



MOVING TO WORK

YEAR SEVEN of MTW

FY 2006 (April 2005 – March 2006)

Annual Report

June 2006

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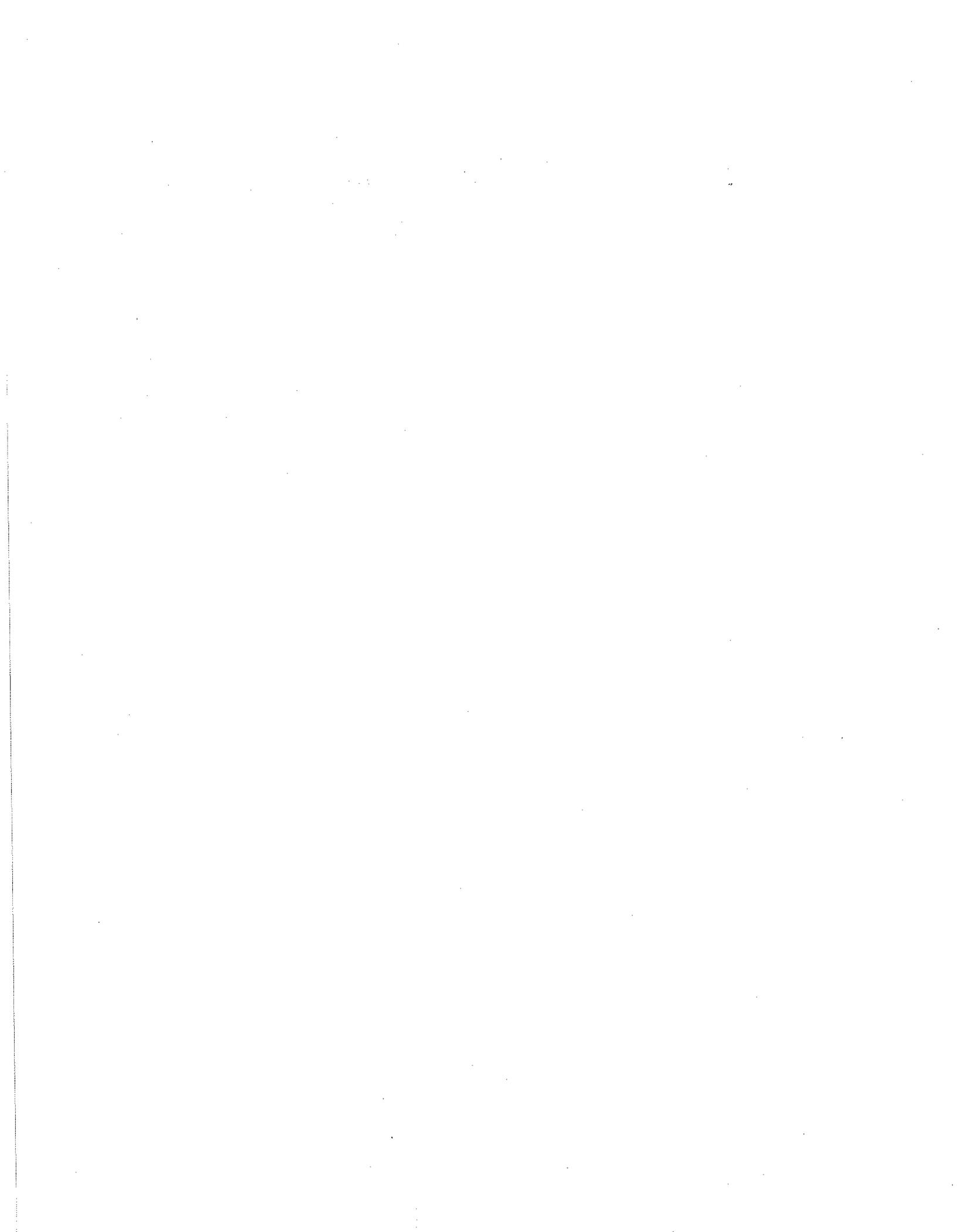
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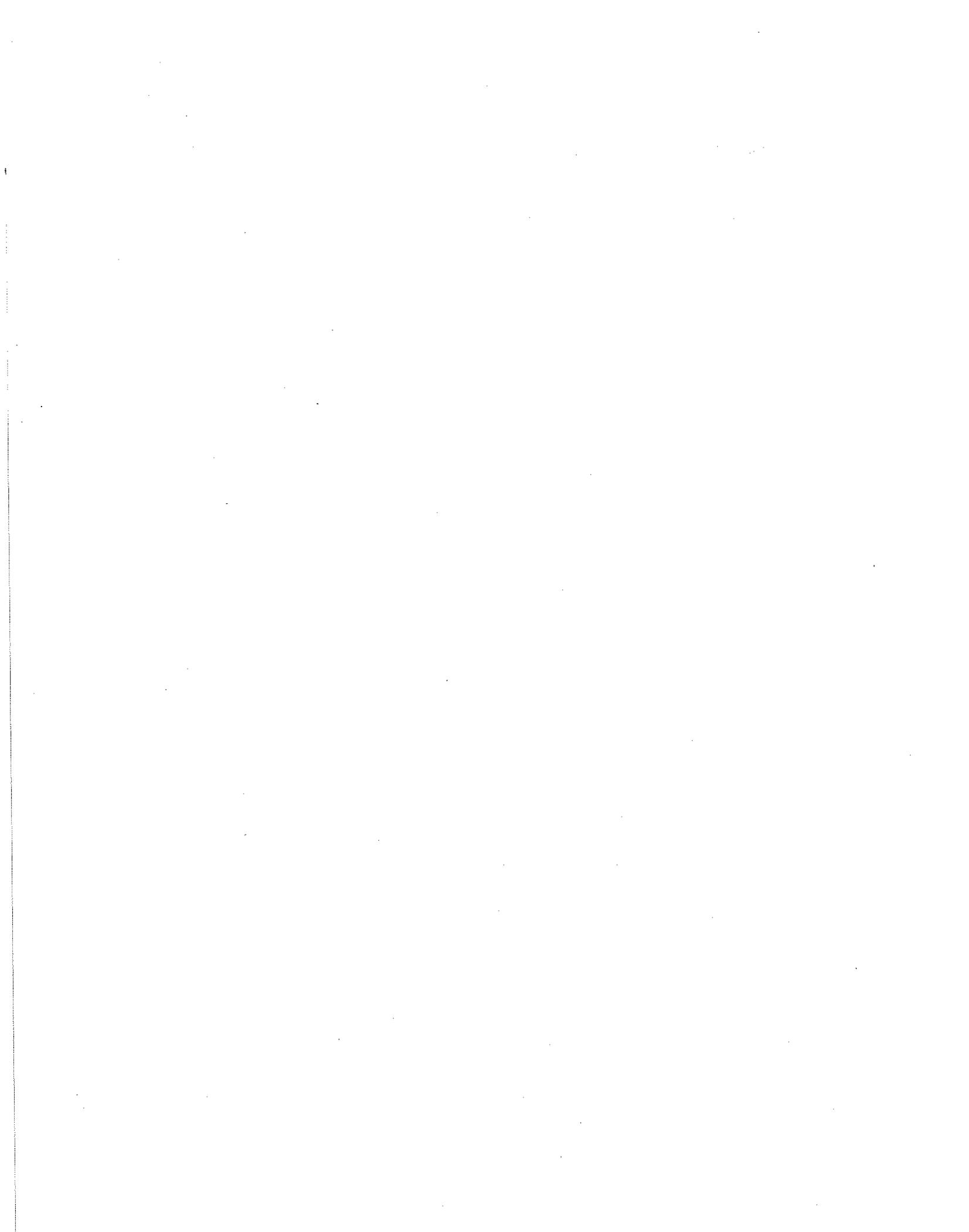


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Introduction

Background - HAP as a "Moving to Work" Agency

The Housing Authority of Portland (HAP) has been operating as a Moving to Work (MTW) agency since April 1, 1999 (Year One of MTW corresponds to HAP's fiscal year April 1, 1999 through March 31, 2000, or FY 2000).

MTW is a federal program administered by the Housing and Urban Development Department (HUD) which allows a Public Housing Authority (PHA) to intermingle its operating subsidies, capital allocations and Section 8 tenant-based assistance as long as it houses basically the same resident profile as pre-MTW. As summarized by a housing trade association publication:

"The aim of MTW is to learn whether PHAs can do a better job for residents with the same amount of money and far more discretion over the policies and procedures that would allow them to operate in the most effective and efficient manner." (CLPHA News July/August 2002)

The MTW Plan covers HAP's federal programs in the following areas:

- Public Housing (referred to in HUD's reporting format as "Owned Rental")
- Capital Fund Program
- Section 8 / Rent Assistance ("Leased Housing")

Goals

- To continue to serve the same income levels served prior to MTW.
- To drive down the unit cost of administering federally subsidized housing towards the unit cost of comparable private sector housing.
- To record the methodology (and identify critical factors) that drive down the unit cost.
- To use MTW savings to offset federal funding reductions.
- To use MTW savings to expand self-sufficiency opportunities and housing choice.
- To use MTW flexibility to expand self-sufficiency opportunities and housing choice.
- To use MTW flexibility to respond to local housing needs and community priorities.

Year Seven Moving to Work Report

Over this past year HAP has moved forward on a number of agency initiatives that have resulted in policy and operational changes to the way HAP manages Public Housing and Section 8. In addition, HAP has initiated a new HOPE VI redevelopment project, Humboldt Gardens, while continuing to successfully develop our first HOPE VI project at New Columbia.

Public Housing - HAP has fully implemented site-based management and made significant strides toward satisfying HUD's criteria for converting to project-based accounting. HAP has also taken the first steps toward reconfiguring Public Housing, that is, looking to see if the agency can find a way to fully use all available operating subsidy while shifting to fewer scattered-site Public Housing units.

Section 8 - HAP also reviewed and refined last year's substantial changes to the Section 8 program, and added a program to administer city and county funded short-term rent assistance.

Resident Services - Changes to the Resident Services program, recommended through a recent a strategic assessment, are moving forward while the agency continues to support residents in achieving self-sufficiency and successful residency.

MTW Extension - Of primary importance to HAP is that during the 2006 federal appropriations process, HUD received congressional authorization to grant three-year extensions to some Moving to Work agencies. **HAP requested, and received, an extension until March 31, 2009.** This extension recognizes past successes of the MTW program as well as the additional reforms that can take place in future years. HAP is pleased to be able to continue this work.

Highlights of Year Seven Accomplishments

Reporting on the Year Seven Moving to Work Plan

In March 2005, HAP submitted its Year Seven Annual Plan (covering HAP's FY 2006 from April 2005 through March 2006.) The Year Seven Plan committed to the following initiatives:

- Opportunity Housing Program
- Mixed-Finance Development – Humboldt Gardens and New Columbia
- Changes to the Section 8 Program
- Implementation of a Public Housing Site-Based Management Model
- Scattered-Site Property Disposition
- Other changes to Public Housing
- Resident Services
- Additional Activities and Policy Development

Highlights of activities under each of these initiatives are listed below.

Opportunity Housing Program

Last year HAP indicated that the agency would establish a program to substantially increase the number of households working towards economic independence with a goal of leaving housing assistance. Accomplishments over the past year have centered on policy research and partnership development. Staff policy teams reviewed agency opportunities to:

- Increase asset-building activities.
- Create access to a range of supportive services.
- Align rent policy with self-sufficiency objectives.
- Rethink Public Housing and Section 8 orientations to HAP's housing programs to better reflect the expectations HAP holds for residents, as well as resident and agency roles and responsibilities.

Over the next year HAP will move forward on a number of these initiatives, including the implementation of a new orientation process, in-depth financial analysis of asset building strategies, and the identification of sites for pilot programs. HAP will also provide opportunities for community discussion on potential programs.

Mixed Finance Development

Humboldt Gardens

In October 2005, HAP was awarded a second HOPE VI grant from HUD that will anchor a revitalization project of four Public Housing developments, the Iris Court Cluster, in north/northeast Portland's Humboldt neighborhood.

HAP has started a master planning process with opportunities for community involvement in the design of buildings and outdoor space. Current residents will receive relocation and community services before, during and after relocation. Ultimately, 101 aged Public Housing units across a 5-acre site will be transformed into 100 units of very low-income Public Housing and 29 units of moderate-income affordable housing. In addition, 21 nearby "scattered-site" homes, currently rented as Public Housing, will be made available for homeownership opportunities. On-site resident services started in December 2005, the Community Advisory Committee began to meet in February 2006, and the first Community Design Workshop was held in March 2006.

New Columbia

In September 2001, HAP was awarded a \$35 million dollar HOPE VI grant from HUD to redevelop 462 World War II-era homes on 82 acres in North Portland known as Columbia Villa. After extensive relocation and supportive services to former residents began in April 2003, construction activities have been progressing on time and on budget throughout the site. By May 2005, the first residents were moving into rental apartments managed by a private property management firm. By January 2006, the first 10 blocks of construction were open, including the central park (McCoy Park, now

owned by the City of Portland), 230 rental apartments, and 76 homes that were either sold or on the market. HAP also started the construction and fundraising for the Life Long Learning Center, where HAP residents can receive educational and training support to assist with their opportunity to become self-sufficient.

New Columbia was also the site of a major groundbreaking event in October 2005, for an innovative partnership. Representatives of HAP, Portland Public Schools, the Portland Boys & Girls Club and the City of Portland's Bureau of Parks and Recreation broke ground for construction of the Community Campus at New Columbia. This partnership brings together public and private agencies in the creation of a new elementary school (replacing an aged facility two blocks away), an after-hours youth recreation facility and a brand new gymnasium and community space. The unique mix of public and private financing includes the first use of New Market Tax Credits for a public school. By utilizing the same construction manager/general contractor that is currently finishing work at New Columbia, the elementary school is scheduled to open its doors to children in September 2006.

Changes to Section 8 program

In April 2005 (FY 2006), HAP initiated several changes to our Section 8 program to address a funding gap within the Section 8 program. Many of those changes will continue throughout this next year, including:

- The minimum percentage of income participants pay toward rent was increased by 5 percent, from 30% to 35%. (This change was effective starting in December 2005.)
- Bedroom occupancy standards were changed for new participants and current participants who move, so that one bedroom is granted for every two household members.

However, there were also changes instituted last year that will not continue in the next year (FY 2007):

- Over the year, HAP determined that it would not cap all rent payment standards at 100 percent of Fair Market Rents (FMRs) for different bedroom sizes. In some cases, HAP increased payment standards to reflect increases in Fair Market Rents, resulting in some payment standards over 100 percent depending on market conditions. This approach will benefit HAP Section 8 participants by providing some additional choice and will assist in the community goal of deconcentrating poverty.
- HAP lifted rent freezes that it imposed in FY2006 to allow landlord rent increases. This will encourage landlords to continue to be involved in the Section 8 program. To mitigate the impact of this change on participants, HAP will limit rent increases to the lower of market rent or a 5% increase in total rent. Increases approved to go into effect on April 1, 2006, or May 1, 2006, were paid by HAP to provide participants 60 days notice.

Over the last year, HAP has also explored additional changes focused on program improvement:

- The agency is examining appropriate levels of sanctions for landlords who do not comply with Section 8 program rules.
- HAP will allow current Section 8 participants who are students and would otherwise be terminated from the program due to HUD's new student rule, to continue participating in the program.
- HAP is also supporting the City of Portland and Multnomah County's Ten Year Plan to End Homelessness through:
 - expanding the Project-Based Section 8 program to increase availability of permanent supportive housing
 - exploring ways to link short-term rent assistance with long-term rent assistance.

Implementation of a Public Housing Site-Based Management Model

HAP's five-year strategic plan initiated in 2002 called for HAP to "develop and manage our real estate assets with the most effective blend of public and private sector practices." Since that time, HAP's Public Housing Department has been working to transform its operation to fully align with the principles of site-based management and project-based accounting. Over this last year the agency has converted to the site-based management model and reorganized nearly every aspect of its operations, including:

- Site managers were given greater responsibility and authority for activities at their properties, including admissions, budgeting and supervising maintenance employees and their routine work.
- The change to a site-based application and waiting list system was implemented.
- Clear criteria for residency were developed and a contract with a third-party screening company to screen all Public Housing applicants was initiated.
- Transfer policies were shifted in order to reflect the increased choice provided up front and provide a decrease in requests for transfer. This change included additional choice on how family members should share bedrooms.

Additional Initiatives in Public Housing

Severe Housing Needs Process

HAP committed to working with the community to explore expectations with community-based organizations around the local preference program focused on severe housing needs. Although HAP has not yet had the opportunity to have this discussion due to the changes in the admissions process, we anticipate starting this work over the next year.

Flat Rents

In comparison to a rent based upon a percent of income, flat rents are typically based on market rents charged for comparable units. However, some housing authorities with MTW authority have used other criteria to set a flat rent. HAP has also decided to wait to do the analysis of flat rents for Public Housing so that we can include it as part of the overall look at the relationship between rent policy and self-sufficiency.

Senior Public Housing Communities

Due to the large number of initiatives underway during Year Seven, HAP did not move forward to create senior Public Housing communities as suggested in the MTW plan.

Scattered-Site Property Disposition

Over this past year, HAP has started to frame the issues connected to scattered-site property disposition to a larger agency interest in reconfiguring our Public Housing portfolio. This effort, aimed at maximizing Public Housing subsidy, will include developing and implementing a plan to sell a portion of HAP's 184 scattered-site homes in the Public Housing portfolio.

Planning for the disposition of the scattered-site units, and the utilization of the authorized units from HAP's Annual Contribution Contract with HUD, will enable HAP to develop, convert, or acquire new Public Housing units throughout the region.

Over this last year, HAP prepared to submit a plan to the HUD Special Applications Center for approval to move forward with disposition. The process has started with the 21 scattered-site units associated with the HOPE VI redevelopment of the Iris Court Cluster. (The Iris Court Cluster submittal occurred during mid-May 2006, during the period this report was being compiled but after the end of the Year Seven reporting period).

Additional Activities in Section 8 and Public Housing

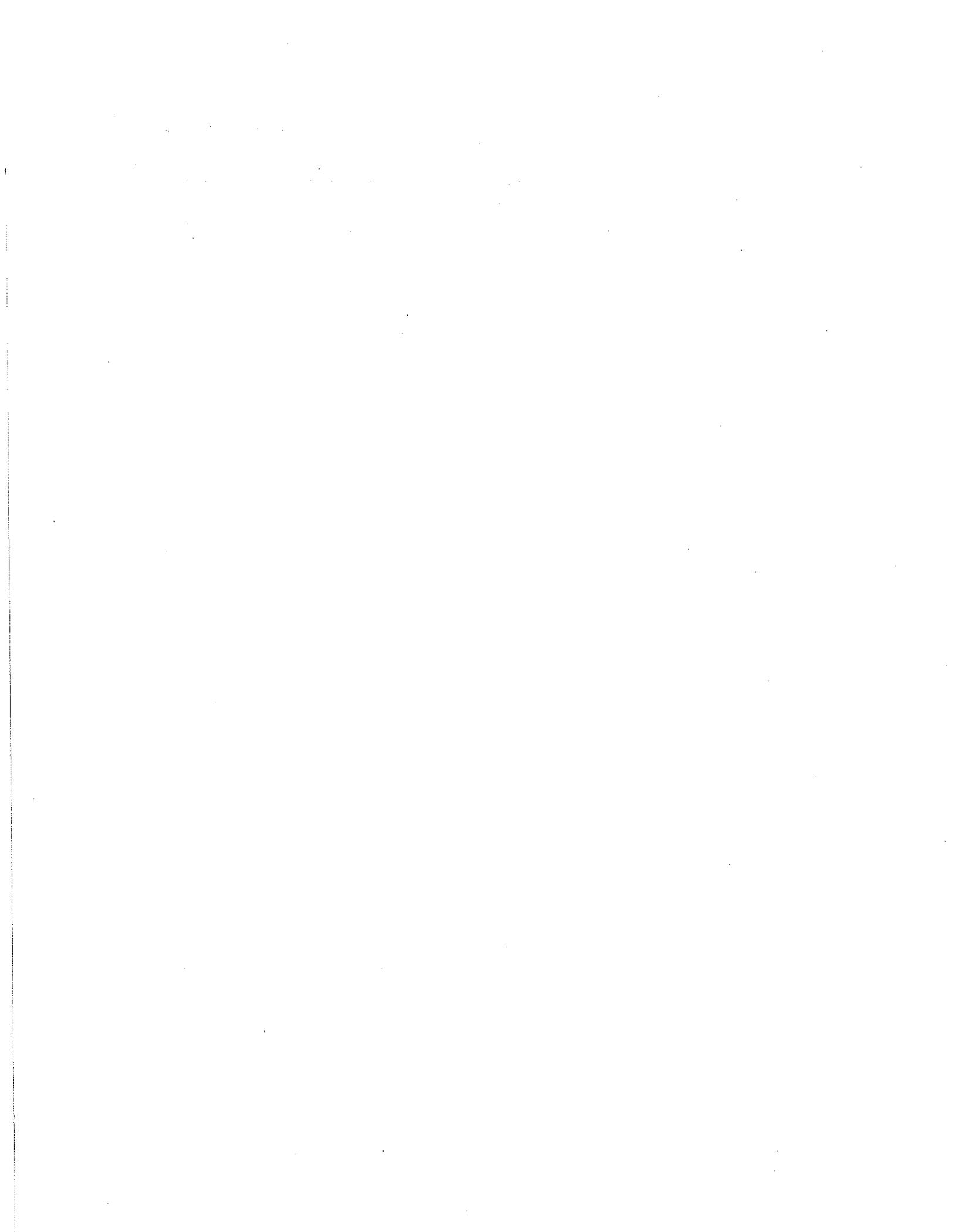
Reduce Reviews For Elderly And Disabled Households

Although HAP had hoped to implement an alternate review schedule for elderly and disabled households with stable incomes over the past year, the timing involved in converting HAP's data system changed this implementation date to this coming year. This will affect both Section 8 and Public Housing.

Resident Services

In 2004, the Housing Authority of Portland undertook a strategic assessment of the services it provides to HAP residents. In FY 2006 the resident services department has prepared to fully implement the recommendations over the next year. This will include the transfer of some services to community partners and a focus on assisting residents in achieving self-sufficiency. HAP continues to:

- Reorganize the department to reflect a move away from direct services toward contract management for several HAP programs.
- Establish a definition and set of criteria for the various levels of partnerships HAP establishes with community organizations.
- Refine planning for robust partnership development and volunteer efforts.
- Explore linkages with other partners to deliver the services that the independent assessment identified as better provided by other organizations.



Section I: Households Served

Number and Characteristics of Households Served

The data in this section is compiled from the HAP database and will provide information on all households served by HAP under the HUD-funded Moving To Work program. The data explains the number of households by unit size, family type income group, program and housing type, race and ethnicity, and disability. When possible, comparisons are shown for the first six years of Moving to Work to explore changes in tenant characteristics. The data represents households served on March 31, 2006, the end of HAP's fiscal year.

General Information

Year 1 of MTW: In March 1999, HAP served 7,794 MTW households, 2,628 households in Public Housing and 5,166 households through the Section 8 program.

Year 7 of MTW: In March 2006, the total number of MTW households served increased to 8,359, with 2,304 households in Public Housing and 7,055 households in Section 8.

Temporary Decrease in Public Housing Units – The primary reason for the decrease in Public Housing households is the redevelopment effort at New Columbia that temporarily removed 462 family units. HAP stopped moving new families into the former Columbia Villa Public Housing units in April 2002 in anticipation of the relocation, and began holding vacant units in all other developments (except studio apartments) from January to October 2003.

These units will gradually be replaced by 297 Public Housing units in a larger mixed-income development. This replacement began in May 2005 and will continue through 2006. Additionally, 73 project-based Section 8 units assisted in the replacement of affordable housing on-site, and 92 project-based Section 8 units were designated elsewhere in the community. HAP intends to replace the remainder of the Public Housing units as part of a larger strategy to reactivate Public Housing units at other sites yet to be determined.

Increase in Section 8 Vouchers – The reason for the increase in Section 8 households is HAP's successful application between 1999 and 2002 for new Section 8 resources. Other than vouchers allocated for HOPE VI relocation purposes, additional vouchers have not been available since 2002.

HAP's Affordable Housing Portfolio – In addition to households served through Public Housing and Section 8 that are included in the MTW program, HAP serves 3,629 non-MTW households through the Affordable Housing portfolio. These include:

- 411 units for households with special needs.
- 496 units of non-MTW project-based Section 8 (located in six HUD Multifamily properties).
- 2,722 additional units that are either owned outright by HAP or financed through tax credit limited partnerships, of which HAP is the sole general partner.

Unit Size and Family Type

Public Housing - Of the 2,304 households served in Public Housing, 940 are in family or scattered-site developments and 1,364 are in elderly/adult developments, primarily in studio and one-bedroom apartments. This represents a decline in the number of family or scattered-site units over the last six years. The New Columbia redevelopment will partially replenish the family unit inventory, including units for larger families (see page 35 for a discussion of New Columbia's no net loss of low income households).

Table 1 Households Served at the End of MTW Year Seven, 3/31/2006

Program	Total Households	Bedroom Size				
		Studio/1 BR	2 BR	3 BR	4 BR	5 BR
Public Housing						
Family/Scattered Site Developments	940	65	413	432	27	3
Elderly/Adult Developments	1,364	1,350	14	-	-	-
Total	2,304	1,415	427	432	27	3

The HAP computer database system no longer categorizes residents or participants by the "family type" categories of Family, Elderly or Disabled. Individual ages and disability status are collected and reported in HUD-50058 data. Public Housing households are now categorized by development type as shown in the above table.

Table 2 Public Housing Households Served by Bedroom Size and Development Type

	3/10/1999		3/31/2006		Seven-Year Change	
	Family/Scattered Site Developments	Elderly/Adult Developments	Family/Scattered Site Developments	Elderly/Adult Developments	Family/Scattered Site Developments	Elderly/Adult Developments
Studio/1 BR	147	1,337	65	1,350	-82	13
2 BR	559	8	413	14	-146	6
3 BR	498	0	432	0	-66	
4 BR	63	0	27	0	-36	
5 BR	16	0	3	0	-13	
Total	1,283	1,345	940	1,364	-343	19
Percent Change					-26.7%	1.4%

Section 8 - While Public Housing households are categorized by development type and bedroom size, Section 8 data is presented by family size in Table 3.

More than 40 percent of all Section 8 households are made up of single individuals and approximately another 40 percent are households comprised of two or three individuals. The rest of the households are made up of larger families.

The Section 8 Vouchers identified in Tables 3 and 4 represent a total of 7,055 active households with MTW-eligible vouchers.

The total number of Section 8 vouchers administered by HAP's Section 8 program is 8,025. The 970-voucher difference between active households and the total number of Section 8 is explained in three ways:

- 1) At any given time, households with vouchers may be in transition, either moving or finding their first home and would not be included in the active household count.
- 2) Vouchers have been received for HOPE VI relocation purposes but have not yet been activated (such as the 98 vouchers received in November 05 for the Iris Court redevelopment).
- 3) Special types of vouchers are not included in the MTW program. For example, 562 Moderate Rehabilitation / Single Room Occupancy (MOD/SRO) vouchers are not included in MTW.

Table 3 Section 8 Households Served by Family Size, 3/31/2006

Family Size	Total Vouchers
1	2,879
2	1,477
3	1,203
4	752
5	391
6	175
7	87
8	41
9	23
10 or more	27
Totals	7,055

Table 4 Section 8 Households Served								Seven-Year Change	
Table 4 Sect	Mar-99 Adjusted	3/31/2001	3/31/2002	3/31/2003	3/31/2004	3/31/2005	3/31/2006	Number	Percent
Certificates	4,253	948	0					-4,253	-100.0%
Vouchers	913	4,385	5,567	5,701	6,384	6,277	7,055	6,142	672.7%
SUBTOTAL	5,166	5,333	5,567	5,701	6,384	6,277	7,055	1,889	36.6%
Spec Vouchers		342	370	385					
Total		5,675	5,937	6,086	6,384	6,277	7,055		
HOPE VI				237	237				
Adjusted Total				6,323	6,621	6,277	7,055		

*3/31/2006 totals include 524 Welfare to Work vouchers not included in previous reports.

Comparison of Incomes of Households Served

In both Section 8 and Public Housing, HAP has consistently served between 80% and 90% of households who are below 30% of Area Median Income.

Table 5 Income of Households Served at End of FY 2006 (3/31/2006)

	Total Households Served	Less than 30% of Area Median Income	30-50% of AMI	50-80% of AMI	Greater than 80% of AMI
Public Housing					
Households	2,304	2,052	205	39	8
Percent		89.1%	8.9%	1.7%	0.3%

Section 8

Vouchers	7,055	6,253	766	36	0
Percent		88.6%	10.9%	0.5%	0.0%

Table 6 Income of Households Served at Beginning of Demonstration

Data from 1/5/99					
	Total Households Served	Less than 30% of Area Median Income	30-50% of AMI	50-80% of AMI	Greater than 80% of AMI
Public Housing					
Households	2,633	1,883	514	194	42
Percent	100%	71.5%	19.5%	7.4%	1.6%
Section 8					
<i>All Section 8 households are below 50% of AMI. More specific data is unavailable.</i>					

Chart 1 Public Housing Households by Income Group

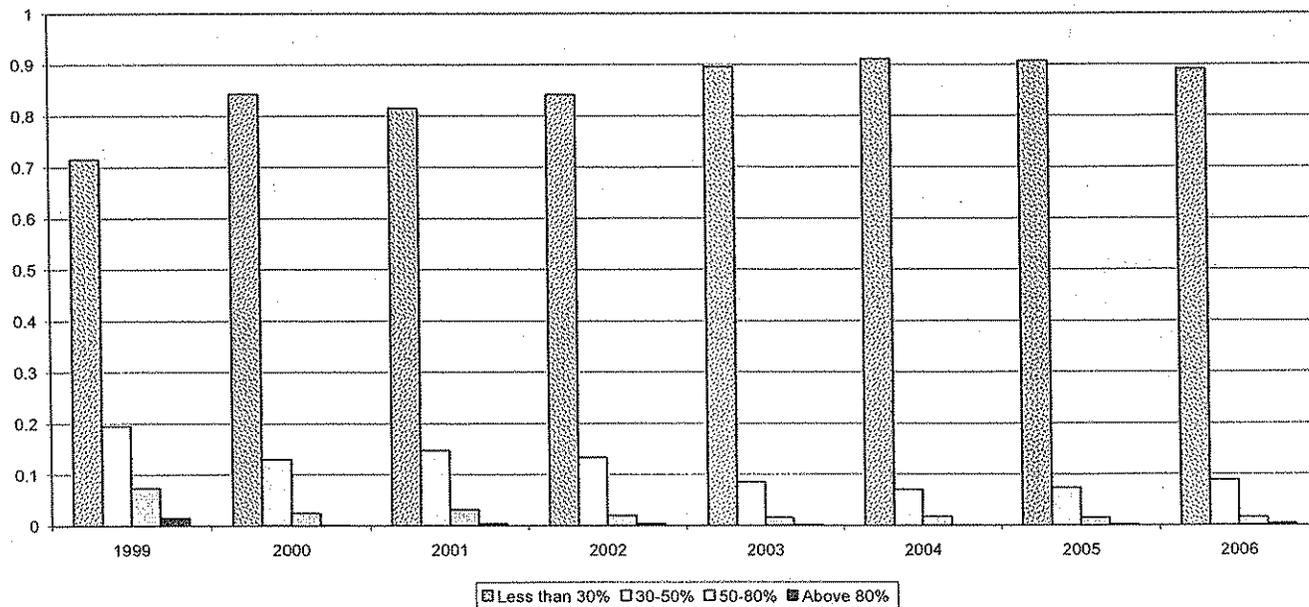
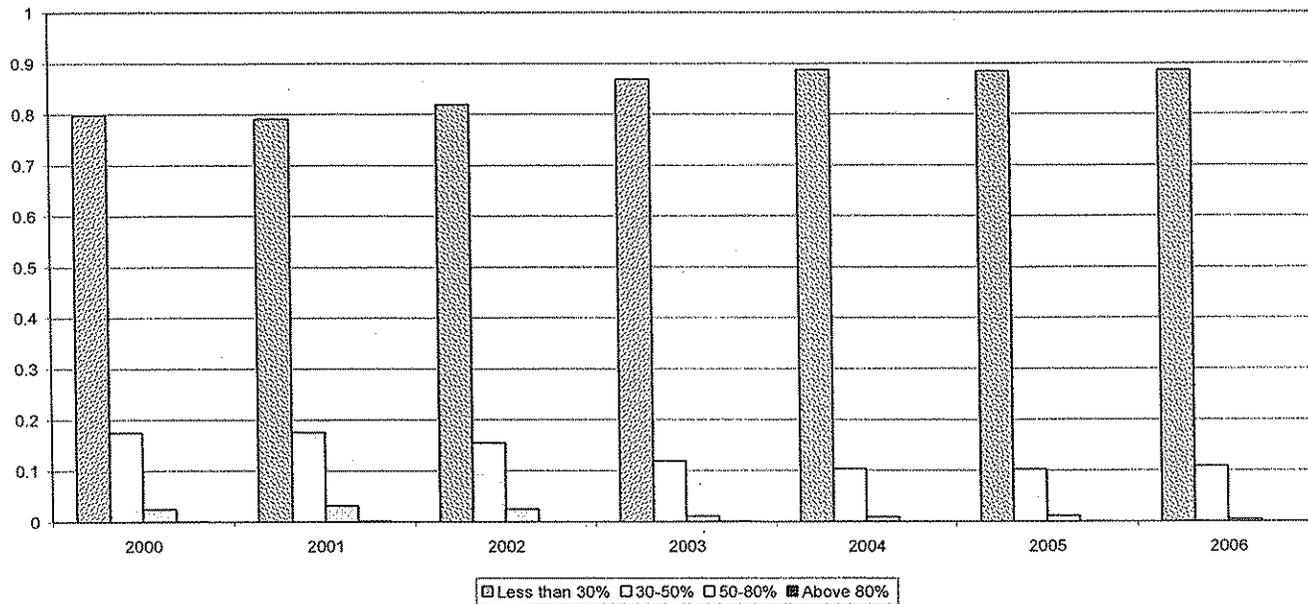


Chart 2 Section 8 Households by Income Group



Comparison of Race/Ethnicity of Households Served

Section 8 continues to serve a higher percentage of Black households than Public Housing, while Public Housing continues to serve a higher percentage of Hispanic households than Section 8.

Section 8 race/ethnicity information for March 10, 1999, was estimated because of the limitations of HAP's computer data system at that time. Current information is significantly more accurate. Between March 31, 2005, and March 31, 2006, a small increase (less than 2%) was seen in the number of Black heads of households with a corresponding decrease in White heads of households. No changes in policies or procedures are thought to have affected the racial/ethnic participation in Section 8 during the past year.

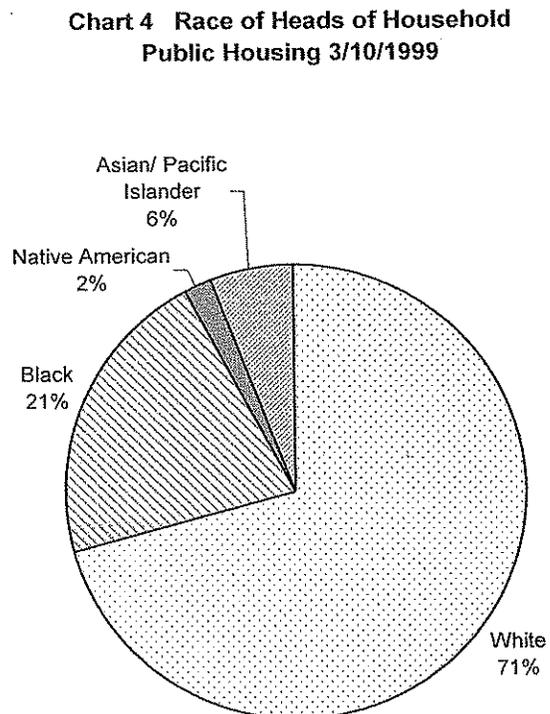
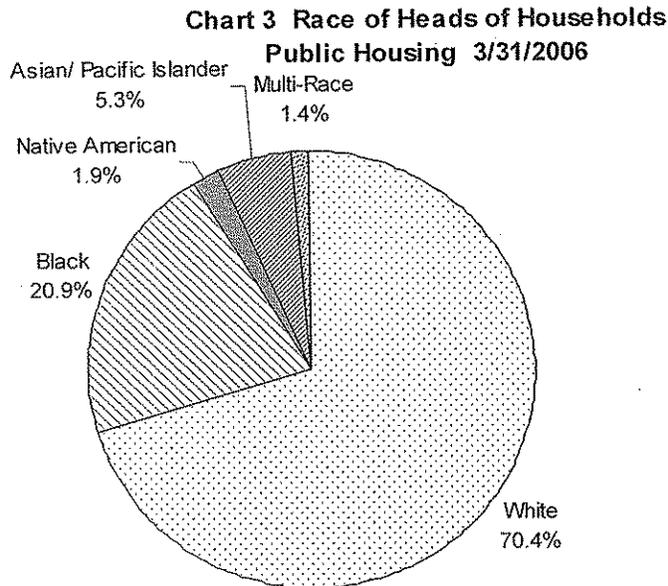


Chart 5 Race of Heads of Households Section 8 3/31/2006

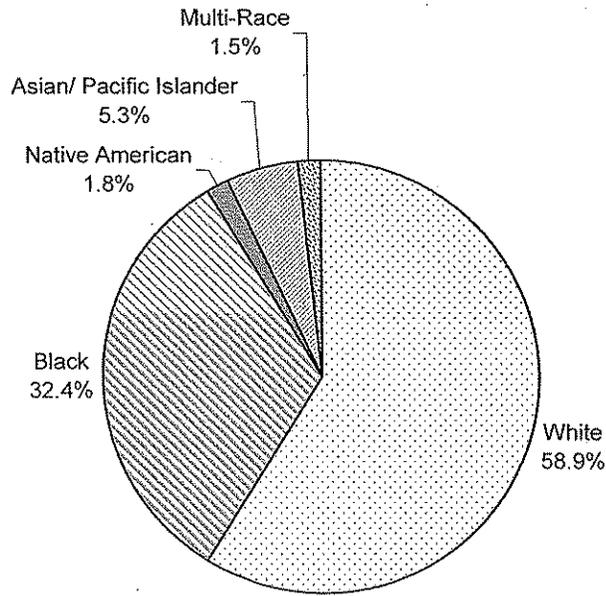
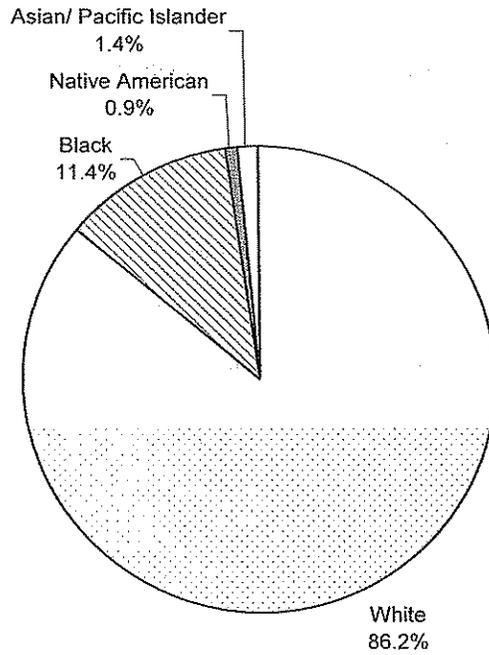


Chart 6 Race of Heads of Households Section 8 3/10/1999



**Chart 7 Ethnicity of Heads of Households
Public Housing 3/31/2006**

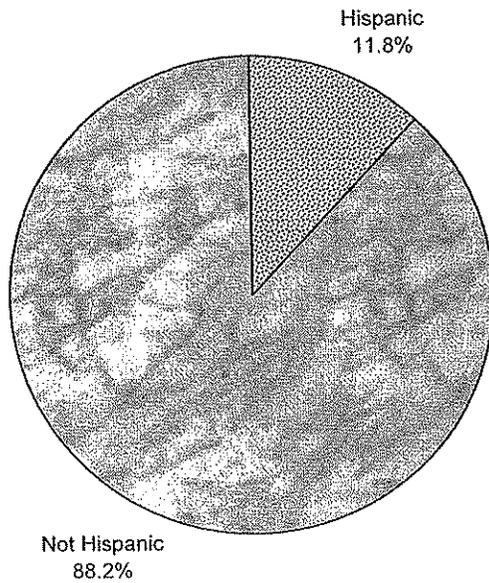
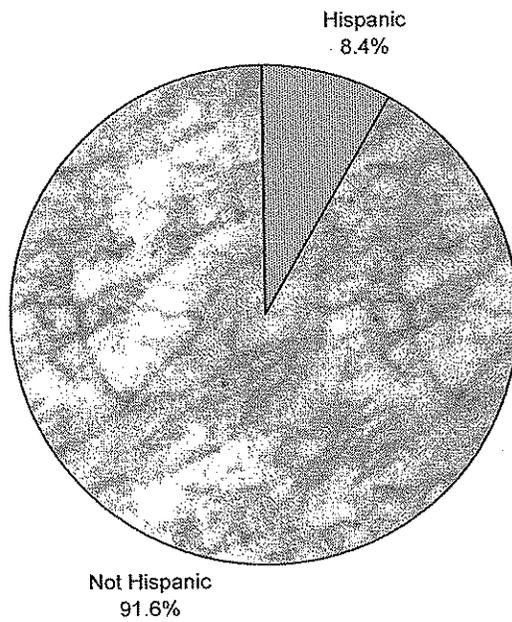
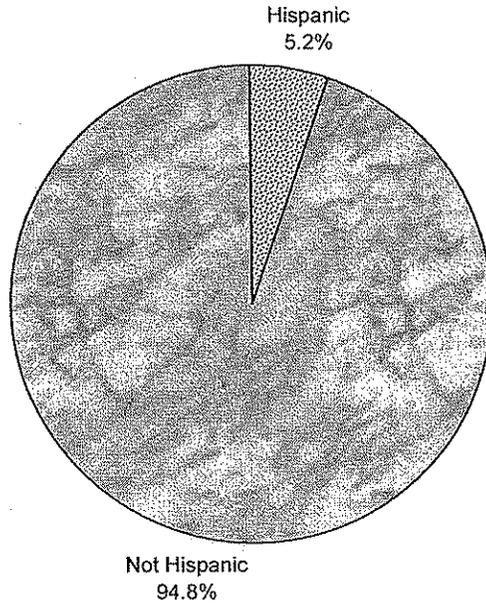


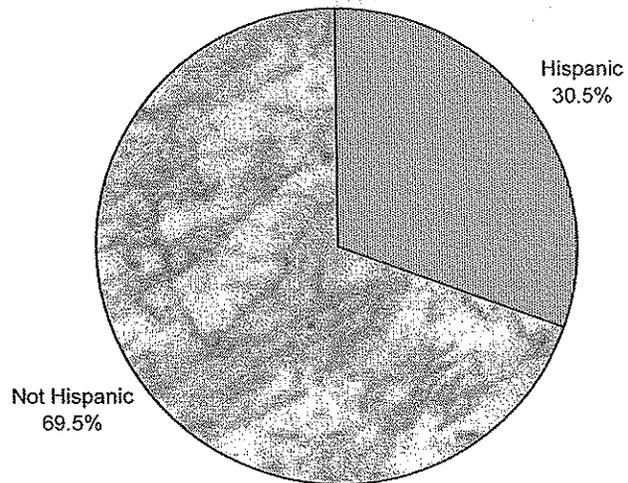
Chart 8 Ethnicity of Heads of Households Public Housing 3/10/1999



**Chart 9 Ethnicity of Heads of Households
Section 8 3/31/2006**



**Chart 10 Ethnicity of Heads of Households
Section 8 3/10/1999**



Total Population Served

This section provides information on all household members served at the end of FY 2006. The Section 8 population continues to include a higher percentage of minors than Public Housing, while Public Housing includes a higher percentage of elderly and persons with disabilities. One possible reason Section 8 has more minors is that Section 8 has more access to larger size units than are in the Public Housing inventory.

An elderly person must have reached age 62 by March 31, 2006; a minor is anyone who was less than age eighteen on the same date.

Chart 11 Total Public Housing Population 3/31/2006

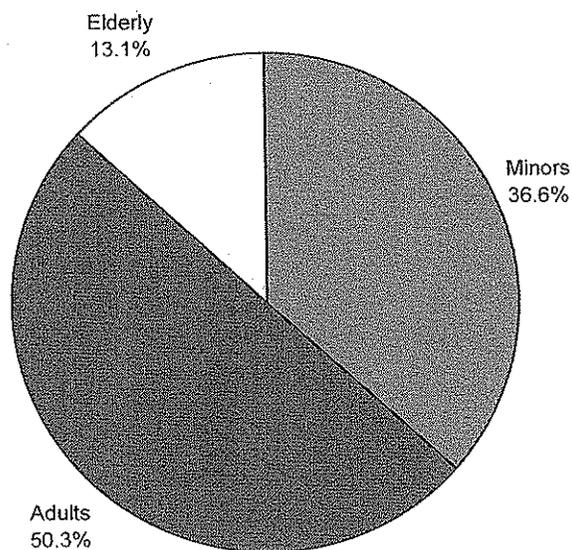


Chart 12 Total Section 8 Population 3/31/2006

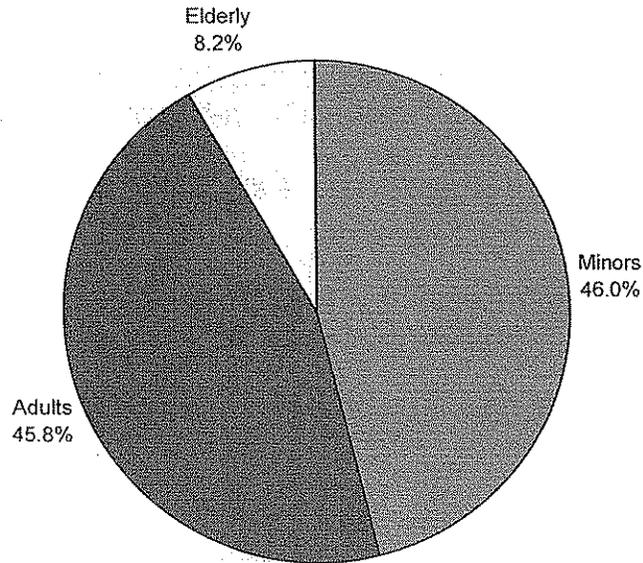
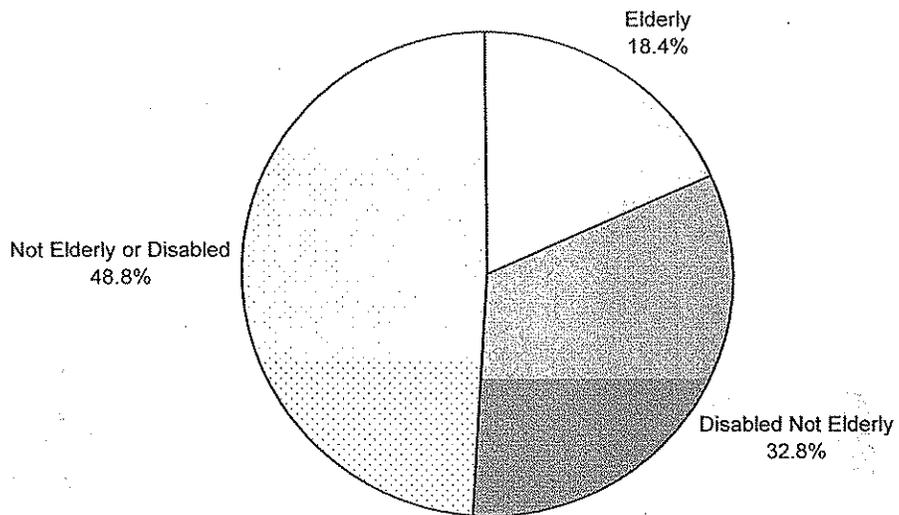


Chart 13 Combined Section 8 and Public Housing Heads of Households 3/31/2006



Focus on Seniors and People with Disabilities

Both Public Housing and Section 8 serve a high percentage of disabled heads of households and seniors.

Public Housing - HAP's policy is to serve a "mixed population" of both elderly and other adults in the high-rise and mid-rise Public Housing buildings. In those buildings, just over 80% of the households have a disabled head of household.

Section 8 - Section 8 continues to have a slight increase in heads of households with disabilities.

Almost 48 percent (47.7%) of the heads of households in the combined Section 8 and Public Housing programs are elderly and/or disabled.

Table 7 Disabled Heads of Households by Program 3/31/2006

Program	Disabled Heads	Total Households	Percent Disabled 3/31/2005
Section 8 Total	2,959	7,055	41.9%
Public Housing			
Elderly/Adult	1,091	1,364	80.0%
Family & Scattered Sites	211	940	22.4%
Public Housing Total	1,302	2,304	56.5%
Total Both Programs	5,563	11,663	47.7%

Chart 14 Changes in Disabled Heads of Households

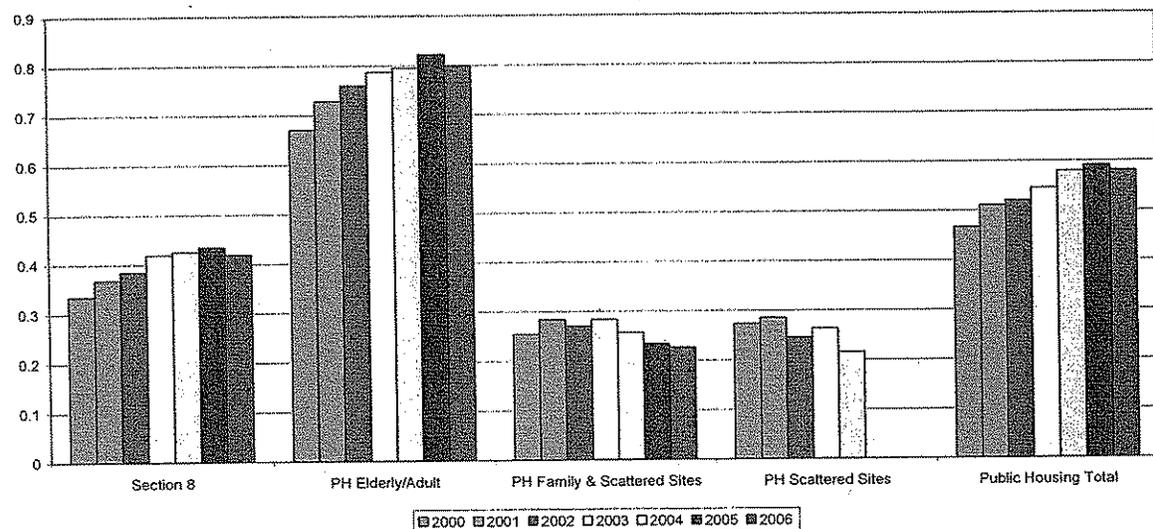


Table 8 and Table 9 show individuals as "Persons with Disabilities" if the disability field on their current HUD Form 50058 is marked "Yes." Because persons with disabilities may be minors, adults or elderly, the numbers of Persons with Disabilities are included in the totals rather than added to them.

Development Type	Minors	Adults	Elderly	Total	Persons with Disabilities
Elderly/Adult	7	936	493	1,436	1,113
Family & Scattered Sites	1,649	1,342	98	3,089	332
Total	1,656	2,278	591	4,525	1,445
% of Total	36.6%	50.3%	13.1%		31.9%

	Minors	Adults	Elderly	Total	Persons with Disabilities
Total Household Members	7,772	7,741	1,390	16,903	3,641
% of Total	46.0%	45.8%	8.2%		21.5%

Public Housing Waiting Lists

Year Seven Milestone: Site-based Application & Waiting Systems - Public Housing has completed its first fiscal year under the new site-based application and waiting list system. The number of active Public Housing applicants increased by approximately 1,000 during FY 2006, primarily because the majority of apartment communities' waiting lists were open for the majority of the fiscal year. In addition, the Public Housing wait list accepted applications from single applicants that are neither elderly nor disabled. While these applicants receive a lower priority on HAP's wait list, they were and remain eligible to apply during FY 2006 and into FY 2007.

The Severe Housing Needs priority system has remained closed for the entire FY 2006. The future implementation of a Severe Housing Needs priority (or a similar priority) will be under review in FY 2007. The increase of total disabled applicant households from 202 in FY 2005 to 906 in FY 2006 will be included in the discussion on what a future Severe Housing Needs priority system may look like and how we might be able to operationalize such a priority in a site-based application and waiting list system.

Monitoring and Reporting Wait Times - HAP continues to monitor the Public Housing wait list by publishing an "Open/Closed Wait Lists with Estimated Wait Times" report the first of each month. HAP collects a wide range of data to determine which particular apartment communities' waiting list(s) will remain open or closed and to educate applicants on the approximate wait time they may experience until their name is ultimately selected from the top of the wait list.

Section 8 Waiting Lists

The Section 8 waiting list as of March 31, 2006, was down to 2,510 from 7,049 at the end of the previous fiscal year. This was due to extensive pulls from the list as well as removal of households that did not respond to mailings.

The Section 8 waiting list has been closed since the one-week opening in October 2002, when close to 9000 households signed up. In the past HAP has opened the Section 8 waiting list every 18 months to two years for a week (the previous two "open application" weeks occurred in November 1998, and May 2000) and then used up those applications through a lottery system before re-opening the list. In May 2000, approximately 5000 households signed up on the waiting list.

With the exception of the terminally ill applicants pulled in January 2004, no applicants were pulled from the Section 8 waiting list during FY 2005. Prior to the pulls during FY 2006, the last regular pull of 235 applicants from the Section 8 waiting list occurred in November 2003.

At this time it has been over 40 months since HAP has reopened the waiting list and HAP anticipates that it could be up to another 12 months before HAP is able to move through the names on the current waiting list and have another "open application" week.

New Vouchers for HOPE VI - Other than those earmarked for HOPE VI relocation purposes, there have been no new federal vouchers since 2002. HAP received 462 vouchers for the Columbia Villa/New Columbia relocation and 98 for the Iris Cluster/Humboldt Gardens relocation effort, which was gearing up during Spring 2006.

Changes In Households

Both Public Housing and Section 8 experienced significant changes to waiting lists over the last 12 months in overall numbers. Changes to the numbers of households on the waiting lists for both Public Housing and Section 8 reflect the dynamics connected to managing these waiting lists. Public Housing was able to open the lists for most Public Housing communities and add more households while Section 8 continued to move through names and reduce the size of the wait list.

Section 8 Households on Waiting Lists - The primary change in the Section 8 waiting list was a reduction of households through either a random selection of households that received vouchers or through a process of eliminating households that did not respond to mailings.

Public Housing Households on Waiting Lists - There were some shifts in characteristics of households on the waiting lists for Public Housing. There were three major changes in Public Housing applicants:

- 1) An increase in the number of non-elderly and non-disabled single households.
- 2) A decrease in the number of families (Chart 18).
- 3) An increase in the number of disabled single households.

These changes are likely a result of two main factors:

- 1) Transition to site-based waiting lists - Wait lists for each community were closely managed so that the wait would be no longer than two years for studios and one-bedrooms and no longer than three years for family-sized units. This may have resulted in a decrease in the number of family applicants as the larger units turn over less frequently. This may have also impacted the increase in units for disabled single adults, as the wait for these units is not as long.
- 2) Non-elderly and non-disabled single adults applications - Non-elderly and non-disabled single adults are in the lowest priority group in the Public Housing priority system and have the longest wait. In previous years, the

waiting list was closed to these applicants, but HAP accepted applications from this group during the recent transition to site-based waiting lists. This change, combined with the fact that non-elderly and non-disabled single adults have the longest wait, has resulted in a significant number of these households on the Public Housing waiting lists.

Public Housing wait lists, as described in Chart 21 and Chart 23, also show a small increase in the number of White, non-Hispanic households with a corresponding decrease in the Black and Asian households, as well as those applicants whose race is unknown. At this time, it does not appear that these shifts are part of a larger trend; the year prior there was a decrease in White households and an increase in Black, Asian, and Hispanic households. HAP will continue to monitor the race and ethnicity of those on the wait lists.

HOUSEHOLDS ON WAITING LIST AT THE END OF FY 2006

Table 10 Public Housing Applicants by Bedroom Size, 3/31/2006

	Bedroom Size					
	Total Applicant Households	Percent Applicant Households	Studio/ 1Bedroom	2 bedroom	3 bedroom	4-5 bedroom
Public Housing						
Family	963	40.0%	136	462	321	44
Elderly	52	2.2%	45	4	2	1
Disabled	906	37.7%	829	46	30	1
Single/Blank	485	20.2%	461	22	2	0
Total	2,406	100.0%	1,471	534	355	46

Table 11 Section 8 Voucher Applicants by Family Size and Type 3/31/2006

Family Size	Disabled	Elderly	Family	Single	Total
1	383	76	18	427	904
2	97	39	479	8	623
3	41	2	426		469
4	15		252		267
5	8		120		128
6	7		59		66
7	2		19		21
8	1		16		17
9	1		5		6
10 or more			9		9
Total	555	117	1,403	435	2,510

Chart 15 HAP Waiting Lists by Year

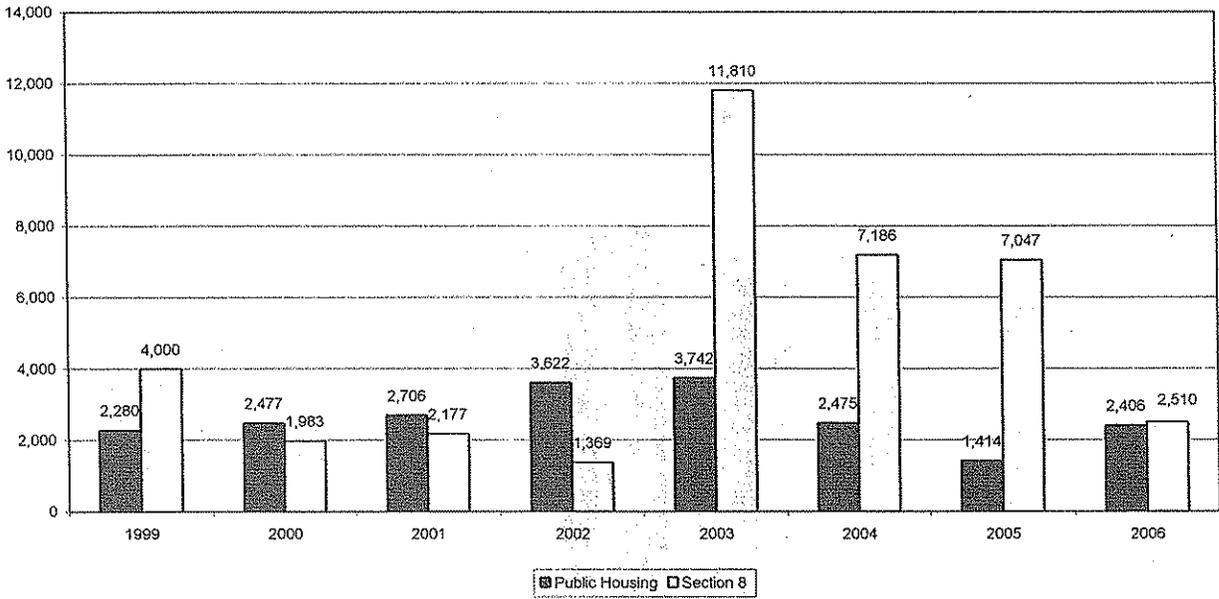


Chart 16 Public Housing Applicants by Income Group

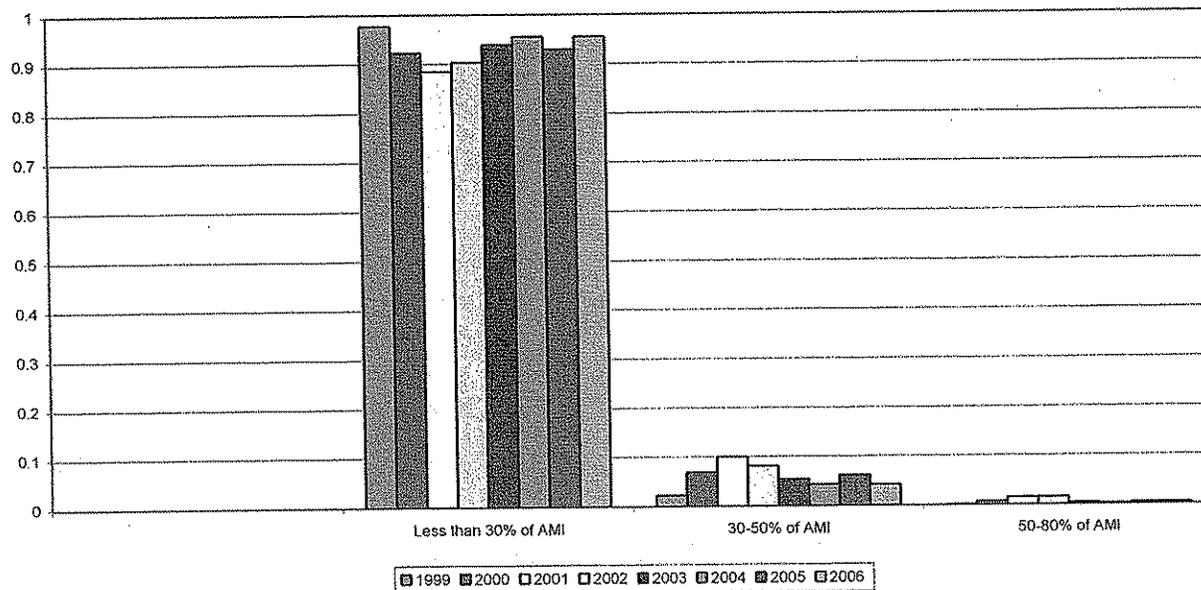


Chart 17 Section 8 Applicants by Income Group

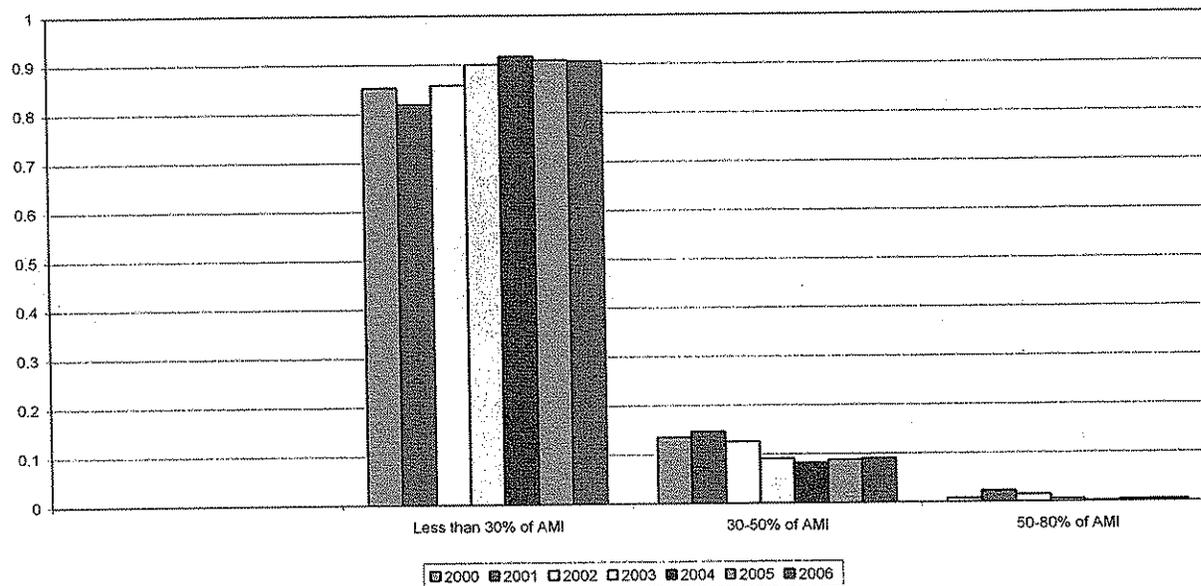


Chart 18 Public Housing Applicants by Family Type

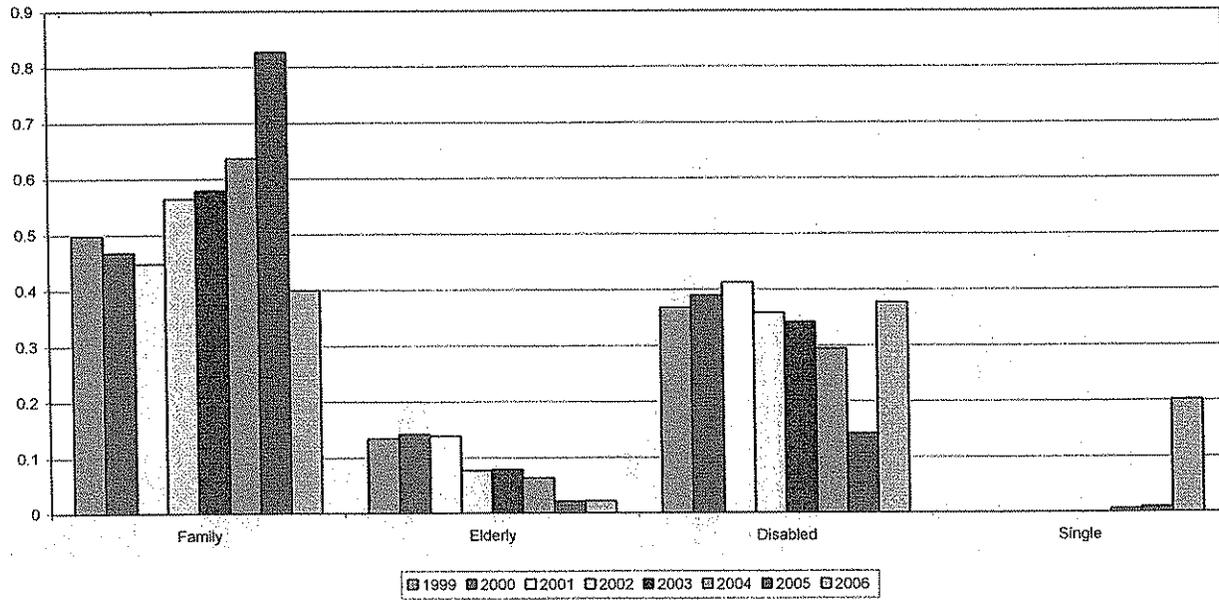


Chart 19 Section 8 Applicants by Family Type

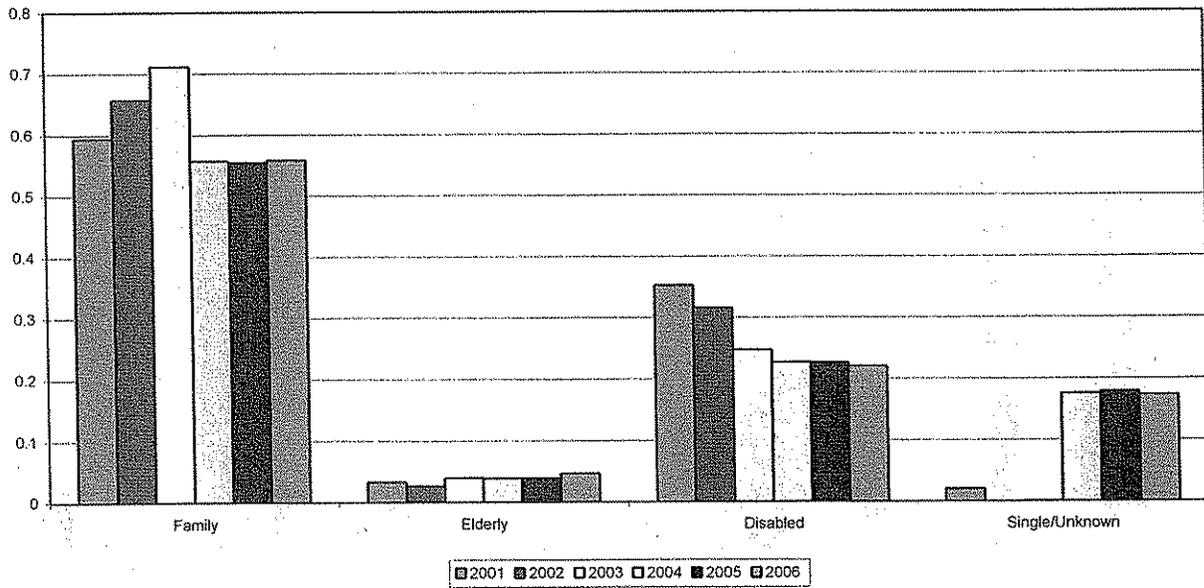


Chart 20 Public Housing Applicants by Unit Size

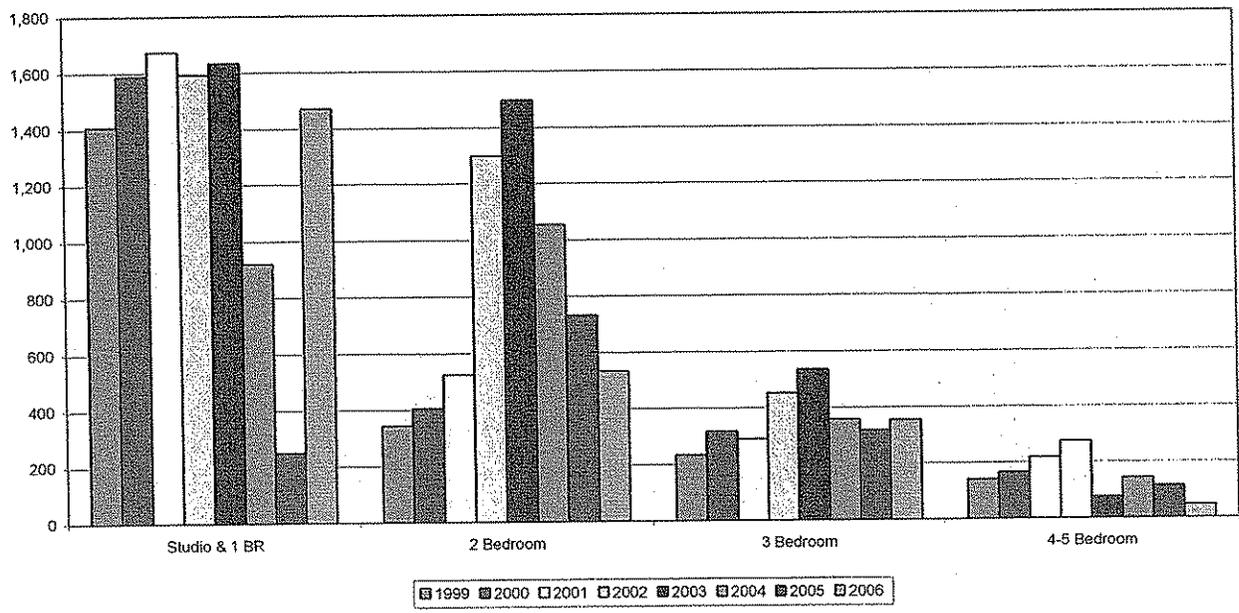


Chart 21 Public Housing Applicants by Race

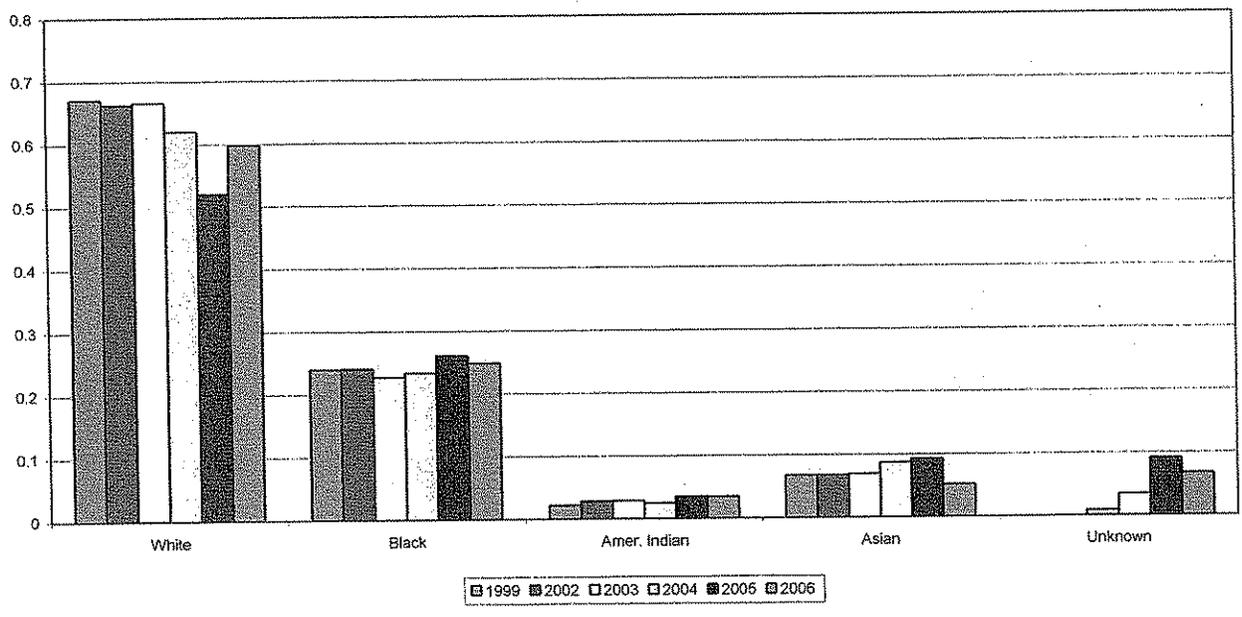


Chart 22 Section 8 Applicants by Race

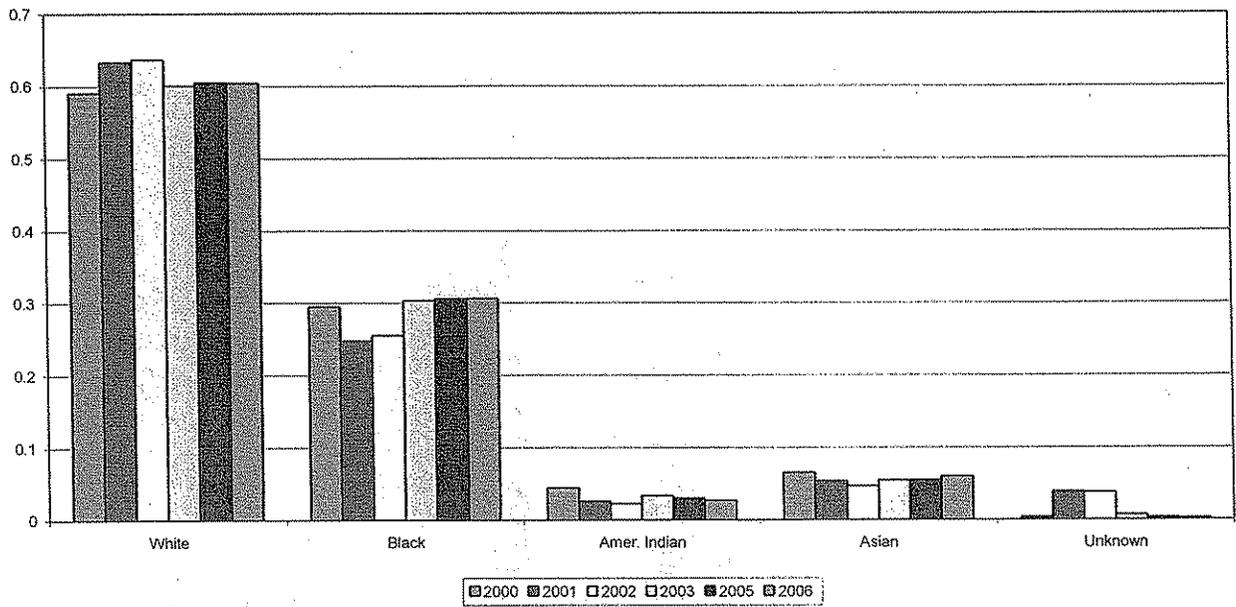


Chart 23 Public Housing Applicants by Ethnicity

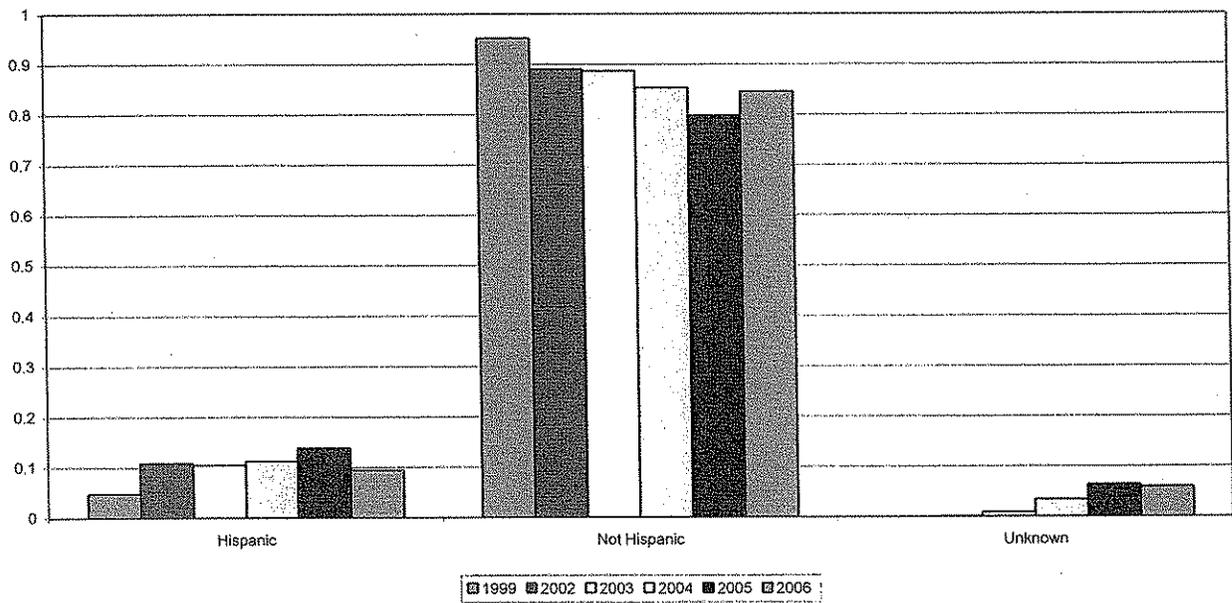
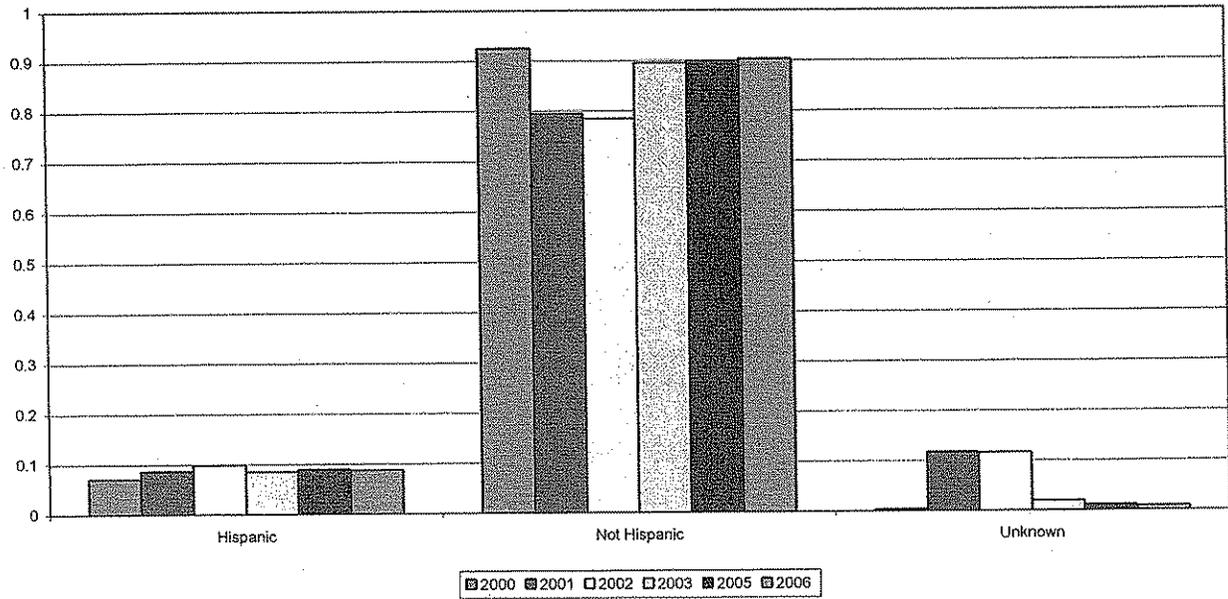


Chart 24 Section 8 Applicants by Ethnicity



Section II: Occupancy Policies

This section explains changes in rent policy and occupancy that affect the population served.

Changes in Concentration of Lower-Income Families, By Program

HAP continues to serve a very high percentage of households with less than 30 percent of Median Family Income (MFI). In both Section 8 and Public Housing, 89% of households served are below 30% MFI (see Table 5, Section 1).

RENT POLICY CHANGES

Section 8 Program

HAP conducted an extensive community process related to Section 8 rent policies and implemented new policies on April 1, 2005. The most significant change was increasing the minimum tenant-paid portion of rent from 30% to 35% of adjusted income. This was part of HAP's effort to control program costs while continuing to serve as many households as possible. Landlord rent increases were also frozen for one year, limits were set on the number of bedrooms a voucher will pay for, and payment standards were reduced for most bedroom sizes.

Highlights of HAP Board Actions Regarding Changes to Section 8

January 2005 (all effective 4/1/2005)

- Increase the minimum family contribution towards rent and utilities from 30% to 35% of adjusted monthly income to address funding shortfall.
- Change bedroom standard to one bedroom for each two persons regardless of age or sex for new participants, portability move-ins, and current participants who move.
- Freeze landlord rents and deny increases for one year.
- Cap Section 8 payment standards at 100% of Fair Market Rents in order to reduce subsidy costs.
- Deny portability moves to higher cost areas when there is insufficient funding for continued assistance to the family.
- Limit voucher term extensions for portability move-ins to comply with PIH Notice 2004-12.
- Reduce inspections from annual to every other year for tenants who do not require a regular inspection every year or for landlords who have units with good maintenance records.
- Conduct regular eligibility reviews every other year for elderly or disabled families on fixed incomes.

- Terminate participants who exceed program income limits and who receive \$0 Housing Assistance payment in 60 days, rather than 180 days.

April 2005

- Implement 2005 income limits.
- Clarify what constitutes a breach in repayment agreement for denial or termination of assistance.
- Clarify participant's responsibility to allow inspection of their unit.
- Create a definition of "bedroom" in compliance with local building code.

September 2005

- Revised admissions policy to create a local preference for admission for those who were displaced by Hurricane Katrina. Capped at 100 vouchers.
- Clarify policy on verification of correction of Housing Quality Standards deficiencies to allow landlords and tenants to certify completion of specified minor fail items without a reinspection.

October 2005

- Raise payment standards back up to their 3/31/05 level.

December 2005

- Change the effective date of the increased tenant contribution of 35% from April 1, 2005, to December 1, 2005.

January 2006

- Change rules on admission and subsidy levels for students in accordance with the change in HUD regulations (with the exception of terminating those students already with a voucher)
- Added an exception clause to allow guests to stay in Section 8 units for longer periods of time under special circumstances

February 2006

- Adopted additional requirements for owners and units to remove units and landlords from the program under certain situations, such as violation of local fair housing laws, criminal activity by landlord or non-compliance with contracts.

(planned for next reporting period) April 2006

- Remove freeze on landlord rent. In most cases, limit rent increases to 5% or market rent, whichever is less.
- Increase payment standards for most bedroom sizes to allow more housing options

Public Housing Program

Site-Based Admissions - Public Housing eliminated the central intake office and implemented site-based admissions effective April 1, 2005.

- Applicants have the choice of selecting up to three different Public Housing properties, or may choose to be placed on a "first available" list.
- Established a revised "Apartment Criteria for Residency" effective April 1, 2005. This criteria for residency outlines specifically how an application is processed, the criteria used for the approval or denial of applications, and the due process rights of a denied applicant.
- HAP contracted with a third party application screening company to screen and process all applications for the Public Housing communities. This contract was established in April 2005.
- Public Housing bedroom size standards were changed to a range with a minimum and maximum number of persons, allowing more choice for applicants and less cumbersome and restrictive agency rules.
- Transfers are limited because of the increased choice provided by the changes outlined above.

Implementation of Revised Lease - The Public Housing resident lease was revised and implemented with each Public Housing household February 1, 2006. Combined with lease enforcement training, this provided HAP management with a strengthened management tool, which is intended to enhance livability, safety, and management efficiencies at the site level.

For example, site management was strengthened by not allowing residents to have visitors who have previously been evicted or excluded from a HAP property.

Reviews for Elderly and Disabled Residents - To save administrative costs in Public Housing, HAP has worked to mirror the Section 8 policy change by allowing less frequent reviews for elderly and disabled residents on fixed incomes. Due to a delay in a major computer upgrade that would allow this functionality, this rent policy change is not complete. This rent policy change is still desired and targeted for completion. A computer upgrade scheduled for June 2006, will install the components allowing this transition.

Development of Flat Rent Policy - Provisions were evaluated by a rent policy team established within this plan year. The analysis has been held in order for it to be included in an overall look at the relationship between rent policy and self-sufficiency goals for residents.

Changes Specific to New Columbia - Residents of Public Housing at New Columbia have an income ceiling of 60 percent of area median income, rather than 80 percent, due to tax credit financing requirements.

A local preference will allow former Columbia Villa residents to receive priority admission to New Columbia until 2010, to enable all former residents to return if they wish.

Section III: Changes in the Housing Stock

This section documents changes in the Public Housing stock during the fiscal year, and highlights additional changes planned during the coming year.

NUMBER OF UNITS IN INVENTORY BY PROGRAM

Public Housing

As of April 1, 2005, HAP had 2,331 total Public Housing units on the Annual Contributions Contract (ACC) with HUD. The actual number of available units was less than the ACC number due to the items noted in the table below.

ACC Total	2,331
ACC Units NOT Available for Rental on 4/1/2005 (Beginning of Year Seven Reporting Period)	
- Sales of Scattered Units*	3 (+1 described below)
- Merged Units	
Northwest Tower ADA	6
Hollywood East ADA	13
Medallion ADA	2
<i>Subtotal Not Available for Rental but still on ACC</i>	24 (+1 described below) <i>unused yet authorized units as described below</i>
ACC Available (reflects the ACC Total minus Subtotal)	2,307 actual available: 2,306 (see scattered-site note below)

* Although eight scattered-site units have been sold, four have already been used to add back units to the ACC. The remaining four units (three listed above and one described below) are unused and are available for use in future Public Housing development.

Scattered-Site Units - One additional scattered-site was sold in December 2005, but has not been removed from the ACC. **This reduces the total of available rental units to 2,306 as of March 31, 2006.**

Merged Units – In order to accommodate residents with needs related to the Americans with Disabilities Act (ADA), studio units have been merged to create larger units. When two units are merged into one living space, one unit remains unused on the ACC for future development as Public Housing.

Unused yet Authorized Public Housing Units - The following is a summary of the units indicated above, including those resulting from the redevelopment of Columbia Villa into New Columbia.

ACC PUBLIC HOUSING PORTFOLIO	
Baseline Public Housing Units*	2,793
Authorized Public Housing Subsidy Units That Are Currently Unused	
<u>HOPE VI Redevelopment</u>	
Columbia Villa	462
(adding back New Columbia build-out by Dec 2006)	(297)
<i>subtotal</i>	165
<u>Completed Merged Units</u>	
NW Tower ADA	6
Hollywood East ADA	13
Medallion ADA	2
<i>subtotal</i>	21
<u>Available Units from Sales of Scattered Sites</u>	
3 prior to 4/1/2005	3
1 during 12/2005	1
<i>subtotal</i>	4
Total unused units as of March 31, 2006	190
Net Public Housing Units**	2,603
* Includes employee units and non-residential units	
** Reflects ACC Available for Rental (2,306 on previous page) plus New Columbia add-back (297) which equals Net Public Housing Units (2,603)	

Summary of Unused Units from the HOPE VI Redevelopment of New Columbia/ Columbia Villa – 165 of the 462 former Public Housing units at Columbia Villa did not return as Public Housing at New Columbia. HAP's commitment to the local community resulted in "no net loss" of low income housing. Using project-based Section 8 units, 73 were designated on-site at New Columbia and an additional 92 were designated for development off-site in conjunction with other housing developments.

Mixed Finance Units at New Columbia

Mixed finance units were added during the Year Seven reporting year as the New Columbia HOPE VI project moves toward completion before the end of 2006. The Public Housing units are summarized in the following table.

New Columbia Mixed Finance Projects	Public Housing Units	Status at 3/31/2006
Cecelia Limited Partnership	72	Occupied; EIOP* 12/31/05
Haven Limited Partnership	29	Occupied; EIOP 12/31/05
Trouton Limited Partnership	125	Under Construction; partially occupied.
Woolsey Limited Partnership	71	Construction underway
Totals	297	* EIOP - End of Initial Operating Period

Narrative Discussion/Explanation of Difference

Scattered-Site Reconfiguration – HAP is in the early stages of a planning process to sell and/or redevelop most of HAP's Public Housing scattered-sites. During the Year Seven reporting period, a disposition plan was finalized and submittal to HUD's Special Applications Center was anticipated in May 2006. (See section on Demolition/Disposition for additional detail.)

Iris Court Cluster HOPE VI Redevelopment - HAP has received another HOPE VI award to redevelop the Iris Court cluster of Public Housing properties, along with 21 scattered-site homes. New residents are no longer being moved into those developments, and relocation will begin in summer 2006. In this case, the sale of the 21 scattered-sites is dedicated to affordable home ownership opportunities.

Overall Redevelopment Opportunities - Plans to replace the remaining units lost due to ADA construction, HOPE VI construction, and scattered-site sales will become part of HOPE VI and other revitalization initiatives still being developed.



Section IV: Sources and Amounts of Funding

This section compares the projected with the actual for the Sources and Amounts of Funding in the MTW Consolidated Budget Statement for HAP's FY 2006. The MTW Consolidated Budget Statement includes Public Housing, Capital Fund, and portions of the Section 8 voucher program.

Sources of Funds included in the MTW Consolidated Budget Statement for FY 2006 (unaudited):

Sources of Funds	Actual	Projected Budget
Rental Income	\$ 4,761,380	\$ 4,675,421
HUD Contributions:		
Section 8 Subsidy	47,658,108	48,954,514
Operating Subsidy	7,099,503	6,246,872
Capital Fund Subsidy - Operations	2,168,274	2,125,000
Non Rental Income	<u>367,888</u>	<u>180,936</u>
Total Operating Income	\$62,055,153	\$62,182,743
Capital Fund – Capital Improvements	1,536,976	1,536,976
Interest Income on Investments	<u>303,281</u>	<u>117,807</u>
Total Funding Sources:	<u>\$63,895,410</u>	<u>\$63,837,526</u>

Sources of Funds - Budget to Actual Variance Narrative

- Rental income was higher than budgeted due to a decrease in Public Housing vacancies.
- Section 8 subsidy was lower than budgeted due to fewer outstanding vouchers during the year and a reduction in the average cost per voucher. This result occurred as actions were taken to reduce Section 8 costs thereby affecting the actual subsidy amount utilized in 2006. The difference between the subsidy amount shown above and the housing assistance payments shown on page forty-one is the administration fee included in the subsidy amount.
- Operating subsidy was higher than budgeted due to unbudgeted utility subsidy that was recognized as earned income during the year.
- Non-rental income was higher than budgeted due to increased Section 8 program fraud control.
- Interest income was higher than budgeted due to rate increases over the past year.

**Consolidated Financial Statement
Housing Authority of Portland
Statement of Operations
For the Year Ended March 31, 2006
(With Comparative Budget Amounts)**

Consolidated MTW (unaudited)

	<u>Actual</u>	<u>Budgeted</u>	<u>Variance</u>
Revenue:			
Rental Income	4,761,380	4,675,421	85,958
Section 8 Subsidy	47,658,108	48,954,514	(1,296,405)
Public Housing Operating Subsidy	7,099,503	6,246,872	852,631
Capital Fund - Operating	2,168,274	2,125,000	43,274
HUD Grants	0	0	0
Non HUD Grants	0	0	0
Port-in billbacks	0	0	0
Non Rental Income	367,888	180,936	186,952
Total Operating Income	62,055,153	62,182,743	(127,590)
Capital Fund - Non-Operating Interest Income on Investments	303,281	117,807	185,474
Total Income (Revenue)	62,358,435	62,300,550	57,885
Expenses:			
Labor Expense	8,899,755	8,826,761	(72,994)
Administrative Expense	3,529,137	3,605,982	76,845
Tenant Services	79,906	129,801	49,895
Utilities	2,284,806	2,107,306	(177,500)
Maintenance	785,553	772,633	(12,920)
Housing Assistance Payments	43,702,284	47,408,815	3,706,531
General Expenses	413,941	416,379	2,438
Interest Expense - Non HUD Bond	264,935	0	(264,935)
Depreciation	1,874,199	1,965,253	91,054
Gain/Loss from Disposition	52,621	0	(52,621)
Non-Operating Expenses	26,478	0	(26,478)
Total Operating Expenditures	61,913,614	65,232,929	3,319,315
Net Income	444,821	(2,932,379)	3,377,200
Adjustments:			
Depreciation	1,874,199	1,965,253	91,054
Interest Expense - Non HUD Bond	264,935	0	(264,935)
NonOp Sources of Cash			
NonOp Uses of Cash			
Cash Flow	2,583,955	(967,126)	3,286,146

**Consolidated Financial Statement
Housing Authority of Portland
Statement of Operations
For the Year Ended March 31, 2006
(With Comparative Budget Amounts)**

	Public Housing & Capital Fund		
	<u>Actual</u>	<u>Budgeted</u>	<u>Variance</u>
Revenue:			
Rental Income	4,761,380	4,675,421	85,958
Section 8 Subsidy			
Public Housing Operating Subsidy	7,099,503	6,246,872	852,631
Capital Fund - Operating	2,168,274	2,125,000	43,274
HUD Grants			
Non HUD Grants			
Port-in billbacks			
Non Rental Income	206,954	156,936	50,018
Total Operating Income	14,236,110	13,204,230	1,031,881
Capital Fund - Non-Operating			
Interest Income on Investments	100,496	2,400	98,096
Total Income (Revenue)	14,336,606	13,206,630	1,129,977
Expenses:			
Labor Expense	6,685,640	6,684,972	(668)
Administrative Expense	2,571,654	2,593,899	22,244
Tenant Services	72,368	40,151	(32,217)
Utilities	2,284,799	2,107,306	(177,493)
Maintenance	785,553	772,633	(12,920)
Housing Assistance Payments	58,917	0	(58,917)
General Expenses	405,100	406,731	1,631
Interest Expense - Non HUD Bond	264,935	0	(264,935)
Depreciation	1,840,654	1,931,707	91,053
Gain/Loss from Disposition	52,621	0	(52,621)
Non-Operating Expenses	26,478	0	(26,478)
Total Operating Expenditures	15,048,718	14,537,398	(511,319)
Net Income	(712,112)	(1,330,769)	618,657
Adjustments:			
Depreciation	1,840,654	1,931,707	91,053
Interest Expense - Non HUD Bond	264,935	0	(264,935)
NonOp Sources of Cash			
NonOp Uses of Cash			
Cash Flow	1,393,478	600,938	527,604

**Consolidated Financial Statement
Housing Authority of Portland
Statement of Operations
For the Year Ended March 31, 2006
(With Comparative Budget Amounts)**

	Section 8 MTW (unaudited)		
	Actual	Budgeted	Variance
Revenue:			
Rental Income			
Section 8 Subsidy	47,658,108	48,954,514	(1,296,405)
Public Housing Operating Subsidy			
Capital Fund - Operating			
HUD Grants			
Non HUD Grants			
Port-in billbacks			
Non Rental Income	160,935	24,000	136,935
Total Operating Income	47,819,043	48,978,514	(1,159,470)
Capital Fund - Non-Operating			
Interest Income on Investments	202,785	115,407	87,378
Total Income (Revenue)	48,021,829	49,093,921	(1,072,092)
Expenses:			
Labor Expense	2,214,116	2,141,789	(72,326)
Administrative Expense	957,482	1,012,083	54,601
Tenant Services	7,538	89,650	82,112
Utilities	7	0	(7)
Maintenance			
Housing Assistance Payments	43,643,367	47,408,815	3,765,447
General Expenses	8,841	9,648	807
Interest Expense - Non HUD Bond			
Depreciation	33,546	33,546	0
Gain/Loss from Disposition			
Non-Operating Expenses			
Total Operating Expenditures	46,864,896	50,695,531	3,830,634
Net Income	1,156,932	(1,601,610)	2,758,542
Adjustments:			
Depreciation	33,546	33,546	0
Interest Expense - Non HUD Bond			
NonOp Sources of Cash			
NonOp Uses of Cash			
Cash Flow	1,190,478	(1,568,064)	2,758,541

Section V: Uses of Funds

This section compares the uses of funds projected in the FY 2006 HAP Moving to Work budget with the actual expenses based on fiscal year-end financial data.

Uses of Funds included in the MTW Consolidated Budget Statement for FY 2006 (unaudited):

Uses of Funds:	Actual	Projected Budget
Labor Expense	\$ 8,899,755	\$ 8,826,761
Administrative Expense	3,529,137	3,605,982
Tenant Services	79,906	129,801
Utilities	2,284,806	2,107,306
Maintenance	785,553	772,633
Housing Assistance Payments	43,702,284	47,408,815
General Expenses	<u>413,941</u>	<u>416,379</u>
Total Operating Expenditures	\$59,695,382	\$63,267,677
Non-Operating: Capital Improvements	<u>1,536,976</u>	<u>1,536,976</u>
Total Uses of Funds:	\$61,232,358	\$64,804,653

Uses of Funds - Budget to Actual Variance Narrative

- Utilities expense was higher than budgeted due to increased rates.
- Housing Assistance expense was lower than budgeted, as the original budget did not anticipate cost reduction efforts that occurred subsequent budget preparation. Such cost reduction efforts were implemented and are reflected in the actual expense. These cost reduction efforts consisted of restraining lease-up and actions to lower the average cost per voucher thereby ensuring costs remained at or below subsidy levels.

Adequacy of Reserves

Operating Reserves - During November 2005, the Housing Authority of Portland established an Operating Reserve of funds in the amount of \$2.8 million to protect against financial uncertainties associated with the Authority's operating environment and real estate activities.

Project Reserves

MTW Project Reserves were earned and used over a 3-year period from April 1, 2003 through March 31, 2006 per audit requirement.

	Beginning of Year	Reserves Used	End of Year
Section 8	\$ 1,546,490	1,546,490	0

Section VI: Capital Planning

This section documents the plans for use of capital funds and their expenditures, plans for demolition and disposition, and HAP's homeownership programs.

Planned vs. actual expenditures by property

Work in Process		Estimated	Expenses	Expenses During
FYE 2005 Projects	Work Items	Cost	During FYE 06	FYE 05
<u>Property</u>				
Dahlke Manor	Replace Windows	400,000	465,394	
Celilo Court	Replace Windows	100,000	30,225	74,225
Williams Plaza	Replace Windows	350,000	377,235	117,000
Maple Mallory	Replace Windows	150,000	101,517	22,540
Maple Mallory	Site and Dwelling Improvements	1,300,000		
Peaceful Villa	Dwelling Improvements	1,000,000	2,062,954	
Scattered Sites	Sewers	21,000		
Sellwood Center	Piping/Mechanical Improvements	200,000	112,781	
Sellwood Center	Garbage Room/	100,000		
Gallagher Plaza	Piping/Mechanical Improvements	85,000	330,635	
Gallagher Plaza	Exterior Stucco Repair	20,000		
Hillsdale Terrace	Phone Line Improvements	50,000	76,310	
Townhouse Terrace	ADA Community & Mailboxes	75,564		
Medallion	Water Leak at Planterbox	8,000		
PHA Wide	Roofing	100,000	262,350	
High-rise buildings	Common Area Carpet/Tile	60,000		
PHA Wide	Concrete	50,000		8,157
PHA Wide	Upgrade to Highrise Security Systems	24,000		
PHA Wide	A & E Services	100,000	144,678	66,933
PHA Wide	Hazardous Material/Environ.	50,000	12,781	6,809
New Columbia	Hope VI	1,100,000		
Work in Process Total		5,343,564	3,976,860	295,664
Future Year Capital Plans				
2006-2009				
	Work Items	Estimated		
		Cost		
PHA Wide	Roofing	400,000		
High-rise Buildings	Common-Area Carpet/Tile	240,000		
PHA Wide	Concrete	200,000		
PHA Wide	A & E Services	600,000		
PHA Wide	Hazardous Material/Environ.	200,000		
Schrunk Tower	HVAC Upgrades	130,000		
Dahlke Manor	HVAC/Plumbing Upgrades	550,000		
Tamarack	Paint rails; repair ceiling heating	200,000		
Hillsdale Terrace	Site and Dwelling Improvements	1,200,000		
Eliot Square	Site and Dwelling Improvements	630,000		
PHA Wide	Move Trash to Exterior Room	370,000		

Celilo Court	ADA community Room	150,000
Stark Manor	Site and Dwelling Improvements	600,000
Hollywood East	Replace Windows	500,000
Ruth Haefner	HVAC Upgrades	165,000
Gallagher Plaza	HVAC Upgrades	165,000
Slavin Court	Site and Dwelling Improvements	480,000
Eastwood Court	Site and Dwelling Improvements	600,000
Fir Acres	Site and Dwelling Improvements	600,000
Townhouse Terrace	Site and Dwelling Improvements	400,000
Lexington Court	Site and Dwelling Improvements	600,000
Northwest Tower & Annex	Site and Dwelling Improvements	1,275,000
Hollywood East	Boilers Relined	50,000
Carlton Court	Site and Dwelling Improvements	480,000

Future Projects Total **10,785,000**

**Large Items Removed
from Previous MTW
Annual Plan**

Iris Court	Office electrical Upgrades	250,000
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Discussion of Differences Between Projections and Actual

As shown in the first table above, the actual FY 2006 expenses for the projects listed in the Year Seven MTW Annual Plan were \$3,976,860, below the original projection of \$5.3 million. Much of this difference is due to the timing of projects. The table also shows \$295,664 spent in the prior year (FY 2005) on work projects in the Year Seven plan.

The combined FY 2006 capital expense total for originally planned and future projects is \$3.976 million of \$16.1 million in the original plan. This reflects staff reductions, re-assignment of some staff to HOPE VI, the timing of various projects, and additional amounts spent on operations and other administrative costs.

Demolition and Disposition

New Columbia HOPE VI Redevelopment - On November 24, 2003, HAP submitted a Disposition Application to HUD for the HOPE VI project at Columbia Villa. That application was approved by the Special Application Center on April 6, 2004.

On July 29, 2005, HAP closed the last of four mixed finance transactions supporting the construction of New Columbia. This last phase, Woolsey accounts for 131 total units of housing, of which 72 are Public Housing. Simultaneous with this closing, HAP sought HUD's release of the existing

Declaration of Trust and recorded a new Declaration of Restrictive Covenants on the same property. HAP also received release of the existing Declaration of Trust for the remainder of the New Columbia redevelopment site that will be disposed. HAP expects dispositions to the homebuilders and New Columbia Owners Association to occur by March 2007.

All of this activity is consistent with the Disposition approval obtained by HAP.

Humboldt Gardens HOPE VI Redevelopment - HAP submitted application for, and, on October 25, 2005, received award of 2005 HOPE VI Grant for the redevelopment of the Iris Court cluster and the restructuring of 21 scattered-site Public Housing units into affordable homeownership. Shortly thereafter, HAP began planning the redevelopment of the Iris Court cluster of Public Housing developments. This work included resident and community outreach and procurement for environmental assessment and of a design team for schematic site plan development.

During the Year Seven MTW reporting period, HAP has been drafting the disposition application for the Iris Court Cluster and the 21 scattered-site units and plans to submit to HUD during May 2006.

With the completion of the environmental review and the issuance of the Finding Of No Significant Impact (FONSI), demolition will occur during the winter of 2006/2007.

Scattered-Site Redevelopment - Work continues on the planning for the disposition of scattered-site Public Housing units owned by HAP. This initiative is at its early stages with the focus on assigning a HAP team to assess the value of strategic options associated with this element of our portfolio. Additional discussion of this topic is found in **Section III - Changes in the Housing Stock**.

Homeownership Programs

Background - HAP requested a waiver of current Section 8 Homeownership regulations in the Year Three MTW Annual Plan to improve HAP's Agency Homeownership Program and to help achieve one of HAP's MTW Goals to promote self-sufficiency. HUD has agreed to prepare a waiver to allow HAP to include Public Housing units in its expanded Section 8 homeownership program. HUD also informed HAP that no waiver is needed to designate certain units as "homeownership units," as requested in the Year Three Annual Plan.

Sale of Scattered Sites - HAP continued to operate its existing HUD Section 5-H homeownership program for the sale of scattered-site Public Housing units. One sale was completed during the fiscal year ending March 31, 2006, for a total of eight sold from program inception to date. Four of the eight units have already

been used to add units to the ACC. The remaining four units are unused yet authorized for future Public Housing development.

Homeownership Preparation - Homeownership preparation and support has been a typical GOALS program outcome since its inception (see Section IX on Resident Programs).

- To date, 205 GOALS graduates have become homeowners, including 46 new GOALS graduate homeowners during FY 2006.
- HAP continued its Pilot Homeownership Voucher (HV) program, with eight additional families becoming homeowners for a total to date of 21 HV homeowners.
- The 2002 HUD ROSS-Homeownership Supportive Services grant funded homeownership counseling for 75 Public Housing residents participating in the GOALS program, as well as the services of a GOALS Homeownership Specialist.

Section VII: Owned and Managed Housing (Public Housing)

This section compares the Housing Authority of Portland projected management performance with actual performance during the year April 1, 2005, through March 31, 2006. It includes vacancy rates, rent collections, work order response, inspection results, and security initiatives.

Vacancy Rates in Public Housing

The vacancy rates shown below are based on a month-end snapshot at the end of each fiscal year. Once again, HAP is involved in another HOPE VI project that has affected our overall vacancy rates. The five Public Housing properties involved with HOPE VI are documented below.

With the transition to site-based applications and wait lists HAP's goal was to achieve 97% occupancy. Even with another HOPE VI project underway HAP is still within its targeted occupancy percentage and, with the five properties involved with the new HOPE VI project removed from the equation (due to current relocation efforts), HAP has achieved an occupancy rate above 98%.

Proactive Pre-Leasing Efforts - The transition to a site-based model in FY 2006 has allowed Public Housing site staff to take a more proactive role in filling vacant units. Site staff now have the ability to not only select an applicant off the wait list immediately upon receiving notice to move from a current resident, but to also keep a small preapproved "reserve" pool available to fill a vacant unit the day it becomes available. This has significantly reduced the overall Public Housing vacancy rate and allowed HAP to exceed its targeted occupancy.

New Columbia Lease-Up Activities - There are two new properties that are included in this year's report. The two active properties operating within the New Columbia HOPE VI Project are Cecilia and Haven (names representing the tax credit partnerships involved). Although both these properties have Public Housing units, the management of these properties have been subcontracted out to a third party property management firm.

Given the challenge of lease up for a brand new property and a new contractor providing the service, lease up activities have been on schedule. Initial lease up activities for Public Housing and affordable housing (developed with mixed financing) will continue through the winter of 2006.

Property	Units Available on 3-31-2006	Vacancy Rate 3-31-01	Vacancy Rate 3-31-02	Vacancy Rate 3-31-03	Vacancy Rate 3-31-04	Vacancy Rate 3-31-05	Vacancy Rate 3-31-06
Columbia Villa (removed for HOPE VI Redevelopment)	-	7.9%	4.3%	18.7%	-	-	See New Columbia
**Iris Court	47	26.7%	4.3%	6.4%	8.5%	2.1%	27.7%
Northwest Tower	164	6.3%	4.9%	5.5%	10.3%	0.6%	0.0%
Hillsdale Terrace	58	23.1%	11.3%	9.4%	5.2%	0.0%	3.4%
Hollywood East	286	6.4%	1.9%	3.8%	9.8%	0.7%	1.0%
**Royal Rose Court	36	0.0%	0.0%	0.0%	8.3%	0.0%	2.8%
Peaceful Villa	70	0.0%	0.0%	2.9%	5.7%	2.9%	0.0%
**Royal Rose Annex	9	0.0%	0.0%	0.0%	0.0%	0.0%	11.1%
**Sumner Court	8	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Dekum Court	38	18.4%	5.6%	0.0%	5.3%	2.6%	2.6%
Tamarack	119	10.2%	4.4%	10.1%	5.1%	0.8%	2.5%
Dahlke Manor	113	1.8%	0.9%	5.3%	7.0%	2.7%	0.0%
Holgate House	79	2.5%	0.0%	2.5%	5.0%	0.0%	1.3%
Sellwood Center	109	4.6%	4.6%	4.6%	10.0%	2.8%	0.0%
Schrunk Riverview Tower	117	1.7%	0.0%	6.0%	10.3%	1.7%	1.7%
Williams Plaza	100	1.0%	7.0%	7.0%	13.0%	1.0%	1.0%
Fir Acres	31	6.9%	3.4%	3.2%	3.2%	0.0%	3.2%
Townhouse Terrace	31	14.3%	0.0%	6.7%	16.7%	0.0%	12.9%
Stark Manor	29	3.6%	3.6%	0.0%	10.3%	0.0%	0.0%
Lexington Court	19	5.3%	5.3%	0.0%	15.8%	5.3%	0.0%
Eastwood Court	31	7.1%	3.6%	3.3%	3.2%	0.0%	0.0%
Carlton Court	24	8.7%	8.7%	4.3%	12.5%	0.0%	4.2%
Slavin Court	24	0.0%	0.0%	4.2%	8.3%	4.2%	4.2%
Demar Downs	18	5.6%	0.0%	11.1%	11.1%	0.0%	0.0%
Gallagher Plaza	84	1.2%	3.6%	2.4%	1.2%	1.2%	0.0%
Eliot Square	30	3.6%	3.4%	10.3%	3.4%	3.3%	3.3%
Medallion Apts.	88	3.4%	3.3%	7.9%	9.0%	8.0%	1.1%
Ruth Haefner Plaza	72	4.1%	1.4%	5.6%	12.3%	1.4%	0.0%
Celilo Court	26	7.7%	0.0%	3.8%	3.8%	0.0%	0.0%
Tillicum South	12	8.3%	0.0%	0.0%	0.0%	0.0%	0.0%
Harold Lee Village	10	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Floresta	20	0.0%	5.0%	0.0%	10.0%	5.0%	0.0%
Maple Mallory	46	14.9%	7.9%	2.2%	4.3%	0.0%	2.1%
Columbia Villa Addition (removed for HOPE VI redevelopment)	-	11.1%	2.8%	11.1%	-	-	-
Bel Park	10	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%

Winchell Court	10	0.0%	10.0%	0.0%	10.0%	0.0%	0.0%
Powellhurst Woods	33	3.3%	0.0%	0.0%	9.1%	0.0%	6.1%
Tillicum North	18	5.6%	0.0%	0.0%	5.6%	0.0%	5.6%
Hunter's Run	10	0.0%	0.0%	22.2%	22.2%	0.0%	10.0%
Camelia Court	14	0.0%	0.0%	7.1%	0.0%	0.0%	0.0%
Cora Park Apartments	10	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Alderwood	20	5.0%	5.0%	0.0%	0.0%	5.0%	0.0%
Chateau Apartments	10	0.0%	10.0%	20.0%	0.0%	0.0%	10.0%
North Area A" Scattered Sites"	20	10.0%	5.3%	20.0%	10.0%	0.0%	0.0%
North Area B" Scattered Sites"	28	7.1%	14.3%	14.3%	14.3%	0.0%	0.0%
**North Area C" Scattered Site"	24	8.3%	20.8%	20.8%	12.5%	4.2%	20.8%
West Area A" Scattered Sites"	8	20.0%	10.0%	0.0%	0.0%	0.0%	0.0%
East Area A" Scattered Sites"	36	8.3%	2.8%	8.3%	2.8%	0.0%	2.8%
East Area B" Scattered Sites"	50	1.9%	9.8%	16.0%	0.0%	4.0%	4.0%
East Area C" Scattered Sites"	17	0.0%	5.9%	11.8%	11.8%	0.0%	0.0%
New Columbia - Cecilia partnership	72	-	-	-	-	-	2.8%
New Columbia - Haven partnership	29	-	-	-	-	-	17.2%
Totals	2,367	6.21%	3.71%	7.67%	7.90%	1.5%	2.6%

Note: the units available total of 2,367 on 3-31-06 compares to 2,263 at the end of the previous fiscal year. Changes in the Housing Stock are documented in Section III of this report. The remaining differences are due to normal fluctuations in employee and service provider units that are out of service.

**These communities are undergoing redevelopment through HOPE VI and vacancies are not being refilled. Without these five properties included in the calculation of vacancies, HAP's vacancy rate is 1.7%.

Rent Collections - Public Housing

	FY 2006 Budgeted	FY 2006 Actual
Dwelling Rent Billed	\$4,326,615	\$4,392,274
Dwelling Rent Collected		\$4,321,783
Percent Collected		98.4%

As part of implementing the Final Rule project-based management model, the housing authority's Public Housing projects became responsible for collecting rents at the sites during February 2006. HAP continues to utilize a strict lease enforcement policy to maintain a very high level of rent collections.

Work Orders

HAP accomplished a completion rate of 99% for Emergency Work orders. The average response time for routine work orders was 3.5 days. This is a reduction from the previous year. HAP correlates this reduction to be a result of the transition of maintenance to a site based management model.

Emergency Work Order Response Times

	FY2001	FY2002	FY2003	FY2004	FY2005	FY 2006
Total Number	407	509	487	741	422	337
Percent Meeting 24 Hour Response Goal	99.0%	100.0%	99.9%	91.7%	98.3%	99.1%

Routine Work Order Response Times

	12-1-97 through 11-30- 98 Actual	FY99 4-1-98 through 3-31-99	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006
Total Number	14,299	12,315	13,270	13,025	12,552*	12,282	11,373	9,315	9,188
Average Completion Days	7.0	6.4	7.5	6.4	5.3	5.5	6.2	5.7	3.5

Public Housing Inspections

Prior to Moving to Work, HAP inspected 100 percent of its Public Housing inventory on an annual basis. During year one of Moving to Work, HAP revised its schedule for property inspections, implemented preventive maintenance and capital improvement programs, and focused required inspections on units with problematic histories and other factors.

In FY 2006 inspections were completed on all units at least every 18 months. The family developments were inspected two times in an 18-month cycle, and the high-rise units every 12 months. On site management staff conducted interim inspections approximately nine months after the last HQS inspection for the family units.

When the Columbia Villa units were demolished as part of the HOPE VI redevelopment in October 2004, inspectors had increased time to assist with

other inspection processes. The inspectors assisted site staff in special issues at the site level, they were assigned the Vacate/Move Out inspection process, and spent additional time inspecting failed HQS and/or housekeeping failed units with site staff.

Inspections, Public Housing

	FY2001 Actual	FY2002 Actual	FY2003 Actual	FY2004 Actual	FY2005 Actual	FY 2006 Actual
Number Inspected/ Total Units						
Development/ Project	36/ 50	40/ 50	37/ 50	32/ 48	34/ 48	37/ 48
Housing Units	2,171	2,262	2,413	1,464	1,954	2,012
Site Staff Projects Inspected	17	18	22	21	22	12
Site Staff Units Inspected	594	917	538	762	765	358
Total Projects/ Units Inspected	53/ 2,772	58/ 3,179	59/ 2,951	53/ 2,226	56/ 2,719	49/ 2,370

REAC Inspection Results

HAP has not received additional inspection reports from HUD's Real Estate Assessment Center (REAC) since those reported in the last Annual Report. The last REAC inspections were conducted in May and June 2004.

Security and Community Livability

HAP's full implementation of a site-based management model continues to provide opportunities to address security issues in Public Housing.

Resident Training - Ongoing training and education encourages residents to document and self-report on problems within buildings. This assists the police in documentation of chronic problems. Staff conducts periodic resident meetings to assist with educating residents about safety issues and developing among residents a sense of ownership of community problems.

Coordination with Police and City Crime Prevention Specialists –

- Due to budget constraints, HAP cancelled its contract with both Portland and Gresham police to provide liaison officers to specifically serve HAP properties. Although the contracts with Portland and Gresham police departments were cancelled in March 2005, HAP staff continues to work closely with the police.

- Site management staff meets regularly with assigned police officers to discuss issues in specific buildings. Site management staff now coordinates efforts with the assigned Neighborhood Response Team Officer and Crime Prevention Specialist based out of the Office of Neighborhood Involvement. As a team they work to address specific problem areas at HAP properties. This coordinated team approach allows response to specific HAP landlord and neighbor concerns involving criminal activity. Monthly meetings are coordinated to enhance communication with each agency, to review chronic issues and nuisance calls, and establish an open communication-working environment between police and site management staff.
- HAP staff also utilizes resident meetings as an opportunity to bring in local police to talk about issues affecting the property, the neighborhood and possible solutions. This helps HAP develop a better working partnership with the police, and provides the police with a better understanding of HAP and our residents.
- HAP continued its agreement with the Portland Police Bureau regarding trespassing incidents, and twice each year conducts its annual training with site staff to ensure effective use of this tool to maintain security at each property. At some properties, stricter enforcement of parking and towing procedures has helped to reduce unauthorized guest incidents.

Security Monitoring –

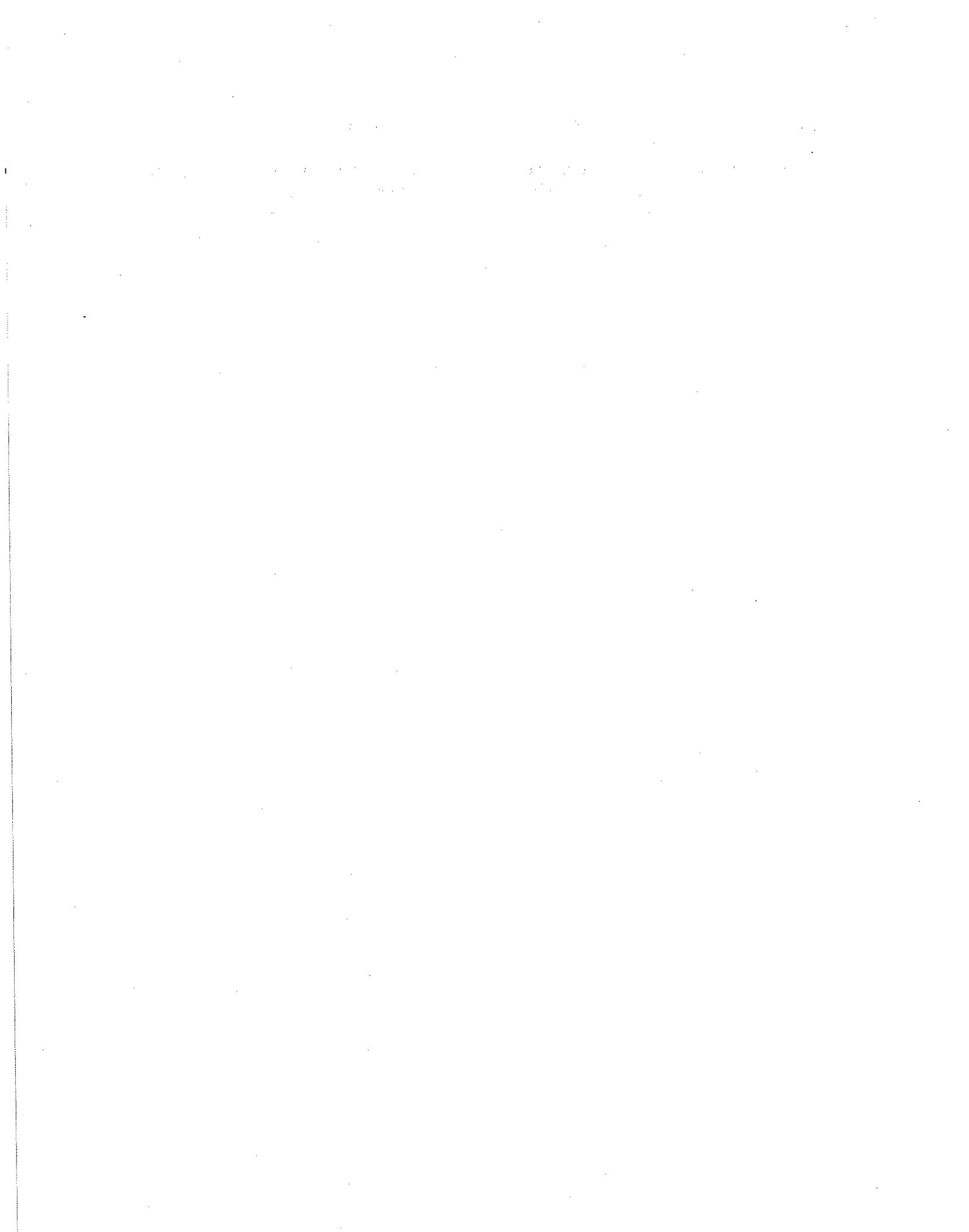
- All high-rise buildings are equipped with card-access entry and video security monitors. The security equipment within the high-rise buildings has recently been upgraded to a digital video system. This upgrade is providing faster, higher quality images for review and is much easier for staff to operate.
- On-site assistant site managers provide evening and after-hours presence in many HAP properties. An answering service provides 24-hour response for maintenance and other urgent situations.
- HAP also assigns maintenance staff to a site based location so that they become familiar with properties and residents and can inform management staff of potential problems.

Lease Enforcement and Property Management - HAP staff work cooperatively with local law enforcement officials to monitor criminal activity and arrests made on agency property. By maintaining its buildings and grounds to a high standard, and by strong lease enforcement, HAP strives to create a standard of pride and care that greatly inhibits drug and other criminal activity. HAP staff worked within a community partner environment with the police and district attorney's office when drafting the new Public Housing Resident lease and Apartment Criteria for Residency.

Public Housing Lease - A new Public Housing lease went into effect on February 1, 2006. Revisions included:

- The ability for HAP to evict current residents for criminal activity consistent to the standards that can deny housing for new applicants;
- Clarification regarding guests and excluded persons, such as written requests for a guest's extended length of stay and clear language regarding persons excluded from one Public Housing community who can not visit another Public Housing community;
- A requirement that residents report known criminal activity, along with encouragement to work with law enforcement groups in prevention, problem solving and promoting neighborhood livability;
- A change to the grace period for late rent payments and late fees when applicable; and
- Clear standards regarding exterior appearance of units, patios and porches.

Witness Protection Program - HAP developed a cooperative program with the Multnomah County District Attorney's office to provide access to its tenant-based Section 8 program for persons in the witness protection program, or for endangered witnesses who are income eligible but who are not in the Section 8 program. During FY 2005 and FY 2006 HAP did not house any families through this agreement due to budget issues (compared to ten the prior year).



Section VIII: Leased Housing Information (Section 8)

This section provides information on Section 8 lease-ups, rent reasonableness, housing opportunity, deconcentration and inspections.

Leasing Information

Target vs. Actual Lease-ups for FY 2006 – The Year Seven Moving to Work
Annual Plan projected 100% as the lease-up rate. HAP was slightly over leased in 2004 and slightly under leased in 2005, due to funding cuts. Leasing in 2006 is documented below.

Section 8 Units Leased-up

Year	Units	Units Leased	Percent Leased
1999	5,312	5,124	96.5%
2000	5,410	5,221	96.5%
2001	5,724	5,615	98.1%
2002	5,943	5,862	98.6%
2003	6,021	5,997	99.6%
2004	6,142	6,167	100.4%
2005	6,142	6,058	98.6%
2006	7,365*	7,220	98.0%

*Note: Data for FY 2006 reflects all HAP Section 8 vouchers (with the exception of 562 MOD/SRO vouchers). In past years, some other types of vouchers were excluded from the MTW report. However, due to community interest in the report, both MTW and non-MTW vouchers administered by HAP are now included in the total.

Information and Certification of Data on Leased Housing Management

Ensuring Rent Reasonableness – Rent reasonableness for a particular unit is determined by: location, type of unit (house, apartment, duplex, etc.), similar area rents, amenities and handicap accessibility. Rent reasonableness is checked annually regardless of whether an increase is requested.

In the past, HAP staff has used market surveys, rental ads, the Housing Connections database, and a community-wide independent market study to compile rent data. HAP's comparability database includes information on more than 10,000 units. Unit rents may exceed the rent reasonableness chart, which is reviewed every six months to keep up with market trends. The chart is only changed as needed.

HAP improved the rent reasonableness system by further breaking down unit types, neighborhoods, assigning values for amenities, and ensuring that all samples are statistically significant. In early 2006, HAP moved to an automated

rent reasonableness system, which ties in real time data to our surveys, including current vacancy listings, tax assessments and house sale prices.

Expanding Housing Opportunities – During the past year, HAP continued to attract an average of 30 new landlords a month to the Section 8 program.

Communication with landlords - A number of key initiatives contribute to our success with landlords.

- HAP advertises the Section 8 Program in the newsletters of the region's largest landlord association and also publishes a periodic newsletter for landlords.
- Periodic mailings to landlords and program participants are sent as needed.
- HAP's Landlord Committee, winner of a 1999 HUD Best Practices award, finds ways to market the program and improve landlord relations. The Landlord Advisory Committee continues to search for ways to market the program to new landlords.
- HAP maintains a comprehensive landlord manual explaining the program and procedures. Landlord trainings and conferences are held two to four times per year on topics such as tenant screening, landlord-tenant law, lead abatement, and property maintenance.
- HAP has a Landlord Hotline to solicit landlord feedback, and added a landlord-only HAP e-mail address to enable landlords to contact our Communications Team after hours.
- This year HAP added a "Landlord Liaison" position to our Communications Team to improve response times and give landlords one point of contact to work with in our office.
- Section 8 staff also attends landlord trade shows and submit informational articles and ads to landlord association newsletters.

Communication with participants - HAP staff also work to provide additional support to participants' success through better communication.

- HAP is a partner in the "Ready to Rent" program and produces a periodic participant newsletter to update participants on program changes, procedures, available services, and other salient concerns.
- The HAP website lists dozens of vacancies in the county and is updated weekly. This also provides the benefit of free advertising for landlords.
- HAP has also been a partner in developing a Housing Connections database of affordable housing for the Metro Portland area.
- The Section 8 Communications Team provides immediate service to respond to landlord and tenant questions. This team also provides information on a tenant's previous rentals to help background checks go more quickly.

Deconcentration of low-income families - HAP evaluates voucher payment standards at least annually. Currently all payment standards are set between 95% and 110% of fair market rent. HAP maintains information by zip code. HAP takes time during briefing sessions to discuss the benefits of moving to

neighborhoods with a low rate of poverty, and also encourages participants to explore areas of the county outside of the City of Portland. The Section 8 Landlord Advisory Committee supports this process by marketing landlord information sessions to all areas of the county with a lower poverty rate.

Inspection Strategy

HAP continues to employ the same inspection strategy described in previous Moving To Work Plans and Reports. HAP performs four major inspections for Section 8 leased housing programs:

- Initial or Transfer (Pre-contract)
- Annual
- Quality Control
- Special (Complaint)

HAP inspects 100 percent of its Section 8 units annually. HAP policy requires that Section 8 landlords must meet HQS standards initially and annually thereafter as long as the participant family resides in the unit.

Inspections for FY 2004 (April 2003 through March 2004)

Inspection Type	Scheduled	Total Passed	Total Failed	Total No Shows
Initial/Transfer	3359	2284 or 68%	853 or 25%	71 or 2%
Annual	8703	5483 or 63%	2611 or 30%	783 or 9%
SROs	699	608 or 87%	84 or 12%	56 or 8%
Quality Control	259	192 or 74%	44 or 17%	23 or 9%
Special (Complaint)	55	40 or 73%	13 or 23 %	2 or 4%
Totals	13,075	8,607 or 66%	3,605 or 28%	870 or 6%

Inspections for FY 2005 (April 2004 through March 2005)

Inspection Type	Scheduled	Total Passed	Total Failed	Total No Shows
Initial/Transfer	3,055			
Annual	9,242			
SROs	673			
Quality Control	210			
Special (Complaint)	49			
Totals	13,229	10,101 or 76%	2,053 or 16%	676 or 5%

Inspections for FY 2006 (April 2005 through March 2006)

Inspection Type	Scheduled	Total Passed	Total Failed	Total No Shows
Initial/Transfer	2,708			
Annual	7,777			
SROs	659			
Quality Control	141			
Special (Complaint)	73			
Totals	11,358	10,022 or 88%	2,642 or 23%	1,035 or 9%

Note: Percentages in the tables above may exceed 100% because reinspections are included in the counts. Internal controls are in place to make sure annual inspections to not get missed.

Section IX: Resident Programs

This section describes the kinds of housing services offered for Section 8 participants and Public Housing residents, both actions planned and actions taken.

Programs for Families

GOALS Program - HAP's Moving to Work Plan for FY 2006 offered the Family Self-Sufficiency Program (known internally as the GOALS program).

As of March 31, 2006:

- 534 households were active in the GOALS program.
- 735 participated during the year, with 7 port-outs (moves between counties), 17 voluntary terminations, and 46 terminations for cause.
- 131 participants graduated during this fiscal year, 46 of whom became first time homebuyers at graduation.
- The average graduate received \$4,962 in escrow savings last year, with over \$1.1 million on account.
- There were 340 households on the wait list for this program.

Employment preparation and support continues to be a key service and resident-need of our Self-Sufficiency program. The HUD Resident Opportunities and Supportive Services (ROSS) – Resident Service Delivery Model (RSDM) program has funded training slots in various programs offered through contract by Portland Community College (PCC) Workforce Network.

- 337 participants had new jobs over the year - an average of 13% per quarter of the total GOALS caseload.
- Average increase in earned income – active participants – 117% (from \$7303 to \$15,870)
- Average increase in earned income – graduates – 131% (from 12,673 to \$29,303)

As of March 31, 2006, HAP had 9.6 full-time GOALS Coordinators. Multi-lingual and program specializations have improved employment preparation work with GOALS families, as well as bilingual case management in Spanish (two coordinators) Russian (two coordinators) as well as the ability to work with Bosnian, Cambodian, Croatian, Eritrean, Ethiopian, Laotian, Middle Eastern (Arabic and Farsi), Oromo, Somali, Slovenian, Thai and Vietnamese families in their native language.

Construction Pre-Apprenticeship Program - As one of five apprenticeship preparation programs in the State of Oregon certified by the Bureau of Labor and Industries, HAP's Evening Trades Apprenticeship Preparation (ETAP) program prepares residents for entry into construction trades apprenticeships.

ETAP is funded through a 2001 HUD ROSS Apprenticeship grant and the Community and Supportive Services (CSS) HOPE VI budget. During FY 2006 HAP was awarded a 2005 ROSS-RSDM-Family grant to allow for the continuation of this valuable program. HAP's second HOPE VI grant for the revitalization of Iris Court (re-named Humboldt Gardens) will also incorporate ETAP participants into its Section 3 employment plan.

- ETAP has served 320 participants since its inception in 1998.
- As of March 31, 2005, there have been 158 ETAP graduates.
- 128 (81%) of the total graduates have gone on to employment in various construction trades, showing an average increase in income of \$31,084 (from average annual incomes of \$7,992 to \$39,076).

Youth "School Success" Programs - These are an important element of the HAP Family programs. Current programs include:

- (1) An **Early Childhood Literacy Program**, involving five AmeriCorps members and four of our housing sites through the Oregon Commission on Voluntary Action and Service. While the AmeriCorps grant is in its final year, we are actively working with partners Multnomah County Library and LifeWorks NW to sustain early literacy outreach services to these and other housing developments.
- (2) An **After-School Homework Club** at five Public Housing sites and three affordable housing sites funded by Multnomah County Mental Health and Addiction Services and Portland's Children's Investment Fund. Over 350 youth received assistance during the last year.
- (3) A 2003 ROSS-RSDM Family grant, entitled "**GOALS for Kids**", that serves over 50 Public Housing middle school youth and their families to make the school success bridge to post-secondary education, including provisions for youth financial literacy training, asset-building, and case management.
- (4) A 2003 ROSS Neighborhood Networks grant, to create wireless portable laptop **Computer Learning Centers** with contracted staffing in coordination with the after-school homework clubs. This grant has served over 100 youth and adults to date.

- (5) A partnership with **Girl Scouts of America** provides troops in several housing developments, providing full program access and mentorship to girls from 5 – 17 years of age.

Programs For Seniors And People With Disabilities

In addition to programs for families, HAP provides programs for seniors and people with disabilities in three different programs targeting primarily households in our high-rise apartment communities.

The Congregate Housing Services Program continues to support frail seniors and people with disabilities to live independently in their own apartment by providing basic daily services, such as meals, housekeeping, senior companion, personal care, health and wellness, and case management. At the end of FY 2006, there were 91 clients on this program. HAP has active partnerships with over 20 local agencies and organizations, ranging from Oregon Department of Human Services to independent contractors that together provide a comprehensive package of services to residents.

The Resident Service Coordination Program provides services and resources to over 1,300 residents who reside in Public Housing. Residents receive assistance with eviction prevention, life skills to increase self-sufficiency, linkages to community mental health and social services agencies and advocacy services. In a six-month period, over 859 residents accessed this service for various services/issues. Most referrals are made by residents themselves and or their site managers. The most documented issues among this population are needing assistance in finding basic needs to live independently and accessing health care services.

HOPE VI Community and Supportive Services (CSS)

The Community and Supportive Services Program, a key element in both the New Columbia and the Humboldt Gardens redevelopment efforts, provides a menu of key services to support and nurture the success of HOPE VI households. The CSS workplan is a guiding document that outlines these services in detail. Below is a highlight of the critical components.

Case Management Services - Case management services wrap around each household providing a diversity of services over an extended period of time, helping families move toward self-sufficiency goals. This approach provides individualized, hands-on, sustained mentoring and coaching towards housing stability and self-sufficiency, delivered by in-house staff members who have been specifically recruited and trained by HAP. Staff uses a variety of tools and techniques to engage and evaluate resident progress:

- Triage risk assessment - Before relocation begins, a triage system identifies at-risk families that need the greatest attention within the first critical months after relocation.
- Relocation support - The CSS team works in tandem with Relocation staff to help ensure that residents are supported through the move, connected to their new neighborhoods and that their link to our services remains strong throughout the project. During re-occupancy, the CSS team again supports each resident by providing counsel, access to services and help in understanding the steps of the process.
- On-going outreach - home visits and on-going phone contact are conducted. HAP achieved 90% enrollment in CSS at New Columbia, and we expect the same outcome for families at Humboldt Gardens.
- Individual Development Plans (IDPs) - CSS case managers work with residents to create Individual Development Plans that reflect their goals. Staff then help residents take the steps needed to accomplish their goals.

Collaboration with Community Partners -

- Employment and training - All working-able residents, including job-training support for 14 - 21 year olds, receive support in education and training for sustainable family-wage jobs that will lead to economic stability. The CSS plan brings a solid approach from HAP's existing partnerships in workforce development, training, education and job placement.
- Youth services - In order for families to achieve economic stability and housing self-sufficiency the needs of the entire family, and especially the children, must be addressed. Youth services foster positive youth development through mentoring, outdoor activities, sports involvement, community service, art and science learning, and youth leadership development. The CSS school and youth specialist link youth to our partners' programs.
- On-site services / Post re-occupancy – The master plans for both New Columbia and Humboldt Gardens contain on-site services plans to ensure easy access to services.

Planning Underway - CSS To Pilot For HAP's Opportunity Housing Initiative (Humboldt Gardens Self-Sufficiency Program) – During planning for the CSS workplan, staff and community members met to discuss the proposed self sufficiency program. New and returning residents with their working lives in front of them will be required to engage in a self-sufficiency program at Humboldt Gardens. In an effort to support this requirement, the CSS program will maximize the life of the grant to increase resident readiness to succeed in this model.

Recognizing the degree of challenge that many households face and the stresses that can accompany relocation, HAP will build ample time and sustained support over a period of years to assist residents in reaching their goals. Therefore, rather than look at long-term goals such as educational advancement or homeownership over a constrained time period, such as the four years of the HOPE VI grant or the five years of the self-sufficiency requirement, we build these time lines together and focus on goal-setting and incremental, steady progress along a self-sufficiency continuum.



Section X:
Other Information Required by HUD

Results of the latest completed 133 Audit – The audit for the most recent fiscal year will be forwarded to HUD as soon as it is available.



APPENDIX A



GLOSSARY

ACC - Annual Contributions Contract

The legal document (contract) between a housing authority and HUD.

Under the ACC HUD commits to provide the housing authority with the funds for:

Public Housing - the development, modernization and/or operation of a low-income project.

Section 8 - housing assistance payments to landlords and administrative fees to the Housing Authority.

Under the ACC the housing authority commits to:

Public Housing - develop, modernize, and operate the project in compliance with the ACC and HUD regulations.

Section 8 - perform the duties of a contract administrator.

Capital Funds/Capital Grant Funds

Funds that a Housing Authority receives from HUD to address capital improvement needs in Public Housing properties.

Congregate Housing Services Program (CHSP)

A HAP program that offers housekeeping, meal preparation, and other in-home services to 90 elderly and disabled residents annually.

End of Initial Operating Period (EIOP)

The date upon which Public Housing operating subsidy for any new Public Housing project will begin to flow.

Evening Trades Apprenticeship Preparation (ETAP) program

A HAP program that provides apprenticeship preparation training and direct access to apprenticeships with both the Carpenters and Laborers Unions.

Flat Rents

A fixed rental payment based on comparable units in the private unassisted market. In the case of an MTW agency, a fixed rental payment that includes additional factors.

Greater Opportunities to Advance, Lean and Succeed (GOALS)

A HAP program that helps Section 8 and Public Housing participants work toward independence from public assistance through employment and asset building. GOALS for Kids helps middle-school children reach their educational goals, while learning to save and accrue financial assets.

Housing Quality Standards (HQS)

Basic livability and safety standards that a rental unit must meet to become eligible for a Section 8 subsidy.

Median Family Income (MFI)

MFI is set by HUD on an annual basis for families of different sizes. Eligibility for housing assistance is determined by the household income as percentage of MFI.

Moderate Rehabilitation Program

A HUD program that provides rehabilitation funds for rental housing in exchange for a long-term commitment to house low-income households.

Operating Funds

Funds that HAP receives from HUD for the general day-to-day operations at HAP Public Housing properties.

Replacement Housing Factor

A type of Capital Grant funds that a housing authority receives when a Public Housing unit is removed from the Annual Capital Contribution Contract due to demolition or sale. The funds may be used to support replacement of a new Public Housing unit.

Reserves**MTW Project Reserves**

The amount of reserve funds made available to HAP on a one-time basis during the initial MTW year 2000.

Reserves- Public Housing

A calculation of accumulated net income or loss.

Reserves- Section 8

A calculation of accumulated net income or loss.

Section 8 Vouchers/Assistance**Fair Share Vouchers**

Vouchers that were allocated by HUD according to state demographics.

HOPE VI Relocation Vouchers

Vouchers HAP received to assist with relocation efforts connected to HAP HOPE VI projects.

Housing Choice Vouchers

A general term for Section 8 vouchers that can be either tenant-based or project-based.

Mainstream Vouchers

Vouchers for people with disabilities.

Musolf Manor Vouchers

One of two local project-based certificate buildings, studios subsidized under the Section 8 certificate program to serve singles who are elderly or disabled.

Preservation Vouchers

Vouchers issued to residents of certain HUD-subsidized buildings when the owner's subsidy contract ended with HUD. Also known as "Opt Out Vouchers."

Project Access Vouchers

Vouchers for non-elderly persons with disabilities who are transferring from a nursing home into the private rental market.

Project-Based Assistance Vouchers (PBAs)

Project-based assistance provided under HAP's demonstration program which ties assistance to individual units serving those who are not traditionally successful in the tenant-based voucher program.

Tenant-Based Vouchers

The majority of HAP's Section 8 vouchers which provide rental assistance to low-income residents so that they can rent from any qualified private landlord who accepts rent assistance vouchers. Residents negotiate their own lease.

Twelfth Avenue Terrace Vouchers

One of two local project-based certificate buildings, studios subsidized under the Section 8 certificate program to serve singles who are elderly or disabled.

Welfare to Work Vouchers

Vouchers targeted towards people who are in job training or other programs that aim to move people from TANF (welfare) assistance to employment.

Western Rooms Vouchers

One of HAP's preservation projects that "opted out" of the HUD contract, creating special vouchers for the former residents of Western Rooms.

HOPE VI Vouchers

Vouchers targeted towards former residents of Public Housing projects that were demolished under HUD's HOPE VI revitalization program.

Veterans Vouchers (VASH)

Vouchers for homeless veterans.

Resident Services Coordination

Program that supports residents in HAP's high-rise building by assisting through information and referral to community resources, light case management, and community building activities.

Single Room Occupancy (SRO)

Rooms that are designated for single adults. Residents share kitchen and bathroom facilities.

Stop Loss

An opportunity to limit financial loss to housing authorities that stand to lose resources under HUD's new rules for the Public Housing Operating Subsidy.

Youth Services

Programs that increase self-esteem and school performance, resulting in measurably reduced crime and drug use.

APPENDIX B





RESOLUTION 05-11-04

RESOLUTION 05-07-04 AUTHORIZES CHANGES TO THE CURRENT VERSION OF THE PUBLIC HOUSING LEASE.

WHEREAS, rent is still due on the 1st day of the month, the grace period for late rent has been shifted from the end of the day on the 4th to the end of the day on the 5th. A late fee will be assessed if rent is not received by the end of the day of the 5th.

WHEREAS, clarifying language has been added and unclear language has been deleted specific to Guests and Excluded Persons, specific to the language on guests, staff added language that will allow a resident to request written approval from the landlord to allow a guest to stay in their unit beyond the previous version of the lease which capped the guest stay to "ten consecutive days, or a total of twenty days in any twelve-month period". Specific to language on excluded persons, staff deleted language that would restrict anyone who has had their lease terminated by HAP from visiting another resident in a HAP PH apartment community. Now the language restricts anyone who has been excluded from a HAP property from visiting another resident in a HAP PH apartment community.

WHEREAS, a requirement that residents have a duty to report to police when guests or visitors commit criminal activity, content has been reworded to strongly encourage residents to take an active role in working with law enforcement to prevent crime and promote neighborhood livability.

WHEREAS, three changes have been made to the Lease Addendum regarding Apartment Community Rules. Because HAP's PH apartment communities are part of the larger neighborhood fabric throughout Multnomah County, HAP needs the ability to regulate the exterior appearance of individual buildings. To this end, HAP has kept language that requires residents to use HAP supplied blinds and draperies. However, language that regulated windowsills and ledges has been removed. In addition, unclear language has been deleted regarding pets and storage on patios and porches.

WHEREAS, eight additional changes have been made that are subtle in nature and don't merit individual recognition. These formatting and language modifications were made to correct an error made by staff when a paragraph was put in the wrong section. Other changes were based on staff due diligence and input from Legal Aid Services of Oregon. Reference – Lease Paragraph General Information subsection g. and 1. Lease Term and Renewal subsection A (1) and 2. Payments, Charges, Deposits, and Fees_subsections A and C and 6.

Resident Consent to Landlord's Access and 10. Housing Program(s) Compliance subsection B (3) moved to subsection A (2) and 12. Other Conditions subsections E and G.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of Portland, Oregon that the **RESIDENT LEASE** for the Low Rent Public Housing Program is revised to read as in the form attached and is effective November 15, 2005.

**ADOPTED: November 15, 2005
PORTLAND**

HOUSING AUTHORITY OF

Jeff Bachrach, Vice Chair

ATTEST:

Steven D. Rudman, Secretary

Involvement; YWCA; Human Solutions; Outside In; Multnomah County Health Department; and, Portland Impact. This meeting was also an important step in making sure our lease is calibrated appropriately from a partnering perspective. HAP received some very good feedback that influenced the final version of the lease.

On October 31st a meeting was held between HAP staff, HAP's Landlord Tenant Law Legal Counsel, Bittner & Hahs, and staff from Legal Aid Services of Oregon. Prior to the meeting Legal Aid staff sent a detailed letter to HAP containing a number of specific concerns and suggestions. The meeting was technical in nature and while HAP did not incorporate all suggestions, a significant number of clarifications were made to the language in the lease based on advice from Legal Aid staff.

While this version of the lease hasn't changed dramatically from previous versions that have been reviewed by the BOC, the changes that staff are recommending are substantive and in direct response to additional due diligence and input received by residents and key community stakeholders.

RECOMMENDATION:

The HAP Executive Director recommends approval of this resolution 05-11-04.

APPENDIX C





RESOLUTION 06-03-06

Adopting Revision to Section 8 Policies with Regard to Section 8 Landlord Rents, Payment Standards and Reimbursements to Participants

WHEREAS, the U.S. Department of Housing and Urban Development has issued HAP a notice of its funding amounts for the Section 8 program in 2006; and

WHEREAS, in 2005 the Housing Authority of Portland (HAP) Board of Commissioners made significant changes to the Section 8 program in order to manage within funding availability; and

WHEREAS, HAP made a commitment to review changes to the program again in 2006 in light of the new funding year; and

WHEREAS, HAP wishes to manage the Section 8 program within the stated funding level awarded by HUD;

NOW THEREFORE, BE IT RESOLVED, that the HAP Board of Commissioners authorizes the Executive Director to lift the ban on landlord rent increases, adjust Section 8 payment standards to reflect local market conditions and, in the event that there is a funding surplus that approximates the amount of $\frac{1}{2}$ of one percent of participant payments in any given year, to reimburse tenants for a portion of rent paid during the year.

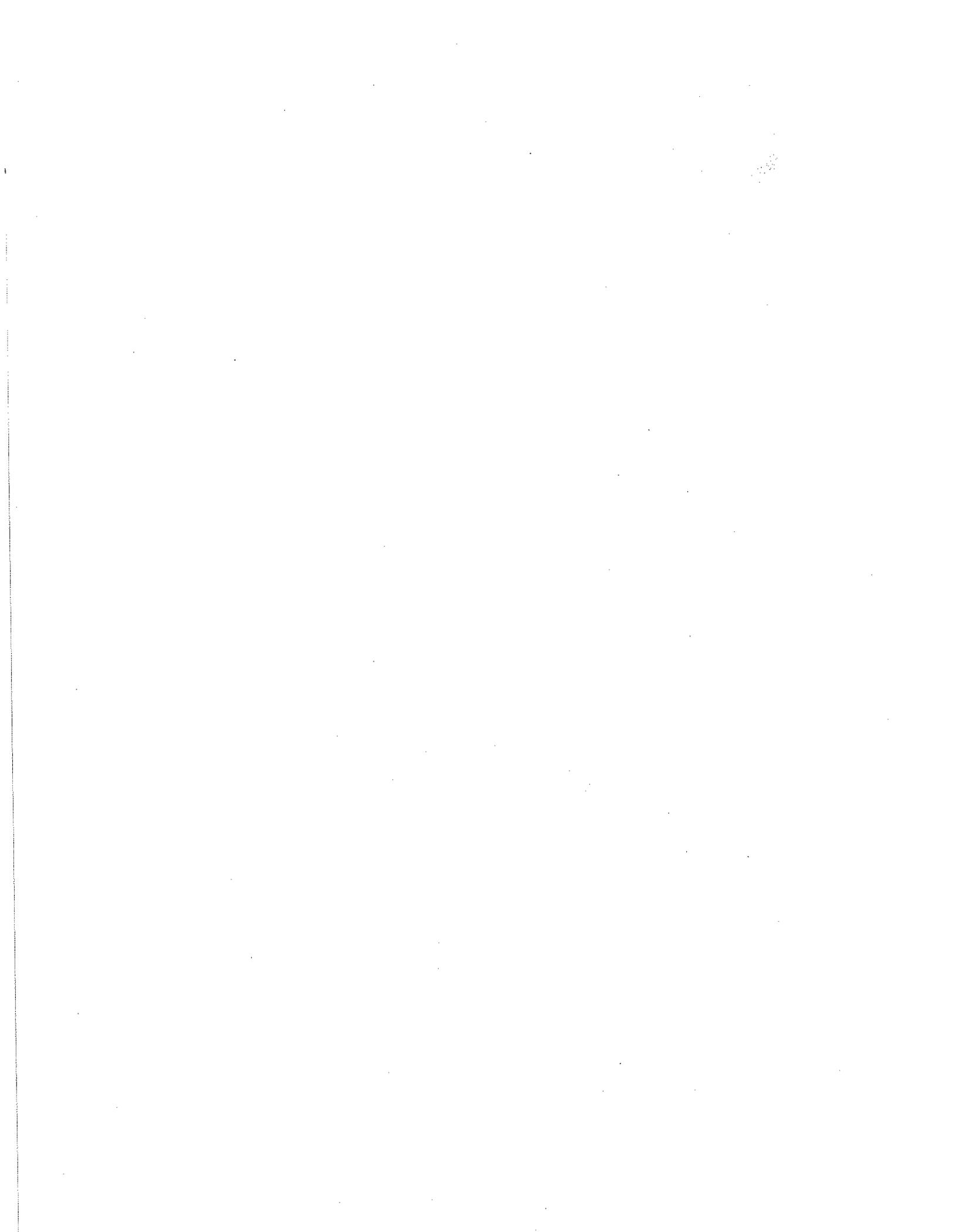
Adopted: March 21, 2006
PORTLAND

HOUSING AUTHORITY OF

Kandis Brewer Nunn, Chair

Attest:

Steven D. Rudman, Secretary





MEMORANDUM

SUBJECT: RESOLUTION 06-03-06

Adopting Revision to Section 8 Policies with Regard to Section 8 Landlord Rents, Payment Standards and Potential Reimbursements to Participants

TO: BOARD OF COMMISSIONERS

**FROM: Steven D. Rudman 503.802.8455 stever@hapdx.org
Contact: Rose Bak 503.802.8565 roseb@hapdx.org**

DATE: March 21, 2006

ISSUE:

Resolution 06-03-06 authorizes HAP staff to lift a freeze on landlord rents, to increase voucher payment standards and to establish a process to reimburse participants, under certain circumstances, when funding exceeds actual expenditures for the Section 8 program in any given year.

BACKGROUND:

In 2005, the HAP Board of Commissioners approved a series of changes to Section 8 program policies in order to offset a shortfall between HUD funding for the program and anticipated program costs. Two of the changes were a one-year freeze on landlord rent increases and a cap on voucher payment standards.

Section 8 program funding for the calendar year 2006 is essentially flat compared to calendar year 2005. To ensure the ability for operating at full lease up, it is essential as we move forward with the operation of this program that we continue to manage monthly voucher costs close to the level at which we are funded by HUD. Based on community feedback we received last year, we believe it is very important to maintain maximum lease up of our Housing Choice Vouchers.

However, the agency is projecting that even with the recommended changes being adopted, we will have excess funds at the end of calendar year 2006 because we entered the year underleased. This excess funding condition allows HAP some flexibility to make some modifications to the Section 8 program at this time. While we anticipate that the average cost per voucher will increase over the course of 2006 due to these changes, we expect that these changes can be maintained for the near term. If or when the monthly cost per voucher exceeds the funding amount per voucher, additional consideration will be required to

decide whether to either reduce the number of vouchers used in the program, or to once again review additional program changes.

HAP staff evaluated several options for utilizing the excess 2006 funds and discussed these options at two meetings with community stakeholders. Potential changes evaluated included changes to payment standards, lifting the ban on landlord rent increases, changing the percentage of tenant income paid towards rent and consideration of a refund of any unspent subsidy available at the end of the year.

After analyzing program costs, forecasting expected outcomes for both 2006 and 2007, and considering community input, HAP staff are making three recommendations for this calendar year.

Landlord Rent Increases

Staff is recommending board approval to lift the ban on landlord rent increases. The Section 8 program is dependent on the participation of private and non-profit landlords and rents paid to landlords must be competitive with the private market in order to maintain the high level of landlord participation and the wide availability of Section 8 units throughout the county. Market forecasts are signaling rent increases of 2-5% across the county. This resolution asks the board to remove the cap on landlord rent increases which was enacted last year, with the following stipulations:

- Landlord rent increases will be limited to the lower of market rent or a 5% increase in total rent.
- Landlords whose units are 20% or more below market rent may request an exception to the 5% cap from the Director of Rent Assistance.
- The earliest that landlord rent increases can be applied against the tenant portion of the rent will be June 1, 2006. Increases approved to go into effect on April 1, 2006 or May 1, 2006 will be paid by HAP.

Payment Standards

Staff is recommending board approval to raise payment standards to make them more comparable to market rent levels. Setting payment standards near market rent allows tenants an increased level of choice in the rental market and helps to deconcentrate poverty. Increased payment standards will also offset some of the effects of landlord rent increases for many tenants.

Reimbursement of Rent Paid

Staff has established improved forecasting capabilities to project voucher activity and compare costs to funding. This model is updated monthly as new data become available. In spite of our best efforts, the number of variables that affect the Section 8 program are considerable, and exactly matching each year's funding amount is difficult. With this in mind, in years when funding exceeds costs by a meaningful threshold amount, staff recommends reimbursing

participants at the end of the year, effectively reducing their percentage of payment below the 35% of income that is currently in effect. The threshold amount approximates to ½ of one percent of participant income paid toward rent, which in 2006 is equal to \$400,000 or more. This recommendation affords HAP the ability to lower participant payments when conditions allow and only when excess funding permits such actions. Staff recommends board approval of this process to fully utilize our annual funding for the Section 8 program.

RECOMMENDATION:

Staff recommends approval of Resolution 06-03-06.



2006 Section 8 Program Changes Final Recommendations

At the end of January, HAP learned that its Section 8 funding for calendar 2006 would essentially be flat compared to 2005 levels – about \$508 per month per voucher assuming full lease up for the entire year. Because the agency entered 2006 without all of its vouchers leased, 2006 funding can accommodate a few program changes while also supporting full lease up by early summer.

HAP discussed the alternatives for 2006 program changes with a group of community stakeholders in a meeting on February 24 and at the March meeting of the Housing and Community Development Commission. After considering the various views expressed and completing further analysis on certain options, the agency is recommending the following three actions for consideration by its Board of Commissioners at their meeting on March 21. Please note that all of the numbers used in the descriptions are estimates.

1. Lift the freeze on landlord rent increases.

Cost to HAP: \$313,000

Participants impacted: 2,006

Cost to participants: \$430,000

The Section 8 program's success is dependent on the participation of private market landlords. Imposing a second year of a rent freeze in a market where rents are projected to increase 2-5 percent will drive landlords from the program. This in turn will cause individual participants to have to move, reduce options for participants looking for housing, and concentrate poverty in certain areas.

To mitigate the impact of this change on participants, HAP proposes capping increases at 5 percent or market rent, whichever is less. Exceptions to the cap would be considered for any units with rents 20 percent below market rent. In addition, the agency proposes paying the tenant's portion of any increase amount in April and May 2006 for April 1 and May 1 increases. Absorbing the rent increases for a period of time would in effect give participants adequate notice for April 1 and

May 1 increases, while holding the landlord rent freeze to just a year. This would involve a one-time cost of \$13,000, which is reflected in the cost of the overall change.

2. Increase certain payment standards to reflect increases in Fair Market Rents.

Cost to HAP: \$345,000

Participants impacted: 2,121

Savings to participants: \$345,000

While this is a cost to HAP, it is a benefit to participants. For tenants renting two, three, four, five, and six bedroom and SRO units, it would result in a decrease in the tenant portion of the rent at their first annual review after April 2006. In addition, it will give participants who are moving or who are new to the program more "shopping" money, thereby expanding their housing choices.

3. Reimburse participants if there are 2006 housing assistance payment funds of \$400,000 or more that are unused at the end of the year.

Participants impacted: 6,300

Reimbursement to participants: \$400,000 or more, which is equal to at least ½ of a percent of the income they pay toward rent. (At \$400,000, this would lower the percentage of income paid toward rent from 35 to 34.5%.)

As an alternative to this approach, HAP evaluated whether it could reduce the income paid toward rent to 33 percent. This alternative is not sustainable into 2007, as it would cause the cost per voucher per month to be significantly higher at the end of 2006. At full lease-up, the program would begin 2007 operating at a deficit of more than \$100,000 a month. Assuming flat funding again in 2007, HAP would have to significantly under lease to make up the funding shortfall over the course of 2007. This approach is in direct opposition to the community's desire that the program continue to support the same number of participants for as long as possible.

A reimbursement would return unused funds to participants without driving up the cost per voucher on an ongoing basis.

Beyond 2006

Looking forward, it will be increasingly difficult accommodate full lease up under a flat funding scenario. It is the fact that the agency entered 2006 still underleased by several hundred vouchers that allows for reaching full lease up and absorbing the impact of the first two recommended program changes within the overall 2006 funding level. However, the first two recommendations also increase the cost per voucher, so we will enter 2007 at a higher run rate than the program is likely to be able to sustain at full lease up. In this environment, the agency will have to review the program each year from the perspective of current year funding, anticipated lease-up levels, and program costs.

APPENDIX D



Households Served at Beginning of Demonstration (3/10/1999)

Program	Total Units	Bedroom Size				
		Studio/1 BR	2 BR	3 BR	4 BR	5 BR
Public Housing						
Family/ Scattered Site Developments	1,291	147	567	498	63	16
Elderly/ Adult Developments	1,337	1,337				
TOTAL	2,628	1,484	567	498	63	16

Section 8 (bedroom sizes are estimates)

Certificates	4,253	1,442	1,528	1,044	224	15
Vouchers	1,086	394	371	237	60	24
TOTAL	5,339	1,836	1,899	1,281	284	39

Section 8	Certificates	Vouchers
Family	819	662
Elderly	2,756	265
Disabled	678	159
TOTAL	4,253	1,086

Seven Year Income Changes in Public Housing

	1999	2000	2001	2002	2003	2004	2005	2006	Seven Year Change in Number of Households	Six Year Percentage Change in Number of Households
Household Income	Total Households on 1/5/1999	Total Households on 3/31/2000	Total Households on 3/31/2001	Total Households on 3/31/2002	Total Households on 3/31/2003	Total Households on 3/31/2004	Total Households on 3/31/2005	Total Households on 3/31/2006		
Less than 30% of Area Median Income	1,883	2,200	2,065	2,170	2,246	1,896	2,021	2,052	169	9.0%
30-50% of AMI	514	341	375	346	215	147	166	205	-309	-60.1%
50-80% of AMI	194	66	82	53	41	37	36	39	-155	-79.9%
Greater than 80% of AMI	42	3	12	10	4	1	5	8	-34	-81.0%
Total	2,633	2,610	2,534	2,579	2,506	2,081	2,228	2,304	-329	-12.5%

Changes in Income by Type of Development

	Less than 30% of Area Median Income	30-50% of AMI	50-80% of AMI	Greater than 80% of AMI	Total Households Served
Family Developments 2002	80.7%	16.8%	2.1%	0.4%	1,089
Family Developments 2003	87.0%	10.9%	1.9%	0.2%	1,039
Family Developments 2004	90.7%	6.9%	2.3%	0.2%	654
Family/Scatt Developments 2005	86.0%	10.7%	3.0%	0.3%	878
Family/Scatt Developments 2006	83.3%	12.9%	3.2%	0.6%	846
Change in Past Year	-2.7%	2.2%	0.2%	0.3%	-32
Elderly/Adult Developments 2002	89.5%	9.0%	1.3%	0.2%	1,323
Elderly/Adult Developments 2003	94.0%	5.2%	0.8%	0.0%	1,308
Elderly/Adult Developments 2004	93.7%	5.6%	0.9%	0.0%	1,256
Elderly/Adult Developments 2005	93.8%	5.3%	0.7%	0.1%	1,350
Elderly/Adult Developments 2006	92.6%	6.3%	0.9%	0.2%	1,364
Change in Past Year	-1.2%	1.0%	0.2%	0.1%	14
Scattered Sites 2002	64.1%	26.3%	7.8%	1.8%	167
Scattered Sites 2003	70.4%	21.4%	6.9%	1.3%	159
Scattered Sites 2004	73.7%	18.7%	7.6%	0.0%	171
Public Housing Total 2002	84.1%	13.4%	2.1%	0.4%	2,579
Public Housing Total 2003	89.6%	8.6%	1.6%	0.2%	2,506
Public Housing Total 2004	91.1%	7.1%	1.8%	0.0%	2,081
Public Housing Total 2005	90.7%	7.5%	1.6%	0.2%	2,228
Public Housing Total 2006	89.0%	8.8%	1.8%	0.4%	2,210
Change in Past Year	-1.7%	1.3%	0.2%	0.2%	-18

Section 8 Income Changes from End of Year One to End of Year Seven

Household Income	Total Households on 3/31/2000	Total Households on 3/31/2001	Total Households on 3/31/2002	Total Households on 3/31/2003	Total Households on 3/31/2004	Total Households on 3/31/2005	Total Households on 3/31/2006	Change in Number of Households FY2000 to FY2006	Percentage Change in Number of Households FY2000 to FY2006
Less than 30% of Area Median Income	3,966	4,489	4,866	5,289	5,661	5,554	6,253	2,287	57.7%
30-50% of AMI	869	995	921	726	663	645	766	-103	-11.9%
50-80% of AMI	122	181	149	69	59	75	36	-86	-70.5%
Greater than 80% of AMI	6	10	1	2	1	3	0	-6	-100.0%
Total	4,963	5,675	5,937	6,086	6,384	6,277	7,055	2,092	42.2%

Households Served at Beginning of Demonstration by Race/Ethnicity 3/10/1999

	White Hispanic	White Not Hispanic	Black Hispanic	Black Not Hispanic	Native American Hispanic	Native American Not Hispanic	Asian/ Pacific Islander Hispanic	Asian/ Pacific Islander Not Hispanic	Total
Public Housing									
Family/Scattered Developments	164	581	3	389	1	30	4	108	1,280
Percents	12.8%	45.4%	0.2%	30.4%	0.1%	2.3%	0.3%	8.4%	
Elderly/Adult Developments	39	1,076	5	165	0	21	4	38	1,348
Percents	2.9%	79.8%	0.4%	12.2%	0.0%	1.6%	0.3%	2.8%	
Total Public Housing	203	1,657	8	554	1	51	8	146	2,628
Percents	7.7%	63.1%	0.3%	21.1%	0.0%	1.9%	0.3%	5.6%	

Section 8									
Certificates	1,272	2,522	36	336	0	36	6	45	4,253
Percents	29.9%	59.3%	0.8%	7.9%	0.0%	0.8%	0.1%	1.1%	
Vouchers	304	505	0	238	0	13	13	13	1,086
Percents	28.0%	46.5%	0.0%	21.9%	0.0%	1.2%	1.2%	1.2%	
TOTAL Section 8	1,576	3,027	36	574	0	49	19	58	5,339
Percents	29.5%	56.7%	0.7%	10.8%	0.0%	0.9%	0.4%	1.1%	

Public Housing figures are based on 3-10-99 data. Section 8 figures are estimates.

Race/Ethnicity of Households Served in Public Housing by Development Type, 3/31/2006

	White Hispanic	White Not Hispanic	Black Hispanic	Black Not Hispanic	Native American Hispanic	Native American Not Hispanic	Asian/Pacific Islander Not Hispanic	Hispanic Multi-Race	Not Hispanic Multi-Race	Total
Public Housing										
Family/Scattered Developments	198	364	4	267	5	14	0	69	6	940
Percents	21.1%	38.7%	0.4%	28.4%	0.5%	1.5%	0.0%	7.3%	0.6%	1.4%
Elderly/Adult Developments	51	1,010	4	207	3	22	0	53	1	1,364
Percents	3.7%	74.0%	0.3%	15.2%	0.2%	1.6%	0.0%	3.9%	0.1%	1.0%
Total Public Housing	249	1,374	8	474	8	36	0	122	7	2,304
Percents	10.8%	59.6%	0.3%	20.6%	0.3%	1.6%	0.0%	5.3%	0.3%	1.1%

Seven Year Race/Ethnicity Changes in Public Housing

Total Households Served										
	Total Households on 3/10/1999	Total Households on 3/31/2000	Total Households on 3/31/2001	Total Households on 3/31/2002	Total Households on 3/31/2003	Total Households on 3/31/2004	Total Households on 3/31/2005	Total Households on 3/31/2006	Seven Year Change in Number of Households	Seven Year Percentage Change in Number of Households
White Hispanic	203	195	217	258	261	155	250	249	46	22.7%
White Not Hispanic	1,657	1,637	1,581	1,541	1,501	1,126	1,339	1,374	-283	-17.1%
Black Hispanic	8	7	6	10	7	6	8	8	0	0.0%
Black Not Hispanic	554	562	529	554	525	345	448	474	-80	-14.4%
Native American Hispanic	1	3	3	6	8	5	7	8	7	700.0%
Native American Not Hispanic	51	43	46	50	50	32	35	36	-15	-29.4%
Asian/ Pacific Islander Hispanic	8	5	1	0	0		1	0	-8	-100.0%
Asian/ Pacific Islander Not Hispanic	146	158	151	160	154	92	113	122	-24	-16.4%
Hispanic Multi-Race or Unk						82	7	7	7	N/A
Not Hispanic Multi-Race or Unk						238	20	26	26	N/A
Total	2,628	2,610	2,534	2,579	2,506	2,081	2,228	2,304	-324	-12.3%

Total Households Served -- Public Housing -- Percentages

	Percent of Households Served on 3/10/1999	Percent of Households Served on 3/31/2000	Percent of Households Served on 3/31/2001	Percent of Households Served on 3/31/2002	Percent of Households Served on 3/31/2003	Percent of Households Served on 3/31/2004	Percent of Households Served on 3/31/2005	Percent of Households Served on 3/31/2006	Seven Year Percentage Change
White Hispanic	7.7%	7.5%	8.6%	10.0%	10.4%	7.4%	11.2%	10.8%	3.1%
White Not Hispanic	63.1%	62.7%	62.4%	59.8%	59.9%	54.1%	60.1%	59.6%	-3.5%
Black Hispanic	0.3%	0.3%	0.2%	0.4%	0.3%	0.3%	0.4%	0.3%	0.0%
Black Not Hispanic	21.1%	21.5%	20.9%	21.5%	20.9%	16.6%	20.1%	20.6%	-0.5%
Native American Hispanic	0.0%	0.1%	0.1%	0.2%	0.3%	0.2%	0.3%	0.3%	0.3%
Native American Not Hispanic	1.9%	1.6%	1.8%	1.9%	2.0%	1.5%	1.6%	1.6%	-0.3%
Asian/ Pacific Islander Hispanic	0.3%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-0.3%
Asian/ Pacific Islander Not Hispanic	5.6%	6.1%	6.0%	6.2%	6.1%	4.4%	5.1%	5.3%	-0.3%
Hispanic Multi-Race or Unk						3.9%	0.3%	0.3%	0.3%
Not Hispanic Multi-Race or Unk						11.4%	0.9%	1.1%	1.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	

Seven Year Race/Ethnicity Changes in Section 8

Total Households Served -- All Section 8 MTW Programs

	Total Households on 3/10/1999	Total Households on 3/31/2000	Total Households on 3/31/2001	Total Households on 3/31/2002	Total Households on 3/31/2003	Total Households on 3/31/2004	Total Households on 3/31/2005	Total Households on 3/31/2006	Seven Year Change in Number of Households	Seven Year Percentage Change in Number of Households
White Hispanic	1,576	189	183	212	224	158	280	316	-1,260	-79.9%
White Not Hispanic	3,027	2,848	3,292	3,441	3,539	2,837	3,519	3,842	815	26.9%
Black Hispanic	36	19	21	20	19	14	22	26	-10	-27.8%
Black Not Hispanic	574	1,514	1,742	1,814	1,838	1,458	1,894	2,259	1,685	293.6%
Native American Hispanic	0	9	9	9	14	14	11	11	11	N/A
Native American Not Hispanic	49	70	85	87	92	59	100	118	69	140.8%
Asian/ Pacific Islander Hispanic	19	12	6	2	2	1	1	3	-16	-84.2%
Asian/ Pacific Islander Not Hispanic	58	302	337	352	358	277	366	372	314	541.4%
Hispanic Multi-Race or Unk						120	6	10	10	N/A
Not Hispanic Multi-Race or Unk						1,446	78	98	98	N/A
Total	5,339	4,963	5,675	5,937	6,086	6,384	6,277	7,055	1,716	32.1%

Total Households Served -- All Section 8 MTW Programs -- Percentages

	Percent of Households Served on 3/10/1999	Percent of Households Served on 3/31/2000	Percent of Households Served on 3/31/2001	Percent of Households Served on 3/31/2002	Percent of Households Served on 3/31/2003	Percent of Households Served on 3/31/2004	Percent of Households Served on 3/31/2005	Percent of Households Served on 3/31/2006	Seven Year Percentage Change	Change in Percentage 2005 to 2006
White Hispanic	29.5%	3.8%	3.2%	3.6%	3.7%	2.5%	4.5%	4.5%	-25.0%	0.0%
White Not Hispanic	56.7%	57.4%	58.0%	58.0%	58.1%	44.4%	56.1%	54.5%	-2.2%	-1.6%
Black Hispanic	0.7%	0.4%	0.4%	0.3%	0.3%	0.2%	0.4%	0.4%	-0.3%	0.0%
Black Not Hispanic	10.8%	30.5%	30.7%	30.6%	30.2%	22.8%	30.2%	32.0%	21.2%	1.8%
Native American Hispanic	0.0%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.0%
Native American Not Hispanic	0.9%	1.4%	1.5%	1.5%	1.5%	0.9%	1.6%	1.7%	0.8%	0.1%
Asian/ Pacific Islander Hispanic	0.4%	0.2%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	-0.4%	0.0%
Asian/ Pacific Islander Not Hispanic	1.1%	6.1%	5.9%	5.9%	5.9%	4.3%	5.8%	5.3%	4.2%	-0.5%
Hispanic Multi-Race or Unk						1.9%	0.1%	0.1%	0.1%	0.0%
Not Hispanic Multi-Race or Unk						22.7%	1.2%	1.4%	1.4%	0.2%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		

Total Population Public Housing 3/31/2006						
Development Type	Minors	Adults	Elderly	Total	Persons with Disabilities	
Elderly/Adult	7	936	493	1,436	1,113	
Family & Scattered Sites	1,649	1,342	98	3,089	332	
Total	1,656	2,278	591	4,525	1,445	
% of Total	36.6%	50.3%	13.1%		31.9%	
Year End % of Total 2005	36.0%	50.1%	13.9%		34.0%	
Year End % of Total 2004	35.9%	49.9%	14.2%		34.4%	
Year End % of Total 2003	40.0%	47.7%	12.3%		30.0%	
Year End % of Total 2002	41.0%	46.5%	12.4%		27.7%	
Year End % of Total 2001	40.4%	46.2%	13.4%		27.8%	
Year End % of Total 2000	41.3%	45.8%	12.9%		25.0%	
Change from 3/31/04	0.7%	0.5%	-1.2%		-2.4%	
Change from 3/31/03	-3.4%	2.6%	0.8%		1.9%	
Change from 3/31/02	-4.4%	3.8%	0.7%		4.2%	

Total Population Section 8 3/31/2006						
	Minors	Adults	Elderly	Total	Persons with Disabilities	
Total Household Members	7,772	7,741	1,390	16,903	3,641	
% of Total	46.0%	45.8%	8.2%		21.5%	
Year End % of Total 2005	44.6%	46.5%	8.9%		18.7%	
Year End % of Total 2004	45.0%	46.1%	8.9%		21.7%	
Year End % of Total 2003	45.6%	45.4%	9.0%		21.0%	
Year End % of Total 2002	46.2%	44.8%	9.0%		18.9%	
Year End % of Total 2001	47.2%	43.9%	8.8%		17.7%	
Year End % of Total 2000	48.5%	43.1%	8.4%		15.3%	
Change from 3/31/04	1.0%	-0.3%	-0.7%		-0.2%	
Change from 3/31/00	-2.5%	2.7%	-0.2%		6.2%	

Households on Waiting List at Beginning of Moving To Work						
Applicant Households by Family Type and Bedroom Size						
Data gathered on 3/12/1999	Total Applicant Households	Percent Applicant Households	Bedroom Size			
			Studio/1 Bedroom	2 bedroom	3 bedroom	4-5 bedroom
Public Housing						
Family	1,135	49.8%				
Elderly	305	13.4%				
Disabled	840	36.8%				
Total	2,280	100.0%	1,504	384	249	143

Section 8	
Tenant-Based, family/elderly combined	3,500
SRO/MOD	500
Total	4,000

Applicant Households by Income and Bedroom Size						
Public Housing	Total Applicant Households	Percent Applicant Households	Less than 30% of AMI	30-50% of AMI	50-80% of AMI	80% or greater of AMI
2 Bedroom	345	16.2%	324	20	0	1
3 Bedroom	234	11.0%	218	14	1	1
4-5 Bedroom	140	6.6%	136	4		
Total	2,128	100.0%	2,078	46	2	2
Percents	100%		97.7%	2.2%	0.1%	0.1%

Section 8	
Tenant-Based, family/elderly combined	3,500
SRO/MOD	500
Total	4,000

Bedroom size unknown, HAP uses a random selection process

No current method to compute % of Area Median Income

Applicant Households by Income at End of Year Seven, 3/31/2006						
	Total Applicant Households	Percent Applicant Households	Less than 30% of AMI	30-50% of AMI	50-80% of AMI	80% or greater of AMI
Public Housing						
Studio & 1 BR	1,471	61.1%	1,418	48	5	
2 Bedroom	534	22.2%	503	29	2	
3 Bedroom	355	14.8%	331	22	2	
4 Bedroom	46	1.9%	45	1		
Total	2,406	100.0%	2,297	100	9	0
Percents	100%		95.5%	4.2%	0.4%	0.0%

Section 8 Voucher Applicants by Family Size and Income 3/31/2006

Family Size	Less than 30% of AMI	30-50% of AMI	50-80% of AMI	Totals
1	848	54	2	904
2	563	58	2	623
3	418	46	5	469
4	231	36		267
5	111	17		128
6	56	10		66
7	20	1		21
8	15	2		17
9	5	1		6
10 or more	7	2		9
Totals	2,274	227	9	2,510
Percents	90.6%	9.0%	0.4%	100.0%

Changes in Applicant Households by Family Type

Household Type	Total Applicant Households on 3/12/99	Total Applicant Households on 3/31/00	Total Applicant Households on 3/31/01	Total Applicant Households on 3/31/02	Total Applicant Households on 3/31/03	Total Applicant Households on 3/31/04	Total Applicant Households on 3/31/05	Total Applicant Households on 3/31/06	Seven-Year Total Applicant Household Change	Seven-Year Percent Applicant Household Change
Public Housing										
Family	1,135	1,159	1,211	2,044	2,165	1,576	1,169	963	-172	-15.2%
Elderly	305	352	377	279	297	156	30	52	-253	-83.0%
Disabled	840	966	1,118	1,299	1,280	728	202	906	66	7.9%
Single/Unknown						15	13	485	485	
Total	2,280	2,477	2,706	3,622	3,742	2,475	1,414	2,406	126	5.5%

Section 8

Family			1,293	900	8,403	4,009	3,911	1,403		
Elderly			72	36	474	281	276	117		
Disabled			768	433	2,924	1,635	1,600	555		
Single/Unknown			44		9	1,261	1,260	435		
Total	4,000	1,983	2,177	1,369	11,810	7,186	7,047	2,510	-1,490	-37.3%

Public Housing

Changes in Applicant Households by Unit Size

Unit Size	Total Applicant Households on 3/15/99	Total Applicant Households on 3/31/00	Total Applicant Households on 3/31/01	Total Applicant Households on 3/31/02	Total Applicant Households on 3/31/03	Total Applicant Households on 3/31/04	Total Applicant Households on 3/31/05	Total Applicant Households on 3/31/06	Seven-Year Total Applicant Household Change	Seven-Year Percent Applicant Household Change
Studio & 1 BR	1,409	1,588	1,674	1,594	1,634	920	249	1,471	62	4.4%
2 Bedroom	345	406	524	1,300	1,497	1,054	732	534	189	54.8%
3 Bedroom	234	317	290	452	536	358	318	355	121	51.7%
4-5 Bedroom	140	166	218	276	76	143	115	46	-94	-67.1%
Total	2,128	2,477	2,706	3,622	3,743	2,475	1,414	2,406	278	13.1%

Changes in Applicant Households by Income

Public Housing										
Household Income	Total Applicant Households on 3/15/99	Total Applicant Households on 3/31/00	Total Applicant Households on 3/31/01	Total Applicant Households on 3/31/02	Total Applicant Households on 3/31/03	Total Applicant Households on 3/31/04	Total Applicant Households on 3/31/05	Total Applicant Households on 3/31/06	Seven-Year Total Applicant Household Change	Seven-Year Percent Applicant Household Change
Less than 30% of AMI	2,078	2,287	2,394	3,272	3,517	2,364	1,313	2,297	219	10.5%
30-50% of AMI	46	172	271	292	204	106	88	100	54	117.4%
50-80% of AMI	2	17	40	53	14	5	6	9	7	350.0%
80% or greater of AMI	2	1	1	5	9	0	0	0	-2	-100.0%
Unknown							7	0	0	
Total	2,128	2,477	2,706	3,622	3,744	2,475	1,414	2,406	278	13.1%

Section 8

Household Income	Total Applicant Households on 3/31/00*	Total Applicant Households on 3/31/01	Total Applicant Households on 3/31/02	Total Applicant Households on 3/31/03	Total Applicant Households on 3/31/04	Total Applicant Households on 3/31/05	Total Applicant Households on 3/31/06	Six-Year Total Applicant Household Change	Six-Year Percent Applicant Household Change
Less than 30% of AMI	1,692	1,783	1,174	10,627	6,587	6,398	2,274	582	34.4%
30-50% of AMI	268	319	172	1,069	587	623	227	-41	-15.3%
50-80% of AMI	16	49	21	59	7	26	9	-7	-43.8%
80% or greater of AMI	2	3		41				-2	-100.0%
Unknown	5	23	2	14	7			-5	
Total	1,983	2,177	1,369	11,810	7,188	7,047	2,510	527	26.6%

*Section 8 income data was not available until the end of Year One of MTW.

Changes in Race and Ethnicity

Public Housing Applicant Households

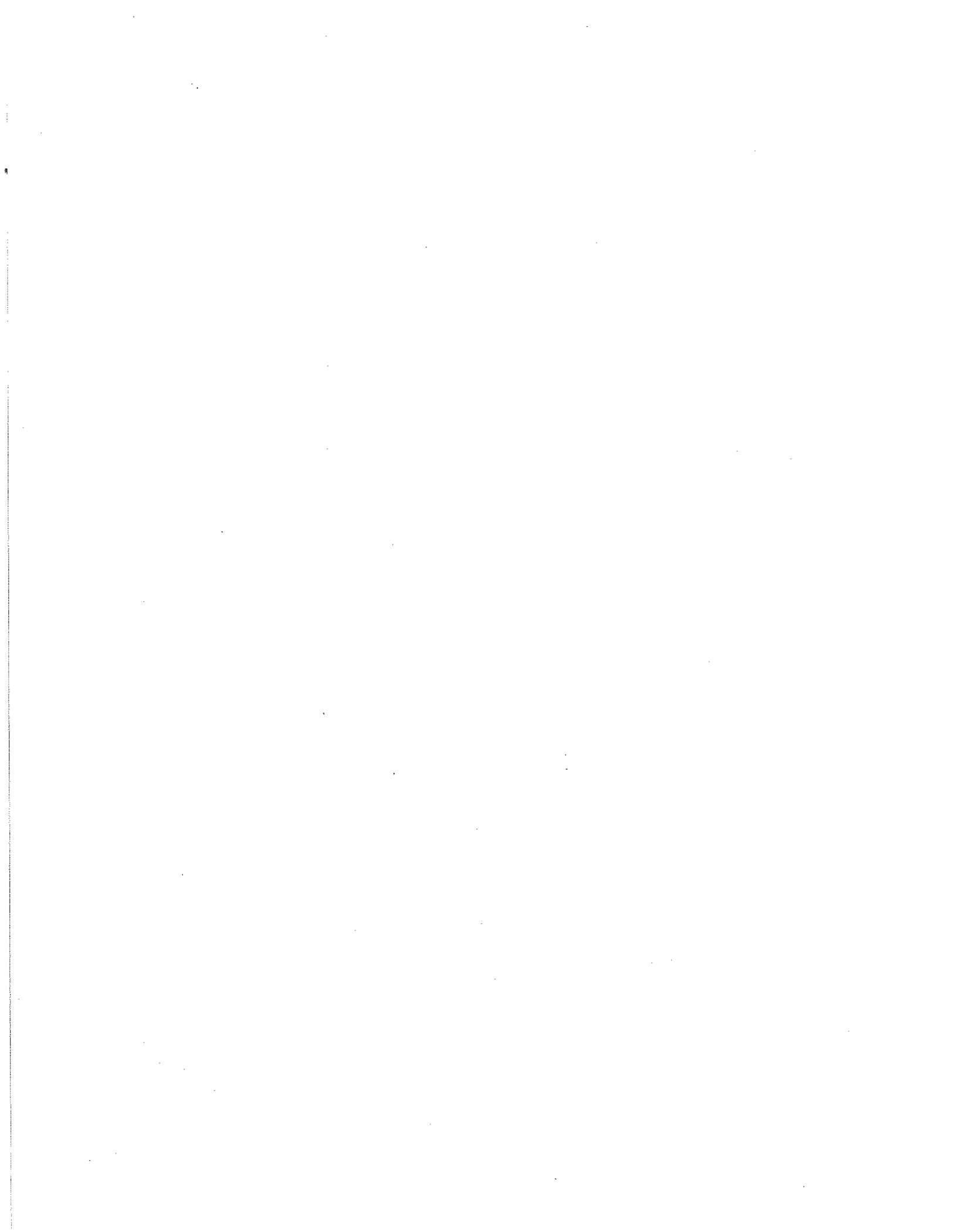
	3/12/1999		3/31/2002		3/31/2003		3/31/2004		3/31/2005		3/31/2006		Seven Year Change	
	Number	Percent	Number	Percent										
White Hispanic	106	4.6%	379	10.5%	374	10.0%	268	10.8%	146	10.3%	157	6.5%	51	48.1%
White Non-Hispanic	1,424	62.5%	2,004	55.7%	2,118	56.6%	1,267	51.2%	587	41.5%	1,259	52.3%	-165	-11.6%
White, Ethnicity Unknown	3	0.1%	7	0.2%	7	0.2%	5	0.2%	3	0.2%	23	1.0%	23	N/A
Black Hispanic	544	23.9%	859	23.9%	844	22.5%	573	23.2%	360	25.5%	564	23.4%	20	3.7%
Black, Ethnicity Unknown									5	0.4%	20	0.8%	20	N/A
Amer. Indian Hispanic	1	0.0%	3	0.1%	8	0.2%	5	0.2%	3	0.2%	11	0.5%	10	1000.0%
Amer. Indian Non-Hispanic	48	2.1%	98	2.7%	100	2.7%	56	2.3%	45	3.2%	68	2.8%	20	41.7%
Amer. Indian, Ethnicity Unknown									1	0.1%	3	0.1%	3	N/A
Asian Hispanic	0	0.0%	3	0.1%	3	0.1%		0.0%		0.0%	3	0.1%	3	N/A
Asian Non-Hispanic	154	6.8%	240	6.7%	257	6.9%	216	8.7%	131	9.3%	120	5.0%	-34	-22.1%
Asian, Ethnicity Unknown											1	0.0%	1	N/A
Hispanic, Race Unknown									43	3.0%	41	1.7%	41	N/A
Non-Hispanic, Race Unknown									5	0.4%	25	1.0%	25	N/A
Race/Ethnicity Unknown			2	0.1%	33	0.9%	85	3.4%	81	5.7%	96	4.0%	96	N/A
Total	2,280	100.0%	3,595	100.0%	3,744	100.0%	2,475	100.0%	1,414	100.0%	2,406	100.0%	126	5.5%

Changes in Race and Ethnicity - Section 8 Applicant Households

	3/31/2000		3/31/2001		3/31/2002		3/31/2003		3/31/2005		3/31/2006		Change 2000-2006	
	Number	Percent	Number	Percent										
White Hispanic	112	5.6%	138	6.3%	95	6.9%	855	7.2%	556	7.9%	200	8.0%	88	78.6%
White Non-Hispanic	1,060	53.5%	1,132	52.0%	696	50.8%	6,139	52.0%	3,664	52.0%	1,308	52.1%	248	23.4%
White, Ethnicity Unknown			109	5.0%	81	5.9%	102	0.9%	46	0.7%	9	0.4%	9	N/A
Black Hispanic	10	0.5%	11	0.5%	9	0.7%	80	0.7%	51	0.7%	15	0.6%	5	50.0%
Black Non-Hispanic	576	29.0%	437	20.1%	290	21.2%	3,432	29.1%	2,088	29.6%	745	29.7%	169	29.3%
Black, Ethnicity Unknown			92	4.2%	51	3.7%	76	0.6%	21	0.3%	9	0.4%	9	N/A
Amer. Indian Hispanic	20	1.0%	4	0.2%	1	0.1%	37	0.3%	12	0.2%	4	0.2%	-16	-80.0%
Amer. Indian Non-Hispanic	68	3.4%	51	2.3%	29	2.1%	358	3.0%	198	2.8%	64	2.5%	-4	-5.9%
Amer. Indian, Ethnicity Unknown			2	0.1%	1	0.1%	1	0.0%		0.0%		0.0%	0	N/A
Asian Hispanic	0	0.0%	3	0.1%	3	0.2%	6	0.1%	2	0.0%	1	0.0%	1	N/A
Asian Non-Hispanic	130	6.6%	103	4.7%	54	3.9%	633	5.4%	383	5.4%	150	6.0%	20	15.4%
Asian, Ethnicity Unknown			11	0.5%	7	0.5%	9	0.1%	3	0.0%		0.0%	0	N/A
Hispanic, Race Unknown			34	1.6%	27	2.0%	29	0.2%	11	0.2%	1	0.0%	1	N/A
Non-Hispanic, Race Unknown			8	0.4%	5	0.4%	6	0.1%	1	0.0%		0.0%	0	N/A
Race/Ethnicity Unknown	7	0.4%	42	1.9%	20	1.5%	47	0.4%	11	0.2%	4	0.2%	-3	-42.9%
Total	1,983	100.0%	2,177	100.0%	1,369	100.0%	11,810	100.1%	7,047	100.0%	2,510	100.0%	527	

*Race/ethnicity information was not available until 2000 for Section 8; not updated in 2004.

APPENDIX E





MEMORANDUM

SUBJECT: RESOLUTION 06-06-02

**APPROVING THE MOVING TO WORK ANNUAL REPORT FOR
THE FISCAL YEAR ENDING MARCH 31, 2006**

TO: BOARD OF COMMISSIONERS

FROM: Steve Rudman 503.802.8455 stever@hapdx.org
Contact: Shelley Marchesi 503.802.8427 shelleym@hapdx.org

DATE: June 20, 2006

ISSUE:

Resolution 06-06-02 approves the Seventh Year Moving To Work Annual Report for submission to the Department of Housing and Urban Development.

BACKGROUND:

On December 31, 1996, the Department of Housing and Urban Development (HUD) requested high performing housing authorities to submit proposals to participate in the Moving to Work (MTW) Demonstration Program to design and test new ways of providing housing assistance and need services to low-income households.

HAP submitted an MTW Application to HUD on May 18, 1997, after receiving input from residents and the public. The application requested authorization to adopt new policies and procedures to more effectively serve the low-income people of Portland.

HAP was selected by HUD as one of twenty-four housing authorities to participate in the MTW Demonstration Program on October 31, 1997. HAP requested, and received, an extension of this agreement in 2001 and again in 2006. This current extension, which lasts until March 31, 2009, recognizes past successes of the MTW program as well as the additional reforms that can take place in future years.

HAP has submitted six previous Moving To Work annual reports to HUD as authorized by the HAP Board of Commissioners.

RECOMMENDATION:

Staff recommends approval of resolution 06-06-02.



RESOLUTION 06-06-02

APPROVING THE MOVING TO WORK ANNUAL REPORT FOR THE FISCAL YEAR ENDING MARCH 31, 2006

WHEREAS, on January 13, 1999, HUD and the Authority signed an MTW Agreement which provides the Housing Authority of Portland with the authority to investigate and adopt new policies and to flexibly use HUD funding to maximize the effectiveness of this important resource; and

WHEREAS, HUD has requested that the Housing Authority of Portland Board Commissioners approve the submission of its Seventh Year Report; and

WHEREAS, on June 20, 2006, the HAP Board of Commissioners reviewed and approved the Moving To Work Seventh Year Report;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of Portland that staff is directed to submit this approved Moving to Work Agreement Seventh Year Report to the Department of Housing and Urban Development.

Adopted: June 20, 2006

HOUSING AUTHORITY OF PORTLAND

Attest:



Steven D. Rudman, Secretary



Jeff Bachrach, Vice Chair