



555 N. Wabasha Street Suite 400
651-298-5664 • Fax 651-298-5666
Hearing Impaired: 651-292-7280

MONTHLY MANAGEMENT REPORT MONTH ENDING OCTOBER 31, 2018

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LOW INCOME HOUSING OWNED OR ADMINISTERED BY PHA

PHA-OWNED UNITS - Public Housing

HUD Proj. No.	Development Name or Address	Original Total Units	Present Total Units	Present Total Hi-rise	Present Total Family	Number of dwelling units by bedroom size							DOFA:
						0 BR	1 BR	2BR	3BR	4BR	5BR	6BR	Date of Initial Occupancy
1-1	John J. McDonough Homes	520	484	0	484	0	35	258	117	66	8	0	12/31/52
1-4	-1st Addition to McDonough	42	42	0	42	0	0	0	34	4	4	0	01/31/62
1-8A	-2nd Addition to McDonough	54	54	0	54	0	0	0	18	20	16	0	12/31/64
	McDonough Homes 12-Plex	12	12	0	12	0	0	12	0	0	0	0	11/30/2016
1-2	Franklin D. Roosevelt Homes	320	314	0	314	0	63	161	68	22	0	0	08/01/52
	Roosevelt Homes 6-Plex	6	6	0	6	0	0	6	0	0	0	0	01/31/14
1-3	Mt. Airy Homes & 200 E. Arch	448	425	153	272	0	99	86	172	48	20	0	07/01/59
1-8B	-Addition to Mr. Airy	22	22	0	22	0	0	22	0	0	0	0	12/31/64
1-10	-Mt. Airy Rehabs	10	3	0	3	0	0	2	0	1	0	0	03/01/66
1-39	-Replacement unit	1	1	0	1	0	0	0	0	1	0	0	01/30/98
	- Mt. Airy Homes 4-plex	4	4	0	4	0	0	4	0	0	0	0	02/28/15
1-5	554 Central & Duplexes	186	186	144	42	71	72	1	12	8	22	0	01/31/64
1-6	261 E. University	200	158	158	0	21	136	1	0	0	0	0	09/01/63
1-7	325 Laurel & W Side Duplexes	155	120	104	16	2	101	11	6	0	0	0	12/31/63
1-9	469 Ada & Dunedin Terrace	233	231	143	88	0	143	16	24	36	12	0	03/01/66
1-11	899 South Cleveland	144	144	144	0	0	143	1	0	0	0	0	12/31/69
1-13	1743 East Iowa	148	148	148	0	0	147	1	0	0	0	0	08/01/70
1-14	1300 Wilson	187	187	187	0	0	186	1	0	0	0	0	09/01/69
1-15	727 Front	151	151	151	0	0	150	1	0	0	0	0	07/01/69
1-16	280 Ravoux	220	220	220	0	0	219	1	0	0	0	0	01/01/70
1-17	545 Wabasha	75	71	71	0	30	40	1	0	0	0	0	06/01/69
1-18	1085 Montreal	187	185	185	0	0	184	1	0	0	0	0	02/01/70
1-19	10 West Exchange	194	194	194	0	0	193	1	0	0	0	0	05/30/72
1-20	Scattered Sites*	36	11	0	11	0	0	0	8	3	0	0	12/31/68
1-22	Scattered Sites	24	0	0	0								12/31/68
1-23	Scattered Sites	26	24	0	24	0	0	0	17	6	1	0	02/28/77
1-24	1000 Edgerton	220	221	221	0	0	220	1	0	0	0	0	01/31/74
1-26	777 North Hamline	186	186	186	0	0	185	1	0	0	0	0	02/29/76
1-27	825 Seal	144	144	144	0	0	143	1	0	0	0	0	05/31/76
1-29	Scattered Sites	67	66	0	66	0	0	0	52	11	2	1	10/31/80
1-30	Scattered Sites	25	25	0	25	0	0	0	22	3	0	0	10/31/81
1-31	Scattered Sites	75	73	0	73	0	0	2	56	13	2	0	12/31/84
1-32	Scattered Sites	26	26	0	26	0	0	0	18	6	2	0	03/31/89
1-33	Scattered Sites	45	44	0	44	0	0	0	36	5	3	0	12/31/88
1-34	Scattered Sites	50	50	0	50	0	0	2	40	4	3	1	06/30/90
1-35	Scattered Sites	16	15	0	15	0	0	0	8	4	2	1	01/31/92
1-37	Scattered Sites	25	24	0	24	0	0	0	6	7	9	2	05/31/93
1-38	Scattered Sites HOMEWARD	35	1	0	1	0	0	0	1	0	0	0	01/31/96
1-40	Scattered Site	1	1	0	1	0	0	0	1	0	0	0	08/31/06
TOTAL PUBLIC HOUSING		4,520	4,273	2,553	1,720	124	2,459	595	716	268	106	5	

SECTION 8 UNITS - Rent Subsidies for Privately-Owned Housing

	Auth'd	Other**	0 BR	1 BR	2BR	3BR	4BR	5BR	6BR
Sec 8 Mod Rehab SRO's-Mary Hall	75		75	0	0	0	0	0	0
Sec 8 Mod Rehab SRO's-Booth Brown	6		6	0	0	0	0	0	0
Section 8 Vouchers Authorized/Leased	4,225	34	11	1,806	1,155	1,005	365	93	18
Disability Vouchers	117								
Family Unification Vouchers - FUP	100								
Veterans Vouchers - VASH	201								
TOTAL SECTION 8 SUBSIDIES	4,724	34	92	1,806	1,155	1,005	365	93	18

9/30/2018

***"Other" units are newly leased but no Section 8 subsidy has been paid yet.

	Other*	0 BR	1 BR	2BR	3BR	4BR	5BR	6BR
TOTAL UNITS:								
Public Housing +								
Section 8	8,997	34	216	4,265	1,750	1,721	633	199
								23

SAINT PAUL PHA - MONTHLY OCCUPANCY SUMMARY -

October 2018

Month Ending **10/31/2018**

MN #	Name or Address	EXCLUDING MOD-VACANT UNITS					Percent Occupied at End of Month	Units Vacated During Month	Units Readied During Month	Units Leased During Month	Turn-around Time (Days)
		Present Total Hi-rise Units	Present Total Family Units	DUs Not Avail-able	Available for Occu-pancy	Vacant at Month End					
FAMILY DEVELOPMENTS											
1-1,4,8A	John J. McDonough Homes		580	0	580	0	100.0%	2	8	7	18
	McDonough sixplexes		12	0	12	0	100.0%	0	0	0	0
1-2	Franklin D. Roosevelt Homes		320	0	320	2	99.4%	3	3	3	20
1-3,8B,10,39	Mt. Airy Homes & Rehabs		302	0	302	1	99.7%	10	6	5	18
1-9	Dunedin Terrace, including		104	0	104	3	97.1%	3	2	1	24
1-7	16 w. Side Duplexes										
SUBTOTAL DEVELOPMENTS		0	1,318	0	1,318	6	99.54%	18	19	16	19
FAMILY SCATTERED SITES											
1-20	Scattered Sites		11	0	11						
1-22	Scattered Sites		0	0	0						
1-23	Scattered Sites		24	0	24						
1-29	Scattered Sites		66	0	66						
1-30	Scattered Sites		25	0	25						
1-31	Scattered Sites		73	0	73						
1-32	Scattered Sites		26	0	26						
1-33	Scattered Sites		44	0	44						
1-34	Scattered Sites		50	0	50						
1-35	Scattered Sites		15	0	15						
1-37	Scattered Sites		24	0	24						
1-5	Central Duplexes		42	0	42						
1-38, 40	Scattered Sites		2	0	2						
SUBTOTAL SCATTERED SITES		0	402	0	402	1	99.75%	4	2	2	27
TOTAL FAMILY		0	1,720	0	1,720	7	99.59%	22	21	18	20
HI-RISES											
1-3	Mt. Airy Hi-Rise	153		1	152	0	100.00%	2	3	3	8
1-5	554 Central Hi-Rise	144		1	143	0	100.00%	2	2	1	25
1-6	261 E. University Hi-Rise	158		2	156	3	98.08%	3	22	19	13
1-7	325 Laurel Hi-Rise	104		2	102	3	97.06%	2	2	1	32
1-9	469 Ada Hi-Rise	143		1	142	1	99.30%	2	2	1	9
1-11	899 S. Cleveland Hi-Rise	144		1	143	0	100.00%	2	2	3	16
1-13	1743 East Iowa Hi-Rise	148		1	147	0	100.00%	0	0	0	0
1-14	1300 Wilson Hi-Rise	187		1	186	1	99.46%	3	3	2	18
1-15	727 Front Hi-Rise	151		1	150	1	99.33%	3	2	1	0
1-16	280 Ravoux Hi-Rise	220		1	219	0	100.00%	3	3	3	15
1-17	545 Wabasha Hi-Rise	71		1	70	1	98.57%	0	0	1	1
1-18	1085 Montreal Hi-Rise	185		1	151	2	98.68%	3	1	1	9
1-19	10 West Exchange Hi-Rise	194		1	193	2	98.96%	4	4	3	28
1-24	1000 Edgerton Hi-Rise	221		1	220	0	100.00%	4	5	5	25
1-26	777 North Hamline Hi-Rise	186		3	183	0	100.00%	2	3	2	15
1-27	825 Seal Hi-Rise	144		1	143	0	100.00%	1	1	1	34
TOTAL HI-RISES		2,553	0	20	2,500	14	99.44%	36	55	47	16
GRAND TOTALS		2,553	1,720	20	4,220	21	99.50%	58	76	65	17
1096	Vacancy Days	Present	Present	DUs	Avail'ble	Vacant	Percent	Units	Units	Units	Turn-
606	Make Ready Days	Total	Total	Not	for	at	Occupied	Vacated	Ready	Leased	around
490	Lease Up Days	Hi-rise	Family	Avail-able	Occu-pancy	Month	at End	During	During	During	Time
33	Units Approved as Mod-Vacant	Units	Units	able	Occu-pancy	End	of Month	Month	Month	Month	(Days)

DATE: 11/14/18

EXCLUDING MOD-VACANT UNITS

SAINT PAUL PHA - MONTHLY OCCUPANCY SUMMARY BY AMF

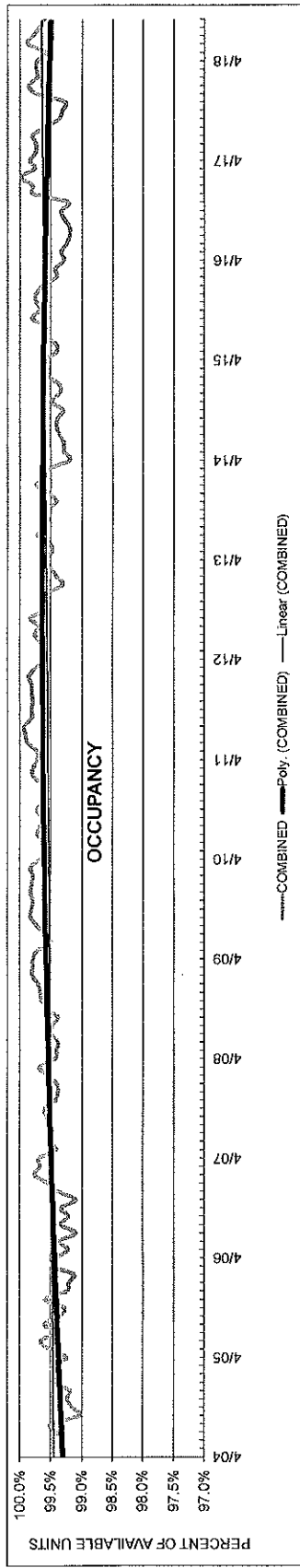
AMP #	ASSET MANAGEMENT PROJECTS	EXCLUDING MOD-VACANT UNITS										Month Ending: 10/31/18										
		Present Total Hi-rise Units	Present Total Family Units	DUs Not Available	Available for Occupancy	Vacant at Month End	Percent Occupied at End of Month	Units Vacated During Month	Units Readied During Month	Units Leased During Month	Turn-around Time (Days)	Present Total Hi-rise Units	Present Total Family Units	DUs Not Available	Available for Occupancy	Vacant at Month End	Percent Occupied at End of Month	Units Vacated During Month	Units Readied During Month	Units Leased During Month	Turn-around Time (Days)	
1	McDonough Homes	0	580	0	580	0	100.00%	2	8	7	18	0	580	0	580	0	100.00%	2	8	7	18	
2	Front-Hamline-Seal Hi-Rises	481	0	5	476	1	99.79%	6	6	4	16	481	0	481	1	99.79%	6	6	4	16		
3	Edgerton-Wilson-Iowa Hi-Rises	556	0	3	553	1	99.82%	7	8	7	23	556	0	553	1	99.82%	7	8	7	23		
4	Roosevelt Homes	0	320	0	320	2	99.38%	3	3	3	20	0	320	0	320	2	99.38%	3	3	3	20	
5	Mt Airy Homes & Hi-Rise; Valley Hi-Rise	311	302	3	610	4	99.34%	15	31	27	13	311	302	3	610	4	99.34%	15	31	27	13	
6	Exchange & Wabasha Hi-Rises	265	0	2	263	3	98.86%	4	4	4	22	265	0	263	3	98.86%	4	4	4	22		
7	Central (& duplexes)-Neill-Ravoux	468	42	4	506	3	99.41%	7	7	5	20	468	42	4	506	3	99.41%	7	7	5	20	
8	Dunedin (WS Dup)-Cleveland-Montreal	472	104	3	540	6	98.89%	10	7	6	15	472	104	3	540	6	98.89%	10	7	6	15	
9	Scattered Sites	0	360	0	360	1	99.72%	4	2	2	27	0	360	0	360	1	99.72%	4	2	2	27	
13	McDonough Sixplexes	0	12	0	12	0	100.00%	0	0	0	0	0	12	0	12	0	100.00%	0	0	0	0	
TOTALS		2,553	1,720	20	4,220	21	99.50%	58	76	65	17	2,553	1,720	20	4,220	21	99.50%	58	76	65	17	
1096	VACANCY DAYS																					
606	Make Ready Days																					
490	Lease Up Days																					
33	Units Approved as Mod-Vacant																					

DATE: 11/14/18

OCCUPANCY SUMMARY

	FY2004		FY2005		FY2006		FY2007		FY2008		FY2009		FY2010		FY2011		FY2012		FY2013		FY2014		FY2015		FY2016		FY2017		FY2018	
	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG
FAMILY	96.6%	98.8%	99.1%	99.3%	99.4%	99.2%	99.5%	99.4%	99.7%	99.5%	99.4%	99.7%	99.5%	99.7%	99.3%	98.9%	99.4%	99.3%	98.9%	99.7%	99.3%	98.9%	99.4%	99.3%	98.9%	99.8%	99.8%	99.9%	99.8%	99.9%
HI-RISES	99.7%	99.7%	99.6%	99.4%	99.8%	99.8%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%
COMBINED	99.3%	99.3%	99.4%	99.5%	99.6%	99.6%	99.6%	99.7%	99.7%	99.7%	99.7%	99.7%	99.7%	99.7%	99.7%	99.7%	99.7%	99.7%	99.7%	99.7%	99.7%	99.7%	99.7%	99.7%	99.7%	99.7%	99.7%	99.7%	99.7%	99.7%
# Vacant	32	29	26	27	20	19	11	13	8	16	17	26	17	24	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15

	FY2018		FY2019		FY2018		FY2019		FY2018		FY2019		FY2018		FY2019		FY2018		FY2019		FY2018		FY2019		FY2018		FY2019		FY2018		FY2019	
	4/17	5/17	6/17	7/17	8/17	9/17	10/17	11/17	12/17	1/18	2/18	3/18	4/18	5/18	6/18	7/18	8/18	9/18	10/18	11/18	12/18	1/19	2/19	3/19	4/19	5/19	6/19	7/19	8/19	9/19	10/19	
FAMILY	98.8%	99.9%	100.0%	99.8%	99.9%	99.8%	99.8%	99.8%	99.9%	99.7%	99.8%	100.0%	99.9%	99.8%	99.7%	99.8%	99.8%	99.8%	99.7%	99.8%	99.9%	99.9%	99.9%	99.8%	99.8%	99.8%	99.8%	99.8%	99.7%	99.7%	99.6%	
HI-RISES	99.7%	99.8%	99.6%	99.7%	99.6%	99.4%	99.1%	99.0%	99.8%	99.6%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%		
COMBINED	98.8%	99.8%	99.7%	99.7%	99.8%	99.6%	99.4%	99.3%	99.8%	99.7%	99.9%	99.7%	99.8%	99.7%	99.7%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%	99.9%		
# Vacant	10	7	11	11	9	18	27	29	31	11	6	12	12	12	18	5	9	13	17	12	12	12	12	12	12	12	12	12	12	12		

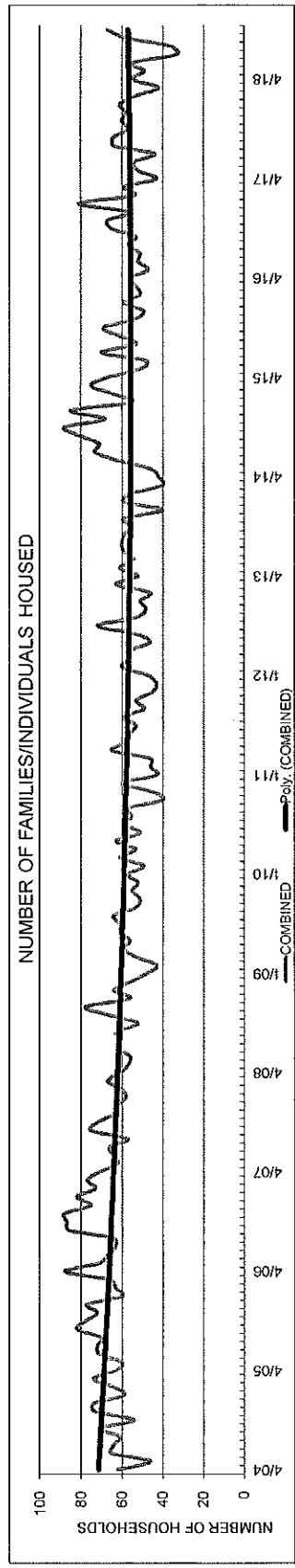


Occupancy is scored under the PHAS Management and Capital Fund Indicators of the 2011 Interim PHAS Rule. Maximum points for 98% or higher.

NUMBER OF FAMILIES/INDIVIDUALS HOUSED

	FY2004		FY2005		FY2006		FY2007		FY2008		FY2009		FY2010		FY2011		FY2012		FY2013		FY2014		FY2015		FY2016		FY2017		FY2018	
	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	
FAMILY	30	29	33	31	26	27	21	22	18	21	22	18	21	22	30	27	23	25	30	27	23	23	30	27	23	23	31	35	29	
HI-RISES	38	35	37	46	39	34	34	32	34	33	34	32	34	33	23	31	35	29	38	31	31	35	38	31	35	31	35	29		
COMBINED	68	64	70	77	65	61	55	54	51	54	56	51	54	54	53	58	54	54	68	57	58	68	57	58	68	66	54			

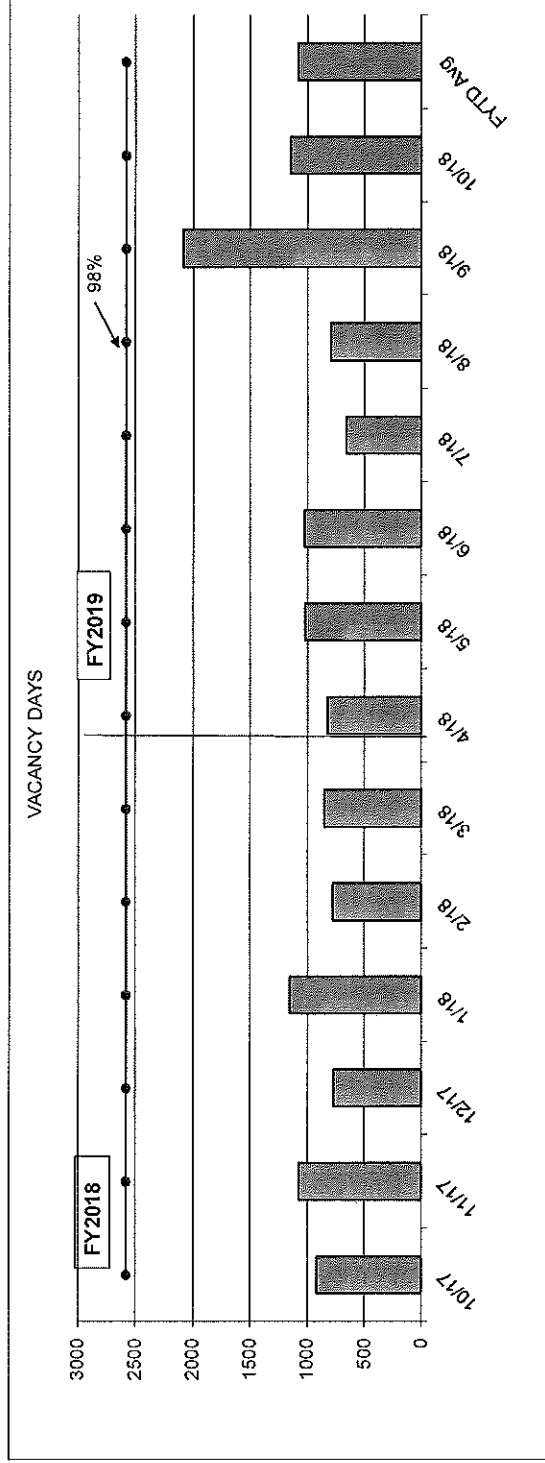
	FY2018		FY2019		FY2018		FY2019		FY2018		FY2019		FY2018		FY2019		FY2018		FY2019		FY2018		FY2019		FY2018		FY2019		FY2018		FY2019	
	4/17	5/17	6/17	7/17	8/17	9/17	10/17	11/17	12/17	1/18	2/18	3/18	4/18	5/18	6/18	7/18	8/18	9/18	10/18	11/18	12/18	1/19	2/19	3/19	4/19	5/19	6/19	7/19	8/19	9/19		
FAMILY	19	20	26	14	26	30	29	31	31	25	30	24	23	23	21	15	13	24	18	20	23	23	26	26	34	18	23	34	49	31		
HI-RISES	24	32	28	30	38	38	27	31	27	36	23	18	32	26	34	18	23	34	49	31	32	32	42	55	49	33	36	59	67			
COMBINED	43	52	54	44	64	64	57	60	58	61	53	42	55	49	55	33	36	59	67	50	55	55	67	81	51	73	108	106				



VACANCY DAYS

	FY2018												FY2019												FYTD Avg		
	10/17	11/17	12/17	1/18	2/18	3/18	4/18	5/18	6/18	7/18	8/18	9/18	10/18	10/18	11/18	12/18	1/19	2/19	3/19	4/19	5/19	6/19	7/19	8/19		9/19	10/19
MONTHLY UNITS LEASED	57	60	58	61	53	42	55	49	55	33	36	58	67	50	50	50	50	50	50	50	50	50	50	50	50	50	50
VACANCY DAYS	920	1077	773	1152	778	851	823	1023	1026	662	795	2088	1147	1081	1081	1081	1081	1081	1081	1081	1081	1081	1081	1081	1081	1081	1081
VACANCY RATE (Cumulative)	0.72%	0.74%	0.72%	0.74%	0.80%	0.86%	0.92%	1.00%	1.08%	1.13%	1.19%	1.35%	1.44%	1.46%	1.46%	1.46%	1.46%	1.46%	1.46%	1.46%	1.46%	1.46%	1.46%	1.46%	1.46%	1.46%	1.46%
OCCUPANCY RATE	99.28%	99.26%	99.28%	99.26%	99.20%	99.14%	99.08%	99.00%	98.92%	98.87%	98.81%	98.65%	98.56%	98.54%	98.54%	98.54%	98.54%	98.54%	98.54%	98.54%	98.54%	98.54%	98.54%	98.54%	98.54%	98.54%	98.54%
FYTD Average																									7564		
FYTD Cumulative																									98.84%		

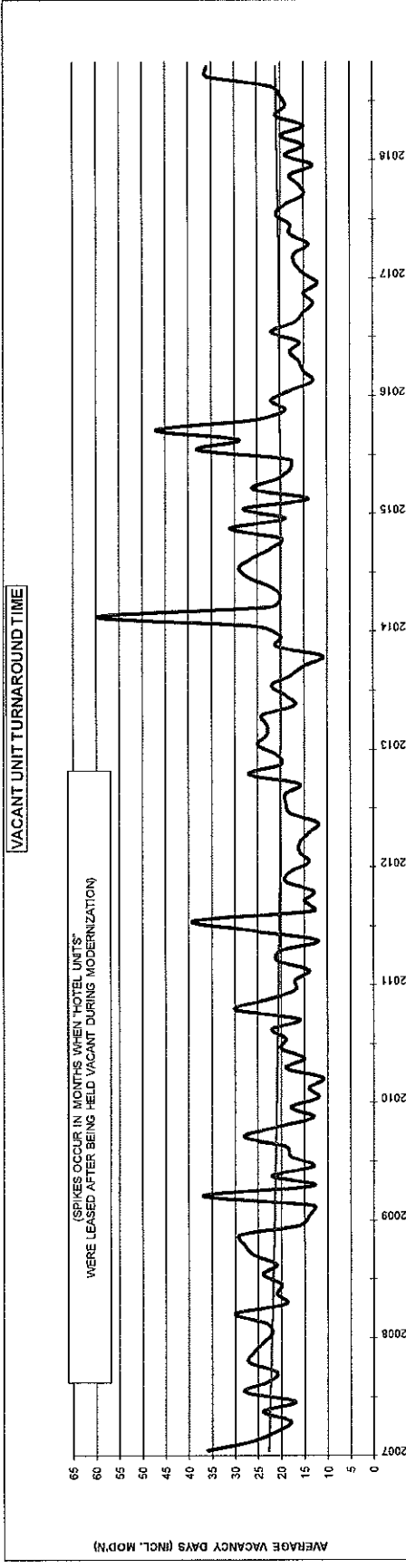
OCCUPANCY TARGETS:			
Average Monthly Vacancy Days	2,579	1,081	Average Monthly Vacancy Days
Annual Vacancy Days	30,952	7,564	Total Vacancy Days (Year to Date)



"Occupancy" is scored under the PHAS Management and Capital Fund Indicators of the 2011 PHAS Interim Rule. Maximum points for 98% or higher. "Modernization Vacancy Days" have not been deducted from the totals shown above.

VACANT UNIT TURNAROUND TIME

	FY2018				FY2019				FY20				FYTD												
	4/17	5/17	6/17	7/17	8/17	9/17	10/17	11/17	12/17	1/18	2/18	3/18	4/18	5/18	6/18	7/18	8/18	9/18	10/18	11/18	12/18	AVG	AVG		
FAMILY - # OF UNITS LEASED	19	20	14	26	21	30	29	31	25	30	24	23	23	21	21	15	13	24	24	24	20	20	20	20	
FAMILY TURNAROUND	15	16	18	18	14	15	20	12	13	14	22	13	15	21	28	15	20	20	20	20	19	20	19	19	
H-RISE - # OF UNITS LEASED	24	32	28	30	38	26	27	31	35	23	16	32	26	34	18	23	34	34	34	34	29	34	29	29	
H-RISE TURNAROUND	12	19	20	23	20	16	18	16	15	23	16	18	16	17	14	26	47	47	47	47	28	47	28	28	
TOTAL VACANCY DAYS	584	916	976	941	1,239	712	920	1,077	773	1,152	778	851	823	1,023	1,026	662	795	2,088	2,088	1,215	1,215	1,215	1,215	1,215	
COMBINED # OF UNITS	43	52	54	44	64	47	57	60	58	61	53	42	55	49	55	33	36	58	58	58	49	58	49	49	
COMBINED TURNAROUND	14	18	18	21	19	15	16	18	13	19	15	20	15	21	19	20	22	36	36	24	36	24	24	24	
FISCAL YTD AVERAGE	13.6	15.8	16.6	17.7	16.1	17.7	17.4	17.5	17.0	17.2	17.0	17.2	15.0	17.8	18.1	18.4	19.0	22.4	24.7	24.7	24.7	24.7	24.7	24.7	24.7



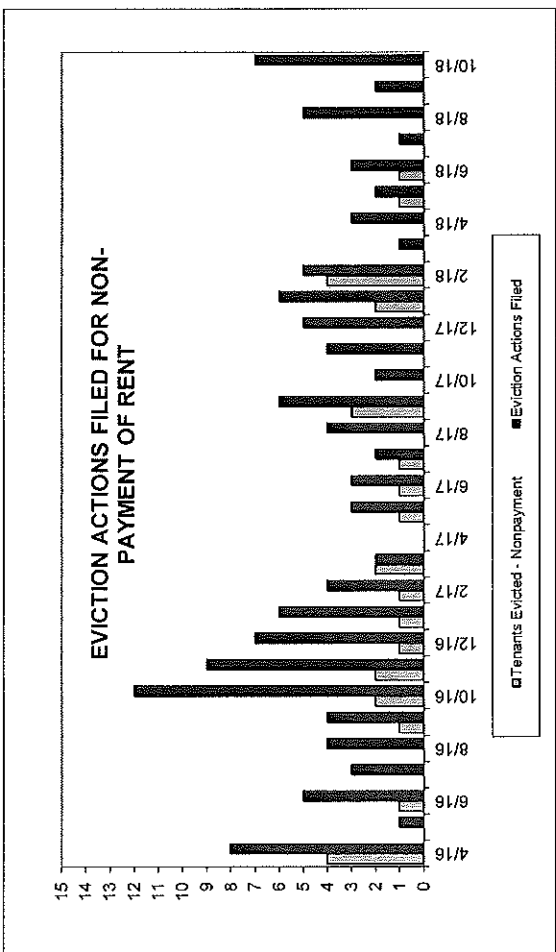
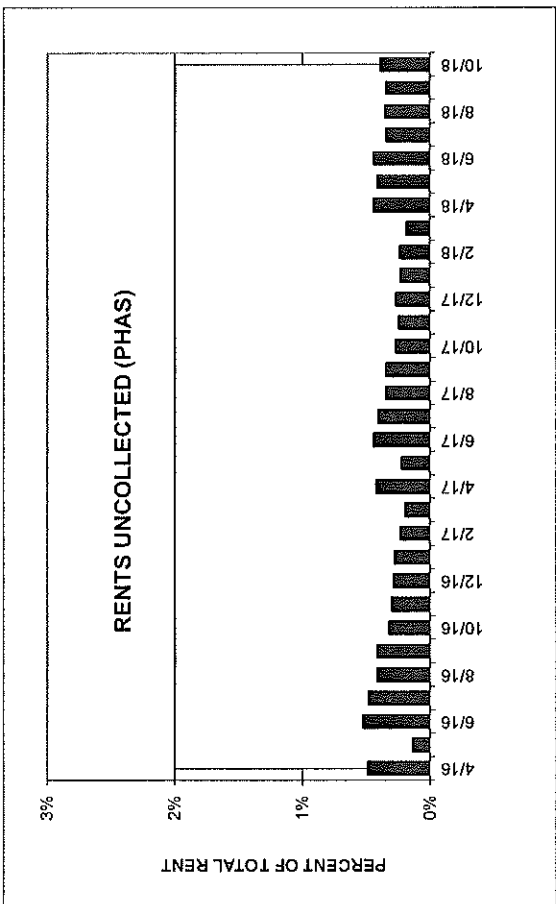
* Modernization vacancy days are included here, but they are excluded from the PPHS "Turnaround Time" indicator.

FY	Days vacant
2018	17.2
2017	15.37
2016	15.67
2015	15.59
2014	16.66
2013	16.86
2012	13.34
2011	11.29
2010	13.13
2009	15.24
2008	18.29
2007	22.83
2006	21.67
2005	26.36
2004	26.66

	FY2001		FY2002		FY2003		FY2004		FY2005		FY2006		FY2007		FY2008		FY2009		FY2010		FY2011		FY2012		FY2013		FY2014		FY2015		FY2016		FY2017		FY2018		
	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG		
FAMILY - # OF UNITS	21	25	19	30	29	33	31	26	27	21	22	18	21	22	18	21	22	30	27	23	25																
FAMILY TURNAROUND	33.0	43.3	44.4	37.3	36.4	27.6	22.6	25.2	25.3	19.6	24.0	25.0	21.6	24.9	27.6	32.1	15.1	16.1																			
H-RISE - # OF UNITS	42	46	38	38	36	37	46	40	34	34	32	34	33	33	38	31	35	28																			
H-RISE TURNAROUND	32.0	32.6	27.9	21.3	24.3	23.5	29.8	22.5	19.4	16.0	16.3	15.2	18.3	19.4	20.4	17.0	29.2	18.0																			
AVERAGE VACANCY DAYS	25.4	18.7	19.32	19.16	17.76	21.00	15.29	13.53	6.30	9.97	10.83	12.26	15.87	13.80	8.94	9.10																					
COMBINED # OF UNITS	62	70	57	68	64	70	77	65	61	55	54	51	54	54	68	57	58	53																			
FISCAL YEAR END AVERAGE	33.6	36.0	33.1	28.3	30.0	25.6	27.4	23.5	22.2	16.9	19.7	18.8	22.5	23.7	22.3	15.4	17.2																				

RENTS UNCOLLECTED

	FY 2018												FY 2019													
	10/17	11/17	12/17	1/18	2/18	3/18	4/18	5/18	6/18	7/18	8/18	9/18	10/18	10/17	11/17	12/17	1/18	2/18	3/18	4/18	5/18	6/18	7/18	8/18	9/18	10/18
BEGINNING BALANCE 3/31	2,964	2,964	2,964	2,964	2,964	2,964	2,964	2,964	2,964	2,964	2,964	2,964	2,964	2,964	2,964	2,964	2,964	2,964	2,964	2,964	2,964	2,964	2,964	2,964	2,964	2,964
CUMULATIVE MONTHLY RENT ROLL	9,741,674	11,153,646	12,572,161	14,008,583	15,432,198	16,865,261	18,328,10	19,828,10	21,328,10	22,868,10	24,448,10	26,072,10	27,716,10	28,400,10	29,128,10	29,900,10	30,716,10	31,572,10	32,468,10	33,400,10	34,372,10	35,388,10	36,448,10	37,552,10	38,700,10	39,896,10
CUMULATIVE NEGATIVE RENTS	85,414	96,691	108,563	120,289	132,777	144,748	157,311	170,968	184,721	198,571	212,514	226,557	240,700	254,943	269,286	283,729	298,272	312,915	327,658	342,501	357,444	372,487	387,630	402,873	418,216	433,759
(A) TOTAL GROSS RENTS	9,830,052	11,253,301	12,683,688	14,131,836	15,567,939	17,012,973	18,499,756	20,028,100	21,603,821	23,223,871	24,895,615	26,617,629	28,398,810	30,240,243	32,144,811	34,112,833	36,146,410	38,248,064	40,419,815	42,662,859	44,979,303	47,372,247	49,842,691	52,392,635	55,024,079	57,738,523
UNCOLLECTED RENT, CURRENT	6,944	7,968	11,239	10,841	13,764	4,485	6,134	9,342	12,672	10,623	13,835	13,239	19,724	19,724	19,724	19,724	19,724	19,724	19,724	19,724	19,724	19,724	19,724	19,724	19,724	19,724
UNCOLLECTED RENT, VACATED	9,786	9,851	7,798	7,225	8,375	5,435	287	2,706	2,704	5,289	7,807	9,195	12,721	12,721	12,721	12,721	12,721	12,721	12,721	12,721	12,721	12,721	12,721	12,721	12,721	12,721
CUMULATIVE COLLECTION WRITE-OFFS	10,111	10,111	14,804	14,804	14,804	21,605	0	0	3,896	3,896	7,352	7,352	7,352	7,352	7,352	7,352	7,352	7,352	7,352	7,352	7,352	7,352	7,352	7,352	7,352	7,352
(B) TOTAL UNCOLLECTED RENT	26,822	27,931	33,841	32,870	36,943	31,525	6,402	12,048	19,272	19,808	25,538	29,787	39,797	39,797	39,797	39,797	39,797	39,797	39,797	39,797	39,797	39,797	39,797	39,797	39,797	39,797
PHAS RATIO (B/A)	0.27%	0.25%	0.27%	0.23%	0.24%	0.19%	0.44%	0.41%	0.44%	0.34%	0.35%	0.34%	0.39%	0.39%	0.39%	0.39%	0.39%	0.39%	0.39%	0.39%	0.39%	0.39%	0.39%	0.39%	0.39%	0.39%
PHAS STANDARD	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%



	FY 2016	FY 2017	FY 2018
Evictions for Rent Nonpayment	22	15	12

		FY 2019													
		10/17	11/17	12/17	1/18	2/18	3/18	4/18	5/18	6/18	7/18	8/18	9/18	10/18	FY TD
Termination letters sent		10/17	11/17	12/17	1/18	2/18	3/18	4/18	5/18	6/18	7/18	8/18	9/18	10/18	1298
Eviction Actions Filed		2	4	5	6	5	3	3	2	3	1	5	2	7	23
Tenants Evicted - Nonpayment		0	0	0	2	4	0	0	1	1	0	0	0	0	2

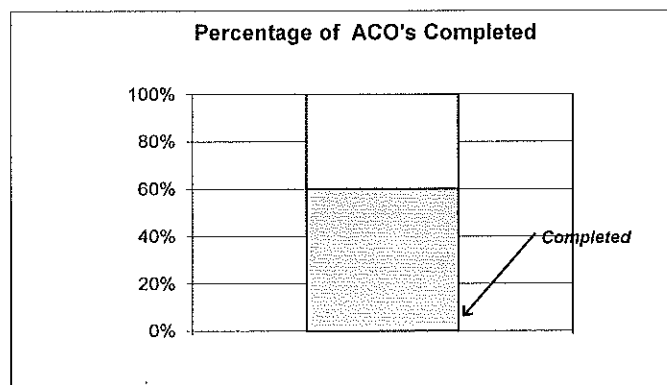
ANNUAL APPLICATIONS FOR CONTINUED OCCUPANCY (ACO's) - FY2019

100% of required ACOs for FY2018 were completed.

	Avail. Units	Number of ACO's Performed by Month												Year To Date	Year To Date Percent	
		4/18	5/18	6/18	7/18	8/18	9/18	10/18	11/18	12/18	1/19	2/19	3/19			
FAMILY	1720	4	319	64	263	84	350	108							1,192	69%
HI-RISE	2532	198	291	179	154	175	9	359							1,365	54%
TOTAL*	4252	202	610	243	417	259	359	467	-	-	-	-	-	-	2,557	60%

* Total ACO's may vary from total units due to residents moving and transferring during the year.

*ACO's not required for units occupied by Officers in Residence and Service Providers.



PUBLIC HOUSING LEASE TERMINATIONS FOR CAUSE

(Units vacated during the month due to lease termination by Housing Manager for cause)

	4/18	5/18	6/18	7/18	8/18	9/18	10/18	11/18	12/18	1/19	2/19	3/19	Year To Date Total
FAMILY	1	1	1	3	2	5	3						16
HI-RISE	2	5	4	2	4	N/A	N/A						17
TOTAL	3	6	5	5	6	5	3						33

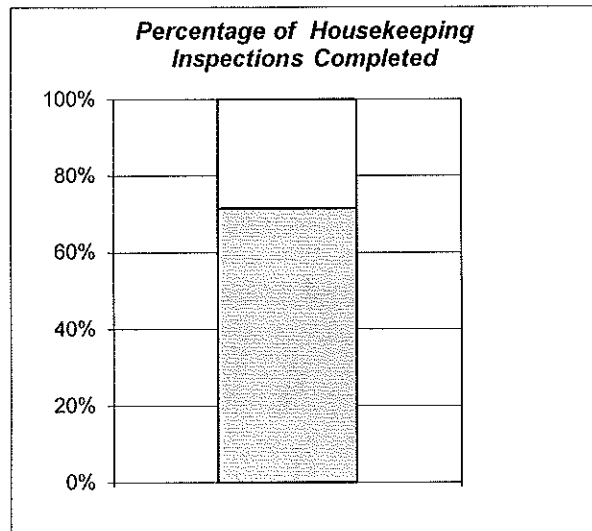
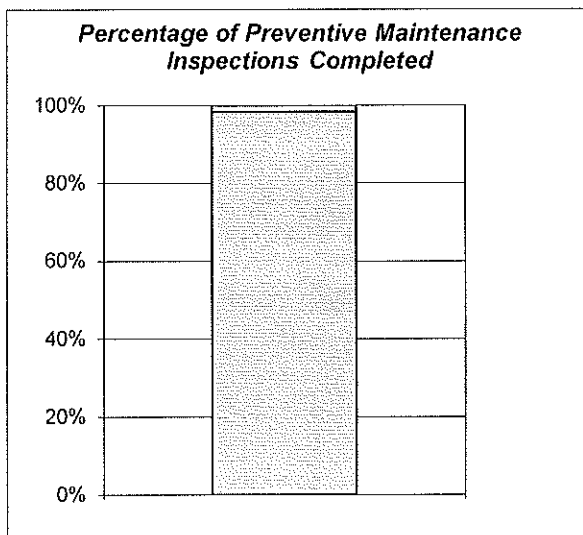
Lease Terminations:

FY05	FY06	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18
72	115	112	85	83	67	63	75	91	68	69	39	52	61

PREVENTIVE MAINTENANCE INSPECTIONS - FY2019
(PHAS UNIT INSPECTIONS)
 Maintenance Department
 (100% of required FY 2018 inspections were completed)

	Units	Number of Inspections Performed by Month												Year To Date	Year To Date
		4/18	5/18	6/18	7/18	8/18	9/18	10/18	11/18	12/18	1/19	2/19	3/19	Total**	Percent
FAMILY*	1720	173	204	185	299	308	249	218						1636	95%
HI-RISE*	2532	488	558	458	481	349	153	61						2548	100%
TOTAL*	4252	661	762	643	780	657	402	279						4184	98%

** Totals may exceed 100% due to multiple inspections of some units.



HOUSEKEEPING INSPECTIONS - FY2017
 Resident Services Department
 (100% of required FY 2018 inspections were completed)

	Units	Number of Inspections Performed by Month												Year To Date	Year To Date
		4/18	5/18	6/18	7/18	8/18	9/18	10/18	11/18	12/18	1/19	2/19	3/19	Total	Percent
FAMILY	1720	136	302	256	285	320	120	147						1566	91%
HI-RISE	2554	15	287	311	283	323	269	N/A						1488	58%
TOTAL	4274	151	589	567	568	643	389	147						3054	71%

Maintenance Work Orders

	4/18	5/18	6/18	7/18	8/18	9/18	10/18	11/18	12/18	1/19	2/19	3/19	Year To Date
Emergency Work Orders													
Carried Forward from Last Month	0	0	0	0	0	0	0	0	0	0	0	0	
Received this Month	557	614	533	543	536	571	720						
Cancelled/Corrected	3	11	5	8	8	14	15						
Reporting Total	554	603	528	535	528	557	705						
Completed this Month	554	603	528	535	528	557	705						
Completed within 24 Hours	554	603	528	535	528	557	705						4,010
Percent within 24 Hours (PHAS)	100%	100%	100%	100%	100%	100%	100%						100%

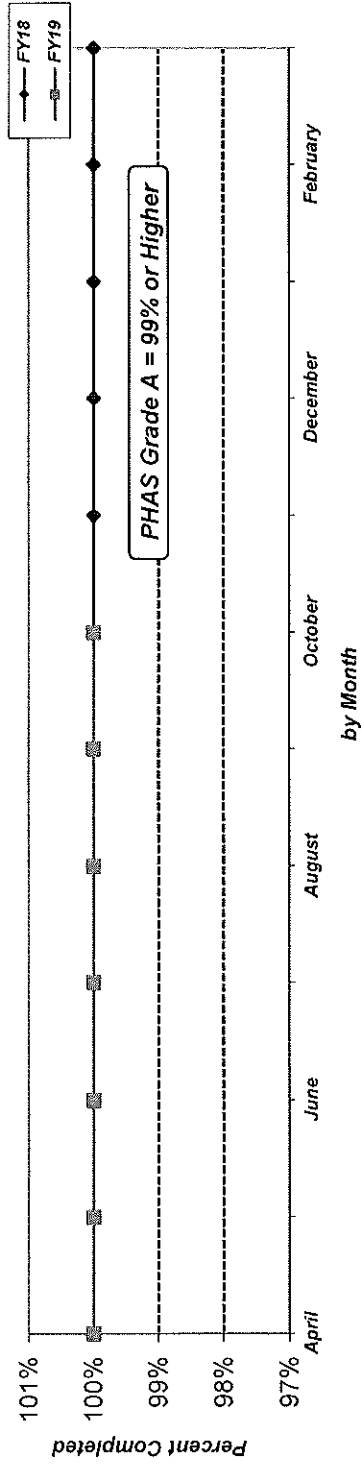
	4/18	5/18	6/18	7/18	8/18	9/18	10/18	11/18	12/18	1/19	2/19	3/19	Year To Date
Non-Emergency Work Orders													
Carried Over from Last Month	164	277	327	290	219	298	262						
Received this Month	1707	2569	2151	2099	2092	1851	1993						
Cancelled/Corrected	20	39	28	31	29	37	20						
Reporting Total	1851	2807	2450	2358	2282	2112	2235						
Completed this Month	1503	2307	2139	2063	1980	1782	2023						13,797
Average Completion Days (PHAS)	3.61	5.30	4.96	4.70	4.56	5.04	5.20						4.77

Maintenance Work Orders - Resident Satisfaction

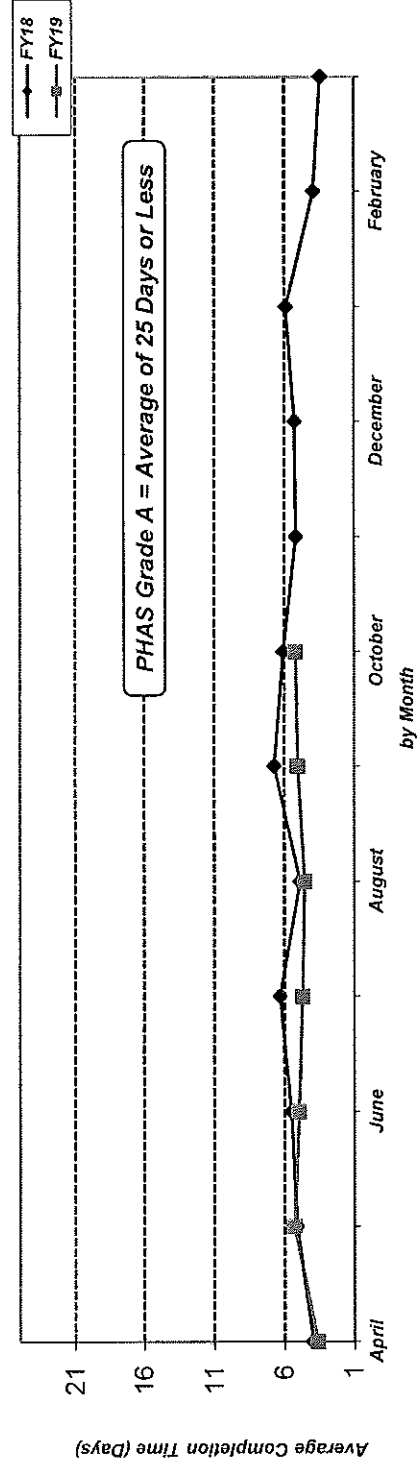
	4/18	5/18	6/18	7/18	8/18	9/18	10/18	11/18	12/18	1/19	2/19	3/19	Year To Date
Sampled	18	22	20	17	18	13	17						125
Dissatisfied	0	0	0	0	0	0	0						0
Satisfied	18	22	20	17	18	13	17						125
Percent Satisfied	100%	100%	100%	100%	100%	100%	100%						100%

Maintenance Work Orders

Emergency Work Orders Completed within 24 Hours



Non-Emergency Work Orders Average Completion Time



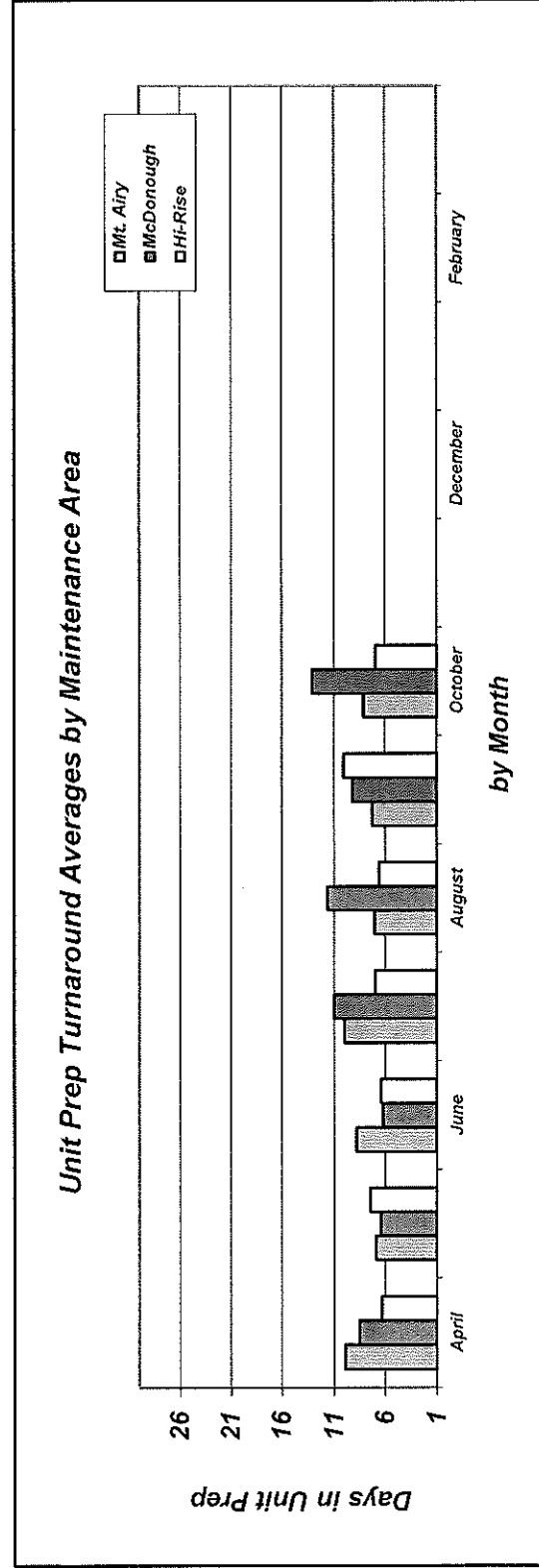
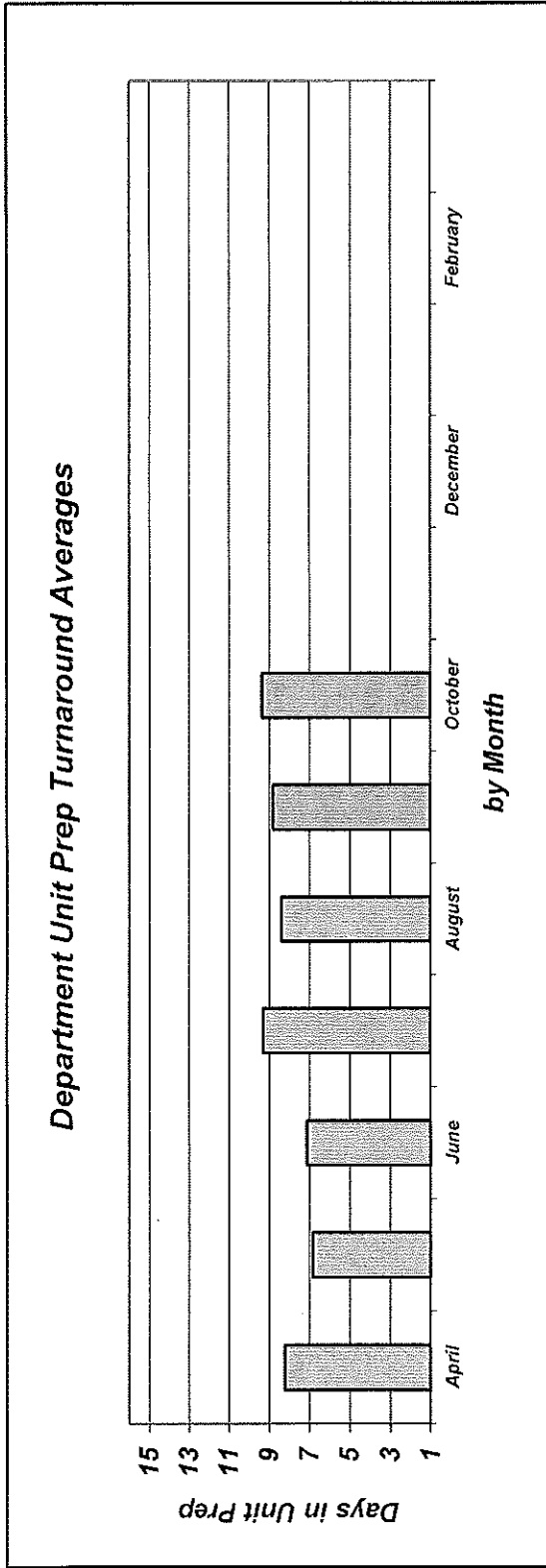
Maintenance Department Unit Preparation Data

Month	Mt. Airy Maintenance			McDonough Maintenance			Hi-Rise Maintenance			Combined Maintenance		
	Units Readied	Prep Hours	Averages Days	Units Readied	Prep Hours	Averages Days	Units Readied	Prep Hours	Averages Days	Units Readied	Prep Hours	Averages Days
April	8	37.81	9.88	14	23.21	8.50	24	24.93	6.33	46	28.65	8.24
May	10	31.97	6.89	12	22.29	6.42	35	23.61	7.46	57	25.96	6.92
June	5	44.45	8.80	10	24.35	6.20	37	22.65	6.38	52	30.48	7.13
July	3	54.50	10.00	7	26.82	11.00	29	24.67	6.93	39	35.33	9.31
August	4	32.19	7.00	8	37.06	11.63	29	23.92	6.59	41	31.06	8.41
September	9	32.35	7.22	10	23.70	9.20	40	24.67	10.05	59	26.91	8.82
October	9	39.58	8.11	11	31.95	13.09	58	22.00	6.93	78	31.18	9.38
November												
December												
January												
February												
March												
Totals/Year to Date	48	37.17	8.08	72	26.51	9.22	252	23.55	7.32	372	29.71	8.34
Averages/Year to Date												

This table shows hi-rise and family development data. See page 13 for unit preparation data for scattered sites.

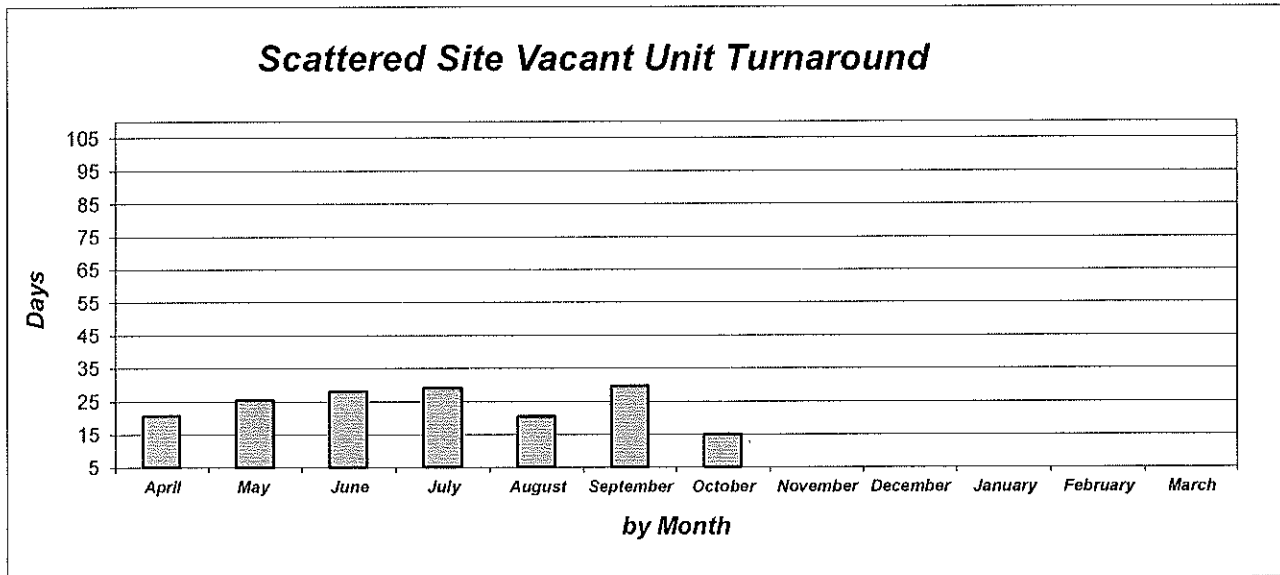
Unit Prep/FY19

Maintenance Department Unit Preparation Turnaround Time Averages



Scattered Site Vacant Unit Turnaround

Month	Scattered Sites		
	Units Readied	Averages	
		Prep Hours	Days
April	3	22.50	20.67
May	4	21.56	25.25
June	1	38.50	28.00
July	3	36.67	29.00
August	4	26.63	20.50
September	2	33.25	29.50
October	1	30.25	15.00
November			
December			
January			
February			
March			
Totals/Year to Date	18		
Averages/Year to Date		28.08	24.11



These numbers include Maintenance staff unit prep time and mod (major) work.

HOUSING CHOICE VOUCHERS **UNIT UTILIZATION**

99.1%

		HARD TO HOUSE - Dependents	HARD TO HOUSE - Disabled
		12	24

DATA ENTRY CELLS ARE YELLOW

Line a	TOTAL AUTHORIZED	4526	(Excl. 117 Disability Vouchers but incl. 201 VASH Vouchers and 100 FUP)
b	TOTAL UNDER HAP (LEASED UP; UTILIZED)	4487	
c	TOTAL NOT UNDER HAP: UNDER or (OVER) UTILIZED	39	

	0BR	1BR	2BR	3BR	4BR	5BR	6BR	Other*	Totals	
d	VOUCHERS UNDER HAP	11	1806	1155	1005	365	93	18	34	4487

**Other* units are newly leased as of the first of the month but no subsidy has been paid yet so they are not reflected in counts by unit size.

NEW VOUCHERS ISSUED THIS MONTH		
e	ISSUED TO WAITING LIST	42
f	ISSUED TO NEW PBV MOVERS	3
g	ISSUED TO NEW "FUP" REFERRALS	3
h	OTHER NEW ISSUES	4
i	ALL NEW ISSUES	52

(Preservation, PH Trsfr, vash.)

SHOPPERS AT MONTH END		
j	Shoppers with Vouchers Issued in Previous Months from WAITING LIST, FUP, VASH Referrals, etc.	106
k	MOVERS - CURRENT MONTH	71
l	MOVERS - PREVIOUS MONTHS	135
m	SHOPPERS	312
n	ALL SHOPPERS AND NEW ISSUES	364

Including Shoppers Porting Out 119

FUP - Family Unification		
hh	ISSUED THIS MONTH	3
ii	SHOPPING	15
jj	LEASED THIS MONTH	1
kk	CANCELED THIS MONTH	3
ll	TOTAL UNDER LEASE	89

LEASE-UPS THIS MONTH		
o	TENANTS LEASED UP (going under HAP) DUE TO NEW ISSUES TO WAITING LIST	8
p	OTHER TENANTS LEASED UP	22
q	TOTAL LEASED UP	30

VASH - Homeless Veterans		
mm	ISSUED THIS MONTH	4
nn	SHOPPING	16
oo	LEASED THIS MONTH	0
pp	CANCELED THIS MONTH	4
qq	TOTAL UNDER LEASE	152

VOUCHERS CANCELED AT END OF THIS MONTH (Still Counted as Utilized Vouchers this Month) (Excluding DV)		
r	CANCELED VOUCHERS: FROM WAITING LIST	12
s	CANCELED VOUCHERS: MOVER-PARTICIPANTS	36
t	VASH/ FUP PROGRAM VOUCHERS CANCELED	7
u	ALL CANCELED (as of End Of Month)	55

Including Port-Outs Absorbed by Another Agency 8

* See above

SHOPPING SUCCESS RATES		APR	MAY	JUNE	JULY	AUG	SEP	TOTAL
v	NEW/MOVER VOUCHERS STARTING UNDER HAP	64	71	62	64	71	48	380
w	NEW/MOVER VOUCHERS EXPIRED	10	18	24	25	30	26	133
x	SUCCESS RATE (e/f)	86%	80%	72%	72%	70%	65%	74%

SEC 8 PORTABILITY		PORTS IN PHA ADMINISTERS (Including Mover-Shoppers)	194
		PORTS OUT PHA IS BILLED FOR	626
		PORTS IN ABSORBED BY PHA THIS MONTH	23
		PORTS OUT ABSORBED BY ANOTHER PHA THIS MONTH	8

4%
14%

SPECIAL ALLOCATIONS Included in HCV Data Above			
aa	Program Name	Auth'd	Under HAP %
bb	VASH - Homeless Veterans	201	152 76%
	Family Unification Program (FUP)	100	89 89%

*WTW funding eliminated, vouchers reverting to regular

PAYMENT STANDARDS	
0BR	\$711
1BR	\$864
2BR	\$1,089
3BR	\$1,438
4BR	\$1,775
5BR	\$2,041
6BR	\$2,307
EFF 11/1/17 NEWMOVERS EFF 1/1/18 ANNUALS	

SPECIAL ALLOCATIONS Reported Separately			
cc		Auth'd	Under HAP %
dd	Mainstream / Disability Vouchers	117	114 97%
ee	Mod Rehab SRO's (0BR)		
ff		Auth'd	Under HAP %
	Mary Hall (75 authorized)	75	75 100%
	Booth Brown House Foyer (6 auth'd)	6	4 67%

PBV - Project-Based Vouchers		
gg	Projects	Units
	PBV's Approved by Board (regular)**	26 517
	All PBV Projects/Units Approved by HUD	26 517
	Current PBV Projects Under HAP Contracts***	24 516
	Current All Projects Leasing/ Units Under Lease***	24 497
	Supportive Housing Approved by Board (Incl Above)	19 328
	Supportive Housing Under HAP Contract (Incl Above)	18 295

**Active Projects only (3 were denied/canceled)

***Projects previously approved in phases have been consolidated upon renewal.

UTILIZATION OF SECTION 8 HOUSING CHOICE VOUCHERS (NO DISABILITY VOUCHERS)

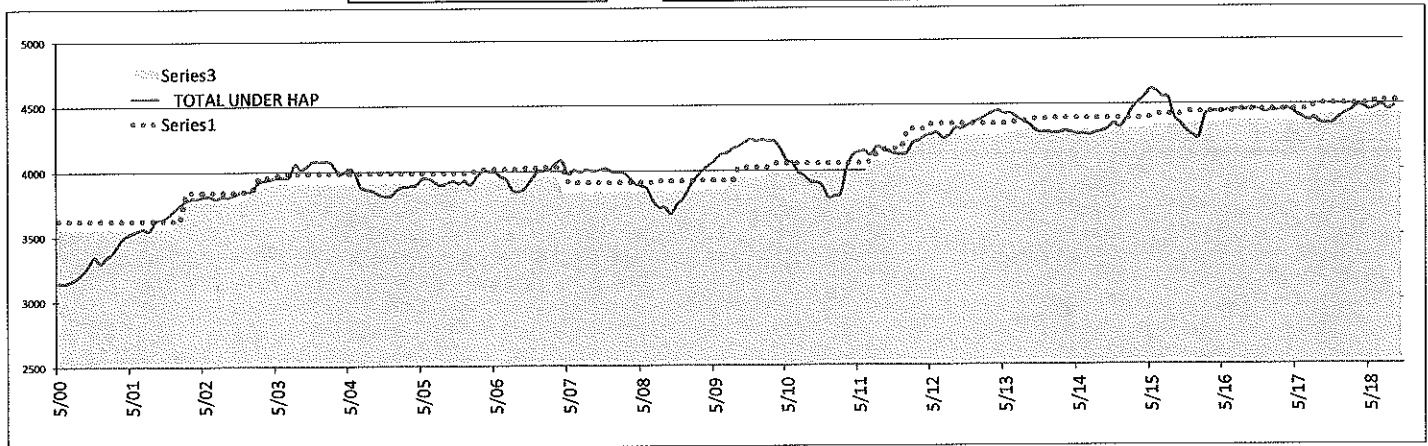
*Started excluding Disability Vouchers

	FY2007	FY2008*	FY2009*	FY2010*	FY2011*	FY2012*	FY2013*	FY2014*	FY2015*	FY2016*	FY2017*	FY2018*
TOTAL AUTHORIZED (AVG)	4020	3911	3918	3995	4052	4183	4353	4380	4391	4431	4455	4490
TOTAL UNDER HAP (AVG)	3960	3983	3832	4182	3942	4162	4339	4334	4358	4430	4453	4405
# NOT UNDER HAP (AVG)	60	(72)	86	(188)	111	22	14	46	34	0	2	85
TOTAL VOUCHERS ISSUED	699	722	942	527	167	175	270	82	79	399	284	31
TOTAL VOUCHERS CANCELED	696	548	568	561	449	469	412	567	995	802	671	67
UTILIZATION RATE	98.7%	101.9%	97.8%	104.7%	97.3%	99.5%	99.7%	98.9%	98.9%	100.0%	99.9%	98.1%

COMBINED	FY2018											FY2019								FYTD AVG
	5/17	6/17	7/17	8/17	9/17	10/17	11/17	12/17	1/18	2/18	3/18	4/18	5/18	6/18	7/18	8/18	9/18	10/18		
TOTAL AUTHORIZED (HCVs and DVs)	4458	4458	4501	4501	4501	4501	4501	4501	4501	4501	4501	4501	4526	4526	4526	4526	4526	4526	4526	4522
TOTAL UNDER HAP	4399	4372	4389	4353	4350	4350	4393	4425	4448	4484	4479	4453	4472	4490	4458	4477	4487	4516	4479	4479
# NOT UNDER HAP	59	86	112	148	151	151	108	76	53	17	22	48	54	36	68	49	39	10	43	43
VOUCHERS ISSUED	38	14	8	49	60	41	43	12	15	29	47	53	27	41	60	47	52	63	49	49
VOUCHERS CANCELED	138	75	53	45	88	45	54	55	61	58	86	76	69	54	50	67	55	71	63	63
UTILIZATION RATE	98.7%	98.1%	97.5%	96.7%	96.6%	96.6%	97.6%	98.3%	98.8%	99.6%	99.5%	98.9%	98.8%	99.2%	98.5%	98.9%	99.1%	99.8%	99.0%	99.0%
SHOPPERS	230	187	188	228	264	285	288	250	215	211	241	293	275	276	291	297	364	362	308	308
98% utilization =	4369	4369	4411	4411	4411	4411	4411	4411	4411	4411	4411	4411	4435	4435	4435	4435	4435	4435	4432	4432

TURNOVER RATE Last 12 Mos
16.9%

TURNOVER RATE FY 2018
17.2%



PHA Fiscal Year	Leased	Cancel	Success Rate
2018	870	189	82%
2017	925	239	79%
2016	846	223	79%
2015	1178	349	77%
2010	481	50	91%
2009	543	65	89%
2008	538	63	90%
2007	544	41	93%
2006	581	41	93%
2005	487	56	90%
2004*	0	3	---
2003	485	29	94%
2002	472	93	84%
2001	935	284	77%
2000	734	432	63%
1999	490	246	67%
1998	511	186	73%

These are the "shopping success rates" for previous years for households issued vouchers.

Beginning FY 2015, count includes "movers".
* From FY 2011 - 2014, too few families from the regular waiting list were issued a voucher to calculate success rates. Most new leasing was in special programs (FUP*, VASH, etc.).

*Because HUD abruptly cut funding for vouchers in FY2004, the PHA had to reduce the number of vouchers in use and reduce the cost per voucher. Therefore no new families from the waiting list were issued a voucher and leased up during 2004.

OTHER VOUCHERS NOT INCLUDED ABOVE		PAYMENT STANDARDS	
Disability Vouchers	117	0BR	\$771
Single Room Occupancy	81	1BR	\$864
Subtotal	198	2BR	\$1,089
HCVs, FUP & VASH	4,656	3BR	\$1,438
Total HCVs and other	4,664	4BR	\$1,775
		5BR	\$2,041
VASH (Homeless Vets)	201	6BR	\$2,307
		Increases approved for new 11/1/17; annuals eff. 1/1/18	

**HCV INITIAL AND RE-INSPECTIONS
NUMBER OF INITIAL AND RE-INSPECTIONS PERFORMED BY MONTH**

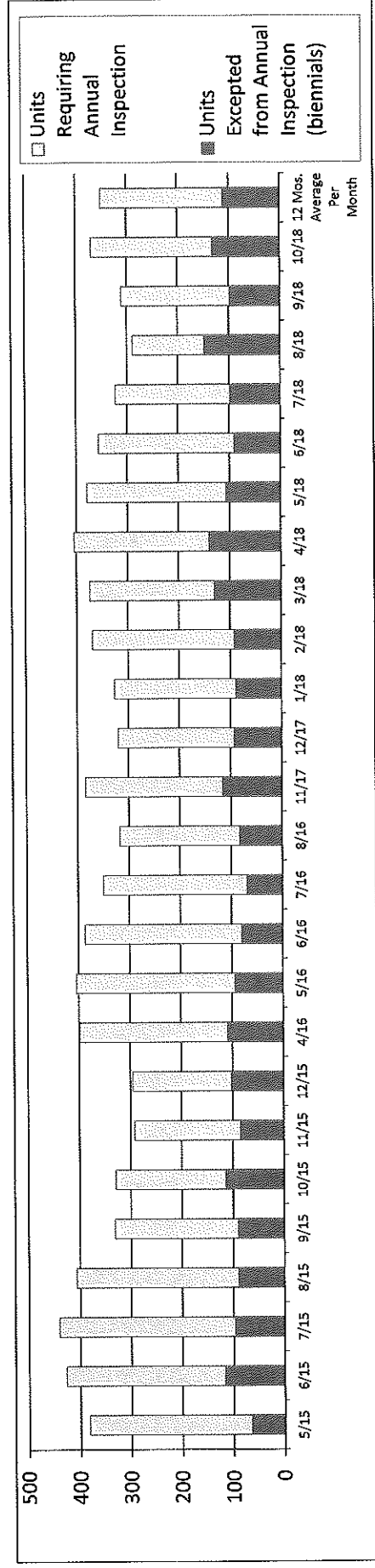
FY 2019

	11/17	12/17	1/18	2/18	3/18	4/18	5/18	6/18	7/18	8/18	9/18	10/18	12 Mos. Average Per Month	Fiscal YTD
INITIAL INSPECTIONS	312	309	380	320	338	376	342	334	359	375	264	351	338	1,411
RE-INSPECTIONS	171	125	165	182	160	116	191	157	168	206	110	207	163	632
TOTAL	483	434	545	502	498	492	533	491	527	581	374	558	502	2,043

HCV ANNUAL INSPECTIONS SAVED BY ALLOWING BIENNIAL INSPECTIONS

FY 2019

	11/17	12/17	1/18	2/18	3/18	4/18	5/18	6/18	7/18	8/18	9/18	10/18	12 Mos. Average Per Month	Fiscal YTD
Units Due for Annual Inspection	383	310	316	372	375	406	378	356	323	289	311	370	349	1,463
Units Excepted from Annual Inspection (biennials)	115	92	88	91	129	139	105	89	97	147	97	131	110	430
Units Requiring Annual Inspection	270	229	239	279	246	265	274	267	226	142	214	239	241	1,032
% Reduction in Annual Inspections	30%	30%	28%	24%	34%	34%	28%	25%	30%	51%	31%	35%	32%	29%
Inspected Units Qualifying for Biennial; No Inspection Next Year	125	98	107	100	130	126	117	101	162	117	119	131	119	506



PHA'S HOME MANAGEMENT PROGRAM (CHSP - CONGREGATE HOUSING SERVICES PROGRAM)

CHSP

PROGRAM ACTIVITY THIS MONTH - BY SITE

Oct-18

SITES	Full Enrollment Target	Number Served This Month (Incl. Temps)	Number of New Enrollees In Program	Enrollees Who Exited Program	New Applic's This Month	All Applications in Process	Applic's Waiting for Housing	PAC or PHA Denied Applic's
RAVOUX	35	32	0	2	2	14	14	0
IOWA	35	32	1	0	7	13	12	1
EDGERTON	20	23	2	0	3	14	14	2
MONTREAL	35	25	0	0	1	2	0	0
ALL SITES	125	112	3	2	13	43	40	3

CHSP at Valley Hi-Rise ended October 2017.

PROGRAM ACTIVITY HISTORY - ALL SITES

ALL SITES*	Full Enrollment Target	Number Served This Month (Incl. Temps)	Number of New Enrollees In Program	Enrollees Who Exited Program	New Applic's This Month	All Applications in Process	Applic's Waiting for Housing	PAC or PHA Denied Applic's
August-17	125	113	4	4	11	18	9	3
September-17	125	115	7	3	5	10	5	4
October-17	125	115	5	2	18	11	9	1
November-17	125	117	1	3	10	19	13	2
December-17	125	115	2	3	9	23	16	0
January-18	125	113	2	1	18	26	24	2
February-18	125	115	3	6	10	25	22	2
March-18	125	109	2	1	11	31	22	0
April-18	125	110	2	1	15	33	32	5
May-18	125	113	4	2	11	35	34	4
June-18	125	113	4	2	11	35	34	4
July-18	125	121	4	8	16	37	37	2
August-18	125	114	1	3	17	45	43	3
September-18	125	112	2	4	10	49	47	8
October-18	125	112	3	2	13	43	40	3

