



2015

MOVING TO WORK

ANNUAL REPORT



BEFORE



AFTER



**Boulder
Housing
Partners**



Providing Homes, Creating Community, Changing Lives

SUBMITTED MARCH 23, 2016

TABLE OF CONTENTS

I	Introduction	2
II	General Housing Authority Operating Information	8
III	Proposed MTW Activities	24
IV	Approved MTW Activities	24
V	Sources and Uses of Funds	52
VI	Administrative	55

I. INTRODUCTION

OVERVIEW OF MTW GOALS AND OBJECTIVES

This 2015 Annual Report highlights the activities of Boulder Housing Partners (BHP) in our fourth year as a participant in the Moving to Work (MTW) demonstration program.

In its first year of MTW operations (2012), BHP and our customers experienced the significant potential of the demonstration program through activities that included rent reform for the elderly and disabled households, rent simplification tools for all households, and elimination of the 40% cap and a simplified utility allowance schedule for Housing Choice voucher households. Also in 2012, in accordance with its original MTW application, BHP submitted its initial application to convert all public housing units to project-based vouchers through public housing disposition. In 2013, BHP submitted its application to participate in the Rental Assistance Demonstration (RAD) Program to allow for the conversion or disposition of the remaining 337 units of public housing.

In our second year of MTW operations (2013), we implemented four new activities. These activities (1) continued to increase administrative efficiency through elimination of utility reimbursement payments and tying the Housing Quality Standards (HQS) inspection to the recertification cycle (triennially for all elderly and disabled families, biennially for all work-abled families); (2) strengthened our partnership with the Safehouse Progressive Alliance for Non-Violence (SPAN) to offer housing and services to victims of domestic violence; and (3) gained authorization to use our existing Replacement Housing Factor Funds (RHFF) to create housing outside the public housing and Housing Choice programs and were used to partially fund construction of 1175 Lee Hill, a 31-unit community to house the chronically homeless. In 2014, construction of 1175 Lee Hill was completed, and 31 former chronically homeless individuals had a home in time for Thanksgiving.

In our third year of MTW operations (2014), we implemented five activities. With these activities, we (1) continued to increase efficient use of federal dollars by allowing project-based voucher rents to be set internally using three external factors; (2) increased success of the Family Self Sufficiency program that is administered by our partner agency at one of our project-based voucher sites; (3) worked towards increasing our work-abled families income by implementing a flat tiered rent structure and biennial recertifications for our Housing Choice Work-Abled Families, as well as eliminating the need for all Housing Choice and Public Housing families to report income increases prior to their next regularly scheduled recertification; and (4) ensured that all public housing families are paying rent according to their income by eliminating the option to choose the flat rent.

In 2015, our fourth year of MTW operations, we implemented two new activities, while preparing for the conversion of 288 (85%) of our public housing units under the Section 18 Disposition and Rental Assistance Demonstration Programs. The long-awaited financial closing of the conversion took place on September 30, 2015 and renovations in the first phase began on October 5, 2015. Renovations will occur in stages at all six sites and will include the building of a brand-new community center at Diagonal Court and the conversion of units to community centers at Kalmia and Manhattan. Renovations are expected to be complete and full occupancy of all six sites to occur by December 31, 2016. This conversion will allow BHP to place these units on a stable financial footing from which we will be able to preserve them well into the future, while bringing in the services needed for our residents to be able to live, learn and earn their way to self-sufficiency.

Affordable Housing Acquisition and Development Fund: The creation of this fund will allow BHP to use its MTW funds and its development experience to support affordable housing acquisition and development in the city of Boulder. BHP will seek and pursue opportunities to build new rental units as well as acquire existing land and/or units and construct or rehabilitate them as necessary. The goal of this activity is to increase the supply of quality housing that is available to low, very low and extremely low income residents. A variety of methods will be used to serve a range of resident populations, such as persons with disabilities, seniors, foster youth, homeless, etc. In 2015, no funds were added, nor used.

Project-Based Voucher Applicant Process: This activity allows BHP and its partners at the project-voucher sites to maximize the use of in-depth case management services offered at the majority of these sites by ensuring that applicants are engaged and committed to the services being offered. It also reduces the amount of time that applicants wait for housing. This is a win-win situation for everyone involved: our partner finds applicants willing to receive the services offered; the applicant finds a home with the services needed to increase self-sufficiency in a timely fashion; and BHP increases administrative efficiency by processing applications quickly.

OVERVIEW OF BHP'S LONG-TERM VISION FOR THE MTW PROGRAM

BHP has developed the following principles that have guided our MTW plan. With MTW flexibility, BHP plans to be able to:

- Use federal housing resources as compelling tools to create positive change for families
- Manage housing converted from public housing to project-based vouchers as a real estate asset and a vital part of our community's infrastructure
- Encourage the community, and our prospective customers, to perceive federally assisted housing as a place to Live, Learn and Earn
- Accelerate the shift of staff focus from paper to people
- Complete the transformation of a public agency from bureaucratic to entrepreneurial
- Accelerate changes in outcomes for families from tepid to catalytic

- Enhance our role in the industry from thinkers to doers
- Provide a more complete continuum of housing choices

Boulder Housing Partners continues to use five MTW goals to frame our long-term thinking. The Moving to Work program has three statutory goals. BHP's program includes an additional two goals that better articulate our program, and are consistent with the statutory goals. Not every item listed below requires MTW flexibility. We include these items in order to tell a more complete story of what we are trying to achieve.

MTW Goal 1

Reduce cost and achieve greater cost effectiveness in federal expenditures

Since 2012, we have:

1. Streamlined and simplified the rent calculation and re-certification process for elderly households and people with disabilities,
2. Simplified the process for income and asset verification for all households,
3. Changed the rent structure previously based on 30% of adjusted income to 26.5% of gross income (without deductions) for elderly households and people with disabilities,
4. Implemented a flat utility allowance,
5. Excluded income from assets with a value less than \$50,000 and disallowed participation for households with assets greater than \$50,000,
6. Created an MTW Resident Advisory Committee to assist us in longer-term thinking and program evaluation,
7. Structured our evaluation metrics and benchmarks in conjunction with the University of Colorado,
8. Implemented an HQS inspection schedule that follows the recertification schedule, and
9. Implemented a flat tiered rent program for families, including the design of a rent reform controlled study with a control group.

From 2016 forward, we plan to:

1. Make standard documents more customer friendly,
2. Make the voucher program lease length more flexible, and
3. Revise and simplify our portability policy.

MTW Goal 2

Create incentives for families to work, seek work or prepare for work

Since 2012, we have:

1. Streamlined and simplified the rent calculation and re-certification process for households with earned income,
2. Simplified the process for income and asset verification for all households, and
3. Implemented a flat/tiered rent program for work abled families in the Housing Choice Voucher Program.

From 2016 forward, we plan to:

1. Complete planning for our resident mobility program,
2. Expand the staffing of our Resident Services program so that every public housing and project-based voucher community is assigned a service coordinator and Housing Choice voucher households will begin to have access to the benefits of the Resident Services Department,
3. Create a service delivery center at each of our family housing sites,
4. Expand the program that provides college tuition to BHP students participating in the 'I Have a Dream' program partnership,
5. Expand our Community Service and Section 3 programs to build social capital by greater involvement in the community,
6. Create a system to reward households for progress towards self-sufficiency,
7. Revise our Public Housing Family Self Sufficiency program to address a lower-skilled population, and
8. Expand our current work with the Bridges out of Poverty program.

MTW Goal 3

Increase housing choices for low-income households

Since 2012, we have:

1. Removed the cap on income spent on rent in the voucher program to allow more access to the higher cost of market rate rental housing in Boulder, and
2. Used MTW funding flexibility to create 31 newly constructed units of permanent supportive housing for chronically homeless households.

From 2016 forward, we plan to:

1. Design a process to test mobility for residents from a Multi-Family Property with a Project-Based Contract using Housing Choice Vouchers,
2. Increase the cap on project-basing vouchers to dedicate up to 60 vouchers for housing for individuals re-entering the community following homelessness or incarceration,
3. Use resources leveraged from the conversion of public housing, along with MTW flexibility, to create at least 100 new affordable units renting to families at 40% of the area median income,
4. Implement a damage claim for landlords participating in the voucher program, and
5. Create a Housing Choice homeownership program in partnership with the city of Boulder and Thistle Community Housing.

MTW Goal 4

Pilot a rent policy that will encourage self-sufficiency, assure accurate reporting of income and ensure that customers are not overly rent burdened

Since 2012, we have:

For elderly households and people with disabilities:

1. Adopted a simplified rent based on 26.5% of gross income,
2. Eliminated all deductions from income, including medical costs,
3. Excluded income from assets below \$50,000,
4. Began phasing recertification so that they will occur every three years,
5. Eliminated third-party verifications except at admissions and for audited files,
6. Eliminated all interim increases, except for increases in unearned income, and
7. Limited to one the number of interim decreases.

For family households:

1. Excluded income from assets below \$50,000,
2. Eliminated third-party verifications of income and assets except at admissions and for audited files,
3. Eliminated earned income disregard and interim recertification for increases in income,

4. Implemented the flat tiered rent system for the work-able households in the Housing Choice Voucher Program,
5. Established baseline data for our rent reformed controlled study through a survey of all work-abled households in our public housing and Housing Choice programs, and
6. Transitioned the public housing work-abled families to the HCV flat tiered rent system for work-abled households at the time of conversion through disposition or RAD,

From 2016 forward, we plan to:

1. Continue to administer the survey associated with the rent reform controlled study with the treatment and control groups to test the alternate rent strategies and monitor results, and
2. Monitor and evaluate the new rent structures for all households.

MTW Goal 5

Preserve, transform and revitalize our public housing

Since 2012, we:

1. Amended the local competitive process for owner selection when project-basing vouchers, and
2. Converted six public housing properties through Disposition and RAD.

From 2016 forward, we plan to:

1. Test three mobility options for families in the converted public housing properties: none, full and conditional.

II. GENERAL HOUSING AUTHORITY OPERATING INFORMATION

A. HOUSING STOCK INFORMATION

See tables on following pages

B. LEASING INFORMATION

See tables on following pages

C. WAIT LIST INFORMATION

See tables on following pages

(II) General Housing Authority Operating Information

Annual MTW Report

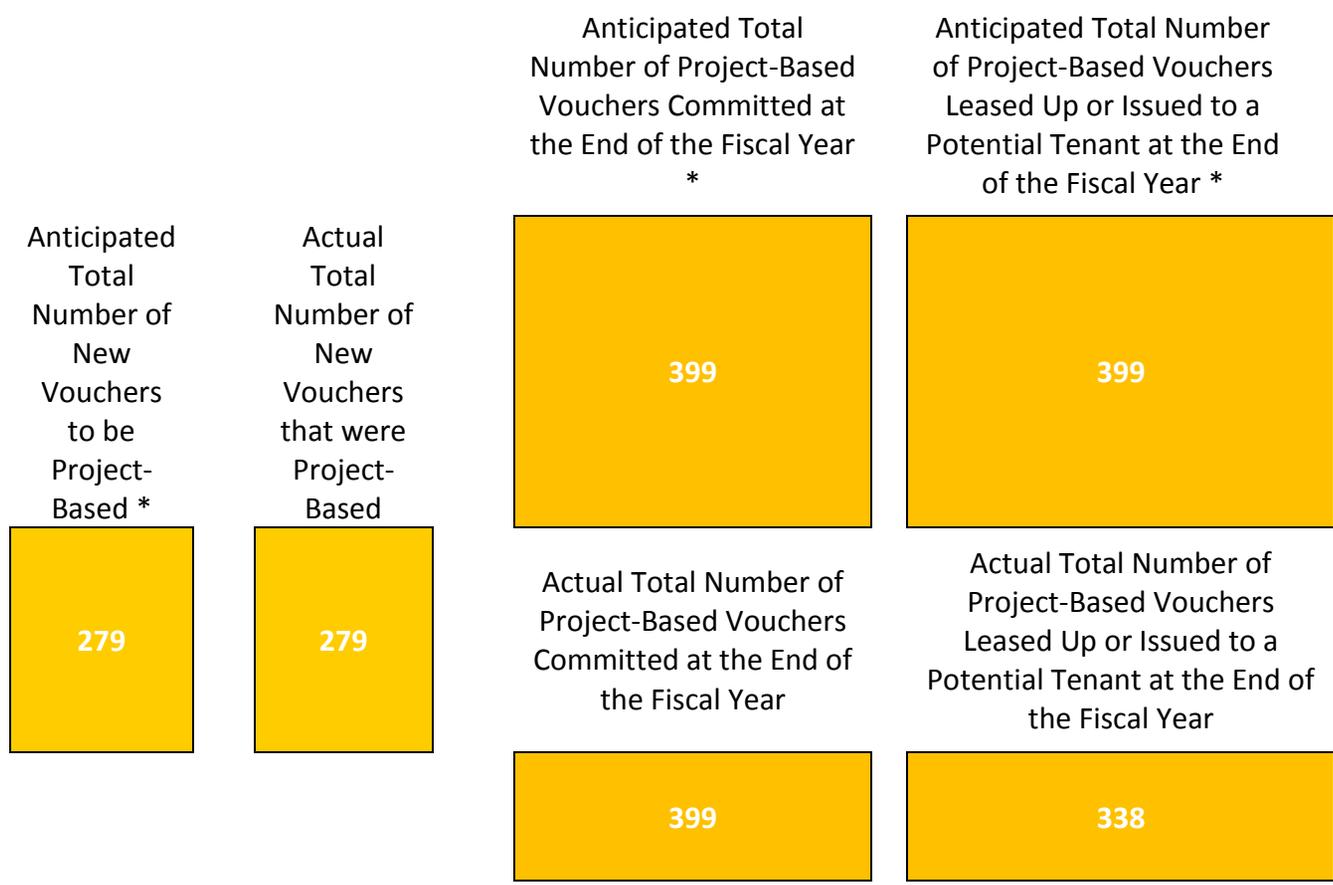
II.4.Report.HousingStock

A. MTW Report: Housing Stock Information

New Housing Choice Vouchers that were Project-Based During the Fiscal Year

Property Name	Anticipated Number of New Vouchers to be Project-Based *	Actual Number of New Vouchers that were Project-Based	Description of Project
Diagonal Court	30	30	This was a public housing property that converted under RAD.
Iris Hawthorn	14	14	This was a public housing property that converted under RAD.
Kalmia	49	49	This was a public housing property that converted under Section 18 disposition and BHP received Tenant Protection Vouchers.
Manhattan	41	41	This was a public housing property that converted under RAD.

Northport	50	50	This was a public housing property that converted under RAD.
Walnut Place	95	95	This was a public housing property that converted under Section 18 disposition and BHP received Tenant Protection Vouchers.



* From the Plan

Other Changes to the Housing Stock that Occurred During the Fiscal Year

Six public housing properties converted to project based vouchers in 2015. Four were through the RAD program and two were through Section 18 disposition (for which we were awarded Tenant Protection Vouchers).

Due to the renovations at the converted sites, there were 61 vacant units as of the end of the year. Renovations are expected to be completed and all units occupied by 12/31/2016.

Examples of the types of other changes can include but are not limited to units that are held off-line due to the relocation of residents, units that are off-line due to substantial rehabilitation and potential plans for acquiring units.

General Description of Actual Capital Fund Expenditures During the Plan Year

BHP used the remaining balance of the 2013 increment, and the entire 2014 and 2015 increment of CFP funds in the total amount of \$1,095,324 to fund predevelopment activity for the disposition of 6 Public Housing Assets, 4 through RAD and 2 through Section 18. These costs were not refunded through the sale of the properties to the Tax Credit Partnership. Of the total \$1,095,324, \$72,309 was spent on predevelopment work for a property, Madison, that ultimately was not allowed by HUD to be included in the disposition and therefore remains in the BHP AMP CO016333333. These costs were expensed when notice was received that the property could not be part of the RAD transaction.

Overview of Other Housing Owned and/or Managed by the PHA at Fiscal Year End

Housing Program *	Total Units	Overview of the Program
Market Rate Housing	139	Market rate housing in 3 developments
Tax Credit	596	Tax credit housing in 14 developments
Boulder Affordable Rentals	205	Locally funded, affordable units in 11 developments
Project-Based Section 8 Contracts	116	Non-MTW HUD funded in 2 developments
Total Other Housing Owned and/or Managed	940	

* **Select Housing Program from:** Tax-Credit, State Funded, Locally Funded, Market-Rate, Non-MTW HUD Funded, Managing Developments for other non-MTW Public Housing Authorities, or Other.

If Other, please describe:

N/A

II.5.Report.Leasing

B. MTW Report: Leasing Information

Actual Number of Households Served at the End of the Fiscal Year

Housing Program:	Number of Households Served*	
	Planned	Actual
Federal MTW Public Housing Units that were leased/occupied	148	234
Federal MTW Housing Choice Voucher Units that were utilized	729	676
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Property-Based Assistance Programs **	0	0
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Tenant-Based Assistance Programs **	0	0
Port-In Vouchers (not absorbed)	0	0
Total Projected and Actual Households Served	877	910

* Calculated by dividing the planned/actual number of unit months occupied/leased by 12.

** In instances when a Local, Non-Traditional program provides a certain subsidy level but does not specify a number of units/Households Served, the PHA should estimate the number of Households served.

Housing Program:

Unit Months Occupied/Leased****

Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Property-Based Assistance Programs ***

Planned
0

Actual
0

Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Tenant-Based Assistance Programs ***

0

0

Port-In Vouchers (not absorbed)

0

0

Total Projected and Annual Unit Months Occupied/Leased

0

0

Conversion of the public housing sites was projected to occur as of 6/30/15 when the Plan was written, however actual conversion did not occur until 9/30/15, which explains the difference between the actual households served.

*** In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/Households Served, the PHA should estimate the number of households served.

**** Unit Months Occupied/Leased is the total number of months the housing PHA has occupied/leased units, according to unit category during the year.

	Average Number of Households Served Per Month	Total Number of Households Served During the Year
Households Served through Local Non-Traditional Services Only	0	0

Reporting Compliance with Statutory MTW Requirements: 75% of Families Assisted are Very Low-Income

HUD will verify compliance with the statutory objective of “assuring that at least 75 percent of the families assisted by the Agency are very low-income families” is being achieved by examining public housing and Housing Choice Voucher family characteristics as submitted into the PIC or its successor system utilizing current resident data at the end of the agency's fiscal year. The PHA will provide information on local, non-traditional families provided with housing assistance at the end of the PHA fiscal year, not reported in PIC or its successor system, in the following format:

Fiscal Year:	2011	2012	2013	2014	2015	2016	2017	2018
Total Number of Local, Non-Traditional MTW Households Assisted	0	0	0	0	0	X	X	X

Number of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	0	0	0	0	0	X	X	X
Percentage of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	0%	0%	0%	0%	0%	X	X	X

-

Reporting Compliance with Statutory MTW Requirements: Maintain Comparable Mix

In order to demonstrate that the statutory objective of “maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration” is being achieved, the PHA will provide information in the following formats:

Baseline for the Mix of Family Sizes Served

Family Size:	Occupied Number of Public Housing units by Household Size when PHA Entered MTW	Utilized Number of Section 8 Vouchers by Household Size when PHA Entered MTW	Non-MTW Adjustments to the Distribution of Household Sizes *	Baseline Number of Household Sizes to be Maintained	Baseline Percentages of Family Sizes to be Maintained
1 Person	188	268	0	456	49.03%
2 Person	17	145	0	162	17.42%
3 Person	23	61	0	84	9.03%
4 Person	46	66	0	112	12.04%
5 Person	46	42	0	88	9.46%
6+ Person	10	18	0	28	3.01%
Totals	330	600	0	930	100.00%

Explanation for Baseline Adjustments to the Distribution of Household Sizes Utilized

Provide narrative with explanation

Mix of Family Sizes Served

	1 Person	2 Person	3 Person	4 Person	5 Person	6+ Person	Totals
Baseline Percentages of Household Sizes to be Maintained **	49%	17%	9%	12%	9%	3%	100%
Number of Households Served by Family Size this Fiscal Year ***	435	163	97	90	95	40	920
Percentages of Households Served by Household Size this Fiscal Year ****	47%	18%	11%	10%	10%	4%	100%
Percentage Change	-4%	3%	22%	-17%	6%	33%	0

Justification and Explanation for Family Size Variations of Over 5% from the Baseline Percentages

The changes in family size are in the Housing Choice Voucher program due to the fact that applicants are chosen by a lottery system. No preference is given for any one type of family size or type. No decisions were made by BHP to directly affect the changes to the mix of families served.

* “Non-MTW adjustments to the distribution of family sizes” are defined as factors that are outside the control of the PHA. Acceptable “non-MTW adjustments” include, but are not limited to, demographic changes in the community’s population. If the PHA includes non-MTW adjustments, HUD expects the explanations of the factors to be thorough and to include information substantiating the numbers used.

** The numbers in this row will be the same numbers in the chart above listed under the column “Baseline percentages of family sizes to be maintained.”

*** The methodology used to obtain these figures will be the same methodology used to determine the “Occupied number of Public Housing units by family size when PHA entered MTW” and “Utilized number of Section 8 Vouchers by family size when PHA entered MTW” in the table immediately above.

**** The “Percentages of families served by family size this fiscal year” will reflect adjustments to the mix of families served that are directly due to decisions the PHA has made. HUD expects that in the course of the demonstration, PHAs will make decisions that may alter the number of families served.

Description of any Issues Related to Leasing of Public Housing, Housing Choice Vouchers or Local, Non-Traditional Units and Solutions at Fiscal Year End

Housing Program	Description of Leasing Issues and Solutions
Public Housing	2015 was a transition year for six public housing properties. They converted from public housing to project based vouchers. Units were left vacant to accommodate on-site temporary relocation for current residents during renovations.
Housing Choice Voucher	Due to the renovations of converted units, there was over 20% vacancy on the sites. Completed renovations and full occupancy is expected by 12/31/16.

Number of Households Transitioned To Self-Sufficiency by Fiscal Year End

Activity Name/#	Number of Households Transitioned *	Agency Definition of Self Sufficiency
2012-2 Rent Simplification for Elderly/Disabled Households	0	Moving to market rate of homeownership
2012-3 Rent Simplification for family households	0	Moving to market rate of homeownership
2013-3 Partnership with SPAN	2	Moving to market rate of homeownership
2014-1 Flat tiered rent for work-abled households	0	Moving to market rate of homeownership
2014-3 Limit interim decrease to one	0	Moving to market rate of homeownership

Households Duplicated Across Activities/Definitions	2
---	---

ANNUAL TOTAL NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF SUFFICIENCY	2
--	---

* The number provided here should match the outcome reported where metric SS #8 is used.

II.6.Report.Leasing

C. MTW Report: Wait List Information

Wait List Information at Fiscal Year End

Housing Program(s) *	Wait List Type **	Number of Households on Wait List	Wait List Open, Partially Open or Closed ***	Was the Wait List Opened During the Fiscal Year

Federal MTW Public Housing Units	Site-based (Arapahoe Court)	242	Closed	Yes
Federal MTW Public Housing Units	Site-based (Madison)	423	Closed	Yes
Federal MTW Housing Choice Voucher Program	Other - lottery system	75	Closed	Yes

More can be added if needed.

* *Select Housing Program*: Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.

** *Select Wait List Types*: Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List, Not an Existing Wait List), or Other (Please Provide a Brief Description of this Wait List Type).

*** For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.

N/A

If Local, Non-Traditional Program, please describe:

N/A

If Other Wait List Type, please describe:

For the Housing Choice Voucher Program, BHP uses a lottery system.

If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.

Due to the conversion of six public housing communities in 2015, the wait lists that were in place for these properties were frozen. Applicants from these lists will be offered units at the renovated sites prior to any new applications. New ones were created for the remaining two public housing sites.

III. PROPOSED MTW ACTIVITIES

All proposed activities that are granted approval by HUD are reported on in Section IV as 'Approved Activities'.

IV. APPROVED MTW ACTIVITIES

IMPLEMENTED ACTIVITIES

ACTIVITY 2012-1

a. DESCRIPTION

Activity 2012-1 – Allow BHP to commit project-based vouchers to converted units at public housing developments was implemented in 2015. The conversion of 288 units of public housing to vouchers through Section 18 Disposition and Rental Assistance Demonstration (RAD) Program occurred on September 30, 2015. Kalmia and Walnut Place were converted under the Section 18 Disposition Program. Diagonal Court, Iris Hawthorn, Manhattan, and Northport converted under RAD. Units at Kalmia and Manhattan will be converted to community centers, leaving a total of 279 units covered by project-based vouchers after conversion. Renovations of the units started immediately, with an expected completion date of December 2016. At the time of conversion, approximately 25% of the units were vacant and are being used for temporary, on-site relocation of in-place residents while renovations occur.

b. OUTCOME OF HARDSHIP REQUESTS

This was not a rent reform activity and no hardship was created.

c. BENCHMARK RESULTS

Metric	Baseline	Benchmark	Outcome	Benchmark achieved?
CE #1 - Total cost of task in dollars (decrease) (elimination of competitive process)	\$1,680	Zero	Zero	Yes

CE #2 - Total time to complete the task in staff hours (decrease)	40 hours	Zero	Zero	Yes
---	----------	------	------	-----

d. BENCHMARK REVISIONS

The local benchmarks that had originally been established by BHP have been replaced with the HUD standard metrics.

e. DATA COLLECTION METHODOLOGY

There have been no changes to the data collection methodology

ACTIVITY 2012-2

f. DESCRIPTION

Activity 2012-2, Rent simplifications for elderly and disabled households, was approved and implemented in 2012. This activity focuses on four areas: 1) rent based on 26.5% of gross income; 2) triennial recertification; 3) income disregard and 4) a limit on interim decreases.

g. OUTCOME OF HARDSHIP REQUESTS

The hardship capped their rent increase at 7% provided all other variables (such as income, contract rent, utility allowance, etc.) remained the same. As of December 31, 2013, 57 households continued to receive the hardship they had been granted in 2012 when they were transitioned to this rent structure. As of December 31, 2014, 41 households continued to receive a hardship. As of December 31, 2015, 27 households continued to receive the hardship. Fourteen households lost the hardship:

- 11 (79%) are no longer in the program
- 3 (21%) experienced a subsequent increase in their portion of the rent that was less than 7%, therefore the hardship ended

h. BENCHMARK RESULTS

Metric	Baseline	Benchmark	Outcome	Benchmark achieved?
CE #1 - Total cost of task in dollars (decrease) triennial recertification schedule	2012: cost of \$46,332 (1,782 staff hours x \$26 per hour)	Reduce total number of recertifications to 198 with reduction of hours in staff time of greater than 66% (less than 606 hours)	2015 - \$11,778 (453 hours); 2014: \$11,856 (456 hours); 2013: \$13,494 (519 hours);	Yes
CE #2 - Total time to complete the task in staff hours (decrease) triennial recertification schedule	2012 total staff time of 1,782 (3 hours average per recertification x 594 annuals processed)	Reduction of hours in staff time of less than 66%	2015 - 453 hours (151 annuals); 2014 - 456 hours (152 annuals); 2013 - 519 hours (173 annuals);	Yes
CE #2 - Total time to complete the task in staff hours (decrease) elimination of medical deductions	In 2011, 232 households had medical deductions, average was 1 hour per recertification to calculate these deductions	Zero hours	2012: Reduction in staff time of 232 hours, equals staff savings of \$6,032 = 232 x \$26 per hour)	This outcome was achieved in 2012, and BHP continues to realize savings due to elimination of medical deductions from the calculation
CE #3 - Average error rate in completing a task as a percentage (decrease)	Potential for errors calculating medical deductions	Zero errors	Zero (all deductions have been eliminated)	Yes, results realized in 2012

CE #5 - Tenant Rent Share in dollars (increase)	Average Public Housing: \$235 Average Housing Choice: \$274	No change anticipated	2015 results Public Housing: \$216 Housing Choice: \$275	Outcome shows a decrease for PH, resulting from small number of households who remain after conversion
<p>SS #3 - Report the following separately for each category:</p> <ul style="list-style-type: none"> (1) Employed Full-Time (2) Employed Part-Time (3) Enrolled in Educational Program (4) Enrolled in Job Training Program (5) Unemployed (6) Other 	65 total households employed (when this metric was written in 2012, it was not separated by category)	Increase of 1% increase (when this metric was written in 2012, it was not separated by category)	<p>2015: increase of 77%</p> <p>115 total employed households</p> <p>35 Employed full time - 35; Employed part time - 80; Educational program - 0; Job training program - 0; Unemployed - 3; Others - 571 (main source of income is SS or SSDI based on population type)</p>	Yes
SS #8 - Number of households transitioned to self-sufficiency (increase). Self-sufficiency defined as exiting program and moving into market rental or home ownership	Zero	Zero	Zero	This activity applies to households who are elderly and/or disabled and are not expected to transition off the program to self-sufficiency

i. **BENCHMARK REVISIONS**

No revisions have been made to the benchmarks in 2015.

j. **DATA COLLECTION METHODOLOGY**

There have been no changes to the data collection methodology.

ACTIVITY 2012-3

a. **DESCRIPTION**

Activity 2012-3, Rent Simplification for family households, was approved and implemented in 2012. This activity aims to simplify the rent calculation for family households by eliminating all interim increases, eliminate earned income disregard, and planning for a flat tiered rent system. (Flat tiered rent structure implemented in 2014, under Activity 2014-1 and adjusted under Activity 2016-1.)

b. **OUTCOME OF HARDSHIP REQUESTS**

This was not a rent reform activity and no hardship was created.

c. **BENCHMARK RESULTS**

Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
CE #1 - Total cost of task in dollars (decrease) by eliminating interims for income increases	\$6,552 (252 staff hours x \$26 per hour)	Reduction of 60%	2013 results: \$6,981 (268.5 staff hours x \$26 per hour), increase of \$429	In 2014, all interims were eliminated under activity 2014-1 and 3.
CE #2 - Total time to complete the task in staff hours (decrease) by eliminating interims for income increases	252 staff hours (1.5 hours average per interim x 168 interim recertifications processed annually due to increases in income)	Reduction of 60%	2013 results: 268.5 staff hours (1.5 hours average x 179 interims processed)	In 2014, all interims were eliminated under activity 2014-1 and 3.
CE #3 - Average error rate in completing a task as a percentage (decrease)	Potential for errors	Zero errors	Zero	In 2014, all interims were eliminated under activity 2014-1 and 3.
SS #1 - Average earned income of households affected by this policy in dollars (increase)	Average 2012 earned income \$16,400	Increase of 2%	2015 Result: \$19,509	Outcome is an increase of 19% in earned income

<p>SS #3 - Report the following separately for each category:</p> <ul style="list-style-type: none"> (1) Employed Full-Time (2) Employed Part-Time (3) Enrolled in Educational Program (4) Enrolled in Job Training Program (5) Unemployed (6) Other 	<p>2012 baseline: 322 families had earned income (when this metric was written in 2012, it was not separated by category)</p>	<p>Increase of 18 families or 2% in the number of working households (when this metric was written in 2012, it was not separated by category)</p>	<p>2015 result: 343 total families with employment income; Employed full time - 232; Employed part time - 111; Unemployed - 52; Other - 31</p>	<p>Benchmark was achieved, as 21 more families are working in 2015, versus 2012 (increase of 6%)</p>
<p>SS #4 - Number of households receiving TANF assistance (decrease).</p>	<p>2013 baseline: 21 households (5% of total households)</p>	<p>Decrease if possible</p>	<p>2015 result: 18 households (4% of total households)</p>	<p>Due to households leaving and entering the program, decreasing the households on TANF is not always possible</p>
<p>SS #5 - Number of households receiving services aimed to increase self-sufficiency (increase).</p>	<p>Zero</p>	<p>Zero</p>	<p>Zero</p>	<p>This activity is not aimed at increasing services to households</p>
<p>SS #6 - Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease)</p>	<p>2012 baseline: Average HAP \$536</p>	<p>No change anticipated from this activity</p>	<p>2014 result: Average HAP \$737 (as of 12/31/2014)</p>	<p>This metric is no longer applicable (see note below)</p>
<p>SS #7 - PHA rental revenue in dollars (increase)</p>	<p>2011 Public Housing rental revenue was \$1,297,452</p>	<p>No change anticipated from this activity</p>	<p>2014 Public Housing rental revenue was \$1,315,644 (increase of \$36,192)</p>	<p>This metric is no longer applicable (see note below)</p>

SS #8 - Number of households transitioned to self-sufficiency (increase). Self-sufficiency defined as exiting program and moving into market rental or home ownership	Zero	Zero	Zero	This activity is not aimed at increasing services to households
---	------	------	------	---

d. BENCHMARK REVISIONS

Metrics SS #6 and SS #7 are no longer applicable to this activity. Due to conversion of 288 public housing units through Section 18 Disposition and Rental Assistance Demonstration Program, these metrics no longer apply to the original benchmarks set in 2012. RAD funding is different from Housing Choice Vouchers, which would negatively impact the outcome. Of the 337 public housing units in 2012, only 49 remain as of 12/31/15, and the number of family households has been reduced to 22. The public housing families that converted have been placed on the flat tiered rent structure (Activity 2014-1).

e. DATA COLLECTION METHODOLOGY

There have been no changes to the data collection methodology.

ACTIVITY 2012-4

a. DESCRIPTION

Activity 2012-4, Rent simplifications for all households, was approved and implemented in 2012. The goal of this activity was to implement a series of changes to simplify the income and asset verification process for all families. This activity includes allowing households to provide asset and income documentation; exclude income from assets and allow for self-certification of assets that total \$50,000 or less; and limit total household assets to \$50,000 or less upon admission to the public housing and Housing Choice programs. In 2015, three households were denied admission and did not qualify for the exception.

b. OUTCOME OF HARDSHIP REQUESTS

This was not a rent reform activity and no hardship was created. An exception policy was created for households who are elderly and/or persons with disabilities in relation to the asset limit upon admission.

C. BENCHMARK RESULTS

Metric	Baseline	Benchmark	Outcome	Benchmark achieved?
CE #1 - Total cost of task in dollars (decrease) asset income calculation	\$1,677 (64.5 hours x \$26 average per hour)	Reduction of 60%	2015- \$293; 2014- \$351	Outcome was higher than expected, as fewer households have than when activity was written
CE #2 - Total time to complete the task in staff hours (decrease) asset income calculation	64.5 staff hours (86 households x 45 minutes on average)	Reduction of 60%	2015 – 11.25 hours (15 households); 2014 – 13.5 hours (18 households)	Outcome was higher than expected, as fewer households have than when activity was written
CE #3 - Average error rate in completing a task as a percentage (decrease)	Potential for error	Reduce potential for error	2% (in 2015, 15 households have assets over \$50,000) Reduction of 83% potential for errors	By eliminating income from assets in the majority of households, potential for error has been greatly reduced
CE #5 - Tenant Rent Share in dollars (increase)	2011 annual tenant rent due to income from assets was \$3,843	Decrease of \$2,640	2012 annual tenant rent due to income from assets was \$2,360. Decrease of \$1,483 in tenant rent due to income from assets.	This outcome was achieved in 2012. Information on assets under \$50,000 is no longer available as designed by the activity

d. BENCHMARK REVISIONS

No revisions to the benchmarks were made in 2015.

e. DATA COLLECTION METHODOLOGY

There have been no changes to the data collection methodology.

ACTIVITY 2012-5

a. DESCRIPTION

Activity 2012-5, Elimination of the 40% of income cap in the voucher program, was approved and implemented in 2012. The goal of this activity was to provide more rental choices to Housing Choice voucher holders by eliminating the 40% of income towards rent cap when they initially lease up. In 2015, 17 families rented a unit where their portion of the rent was more than 40% (but less than 65%) of their income.

b. OUTCOME OF HARDSHIP REQUESTS

This was not a rent reform activity and no hardship was created.

c. BENCHMARK RESULTS

Metric	Baseline	Benchmark	Outcome	Benchmark achieved?
HC #5 - Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase)	Zero	2% or 17 households	2015 - 17 households; 2014 - 12 households; 2013 - 6 households; 2012 - 5 households	Benchmark was achieved in 2015. This is dependent on rental market, available units, and participant choice

d. BENCHMARK REVISIONS

No revisions were made to the benchmarks in 2015.

e. DATA COLLECTION METHODOLOGY

There have been no changes to the data collection methodology.

ACTIVITY 2012-6

a. DESCRIPTION

Activity 2012-6, Implement a flat utility allowance for the voucher program, was designed to increase voucher holders’ ease of understanding of the rent calculation and how utilities affect the maximum contract rent allowed. This activity was approved and implemented in 2012.

b. OUTCOME OF HARDSHIP REQUESTS

This was not a rent reform activity and no hardship was created.

C. BENCHMARK RESULTS

Metric	Baseline	Benchmark	Outcome	Benchmark achieved?
CE #1 - Total cost of task in dollars (decrease) explanation of utility allowance in briefings	\$20/briefing (45 minutes x \$26 hour)	25% reduction	\$10/briefing (22 minutes x \$26 hour)	Simplified utility allowance will continue to allow for less time spent in briefings to explain the allowance
CE #2 - Total time to complete the task in staff hours (decrease) explanation of utility allowance in briefings	Average of 45 minutes per briefing	25% reduction	Average of 22 minutes per briefing	Simplified utility allowance will continue to allow for less time spent in briefings to explain the allowance
CE #3 - Average error rate in completing a task as a percentage (decrease)	Potential for error	Reduction in error to zero	0	Yes
CE #5 - Tenant Rent Share in dollars (increase)	Average utility allowance in 2011 was \$70	Reduction of \$6 for the average utility allowance	Average utility allowance was \$63, reduction of \$7 or 10%	This outcome was achieved in 2012 and all participants are on the simplified utility allowance system

d. BENCHMARK REVISIONS

No revisions were made to the benchmarks in 2015.

e. DATA COLLECTION METHODOLOGY

There have been no changes to the data collection methodology.

ACTIVITY 2013-1

a. DESCRIPTION

Activity 2013-1, Housing Quality Standards Inspection Schedule, was written to replace Activity 2012-7. This activity aligns the HQS inspection with the recertification schedule. Beginning in 2013, for all households who are elderly or a person with disabilities, the inspection schedule now follows the recertification schedule which is conducted every three years. Beginning in 2014, when Activity 2014-1 was implemented, inspections for the work-abled family households were lined up with the biennial recertification schedule. This activity was approved and implemented in 2013.

b. OUTCOME OF HARDSHIP REQUESTS

This was not a rent reform activity and no hardship was created.

c. BENCHMARK RESULTS

Metric	Baseline	Benchmark	Outcome	Benchmark achieved?
CE #1 - Total cost of task in dollars (decrease) inspections following the recertification schedule	2012: 755 inspections	Reduction of 66%	2015 - 155 inspections; 2014 - 332 inspections; 2013 - 382 inspections	Yes
CE #2 - Total time to complete the task in staff hours (decrease)	Inspections are conducted by an outside contractor	N/A	N/A	N/A – savings relate to cost of outside contractor, not staff
CE #3 - Average error rate in completing a task as a percentage (decrease)	Activity not designed to reduce errors	N/A	N/A	N/A – savings relate to cost of outside contractor, not staff

d. BENCHMARK REVISIONS

No revisions were made to the benchmarks in 2015.

e. DATA COLLECTION METHODOLOGY

There have been no changes to the data collection methodology.

ACTIVITY 2013-2

a. DESCRIPTION

Activity 2013-2, Eliminate Utility Reimbursement Payments, was approved and implemented in 2013. The focus of this activity was to ensure that all public housing residents and Housing Choice participants are contributing towards their rental payment (or at a minimum to ensure that residents and participants are not receiving payments to live on housing assistance). Households who received a utility reimbursement payment (URP) in April 2013 continued to receive one through March 2014, unless there was an interim change in their circumstances that resulted in no URP. No new instances of URP were allowed after April 1, 2013.

b. OUTCOME OF HARDSHIP REQUESTS

All households who were receiving URP on April 1, 2013 continued to receive it until their circumstances changed which disqualified them, or March 1, 2014, whichever came first. Households met with their Occupancy Specialist within the first three months of implementation. Reminders with information on utility use and grants were sent in October 2013 and January 2014. There were 12 households who were still receiving URP as of March 31, 2014 and it was eliminated as of as of April 1, 2014 when the hardship ended.

c. BENCHMARK RESULTS

Metric	Baseline	Benchmark	Outcome	Benchmark achieved?
CE #1 - Total cost of task in dollars (decrease) elimination of utility reimbursement payments	\$12,396 (cost of 42 URP as of 4/1/2013) \$247 (cost to mail 42 URPs each month)	Zero	Zero	Yes
CE #2 - Total time to complete the task in staff hours (decrease)	84 staff hours (42 checks x 10 minutes per check to print, stuff and mail)	Zero	Zero as of 4/1/14	Yes
CE #3 - Average error rate in completing a task as a percentage (decrease)	This activity was not designed to eliminate errors	N/A	N/A	N/A

CE #5 - Tenant Rent Share in dollars (increase)	Participants receiving a utility reimbursement had a tenant rent share of zero	No change anticipated	Tenant rent share remains at zero; however, they no longer receive the utility reimbursement payment to pay for their utilities	Yes
---	--	-----------------------	---	-----

d. **BENCHMARK REVISIONS**

No revisions were made to the benchmarks in 2015.

e. **DATA COLLECTION METHODOLOGY**

There have been no changes to the data collection methodology.

ACTIVITY 2013-3

a. **DESCRIPTION**

Activity 2013-2, Local Voucher Program in Partnership with Safehouse Progressive Alliance for Nonviolence (SPAN), was approved and implemented in 2013. This activity focuses on continuing BHP’s partnership with Safehouse Progressive Alliance for Nonviolence (SPAN). The activity, which provides eight families who are victims of domestic violence with housing assistance through BHP and case management services through SPAN, allows BHP to use vouchers for transitional housing.

b. **OUTCOME OF HARDSHIP REQUESTS**

This was not a rent reform activity and no hardship was created.

c. **BENCHMARK RESULTS**

Metric	Baseline	Benchmark	Outcome	Benchmark achieved?
CE #4 - Amount of funds leveraged in dollars (increase)	Zero, prior to this activity, no households were receiving services	\$16,000 (\$2,000 per household x 8 households)	2015 - \$16,000; 2014 - \$18,060	Yes

SS #5 - Number of households receiving services aimed to increase self-sufficiency (increase)	Zero	8	8	Yes
SS #8 - Number of households transitioned to self-sufficiency (increase). Self-sufficiency defined as exiting program and moving into market rental or home ownership	Zero for 2014	Zero in 2014 Goal of 4 in 2015	2015: 2	No, only 3 families entered the program in 2013, 2 of which graduated successfully in 2015
HC #3 - Average applicant time on wait list in months (decrease)	12 months (previously this program existed at a property where time spent in housing was unlimited)	Reduce by 50% (goal was to reduce by 50% based on this being a two-year transitional program)	2015 - 9 months (decrease of 3 months or 25%); 2014 - 7 months (decrease of 5 months or 42%)	Benchmark not met due to program participants have not yet reached the end of the transitional two-year period
HC #5 - Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase)	Zero	8	8	All of these families are victims of domestic violence, therefore all eight of them have moved to better situations and units

On January 1, 2015 we had eight families participating in this program. Two successfully graduated and one was terminated from the program for non-compliance. As of December 31, 2015, we had five families participating in this program, all who entered the program in 2014 and will be up for graduation in 2016.

d. **BENCHMARK REVISIONS**

No revisions were made in 2015.

e. **DATA COLLECTION METHODOLOGY**

There have been no changes to the data collection methodology.

ACTIVITY 2013-4

a. **DESCRIPTION**

Activity 2013-4, Use of Replacement Housing Factor Funds for other housing, was approved and implemented in 2013. This activity allows BHP to use Replacement Housing Factor (RHF) Funds to build other affordable housing units. In 2013, BHP used RHF Funds at 1175 Lee Hill, a 31-unit community for chronically homeless using the Housing First model. Construction began in 2013, with full completion and full occupancy in November 2014. In 2015, no funds were used under this activity. With the disposition of 148 public housing units in 2015, BHP anticipates receiving Demolition or Disposition Transitional Funding in 2016 and will use those funds for other local affordable housing opportunities.

b. **OUTCOME OF HARDSHIP REQUESTS**

This was not a rent reform activity and no hardship was created.

c. **BENCHMARK RESULTS**

Metric	Baseline	Benchmark	Outcome	Benchmark achieved?
CE #4 - Amount of funds leveraged in dollars (increase)	Zero	2015 – \$0 2014 - \$0 2013 - \$600,000	2015 - \$0; 2014 - \$0; 2013 - \$7,433,805 for 1175 Lee Hill	Yes
HC #1 – Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase)	Zero	2013: 31 2014: 0 2015: 0	2015 – 0; 2014 - 31 new units for chronically homeless at 1175 Lee Hill	Yes

HC #2 – Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase)	Zero	Zero	2015 - 0; 2014 - 0	Yes
HC #5 - Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase)	2015 – zero 2014 – 31 households	2015 - 0 2014 - 31	2015 – 0; 2014 - 31 formerly homeless households housed at 1175 Lee Hill	Yes

d. BENCHMARK REVISIONS

No revisions were made to the benchmarks in 2015. As funding is made available, the benchmarks will be updated.

e. DATA COLLECTION METHODOLOGY

There have been no changes to the data collection methodology.

ACTIVITY 2014-1

a. DESCRIPTION

This activity transitioned all work-abled families in the Housing Choice Voucher Program to a flat tiered rent. Rent is determined using a two-step system. Family size and gross income places the family into an income tier. Total tenant payment is determined by the income tier and the actual size of the unit rented. Other elements of this activity include:

- Minimum rent increased from \$50 to between \$120 and \$180 based on bedroom size,
- Families were recertified effective August 2014, the next recertification will be effective June 2016,
- Interim recertification for income increases and decreases have been eliminated except in certain cases, and
- A flat fee per ineligible family member is added to the total tenant payment per month instead of prorating the housing assistance.

In October 2015, work-abled families who were residing in the public housing units that converted under the Section 18 Disposition and Rental Assistance Demonstration Programs were transitioned to the flat tiered rent program. Due to the timing of this conversion, this activity will be reported based on two groups: Housing Choice Voucher and Project Based Vouchers. For the Housing Choice Voucher

group, the recertifications are effective in even years. Metric data will be reported for this group in 2016. For Project Based Voucher, the recertification will be effective in odd years. For 2015, the baselines have been updated for the Project Based Voucher group, with results being reported in 2017.

b. OUTCOME OF HARDSHIP REQUESTS

There were two different hardship cases for this activity.

Maximum rent increases: When the public housing work-abled households were converted under Section 18 and RAD, they were brought over to the flat tiered rent structure with the ineligible family member fee. The maximum rent increase was capped at 7%. Eighty-eight families qualified for the hardship. These families will not see another increase until October 2017 (provided all other factors remain the same, including contract rent, utility allowance, unit size, etc.)

No interim recertifications: In 2015, we had 14 requests for interim recertifications due to income loss. Of these 14 requests, four were approved and an interim to remove the income that was lost was processed. Of the ten that were denied, four were referred to the Safety Net Program. All four did contact our partner agency and were assisted. The assistance totaled \$2,169.

c. BENCHMARK RESULTS

The baselines below relate to the Project Based Voucher group only (includes Broadway East, Diagonal Court, Iris Hawthorn, Kalmia and Manhattan communities).

Metric	Baseline	Benchmark	Outcome	Benchmark achieved?
CE #1 - Total cost of task (decrease)	\$17,862 (471 staff hours x \$26 per hour)	40% reduction over the two-year recertification period	Results to be realized in 2017 at time of mass recertification	Results to be realized in 2017 at time of mass recertification
CE #2 - Total time to complete the task in staff hours (decrease)	687 total staff hours (3 staff hours per recertification X 157 recertifications)	40% reduction over the two-year recertification period	Results to be realized in 2017 at time of mass recertification	Results to be realized in 2017 at time of mass recertification
CE #5 - Tenant Rent Share in dollars (increase)	\$484	Increase of no more than 7%	Results to be realized in 2017 at time of mass recertification	Results to be realized in 2017 at time of mass recertification

SS #1 - Increase in household income	\$20,494 (as of 12/31/2015)	Increase of 2%	Results to be realized in 2017 at time of mass recertification	Results to be realized in 2017 at time of mass recertification
SS #3 - Increase in positive outcomes in employment status: <ul style="list-style-type: none"> - Full Time - Part Time - Educational Program - Job Training - Unemployed - Other 	Employed full time - 94; Employed part time - 24; Unemployed - 4; Other - 7	Full time: increase by 2% Part time: increase by 2% Educational Program: no change Job Trainee: no change Unemployed: decrease by 2%	Results to be realized in 2017 at time of mass recertification	Results to be realized in 2017 at time of mass recertification
SS #4 - Number of households receiving TANF (decrease)	1 household receiving TANF	No decrease	Results to be realized in 2017 at time of mass recertification	Results to be realized in 2017 at time of mass recertification
SS #5 - Number of households receiving services aimed to increase self-sufficiency	Zero	No increase	Results to be realized in 2017 at time of mass recertification	Results to be realized in 2017 at time of mass recertification
SS #8 - Number of families moved to self-sufficiency. Self-sufficiency defined as exiting program and moving into market rental or home ownership	Zero	1 (one)	Zero	Results to be realized in 2017 at time of mass recertification

d. BENCHMARK REVISIONS

Revisions were made to separate the two groups of vouchers: Housing Choice (tenant based) versus Project Based Vouchers. This change was made due to the recertification schedule of each group being in separate years and the addition of services to the Project Based Voucher sites.

e. DATA COLLECTION METHODOLOGY

There have been no changes to the data collection methodology.

ACTIVITY 2014-3

a. DESCRIPTION

The main objective of this activity was to allow for elderly households and households with a person with disabilities be allowed to increase their income while not experiencing an immediate increase in rent, while also allowing for one interim decrease due to income loss per year.

b. OUTCOME OF HARDSHIP REQUESTS

Hardships are allowed based on reasonable accommodations or extenuating circumstances. No requests were made in 2014.

c. BENCHMARK RESULTS

Metric	Baseline	Benchmark	Outcome	Benchmark achieved?
CE #1 -Total cost of task (decrease) interim recertifications for income changes	\$2,574 (99 x average of \$26 per hour)	40% reduction over the three-year recertification period	2015 - \$2,652; 2014 result - \$0	No, more interims were processed in 2015 for disabled households losing income than anticipated
CE #2 - Total time to complete the task in staff hours (decrease).	99 total hours (1.5 hours per interim x 66 interim recertifications (prior to implementation))	40% reduction over the three-year recertification period	2015 – 102 hours (68 interims); 2014 result: Zero hours	No, more interims were processed in 2015 for disabled households losing income than anticipated
SS #1 - Increase in household income	Average household income at 12/31/13 Public Housing: \$10,276 Housing Choice: \$11,763	Increase of 2%	2015 – Public Housing: \$10,788 Housing Choice: \$12,748 2014 - Public Housing: \$10,104 Housing Choice: \$11,782	Outcome shows slight decrease at PH and slight increase at S8. Due to type of population, this is not unexpected.

<p>SS #3 - Increase in positive outcomes in employment status:</p> <ul style="list-style-type: none"> - Full Time - Part Time - Educational Program - Job Training - Unemployed - Other 	<p>2014 results:</p> <p>Employed full time - 18; Employed part time - 87; All others - 0 (main source of income is SS or SSDI based on population type)</p>	<p>Full time: increase of 2%; Part time: increase of 2%; Educational program: no change; Job Trainee: no change; Unemployed: decrease of 2%</p>	<p>2015 results:</p> <p>Employed full time - 35; Employed part time - 80; Unemployed - 3; Other - 571 (main source of income is SS or SSDI based on population type)</p>	<p>Yes</p>
<p>SS #8 - Number of families moved to self-sufficiency - defined as moving into market rental or home ownership</p>	<p>Zero</p>	<p>Zero</p>	<p>Zero</p>	<p>This activity is aimed at elderly and disabled households with no expectation to move to market rental or home ownership</p>

d. BENCHMARK REVISIONS

The benchmarks or metrics have not been revised for this activity.

e. DATA COLLECTION METHODOLOGY

There have been no changes to the data collection methodology.

ACTIVITY 2014-4

a. DESCRIPTION

This activity removed the flat rent option for all households in public housing. In 2015, 288 of the total 337 public housing units were converted to project based vouchers. Benchmarks for this activity will be reset in 2016 for the remaining 49 public housing units.

b. OUTCOME OF HARDSHIP REQUESTS

This activity affected families in 2014, no further hardships have been granted.

C. BENCHMARK RESULTS

Metric	Baseline	Benchmark	Outcome	Benchmark achieved?
CE #5 - PHA rental revenue in dollars (increase)	Will be reset as of 12/31/15 due to conversion of 85% of the PH units to vouchers	Will be reset		

d. BENCHMARK REVISIONS

The benchmarks will be revised for this activity in 2016 to reflect the conversion of 85% of the public housing units to vouchers.

e. DATA COLLECTION METHODOLOGY

There have been no changes to the data collection methodology.

ACTIVITY 2014-5

a. DESCRIPTION

This activity changes the mobility options for families who live at Woodlands, a project-based voucher community, and participate in the Family Self-Sufficiency (FSS) Program. In order to request the next available voucher and move out of Woodlands, they must stay a minimum of three years (except in extenuating circumstances). Upon successful graduation from FSS, they must move out of Woodlands, and may leave with a voucher if the family continues to need the housing assistance.

b. OUTCOME OF HARDSHIP REQUESTS

Households may request an exemption from the three year rule if there are extenuating circumstances. In 2015, there were no requests. One household left the program prior to graduation. There were five successful graduations, three of which left with a voucher.

C. BENCHMARK RESULTS

Metric	Baseline	Benchmark	Outcome	Benchmark achieved?
CE #1 - Total cost of task in dollars (decrease) applicant processing	\$780 (30 hours x \$26 per hour average)	\$390 (15 hours x \$26 per hour average)	\$650 (25 hours x \$26 per hours average)	No, we had more successful graduates than anticipated
CE #2 - Total time to complete the task in staff hours (decrease)	30 total hours (5 hours on average x 6 families moved in 2013 with next available voucher; 2 successful graduations and 4 without graduating from the FSS program)	15 total hours (5 hours on average x 3 successful graduations per year who move with a voucher)	25 total hours (5 hours on average x 5 successful graduations in 2015 who moved with a voucher)	No, we had more successful graduates than anticipated
CE #3 - Average applicant time on FSS wait list in months (decrease)	10.3 months	Decrease of one month	201 - 8 months; 2014 - 10.5 months	Yes

d. BENCHMARK REVISIONS

No revisions were made in 2015.

e. DATA COLLECTION METHODOLOGY

There have been no changes to the data collection methodology.

ACTIVITY 2014-6

a. DESCRIPTION

This activity allows BHP to set rent limits and conduct our own rent reasonableness test for vouchers that have been project-based and the developer has conducted a market study. In 2014, this activity was applied specifically to the vouchers that were project-based at 1175 Lee Hill, which is a 31-unit community that houses the chronically homeless. In 2015, it was applied to Kalmia and Walnut Place, the two public housing sites that converted under Section 18 disposition to project-based vouchers.

b. OUTCOME OF HARDSHIP REQUESTS

This is not a rent reform activity and no hardship was created.

c. BENCHMARK RESULTS

Metric	Baseline	Benchmark	Outcome	Benchmark achieved?
CE #1 – Total cost of task in dollars (decrease) to set reasonable rents	Average cost of an independent consultant to determine reasonable rent: \$6,000	Total cost reduced to \$130 (Reduce external cost by \$6,000; Increase internal staff time to \$130 (5 hours x \$26))	2015 - \$650 (rents for Kalmia and Walnut Place); 2014 - \$130 (rents for 1175 Lee Hill)	No
HC #1 - Number of new housing units made for households at or below 80% AMI as a result of activity	31 in 2014	31 in 2014	2015 - 0; 2014 - 31	Yes
HC #2 - Number of housing units preserved for households at or below 80% AMI that would otherwise not be available	148 in 2015	148 in 2015	2015 - 148 2014 - 0	Yes

d. BENCHMARK REVISIONS

The benchmarks or metrics have not been revised for this activity.

e. DATA COLLECTION METHODOLOGY

There have been no changes to the data collection methodology.

ACTIVITY 2015-1

a. DESCRIPTION

This activity allows BHP to create an affordable housing acquisition and development fund. MTW funds can be used to pursue opportunities in the city of Boulder to build new rental units as well as acquire existing land and/or units to increase the number of affordable housing units.

b. OUTCOME OF HARDSHIP REQUESTS

This is not a rent reform activity and no hardship was created.

c. BENCHMARK RESULTS

Metric	Baseline	Benchmark	Outcome	Benchmark achieved?
HC #1 - Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Zero	Zero in 2015	Zero	Yes
HC #2 - Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	Zero	Zero in 2015	Zero	Yes
HC #5 - Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase)	Zero	Zero in 2015	Zero	Yes

CE #4 - Amount of funds leveraged in dollars (increase)	Zero	Zero in 2015	Zero	Yes
---	------	--------------	------	-----

d. BENCHMARK REVISIONS

The benchmarks or metrics have not been revised for this activity. Due to the timing of receipt of the funds and the nature of this being a market-driven opportunity, no new units expected until 2016 or later.

e. DATA COLLECTION METHODOLOGY

There have been no changes to the data collection methodology.

ACTIVITY 2015-2

a. DESCRIPTION

This activity allows the partners and/or owner at project-based voucher communities to refer applicants to these properties, which offer in-depth case management services. In 2015, this activity applied to 1175 Lee Hill, Broadway East, Holiday McKinney, and Woodlands Communities. There were nine move-ins at Lee Hill, five at Broadway East, and six at Woodlands.

b. OUTCOME OF HARDSHIP REQUESTS

This is not a rent reform activity and no hardship was created.

c. BENCHMARK RESULTS

Metric	Baseline	Benchmark	Outcome	Benchmark achieved?
CE #1 - Total cost of task in dollars (decrease) to maintain wait list	\$2,340 (90 hours per year x \$26 per hour)	\$0	2015 - \$0	Yes

CE #2 - Total time to complete the task in staff hours (decrease)	90 hours	15 hours (only time needed to process applicants, no wait list management)	2015 - 20 hours	No, there were more move-ins than anticipated
HC #3 - Average applicant time on wait list in months (decrease)	31.5 months	2 months	2015 - 0	Yes
HC #4 - Number of households at or below 80% AMI that would lose assistance or need to move (decrease)	Zero	Zero	2015 - 0	Yes

d. BENCHMARK REVISIONS

The benchmarks or metrics have not been revised for this activity.

e. DATA COLLECTION METHODOLOGY

There have been no changes to the data collection methodology.

ACTIVITIES NOT YET IMPLEMENTED

BHP does not have any activities that have not been implemented.

ACTIVITIES ON HOLD

BHP does not have any activities that have been placed on hold.

CLOSED OUT ACTIVITIES

ACTIVITY 2012-7

MTW Activity 2012 – 7, Implement a Landlord Self-Certification System for HQS Inspections in the Voucher Program, was never implemented. When the activity was written, the objective was to reduce the frequency of inspections for those participants and landlords who were in compliance with HQS inspections and had been for the past year or more. When it came time to implement the activity, it became apparent that the responsibility of certifying to the standards would put a burden on the landlords, as well as the agency to ensure that landlords were completing the forms and returning them. The activity was re-written and approved in the 2013 MTW Annual Plan under Activity 2013 – 1. This activity allows the inspection cycle to follow the recertification schedule.

a. YEAR APPROVED

2012

b. YEAR IMPLEMENTED (IF APPLICABLE)

This activity was never implemented.

c. YEAR ACTIVITY CLOSED

2012

d. FINAL OUTCOME AND LESSONS LEARNED

N/A

e. POTENTIAL BENEFITS OUTSIDE OF CURRENT MTW FLEXIBILITIES

N/A

f. YEARLY OUTCOMES

N/A

g. ADDITIONAL EXPLANATIONS OF OUTCOMES

N/A

ACTIVITY 2014-2

MTW Activity 2014-2: Rent Reform for Public Housing Work-Abled Families was not implemented, nor will it be. With the conversion of six of the eight public housing sites under Section 18 disposition or RAD in 2015, the households in the converted sites will be transitioned to the voucher program. MTW Activity 2014-1 applies to the work-abled households. For elderly households and persons with disabilities, their rent will continue to be calculated per MTW Activity 2012-2.

h. YEAR APPROVED

2014

i. YEAR IMPLEMENTED (IF APPLICABLE)

This activity was never implemented.

j. YEAR ACTIVITY CLOSED

N/A

k. FINAL OUTCOME AND LESSONS LEARNED

N/A

l. POTENTIAL BENEFITS OUTSIDE OF CURRENT MTW FLEXIBILITIES

N/A

m. YEARLY OUTCOMES

N/A

n. ADDITIONAL EXPLANATIONS OF OUTCOMES

N/A

V. SOURCES AND USES OF FUNDS

A. ACTUAL SOURCES AND USES OF MTW FUNDING FOR THE FISCAL YEAR

Please see tables on following pages.

B. LOCAL ASSET MANAGEMENT PLAN

Please see tables on following pages.

Annual MTW Report

V.3.Report.Sources and Uses of MTW Funds

A. MTW Report: Sources and Uses of MTW Funds

Actual Sources and Uses of MTW Funding for the Fiscal Year

PHAs shall submit their unaudited and audited information in the prescribed FDS format through the Financial Assessment System - PHA (FASPHA), or its successor system

Describe the Activities that Used Only MTW Single Fund Flexibility

BHP does not activities that use only MTW Single Fund Flexibility.

V.4.Report.Local Asset Management Plan

B. MTW Report: Local Asset Management Plan

Has the PHA allocated costs within statute during the plan year?

Yes

Has the PHA implemented a local asset management plan (LAMP)?

or

No

If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. It shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.

Has the PHA provided a LAMP in the appendix?

or **No**

N/A

V.5.Report.Unspent MTW Funds

C. MTW Report: Commitment of Unspent Funds

In the table below, provide planned commitments or obligations of unspent MTW funds at the end of the PHA's fiscal year.

Account	Planned Expenditure	Obligated Funds	Committed Funds
N/A	None as of 12/31/2015	0	0
Total Obligated or Committed Funds:		0	0

N/A

Note: Written notice of a definition of MTW reserves will be forthcoming. Until HUD issues a methodology for defining reserves, including a definition of obligations and commitments, MTW agencies are not required to complete this section.

VI. ADMINISTRATIVE

A. HUD REVIEWS, AUDITS OR PHYSICAL INSPECTIONS THAT REQUIRE AGENCY ACTION

Due to budgetary constraints, BHP was not one of the MTW sites visited by the MTW HUD Office in 2015. No HUD reviews, audits or physical inspections have been conducted.

B. RESULTS OF LATEST AGENCY-DIRECTED EVALUATIONS

BHP worked in partnership with the University of Colorado (CU) to develop the rent controlled study to evaluate the effects of the rent reform structures that were implemented in 2014. The baseline survey was administered at the time of mass recertification for the Housing Choice Voucher Program work-able households, and in the early summer for the Public Housing work-abled households. The 2014 Baseline Survey of Work-Able Households in the Public Housing and Housing Choice Voucher Programs was included in the 2014 Annual Report. The survey was given to all Public Housing households in the summer of 2015 to coincide with the conversion of 85% of the public housing units. The report that begins on the next page details the outcomes of this survey and provides some comparisons to the baseline data for this group only.

C. CERTIFICATION THAT AGENCY HAS MET THE THREE STATUTORY REQUIREMENTS

Boulder Housing Partners hereby certifies that the three statutory requirements of: 1) assuring that at least 75 percent of the families assisted by the Agency are very low-income families; 2) continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and 3) maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration have been met.

REPORT ON THE 2015 SURVEY OF WORK-ABLE PUBLIC HOUSING HOUSEHOLDS

IN

BOULDER HOUSING PARTNERS' MOVING TO WORK PROGRAM

Prepared for Boulder Housing Partners by:

Willem van Vliet—

Center for Community Engagement, Design and Research

University of Colorado, Boulder

with assistance by Anirban Pal

February 15, 2016

**REPORT ON THE 2015 SURVEY OF WORK-ABLE PUBLIC HOUSING HOUSEHOLDS IN
BOULDER HOUSING PARTNERS' MOVING TO WORK PROGRAM**

1. Background: 2014 baseline survey of work-able households¹

As part of its evaluation of its Moving to Work (MTW) program, Boulder Housing Partners (BHP) is collaborating with the Center for Community Engagement at the University of Colorado. The Center, which has extensive experience in evaluation and assessment, advised BHP on the research design in which eligible households will be compared with themselves through data collected at annual intervals over an extended period. In spring and summer of 2014, BHP gathered baseline data that became a reference point for future years.

The baseline data were collected through a self-administered survey. Development of the survey questionnaire involved extensive input from BHP staff, focus groups with residents (conducted separately in English and Spanish), and a pilot that resulted in final revision of the instrument.

The baseline survey was distributed in April 2014 to all work-able Section 8 (S8) households, in English as well as Spanish, as part of the recertification process. After two follow-up requests, the final response rate was 95%. In May 2014, all work-able site-based public housing (PH) households also received the questionnaire by mail, with two follow-up requests. Considering a relatively low response rate after the initial mailing, BHP offered an incentive in the form of \$100 gift certificates awarded to five households randomly selected from all those participating in the survey, resulting in a final response rate of 68%. These are high response rates relative to other studies of public housing residents.

¹ See explanatory notes on p. 81.

The S8- and PH-populations were distinctly different. In the survey, 93% in PH identified with Hispanic/Latino vs. 47% in S8. Relatedly, English was the primary language spoken at home for only 8% in PH, vs. 68% in S8. Additional data from BHP files also showed that 84% of the households in PH had at least one member of the family who was not legally able to receive housing assistance, versus 25% of the households in S8. The survey findings related to self-sufficiency often reflected these differences.

The questionnaire was completed by the head of household, taking 20-30 minutes. The questions aimed to establish how respondents place themselves or their households on a self-sufficiency scale in ten domains: housing, employment, income, food, transportation, child care, support networks, legal matters, health, and education.

Other questions asked about barriers that hinder households' progress in each self-sufficiency domain related to, for example, income, skills, child care, and transportation. In addition, respondents were asked to provide some household background information (e.g., primary language, health insurance coverage).

2. Evaluation of BHP's MTW-Program: Year Two

The limited number of work-able BHP-households in both S8 and public housing prevent a research design in which one would compare households in a "control group" with households in a "treatment group," targeted by interventions intended to increase their self-sufficiency. Therefore, the BHP evaluation compares households with themselves over time in order to ascertain whether changes take place, and if so, which ones and how any observed changes may be linked to interventions that have happened in the interim. To this end, BHP envisions conducting annual collection of data on all of its work-able households. This periodic gathering of household information makes it possible to monitor resident experiences and make programmatic adjustments as deemed appropriate to support vulnerable residents in particular.

Against this background, in 2015 BHP conducted a second-year survey among its work-able PH households.² For reasons of administrative efficiency and to maximize the response rate, the survey was integrated with the recertification process. This linkage proved to be very effective: *the response rate rose from an already very respectable 68% in the 2014 survey to 97% in 2015*. The absolute number of households participating in the survey increased from 85 to 113 of whom 71 participated in both surveys (see Table 1).

Table 1 – Work-able Households in BHP Public Housing and their Participation in the 2014 and 2015 Surveys

	2014	2015
PH households in BHP administrative data set	131	117
PH households participating in survey	85	113
Survey response rate	65%	97%
PH households participating in <u>both</u> 2014 and 2015 survey	71	
PH households that moved out after 2014 survey (attrition)	20	
PH households that moved in after 2014 survey		10

² The follow-up survey among S8 households will take place in spring 2016.

This report examines outcomes for all of the households surveyed in 2014 and all of the households surveyed in 2015, thus comparing total household populations in each year with each other.

The population surveyed in 2014 included households that moved out before the 2015 survey (attrition) while the population surveyed in 2015 includes households who either moved into PH after the 2014 survey or lived in PH in 2014, but did not then participate in the survey (hence no comparative data for these two groups of households exist). In other words, the 2014 and 2015 populations for this aggregate comparison are not completely identical. However, the comparison is still valuable because it offers a picture of how the total work-able household population in each year was doing in each of the ten self-sufficiency domains.

This report also takes a look at the households that moved out of PH (N=20) as well as the new households that moved into PH (N=10) after the 2014 survey.

Additional analyses of the 2014 and 2015 data, not yet available for this report, will compare the core group of 71 households for whom information is available for both years, with a focus on comparing individual households with themselves to see whether these households experienced changes over this one-year period. Those analyses will also make it possible to identify specific households in urgent or crisis situations that have worsened and may benefit from targeted interventions.

3. Findings

3.1. Household Characteristics

Based on BHP's administrative files on PH households, *we see no or only negligible changes in key variables related to household composition such as household size, number and age of dependents. Head of household characteristics such as age, gender, citizenship status, and ethnic background, similarly remain virtually unchanged between 2014 and 2015* (Figures 1 and 2).

Figure 1 – Comparison of Public Housing Household Characteristics: 2014 and 2015

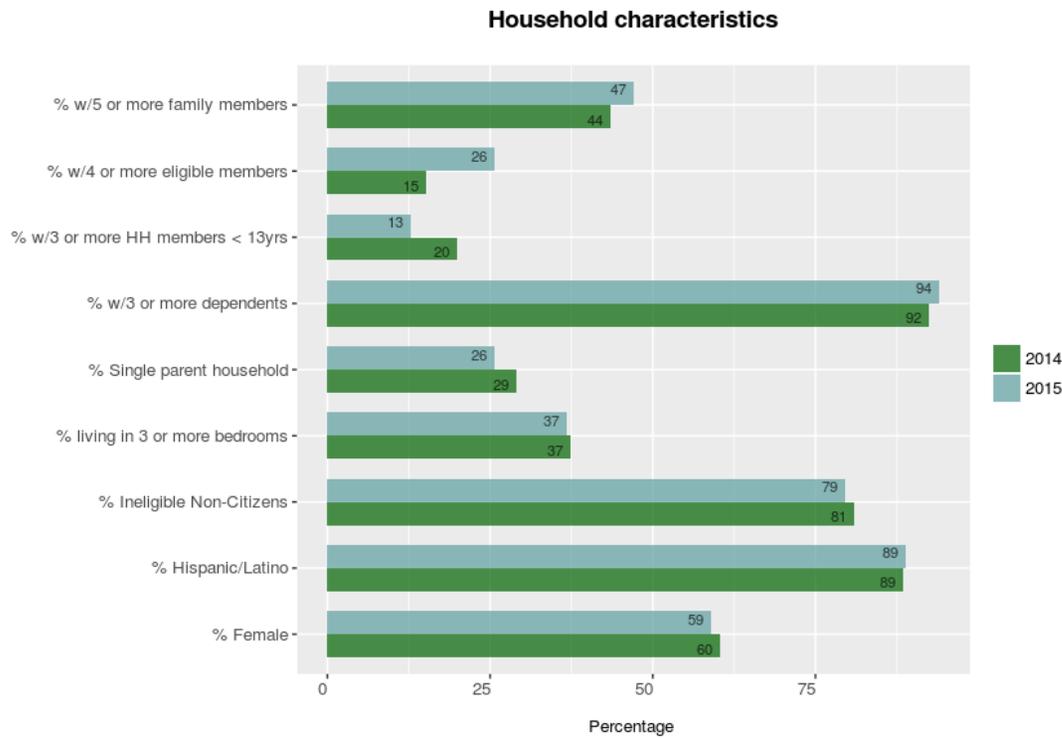


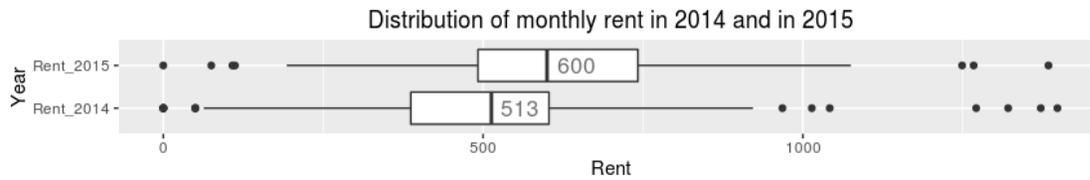
Figure 2 – Age of Public Housing Household Heads: Range and Median in 2014 and 2015



Survey data also indicate that the percentage of households that consider themselves Latino/Hispanic held steady (93% in 2014 and 95% in 2015).

There are two exceptions to this pattern of great stability. The *two noteworthy changes relate to rent level and household annual income*. According to BHP’s administrative data, the median rent paid by PH households in 2015 was 17% higher than it was in 2014, rising from \$513 per month to \$600 per month (Figure 3).

Figure 3 – Monthly Rent for Public Housing Households: Range and Median in 2014 and 2015



At the same time, median annual household income climbed from \$18,200 per year to \$22,571 per year, an increase of 24% (See Figure 4). According to these numbers, the median rent burden decreased from 33.8% in 2014 to 31.9% in 2015.

Figure 4 – Annual Income of Public Housing Households: Range and Median in 2014 and 2015



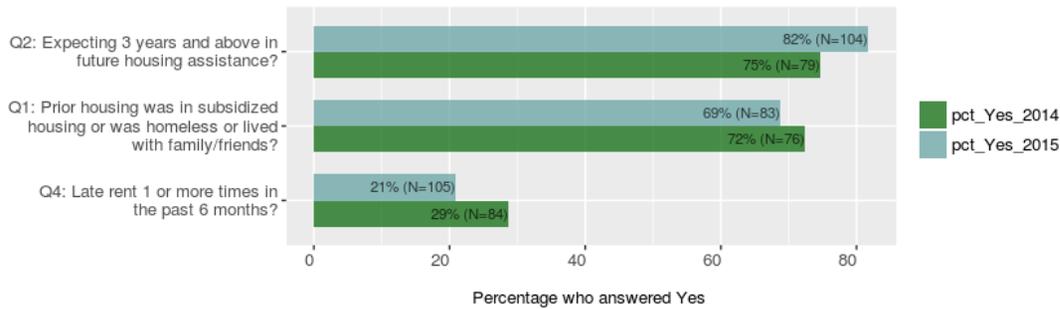
3.2. Survey Results

3.2.1. Housing

Survey results show minimal changes in the housing situation of PH households. Slightly more households expect to stay in BHP housing for more than three years (82% in 2015 v. 75% in 2014), but the difference is very small. We also see that a lower percentage report having been late in paying rent at least once in the last six months (21% in 2015 v. 29% in 2014), which may be attributable to a BHP effort to provide cash

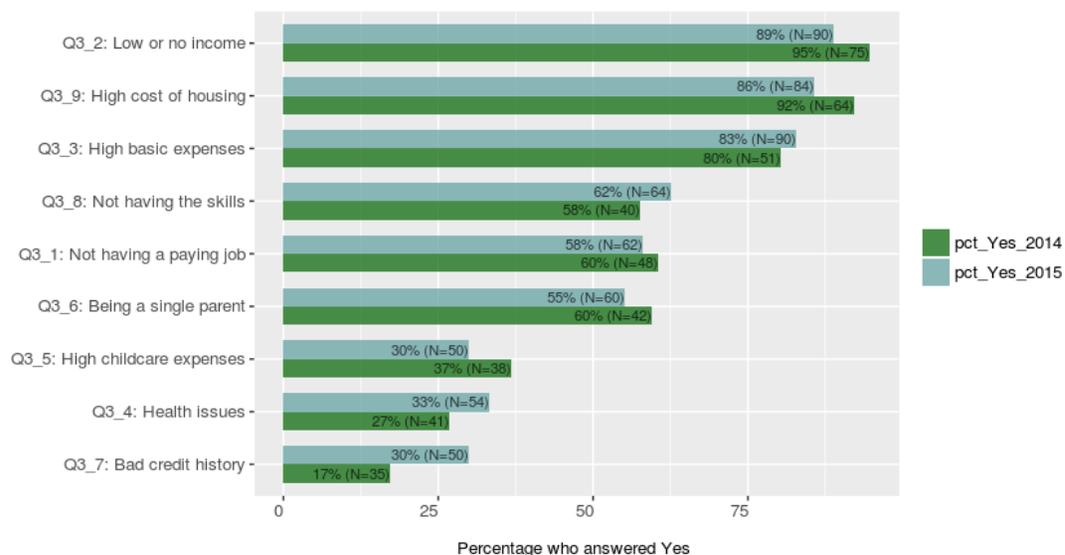
incentives to reduce the number of late payments: on a quarterly basis, residents who paid their rent on time were entered in a drawing to receive a cash prize.

Figure 5 – Selected Housing Characteristics of PH households in 2014 and 2015



Responses to various questions about housing barriers also produced only small differences when comparing 2014 and 2015. However, *a fairly consistent pattern seems to emerge that suggests income-related factors may have become slightly less important.* For example, somewhat smaller proportions indicate as a barrier “low or no income,” “high cost of housing,” and “high child care expenses.” The biggest change is in the proportion that indicates “bad credit history” as a barrier which rose from 17% to 30% (Figure 6). Of course, it could be that this increase reflects the situation of households among the 35% who did not participate in the 2014 survey, but did participate in the 2015 survey. Only follow up based on further analyses of specific households can clarify this question.

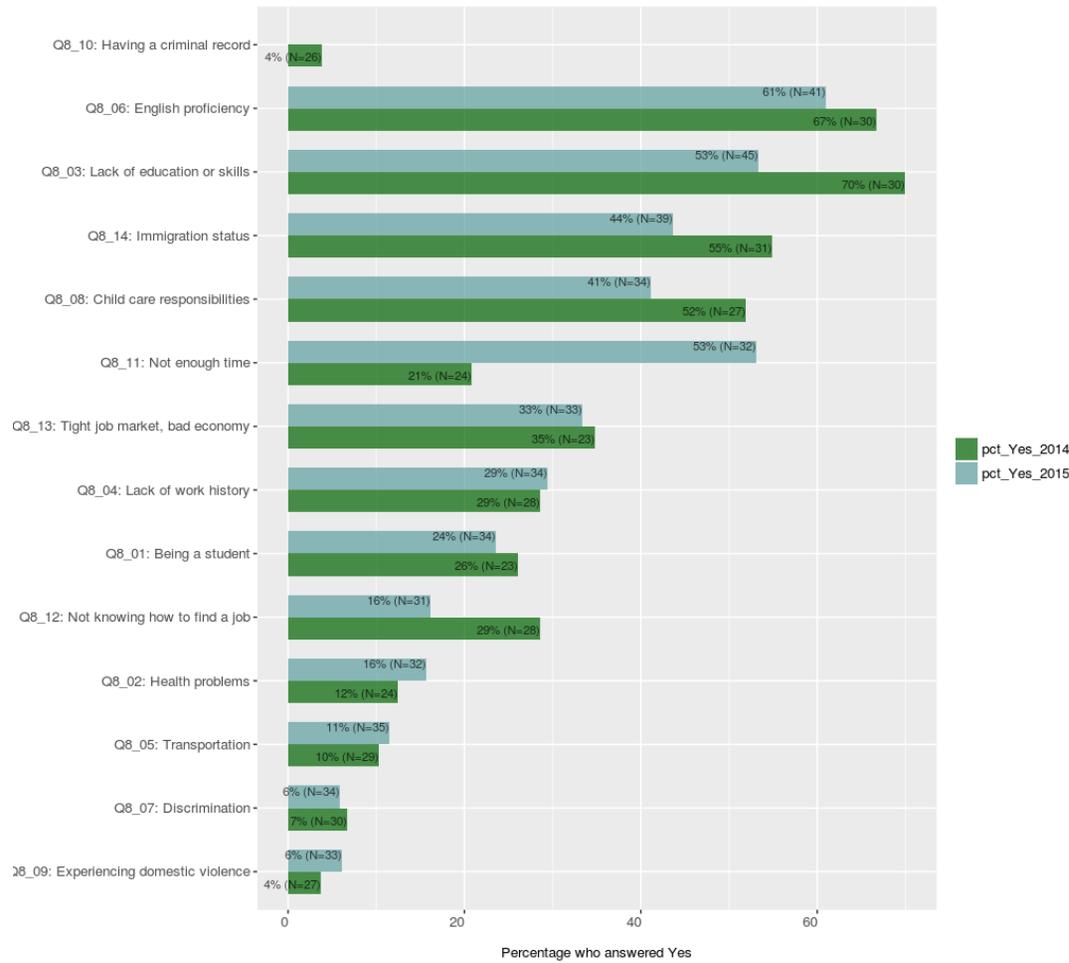
Figure 6 – Barriers to Housing Self-Sufficiency among PH Households in 2014 and 2015



3.2.2. Employment

The survey results show several differences in barriers to employment. Most of these *differences suggest that barriers have decreased somewhat*. Smaller proportions of households mention English proficiency, lack of education or skills, immigration status, child care responsibilities, and not knowing how to find a job. Although the differences are not dramatic, they are of interest because together they suggest a pattern. *The one noteworthy exception is the number of households indicating lack of time as a barrier, which jumped from 21% to 53% (Figure7).*

Figure 7 – Barriers to Employment Self-Sufficiency among PH Households in 2014 and 2015



3.2.3. Income

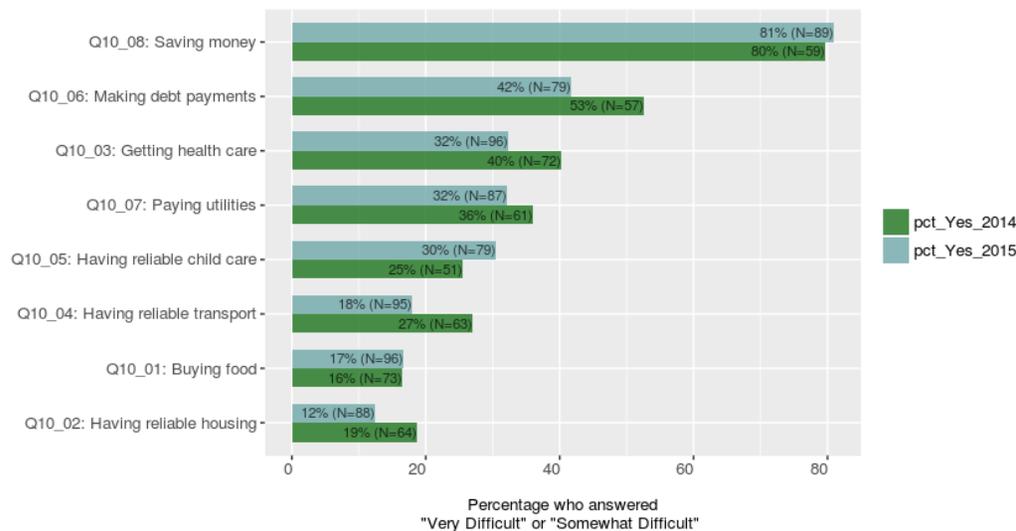
Consistent with the higher median income and other findings reported above, fewer households report having run out of money in the last three months (47% v. 55%; Figure 8).

Figure 8 – PH Households that Ran out of Money At Least Once in Last Three months: 2014 and 2015



Except for childcare, a smaller proportion of households report finding it “very or somewhat difficult” to pay for various other basic expenses, such as health care, utilities, and housing (Figure 9). Nonetheless, far most households still find it hard to save money (81%).

Figure 9 – Barriers to Income Self-Sufficiency among PH Households in 2014 and 2015



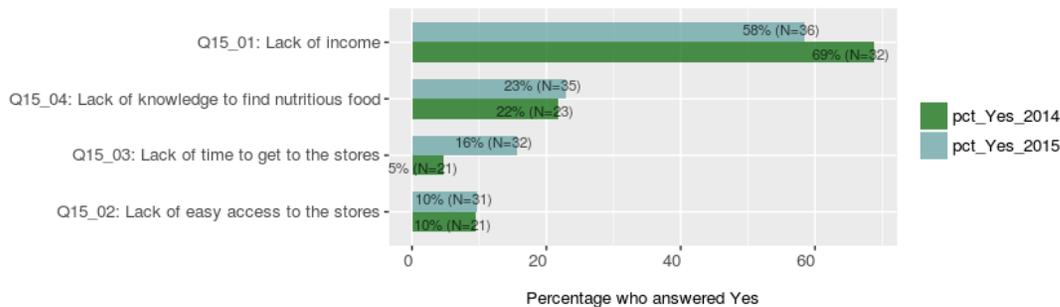
3.2.4. Food

Slightly smaller proportions of households report in 2015 that they rely on sources other than income to get food (42% v. 51%) or that they cut or skipped a meal at least once in the last three months (42% v. 46%), but 17% still indicate having problems getting food.

Sources of food were virtually the same in 2014 and 2015, with very small decreases in the proportions indicating in 2015 that they use food stamps (79% v. 88% in 2014) or food banks (60% v. 66%). Family members remain a significant source of food (32% of households) and, to a lesser extent, friends (12%) and neighbors (10%). In other words, *formal food services play an important role in providing PH households with food that they otherwise cannot afford.*

The main barrier to obtaining food remains lack of income. It is a problem mentioned by 58% of households, less than the 69% who identified it as a barrier in 2014, but it is still by far the largest barrier (Figure 10). Interestingly, “lack of time to get to stores” was mentioned by 16% in 2015, more than three times as often as in 2014, consistent with the increase in the proportion of households mentioning lack of time as a barrier to employment (53%).

Figure 10 – Barriers to Food Self-Sufficiency among PH Households in 2014 and 2015



3.2.5. Transportation

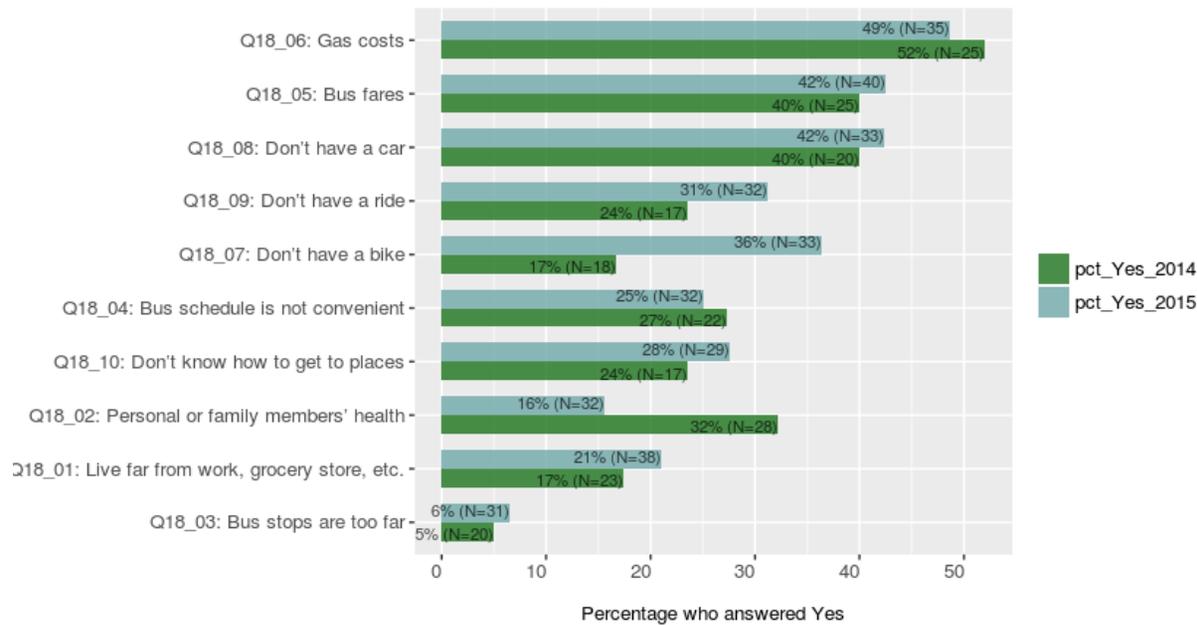
When asked whether it was hard to get to appointments or work in the last two weeks, 23% of households surveyed in 2014 said “yes.” In 2015, this percentage had dropped a little to 18% (Figure 11)

Figure 11 – PH Household Heads Who found it Hard to Get to Appointments or Work in the Last Two Weeks: 2014 and 2015.



The most significant barriers to self-sufficiency in transportation remain gas costs (49%), bus fares (42%), and not having a car (42%). More than one-third says they do not have a bike, twice the proportion of 2014, possibly reflecting responses of households that newly moved in or who did not participate in the 2014 survey. Conversely, 16% indicated health issues as a transportation barrier, half of the proportion of households that identified it as a problem in 2014 (Figure 12).

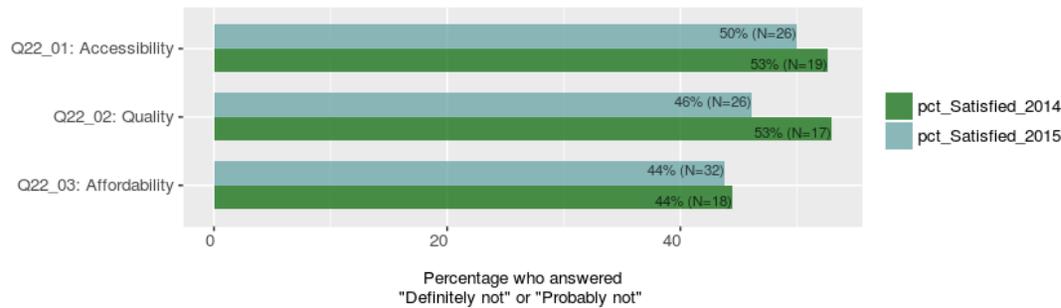
Figure 12 – Transportation Barriers for PH Households: 2014 and 2015



3.2.6. Childcare

The 2015 survey results suggest no change in the opinion regarding accessibility of childcare. Only one in twenty households with at least one child under the age of 13 is satisfied, as indicated by evaluations as either “very good” or “good.” The proportions saying quality and affordability of childcare are either “very good” or “good” are, respectively, 7% and 17%, both lower than in 2014, but the absolute numbers are small, so one must be careful in drawing a firm conclusion that childcare situations are worse now than a year ago. It is clear, however, that *accessibility, quality and affordability all remain problematic in accessing adequate childcare*. In 2015, one-half or less of surveyed households with at least one child younger than 13 say that these factors are “definitely” or “probably” not a barrier to childcare self-sufficiency, unchanged from 2014 (Figure 13).

Figure 13 – Childcare Barriers for PH Households: 2014 and 2015

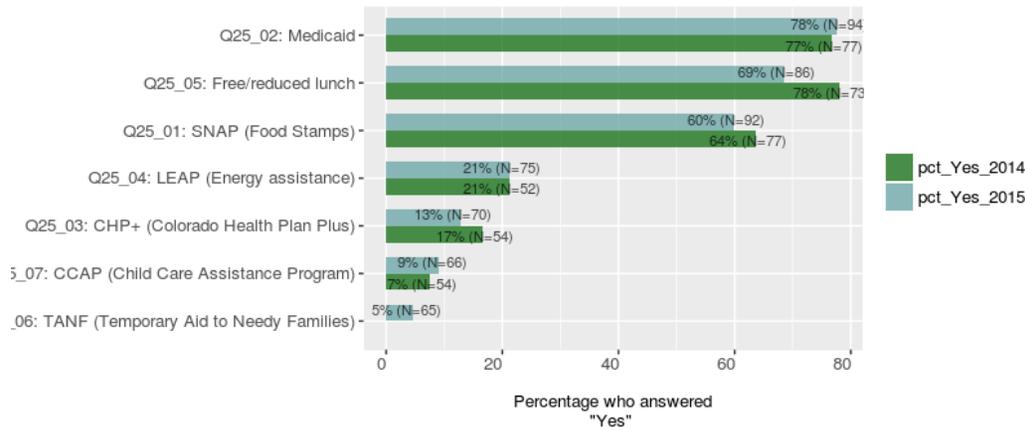


3.2.7. Support Networks

In 2015, the proportion of households indicating sources of help received in the last three months is essentially what they were in 2014. Family and friends or neighbors are most commonly mentioned, and charitable organizations, local support groups, and churches less commonly. Overall, the results show a slight increase in the proportion of households who have not received help in the last three months. It is not clear if this means help was less available or if households were less in need of help.

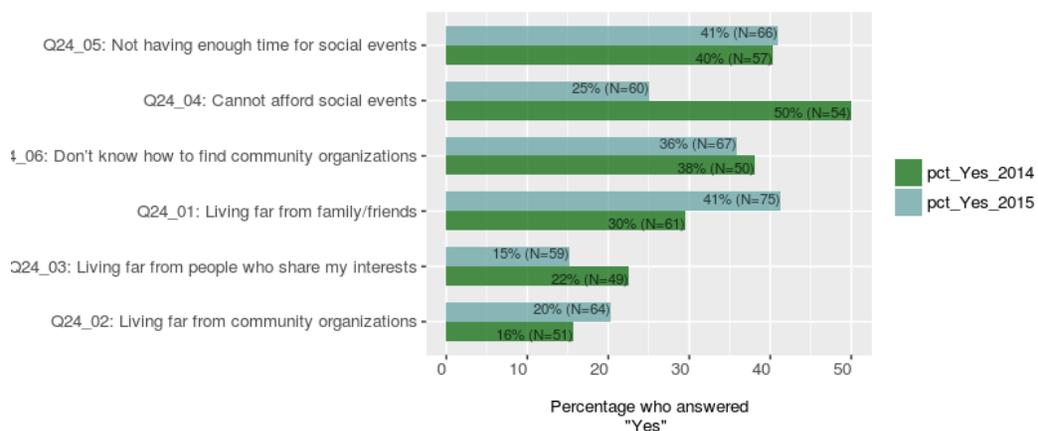
The types of formal support that PH households most frequently say they receive are Medicaid (78%), free or reduced price lunch (69%), and SNAP (62%). These percentages are virtually identical to 2014. Also holding steady is support obtained from LEAP, CHP+, and CCAP (Figure 14).

Figure 14 – Types of Formal Support Received by PH Households: 2014 and 2015



In 2015, the *barriers to support networks that households mention most often are “not having enough time” and “living far from family and friends,” both indicated by 41%*. Lack of time appears to be a recurring issue in several areas. The *largest change in barriers reported concerns households’ ability to afford social events*. In 2014, affordability was a barrier for 50%; in 2015, this proportion was halved to 25% (Figure 15), likely reflecting the increase in annual income reported earlier.

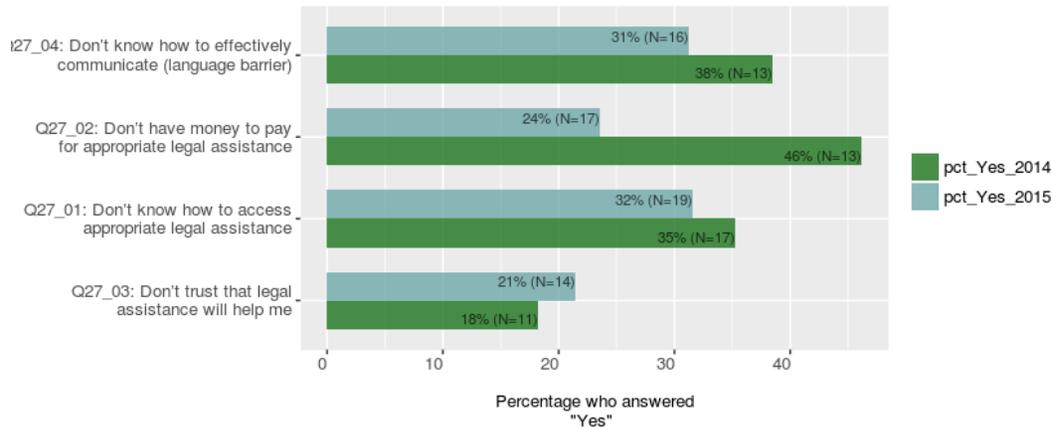
Figure 15 – Support Network Barriers for PH Households: 2014 and 2015



3.2.8. Legal Issues

In 2015, only 1% of surveyed households reported having a legal issue but not having legal assistance, compared to 7% in 2014. Also in 2015, *the most frequently mentioned barriers to resolving legal issues are “not knowing how to access appropriate legal assistance” (32%) and “not knowing how to communicate effectively (language barrier)” (31%). Both of these barriers seem addressable in low-cost ways.* The most noteworthy difference with 2014 is the lower proportion of households that indicate money to pay for legal assistance is a problem (24% in 2015 v. 46% in 2014; see Figure 16), again quite possibly a reflection of improved earnings.

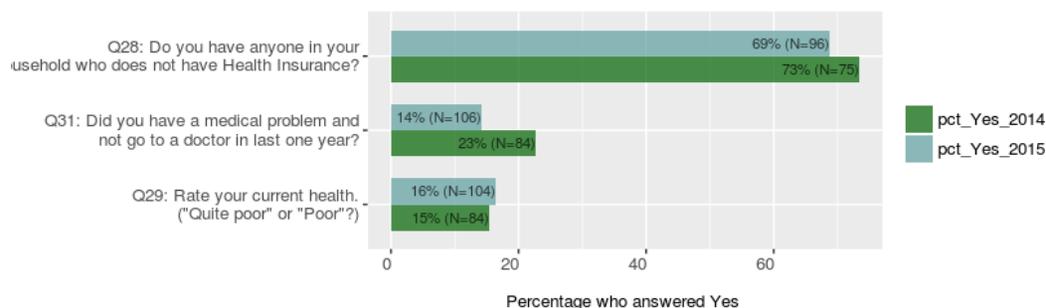
Figure 16 – Barriers to Resolving Legal Issues for PH Households: 2014 and 2015



3.2.9. Health

Responses to questions asking about health show only very small differences between 2014 and 2015. In both years, *one out of six rate their health as “poor” or “quite poor.”* The proportion of households with at least one person without health insurance is slightly lower (69% v. 73% in 2014), but still alarmingly high. It is somewhat encouraging that the proportion of household heads that had a health problem in the last year but did not go to a doctor is also lower in 2015 than it was in 2014 (14% v. 23%; see Figure 17).

Figure 17 – Health Situation of PH Households: 2014 and 2015

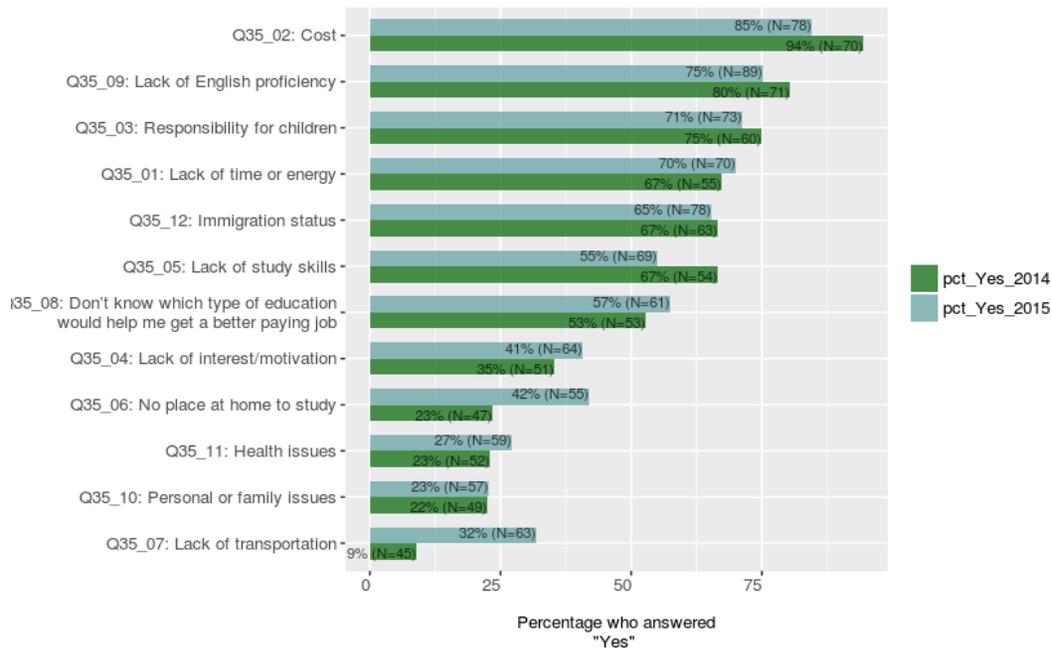


3.2.10. Education

The proportion of households indicating that they have a vocational qualification (16% in 2015) or a high school diploma/GED or higher (69%) is virtually identical to what it was in 2014. The proportion reporting that they are planning to advance their education or skills is somewhat lower in 2015 (14% v. 23% in 2014).

Regarding barriers to education, the responses in 2015 are very similar to what they were a year earlier. Most important remain cost (85%), lack of English proficiency (75%), responsibility for children (71%), and lack of time or energy (70%). Costs and lack of study skills seem to be somewhat less of an issue than a year ago. The two factors where differences between 2014 and 2015 stand out are “no place at home to study,” mentioned by 42% in 2015 (v. 23% in 2014) and “lack of transportation” listed as a barrier by 32% in 2015 (v. 9% in 2014) (Figure 18).

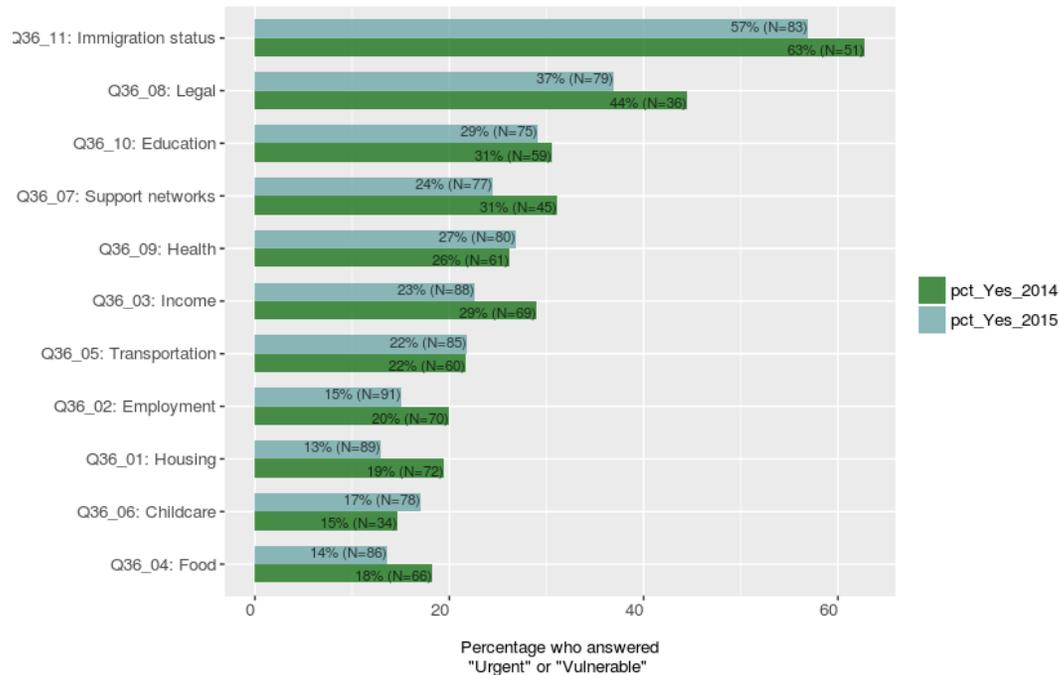
Figure 18 – Barriers to Advancing Education or Skills, PH Households: 2014 and 2015



3.2.11. Overall Assessment of Self-Sufficiency

As in 2014, the 2015 survey also asked households to rate themselves in each of 11 self-sufficiency areas. When focusing on just those households who say that their situation is “urgent” or “vulnerable,” we see no dramatic difference in any of these areas. However, when looking at the overall pattern, *one notices a consistent improvement across the board*, with child care and health as the two exceptions, but even here the differences are negligible (Figure 19).

Figure 19 – Self-Assessments in 11 Self-Sufficiency Areas, PH Households: 2014 and 2015



Households That Moved In and Households That Moved Out

It can be useful to know if new households that moved in after the 2014 survey differ in one or more ways from the existing PH population. Likewise, it can be useful to know if those households that moved out represent a distinct group, different from the ones that did not move out. If either group differs in obvious ways, such information can help inform interventions to support household self-sufficiency.

The number of households in these two groups is small: those that moved out of PH numbered 20 and those that moved in numbered only 10. With so few data points, it is difficult to make comparisons, and caution is in order when drawing conclusions. However, a slight pattern is suggested by fairly consistent results for some thematically clustered questions when distinguishing: (1) households that moved in after the

2014 survey; (2) households that moved out after the 2014 survey; (3) households that completed the survey in both years as they were in 2014; and (4) households that completed the survey in both years as they were in 2015 (i.e., the “core group” at two points in time).

Table 2, below, summarizes a comparison of selected findings for these four groups. It suggests that:

1. The core group of households that stayed put and completed surveys in 2014 and 2015 remained mostly stable, with very small improvements related to immigration status. Median income for this group rose significantly from \$18,410 to \$22,880, comparable to that of new households (\$22,920).³
2. Households that moved out after the 2014 survey:
 - a. Are in similar or better health relative to the core group;
 - b. Have a similar or better employment situation compared to the core group; and
 - c. Have a more favorable immigration status compared to the core group.
3. New households that moved in after the 2014 survey, compared with the other three groups:
 - a. Have a younger head of household;
 - b. Are in better health;
 - c. Have a better employment situation; and
 - d. Have a more favorable immigration status.

³ Median income for households that moved out shows up as \$21,780.

Table 2 – Households that moved in, moved out and stayed put: comparison of selected characteristics

	Households that moved in after 2014 survey (N=10)	Households that moved out after 2014 survey (N=20)	Core group in 2014 (N= 75)	Core group in 2015 (N=71)
Median age head of household	32	39	39	39
Health is barrier to housing SS	10%	5%	13%	15%
Health is barrier to employment	0%	10%	8%	9%
Very or somewhat difficult to pay for health insurance	10%	5%	36%	28%
Personal or family member's health is barrier to transportation	0%	5%	11%	4%
Rates current health as poor or quite poor	0%	20%	12%	15%
Assesses health situation as urgent or vulnerable	0%	10%	19%	19%
No job is barrier to housing SS	20%	25%	29%	31%
Lack of education/skills is barrier to job	0%	10%	8%	9%
Assesses job situation as urgent or vulnerable	0%	5%	16%	12%
Immigration status is barrier to job	0%	10%	47%	41%
Immigration status is barrier to advancing education/skills	20%	10%	49%	48%
Assesses immigration status as urgent or vulnerable	10%	10%	36%	29%
Eligible citizen/n-citizen	70%	45%	13%	15%
Median annual income	\$22,920 (2015)	\$21,780 (2014)	\$18,200 (2014)	\$22,880 (2015)

Although one must be cautious in drawing conclusions based on the small number of households included in these comparisons, the *results hint at the possibility that the households that moved in as well as those that moved out represent a positive selection of households whose situation is somewhat better than that of households who stayed put*. For those that moved out, it is plausible that a better situation enabled them to move out. For those that moved in, admission decisions may have favored them.

4. Conclusion

The main take-aways from the comparison of the 2014 and 2015 BHP work-able PH populations are as follows:

1. *Household characteristics*. We see no or only negligible changes in key variables related to household composition such as household size, number and age of dependents. Head of household characteristics such as age, gender, citizenship status, and ethnic background, similarly remain virtually unchanged between 2014 and 2015. Two noteworthy exceptions relate to rent level and household annual income, which were up by, respectively, 17% and 24%.
2. *Housing*. A fairly consistent pattern seems to emerge that suggests income-related factors may have become slightly less important, except for households that indicate “bad credit history” as a barrier, which grew from 17% to 30%.
3. *Employment*. Smaller proportions of households mention English proficiency, lack of education or skills, immigration status, child care responsibilities, and not knowing how to find a job, suggesting a pattern of slightly diminished barriers overall, with the one noteworthy exception of households indicating lack of time as a barrier, which jumped from 21% to 53%. Lack of time shows up as a salient issue in several self-sufficiency domains.
4. *Income*. Slightly fewer households report having run out of money in the last three months, and the data suggest that issues of affordability across the board may have become slightly less urgent, in line with the increase in median income.
5. *Food*. One of six households still indicates having problems with getting food. The main barrier to obtaining food remains lack of income, mentioned by 58%. Formal food services continue to play an important role in providing PH households with food that they otherwise cannot afford.
6. *Transportation*. The most significant barriers remain gas costs (49%), bus fares (42%), and not having a car (42%).

7. *Childcare.* Accessibility, quality and affordability all remain problematic in accessing adequate childcare.
8. *Support Networks.* The types of formal support received most frequently are Medicaid (78%), free or reduced price lunch (69%), and SNAP (62%), virtually identical to 2014. Barriers mentioned most often (41%) are “not having enough time” and “living far from family and friends.” The largest change was in households’ ability to afford social events, down from 50% to 25%.
9. *Legal issues.* The most frequently mentioned barriers are “not knowing how to access appropriate legal assistance” (32%) and “not knowing how to communicate effectively (language barrier)” (31%), both of which seem addressable in low-cost ways.
10. *Health.* Minimal differences between 2014 and 2015. Household heads with a health problem in the last year that did not go to a doctor was 14% 2015 vs. 23% in 2014.
11. *Education.* Situations very similar. Two changes that stand out are “no place at home to study”, mentioned by 42% in 2015 v. 23% in 2014, and “lack of transportation” listed as a barrier by 32% in 2015 v. 9% in 2014.
12. *Overall self-assessment.* No dramatic changes in any of the ten self-sufficiency areas. However, there is a fairly consistent pattern of slight improvement across the board, save for childcare and health.
13. *Households that moved in, moved out and stayed put.* A 2014-2015 comparison hints at the possibility that the households that moved in as well as those that moved out represent a positive selection of households whose situation is somewhat better than that of households who stayed put.

The overall stability of findings, despite some exceptions showing relatively few and small changes, provides *further indication that the survey provides a valid assessment of the situation of PH households in the various self-sufficiency domains.* In the absence of significant changes in the external environment, these similar results of the 2014 and 2015 surveys are to be expected. In the past year, BHP undertook limited initiatives that could have affected PH households in this regard. It did increase the amount of information in its newsletters about resources (esp. food); brought a CCAP representative to a resource fair to sign families up; reached out to open up a conversation about barriers and needs; and provided on-site nutrition, ESL, and computer classes. It is possible that these actions are responsible for the slight improvements that can be seen. However, not much time has passed for any effects to show up, and it is more likely that a concerted effort targeting specific sites and

households will produce stronger results seen over a longer time. Such efforts will be facilitated by further analysis that will be presented in a subsequent report focusing on specific changes experienced by specific sites and specific households.

Notes

1. Throughout this report, PH refers to Public Housing.
2. The percentages shown in graphs were calculated in each case as a proportion of the number of household heads answering a particular question (N). The number of survey participants not responding to particular questions ranges widely, with sensitive questions about legal matters having the highest non-response rates.