



Moving To Work

Annual Report

Fiscal Year 2006

Introduction

This year the Vancouver Housing Authority (VHA) completed the transition from a fiscal year ending March 31 to one ending December 31. Most data in this report is for a single year ending December 31, 2006 rather than the bridge period beginning April 1, 2005. Single most of the data is compared to previous one-year data this made the most sense rather than reporting on a 9 month or 21 month period than would be more difficult to compare to past information. There are exceptions to this within the financial data where an addition 9 month period from April 1, 2005 to December 31, 2005 is included.

New Moving to Work Activity this past year comprised planning for and presenting information about our forthcoming transition to a flat rent and flat subsidy program. As this new plan is yet to be implemented there is little new data to report for FY 2006.

I. Households Served

A. Number Served

Table 1

Number and Characteristics of Households Served

	Planned ^a		Actual ^b	
	Public Housing	Vouchers	Public Housing	Vouchers
Total Number of Households	513	1900	509	1940
Distribution by Family Type				
Family	275	760	259	644
Elderly	87	440	99	502
Disabled (under age 62)	151	700	151	794
Distribution by Bedroom Size				
Studio	0	0	0	13
1 Bedroom	102	380	107	400
2 Bedroom	206	805	202	877
3 Bedroom	177	555	172	495
4 Bedroom	24	140	24	132
5 Bedroom	4	19	4	20
6 Bedroom	0	1	0	3
Distribution by Income Range				
Below 30% of Median	455	1650	406	1573
Between 30% and 50% of Median	51	240	94	343
Between 50% and 80% of Median	7	10	9	20
Above 80% of Median	0	0	0	4
Distribution by Race of HOH				
White	400	1580	387	1648
Black/African American	55	205	62	173
American Indian/Alaska Native	9	15	10	26
Asian	46	70	42	74
Native Hawaiian/ Other Pacific Is.	3	20	8	18
Unknown	0	0	0	1
Distribution by Ethnicity of HOH				
Hispanic or Latino	24	72	24	66
Not Hispanic or Latino	489	1828	485	1874

^a From FY2006 MTW Annual Plan

^b As of 12/31/2006

B. Changes in Tenant Characteristics

Table 2

Households Served – Historical Trends all MTW Households

	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006
Total Number of Households ^a	2058	1885	2235	2406	2455	2449
Distribution by Family Type						
Family	49.27%	46.84%	44.65%	45.01%	42.73%	36.87%
Elderly and/or Disabled	50.73%	53.16%	55.35%	54.99%	57.27%	63.13%
Distribution by Bedroom Size						
Studio	00.00%	00.21%	00.49%	00.42%	00.29%	00.53%
1 Bedroom	28.09%	23.29%	22.55%	20.28%	19.84%	20.69%
2 Bedroom	34.94%	38.56%	40.45%	40.86%	41.39%	44.05%
3 Bedroom	30.13%	30.82%	28.64%	30.47%	29.98%	27.23%
4 Bedroom	05.44%	05.68%	06.26%	06.82%	06.80%	06.37%
5 Bedroom	01.17%	01.27%	01.16%	01.08%	00.98%	00.97%
6 Bedroom	00.24%	00.16%	00.22%	00.08%	00.04%	00.16%
Distribution by Income Range						
Below 30% of Median	75.70%	75.44%	87.83%	86.16%	86.31%	80.81%
Between 30% and 50% of Median	20.50%	20.53%	10.78%	13.84%	12.79%	17.85%
Between 50% and 80% of Median	03.35%	03.77%	00.94%	00.00%	00.81%	01.18%
Above 80% of Median	00.29%	00.21%	00.00%	00.00%	00.08%	00.16%
Distribution by Race of HOH						
White	78.86%	80.42%	83.76%	83.42%	83.38%	83.10%
Black/African American	10.12%	08.91%	08.90%	10.76%	10.88%	09.60%
American Indian/Alaska Native	00.73%	00.74%	00.89%	00.96%	01.02%	01.47%
Asian	04.71%	04.77%	04.65%	04.61%	04.81%	04.74%
Native Hawaiian/ Other Pacific Is. ^b	-	-	00.85%	01.08%	01.02%	01.06%
Unknown	02.33%	02.12%	00.49%	00.00%	00.12%	00.03%
Distribution by Ethnicity of HOH						
Hispanic or Latino	03.11%	02.97%	03.27%	3.70%	03.99%	03.67%
Not Hispanic or Latino	96.89%	97.03%	96.73%	96.30%	96.01%	96.33%

^a Includes both MTW Public Housing Tenants and MTW Voucher Families

^b This Race Category was included with Asian prior to FY2003

C. Changes in Waiting List Numbers and Characteristics

Table 3

Number and Characteristics of Households on the Waiting List at Fiscal Year End

	FY2001		FY2002		FY2003		FY2004		FY2005		FY2006	
	PH	SC8	PH	SC8	PH	SC8	PH	SC8	PH	SC8	PH	SC8
Total Households	1031	2034	423	871	2467	2740	3380	4506	4025	5843	3598	5741
Distribution by Type												
Family	444	1089	225	566	1702	1616	2278	2656	2409	3294	2055	3161
Elderly/Disabled	587	945	198	305	765	1124	1102	1850	1616	2549	1543	2580
Distribution by Size												
1 Bedroom	739	877	379	389	1248	1322	1554	2125	1984	2810	2029	2863
2 Bedroom	139	647	12	280	781	862	1209	1451	1405	1882	1191	1825
3 Bedroom	80	384	8	140	342	446	456	766	515	960	300	838
4 Bedroom	27	83	2	38	76	90	129	134	86	152	52	178
5 Bedroom	31	32	14	17	16	15	26	25	33	34	18	29
6 Bedroom	15	11	8	7	4	5	5	5	6	6	8	8
Distribution by Income												
Below 30% of Median	852	1695	361	757	2264	2490	3134	4178	3742	5338	3287	5143
Between 30% and 50%	152	297	51	105	189	233	234	312	280	490	288	555
Between 50% and 80%	22	35	10	9	12	16	11	15	1	13	16	35
Above 80% of Median	5	7	1	0	2	1	1	1	2	2	8	8

D. Narrative

Notable changes to the Households served this last year is a continuation of the trend to serving more disabled and elderly families versus families with children in the Voucher program. Although the waiting list contains a higher ratio of families with children that the current participants we have observed that as the waiting list grows and more time has past between the date of waitlist application and the date a family reaches the top of the list it is far less likely that a family with children can still be contacted versus the disabled and elderly populations. The ratio of elderly and disabled families has also increased on the waiting list and other local Housing Authorities have noted the same trend. Incomes are also up this last year among families served, although not back up to the levels in the early years on MTW. We believe the three year period where the average incomes were down was a reflection of the number of higher income families graduating the MTW self-sufficiency program and being replaced by relatively lower income families from the waiting list. The waiting list was closed to new applicants in October 2006 because it had grown to such a large size. Although some purging had brought the overall number down to just under 6000 by year end, the waitlist had grown to over 8000 during the year and necessitated the decision to close the list.

II. Occupancy Policies

A. Changes in Concentration of Lower-Income Families, by Program

No changes in the concentration of lower income families were noted in FY 2006. Of the 15 projects within Public Housing only one exceeds 100 units and the majority of the remainder are scattered sites, making meaningful tracking of concentration impossible.

B. Changes in Rent Policy

The VHA made no changes in rent policy effective in FY 2005, although much of the year was given over to planning and presentations of future changes to be implemented in FY 2007.

III. Changes in Housing Stock

A. Number of Units in Inventory

Table 4

Changes in Public Housing Stock

Project	Description	Projected Units	Actual Units
WA 8-1	Skyline	148	148
WA 8-2	Van Vista	40	40
WA 8-3	Fruit Valley/Hazelwood/Stapleton	50	50
WA 8-4	Scattered Units	55	55
WA 8-5	Scattered Units	36	36
WA 8-7	Scattered Units	60	60
WA 8-8	Scattered Units	18	18
WA 8-9	Scattered Units	12	12
WA 8-14	Scattered Units	10	10
WA 8-16	Ridgefield	12	12
WA 8-19	Scattered Units	11	11
WA 8-21	Scattered Units	14	14
WA 8-22	Scattered Units	30	30
WA 8-23	Scattered Units	5	5
WA 8-24	Camas	14	14
Total		515	515

B. Narrative

The VHA did not plan for, or experience any, changes in Public Housing stock in FY 2006.

IV. Sources and Amounts of Funding

A. Planned Versus Actual Funding Amounts

Table 5

Planned versus Actual MTW Funding FY2006

Source	FY2006 Budget	FY2006 Actual	Difference
Public Housing Tenant Rents	955,860	989,279	33,419
Public Housing Operating Subsidy	767,856	753,411	-14,445
Public Housing Comp Grant	829,137	829,137	0
Section 8	12,531,256	11,236,482	-1,294,774
MTW Technical Assistance Grant	0	0	0
Interest	52,437	93,001	40,564
Other Revenue	230,200	252,578	22,378
Total	15,366,746	14,153,888	-1,212,858

Table 6

MTW Funding History

Source	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005	9-month period ending 12-31-05*	FY2006 (12-31-06)
Public Housing	1,042,254	1,032,420	1,040,784	954,053	828,655	948,213	674,463	989,279
Public Housing Operating	652,368	723,980	718,902	755,915	729,743	787,529	551,730	753,411
Public Housing Capital	805,248	1,187,545	1,011,761	909,678	1,046,585	1,147,353	937,333	829,137
Section 8	7,311,927	7,684,208	9,159,965	9,981,956	11,324,778	12,743,136	8,891,201	11,236,482
MTW TA Grant	0	128,251	56,080	29,752	7,841	0	0	0
Interest	33,332	146,317	62,264	57,229	73,040	27,451	47,512	93,001
Other Revenue	136,106	156,106	214,719	229,815	98,702	279,750	225,371	252,578
Total	9,981,235	11,059,686	12,264,475	12,918,398	14,109,344	15,934,132	11,327,610	14,153,888

* VHA changed its fiscal year from 3-31 to 12-31 effective 12-31-05

B. Narrative

Housing Choice Voucher Housing Assistance Payments (HAP) spending had a negative variance for 2006 resulting from a combination of lower lease-up (94%) and lower average HAP (\$453). All other revenues and expenses were close to budget.

C. Consolidated Financial Statement

Table 7
Consolidated Financial Statement FY2006 (unaudited)

	Total VHA	Consolidated MTW	Consolidated Non-MTW
Operating Revenues			
Dwelling Rent	11,432,674	989,279	10,443,395
Lease Rev	340,931	7,798	333,133
HUD Grants	13,773,561	12,642,772	1,130,789
Other Grants	81,630	-	81,630
Management Fee Income	90,181	-	90,181
Non-profit Reimburse	475,658	-	475,658
Develop Fees	-	-	-
Port Fees	144,569	144,569	-
Utilities Revenue	524,580	4,855	519,724
Laundry/ Vending Revenue	62,186	3,833	58,353
Other Revenue	505,432	91,522	413,910
Total Operating Revenue	27,431,401	13,884,629	13,546,773
Operating Expenses			
Admin Salary	2,913,429	1,217,228	1,696,202
Maint. Salary	740,346	509,911	230,435
Emp Benefits	1,165,275	565,806	599,469
MP Admin Salary	459,587	-	459,587
MP Maint Salary	466,115	-	466,115
MP Emp Benefits	382,143	-	382,143
Admin Exp	960,998	40,618	920,381
Legal/ Audit	241,094	24,540	216,554
Training / Travel	68,603	2,928	65,675
Management Fee	368,681	-	368,681
Assist Living Res Serv	539,666	-	539,666
Tenant Services	18,048	3,573	14,475
Utilities	1,458,467	296,050	1,162,417
Maint. Matl - General	571,279	115,474	455,805
Maint. Contr - General	290,834	46,712	244,122
Maint Matl - Turnover	61,355	-	61,355
Maint Contr- Turnover	418,317	-	418,317
Landscaping	134,835	-	134,835
Insurance	253,856	58,738	195,117
HAP	10,128,812	10,080,535	48,278
Bad Debt	306,194	82,147	224,047
Deprec	2,723,987	793,490	1,930,497
Other Gen Exp	332,651	(1,369)	334,021
Donations Nonprofits	102,250	-	102,250
Total Operating Expense	25,106,823	13,836,380	11,270,444
Net Operating Income (Loss)	2,324,578	48,249	2,276,329
Non Operating Revenue(Expenses)			
Interest Income	3,540,400	93,001	3,447,399
Allocated Charges	2,177,117	-	2,177,117
Interest Expense	(6,091,683)	(581)	(6,091,102)
Extraordinary Maint	(546,138)	(1,918)	(544,220)
Allocated Expenses	(2,035,002)	(793,236)	(1,241,766)
Gain Or loss	4,746,842	-	4,746,842
Total Non-operating Rev.(Expense)	1,791,536	(702,734)	2,494,270
Net Income (Loss)	4,116,114	(654,485)	4,770,599

V. Uses of Funds

A. Budgeted Versus Actual Expenditures

Table 8

Planned versus Actual MTW Expenditures FY2006

Expense	FY2006 Budget	FY2006 Actual	Difference
Administrative Expenses - LRPB	931,861	955,860	23,999
Administrative Expenses - S8	1,044,813	1,019,520	-25,293
Maintenance Expenses	506,872	538,375	31,503
Utilities	307,422	296,050	-11,372
Insurance	65,769	55,506	-10,263
PILOT	0	0	0
Employee Benefits - LRPB	212,445	242,068	29,623
Employee Benefits - S8	217,238	210,555	-6,683
Housing Assistance Payments	11,434,522	10,080,535	-1,353,987
FSS Escrow - LRPB	0	-51,006	-51,006
FSS Escrow - S8	0	-151,444	-151,444
Other General Expense	0	0	0
Depreciation	786,375	793,408	7,033
Total	15,507,317	13,989,427	-1,517,890

Table 9

MTW Expenditure History

Expense	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006
Admin Expenses - PH	769,543	853,889	633,788	796,294	660,563	661,655	955,860
Admin Expenses - S8	703,830	780,975	579,743	734,995	1,238,188	1,433,505	1,019,520
Maintenance Expenses	723,721	718,995	668,650	565,699	596,766	722,863	538,375
Utilities	221,129	250,680	251,159	252,930	309,191	312,022	296,050
Insurance	51,469	50,731	68,139	2,693	7,348	52,363	55,506
PILOT	84,444	21,796	40,845	75,000	75,000	-	0
Employee Benefits - PH	373,321	443,042	416,985	170,466	168,794	288,964	242,068
Employee Benefits - S8	203,860	241,933	227,704	145,211	163,810	171,022	210,555
HAP- S8	7,293,593	7,160,949	6,766,719	8,363,175	10,211,565	11,482,847	10,080,535
FSS Escrow - PH	91,005	188,469	167,325	145,577	13,100	-221,947	-51,006
FSS Escrow - S8	161,211	383,609	437,197	335,891	101,845	-525,100	-151,444
Other General Expense	75,942	61,892	28,235	<13,866>	18,476	71,507	0
Depreciation	730,541	802,528	805,852	742,020	788,554	907,701	793,408
Total	11,483,609	11,959,488	11,092,341	12,316,035	14,353,200	15,357,402	13,989,427

B. Narrative

Low Rent Public Housing (LRPH) administrative expenses were higher than anticipated primarily due to bad debt expense. Actual bad debt expense in 2006 was \$82,146 vs. \$35,000 planned. This was the result of high turnover in 2005 and 2006 and particularly cost to repair damages upon move-out.

LRPH maintenance salaries were higher than anticipated due to increased turnover as well. This caused Maintenance expense to be higher than budget. Similarly, maintenance employee benefits were higher than budgeted causing employee benefits to increase.

FSS escrow continues to show as a negative expenditure due to the number of forfeits and payouts.

C. Reserve Balance

Table 10

Planned versus Actual MTW Reserves FY2005

	FY2006 Projected	FY2006 Actual	Difference
Public Housing	540,000	540,148	148
Section 8	180,000	183,205	3,205
FSS/MTW Tenant Escrow	200,000	198,896	-1,104
Total	920,000	922,249	2,249

Table 11

MTW Reserves History

	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006
Public Housing	462,969	479,686	461,836	462,082	495,433	504,911	540,148
Section 8	1,125,173	597,371	788,238	820,688	383,293	170,603	183,205
FSS/MTW Tenant Escrow	297,282	718,013	1,083,252	1,355,934	1,477,827	766,796	198,896
Total	1,885,424	2,028,288	2,333,326	2,638,704	2,356,553	1,422,310	922,249

VI. Capital Planning

A. Planned Versus Actual Expenditures

Table 12

Planned versus Actual Capital Expense by Property FY2006

Project	Description	Capital Needs	Projected Expense	Actual Expense
WA 8-1	Skyline	Concrete Replacement	90,000	0
WA 8-2	Van Vista	Replace Dining Room Carpet Replacement of Water Pipes	110,000 100,000	0 0
WA 8-3	FrtVily/Hzlwd/Stpltn			
WA 8-4	Scattered Sites			
WA 8-5	Scattered Sites			
WA 8-7	Scattered Sites	Landscaping	4,000	0
		Fencing	4,000	0
		Sewer Repair		1,400
WA 8-8	Scattered Sites			
WA 8-9	Scattered Sites			
WA 8-14	Scattered Sites			
WA 8-16	Ridgefield	Fencing	13,000	0
WA 8-19	Scattered Sites			
WA 8-21	Scattered Sites	Weatherization	0	825
WA 8-22	Scattered Sites			
WA 8-23	Scattered Sites			
WA 8-24	Camas	Playground Equipment	0	1,010
All	Various PH Units	Modernization	215,000	66,525
		Roofing	189,000	83,110
		Tree Removal	0	7,540
		Fencing	0	4,535
Total			725,000	163,935

B. Narrative

The VHA Architect position was eliminated April 1, 2006. This caused a slow down in capital fund projects as the department reassigned duties and is reflected in the changes from our anticipated spending.

The Skyline concrete and Van Vista water pipe replacement projects have been put on hold. The Van Vista dining room carpet and window replacement projects are scheduled to begin in 2007. Work also moved to 2007 is the larger roofing and fencing projects.

We completed a project that was started in 2005 for modernization upgrades to 24 low rent units. We completed a small roofing project that replaced roofs on 14 units and added safety rings to roofs with

steep inclines at nine complexes. We removed 18 trees that were damaging concrete or interfering with sewer and water lines. We added combustion air grilles to furnace room doors at one of our complexes, added crawlspace insulation to a single family unit and replaced a sewer line at another unit. We also replaced vandalized playground equipment and one of our small apartment complexes.

Capital Fund monies also provided \$197,938.00 for our Community Center, \$51,000 in Administrative expenses and funded \$145,689.00 for 4 low-rent maintenance employees. Including these expenses, approximately \$558,562.00 was spent during this time period.

VII. Management Information for Public Housing

A. Vacancy Rates

1. Target Vs. Actual Vacancies by Property

Table 13

Vacancy Rate – Targeted versus Actual FY2006

Project	Total Unit Days	Unit Days Vacant	Target Rate	Actual Rate
Skyline	54020	1267	1.00%	02.35%
Van Vista	14600	1667	1.00%	11.42%
Fruit Valley/Hazelwood/Stapleton	18250	1113	1.00%	06.10%
All Scattered Units	91615	3805	1.00%	04.15%
Ridgefield	4380	1298	1.00%	29.63%
Camas	5110	190	1.00%	03.72%
Overall Rate	187975	9521	1.00%	04.97%

Table 14

Vacancy Rate – Historical Trends

Project	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006
Skyline	1.64%	0.55%	0.71%	1.22%	1.27%	2.02%	02.35%
Van Vista	1.07%	0.40%	0.41%	1.62%	0.86%	1.03%	11.42%
FruitValley/Hzlwd/Stpltn	1.23%	0.71%	1.16%	0.55%	0.96%	3.40%	06.10%
All Scattered Units	1.10%	0.58%	1.52%	0.80%	0.89%	3.35%	04.15%
Ridgefield	0.00%	0.53%	0.00%	2.63%	1.28%	11.85%	29.63%
Camas	0.16%	0.67%	2.17%	0.94%	3.13%	5.42%	03.72%

2. Narrative

VHA is still determining all of the factors contributing to the increase in the vacancy rate this year. The time maintenance staff require to turn a unit is actually down from previous years, so it appears the issue is in the area of selecting and placing new tenants in a timely manner. The waiting list has aged significantly over earlier years and attempted contact must be made than in previous years before locating an eligible applicant for a unit. Some properties have unique challenges, such as Ridgefield which is located 20 miles from Vancouver and has little employment or transportation options, and Van Vista which shares space with an assisted living facility. The VHA is hiring a new position to oversee managed properties not part of the MTW program and this should free up time for intake staff to work toward reducing the vacancy in Public Housing.

B. Rent Collections

1. Target vs. Actual Collections

Table 15

Rent Collections

	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006
Target Collection Rate	95%	95%	95%	95%	95%	95%	95%
Actual Collection Rate	93%	96%	97%	98%	93%	95%	95%

2. Narrative

No change in the collection rate was anticipated or occurred for FY2006

C. Work Orders

1. Target vs. Actual Response Rates

Table 16

Work Order Response Rate – Targeted versus Actual FY2005

	Target Rate	Actual Rate
Routine Work Orders – Days to complete	12 Days	15.7 Days
Emergency Work Orders	Less than 24 Hrs	Less than 24 Hrs

Table 17**Work Orders – Historical Trends**

	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006
Routine Work Orders	7.8 Days	9.2 Days	12.9 Days	11.8 Days	12.6 Days	15.7 Days
Emergency Work Orders	Under 24 Hrs	Under 24 Hrs	Under 24 Hrs	Under 24 Hrs	Under 24 Hrs	Under 24 Hrs
Routine Work Orders	4,061	5,071	4,967	3855	4426	4492
Emergency Work Orders	194	200	233	218	217	208

2. Narrative

The time required to complete work orders was higher than anticipated due to the transition in the fiscal year. The maintenance staff completed inspections of all Public Housing units in a 9 month period rather than 12, effectively inspecting all units twice during the transition period, and causing there to be less time for completion of other duties.

D. Inspections**1. Planned vs. Actual Inspections Completed**

Table 18**Annual Inspections Complete**

	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005
Target Inspection Rate	100%	100%	100%	100%	100%	100%
Actual Inspection Rate	100%	100%	100%	100%	100%	100%

2. Narrative

All Public Housing units were inspected at least once this year

3. Results of Independent PHAS Inspections

Table 18

PHAS Physical Score History

Project	Description	FY1999	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005
WA 8-1	Skyline	73 a*	76 b	83 b	85 b	85 b	94 b	94 b
WA 8-2	Van Vista	62 a	75 b	42 c	99 a	99 a	99 b	99 b
WA 8-3	FrtVily/Hzlwd/Stpltn	86 a	73 b	84 b	73 b	73 b	97 b	97 b
WA 8-4	Scattered Units	80 c*	79 c	85 c	95 c*	95 c*	99 c	99 c
WA 8-5	Scattered Units	68 c*	67 c	87 c*	93 b	93 b	88 c*	88 c*
WA 8-7	Scattered Units	80 c*	65 c*	88 b	81 b*	81 b*	91 c*	91 c*
WA 8-8	Scattered Units	83 a*	81 b*	88 b	79 b	79 b	88 c	88 c
WA 8-9	Scattered Units	74 b*	63 c*	78 c	72 c	72 c	82 b*	82 b*
WA 8-14	Scattered Units	67 c*	53 c	74 c*	97 b*	97 b*	89 c*	89 c*
WA 8-16	Ridgefield	73 a*	64 b*	87 b	66 b	66 b	89 b	89 b
WA 8-19	Scattered Units	91 a	75 b	89 b	85 c*	85 c*	97 b*	97 b*
WA 8-21	Scattered Units	78 c	71 c	75 c	80 b	80 b	95 b	95 b
WA 8-22	Scattered Units	63 c	64 c*	73 c	76 c*	76 c*	91 c	91 c
WA 8-23	Scattered Units	73 a	69 b	81 b	89 b*	89 b*	90 c	90 c
WA 8-24	Camas	88 c*	80 b*	64 c	77 b*	77 b*	95 a*	95 a*
Average Score		75.93	70.33	78.53	83.13	83.13	92.26	92.26

* = Smoke Detector Violation

a = No H&S deficiencies were observed other than smoke detectors

b = One or more non-life threatening H&S deficiencies, but no life threatening H&S deficiencies

c = One or more life threatening H&S deficiencies

E. Security

1. Narrative

No planned or actual changes were made regarding security this year.

VIII. Management Information for Section 8 Vouchers

A. Leasing Information

1. Target vs. Actual Lease Ups

Table 19

Planned versus Actual Lease Ups - MTW Vouchers

	FY2006 Projected	FY2006 Actual
Unit Months Authorized	23,338	23,616
Unit Months Leased	22,452	22,229
Percent Leased	96%	94%
Annual Budget Authority	13,128,476	12,120,772
Actual Expense ^a	13,000,000	10,872,043
Percent Funding Utilized	99%	90%

^a Actual Expense equals housing assistance payments plus an imputed admin fee, not actual operating cost

Table 20

Historical Lease Up and Utilization

	FY2000	FY2001	FY2002 ^b	FY2003	FY2004	FY2005	FY2006
Unit Months Authorized	16,694	17,049	17,748	21,516	23,232	23,352	23,616
Unit Months Leased	17,503	17,190	16,462	18,244	21,756	22,945	22,229
Percent Leased	105%	101%	93%	85%	94%	98%	94%
Annual Budget Authority	7,311,927	7,864,208	8,180,025	10,043,760	11,324,778	12,217,954	12,120,772
Actual Expense ^a	8,278,225	8,523,785	7,786,134	9,225,088	11,449,753	12,743,136	10,872,043
Percent Funding Utilized	113%	108%	95%	92%	101%	104%	90%

^a Actual Expense equals housing assistance payments plus an imputed admin fee, not actual operating cost

^b New ACC's received during fiscal year are not included

2. Information and Certification of Data

Rent Reasonableness

In FY2006 the VHA continued to perform unit to unit comparables with the database of local non-assisted units.

Expanding Housing Opportunities

VHA continued to brief new Voucher Holders on the advantages of choosing units outside of poverty census tracts. The VHA also continues to participate in the local landlord associations and conducts outreach and trainings at their monthly meetings.

Deconcentration of Low-Income Families

Table 21

Voucher Deconcentration

Clark County WA Census Tracts by Poverty Rate	Number of Census Tracts	Vouchers with Children FY2003	Vouchers with Children FY2004	Vouchers with Children FY2005	Vouchers with Children FY2006
Less than 10% below poverty	54	47.74%	49.33%	49.81%	49.06%
Between 10% and 20% poverty	23	36.18%	35.56%	34.04%	33.02%
Over 20% below poverty	7	16.08%	15.11%	16.15%	17.92%
Totals	84	100%	100%	100%	100%

3. Narrative

The percentage of Voucher Holders with children living in high poverty census tracts went up slightly last year. This is likely due to the increase in rents this year after several years of flat rents and high vacancy rates. As rents increase, available choices for Voucher holders are likely to decrease.

B. Inspection Strategy

1. Results of Strategy

Table 22

Section 8 Inspections

	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006
Annual Inspections	1373	1336	1519	1726	1767	1860
RFTA Inspections (New and Moves)	410	650	862	700	743	760
Re-Inspections of Fails	647	585	595	560	487	638
Total	2430	2571	2976	2986	2997	3258
Percent Failing First Inspection	36.29%	29.46%	24.99%	23.08%	19.40%	24.35%

2. Narrative

The VHA continues to inspect 100% of all units annually and all units prior to lease start dates for new Voucher Holders and Movers. Inspection records do not note whether a unit is an ACC Voucher or a Billed Port, so the above increase in inspections reflects the overall program and not just the Vouchers belonging to VHA as is reported in the utilization numbers and elsewhere. Despite the lower utilization this year the entire program (both MTW Vouchers and Ports) has increased in number as reflected in the increase in inspections performed.

IX. Resident Programs and Self-Sufficiency

A. Narrative

This years data reflects the completed transition from the Moving to Work mandatory self-sufficiency program. Although about half of the current Family Self-Sufficiency participants began their contracts under the previous program all are now FSS participants. The relatively high escrow balances reflect these “older” participants, while the new participants have not had the time to accrue escrow. The forfeits and graduates during the past year are generally participants who had an extension to their MTW contract and either achieved their goals or opted out but stayed in Public Housing or the Voucher program.

Table 23

MTW Participants Escrow Accounts

	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006
Escrow in Accounts	\$ 252,216	\$ 572,078	\$ 1,096,524	\$ 1,355,934	\$ 1,470,879	\$ 723,832	\$ 198,896
Clients with Accounts	274	486	561	612	635	271	43
Average Account	\$ 920	\$ 1,177	\$ 1,955	\$ 2,216	\$ 2,316	\$ 2,671	\$ 4,625
Escrow Paid Out	\$ 84,044	\$ 137,772	\$ 238,009	\$ 202,481	\$ 230,981	\$ 541,594	\$ 118,483
Escrow Forfeited	\$ 21,599	\$ 21,758	\$ 56,148	\$ 12,621	\$ 116,724	\$ 622,826	\$ 145,764
Number of Forfeits	29	23	37	9	62	331	49
Average Forfeit	\$ 745	\$ 946	\$ 1,518	\$ 1,402	\$ 1,884	\$ 1,882	\$ 2975
Number of Graduates	20	51	63	87	70	127	25
Average Paid to Grads	\$ 4,202	\$ 2,701	\$ 3,778	\$ 2,237	\$ 3,300	\$ 4,265	\$ 4739

B. PHAS Resident Survey

No new resident survey data has been published since the last annual report.

Table 14

Resident Assessment

Section	FY2003	FY2004	FY2005	National Average
Maintenance and Repair	87.60%	84.00%	95.40%	84.50%
Communication	75.60%	76.50%	72.50%	75.10%
Safety	67.80%	80.30%	82.00%	81.20%
Services	92.20%	88.10%	97.30%	91.30%
Neighborhood Appearance	60.20%	77.40%	77.70%	77.90%

X. Other Information Required by HUD

A. Results of Latest Completed Audit (Attached)