Memorandum

MIAMI-DADE COUNTY

Date: January 24, 2014

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 November and December 2013

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 November-December 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

November 2013

TABLE OF CONTENTS

Section	Title of Section	
1.0	**Leased and Utilization Status**	2
	1.1 Total Housing Choice Voucher (HCV) Units	
	1.2 Total Housing Assistance Payment (HAP) & Utility Assistance Payment (UAP) Expenditures	
	1.3 Check-Run & Payee Information	
2.0	**Attrition & Units Leased Status**	8
	2.1 Attrition of Active Participants	
	2.2 Monthly Change in Units Leased	
3.0	**New Leasing Status**	11
	3.1 New Leasing Activity	
	3.2 Success Rate	
4.0	**Change-of-Dwelling Status**	13
	4.1 Change of Dwelling Activity for Participants	
5.0	**Terminations**	14
	5.1 Terminations Effective, Completed and Reversed	
6.0	**Section Eight Management Assessment Program (SEMAP) Indicators**	15
	6.1 SEMAP Snapshot	
	6.2 Public & Indian Housing Information Center (PIC) Reporting Rate	
7.0	**Demographics**	17

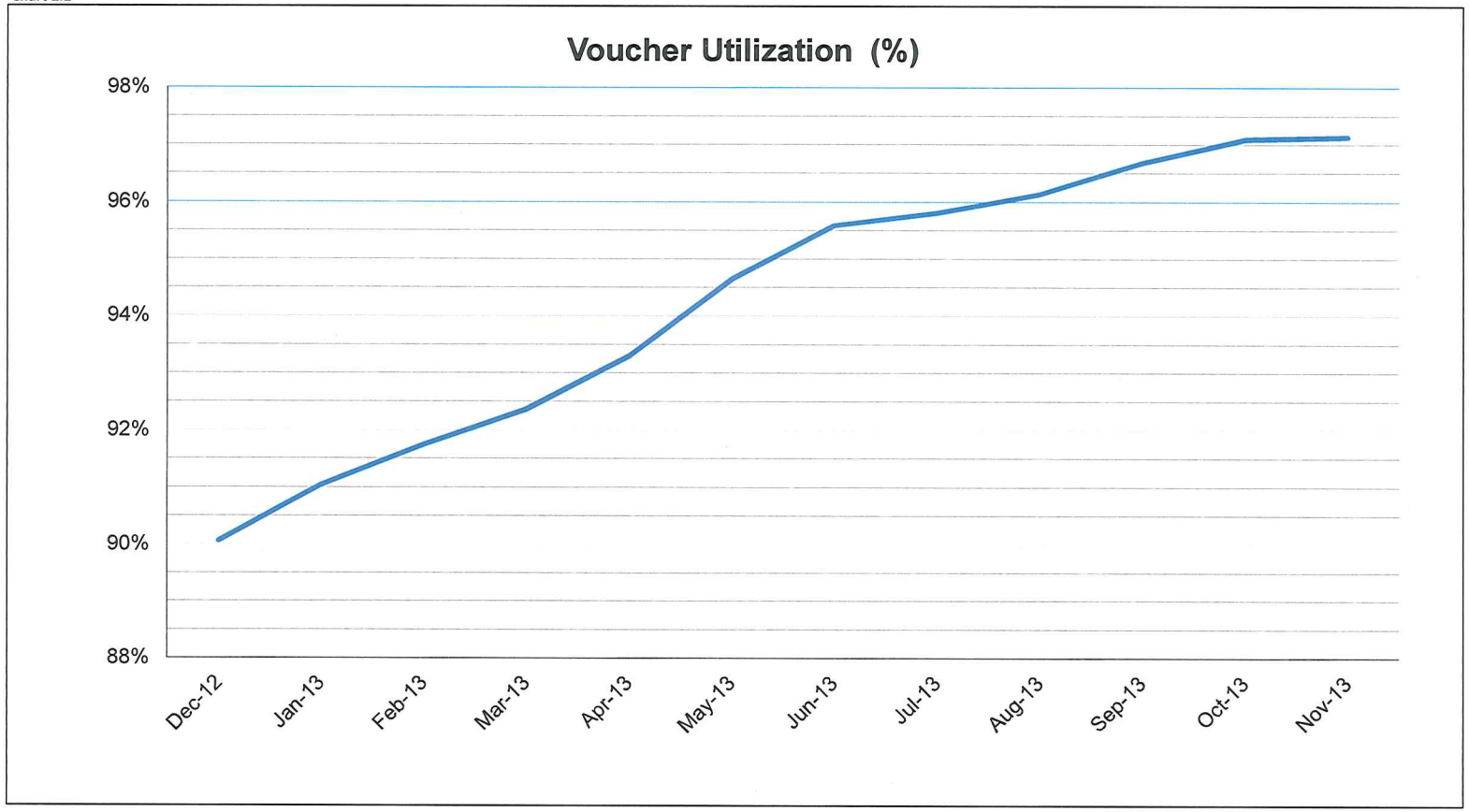
SECTION 1.0 LEASED AND UTILIZATION STATUS

1.1 Total Housing Choice Voucher Units (HCV)

Leasing Status	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13
Active Participants	13,669	13,831	13,915	14,012	14,126	14,314	14,457	14,516	14,621	14,744	14,833	14,868
*Total HCV Allocated	14,904	14,904	14,904	14,904	14,904	14,904	14,904	14,904	14,955	14,955	14,955	14,955
Total HCV Administered	13,041	13,177	13,272	13,339	13,492	13,671	13,809	13,821	13,906	13,980	14,029	14,025
Outgoing Payable Portables	381	392	402	427	413	434	437	458	471	479	491	501
Incoming Billable Portables	0	0	0	0	0	0	0	0	0	0	0	0
Total HCV Leased	13,422	13,569	13,674	13,766	13,905	14,105	14,246	14,279	14,377	14,459	14,520	14,526
Voucher Utilization (%)	90.1%	91.0%	91.7%	92.4%	93.3%	94.6%	95.6%	95.8%	96.1%	96.7%	97.1%	97.1%

SECTION 1.0 LEASED AND UTILIZATION STATUS

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.

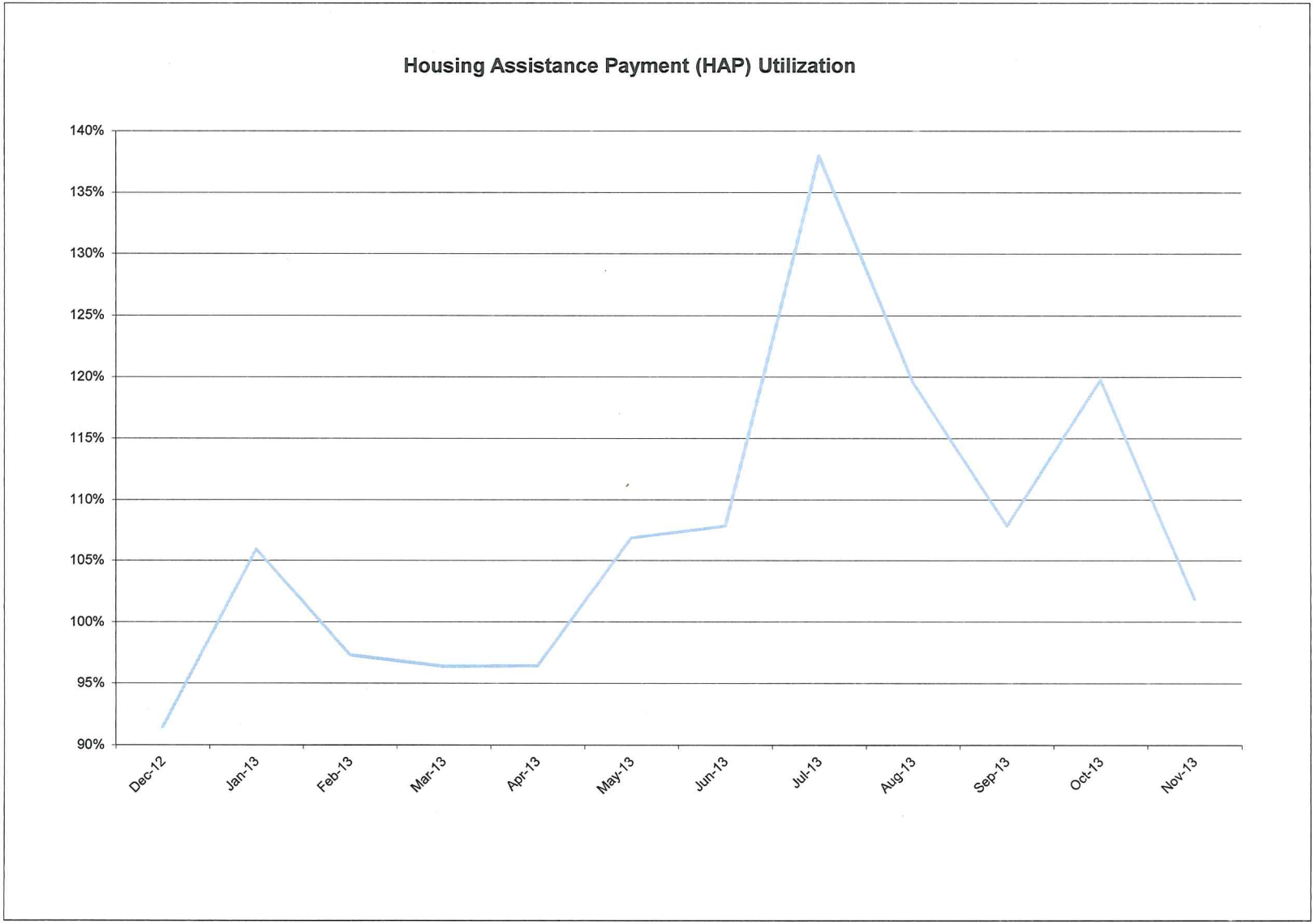
Voucher Utilization (%)—This total units leased divided by total units allocated.

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

HAP/UAP	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13
HAP Expenditures ($m)	$ 10.5	$ 10.6	$ 10.7	$ 10.6	$ 10.7	$ 10.8	$ 10.9	$ 10.7	$ 10.9	$ 10.9	$ 10.8	$ 11.0
UAP Expenditures ($k)	$ 133.0	$ 131.0	$ 131.0	$ 129.0	$ 129.0	$ 132.0	$ 134.0	$ 127.0	$ 126.0	$ 124.0	$ 124.0	$ 134.0
Total HAP/UAP Expenditures($m)	$ 10.7	$ 10.7	$ 10.8	$ 10.7	$ 10.8	$ 10.9	$ 11.0	$ 10.9	$ 11.0	$ 11.0	$ 10.9	$ 11.1
Authorized HAP/UAP ($m)	$ 11.7	$ 10.1	$ 11.1	$ 11.1	$ 11.2	$ 10.2	$ 10.2	$ 7.9	$ 9.2	$ 10.2	$ 9.1	$ 10.9
HAP Utilization (%)	91.5%	105.9%	97.3%	96.4%	96.4%	106.9%	107.8%	138.0%	119.6%	107.8%	119.8%	101.8%
Average HAP ($)	$811	$805	$801	$794	$788	$783	$778	$774	$770	$767	$762	$764

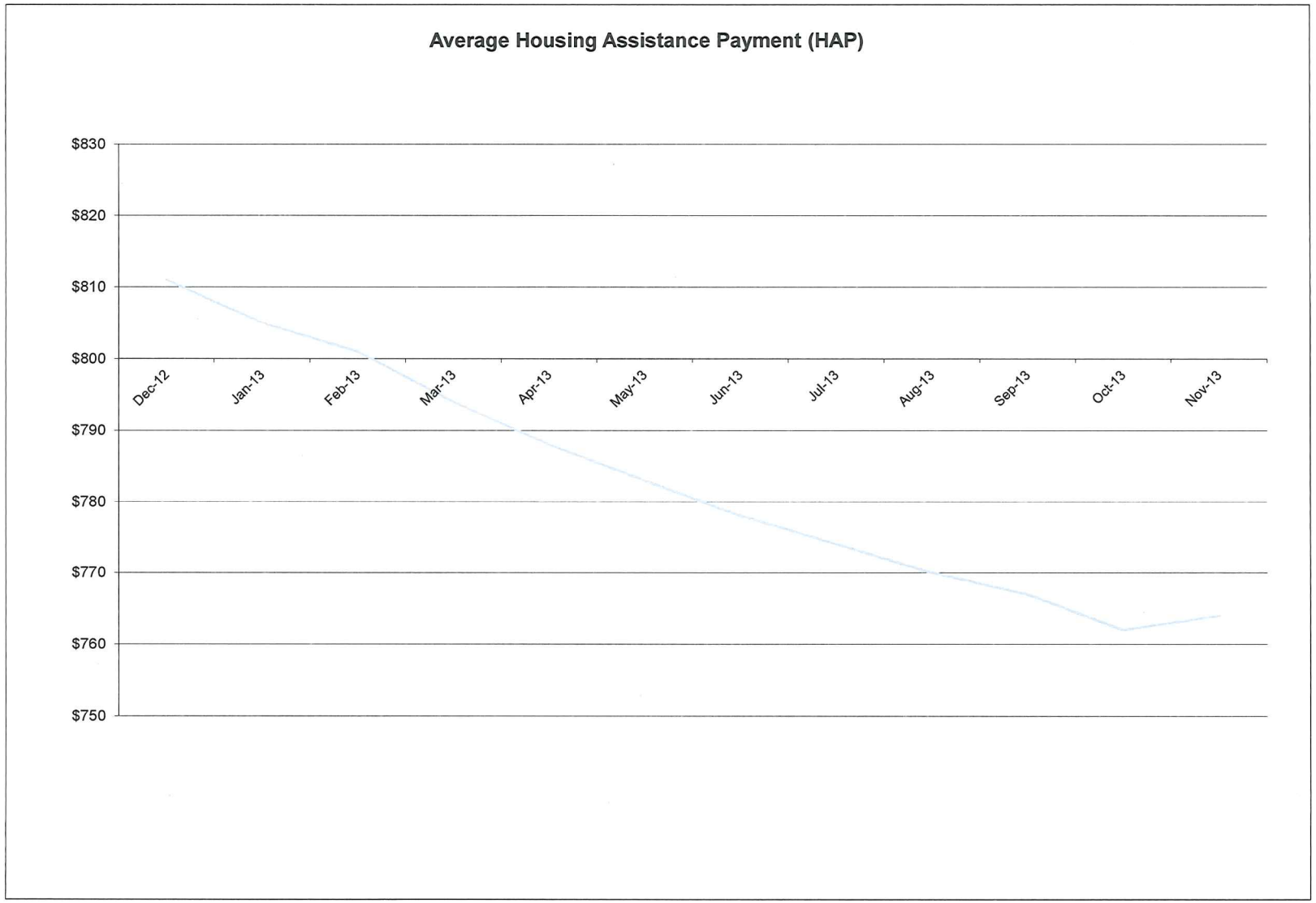
SECTION 1.0 LEASED AND UTILIZATION STATUS

Chart 1.2a



SECTION 1.0 LEASED AND UTILIZATION STATUS

Chart 1.2b



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	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13
Monthly Check-Run ($m)	$10.70	$10.70	$10.80	$10.70	$10.80	$10.90	$11.00	$10.90	$11.00	$11.00	$10.80	$11.10
PS Reversals Adjustments (HAP and UAP) ($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)	$10.70	$10.70	$10.80	$10.70	$10.80	$10.90	$11.00	$10.90	$11.00	$11.00	$10.80	$11.10
UAP Payments	1,679	1,640	1,627	1,575	1,544	1,558	1,583	1,547	1,515	1,500	1,478	1,558
ACH (Direct Deposit) Payments	4,945	5,058	5,118	5,135	5,530	5,701	5,744	5,759	5,850	5,887	5,929	5,952
Check Payments	1,970	1,879	1,838	1,816	1,427	1,274	1,257	1,227	1,165	1,121	1,112	1,121
% by Direct Deposit	71.5%	72.9%	73.6%	73.9%	79.5%	81.7%	82.0%	82.4%	83.4%	84.0%	84.2%	84.2%

Description 1.3

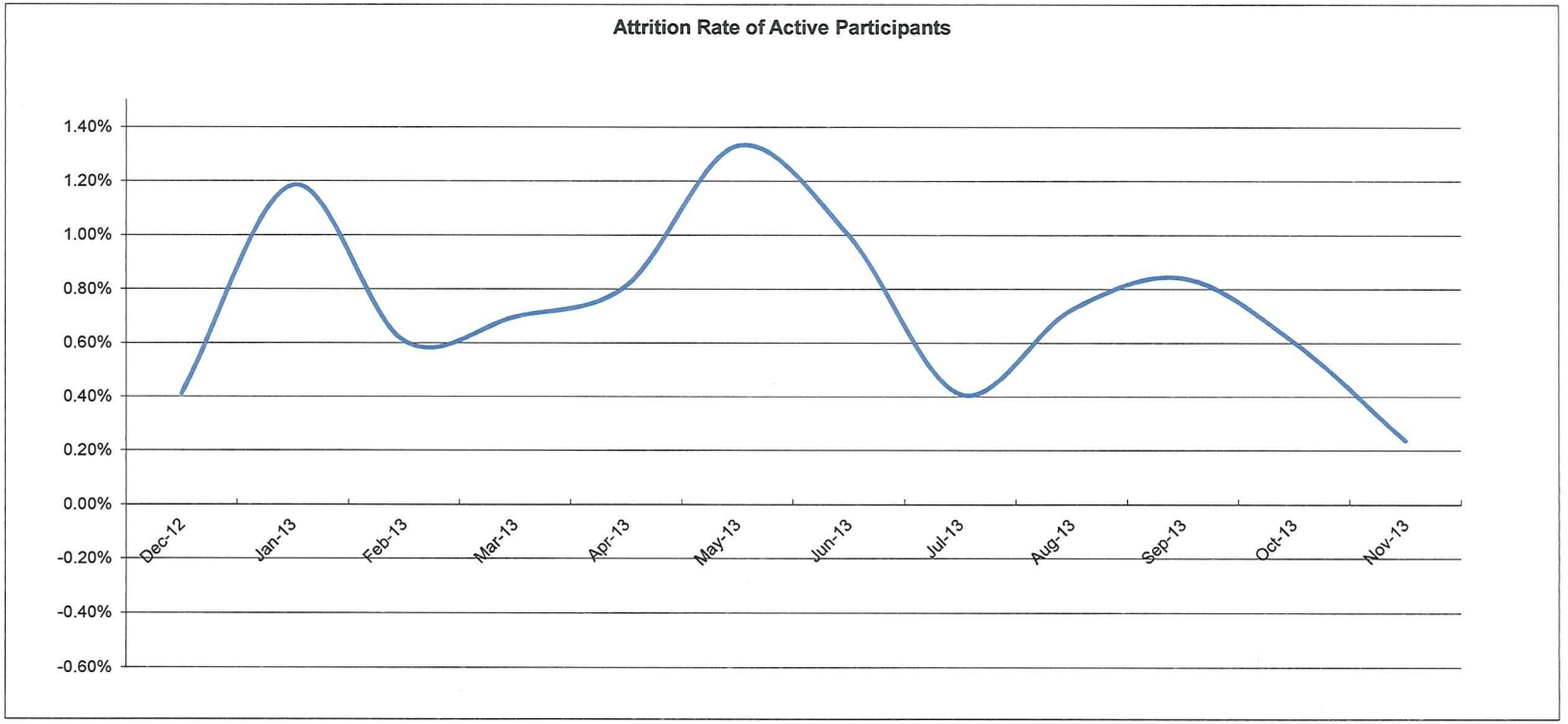
Monthly Check-Run ($m)—The total dollar amount (in millions) of HAP/UAP paid on the first business day of the report month.
Interim Check-Run ($m)—The total dollar amount (in millions) of HAP/UAP paid in the mid-month check-run.
Total HAP/UAP Expenditures ($m)—Monthly Check-Run plus Interim Check-Run
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	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13
Total Active Participants	13,669	13,831	13,915	14,012	14,126	14,314	14,457	14,516	14,621	14,744	14,833	14,868
Attrition	0.41%	1.19%	0.61%	0.70%	0.81%	1.33%	1.00%	0.41%	0.72%	0.84%	0.60%	0.24%

Chart 2.1.



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

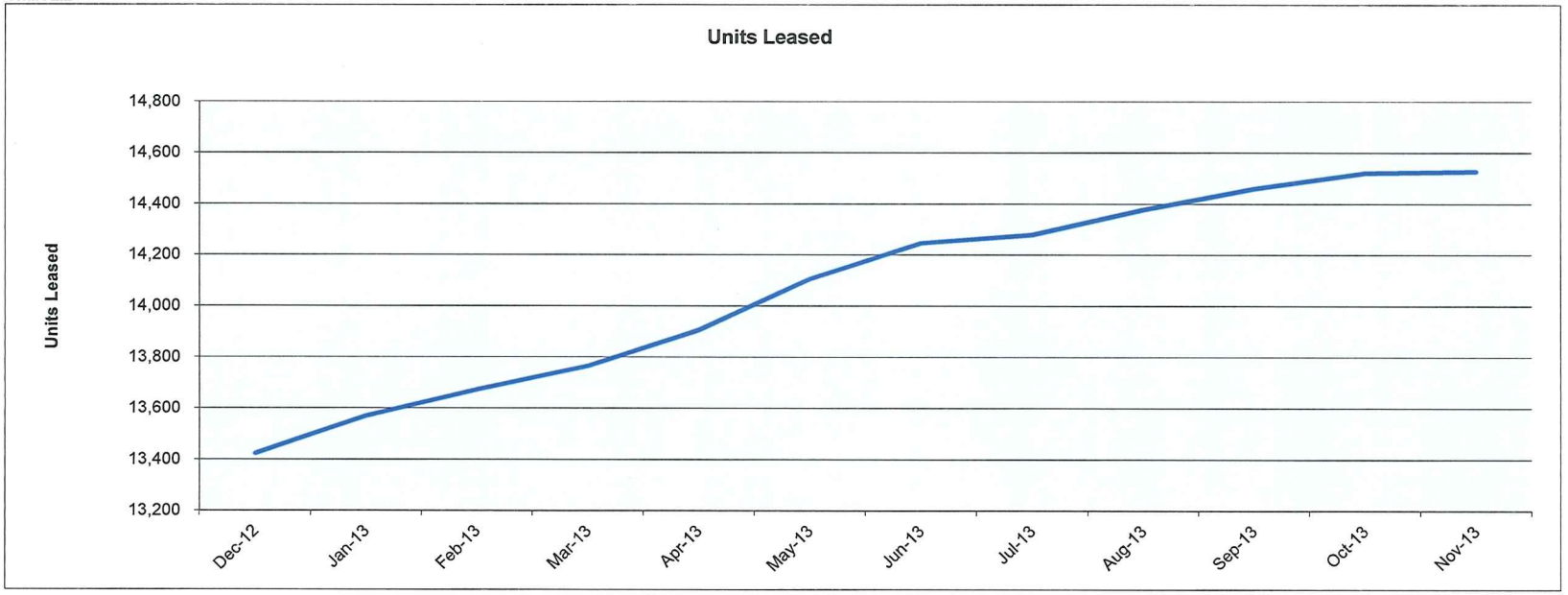
SECTION 2.0 ATTRITION & UNITS LEASED STATUS

2.2 Monthly Change in Units Leased

Change in Units Leased	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13
Prior Month Leased Units	13,403	13,422	13,569	13,674	13,766	13,905	14,105	14,246	14,279	14,377	14,459	14,520
New Admissions effective in Month or Prior	81	193	135	157	186	206	165	140	125	114	156	55
EOP Reversals	7	3	0	6	15	13	7	13	12	14	15	4
Paid within 6 Months or Less of Nonpayment (Holds/Abatement)	0	0	3	1	9	2	0	4	0	0	0	0
Paid in Month after 6 Months of Nonpayment	6	2	8	3	0	9	0	6	6	6	5	12
Participant Did Not Occupy a Unit in Prior Month	15	19	20	31	15	32	23	20	21	38	8	35
Port-Outs who Ported Back	0	0	0	2	0	0	0	0	0	0	0	0
Port-Ins Absorbed by PHCD	12	9	0	0	1	1	9	14	14	4	0	0
EOPs Effective in Month or Prior	(34)	(28)	(37)	(40)	(46)	(28)	(31)	(88)	(31)	(24)	(36)	(24)
Participant Reached 6 Months of Nonpayment	(22)	(14)	0	(42)	(16)	0	(6)	(35)	(17)	(16)	(24)	(35)
Tenant Vacated Unit	(48)	(37)	(25)	(24)	(24)	(35)	(26)	(39)	(32)	(54)	(63)	(41)
Port-Outs Absorbed by Receiving PHA	0	0	0	(2)	0	0	0	(1)	0	0	0	0
Other Change	2	0	1	0	(1)	0	0	(1)	0	0	0	0
Total Changes in Units Leased	19	147	105	92	139	200	141	33	98	82	61	6
Current Month Leased Units	13,422	13,569	13,674	13,766	13,905	14,105	14,246	14,279	14,377	14,459	14,520	14,526

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	Aug-13	Sep-13	Oct-13	Nov-13	YTD June - Nov
**Non-Waiting List Applicants Invited	0	0	0	0	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	354	0	23	0	1	8,133
**Initial Interviews Scheduled	0	708	1,922	565	1,349	2,126	1,085	0	0	0	0	0	0	354	0	23	0	1	8,133
**Initial Interviews Conducted	0	309	782	210	487	790	416	0	0	0	0	0	0	108	0	80	0	72	3,254
**Determined Eligible	0	235	610	158	388	600	268	0	0	0	0	0	0	78	0	48	0	93	2,478
Vouchers Issued	0	0	78	170	288	22	147	308	264	197	190	183	107	176	111	49	68	24	2,382
RFTAs Received	5	57	55	52	110	212	133	103	180	216	157	115	58	44	179	152	113	132	2,073
***New Contracts Resulting from 2012 Leasing Initiative**	***0***	***0***	**0**	**8**	**49**	**95**	**73**	**167**	**114**	**149**	**185**	**200**	**146**	**118**	**120**	**161**	**98**	**45**	1,728

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.

SECTION 3.0 NEW LEASING STATUS

June 2012 - November 2013

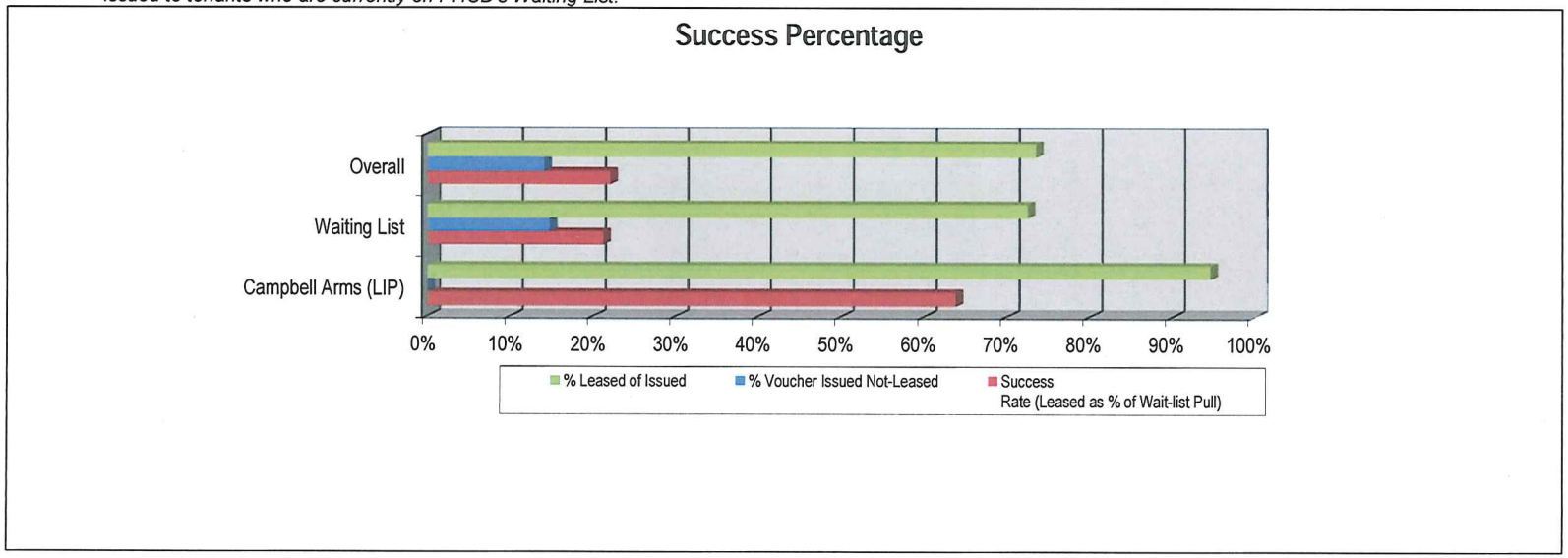
3.2 New Leasing Success Rate

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	8,133	2,382	352	14.8%	1,728	72.5%	302	21.2%
Overall	**8,299**	**2,494**	**352**	**14.1%**	**1,834**	**73.5%**	**308**	**22.1%**

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.

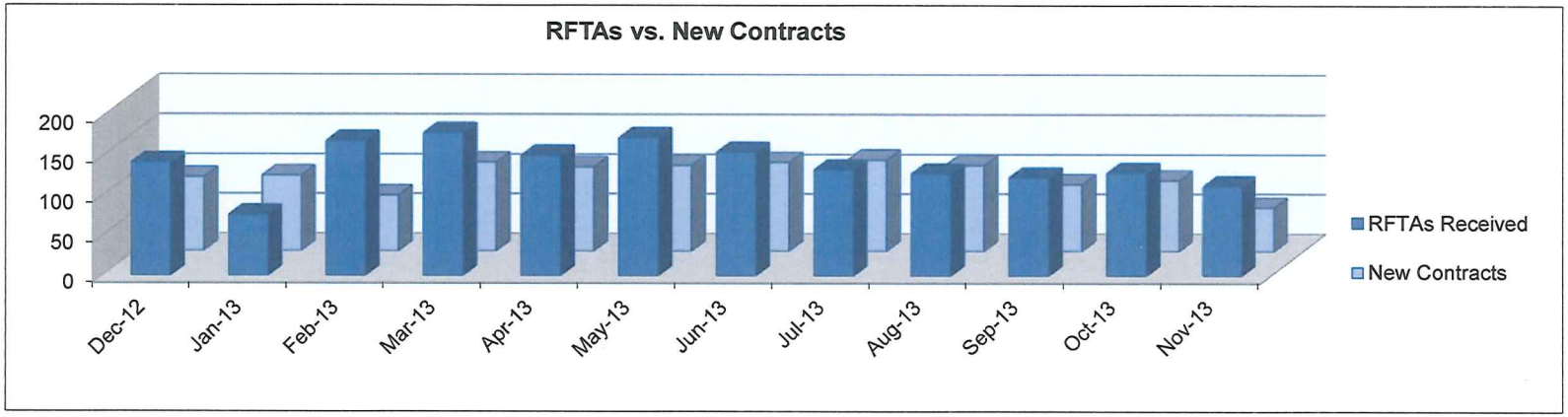


SECTION 4.0 CHANGE OF DWELLING STATUS

4.1 Change of Dwelling Activity

COD Activity	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13
COD Requests Received	341	394	333	401	225	189	242	455	398	347	539	350
Vouchers Issued	284	220	317	406	227	199	403	250	210	285	271	253
RFTAs Received	143	77	170	180	152	174	156	134	129	124	130	113
Cancelled RFTAs	17	1	17	11	10	9	11	9	7	13	13	13
New Contracts	93	95	70	112	106	108	112	115	108	84	89	55
Portability Move-Outs	1	1	3	5	1	8	2	4	2	7	7	1

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.

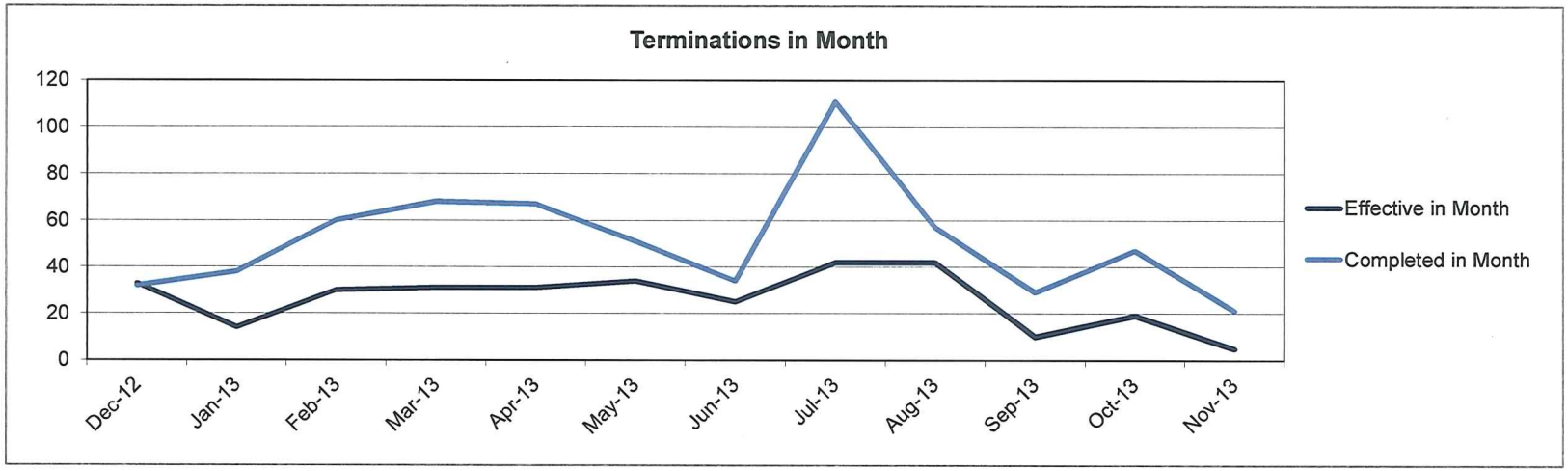
Portability Move-Outs—All HCV program participants who submitted port-out requests within the report month.

SECTION 5.0 TERMINATIONS

5.1 Terminations Effective, Completed and Reversed

Activity	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13
Terminations Effective in Month	33	14	30	31	31	34	25	42	42	10	19	5
Terminations Completed in Month	32	38	60	68	67	51	34	111	57	29	47	21
Terminations Reversed in Month	7	3	0	6	15	13	7	13	12	14	15	4

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.

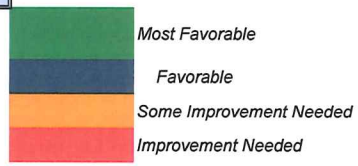
Terminations Reversed in Month—All participants that were processed as an End-of-Participation in the system-of-record with a completion date falling in the report month, regardless of the effective date of the termination.

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*	15	*Favorable*
10, 8, 5, 3 or 0	14. FSS Enrollment and Escrow Accounts	10	*Most Favorable*
	ESTIMATED SEMAP POINTS EARNED	135	
5 or 0	15. Deconcentration Bonus	0	
	Overall SEMAP Rating	93%	
	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*



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	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13
Submitted in PIC	13,176	13,309	13,360	13,464	13,576	13,576	13,865	13,911	14,047	14,151	14,200	14,240
Missing/Outdated in PIC	(227)	(347)	(292)	(316)	(336)	(371)	(359)	(310)	(306)	(354)	(333)	(295)
VMS Required in PIC	12,949	12,962	13,068	13,148	13,240	13,378	13,506	13,601	13,741	13,797	13,867	13,945
PIC Reporting Rate	101.75%	102.68%	102.23%	102.40%	102.54%	101.48%	102.66%	102.28%	102.23%	102.57%	102.40%	102.12%

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*	Head of Household			Other Household Members			All Members
	Oct-13	Nov-13	Variance	Oct-13	Nov-13	Variance	Total
Elderly/Non-Elderly							
Age 62 and over	4,713	4,722	9	873	879	6	**5,601**
Under Age 62	9,316	9,303	-13	20,752	20,751	-1	**30,054**
TOTAL	**14,029**	**14,025**	-4	**21,625**	**21,630**	5	**35,655**
Disabled						0	**0**
Disabled and 62 and over	3,824	3,814	-10	580	573	-7	**4,387**
Disabled and Under Age 62	2,417	2,382	-35	2,796	2,800	4	**5,182**
TOTAL	**6,241**	**6,196**	-45	**3,376**	**3,373**	-3	**9,569**
Race						0	**0**
White	6,376	6,383	7	5,798	5,806	8	**12,189**
Black	7,624	7,611	-13	15,778	15,773	-5	**23,384**
Others	29	31	2	49	51	2	**82**
TOTAL	**14,029**	**14,025**	-4	**21,625**	**21,630**	5	**35,655**
Ethnicity						0	**0**
Hispanic	6,598	6,606	8	6,068	6,072	4	**12,678**
Non-Hispanic	7,431	7,419	-12	15,557	15,558	1	**22,977**
			0			0	**0**
TOTAL	**14,029**	**14,025**	-4	21,625	**21,630**	5	**35,655**
Bedroom Breakdown							
0 Bedroom	30	29	-1				
1 Bedroom	3,679	3,668	-11				
2 Bedroom	4,476	4,480	4				
3 Bedroom	4,355	4,356	1				
4 Bedroom	1,321	1,322	1				
5+ Bedroom	168	170	2				
TOTAL	**14,029**	**14,025**	-4				
Average Contract Rent	$1,039	$1,039	0				
Average HAP	$763	$765	2				
Average TTP	$295	$295	0				
Avg Gross Annual Income	$14,907	$14,852	-55	$12,070	**$11,985**	-85	
Avg Adj Annual Income (Total Household)	$11,675	$11,650	-25				
Percentage With Wage Income	25%	25%	0	5%	**5%**	0%	
Percentage Non-Elderly With Wage Income	36%	36%	0	5%	**5%**	0%	
Low Income (<80% of median)	466	648	182				
Very Low Income (<50% of median)	2,350	2,578	228				
Extremely Low Income (<30% of median)	11,140	10,714	-426				
Unknown/Pending	73	85	12				
TOTAL	**14,029**	**14,025**	-4				

**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.

PUBLIC HOUSING
AND
COMMUNITY DEVELOPMENT

MIAMI-DADE HOUSING CHOICE VOUCHER PROGRAM

MONTHLY MANAGEMENT REPORT

EXECUTIVE SUMMARY

December 2013

TABLE OF CONTENTS

Section	Title of Section	
1.0	**Leased and Utilization Status** 1.1 Total Housing Choice Voucher (HCV) Units 1.2 Total Housing Assistance Payment (HAP) & Utility Assistance Payment (UAP) Expenditures 1.3 Check-Run & Payee Information	2
2.0	**Attrition & Units Leased Status** 2.1 Attrition of Active Participants 2.2 Monthly Change in Units Leased	8
3.0	**New Leasing Status** 3.1 New Leasing Activity **3.2** Success Rate	11
4.0	**Change-of-Dwelling Status** 4.1 Change of Dwelling Activity for Participants	13
5.0	**Terminations** 5.1 Terminations Effective, Completed and Reversed	14
6.0	**Section Eight Management Assessment Program (SEMAP) Indicators** 6.1 SEMAP Snapshot 6.2 Public & Indian Housing Information Center (PIC) Reporting Rate	15
7.0	**Demographics**	17

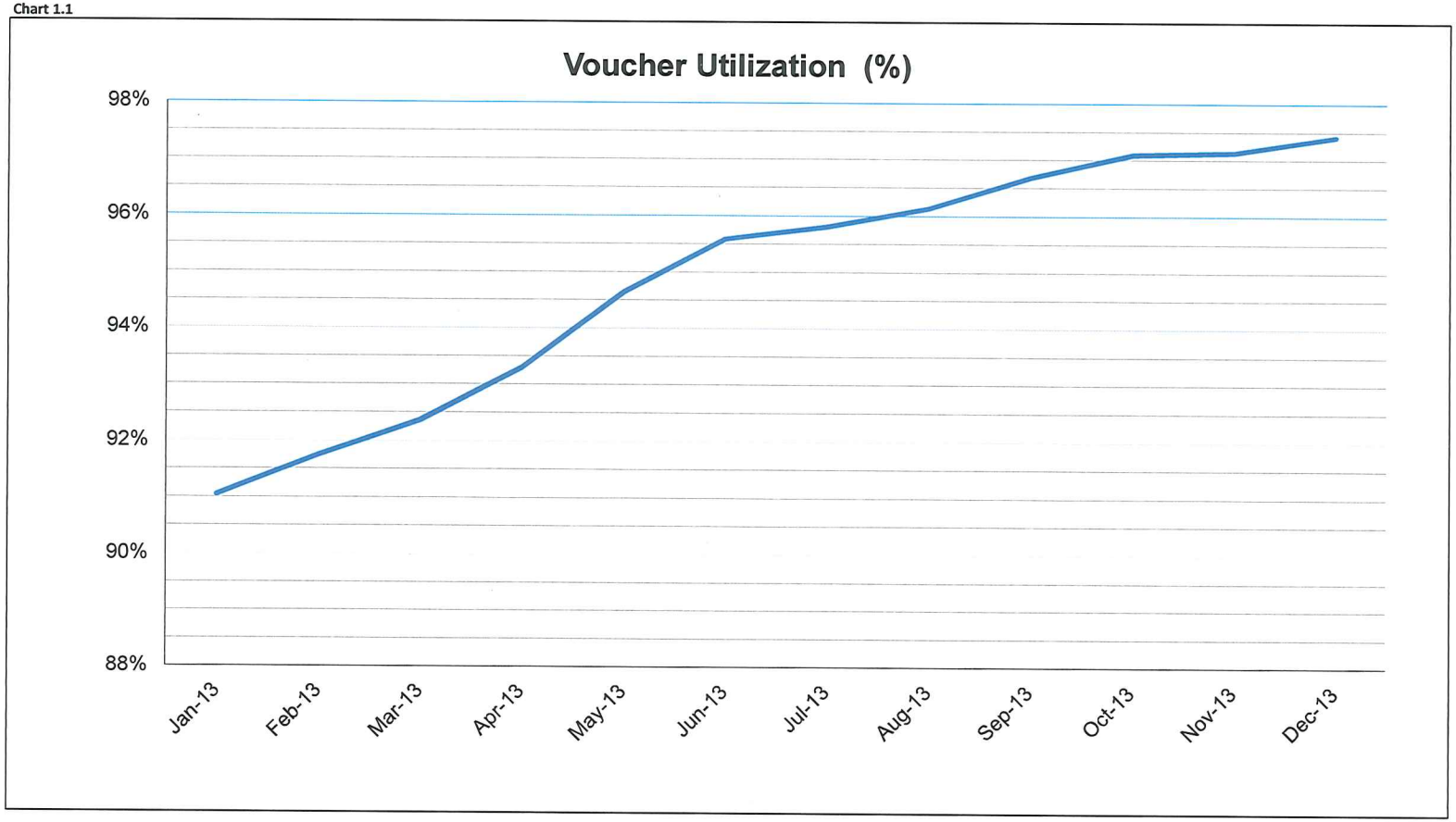
SECTION 1.0 LEASED AND UTILIZATION STATUS

1.1 Total Housing Choice Voucher Units (HCV)

Leasing Status	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13
Active Participants	13,831	13,915	14,012	14,126	14,314	14,457	14,516	14,621	14,744	14,833	14,868	14,940
*Total HCV Allocated	14,904	14,904	14,904	14,904	14,904	14,904	14,904	14,955	14,955	14,955	14,955	14,955
Total HCV Administered	13,177	13,272	13,339	13,492	13,671	13,809	13,821	13,906	13,980	14,029	14,025	14,059
Outgoing Payable Portables	392	402	427	413	434	437	458	471	479	491	501	509
Incoming Billable Portables	0	0	0	0	0	0	0	0	0	0	0	0
Total HCV Leased	13,569	13,674	13,766	13,905	14,105	14,246	14,279	14,377	14,459	14,520	14,526	14,568
Voucher Utilization (%)	91.0%	91.7%	92.4%	93.3%	94.6%	95.6%	95.8%	96.1%	96.7%	97.1%	97.1%	97.4%

SECTION 1.0 LEASED AND UTILIZATION STATUS

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.

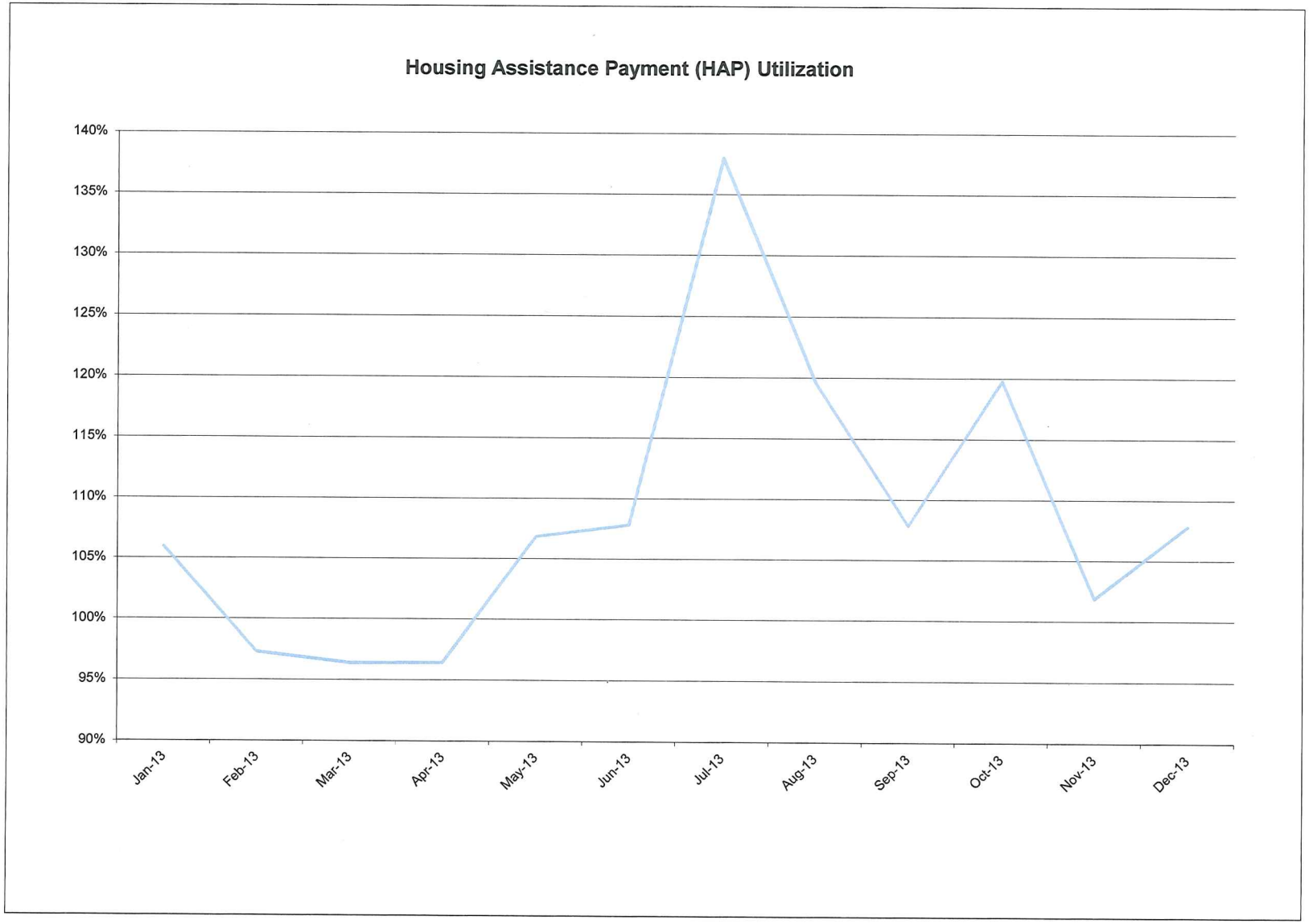
Voucher Utilization (%)—This total units leased divided by total units allocated.

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

HAP/UAP	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13
HAP Expenditures ($m)	$ 10.6	$ 10.7	$ 10.6	$ 10.7	$ 10.8	$ 10.9	$ 10.7	$ 10.9	$ 10.9	$ 10.8	$ 11.0	$ 10.8
UAP Expenditures ($k)	$ 131.0	$ 131.0	$ 129.0	$ 129.0	$ 132.0	$ 134.0	$ 127.0	$ 126.0	$ 124.0	$ 124.0	$ 134.0	$ 130.0
Total HAP/UAP Expenditures($m)	$ 10.7	$ 10.8	$ 10.7	$ 10.8	$ 10.9	$ 11.0	$ 10.9	$ 11.0	$ 11.0	$ 10.9	$ 11.1	$ 11.0
Authorized HAP/UAP ($m)	$ 10.1	$ 11.1	$ 11.1	$ 11.2	$ 10.2	$ 10.2	$ 7.9	$ 9.2	$ 10.2	$ 9.1	$ 10.9	$ 10.2
HAP Utilization (%)	105.9%	97.3%	96.4%	96.4%	106.9%	107.8%	138.0%	119.6%	107.8%	119.8%	101.8%	107.8%
Average HAP ($)	$805	$801	$794	$788	$783	$778	$774	$770	$767	$762	$764	$765

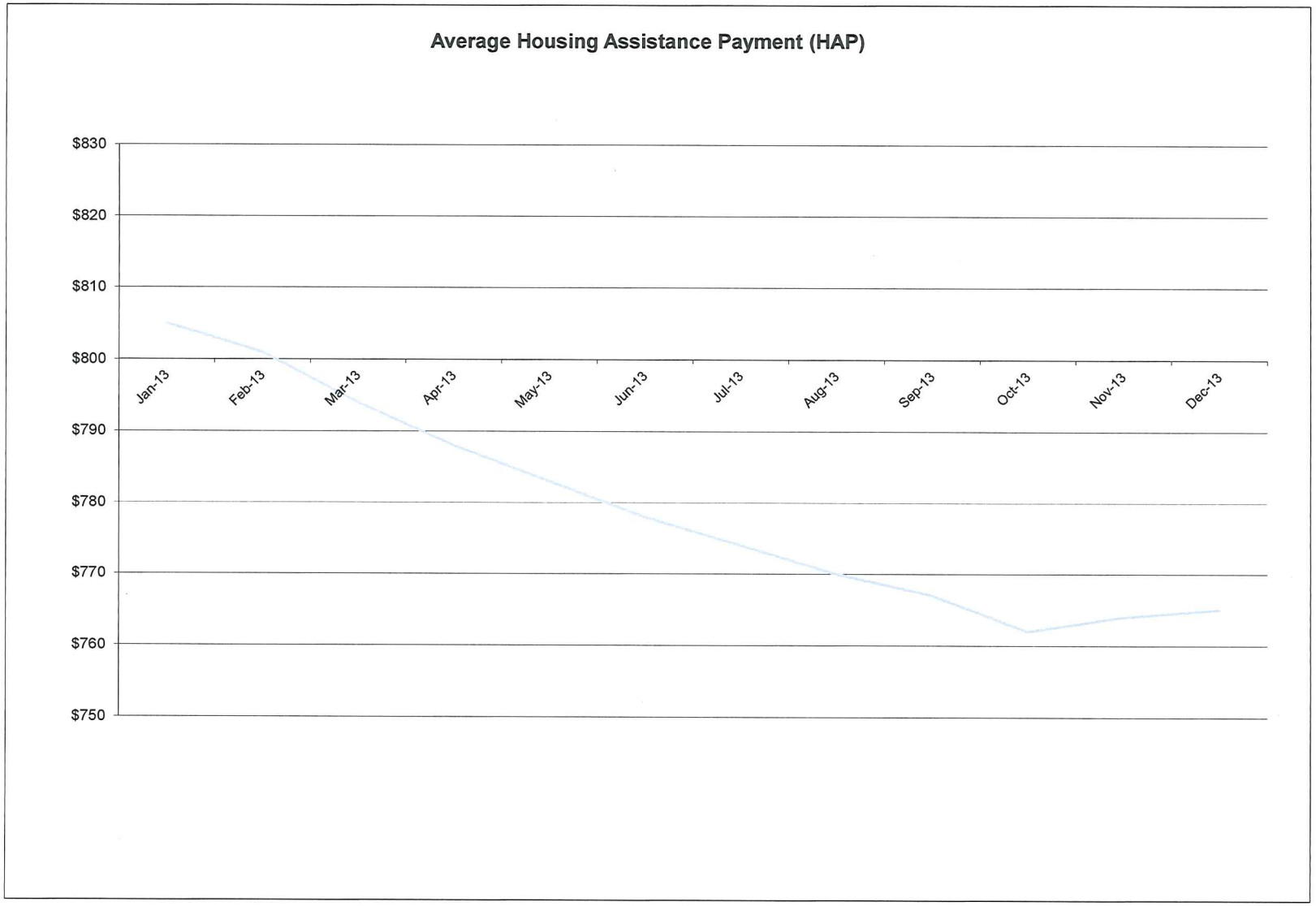
SECTION 1.0 LEASED AND UTILIZATION STATUS

Chart 1.2a



SECTION 1.0 LEASED AND UTILIZATION STATUS

Chart 1.2b



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	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13
Monthly Check-Run ($m)	$10.70	$10.80	$10.70	$10.80	$10.90	$11.00	$10.90	$11.00	$11.00	$10.80	$11.10	$11.00
PS Reversals Adjustments (HAP and UAP) ($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)	$10.70	$10.80	$10.70	$10.80	$10.90	$11.00	$10.90	$11.00	$11.00	$10.80	$11.10	$11.00
UAP Payments	1,640	1,627	1,575	1,544	1,558	1,583	1,547	1,515	1,500	1,478	1,558	1,605
ACH (Direct Deposit) Payments	5,058	5,118	5,135	5,530	5,701	5,744	5,759	5,850	5,887	5,929	5,952	5,923
Check Payments	1,879	1,838	1,816	1,427	1,274	1,257	1,227	1,165	1,121	1,112	1,121	1,126
% by Direct Deposit	72.9%	73.6%	73.9%	79.5%	81.7%	82.0%	82.4%	83.4%	84.0%	84.2%	84.2%	84.0%

Description 1.3

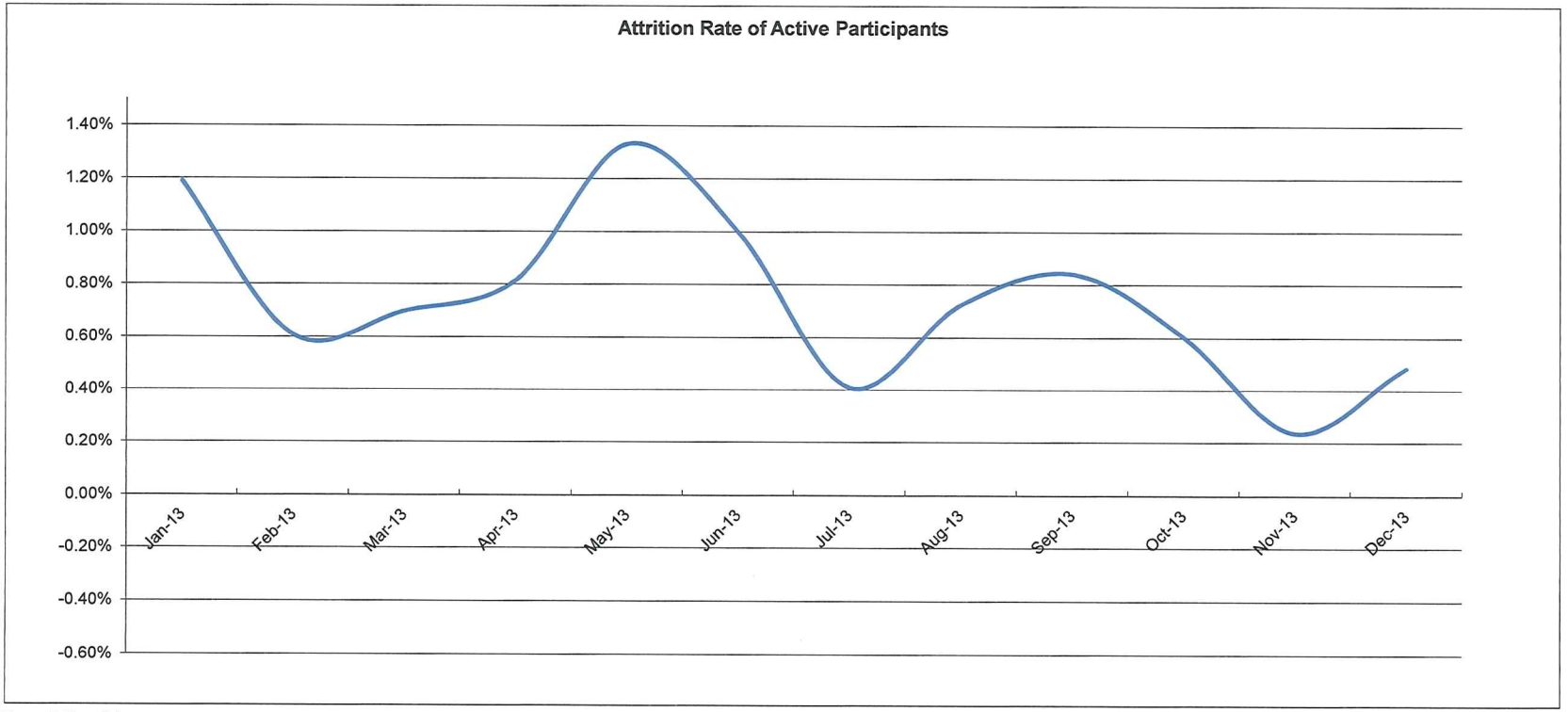
Monthly Check-Run ($m)—The total dollar amount (in millions) of HAP/UAP paid on the first business day of the report month.
Interim Check-Run ($m)—The total dollar amount (in millions) of HAP/UAP paid in the mid-month check-run.
Total HAP/UAP Expenditures ($m)—Monthly Check-Run plus Interim Check-Run
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	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13
Total Active Participants	13,831	13,915	14,012	14,126	14,314	14,457	14,516	14,621	14,744	14,833	14,868	14,940
Attrition	1.19%	0.61%	0.70%	0.81%	1.33%	1.00%	0.41%	0.72%	0.84%	0.60%	0.24%	0.48%

Chart 2.1.



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

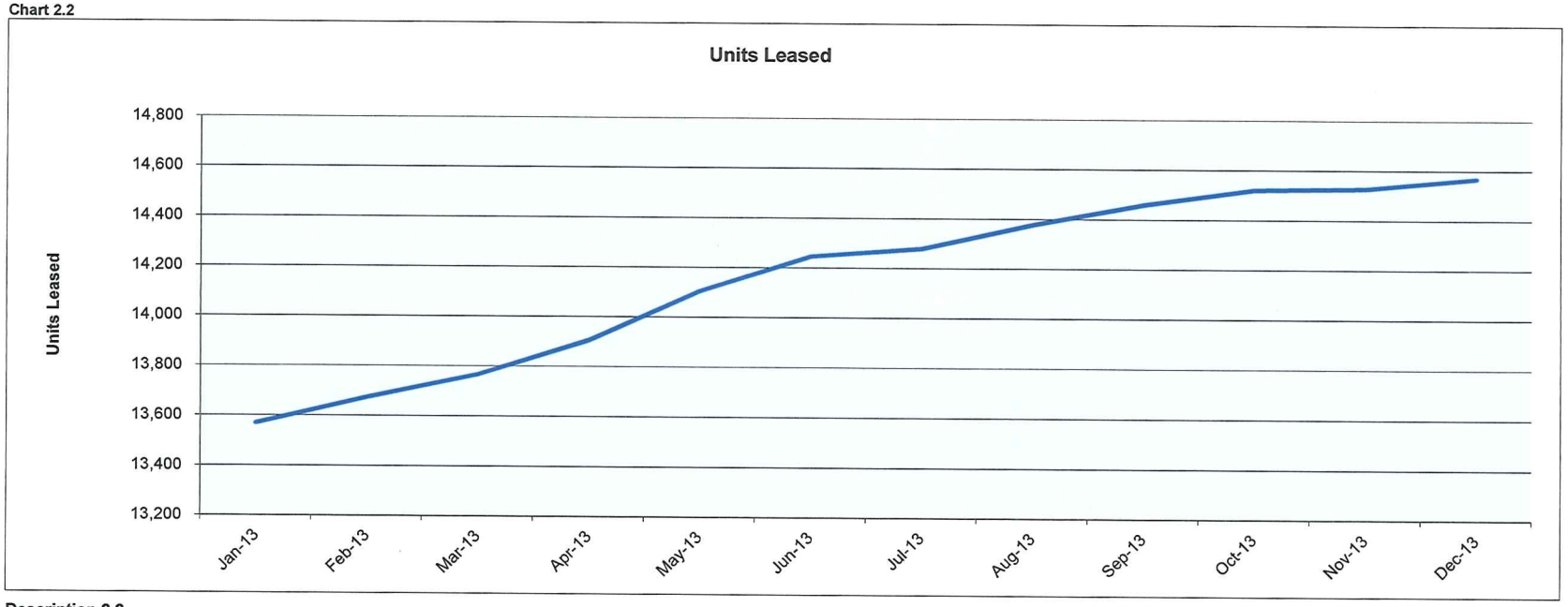
SECTION 2.0 ATTRITION & UNITS LEASED STATUS

2.2 Monthly Change in Units Leased

Change in Units Leased	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13
Prior Month Leased Units	13,422	13,569	13,674	13,766	13,905	14,105	14,246	14,279	14,377	14,459	14,520	14,526
New Admissions effective in Month or Prior	193	135	157	186	206	165	140	125	114	156	55	84
EOP Reversals	3	0	6	15	13	7	13	12	14	15	4	5
Paid within 6 Months or Less of Nonpayment (Holds/Abatement)	0	3	1	9	2	0	4	0	0	0	0	0
Paid in Month after 6 Months of Nonpayment	2	8	3	0	9	0	6	6	6	5	12	12
Participant Did Not Occupy a Unit in Prior Month	19	20	31	15	32	23	20	21	38	8	35	56
Port-Outs who Ported Back	0	0	2	0	0	0	0	0	0	0	0	0
Port-Ins Absorbed by PHCD	9	0	0	1	1	9	14	14	4	0	0	2
EOPs Effective in Month or Prior	(28)	(37)	(40)	(46)	(28)	(31)	(88)	(31)	(24)	(36)	(24)	(23)
Participant Reached 6 Months of Nonpayment	(14)	0	(42)	(16)	0	(6)	(35)	(17)	(16)	(24)	(35)	(28)
Tenant Vacated Unit	(37)	(25)	(24)	(24)	(35)	(26)	(39)	(32)	(54)	(63)	(41)	(66)
Port-Outs Absorbed by Receiving PHA	0	0	(2)	0	0	0	(1)	0	0	0	0	0
Other Change	0	1	0	(1)	0	0	(1)	0	0	0	0	0
Total Changes in Units Leased	147	105	92	139	200	141	33	98	82	61	6	42
Current Month Leased Units	13,569	13,674	13,766	13,905	14,105	14,246	14,279	14,377	14,459	14,520	14,526	14,568

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.

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	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	YTD June - Dec
**Non-Waiting List Applicants Invited	0	0	0	0	0	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	354	0	23	0	2	1	8,135
**Initial Interviews Scheduled	0	708	1,922	565	1,349	2,126	1,085	0	0	0	0	0	0	354	0	23	0	2	1	8,135
**Initial Interviews Conducted	0	309	782	210	487	790	416	0	0	0	0	0	0	108	0	80	0	72	10	3,264
**Determined Eligible	0	235	610	158	388	600	268	0	0	0	0	0	0	78	0	48	0	93	15	2,493
Vouchers Issued	0	0	78	170	288	22	147	308	264	197	190	183	107	176	111	49	68	24	58	2,440
RFTAs Received	5	57	55	52	110	212	133	103	180	216	157	115	58	44	179	152	113	132	80	2,153
***New Contracts Resulting from 2012 Leasing Initiative**	***0***	***0***	**0**	**8**	**49**	**95**	**73**	**167**	**114**	**149**	**185**	**200**	**146**	**118**	**120**	**161**	**98**	**45**	**79**	1,807

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.

SECTION 3.0 NEW LEASING STATUS

June 2012 - December 2013

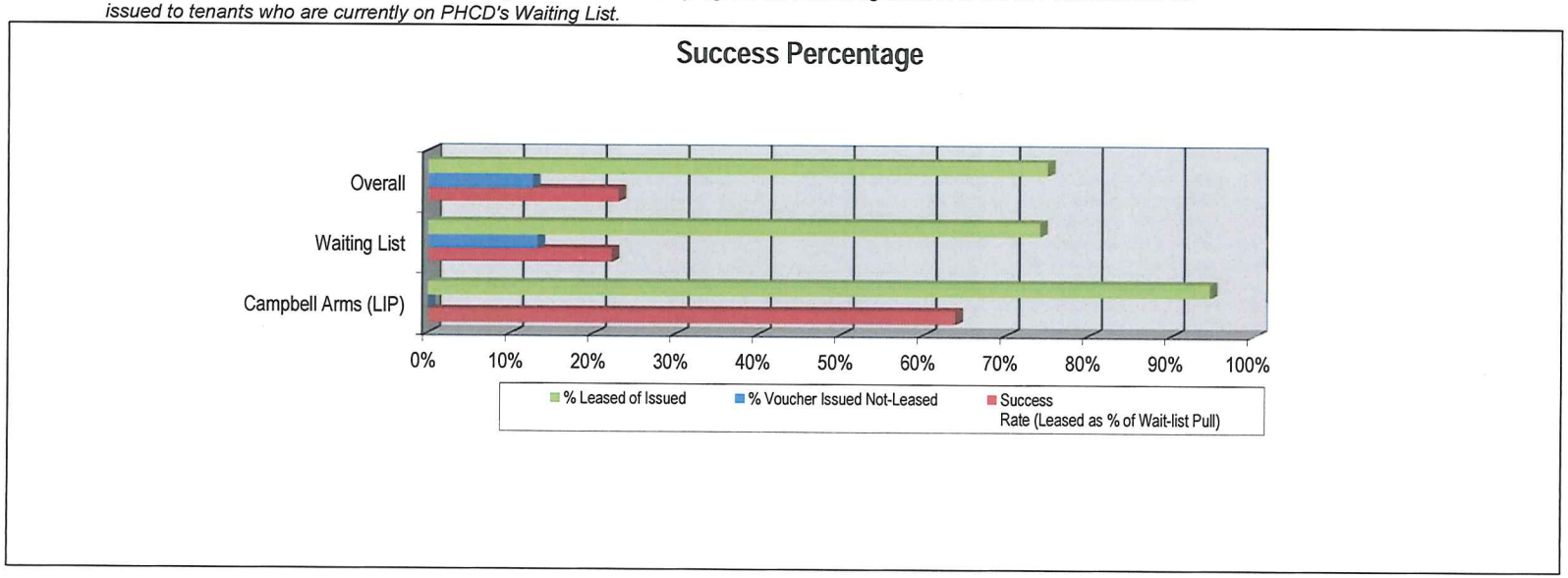
3.2 New Leasing Success Rate

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	8,135	2,440	323	13.2%	1,807	74.1%	310	22.2%
Overall	**8,301**	**2,552**	**323**	**12.7%**	**1,913**	**75.0%**	**316**	**23.0%**

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.

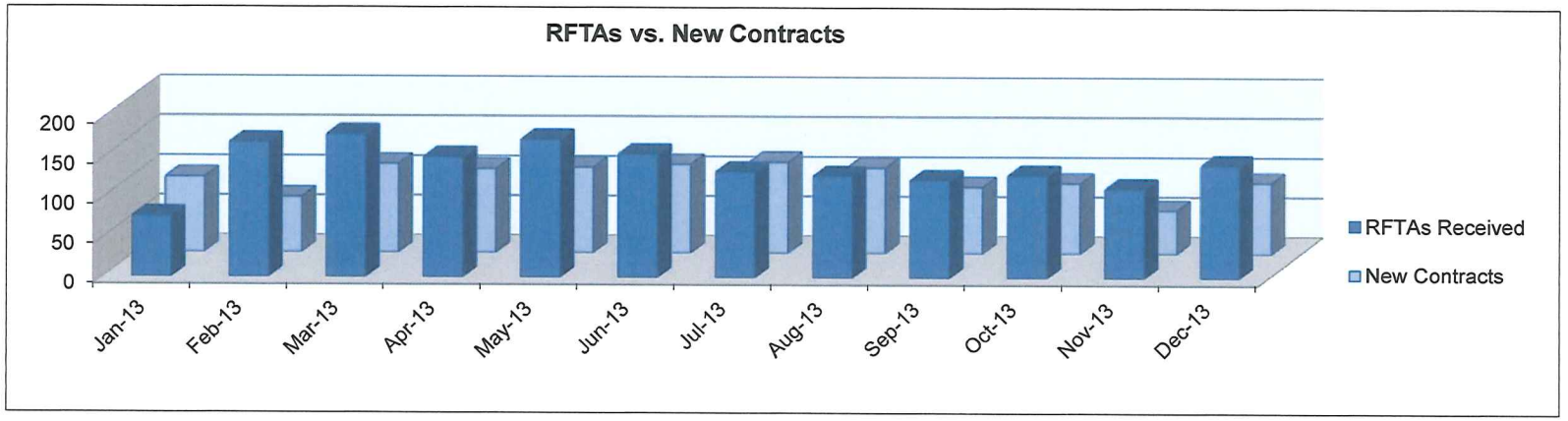


SECTION 4.0 CHANGE OF DWELLING STATUS

4.1 Change of Dwelling Activity

COD Activity	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13
COD Requests Received	394	333	401	225	189	242	455	398	347	539	350	359
Vouchers Issued	220	317	406	227	199	403	250	210	285	271	253	379
RFTAs Received	77	170	180	152	174	156	134	129	124	130	113	143
Cancelled RFTAs	1	17	11	10	9	11	9	7	13	13	13	12
New Contracts	95	70	112	106	108	112	115	108	84	89	55	90
Portability Move-Outs	1	3	5	1	8	2	4	2	7	7	1	3

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.

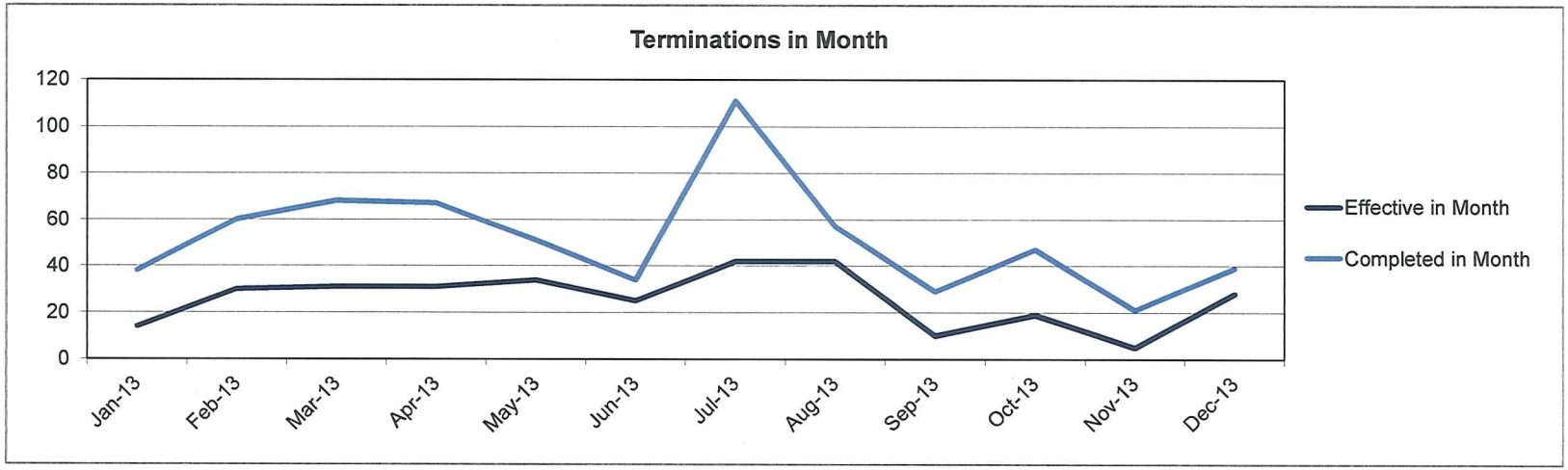
Portability Move-Outs—All HCV program participants who submitted port-out requests within the report month.

SECTION 5.0 TERMINATIONS

5.1 Terminations Effective, Completed and Reversed

Activity	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13
Terminations Effective in Month	14	30	31	31	34	25	42	42	10	19	5	28
Terminations Completed in Month	38	60	68	67	51	34	111	57	29	47	21	39
Terminations Reversed in Month	3	0	6	15	13	7	13	12	14	15	4	4

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.

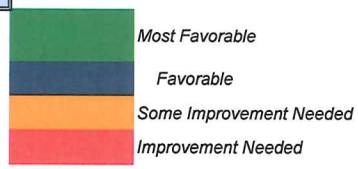
Terminations Reversed in Month—All participants that were processed as an End-of-Participation in the system-of-record with a completion date falling in the report month, regardless of the effective date of the termination.

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*	15	Favorable
10, 8, 5, 3 or 0	14. FSS Enrollment and Escrow Accounts	10	Most Favorable
	ESTIMATED SEMAP POINTS EARNED	135	
5 or 0	15. Deconcentration Bonus	0	
	Overall SEMAP Rating	93%	
	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*



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	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13
Submitted in PIC	13,309	13,360	13,464	13,576	13,749	13,865	13,911	14,047	14,151	14,200	14,240	14,256
Missing/Outdated in PIC	(347)	(292)	(316)	(336)	(371)	(359)	(310)	(306)	(354)	(333)	(295)	(374)
VMS Required in PIC	12,962	13,068	13,148	13,240	13,378	13,506	13,601	13,741	13,797	13,867	13,945	13,882
PIC Reporting Rate	102.68%	102.23%	102.40%	102.54%	102.77%	102.66%	102.28%	102.23%	102.57%	102.40%	102.12%	102.69%

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*	Head of Household			Other Household Members			All Members
	Nov-13	Dec-13	Variance	Nov-13	Dec-13	Variance	Total
Elderly/Non-Elderly							
Age 62 and over	4,722	4,730	8	879	881	2	**5,611**
Under Age 62	9,303	9,329	26	20,751	20,787	36	**30,116**
TOTAL	**14,025**	**14,059**	34	**21,630**	**21,668**	38	**35,727**
Disabled						0	**0**
Disabled and 62 and over	3,814	3,800	-14	573	573	0	**4,373**
Disabled and Under Age 62	2,382	2,377	-5	2,800	2,800	0	**5,177**
TOTAL	**6,196**	**6,177**	-19	**3,373**	**3,373**	0	**9,550**
Race						0	**0**
White	6,383	6,386	3	5,806	5,818	12	**12,204**
Black	7,611	7,642	31	15,773	15,800	27	**23,442**
Others	31	31	0	51	50	-1	**81**
TOTAL	**14,025**	**14,059**	34	**21,630**	**21,668**	38	**35,727**
Ethnicity						0	**0**
Hispanic	6,606	6,614	8	6,072	6,086	14	**12,700**
Non-Hispanic	7,419	7,445	26	15,558	15,582	24	**23,027**
TOTAL	**14,025**	**14,059**	34	21,630	**21,668**	38	**35,727**
Bedroom Breakdown							
0 Bedroom	29	27	-2				
1 Bedroom	3,668	3,695	27				
2 Bedroom	4,480	4,491	11				
3 Bedroom	4,356	4,358	2				
4 Bedroom	1,322	1,318	-4				
5+ Bedroom	170	170	0				
TOTAL	**14,025**	**14,059**	34				
Average Contract Rent	$1,039	$1,039	0				
Average HAP	$765	$766	1				
Average TTP	$295	$295	0				
Avg Gross Annual Income	$14,852	$14,855	3	$11,985	**$12,196**	211	
Avg Adj Annual Income (Total Household)	$11,650	$11,669	19				
Percentage With Wage Income	25%	25%	0	5%	**5%**	0%	
Percentage Non-Elderly With Wage Income	36%	36%	0	5%	**5%**	0%	
Low Income (<80% of median)	648	640	-8				
Very Low Income (<50% of median)	2,578	2,584	6				
Extremely Low Income (<30% of median)	10,714	10,748	34				
Unknown/Pending	85	87	2				
TOTAL	**14,025**	**14,059**	34				

**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.