# Memorandum

MIAMI-DADE COUNTY

**Date:** September 17, 2013

**To:** Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez
Mayor

**Subject:** PHCD's Section 8 Housing Choice Voucher Reports for July 2013

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This report is in response to a request made at the June 21, 2011 Board of County Commissioners meeting by Commissioner Rebeca Sosa for a monthly report on Public Housing and Community Development's (PHCD) Housing Choice Voucher (HCV) Program.

The attached executive summary of the Housing Choice Voucher Program reports for July 2013 serves as a year in review and covers metrics in the following areas:

- **Leased and Utilization**
  - Total Housing Choice Voucher Units
  - Total Housing Assistance Payments (HAP) and Utility Assistance Payments
  - Check-Run and Payee Information
- **Attrition and Units Leased**
  - Attrition of Active Participants
  - Monthly Change in Units Leased
- **New Leasing**
  - New Leasing Activity
  - New Leasing Success Rate
- **Change of Dwelling Activity for Participants**
- **Terminations Effective, Completed and Reversed**
- **Section Eight Management Assessment Program (SEMAP) Indicators**
  - SEMAP Snapshot
  - Public & Indian Housing Information Center (PIC) Reporting Rate
- **Demographic Information on Program Participants**

If you have any questions, please contact PHCD Director Gregg Fortner at 786-469-4106.

Attachment

c: Robert A. Cuevas, Jr., County Attorney
Russell Benford, Deputy Mayor
Gregg Fortner, Director, PHCD
Charles Anderson, Commission Auditor

# PUBLIC HOUSING
# AND
# COMMUNITY DEVELOPMENT

## MIAMI-DADE HOUSING CHOICE VOUCHER PROGRAM

## MONTHLY MANAGEMENT REPORT

## EXECUTIVE SUMMARY

July 2013

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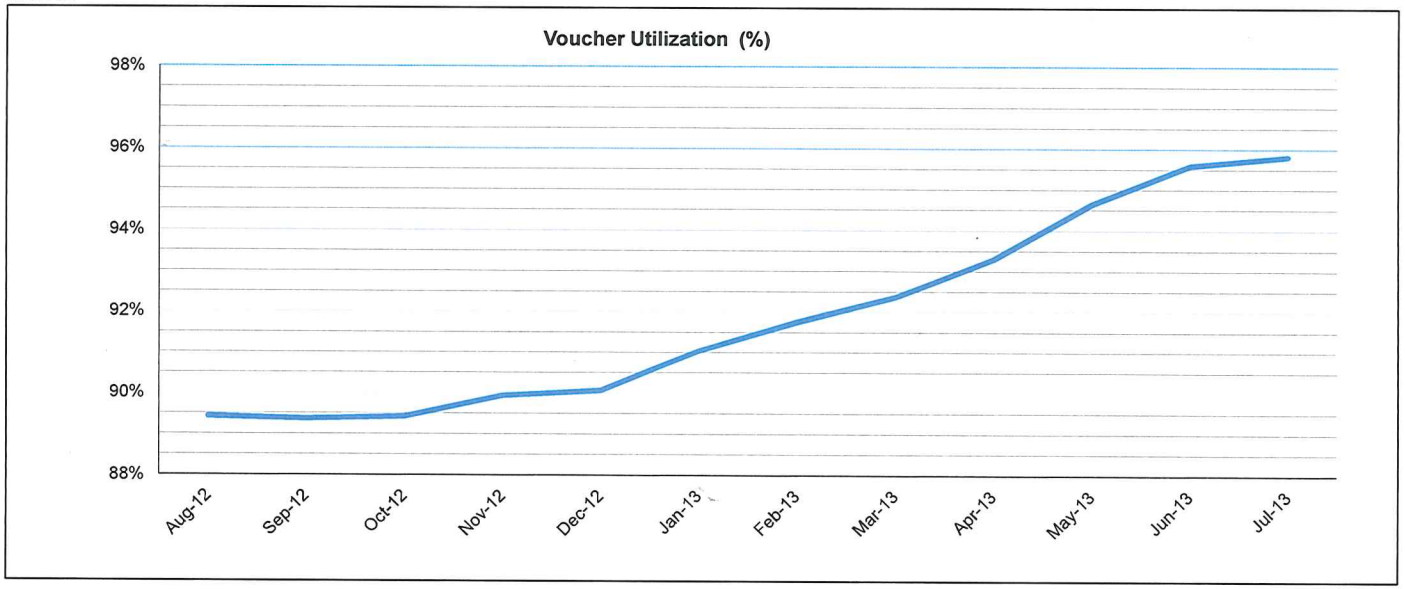
## SECTION 1.0 LEASED AND UTILIZATION STATUS

**1.1 Total Housing Choice Voucher Units (HCV)**

| Leasing Status | Aug-12 | Sep-12 | Oct-12 | Nov-12 | Dec-12 | Jan-13 | Feb-13 | Mar-13 | Apr-13 | May-13 | Jun-13 | Jul-13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Active Participants | 13,516 | 13,502 | 13,517 | 13,613 | 13,669 | 13,831 | 13,915 | 14,012 | 14,126 | 14,314 | 14,457 | 14,516 |
| *Total HCV Allocated | 14,904 | 14,904 | 14,904 | 14,904 | 14,904 | 14,904 | 14,904 | 14,904 | 14,904 | 14,904 | 14,904 | 14,904 |
| Total HCV Administered | 12,969 | 12,958 | 12,957 | 13,020 | 13,041 | 13,177 | 13,272 | 13,339 | 13,492 | 13,671 | 13,809 | 13,821 |
| Outgoing Payable Portables | 359 | 361 | 370 | 383 | 381 | 392 | 402 | 427 | 413 | 434 | 437 | 458 |
| Incoming Billable Portables | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total HCV Leased | 13,328 | 13,319 | 13,327 | 13,403 | 13,422 | 13,569 | 13,674 | 13,766 | 13,905 | 14,105 | 14,246 | 14,279 |
| Voucher Utilization (%) | 89.4% | 89.4% | 89.4% | 89.9% | 90.1% | 91.0% | 91.7% | 92.4% | 93.3% | 94.6% | 95.6% | 95.8% |

**Chart 1.1**



## SECTION 1.0 LEASED AND UTILIZATION STATUS

**Description 1.1**

Active Participants—The total number of active clients in the Miami-Dade's Housing Choice Voucher (HCV) Program.

Total HCV Allocated—All Housing Choice Vouchers authorized by U.S. Department of Housing & Urban Development (HUD). This excludes units that are part of the following programs: Moderate Rehabilitation, Shelter Plus Care, & Single Room Occupancy.

Total HCV Administered—All Leased Units where the agency is responsible for executing the HAP contract and performing annual and interim reexaminations. These include all leased units and incoming billable portables, but exclude Outgoing Payable Portables.

Outgoing Payable Portables—Clients from PHCD who moved to another public housing agency's (PHA's) jurisdiction and PHCD reimburses the receiving PHA for the HAP to the landlord and a portion of the cost of administering the voucher.

Incoming Billable Portables—Clients from other PHAs who lease in PHCD's jurisdiction, where PHCD is reimbursed for the HAP to the landlord and a portion of the cost of administering these vouchers.

Total HCV Leased—Total Leased units as of the last day of the month including outgoing payable portables, but excluding incoming billable portables and any units where there has been no HAP within the preceding 180 days.

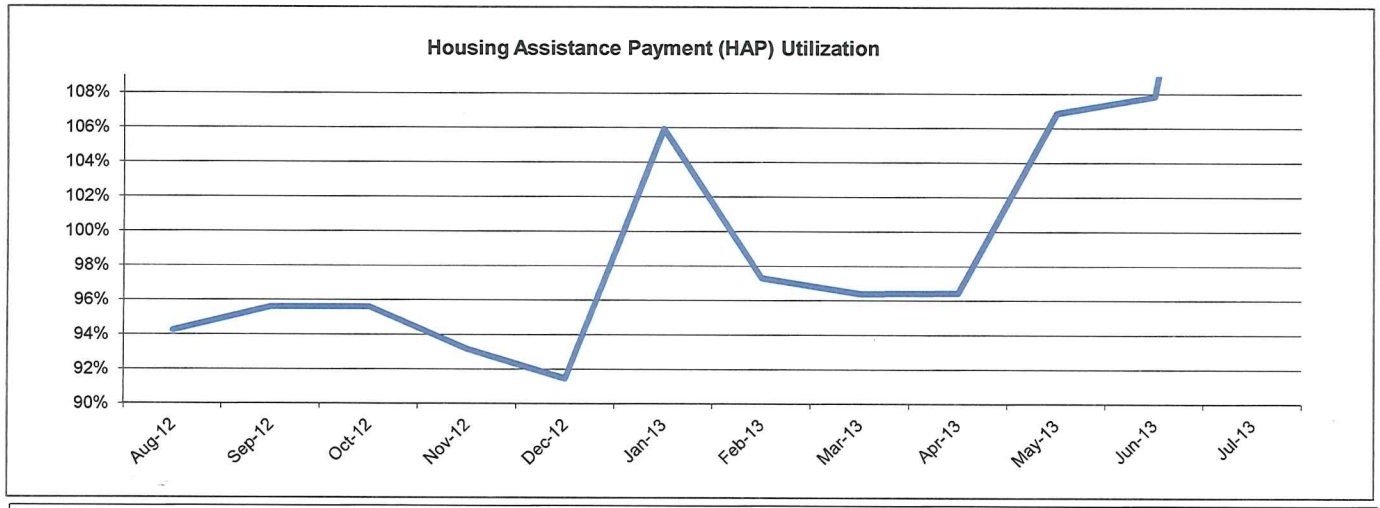
Voucher Utilization (%)—This total units leased divided by total units allocated.

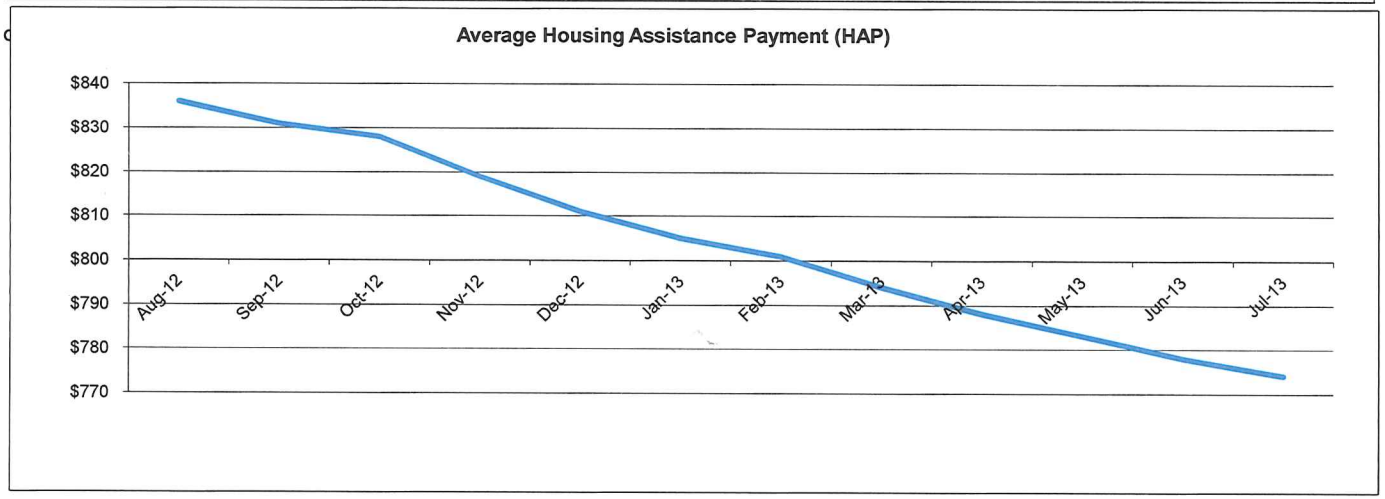
**1.2 Housing Assistance Payment (HAP)/Utility Assistance Payment (UAP) Expenditures**

| HAP/UAP | Aug-12 | Sep-12 | Oct-12 | Nov-12 | Dec-12 | Jan-13 | Feb-13 | Mar-13 | Apr-13 | May-13 | Jun-13 | Jul-13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| HAP Expenditures ($m) | $ 10.7 | $ 10.8 | $ 10.8 | $ 10.7 | $ 10.5 | $ 10.6 | $ 10.7 | $ 10.6 | $ 10.7 | $ 10.8 | $ 10.9 | $ 10.7 |
| UAP Expenditures ($k) | $ 149.0 | $ 145.0 | $ 146.0 | $ 141.0 | $ 133.0 | $ 131.0 | $ 131.0 | $ 129.0 | $ 129.0 | $ 132.0 | $ 134.0 | $ 127.0 |
| Total HAP/UAP Expenditures($m) | $ 10.8 | $ 10.9 | $ 10.9 | $ 10.9 | $ 10.7 | $ 10.7 | $ 10.8 | $ 10.7 | $ 10.8 | $ 10.9 | $ 11.0 | $ 10.9 |
| Authorized HAP/UAP ($m) | $ 11.5 | $ 11.4 | $ 11.4 | $ 11.7 | $ 11.7 | $ 10.1 | $ 11.1 | $ 11.1 | $ 11.2 | $ 10.2 | $ 10.2 | $ 7.9 |
| HAP Utilization (%) | 94.2% | 95.6% | 95.6% | 93.2% | 91.5% | 105.9% | 97.3% | 96.4% | 96.4% | 106.9% | 107.8% | 138.0% |
| Average HAP ($) | $836 | $831 | $828 | $819 | $811 | $805 | $801 | $794 | $788 | $783 | $778 | $774 |

## SECTION 1.0 LEASED AND UTILIZATION STATUS

Chart 1.2a



## SECTION 1.0 LEASED AND UTILIZATION STATUS

**Description 1.2**

HAP Expenditures ($m)—The total dollar amount (in millions) of HAP paid during the report month.

UAP Expenditures ($k)—The total dollar amount (in thousands) of utility allowance payments (UAP) paid during the report month.

Total HAP/UAP Expenditures ($m)—HAP Expenditures plus UAP Expenditures.

Authorized HAP/UAP ($m)—The total HAP/UAP dollars (in millions) received this fiscal year through the agency's Annual Budget Authority from HUD for the HCV program.

HAP Utilization (%)—Total HAP/UAP Expenditures divided by Authorized HAP/UAP Expenditures

Average HAP ($)—Average HAP per unit paid to each landlord this month

Average UAP ($)—Average UAP per unit paid to each tenant this month

**1.3 Check-Run & Payee Information**

| Check-Runs | Aug-12 | Sep-12 | Oct-12 | Nov-12 | Dec-12 | Jan-13 | Feb-13 | Mar-13 | Apr-13 | May-13 | Jun-13 | Jul-13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Monthly Check-Run ($m) | $10.80 | $10.90 | $10.90 | $10.90 | $10.70 | $10.70 | $10.80 | $10.70 | $10.80 | $10.90 | $11.00 | $10.90 |
| PS Reversals Adjustments (HAP and UAP) ($m) | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| Interim Check-Run ($m) | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |
| Total HAP/UAP Expenditures ($m) | $10.80 | $10.90 | $10.90 | $10.90 | $10.70 | $10.70 | $10.80 | $10.70 | $10.80 | $10.90 | $11.00 | $10.90 |
| UAP Payments | 1,850 | 1,846 | 1,841 | 1,764 | 1,679 | 1,640 | 1,627 | 1,575 | 1,544 | 1,558 | 1,583 | 1,547 |
| ACH (Direct Deposit) Payments | 4,049 | 4,103 | 4,613 | 4,777 | 4,945 | 5,058 | 5,118 | 5,135 | 5,530 | 5,701 | 5,744 | 5,759 |
| Check Payments | 2,994 | 2,906 | 2,358 | 2,179 | 1,970 | 1,879 | 1,838 | 1,816 | 1,427 | 1,274 | 1,257 | 1,227 |
| % by Direct Deposit | 57.5% | 58.5% | 66.2% | 68.7% | 71.5% | 72.9% | 73.6% | 73.9% | 79.5% | 81.7% | 82.0% | 82.4% |

**Description 1.3**

Monthly Check-Run ($m)—The total dollar amount (in millions) of HAP/UAP paid on the first business day of the report month.

Interim Check-Run ($m)—The total dollar amount (in millions) of HAP/UAP paid in the mid-month check-run.

Total HAP/UAP Expenditures ($m)—Monthly Check-Run plus Interim Check-Run

Number of UAP Payments (to clients)—Total number of UAP payments made to tenants in the report month

Direct Deposit Payments—Total HAP/UAP payments made by through electronic funds transfer (direct deposit) in the report month.

Check Payments—Total check payments delivered via live check in the mail to Landlords in the report month.

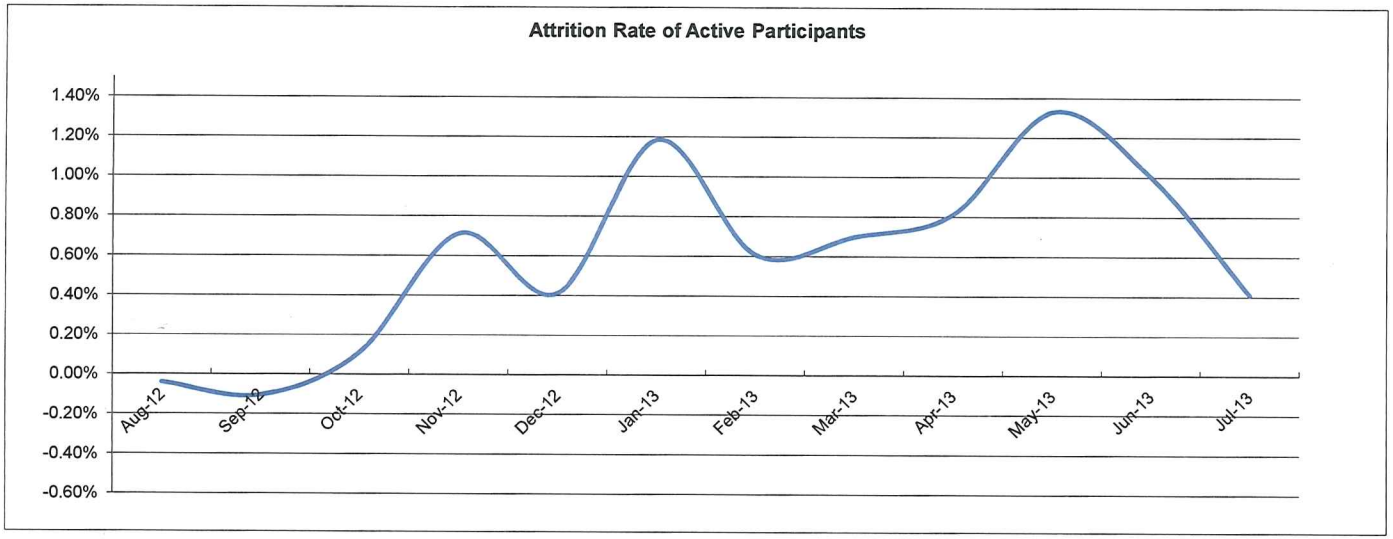
Percent (%) Direct Deposit Payments—Direct Deposit Payment plus Check Payments divided by the sum of Direct Deposit Payments and Check Payments.

## SECTION 2.0 ATTRITION & UNITS LEASED STATUS

**2.1. Attrition of Active Participants**

| Change in Active Participants | Aug-12 | Sep-12 | Oct-12 | Nov-12 | Dec-12 | Jan-13 | Feb-13 | Mar-13 | Apr-13 | May-13 | Jun-13 | Jul-13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total Active Participants | 13,516 | 13,502 | 13,517 | 13,613 | 13,669 | 13,831 | 13,915 | 14,012 | 14,126 | 14,314 | 14,457 | 14,516 |
| Attrition | -0.04% | -0.10% | 0.11% | 0.71% | 0.41% | 1.19% | 0.61% | 0.70% | 0.81% | 1.33% | 1.00% | 0.41% |

**Chart 2.1.**




**Description 2.1**
Attrition—Net percentage increase/decrease in Active Participants from previous month.

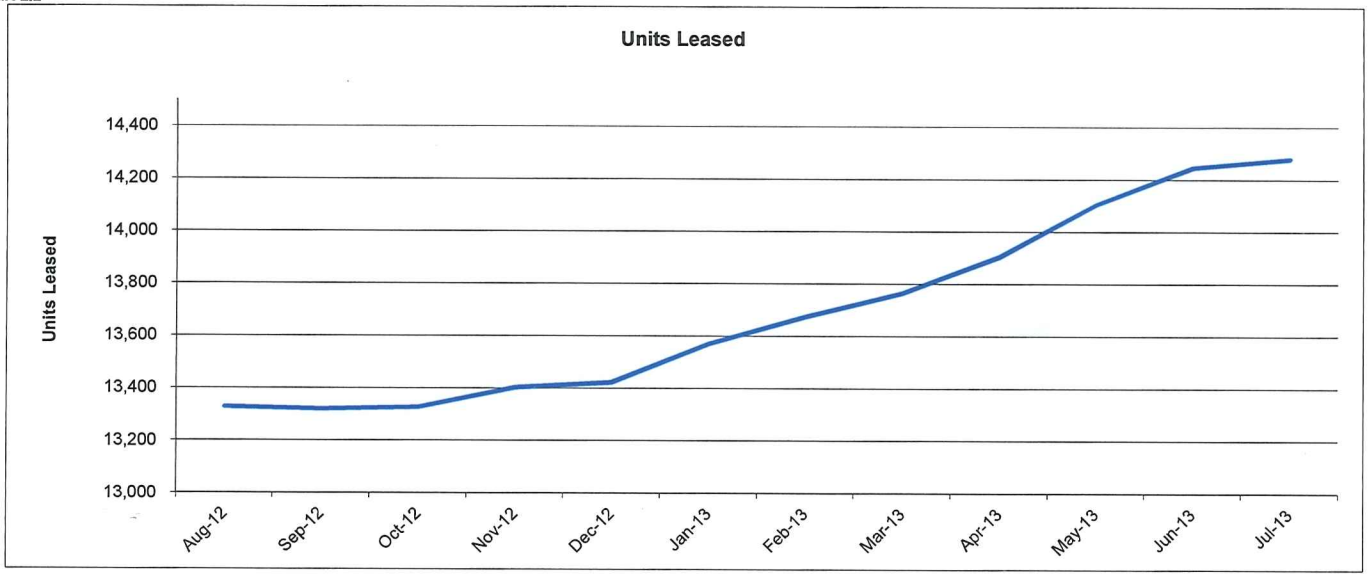
## SECTION 2.0 ATTRITION & UNITS LEASED STATUS

**2.2 Monthly Change in Units Leased**

| Change in Units Leased | Aug-12 | Sep-12 | Oct-12 | Nov-12 | Dec-12 | Jan-13 | Feb-13 | Mar-13 | Apr-13 | May-13 | Jun-13 | Jul-13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Prior Month Leased Units** | 13,336 | 13,328 | 13,319 | 13,327 | 13,403 | 13,422 | 13,569 | 13,674 | 13,766 | 13,905 | 14,105 | 14,246 |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| New Admissions effective in Month or Prior | 42 | 30 | 49 | 119 | 81 | 193 | 135 | 157 | 186 | 206 | 165 | 140 |
| EOP Reversals | 1 | 6 | 9 | 8 | 7 | 3 | 0 | 6 | 15 | 13 | 7 | 13 |
| Paid within 6 Months or Less of Nonpayment (Holds/Abatement) | 0 | 0 | 0 | 2 | 0 | 0 | 3 | 1 | 9 | 2 | 0 | 4 |
| Paid in Month after 6 Months of Nonpayment | 4 | 6 | 3 | 6 | 6 | 2 | 8 | 3 | 0 | 9 | 0 | 6 |
| Participant Did Not Occupy a Unit in Prior Month | 18 | 13 | 13 | 7 | 15 | 19 | 20 | 31 | 15 | 32 | 23 | 20 |
| Port-Outs who Ported Back | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 |
| Port-Ins Absorbed by PHCD | 17 | 13 | 18 | 22 | 12 | 9 | 0 | 0 | 1 | 1 | 9 | 14 |
| EOPs Effective in Month or Prior | (37) | (40) | (43) | (32) | (34) | (28) | (37) | (40) | (46) | (28) | (31) | (88) |
| Participant Reached 6 Months of Nonpayment | (13) | (2) | (10) | (17) | (22) | (14) | 0 | (42) | (16) | 0 | (6) | (35) |
| Tenant Vacated Unit | (33) | (27) | (32) | (39) | (48) | (37) | (25) | (24) | (24) | (35) | (26) | (39) |
| Port-Outs Absorbed by Receiving PHA | (2) | 0 | 0 | 0 | 0 | 0 | 0 | (2) | 0 | 0 | 0 | (1) |
| Other Change | (5) | (8) | 1 | 0 | 2 | 0 | 1 | 0 | (1) | 0 | 0 | (1) |
| Total Changes in Units Leased | (8) | (9) | 8 | 76 | 19 | 147 | 105 | 92 | 139 | 200 | 141 | 33 |
| | | | | | | | | | | | | |
| **Current Month Leased Units** | 13,328 | 13,319 | 13,327 | 13,403 | 13,422 | 13,569 | 13,674 | 13,766 | 13,905 | 14,105 | 14,246 | 14,279 |

## SECTION 2.0 ATTRITION & UNITS LEASED STATUS

Chart 2.2




**Description 2.2**

Prior Month Leased Units—Total Leased Units (includes Outgoing Payable Portables) reported in the preceding month.

New Admissions—Units leased by new participants during the report month.

EOP Reversals—Units leased by participants who were re-instated into the program during the report month because their termination was appealed and overturned.

Paid within 6 Months or Less of Nonpayment—Units that were paid during the report month, but were excluded from the preceding month's count because, at that time, the unit had not been paid within 180 days.

Paid in Month after 6 Months of Nonpayment—Units that were paid during the report month, but were excluded from the preceding month's count because, at that time, the unit had not been paid in 180 days or more.

Participant Did Not Occupy a Unit in Prior Month—Units that were paid in the report month, but were excluded from the preceding month's count because, at that time, the participant did not occupy an assisted unit.

Port-Outs who Ported Back—Units leased by PHCD's clients who ported-out to another PHA jurisdiction, but has since Ported back, and leased in PHCD's jurisdiction.

Port-Ins Absorbed by PHCD—Units leased by participants who ported-in from another PHA's jurisdiction and were absorbed by PHCD during the report month.

EOPs Effective in Month or Prior—Terminations processed in the report month with effective dates within the report month or in prior months.

Participant Reached 6 Months of Nonpayment—Units were not paid in the prior month, but were included in the preceding month's count, at that time, the unit had not been paid within 180 days. During the report month the unit reached 180 days of nonpayment.

Tenant Vacated Unit—Units vacated by tenants, so that no payment was made on their behalf in the report month.

Port-Outs Absorbed by Receiving PHA—Units leased by PHCD's clients who ported-out to another PHA's jurisdiction and were absorbed (by the receiving PHA) during the month.

Other Change—Includes positive or negative changes in Outgoing Payable Portables and/or Incoming Billable Portables.

Change in Leased Units Leased—The net change in units under lease between the prior and this report month.

Current Month Leased Units—Total Leased Units reported this report month.

## SECTION 3.0 NEW LEASING STATUS

**3.1 New Leasing Activity**

| Intake Activity | Jun-12 | Jul-12 | Aug-12 | Sep-12 | Oct-12 | Nov-12 | Dec-12 | Jan-13 | Feb-13 | Mar-13 | Apr-13 | May-13 | Jun-13 | Jul-13 | YTD June - July |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Non-Waiting List Applicants Invited | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Waiting List Applicants Invited | 200 | 2993 | 0 | 0 | 2,227 | 2,335 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,755 |
| **Initial Interviews Scheduled | 0 | 708 | 1,922 | 565 | 1,349 | 2,126 | 1,085 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,755 |
| **Initial Interviews Conducted | 0 | 303 | 781 | 203 | 484 | 787 | 413 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,971 |
| **Determined Eligible | 76 | 195 | 480 | 117 | 83 | 118 | 232 | 307 | 224 | 0 | 155 | 109 | 120 | 109 | 2,249 |
| Vouchers Issued | 0 | 0 | 78 | 170 | 288 | 22 | 147 | 308 | 264 | 197 | 140 | 184 | 107 | 176 | 2,081 |
| RFTAs Received | 5 | 57 | 55 | 52 | 110 | 212 | 133 | 103 | 180 | 216 | 157 | 115 | 58 | 44 | 1,497 |
| ***New Contracts Resulting from 2012 Leasing Initiative** | ***0*** | ***0*** | **0** | **8** | **49** | **95** | **73** | **167** | **114** | **149** | **185** | **200** | **146** | **118** | **1,304** |

***New Contracts processed for current and future months.***

***** As the Contract Administration Division(CAD) provides re-freshed data, the numbers will continue to be re-stated each month.***

**Description 3.1**

Non-Waiting List Applicants Invited—The number of applicants drawn from Special Admission or Portability pools within the report month.

Waiting List Applicants Invited—The number of applicants drawn from the Waiting List within the report month.

Initial Interviews Scheduled—The number of initial interviews for applicants scheduled (or rescheduled) within the report month.

Initial Interviews Conducted—The number of interviews includes all applicants who completed their scheduled interviews within the report month.

Determined Eligible—Includes all applicants who were determined to be eligible for the HCV program within the report month.

Vouchers Issued—Includes all Housing Choice Vouchers issued to applicants within the report month.

RFTAs Received—Includes all Request for Tenancy Approvals (RFTAs) for applicants received during the report month.

New Contracts—Includes all HAP Contracts for applicants executed during the report month.

**June 2012 - July 2013**

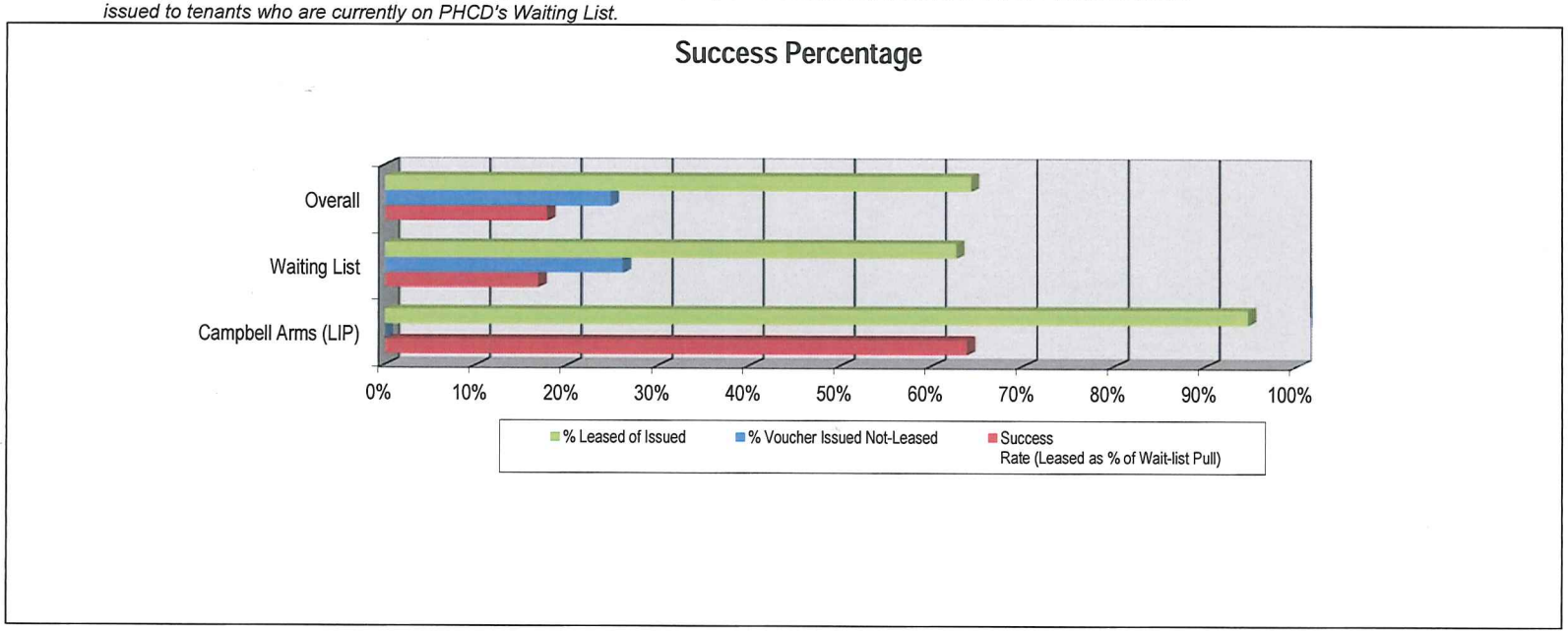
**3.2 New Leasing Success Rate**

**Success Rates by Pull Wait List -- Applicants With Outcomes (leased or still searching) during the Period:**

*Please Note: The Success Rate is the number of clients who successfully lease, as a percentage of the number of the clients pulled from the waiting list. The number of clients who are active-not-leased, as shown below, represents applicants in the lease-up process.*

| Type of Mover | Pulled from Waiting List | Vouchers Issued | Voucher Issued Not-Leased | % Voucher Issued Not-Leased | Number Leased | % Leased of Issued | Withdrawn Clients | Success Rate (Leased as % of Wait-list Pull) |
|---|---|---|---|---|---|---|---|---|
| Campbell Arms (LIP) | 166 | 112 | 0 | 0.0% | 106 | 94.6% | 6 | 63.9% |
| Waiting List | 7,755 | 2,081 | 543 | 26.1% | 1,304 | 62.7% | 234 | 16.8% |
| **Overall** | **7,921** | **2,193** | **543** | **24.8%** | **1,410** | **64.3%** | **240** | **17.8%** |

*PHCD was awarded 201 Vouchers for the Campbell Arms Complex. Campbell Arms (LIP) Leased In Place are tenants who resided at the Campbell Arms Complex prior to be being converted to the HCV program. However, because the Campbell Arms Complex did not have 201 tenants who qualified for the HCV program the remaining balance of the 201 vouchers will be issued to tenants who are currently on PHCD's Waiting List.*

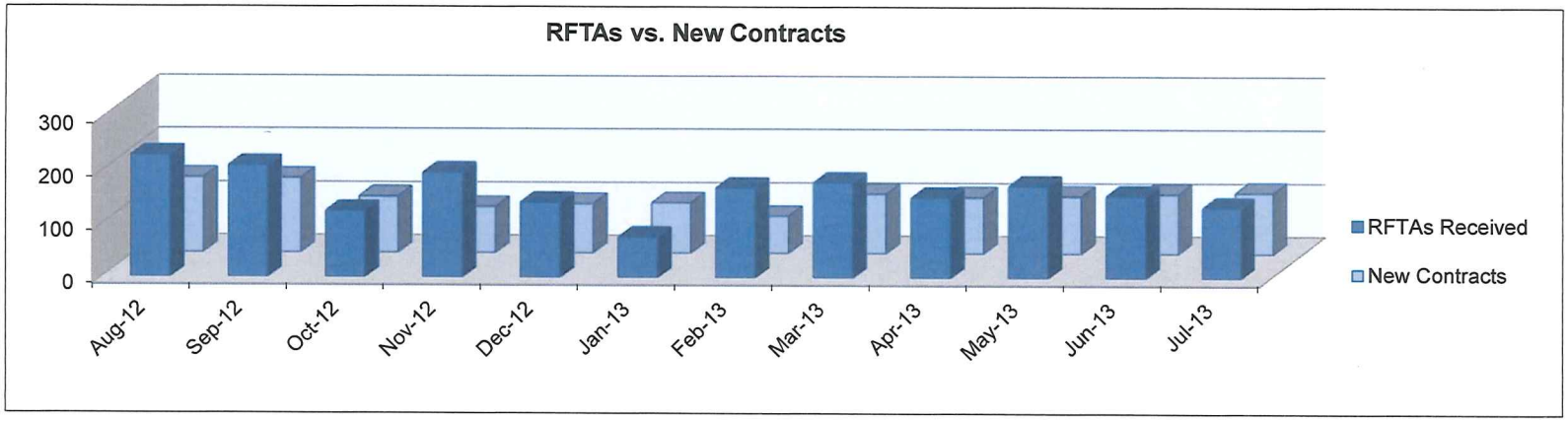


## SECTION 4.0 CHANGE OF DWELLING STATUS

**4.1 Change of Dwelling Activity**

| COD Activity | Aug-12 | Sep-12 | Oct-12 | Nov-12 | Dec-12 | Jan-13 | Feb-13 | Mar-13 | Apr-13 | May-13 | Jun-13 | Jul-13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| COD Requests Received | 487 | 340 | 360 | 405 | 341 | 394 | 333 | 401 | 225 | 189 | 242 | 455 |
| Vouchers Issued | 300 | 337 | 255 | 286 | 284 | 220 | 317 | 406 | 227 | 199 | 403 | 250 |
| RFTAs Received | 230 | 211 | 126 | 198 | 143 | 77 | 170 | 180 | 152 | 174 | 156 | 134 |
| Cancelled RFTAs | 10 | 12 | 13 | 21 | 17 | 1 | 17 | 11 | 10 | 9 | 11 | 9 |
| New Contracts | 141 | 140 | 106 | 87 | 93 | 95 | 70 | 112 | 106 | 108 | 112 | 115 |
| Portability Move-Outs | 10 | 5 | 3 | 1 | 1 | 1 | 3 | 5 | 1 | 8 | 2 | 4 |

**Chart 4.1**




**Description 4.1**

COD Request Received—Number of requests to move submitted by HCV participants.

Vouchers Issued—All vouchers issued to HCV participants within the report month, regardless of the dates of move or COD request.

RFTAs Received—All RFTAs received from HCV participants within the report month, regardless of the dates of move or COD request.

Cancelled RFTAs—All RFTAs received from HCV participants that were cancelled.

New Contracts—New contracts signed in the report month from HCV participants, regardless of the month their most recent voucher was issued or their RFTA was received.

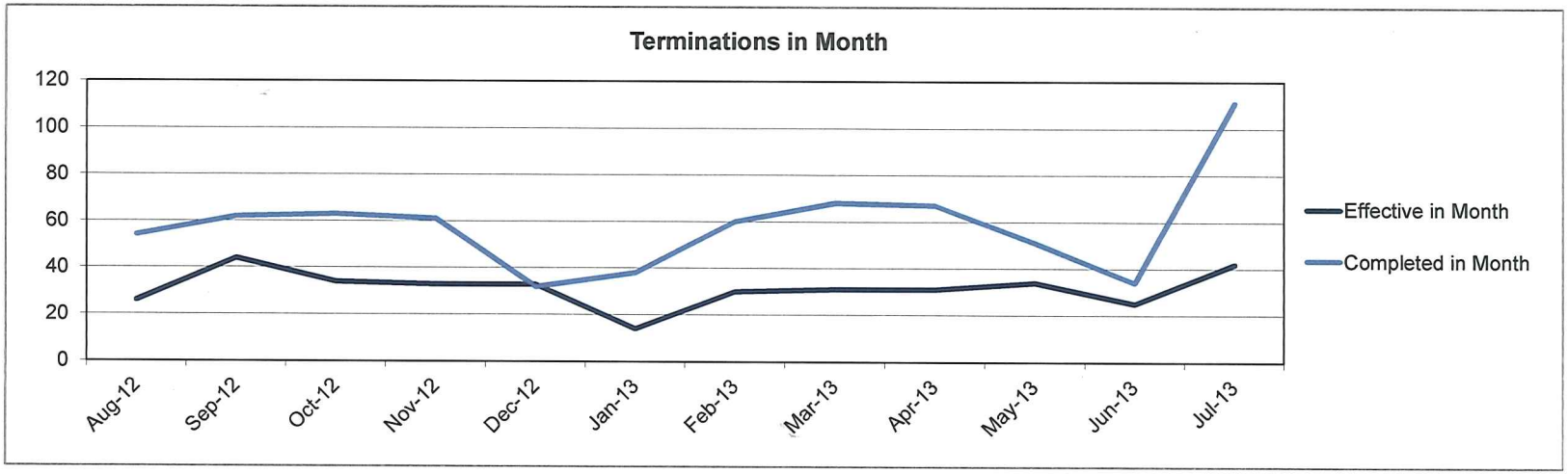
Portability Move-Outs—All HCV program participants who submitted port-out requests within the report month.

## SECTION 5.0 TERMINATIONS

**5.1 Terminations Effective, Completed and Reversed**

| Activity | Aug-12 | Sep-12 | Oct-12 | Nov-12 | Dec-12 | Jan-13 | Feb-13 | Mar-13 | Apr-13 | May-13 | Jun-13 | Jul-13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Terminations Effective in Month | 26 | 44 | 34 | 33 | 33 | 14 | 30 | 31 | 31 | 34 | 25 | 42 |
| Terminations Completed in Month | 54 | 62 | 63 | 61 | 32 | 38 | 60 | 68 | 67 | 51 | 34 | 111 |
| Terminations Reversed in Month | 1 | 6 | 9 | 8 | 7 | 3 | 0 | 6 | 15 | 13 | 7 | 13 |

**Chart 5.1**




**Description 5.1**

Terminations Effective in Month—All participants that were processed as an End-of-Participation in the system-of-record with an effective date falling in the report month, regardless of the completion date of the termination.

Terminations Completed in Month—All participants that were processed as an End-of-Participation in the system-of-record with a completion date falling in the report month, regardless of the effective date of the termination.

Terminations Reversed in Month—All participants that were processed as an End-of-Participation in the system-of-record with a completion date falling in the report month, regardless of the effective date of the termination.

## SECTION 6.0 SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP) INDICATORS

**6.1 SEMAP Snapshot**

| SEMAP YTD SNAPSHOT | | | |
|---|---|---|---|
| Possible Points | SEMAP INDICATOR | Points Earned | |
| 15 or 0 | 1. Selection from the Waiting List* | 15 | *Most Favorable* |
| 20, 15 or 0 | 2. Rent Reasonableness | 20 | *Most Favorable* |
| 20, 15 or 0 | 3. Determination of Adjusted Income | 15 | *Favorable* |
| 5 or 0 | 4. Utility Allowance Schedule | 5 | *Most Favorable* |
| 5 or 0 | 5. HQS Quality Control Inspections | 5 | *Most Favorable* |
| 10 or 0 | 6. HQS Enforcement | 10 | *Most Favorable* |
| 5 or 0 | 7. Expanding Housing Opportunities | 5 | *Most Favorable* |
| 5 or 0 | 8. Payment Standards | 5 | *Most Favorable* |
| 10, 5 or 0 | 9. Annual Reexaminations | 10 | *Most Favorable* |
| 5 or 0 | 10. Correct Tenant Rent Calculations | 5 | *Most Favorable* |
| 5 or 0 | 11. Pre-Contract HQS Inspections | 5 | *Most Favorable* |
| 10, 5 or 0 | 12. Annual HQS Inspections | 10 | *Most Favorable* |
| 20, 15 or 0 | 13. Lease-up* | 0 | *Improvement Needed* |
| 10, 8, 5, 3 or 0 | 14. FSS Enrollment and Escrow Accounts | 10 | *Most Favorable* |
| | ESTIMATED SEMAP POINTS EARNED | 120 | |
| 5 or 0 | 15. Deconcentration Bonus | 0 | |
| | Overall SEMAP Rating | 83% | |
| | MAXIMUM POSSIBLE POINTS THAT CAN BE EARNED | 145 | |

** This chart assumes maximum points were earned for Indicator 1, which is reported by PHCD's Applicant and Leasing Center*

*Most Favorable*
*Favorable*
*Some Improvement Needed*
*Improvement Needed*

**Description 6.1**
This SEMAP report is a "snapshot" of program activity for YTD, designed to provide an estimated SEMAP score as though the current fiscal year ended this report month.

## SECTION 6.0 SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP) INDICATORS

**6.2 Public & Indian Housing Information Center (PIC)**

| Public & Indian Housing Information Center (PIC) Data | Aug-12 | Sep-12 | Oct-12 | Nov-12 | Dec-12 | Jan-13 | Feb-13 | Mar-13 | Apr-13 | May-13 | Jun-13 | Jul-13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Submitted in PIC | 13,185 | 13,183 | 13,163 | 13,145 | 13,176 | 13,309 | 13,360 | 13,464 | 13,576 | 13,749 | 13,865 | 13,911 |
| Missing/Outdated in PIC | (226) | (231) | (248) | (238) | (227) | (347) | (292) | (316) | (336) | (371) | (359) | (310) |
| VMS Required in PIC | 12,959 | 12,952 | 12,915 | 12,907 | 12,949 | 12,962 | 13,068 | 13,148 | 13,240 | 13,378 | 13,506 | 13,601 |
| PIC Reporting Rate | 101.85% | 101.74% | 101.78% | 101.92% | 101.84% | 101.75% | 102.68% | 102.23% | 102.40% | 102.54% | 102.77% | 102.28% |

**Description 6.2**

Submitted in PIC—Total number of tenant reports submitted to HUD's PIC System in the report month.

Missing/ Outdated—Total number of tenant reports missing or outdated to HUD's PIC System in the report month.

VMS Required in PIC—Total number of tenant reports required to be submitted to HUD's PIC System for the report month.

PIC Reporting Rate—PHCD Reporting Rate for the report for tenant reports according to HUD's PIC System.

# SECTION 7.0 DEMOGRAPHICS OF MDHCV FAMILIES

## 7.1 Household Demographics

| Demographic Profile* | Heads of Household | | | Other Household Members | | | All Members |
|---|---|---|---|---|---|---|---|
| | Jun-13 | Jul-13 | Variance | Jun-13 | Jul-13 | Variance | Total |
| **Elderly/Non-elderly** | | | | | | | |
| Age 62 and over | 4,653 | 4,647 | -6 | 851 | 851 | 0 | 5,498 |
| Under Age 62 | 9,156 | 9,174 | 18 | 20,485 | 20,450 | -35 | 29,624 |
| **TOTAL** | 13,809 | 13,821 | 12 | 21,336 | 21,301 | -35 | 35,122 |
| **Disabled** | | | | | | | |
| Disabled and 62 and over | 3,878 | 3,864 | -14 | 594 | 593 | -1 | 4,457 |
| Disabled and Under Age 62 | 2,430 | 2,420 | -10 | 2,820 | 2,798 | -22 | 5,218 |
| **TOTAL** | 6,308 | 6,284 | -24 | 3,414 | 3,391 | -23 | 9,675 |
| **Race** | | | | | | | |
| White | 6,312 | 6,302 | -10 | 5,706 | 5,699 | -7 | 12,001 |
| Black | 7,470 | 7,491 | 21 | 15,584 | 15,553 | -31 | 23,044 |
| Others | 27 | 28 | 1 | 46 | 49 | 3 | 77 |
| **TOTAL** | 13,809 | 13,821 | 12 | 21,336 | 21,301 | -35 | 35,122 |
| **Ethnicity** | | | | | | | |
| Hispanic | 6,524 | 6,525 | 1 | 5,959 | 5,967 | 8 | 12,492 |
| Non-Hispanic | 7,285 | 7,296 | 11 | 15,377 | 15,334 | -43 | 22,630 |
| **TOTAL** | 13,809 | 13,821 | 12 | 21,336 | 21,301 | -35 | 35,122 |
| **Bedroom Breakdown** | | | | | | | |
| 0 Bedroom | 25 | 27 | 2 | | | | |
| 1 Bedroom | 3,607 | 3,613 | 6 | | | | |
| 2 Bedroom | 4,425 | 4,429 | 4 | | | | |
| 3 Bedroom | 4,258 | 4,272 | 14 | | | | |
| 4 Bedroom | 1,326 | 1,317 | -9 | | | | |
| 5+ Bedroom | 168 | 163 | -5 | | | | |
| **TOTAL** | 13,809 | 13,821 | 12 | | | | |
| Average Contract Rent | $1,041 | $1,040 | -1 | | | | |
| Average HAP | $780 | $776 | -4 | | | | |
| Average TTP | $300 | $299 | -1 | | | | |
| Avg Gross Annual Income | $15,566 | $15,304 | -262 | $12,329 | $12,232 | -$97 | |
| Avg Adj Annual Income (Total Household) | $11,910 | $11,856 | -54 | | | | |
| Percentage With Wage Income | 25% | 26% | 1% | 5% | 5% | 0% | |
| Percentage Non-Elderly With Wage Income | 37% | 37% | 0% | 5% | 5% | 0% | |
| Low Income (<80% of median) | 482 | 470 | -12 | | | | |
| Very Low Income (<50% of median) | 2,305 | 2,320 | 15 | | | | |
| Extremely Low Income (<30% of median) | 10,934 | 10,956 | 22 | | | | |
| Unknown/Pending | 88 | 75 | -13 | | | | |
| **TOTAL** | 13,809 | 13,821 | 12 | | | | |

**Demographic data for Total HCV Households includes Administered vouchers only.*

## SECTION 7.0 DEMOGRAPHICS OF MDHCV FAMILIES

**Description 7.1**

Heads of Household—Of the Total HCV Leased, the number of vouchers where a variable is true for the head of household.

Other Household Members—Of all of the individuals associated with the Total HCV Leased, except the Heads of Household, the number of individuals for which a variable is true.

Age 62 and over—Indicates that the individual is 62 years-of-age or older, as of the last day in the report month.

Under Age 62—Indicates that the individual is not 62 years-of-age or older, as of the last day in the report month.

Disabled—Indicates the individual has reported his/her status as disabled

White—Indicates that the individual has reported his/her race as white, as of the last day of the report month.

Black—Indicates that the individual has reported his/her race as black, as of the last day of the report month.

Others—Indicates that the individual has reported his/her race as neither black nor white, or not reported his/her race, as of the last day of the report

Hispanic—Indicates that the individual has reported his/her ethnicity as Hispanic, as of the last day of the report month.

Non-Hispanic—Indicates that the individual has not reported his/her ethnicity as Hispanic, as of the last day of the report month.

0-5+ Bedrooms—Of the Total HCV Leased, then number of units that had exactly zero to five bedrooms, as of the last day of the report month.

Average Contract Rent—The total contract rent for the report month, divided by Total HCV Leased.

Average HAP ($)—The total HAP for all active participants, divided by total active participants in the report month.

Average TTP—Average Contract Rent minus Average HAP.

Average Gross Annual Income—The total Gross Annual Income for all active households, divided by total active households in the report month.

Average Adjusted Annual Income (Total Household)—The total Adjusted Annual Income for all active households, divided by the total active households in the report month.

Percentage With Wage Income—The number of individuals related to vouchers in Total HCV Leased with positive nonzero employment income in the system-of-record, as of the report month, divided by the number of individuals related to vouchers in Total HCV Leased.

Percentage Non-Elderly With Wage Income—The number of individuals under the age of 62 related to vouchers included in Total HCV Leased with positive nonzero employment income in the system-of-record, as of the report month, divided by the number of individuals under the age of 62 related to vouchers included in Total HCV Leased.

Low Income Households—Of the Total HCV Leased, the number of households for which gross income is less than 80% of the area median gross

Very Low Income Households—Of the Total HCV Leased, the number of households for which gross income is less than 50% of the area median gross income.

Extremely Low Income Households—Of the Total HCV Leased, the number of households for which gross income is less than 30% of the area median gross income.