance including repairs to security fencing and landscaping at various Public Housing sites.

Capital Outlays. Funds from the Capital Fund Program were used for playground equipment and door replacements, installation of security cameras and solar panels, and parking lot improvements at Mifflin Meadows, parking lot improvements at Clarks

Corner, siding and window replacements at Lavery Lane, complete the roof replacement at Lavery Lane, roof replacement, installation of solar panels and HVAC upgrades at Hickory Tree, complete the roof replacement at Peach Circle and McLane Gardens/Annex, and window and door replacements and bathroom upgrades at McLane Gardens/Annex.

Payments to Landlords. Housing Assistance Payments were 105% of the budgeted amount due to increased PUM costs.

OPERATING RESERVES

Operating Reserves for Public Housing at the end of FY 2010 were \$611,485 which represents approximately two months of routine operating expenses.

Operating Reserves for the Section 8 Voucher Program at the end of FY 2010 increased to \$2,293,174. \$181,922 of the \$2,293,174 is Family Unification Program (FUP) funds not spent in FY10. The remaining \$2,111,252 is Section 8 Voucher program reserves which represents over three months of routine operating expenses.

The utilization of the Single Budget flexibility of funds available to DSHA through the MTW Agreement would be shown in the Transfers In/Out column. Although there were no transfers between programs in FY10, Section 8 Housing Choice Voucher reserves were used to install security cameras and to purchase a truck for Burton Village. In addition, DSHA uses this Single Budget flexibility to fund counseling activities for MTW participants including, homeownership counseling, budget & credit counseling, financial literacy classes and other community related programs used to help address basic social issues and create a foundation for self-sufficiency.

OPERATING RESERVES

	Beginning of Year	FY2010 Increase/Decrease	FY2010 Transfers In/Out	End of Year
Public Housing	\$538,002	73,483	0	\$611,485
Section 8 Housing Choice Vouchers	\$1,563,095	730,079	0	\$2,293,174
TOTAL MTW	\$2,101,097	803,562	0	\$2,904,659

DSHA follows HUD’s local asset management program and has no deviations from HUD’s asset management requirements. DSHA uses the fee for service approach for the Capital Fund Program. For Public Housing and Section 8 Voucher programs, DSHA direct charges salaries and expenses to the appropriate program for which the expense is related. DSHA also used MTW Single Budget funding (fungability) to move charges to other programs as needed. DSHA does not charge overhead to each program in order to leave program funds within the program in order to support the program. DSHA’s mortgage revenue bond programs support the majority of general fund operations, such as building maintenance and utilities, through transfers of administrative fees and surplus funds. This keeps most federal funds within the program to support the program.

8.0 ADMINISTRATIVE

- Description of progress on the correction or elimination of observed deficiencies cited in monitoring visits or physical inspections, if applicable:

This is not applicable-no outstanding deficiencies from monitoring visits or inspections.

- Results of latest Agency-directed evaluations of the demonstration as applicable:

There are no Agency-directed evaluations.

- **Performance and Evaluation Report for Capital Fund Activities not included in the MTW Block Grant:**

AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA)

A. DESCRIPTION

On February 17, 2009, President Barack Obama signed the American Recovery and Reinvestment Act. This legislation included a \$3 billion appropriation of Capital Funds to carry out capital activities for public housing agencies. These funds were to be distributed as formula funds, which resulted in DSHA receiving \$1,027,870. On September 23, 2009, DSHA received two (2) Capital Fund-Competitive Grants totaling \$369,626, to install Solar Panels at two (2) separate public housing sites (Mifflin Meadows, Hickory Tree). One of these grants (Mifflin Meadows), was later amended to include other energy efficiency projects.

B. PLANNED ARRA CAPITAL EXPENDITURES

Capital Fund-Formula Grant

Items to be completed using Capital Fund-Formula Grant were selected from the existing five-year capital plan submitted through the public hearing and HUD approval process required for the FY2009 Annual MTW Plan. Under ARRA, DSHA must be obligate 100% of the funds within 1 year of the date on which the funds become available to the agency for obligation (3/18/09); expend 60% of the funds within 2 years of the date on which the funds became available to the agency for obligation and expend 100% of the funds within 3 years of the date on which the funds became available to the agency for obligation. As of June 31, 2010, 100% of the grant had already been obligated and 98.6% of the grant expended-significantly ahead of the required expenditure deadline (3/18/12) Listed below are the projects that have been completed using ARRA Capital Funds.

Capital Fund-Competitive Grant

The Capital Fund-Competitive Grants were award to DSHA as of September 23, 2009. The projects selected for the grant were from the existing five-year capital plan submitted through the public hearing and HUD approval process required for the FY2009 Annual MTW Plan and amended in the FY2010 Annual MTW Plan.

Under ARRA, DSHA must be obligate 100% of the funds within 1 year of the date on which the funds become available to the agency for obligation (9/23/10); expend 60% of the funds within 2 years of the date on which the funds became available to the agency for obligation and expend 100% of the funds within 3 years of the date on which the funds became available to the agency for obligation.

• **AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA)-Continued**

American Recovery and Reinvestment Act (ARRA)-Formula Grants

Property	Capital Project	Actual Expenditures (6/31/10)
Clarks Corner	Repave Lots/Driveway	\$ 84,844.15
McLane Gardens	Roofs, Gutters, Facia	\$ 114,010.17
Peach Circle	Roofs, Gutters, Facia	\$ 171,015.26
Mifflin Meadows	Repave Lots/Driveway	\$ 84,844.15
Burton Village	Replace Smoke Detectors	\$ 24,877.00
McLane Gardens Annex	Bathroom Rehabilitation	\$ 149,263.11
Laverty Lane	Window Replacements	\$ 121,388.60
Hickory Tree	HVAC Replacements	\$ 93,740.88
Liberty Court I	1) Repave Lots/Driveway 2) Playground Equipment 3) Catch Basins for Flooding	\$ 57,273.48 24,000.64 2,709.10
Liberty Court II	1) Repave Lots/Driveway 2) Playground Equipment	\$ 57,273.48 24,000.64
Holly Square	Replace Porch Concrete Pads	\$ 4,693.00
	Total	\$ 1,013,933.66

American Recovery and Reinvestment Act (ARRA)-Competitive Grants

Property	Capital Project	Total Planned Expenditures (9/23/09 to 9/23/12)
Mifflin Meadows	Install Solar Panels for Community Bldg., Replace Community Bldg. HVAC, Water Heaters, Replace Parking Lot Lighting and Replace all refrigerators	\$ 184,813
Hickory Tree	Install Solar Panels for Community Bldg.	\$ 184,813
	Total	\$ 369,626

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009	
PHA Name: Delaware State Housing Authority		FFY of Grant Approval: 2009	
Grant Type and Number Capital Fund Program Grant No: DE265004501-09 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Revised ²	Total Actual Cost ¹ Expended
1	Total non-CFFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	0.00	0.00
8	1440 Site Acquisition		
9	1450 Site Improvement	227,000.00	297,666.15
10	1460 Dwelling Structures	600,000.00	563,584.69
11	1465.1 Dwelling Equipment—Nonexpendable	127,000.00	118,617.88
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment	60,000.00	48,001.28
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009	
PHA Name: Delaware State Housing Authority		FFY of Grant Approval: 2009	
Grant Type and Number Capital Fund Program Grant No: DE26S004501-09 Replacement Housing Factor Grant No: N/A Date of CFFP: N/A			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost	
Line		Original	Expended
18a	1501 Collateralization or Debt Service paid by the PHIA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,027,870.00	1,027,870.00
21	Amount of line 20 Related to LBP Activities		905,901.86
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
		Date 5/13/10	
		Date	

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAS with under 250 units in management may use 100% of CPP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number	Replacement Housing Factor Grant No:	FFY of Grant:
PHA Name:		Capital Fund Program Grant No: DE00400000309R	Date of CFFP:	2009
Delaware State Housing Authority		FFY of Grant Approval: 2009		
Type of Grant		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Final Performance and Evaluation Report		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				
Line	Summary by Development Account	Original	Revised ¹	Total Actual Cost ¹
Reserve for Disasters/Emergencies				
Summary by Development Account				
1	Total non-CFF Funds	67,190		Expended
2	1406 Operations (may not exceed 20% of line 21) ³			
3	1408 Management Improvements			
4	1410 Administration (may not exceed 10% of line 21)			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	24,049		
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Equipment—Nonexpendable	26,316		
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition	134,448		
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities ⁴			
18a	1501 Collateralization or Debt Service paid by the FHA			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	184,813		
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security - Soft Costs			
24	Amount of line 20 Related to Security - Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures	184,813		

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No.: DE00400000309R Replacement Housing Factor Grant No:		FFY of Grant: 2009
PHA Name: Delaware State Housing Authority		Date of CFFP:		FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period/Ending:		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report		
Line Summary: Development Account	Reserve for Disasters/Emergencies	Total Estimated Cost	Revised:	Total Actual Cost:
Signature of Executive Director: <i>[Signature]</i>	Date: 9/14/10	Original	Signature of Public Housing Director: <i>[Signature]</i>	Date: 9/17/10
			Obligated	Expended

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: Delaware State Housing Authority 18 The Green Dover DE, 19901		Capital Fund Program Grant No. DE 00-400001306R Replacement Housing Factor Grant No. Date of CFFP: 2009		FFY of Grant Approval:	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹	
Line		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds	60,937			
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	2,000			
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	182,813			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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⁴ RHF funds shall be included here.

2009 DEC -3 PM 4:29
 RECEIVED AND
 PHILADELPHIA OFFICE

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009	
PHA Name: Delaware State Housing Authority 18 The Green Dover DE, 19901		FRY of Grant Approval:	
Grant Type and Number Capital Fund Program Grant No: DE 004 0000 1309R			
Replacement Housing Factor Grant No: Date of CFFP: 2009			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		Expended
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	184,813	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures	184,813	
Signature of Executive Director : Anas Ben AMH		Signature of Public Housing Director	
Date 7/16/09		Date 2/2/10	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

- Certification That the Agency has Meet the three statutory requirements:

SEE ATTACHED DOCUMENT

GENERAL ORDER NO. 564

**CERTIFICATION OF COMPLIANCE WITH
STATUTORY REQUIREMENTS
OF THE MOVING TO WORK
ANNUAL REPORT FOR FY2010**

WHEREAS, The Delaware State Housing Authority (DSHA) entered into a Moving to Work Restated and Amended Agreement with HUD; and

WHEREAS, The Moving to Work Restated and Amended Agreement requires that the Delaware State Housing Authority submit an Annual Report; and

WHEREAS, The Moving to Work Restated and Amended Agreement requires certification that DSHA has met the three statutory requirements for the Moving To Work program; and

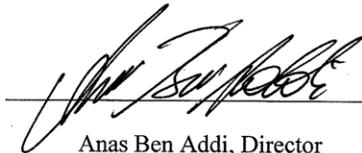
WHEREAS, The Annual Report shall describe the activities and sources and uses of funding that Delaware State Housing Authority is undertaking through the Moving to Work Program.

NOW THEREFORE BE IT ORDERED AS FOLLOWS:

The Delaware State Housing Authority certifies that it has met the following three statutory requirements of;

- 1) Assuring that at least 75 percent of the families assisted by the Agency are very low-income families; and
- 2) Continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and
- 3) Maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration.

DELAWARE STATE HOUSING AUTHORITY


Anas Ben Addi, Director

9/27/10
Date

Attachment A

Budget Submissions to HUD

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT LOW-RENT HOUSING PROGRAM COMPUTATION OF PAYMENTS IN LIEU OF TAXES		TYPE OF PROJECT (S) Smy Sites <input checked="" type="checkbox"/> LHA Owned Rental Housing <input type="checkbox"/> LHA Owned Homeownership	
		FOR FISCAL YEAR ENDED: 6/30/2010	
NAME OF LOCAL HOUSING AUTHORITY Delaware State Housing Authority		CONTRACT NUMBER P-4520	
ADDRESS 18 The Green Dover, DE 19901		PROJECT NUMBER (S) DEL 4-2,4-5,4-10	
COMPUTATION OF SHELTER RENT CHARGED			
1. Dwelling Rental (Account 3110)		81,214.88	
2. Excess Utilities (Account 3120)		0.00	
3. Nondwelling Rental (Account 3190)			
Homebuyers Monthly Payments for:			
4. Earned Home Payments (Account 7712)			
5. Nonroutine Maintenance Reserve (Account 7714)			
6. Total Rental or Homebuyers Payments Charged (Lines 1 to 5)		81,214.88	
7. Total Utilities Expense (Accounts in 4300 group)		71,777.69	
8. SHELTER RENT CHARGED (Line 6 minus Line 7)		9,437.19	
COMPUTATION OF SHELTER RENT (To be completed only if Cooperation Agreement provides for payment of PILOT on basis of Shelter Rent Collected)			
9. Accounts Receivable (Account 1122 or 1124) at beginning of fiscal year			
10. Total of Lines 8 and 9			
Deductions:			
11. Collection Losses (Account 4570) during current fiscal year			
12. Accounts Receivable (Account 1122 or 1124) at end of fiscal year			
13. SHELTER RENT COLLECTED (Line 10 minus total of Lines 11 & 12)			
COMPUTATION OF APPROXIMATE FULL REAL PROPERTY TAXES			
TAXING DISTRICTS (1)	ASSESSABLE VALUE (2)	TAX RATE (3)	AMOUNT (4)
14. Approximate Full Real Property Taxes (Total of amounts in Col. (4))			
PAYMENTS IN LIEU OF TAXES			
15. 10% of Line 8 or Line 13, whichever is applicable 1/ (see instructions on reverse side)			943.72
16. PAYMENTS IN LIEU OF TAXES (Line 15 or Line 14, whichever is lesser)			943.72
Were any expenses incurred for the project(s) during the fiscal year for services or facilities which the local taxing body should have furnished under the terms of the Cooperation Agreement? [] YES [X] NO. If the answer is "yes," will such expenses be deducted from PILOT or otherwise collected from the applicable taxing body? [] YES [] NO. If the answer is "no," attach a statement showing the amount of such expenses incurred and the reason for not collecting.			
1/ If the percentage specified in the Cooperation Agreement or the Contract with HUD is lower, such lower percentage shall be used.			
PREPARED BY: Name <u>Lisa M Semans</u> Title Mgmt Analyst III Date 8/16/2010		APPROVED BY: Name <u>Douglas S. Croft</u> Title Asst Director, Financial Mgmt Date 8/16/2010	

Replaces HUD-52267 and HUD-52267a which are obsolete

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT LOW-RENT HOUSING PROGRAM		TYPE OF PROJECT (S) Smy Sites <input checked="" type="checkbox"/> LHA Owned Rental Housing <input type="checkbox"/> LHA Owned Homeownership	
COMPUTATION OF PAYMENTS IN LIEU OF TAXES		FOR FISCAL YEAR ENDED: 6/30/2010	
NAME OF LOCAL HOUSING AUTHORITY Delaware State Housing Authority		CONTRACT NUMBER P-4520	
ADDRESS 18 The Green Dover, DE 19901		PROJECT NUMBER (S) DEL 4-11/12	
COMPUTATION OF SHELTER RENT CHARGED			
1. Dwelling Rental (Account 3110)		87,874.00	
2. Excess Utilities (Account 3120)		0.00	
3. Nondwelling Rental (Account 3190)			
Homebuyers Monthly Payments for:			
4. Earned Home Payments (Account 7712)			
5. Nonroutine Maintenance Reserve (Account 7714)			
6. Total Rental or Homebuyers Payments Charged (Lines 1 to 5)		87,874.00	
7. Total Utilities Expense (Accounts in 4300 group)		60,858.28	
8. SHELTER RENT CHARGED (Line 6 minus Line 7)		27,015.72	
COMPUTATION OF SHELTER RENT (To be completed only if Cooperation Agreement provides for payment of PILOT on basis of Shelter Rent Collected)			
9. Accounts Receivable (Account 1122 or 1124) at beginning of fiscal year			
10. Total of Lines 8 and 9			
Deductions:			
11. Collection Losses (Account 4570) during current fiscal year			
12. Accounts Receivable (Account 1122 or 1124) at end of fiscal year			
13. SHELTER RENT COLLECTED (Line 10 minus total of Lines 11 & 12)			
COMPUTATION OF APPROXIMATE FULL REAL PROPERTY TAXES			
TAXING DISTRICTS (1)	ASSESSABLE VALUE (2)	TAX RATE (3)	AMOUNT (4)
14. Approximate Full Real Property Taxes (Total of amounts in Col. (4))			
PAYMENTS IN LIEU OF TAXES			
15. 10% of Line 8 or Line 13, whichever is applicable 1/ (see instructions on reverse side)		2,701.57	
16. PAYMENTS IN LIEU OF TAXES (Line 15 or Line 14, whichever is lesser)		2,701.57	
Were any expenses incurred for the project(s) during the fiscal year for services or facilities which the local taxing body should have furnished under the terms of the Cooperation Agreement? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO. If the answer is "yes," will such expenses be deducted from PILOT or otherwise collected from the applicable taxing body? <input type="checkbox"/> YES <input type="checkbox"/> NO. If the answer is "no," attach a statement showing the amount of such expenses incurred and the reason for not collecting.			
1/ If the percentage specified in the Cooperation Agreement or the Contract with HUD is lower, such lower percentage shall be used.			
PREPARED BY: Name <u>Lisa M Semans</u> Title Mgmt Analyst III Date 8/16/2010		APPROVED BY: Name <u>Douglas S. Croft</u> Title Asst Director, Financial Mgmt Date 8/16/2010	

Replaces HUD-52267 and HUD-52267a which are obsolete

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT LOW-RENT HOUSING PROGRAM COMPUTATION OF PAYMENTS IN LIEU OF TAXES		TYPE OF PROJECT (S) Smy Sites <input checked="" type="checkbox"/> LHA Owned Rental Housing <input type="checkbox"/> LHA Owned Homeownership	
		FOR FISCAL YEAR ENDED: 6/30/2010	
NAME OF LOCAL HOUSING AUTHORITY Delaware State Housing Authority		CONTRACT NUMBER P-4520	
ADDRESS 18 The Green Dover, DE 19901		PROJECT NUMBER (S) DEL 4-2/16,4-10, 4-15	
COMPUTATION OF SHELTER RENT CHARGED			
1. Dwelling Rental (Account 3110)		49,585.00	
2. Excess Utilities (Account 3120)		0.00	
3. Nondwelling Rental (Account 3190)			
Homebuyers Monthly Payments for:			
4. Earned Home Payments (Account 7712)			
5. Nonroutine Maintenance Reserve (Account 7714)			
6. Total Rental or Homebuyers Payments Charged (Lines 1 to 5)		49,585.00	
7. Total Utilities Expense (Accounts in 4300 group)		93,453.96	
8. SHELTER RENT CHARGED (Line 6 minus Line 7)		<u>-43,868.96</u>	
COMPUTATION OF SHELTER RENT (To be completed only if Cooperation Agreement provides for payment of PILOT on basis of Shelter Rent Collected)			
9. Accounts Receivable (Account 1122 or 1124) at beginning of fiscal year			
10. Total of Lines 8 and 9			
Deductions:			
11. Collection Losses (Account 4570) during current fiscal year			
12. Accounts Receivable (Account 1122 or 1124) at end of fiscal year			
13. SHELTER RENT COLLECTED (Line 10 minus total of Lines 11 & 12)			
COMPUTATION OF APPROXIMATE FULL REAL PROPERTY TAXES			
TAXING DISTRICTS (1)	ASSESSABLE VALUE (2)	TAX RATE (3)	AMOUNT (4)
14. Approximate Full Real Property Taxes (Total of amounts in Col. (4))			
PAYMENTS IN LIEU OF TAXES			
15. 10% of Line 8 or Line 13, whichever is applicable 1/ (see instructions on reverse side)			-0.00
16. PAYMENTS IN LIEU OF TAXES (Line 15 or Line 14, whichever is lesser)			<u>0.00</u>
Were any expenses incurred for the project(s) during the fiscal year for services or facilities which the local taxing body should have furnished under the terms of the Cooperation Agreement? [] YES [X] NO. If the answer is "yes," will such expenses be deducted from PILOT or otherwise collected from the applicable taxing body? [] YES [] NO. If the answer is "no," attach a statement showing the amount of such expenses incurred and the reason for not collecting.			
1/ If the percentage specified in the Cooperation Agreement or the Contract with HUD is lower, such lower percentage shall be used.			
PREPARED BY: Name <u>Lisa M Semans</u> Title Mgmt Analyst III Date 8/16/2010		APPROVED BY: Name <u>Douglas S. Croft</u> Title Asst Director, Financial Mgmt Date 8/16/2010	

Replaces HUD-52267 and HUD-52267a which are obsolete

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT LOW-RENT HOUSING PROGRAM COMPUTATION OF PAYMENTS IN LIEU OF TAXES		TYPE OF PROJECT (S) Smy Sites <input checked="" type="checkbox"/> LHA Owned Rental Housing <input type="checkbox"/> LHA Owned Homeownership	
		FOR FISCAL YEAR ENDED: 6/30/2010	
NAME OF LOCAL HOUSING AUTHORITY Delaware State Housing Authority		CONTRACT NUMBER P-4520	
ADDRESS 18 The Green Dover, DE 19901		PROJECT NUMBER (S) DEL 4-10, 4-15	
COMPUTATION OF SHELTER RENT CHARGED			
1. Dwelling Rental (Account 3110)	16,634.00		
2. Excess Utilities (Account 3120)	0.00		
3. Nondwelling Rental (Account 3190)			
Homebuyers Monthly Payments for:			
4. Earned Home Payments (Account 7712)			
5. Nonroutine Maintenance Reserve (Account 7714)			
6. Total Rental or Homebuyers Payments Charged (Lines 1 to 5)	16,634.00		
7. Total Utilities Expense (Accounts in 4300 group)	1,678.33		
8. SHELTER RENT CHARGED (Line 6 minus Line 7)	14,955.67		
COMPUTATION OF SHELTER RENT (To be completed only if Cooperation Agreement provides for payment of PILOT on basis of Shelter Rent Collected)			
9. Accounts Receivable (Account 1122 or 1124) at beginning of fiscal year			
10. Total of Lines 8 and 9			
Deductions:			
11. Collection Losses (Account 4570) during current fiscal year			
12. Accounts Receivable (Account 1122 or 1124) at end of fiscal year			
13. SHELTER RENT COLLECTED (Line 10 minus total of Lines 11 & 12)			
COMPUTATION OF APPROXIMATE FULL REAL PROPERTY TAXES			
TAXING DISTRICTS (1)	ASSESSABLE VALUE (2)	TAX RATE (3)	AMOUNT (4)
14. Approximate Full Real Property Taxes (Total of amounts in Col. (4))			
PAYMENTS IN LIEU OF TAXES			
15. 10% of Line 8 or Line 13, whichever is applicable 1/ (see instructions on reverse side)			1,495.57
16. PAYMENTS IN LIEU OF TAXES (Line 15 or Line 14, whichever is lesser)			1,495.57
Were any expenses incurred for the project(s) during the fiscal year for services or facilities which the local taxing body should have furnished under the terms of the Cooperation Agreement? [] YES [X] NO. If the answer is "yes," will such expenses be deducted from PILOT or otherwise collected from the applicable taxing body? [] YES [] NO. If the answer is "no," attach a statement showing the amount of such expenses incurred and the reason for not collecting.			
1/ If the percentage specified in the Cooperation Agreement or the Contract with HUD is lower, such lower percentage shall be used.			
PREPARED BY: Name <u>Lisa M Semans</u> Title Mgmt Analyst III Date 8/16/2010		APPROVED BY: Name <u>Douglas A. Croft</u> Title Asst Director, Financial Mgmt Date 8/16/2010	

Replaces HUD-52267 and HUD-52267a which are obsolete

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT LOW-RENT HOUSING PROGRAM COMPUTATION OF PAYMENTS IN LIEU OF TAXES		TYPE OF PROJECT (S) Smy Sites <input checked="" type="checkbox"/> LHA Owned Rental Housing <input type="checkbox"/> LHA Owned Homeownership FOR FISCAL YEAR ENDED: 6/30/2010	
NAME OF LOCAL HOUSING AUTHORITY Delaware State Housing Authority		CONTRACT NUMBER P-4520	
ADDRESS 18 The Green Dover, DE 19901		PROJECT NUMBER (S) DEL 4-3,4-10,4-15	
COMPUTATION OF SHELTER RENT CHARGED			
1. Dwelling Rental (Account 3110)		116,630.68	
2. Excess Utilities (Account 3120)		0.00	
3. Nondwelling Rental (Account 3190)			
Homebuyers Monthly Payments for:			
4. Earned Home Payments (Account 7712)			
5. Nonroutine Maintenance Reserve (Account 7714)			
6. Total Rental or Homebuyers Payments Charged (Lines 1 to 5)		116,630.68	
7. Total Utilities Expense (Accounts in 4300 group)		64,768.20	
8. SHELTER RENT CHARGED (Line 6 minus Line 7)		51,862.48	
COMPUTATION OF SHELTER RENT (To be completed only if Cooperation Agreement provides for payment of PILOT on basis of Shelter Rent Collected)			
9. Accounts Receivable (Account 1122 or 1124) at beginning of fiscal year			
10. Total of Lines 8 and 9.			
Deductions:			
11. Collection Losses (Account 4570) during current fiscal year			
12. Accounts Receivable (Account 1122 or 1124) at end of fiscal year			
13. SHELTER RENT COLLECTED (Line 10 minus total of Lines 11 & 12)			
COMPUTATION OF APPROXIMATE FULL REAL PROPERTY TAXES			
TAXING DISTRICTS (1)	ASSESSABLE VALUE (2)	TAX RATE (3)	AMOUNT (4)
14. Approximate Full Real Property Taxes (Total of amounts in Col. (4))			
PAYMENTS IN LIEU OF TAXES			
15. 10% of Line 8 or Line 13, whichever is applicable 1/ (see instructions on reverse side)		5,186.27	
16. PAYMENTS IN LIEU OF TAXES (Line 15 or Line 14, whichever is lesser)		5,186.27	
Were any expenses incurred for the project(s) during the fiscal year for services or facilities which the local taxing body should have furnished under the terms of the Cooperation Agreement? [] YES [X] NO. If the answer is "yes," will such expenses be deducted from PILOT or otherwise collected from the applicable taxing body? [] YES [] NO. If the answer is "no," attach a statement showing the amount of such expenses incurred and the reason for not collecting.			
1/ If the percentage specified in the Cooperation Agreement or the Contract with HUD is lower, such lower percentage shall be used.			
PREPARED BY: Name <u>Lisa M Semans</u> Lisa M. Semans Title Mgmt Analyst III Date 8/16/2010		APPROVED BY: Name <u>Douglas S. Croft</u> Douglas S. Croft Title Asst Director, Financial Mgmt Date 8/16/2010	

Replaces HUD-52267 and HUD-52267a which are obsolete

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT LOW-RENT HOUSING PROGRAM		TYPE OF PROJECT (S) Smy Sites <input checked="" type="checkbox"/> LHA Owned Rental Housing <input type="checkbox"/> LHA Owned Homeownership	
COMPUTATION OF PAYMENTS IN LIEU OF TAXES		FOR FISCAL YEAR ENDED: 6/30/2010	
NAME OF LOCAL HOUSING AUTHORITY Delaware State Housing Authority		CONTRACT NUMBER P-4520	
ADDRESS 18 The Green Dover, DE 19901		PROJECT NUMBER (S) DEL 4-4	
COMPUTATION OF SHELTER RENT CHARGED			
1. Dwelling Rental (Account 3110)		18,824.00	
2. Excess Utilities (Account 3120)		0.00	
3. Nondwelling Rental (Account 3190)			
Homebuyers Monthly Payments for:			
4. Earned Home Payments (Account 7712)			
5. Nonroutine Maintenance Reserve (Account 7714)			
6. Total Rental or Homebuyers Payments Charged (Lines 1 to 5)		18,824.00	
7. Total Utilities Expense (Accounts in 4300 group)		50,450.34	
8. SHELTER RENT CHARGED (Line 6 minus Line 7)		-31,626.34	
COMPUTATION OF SHELTER RENT (To be completed only if Cooperation Agreement provides for payment of PILOT on basis of Shelter Rent Collected)			
9. Accounts Receivable (Account 1122 or 1124) at beginning of fiscal year			
10. Total of Lines 8 and 9			
Deductions:			
11. Collection Losses (Account 4570) during current fiscal year			
12. Accounts Receivable (Account 1122 or 1124) at end of fiscal year			
13. SHELTER RENT COLLECTED (Line 10 minus total of Lines 11 & 12)			
COMPUTATION OF APPROXIMATE FULL REAL PROPERTY TAXES			
TAXING DISTRICTS (1)	ASSESSABLE VALUE (2)	TAX RATE (3)	AMOUNT (4)
14. Approximate Full Real Property Taxes (Total of amounts in Col. (4))			
PAYMENTS IN LIEU OF TAXES			
15. 10% of Line 8 or Line 13, whichever is applicable 1/ (see instructions on reverse side)			0.00
16. PAYMENTS IN LIEU OF TAXES (Line 15 or Line 14, whichever is lesser)			0.00
Were any expenses incurred for the project(s) during the fiscal year for services or facilities which the local taxing body should have furnished under the terms of the Cooperation Agreement? [] YES [X] NO. If the answer is "yes," will such expenses be deducted from PILOT or otherwise collected from the applicable taxing body? [] YES [] NO. If the answer is "no," attach a statement showing the amount of such expenses incurred and the reason for not collecting.			
1/ If the percentage specified in the Cooperation Agreement or the Contract with HUD is lower, such lower percentage shall be used.			
PREPARED BY: Name <u>Lisa M Semans</u> Title Mgmt Analyst III Date 8/16/2010		APPROVED BY: Name <u>Douglas S. Croft</u> Title Asst Director, Financial Mgmt Date 8/16/2010	

Replaces HUD-52267 and HUD-52267a which are obsolete

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT LOW-RENT HOUSING PROGRAM COMPUTATION OF PAYMENTS IN LIEU OF TAXES		TYPE OF PROJECT (S) Smy Sites <input checked="" type="checkbox"/> LHA Owned Rental Housing <input type="checkbox"/> LHA Owned Homeownership	
		FOR FISCAL YEAR ENDED: 6/30/2010	
NAME OF LOCAL HOUSING AUTHORITY Delaware State Housing Authority		CONTRACT NUMBER P-4520	
ADDRESS 18 The Green Dover, DE 19901		PROJECT NUMBER (S) DEL 4-10	
COMPUTATION OF SHELTER RENT CHARGED			
1. Dwelling Rental (Account 3110)		764.00	
2. Excess Utilities (Account 3120)		0.00	
3. Nondwelling Rental (Account 3190)			
Homebuyers Monthly Payments for:			
4. Earned Home Payments (Account 7712)			
5. Nonroutine Maintenance Reserve (Account 7714)			
6. Total Rental or Homebuyers Payments Charged (Lines 1 to 5)		764.00	
7. Total Utilities Expense (Accounts in 4300 group)		512.85	
8. SHELTER RENT CHARGED (Line 6 minus Line 7)		251.15	
COMPUTATION OF SHELTER RENT (To be completed only if Cooperation Agreement provides for payment of PILOT on basis of Shelter Rent Collected)			
9. Accounts Receivable (Account 1122 or 1124) at beginning of fiscal year			
10. Total of Lines 8 and 9			
Deductions:			
11. Collection Losses (Account 4570) during current fiscal year			
12. Accounts Receivable (Account 1122 or 1124) at end of fiscal year			
13. SHELTER RENT COLLECTED (Line 10 minus total of Lines 11 & 12)			
COMPUTATION OF APPROXIMATE FULL REAL PROPERTY TAXES			
TAXING DISTRICTS (1)	ASSESSABLE VALUE (2)	TAX RATE (3)	AMOUNT (4)
14. Approximate Full Real Property Taxes (Total of amounts in Col. (4))			
PAYMENTS IN LIEU OF TAXES			
15. 10% of Line 8 or Line 13, whichever is applicable 1/ (see instructions on reverse side)			25.12
16. PAYMENTS IN LIEU OF TAXES (Line 15 or Line 14, whichever is lesser)			25.12
Were any expenses incurred for the project(s) during the fiscal year for services or facilities which the local taxing body should have furnished under the terms of the Cooperation Agreement? [] YES [X] NO. If the answer is "yes," will such expenses be deducted from PILOT or otherwise collected from the applicable taxing body? [] YES [] NO. If the answer is "no," attach a statement showing the amount of such expenses incurred and the reason for not collecting.			
1/ If the percentage specified in the Cooperation Agreement or the Contract with HUD is lower, such lower percentage shall be used.			
PREPARED BY: Name <u>Lisa M Semans</u> Title Mgmt Analyst III Date 8/16/2010		APPROVED BY: Name <u>Douglas S. Croft</u> Title Asst Director, Financial Mgmt Date 8/16/2010	

Replaces HUD-52267 and HUD-52267a which are obsolete

HUD-52267

LAVERY LANE, BRIDGEVILLE, SUSSEX COUNTY

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
LOW-RENT HOUSING PROGRAM

TYPE OF PROJECT (S)		Smy Sites
<input checked="" type="checkbox"/>	LHA Owned Rental Housing	
<input type="checkbox"/>	LHA Owned Homeownership	

COMPUTATION OF PAYMENTS IN LIEU OF TAXES

FOR FISCAL YEAR ENDED:
6/30/2010

NAME OF LOCAL HOUSING AUTHORITY Delaware State Housing Authority	CONTRACT NUMBER P-4520
ADDRESS 18 The Green Dover, DE 19901	PROJECT NUMBER (S) DEL 4-8

COMPUTATION OF SHELTER RENT CHARGED	
1. Dwelling Rental (Account 3110)	69,001.00
2. Excess Utilities (Account 3120)	0.00
3. Nondwelling Rental (Account 3190)	
Homebuyers Monthly Payments for:	
4. Earned Home Payments (Account 7712)	
5. Nonroutine Maintenance Reserve (Account 7714)	
6. Total Rental or Homebuyers Payments Charged (Lines 1 to 5)	69,001.00
7. Total Utilities Expense (Accounts in 4300 group)	48,011.68
8. SHELTER RENT CHARGED (Line 6 minus Line 7)	20,989.32

COMPUTATION OF SHELTER RENT (To be completed only if Cooperation Agreement provides for payment of PILOT on basis of Shelter Rent Collected)	
9. Accounts Receivable (Account 1122 or 1124) at beginning of fiscal year	
10. Total of Lines 8 and 9	
Deductions:	
11. Collection Losses (Account 4570) during current fiscal year	
12. Accounts Receivable (Account 1122 or 1124) at end of fiscal year	
13. SHELTER RENT COLLECTED (Line 10 minus total of Lines 11 & 12)	

COMPUTATION OF APPROXIMATE FULL REAL PROPERTY TAXES			
TAXING DISTRICTS (1)	ASSESSABLE VALUE (2)	TAX RATE (3)	AMOUNT (4)

14. Approximate Full Real Property Taxes (Total of amounts in Col. (4))	
PAYMENTS IN LIEU OF TAXES	
15. 10% of Line 8 or Line 13, whichever is applicable 1/ (see instructions on reverse side)	2,098.93
16. PAYMENTS IN LIEU OF TAXES (Line 15 or Line 14, whichever is lesser)	2,098.93

Were any expenses incurred for the project(s) during the fiscal year for services or facilities which the local taxing body should have furnished under the terms of the Cooperation Agreement? [] YES [X] NO. If the answer is "yes," will such expenses be deducted from PILOT or otherwise collected from the applicable taxing body? [] YES [] NO. If the answer is "no," attach a statement showing the amount of such expenses incurred and the reason for not collecting.

1/ If the percentage specified in the Cooperation Agreement or the Contract with HUD is lower, such lower percentage shall be used.			
PREPARED BY:		APPROVED BY:	
Name	<i>Lisa M Semans</i>	Name	<i>Douglas S Croft</i>
Title	Lisa M. Semans Mgmt Analyst III	Title	Douglas S. Croft Asst Director, Financial Mgmt
Date	8/16/2010	Date	8/16/2010

Replaces HUD-52267 and HUD-52267a which are obsolete

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT LOW-RENT HOUSING PROGRAM COMPUTATION OF PAYMENTS IN LIEU OF TAXES		TYPE OF PROJECT (S) Smy Sites <input checked="" type="checkbox"/> LHA Owned Rental Housing <input type="checkbox"/> LHA Owned Homeownership	
		FOR FISCAL YEAR ENDED: 6/30/2010	
NAME OF LOCAL HOUSING AUTHORITY Delaware State Housing Authority		CONTRACT NUMBER P-4520	
ADDRESS 18 The Green Dover, DE 19901		PROJECT NUMBER (S) DEL 4-9,4-13	
COMPUTATION OF SHELTER RENT CHARGED			
1. Dwelling Rental (Account 3110)		73,546.00	
2. Excess Utilities (Account 3120)		0.00	
3. Nondwelling Rental (Account 3190)			
Homebuyers Monthly Payments for:			
4. Earned Home Payments (Account 7712)			
5. Nonroutine Maintenance Reserve (Account 7714)			
6. Total Rental or Homebuyers Payments Charged (Lines 1 to 5)		73,546.00	
7. Total Utilities Expense (Accounts in 4300 group)		62,206.25	
8. SHELTER RENT CHARGED (Line 6 minus Line 7)		11,339.75	
COMPUTATION OF SHELTER RENT COLLECTED (To be completed only if Cooperation Agreement provides for payment of PILOT on basis of Shelter Rent Collected)			
9. Accounts Receivable (Account 1122 or 1124) at beginning of fiscal year			
10. Total of Lines 8 and 9			
Deductions:			
11. Collection Losses (Account 4570) during current fiscal year			
12. Accounts Receivable (Account 1122 or 1124) at end of fiscal year			
13. SHELTER RENT COLLECTED (Line 10 minus total of Lines 11 & 12)			
COMPUTATION OF APPROXIMATE FULL REAL PROPERTY TAXES			
TAXING DISTRICTS (1)	ASSESSABLE VALUE (2)	TAX RATE (3)	AMOUNT (4)
14. Approximate Full Real Property Taxes (Total of amounts in Col. (4))			
PAYMENTS IN LIEU OF TAXES			
15. 10% of Line 8 or Line 13, whichever is applicable 1/ (see instructions on reverse side)			1,133.98
16. PAYMENTS IN LIEU OF TAXES (Line 15 or Line 14, whichever is lesser)			1,133.98
Were any expenses incurred for the project(s) during the fiscal year for services or facilities which the local taxing body should have furnished under the terms of the Cooperation Agreement? [] YES [X] NO. If the answer is "yes," will such expenses be deducted from PILOT or otherwise collected from the applicable taxing body? [] YES [] NO. If the answer is "no," attach a statement showing the amount of such expenses incurred and the reason for not collecting.			
1/ If the percentage specified in the Cooperation Agreement or the Contract with HUD is lower, such lower percentage shall be used.			
PREPARED BY: Name <i>Lisa M Semans</i> Lisa M. Semans Title Mgmt Analyst III Date 8/16/2010		APPROVED BY: Name <i>Douglas S. Croft</i> Douglas S. Croft Title Asst Director, Financial Mgmt Date 8/16/2010	

Replaces HUD-52267 and HUD-52267a which are obsolete