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MONTHLY MANAGEMENT REPORT

MONTH ENDING FEBRUARY 29, 2012

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LOW INCOME HOUSING OWNED OR ADMINISTERED BY PHA

PHA-OWNED UNITS - Public Housing

HUD Proj. No.	Development Name or Address	Original Total Units	Present Total Units	Present Total Hi-rise	Present Total Family	Number of dwelling units by bedroom size							DOFA:	
						0 BR	1 BR	2BR	3BR	4BR	5BR	6BR	Date of Initial Occupancy	BR Count
						0	1	2	3	4	5	6		
1-1	John J. McDonough Homes	520	484	0	484	0	35	258	117	66	8	0	12/31/52	1,206
1-4	-1st Addition to McDonough	42	42	0	42	0	0	0	34	4	4	0	01/31/62	138
1-8A	-2nd Addition to McDonough	54	54	0	54	0	0	0	18	20	16	0	12/31/64	214
1-2	Franklin D. Roosevelt Homes	320	314	0	314	0	63	161	68	22	0	0	08/01/52	677
1-3	Mt. Airy Homes & 200 E. Arch	448	425	153	272	0	99	86	172	48	20	0	07/01/59	1,079
1-8B	-Addition to Mr. Airy	22	22	0	22	0	0	22	0	0	0	0	12/31/64	44
1-10	-Mt. Airy Rehabs	10	3	0	3	0	0	2	0	1	0	0	03/01/66	8
1-39	-Replacement unit	1	1	0	1	0	0	0	0	1	0	0	1/30/1998	4
1-5	554 Central & Duplexes	186	183	141	42	69	71	1	12	8	22	0	01/31/64	251
1-6	261 E. University	200	159	159	0	23	135	1	0	0	0	0	09/01/63	137
1-7	325 Laurel & W Side Duplexes	155	120	104	16	2	101	10	7	0	0	0	12/31/63	142
1-9	469 Ada & Dunedin Terrace	233	230	142	88	0	141	17	24	36	12	0	03/01/66	451
1-11	899 South Cleveland	144	144	144	0	0	143	1	0	0	0	0	12/31/69	145
1-13	1743 East Iowa	148	148	148	0	0	147	1	0	0	0	0	08/01/70	149
1-14	1300 Wilson	187	187	187	0	0	186	1	0	0	0	0	09/01/69	188
1-15	727 Front	151	151	151	0	0	150	1	0	0	0	0	07/01/69	152
1-16	280 Ravoux	220	220	220	0	0	219	1	0	0	0	0	01/01/70	221
1-17	545 Wabasha	75	71	71	0	30	40	1	0	0	0	0	06/01/69	42
1-18	1085 Montreal	187	185	185	0	0	184	1	0	0	0	0	02/01/70	186
1-19	10 West Exchange	194	194	194	0	0	193	1	0	0	0	0	05/30/72	195
1-20	Scattered Sites	36	12	0	12	0	0	0	8	4	0	0	12/31/68	40
1-22	Scattered Sites	24	0	0	0								12/31/68	0
1-23	Scattered Sites	26	24	0	24	0	0	0	17	6	1	0	02/28/77	80
1-24	1000 Edgerton	220	219	219	0	0	218	1	0	0	0	0	01/31/74	220
1-26	777 North Hamline	186	186	186	0	0	185	1	0	0	0	0	02/29/76	187
1-27	825 Seal	144	144	144	0	0	143	1	0	0	0	0	05/31/76	145
1-29	Scattered Sites	67	67	0	67	0	0	0	53	11	2	1	10/31/80	219
1-30	Scattered Sites	25	25	0	25	0	0	0	22	3	0	0	10/31/81	78
1-31	Scattered Sites	75	73	0	73	0	0	0	57	13	3	0	12/31/84	238
1-32	Scattered Sites	26	26	0	26	0	0	0	18	6	2	0	03/31/89	88
1-33	Scattered Sites	45	44	0	44	0	0	0	36	5	3	0	12/31/88	143
1-34	Scattered Sites	50	50	0	50	0	0	0	41	5	3	1	06/30/90	164
1-35	Scattered Sites	15	15	0	15	0	0	0	8	4	2	1	01/31/92	56
1-37	Scattered Sites	25	24	0	24	0	0	0	6	7	9	2	05/31/93	103
1-38	Scattered Sites HOMEWARD	35	1	0	1	0	0	0	1	0	0	0	01/31/96	3
1-40	Scattered Site	1	1	0	1	0	0	0	1	0	0	0	08/31/06	3
	TOTAL PUBLIC HOUSING	4,497	4,248	2,548	1,700	124	2,453	569	720	270	107	5		7,396

SECTION 8 UNITS - Rent Subsidies for Privately-Owned Housing

Under Lease
as of
12/31/11

	Auth'd	Other*	0 BR	1 BR	2BR	3BR	4BR	5BR	6BR
Sec 8 Mod Rehab SRO's-Mary Hall	75		75	0	0	0	0	0	0
Sec 8 Mod Rehab SRO's-Booth Brown	6		2	0	0	0	0	0	0
Section 8 Vouchers Authorized/Leased	4,128	38	61	1,366	1,156	1,115	314	62	15
Disability Vouchers	117								
Family Unification Vouchers - FUP	100								
Veterans Vouchers - VASH	85								
TOTAL SECTION 8 SUBSIDIES	4,511	38	138	1,366	1,156	1,115	314	62	15

4,127

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

	Other*	0 BR	1 BR	2BR	3BR	4BR	5BR	6BR	
TOTAL UNITS: Public Housing + Section 8	8,759	38	262	3,819	1,725	1,835	584	169	20

SAINT PAUL PHA - MONTHLY OCCUPANCY SUMMARY -

February 2012

Month Ending 2/29/2012

MN #	Name or Address	Present Total Hi-rise Units	Present Total Family Units	DUs Not Avail-able	Available for Occu-pancy	Vacant at Month End	Percent Occupied at End of Month	Units Vacated During Month	Units Readied During Month	Units Leased During Month	Turn-around Time (Days)
FAMILY DEVELOPMENTS											
1-1,4,8A	John J. McDonough Homes		580	0	580	1	99.8%	4	3	3	14
1-2	Franklin D. Roosevelt Homes		314	0	314	0	100.0%	2	3	4	14
1-3,8B,10,39	Mt. Airy Homes & Rehabs		298	0	298	0	100.0%	4	5	5	2
1-9	Dunedin Terrace, including		104	0	104	1	99.0%	1	0	0	0
1-7	16 W. Side Duplexes										
SUBTOTAL DEVELOPMENTS		0	1,296	0	1,296	2	99.85%	11	11	12	9
FAMILY SCATTERED SITES											
1-20	Scattered Sites		12	0	12						
1-22	Scattered Sites		0	0	0						
1-23	Scattered Sites		24	0	24						
1-29	Scattered Sites		67	0	67						
1-30	Scattered Sites		25	0	25						
1-31	Scattered Sites		73	0	73						
1-32	Scattered Sites		26	0	26						
1-33	Scattered Sites		44	0	44						
1-34	Scattered Sites		50	0	50						
1-35	Scattered Sites		15	0	15						
1-37	Scattered Sites		24	0	24						
1-5	Central Duplexes		42	0	42						
1-38, 40	Scattered Sites		2	0	2						
SUBTOTAL SCATTERED SITES		0	404	0	404	2	99.50%	3	2	2	41
TOTAL FAMILY		0	1,700	0	1,700	4	99.76%	14	13	14	14
HI-RISES											
1-3	Mt. Airy Hi-Rise	153		1	152	1	99.34%	1	1	1	31
1-5	554 Central Hi-Rise	141		1	140	1	99.29%	2	3	2	11
1-6	261 E. University Hi-Rise	159		2	157	1	99.36%	3	3	2	23
1-7	325 Laurel Hi-Rise	104		2	102	0	100.00%	0	2	2	15
1-9	469 Ada Hi-Rise	142		1	141	0	100.00%	2	3	4	26
1-11	899 S. Cleveland Hi-Rise	144		1	143	0	100.00%	0	0	0	0
1-13	1743 East Iowa Hi-Rise	148		1	147	0	100.00%	4	2	2	28
1-14	1300 Wilson Hi-Rise	187		1	186	0	100.00%	2	1	1	9
1-15	727 Front Hi-Rise	151		1	150	0	100.00%	4	4	5	12
1-16	280 Ravoux Hi-Rise	220		1	219	0	100.00%	4	3	5	9
1-17	545 Wabasha Hi-Rise	71		1	70	0	100.00%	0	0	0	0
1-18	1085 Montreal Hi-Rise	185		3	182	0	100.00%	3	4	4	16
1-19	10 West Exchange Hi-Rise	194		1	193	1	99.48%	1	0	0	0
1-24	1000 Edgerton Hi-Rise	219		1	218	0	100.00%	2	2	1	18
1-26	777 North Hamline Hi-Rise	186		3	183	0	100.00%	2	2	1	15
1-27	825 Seal Hi-Rise	144		1	143	0	100.00%	0	1	1	15
TOTAL HI-RISES		2,548	0	22	2,526	4	99.84%	30	31	31	17
GRAND TOTALS		2,548	1,700	22	4,226	8	99.81%	44	44	45	16
702	Vacancy Days	Present	Present	DUs	Avail'ble	Vacant	Percent	Units	Units	Units	Turn-
413	Make Ready Days	Total	Total	Not	for	at	Occupied	Vacated	Ready	Leased	around
289	Lease Up Days	Hi-rise	Family	Avail-able	Occu-pancy	Month	at End	During	During	During	Time
		Units	Units	able	ancy	End	of Month	Month	Month	Month	(Days)

SAINT PAUL PHA - MONTHLY OCCUPANCY SUMMARY BY AMP

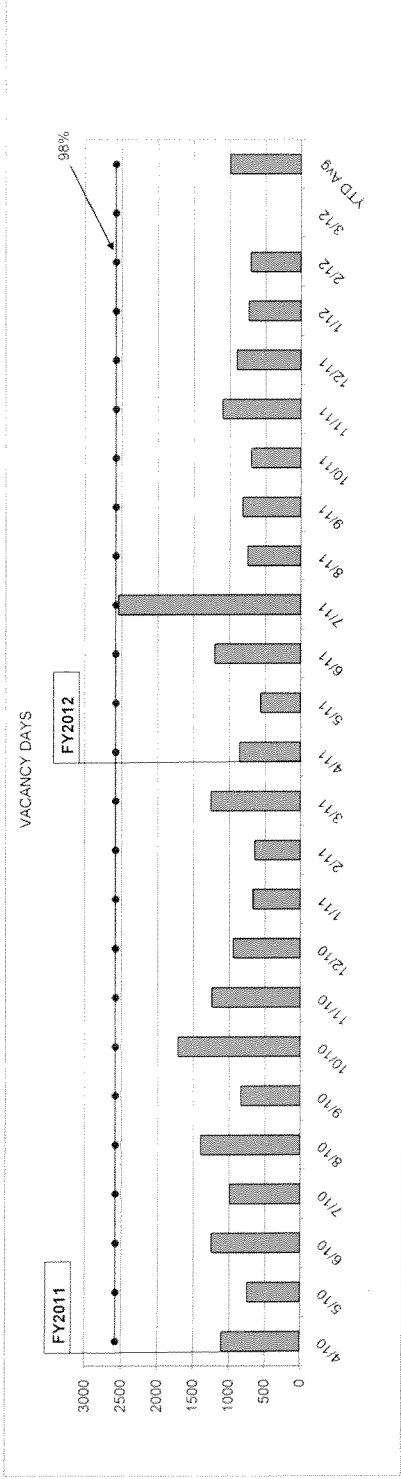
		Month Ending: 02/29/12										
AMP #	ASSET MANAGEMENT PROJECTS	Present Total Hi-rise Units	Present Total Family Units	DUs Not Available	Available for Occupancy	Vacant at Month End	Percent Occupied at End of Month	Units Vacated During Month	Units Readied During Month	Units Leased During Month	Turn-around Time (Days)	
1	McDonough Homes	0	580	0	580	1	99.83%	4	3	3	14	
2	Front-Hamline-Seal Hi-Rises	481	0	5	476	0	100.00%	6	7	7	13	
3	Edgerton-Wilson-Iowa Hi-Rises	554	0	3	551	0	100.00%	8	5	4	21	
4	Roosevelt Homes	0	314	0	314	0	100.00%	2	3	4	14	
5	Mt Airy Homes & Hi-Rise; Valley Hi-Rise	312	298	3	607	2	99.67%	8	9	8	11	
6	Exchange & Wabasha Hi-Rises	265	0	2	263	1	99.62%	1	0	0	0	
7	Central (& duplexes)-Neill-Ravoux	465	42	4	503	1	99.80%	6	8	9	11	
8	Dunedin (WS Dup)-Cleveland-Montreal	471	104	5	570	1	99.82%	6	7	8	21	
9	Scattered Sites	0	362	0	362	2	99.45%	3	2	2	41	
TOTALS		2,548	1,700	22	4,226	8	99.81%	44	44	45	16	
702	VACANCY DAYS											
413	Make Ready Days											
289	Lease Up Days											

DATE: 03/19/12

VACANCY DAYS

	FY2011												FY2012												YTD Avg
	4/10	5/10	6/10	7/10	8/10	9/10	10/10	11/10	12/10	1/11	2/11	3/11	4/11	5/11	6/11	7/11	8/11	9/11	10/11	11/11	12/11	1/12	2/12	3/12	
MONTHLY UNITS LEASED	57	49	61	53	63	51	58	55	57	40	45	60	43	46	46	65	57	56	53	59	49	53	45	52	
VACANCY DAYS	1103	748	1246	988	1397	837	1716	1238	944	668	645	1256	862	564	1205	2536	747	815	698	1099	902	734	702	988	
VACANCY RATE (Cumulative)	0.87%	0.72%	0.60%	0.79%	0.85%	0.82%	0.89%	0.90%	0.88%	0.84%	0.82%	0.83%	0.82%	0.79%	0.80%	0.87%	0.85%	0.84%	0.82%	0.83%	0.82%	0.81%	0.80%	0.82%	
OCCUPANCY RATE	99.13%	99.28%	99.20%	99.21%	99.15%	99.18%	99.11%	99.10%	99.12%	99.16%	99.18%	99.17%	99.18%	99.21%	99.20%	99.13%	99.15%	99.16%	99.18%	99.17%	99.18%	99.19%	99.20%	99.18%	

OCCUPANCY TARGETS:		99.18% ACTUAL OCCUPANCY	
Average Monthly Vacancy Days	2,575	Average Monthly Vacancy Days	988
Annual Vacancy Days	30,901	Total Vacancy Days (Year to Date)	10,864

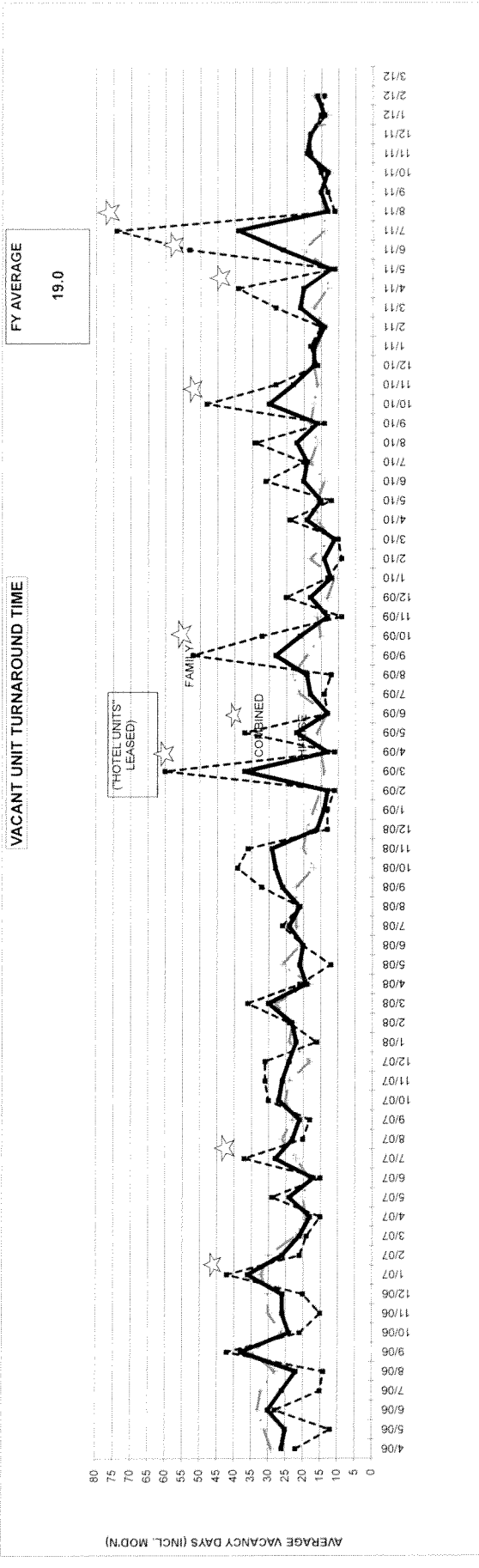


"Occupancy" is scored under the PHAS Management and Capital Fund Indicators of the 2011 PHAS Rule. Maximum points for 98% or higher.

"Modernization Vacancy Days" have not been deducted from the totals shown above.

VACANT UNIT TURNAROUND TIME

FY2011		FY2012												YTD												
	4/10	5/10	6/10	7/10	8/10	9/10	10/10	11/10	12/10	1/11	2/11	3/11	4/11	5/11	6/11	7/11	8/11	9/11	10/11	11/11	12/11	1/12	2/12	3/12	AVG	
FAMILY - # OF UNITS	26	11	23	22	23	17	23	30	26	18	20	21	12	12	9	27	21	22	20	23	19	21	14	14	18	
FAMILY TURNAROUND	24	12	31	20	34	14	48	28	16	18	15	28	39	11	53	74	11	13	15	18	15	14	14	26		
H-RISE - # OF UNITS	31	38	38	31	40	34	35	25	31	22	25	39	31	34	37	38	36	34	33	36	30	32	31	31	34	
H-RISE TURNAROUND	16	16	14	18	16	18	17	16	17	16	14	17	13	13	20	14	14	15	12	19	18	13	17	17	15	
TOTAL VACANCY DAYS	1,103	748	1,246	988	1,397	837	1,716	1,238	944	668	645	1,256	862	564	1,205	2,556	747	815	698	1,089	902	734	702	702	988	
COMBINED # OF UNITS	57	49	61	53	63	51	58	55	57	40	45	60	43	46	46	65	57	56	53	59	49	53	45	45	52	
COMBINED TURNAROUND	19	15	20	19	22	16	30	23	17	17	14	21	20	20	12	26	39	13	15	13	19	14	16	16	19	
FISCAL YTD AVERAGE	19.4	17.5	18.5	18.6	19.4	18.9	20.5	20.7	20.3	20.0	19.6	19.7	20.0	16.0	19.5	25.8	23.0	21.5	20.3	20.1	19.9	19.3	19.0	19.0	19.0	



* Modernization vacancy days are included here, but they are excluded from the PHAS "Turnaround Time" indicator.
 ** Hotel units* used during modernization were leased during the starred months, raising the average family unit turnaround time.

Excluding units days when units were vacant during modernization, the average vacant unit turnaround time for each fiscal year was:

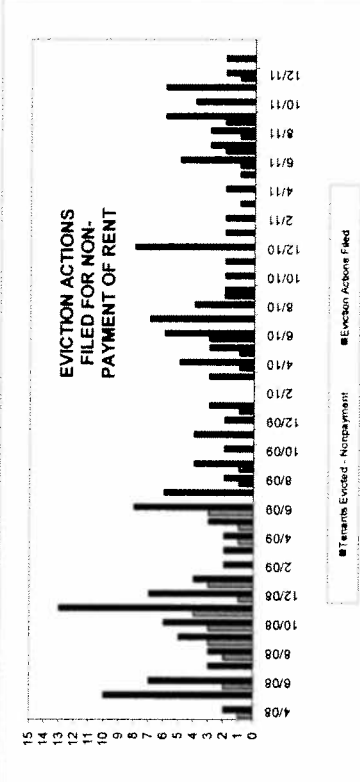
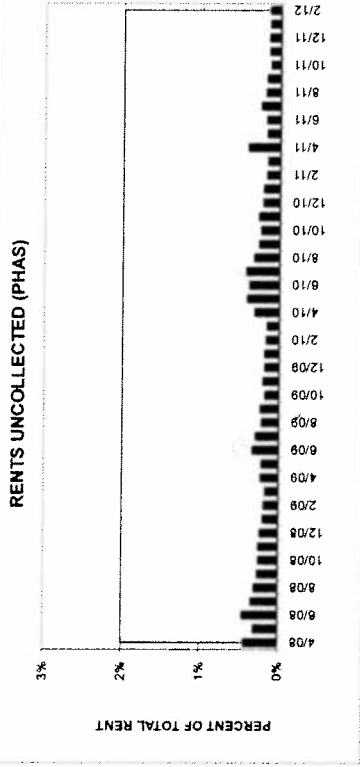
FY	# of days vacant
2011	11.29
2010	13.13
2009	15.24
2008	18.29
2007	22.83
2006	21.67
2005	26.36
2004	26.66
2003	28.89

AVERAGE VACANT UNIT TURNAROUND PAST FISCAL YEARS (BEFORE ADJUSTMENTS FOR MODERNIZATION)

	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010	FY2011
AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG
FAMILY - # OF UNITS	25	21	25	19	30	29	33	31	26	27	21	22
FAMILY TURNAROUND	30.6	33.0	43.3	44.4	37.3	36.4	27.6	22.6	25.2	25.3	19.8	24.0
H-RISE - # OF UNITS	45	42	46	39	38	35	37	46	40	34	34	32
H-RISE TURNAROUND	35.3	32.0	32.6	27.9	21.3	24.3	23.5	29.8	22.5	19.4	16.0	16.3
TOTAL VACANCY DAYS			2534	1897	1932	1916	1776	2100	1529	1353	930	1066
COMBINED # OF UNITS	70	62	70	57	68	64	70	77	65	61	55	54
FISCAL YEAR END AVERAGE	33.6	33.6	36.0	33.1	28.3	30.0	25.6	27.4	23.5	22.2	16.9	19.7

RENTS UNCOLLECTED

	FY 2012													
	1/11	2/11	3/11	4/11	5/11	6/11	7/11	8/11	9/11	10/11	11/11	12/11	1/12	2/12
BEGINNING BALANCE 3:31	2,534	2,534	2,534	1,856	1,856	1,856	1,856	1,856	1,856	1,856	1,856	1,856	1,856	1,856
CUMULATIVE MONTHLY RENT ROLL	10,420,422	11,453,978	12,488,535	1,046,405	2,083,313	3,143,777	4,195,965	5,245,644	6,313,570	7,385,260	8,463,782	9,532,257	10,604,173	11,672,985
CUMULATIVE NEGATIVE RENTS	94,087	104,095	113,958	9,748	19,736	29,572	40,397	51,606	61,711	71,318	80,925	90,165	98,264	109,383
(A) TOTAL GROSS RENTS	10,517,643	11,560,607	12,605,347	1,058,009	2,114,905	3,175,205	4,238,218	5,299,106	6,377,137	7,458,434	8,546,543	9,624,278	10,705,293	11,784,244
UNCOLLECTED RENT - CURRENT	5,716	2,856	1,856	4,270	2,738	2,779	6,522	5,466	5,187	2,888	4,570	6,471	5,232	6,943
UNCOLLECTED RENT - VACATED	3,703	3,851	1,459	0	761	1,173	2,364	2,618	3,099	3,099	4,515	1,718	2,843	3,096
CUMULATIVE COLLECTION WRITE-OFFS	12,355	12,355	15,940	0	1,480	1,480	1,490	1,490	2,796	2,796	2,796	3,657	3,657	5,957
(B) TOTAL UNCOLLECTED RENT	21,774	19,063	18,955	4,270	3,499	5,442	10,375	9,593	11,082	8,182	11,840	14,047	13,932	15,997
PHAS RATIO (B/A)	0.21%	0.16%	0.15%	0.40%	0.17%	0.17%	0.24%	0.18%	0.17%	0.12%	0.14%	0.15%	0.13%	0.13%
PHAS STANDARD	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%



LEASE TERMINATIONS FOR NONPAYMENT OF RENT

	FY 2012												FYTD		
	1/11	2/11	3/11	4/11	5/11	6/11	7/11	8/11	9/11	10/11	11/11	12/11	1/12	2/12	3/12
Termination letters sent	185	116	92	131	138	171	206	187	131	180	141	149	178	139	1751
Eviction Actions Filed	2	2	1	2	1	5	3	3	6	4	5	2	2	0	34
Tenants Evicted - Nonpayment	0	0	0	0	0	1	2	1	2	0	0	1	0	0	7

EVCTIONS for Nonpayment of Rent:

- FY 2003 17
- FY 2004 21
- FY 2005 24
- FY 2006 13
- FY 2007 19
- FY 2008 16
- FY 2009 19
- FY 2010 8
- FY 2011 7

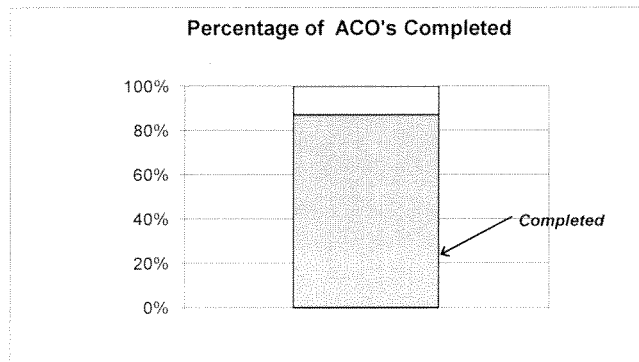
ANNUAL APPLICATIONS FOR CONTINUED OCCUPANCY (ACO's) - FY2012

100% of required ACOs for FY2011 were completed.

	Avail. Units	Number of ACO's Performed by Month												Year to Date Total*	Year to Date Percent
		4/11	5/11	6/11	7/11	8/11	9/11	10/11	11/11	12/11	1/12	2/12	3/12		
FAMILY	1700	89	296	121	211	86	260	104	110	8	121	104		1,510	89%
HI-RISE	2526	181	291	184	155	186	6	350	150	333	6	332		2,174	86%
TOTAL*	4226	270	587	305	366	272	266	454	260	341	127	436	-	3,684	87%

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

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



PUBLIC HOUSING LEASE TERMINATIONS FOR CAUSE

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

	4/11	5/11	6/11	7/11	8/11	9/11	10/11	11/11	12/11	1/12	2/12	3/12	Year to Date Total
FAMILY	4	3	4	3	2	5	2	1	-	3	1		28
HI-RISE	4	3	7	2	-	1	3	3	5	6	2		36
TOTAL	8	6	11	5	2	6	5	4	5	9	3		64

Total Lease Terminations:	FY96	31
	FY97	66
	FY98	61
	FY99	42
	FY00	56
	FY01	74
	FY02	68
	FY03	66
	FY04	75
	FY05	72
	FY06	115
	FY07	112
	FY08	85
	FY09	83
	FY10	67
	FY11	61

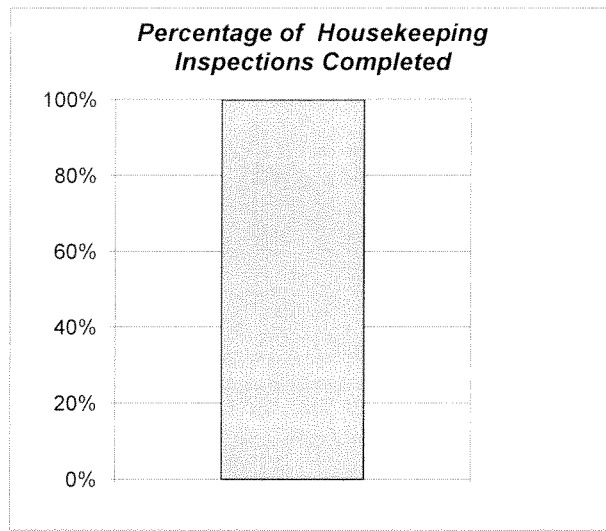
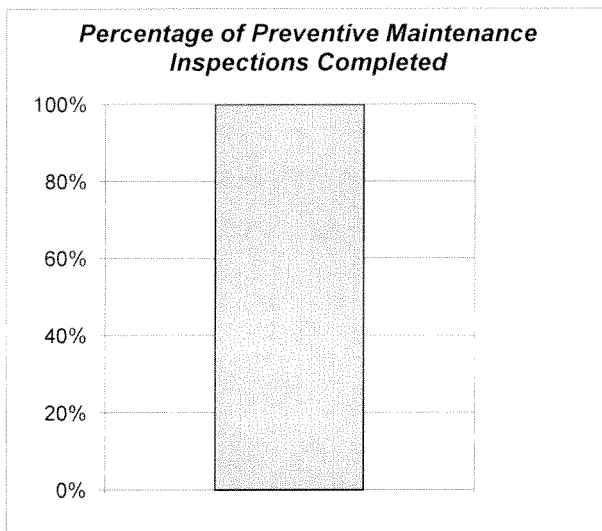
**PREVENTIVE MAINTENANCE INSPECTIONS - FY2012
(PHAS UNIT INSPECTIONS)**

Maintenance Department

(100% of required FY 2011 inspections were completed)

	Units	Number of Inspections Performed by Month											Year To Date Total**	Year To Date Percent	
		4/11	5/11	6/11	7/11	8/11	9/11	10/11	11/11	12/11	1/12	2/12			3/12
FAMILY*	1700	294	223	217	205	191	161	155	135	143	57	0		1781	100%
HI-RISE*	2548	473	493	530	437	388	171	50	6	0	0	0		2548	100%
TOTAL*	4248	767	716	747	642	579	332	205	141	143	57	0		4329	100%

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



HOUSEKEEPING INSPECTIONS - FY2012

Resident Services Department

(100% of required FY 2011 inspections were completed)

	Units	Number of Inspections Performed by Month											Year To Date Total	Year To Date Percent	
		4/11	5/11	6/11	7/11	8/11	9/11	10/11	11/11	12/11	1/12	2/12			3/12
FAMILY	1700	147	259	266	284	328	233	123	39	20	1	0		1700	100%
HI-RISE	2548	199	259	337	305	313	291	310	257	192	64	21		2548	100%
TOTAL	4248	346	518	603	589	641	524	433	296	212	65	21		4248	100%

Maintenance Work Orders

	4/11	5/11	6/11	7/11	8/11	9/11	10/11	11/11	12/11	1/12	2/12	3/12	Year To Date
Emergency Work Orders													
Carried Forward from Last Month	0	0	0	0	0	0	0	0	0	0	0	0	
Received this Month	454	468	581	613	476	497	546	554	530	623	428		
Cancelled/Corrected	5	3	6	8	12	8	9	1	9	8	6		
Reporting Total	449	465	575	605	464	489	537	553	521	615	422		
Completed this Month	449	465	575	605	464	489	537	553	521	615	422		5,695
Completed within 24 Hours	449	465	575	605	464	489	537	553	521	615	422		5,695
Percent within 24 Hours (PHAS)	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		100%

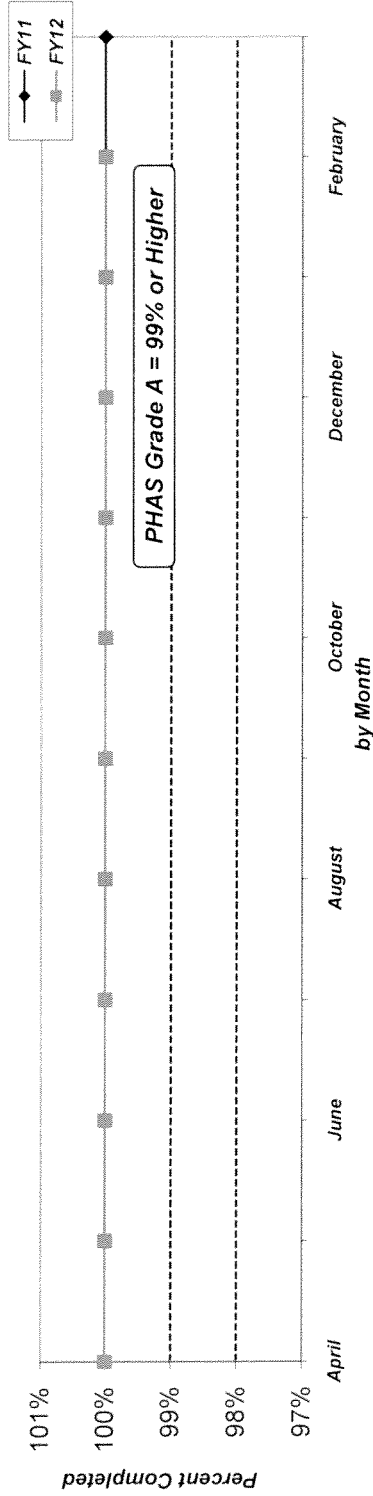
	4/11	5/11	6/11	7/11	8/11	9/11	10/11	11/11	12/11	1/12	2/12	3/12	Year To Date
Non-Emergency Work Orders													
Carried Over from Last Month	98	287	349	592	415	261	362	269	227	175	166		
Received this Month	2223	2703	3095	2555	2396	2634	2099	1707	1640	1664	1421		
Cancelled/Corrected	44	30	34	41	28	50	29	31	30	10	19		
Reporting Total	2277	2960	3410	3106	2783	2845	2432	1945	1837	1829	1568		
Completed this Month	1990	2516	2707	2642	2445	2470	2111	1658	1662	1589	1399		23,189
Average Completion Days (PHAS)	2.98	4.34	5.23	7.16	5.98	4.89	5.73	5.76	4.85	3.94	4.19		5.00

Maintenance Work Orders - Resident Satisfaction

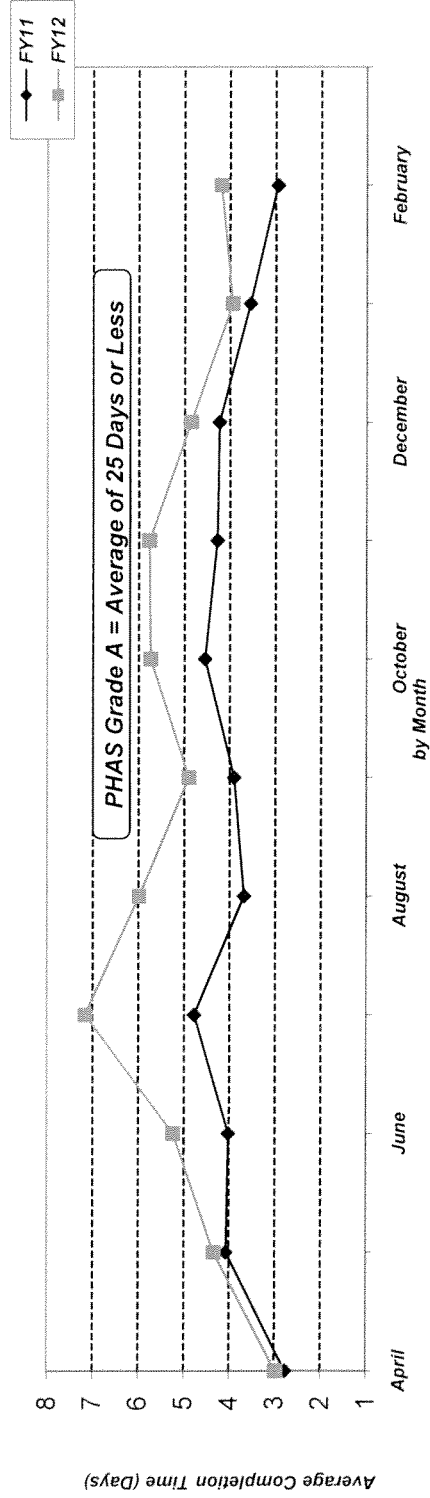
	4/11	5/11	6/11	7/11	8/11	9/11	10/11	11/11	12/11	1/12	2/12	3/12	Year To Date
Sampled	21	24	23	30	29	24	20	13	19	16	18		237
Dissatisfied	0	0	0	0	1	0	0	0	0	0	0		1
Satisfied	21	24	23	30	28	24	20	13	19	16	18		236
Percent Satisfied	100%	100%	100%	100%	97%	100%	100%	100%	100%	100%	100%		100%

Maintenance Work Orders

Emergency Work Orders Completed within 24 Hours



Non-Emergency Work Orders Average Completion Time



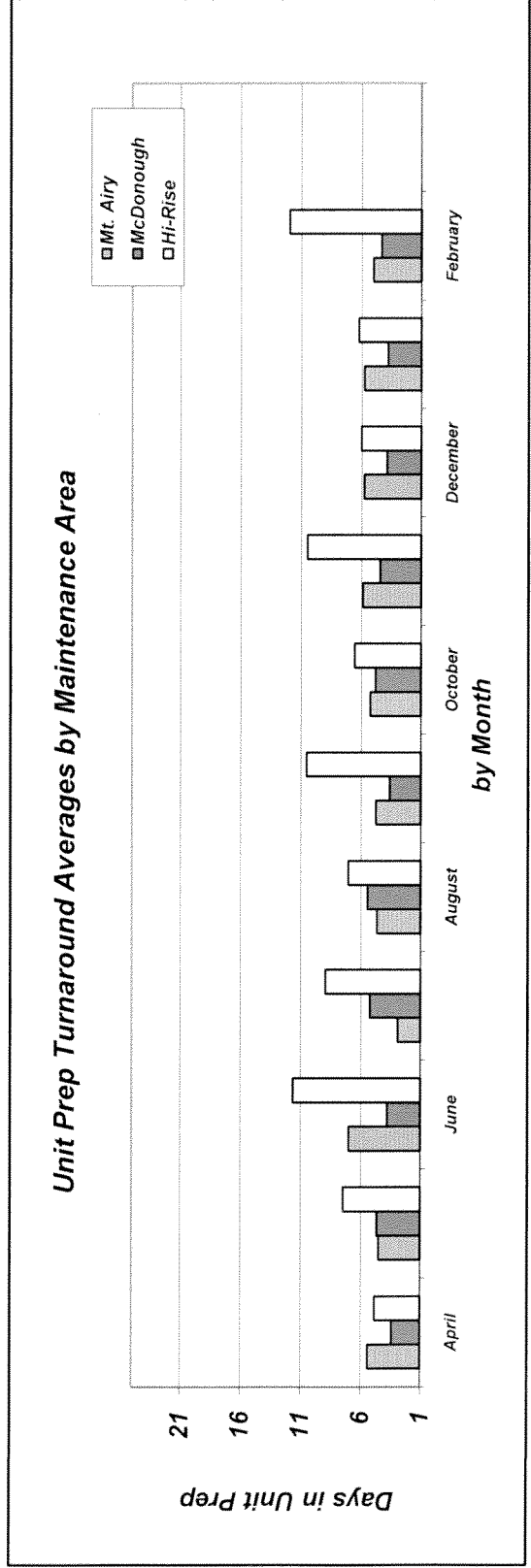
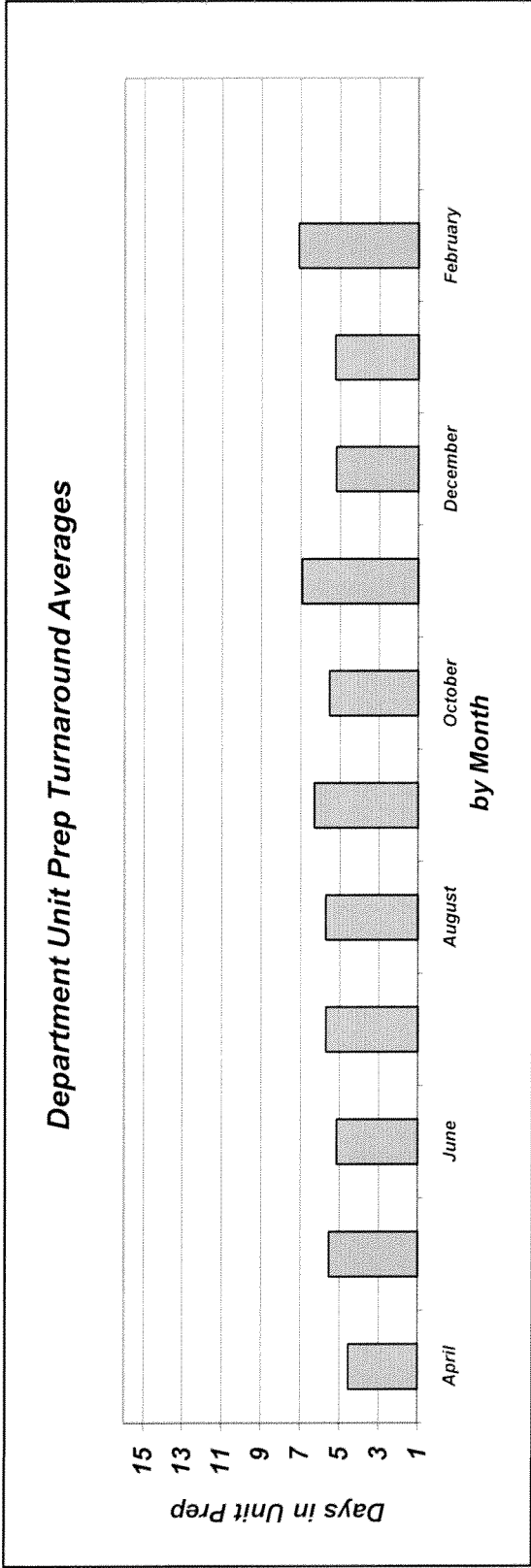
Maintenance Department Unit Preparation Data

Month	Mt. Airy Maintenance			McDonough Maintenance			Hi-Rise Maintenance			Combined Maintenance		
	Units Readied	Prep Hours	Averages Days	Units Readied	Prep Hours	Averages Days	Units Readied	Prep Hours	Averages Days	Units Readied	Prep Hours	Averages Days
April	5	30.00	5.40	5	24.50	3.40	30	27.51	4.83	40	27.34	4.54
May	4	18.38	4.50	8	28.22	4.63	36	25.94	7.47	48	24.18	5.53
June	3	29.83	7.00	5	25.20	3.80	38	25.37	11.63	46	26.80	7.48
July	10	28.70	2.90	16	19.95	5.25	44	22.28	8.93	70	23.64	5.69
August	6	29.03	4.63	11	27.84	5.45	31	26.82	7.06	48	27.90	5.71
September	8	23.59	4.75	10	20.38	3.60	34	24.78	10.53	52	22.92	6.29
October	8	24.84	5.25	10	26.78	4.80	35	25.42	6.54	53	25.68	5.53
November	7	29.93	5.86	7	24.64	4.43	36	22.76	10.47	50	25.78	6.92
December	8	26.81	5.75	7	27.32	3.86	34	25.50	6.00	49	26.54	5.20
January	8	29.84	5.75	9	26.42	3.78	27	21.99	6.22	44	26.08	5.25
February	8	32.03	5.00	3	38.17	4.33	33	26.60	11.97	44	32.27	7.10
March												
Totals/Year to Date	75			91			378			544		
Averages/Year to Date		27.74	5.01		25.14	4.46		24.93	8.46		26.09	5.94

This table shows hi-rise and family development data. See page 14 for unit preparation data for scattered sites.

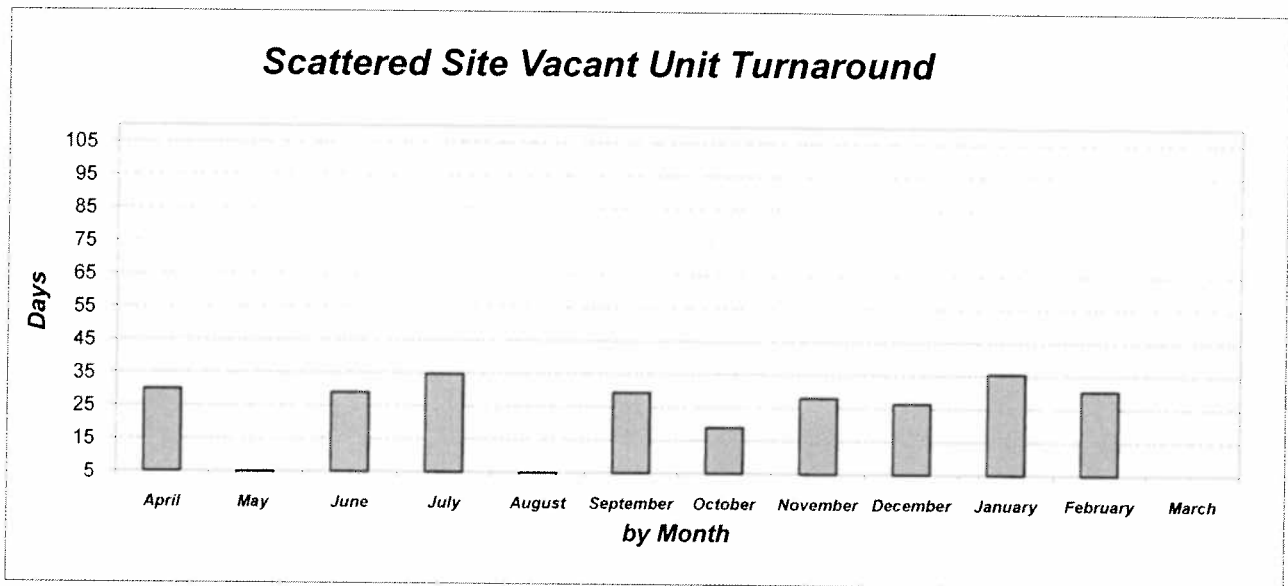
Unit Prep/FY12

Maintenance Department Unit Preparation Turnaround Time Averages



Scattered Site Vacant Unit Turnaround

Month	Scattered Sites		
	Units Readied	Averages	
		Prep Hours	Days
April	1	54.50	30.00
May	0	0.00	0.00
June	1	42.00	29.00
July	4	55.25	34.75
August	0	0.00	0.00
September	5	29.90	29.40
October	3	33.83	19.00
November	7	30.32	26.71
December	6	34.75	26.50
January	2	53.13	35.50
February	2	45.00	30.50
March			
Totals/Year to Date	31		
Averages/Year to Date		38.24	28.39



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

HOUSING CHOICE VOUCHERS

UNIT UTILIZATION

98.0%

DATA ENTRY CELLS ARE YELLOW

Budget Utilization		HARD TO HOUSE	HARD TO HOUSE- Disabled
Prior Month	93.8%		
FY to Date	99.1%	19	33
CY to Date	93.8%		

Line a	TOTAL AUTHORIZED	4313	(Excl. 117 Disability
b	TOTAL UNDER HAP (LEASED UP; UTILIZED)	4225	Vouchers but incl. 85
c	TOTAL NOT UNDER HAP- UNDER or (OVER) UTILIZED	88	VASH Vouchers and 100 FUP)

	0BR	1BR	2BR	3BR	4BR	5BR	6BR	Other*	Totals	
d	VOUCHERS UNDER HAP	65	1417	1174	1126	331	70	16	26	4225

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

NEW VOUCHERS ISSUED THIS MONTH (Excluding VASH)		
e	ISSUED TO WAITING LIST	0
f	ISSUED TO NEW PBV MOVERS	0
g	ISSUED TO NEW "FUP" REFERRALS	0
h	OTHER NEW ISSUES	1
i	ALL NEW ISSUES (Excl. VASH)	1

(Preservation, PH Trsfr, etc.)

SHOPPERS AT MONTH END		
j	Shoppers with Vouchers Issued in Previous Months from WAITING LIST, FUP Referrals, etc.	41
k	MOVERS - CURRENT MONTH	74
l	MOVERS- PREVIOUS MONTHS	73
m	SHOPPERS (Excl. VASH)	188
n	ALL SHOPPERS AND NEW ISSUES	189

Including Shoppers Porting Out 54

FUP - Family Unification		
hh	ISSUED THIS MONTH	0
ii	SHOPPING	1
jj	LEASED THIS MONTH	4
kk	CANCELED THIS MONTH	0
ll	TOTAL UNDER LEASE	78

LEASE-UPS THIS MONTH		
o	TENANTS LEASED UP (going under HAP) DUE TO NEW ISSUES TO WAITING LIST	1
p	OTHER TENANTS LEASED UP	34
q	TOTAL LEASED UP	35

VASH - Homeless Veterans		
mm	ISSUED THIS MONTH	4
nn	SHOPPING	11
oo	LEASED THIS MONTH	3
pp	CANCELED THIS MONTH	2
qq	TOTAL UNDER LEASE	76

VOUCHERS CANCELED AT END OF THIS MONTH (Still Counted as Utilized Vouchers this Month) (Excluding VASH and DV)		
r	CANCELED VOUCHERS- FROM WAITING LIST	0
s	CANCELED VOUCHERS- MOVER-PARTICIPANTS	22
t	OTHER VOUCHERS CANCELED	6
u	ALL CANCELED (as of End Of Month)	28

Including Port-Outs Absorbed by Another Agency 6

* See above

SHOPPING SUCCESS RATES FOR VOUCHERS ISSUED TO THE WAITING LIST									
	0BR	1BR	2BR	3BR	4BR	5BR	6BR	Other*	TOTAL
v	NEW VOUCHERS UNDER HAP	0	0	0	1	0	0	0	1
w	NEW VOUCHERS CANCELED	0	0	0	0	0	0	0	0
x	SUCCESS RATE (e/f)				100%				100%

(Port-outs absorbed during this month will be reflected in next month's report.

SEC 8 PORTABILITY		
y	PORTS IN PHA ADMINISTERS (Including Mover-Shoppers)	93
z	PORTS OUT PHA IS BILLED FOR	408
z1	PORTS IN ABSORBED BY PHA THIS MONTH	11
z2	PORTS OUT ABSORBED BY ANOTHER PHA THIS MONTH	3

SPECIAL ALLOCATIONS Included in HCV Data Above				
Program Name	Auth'd	Under HAP	%	
aa	Welfare to Work (WTW)*	n/a	8	n/a
bb	Family Unification Program (FUP)	100	78	78%

*WTW funding eliminated, vouchers reverting to regular

PAYMENT STANDARDS	
0BR	\$640
1BR	\$754
2BR	\$916
3BR	\$1,245
4BR	\$1,399
5BR	\$1,609
6BR	\$1,819
(Last reviewed 10/2011; last changed 10/2008)	

SPECIAL ALLOCATIONS Reported Separately				
	Auth'd	Under HAP	%	
cc	Mainstream / Disability Vouchers	117	117	100%
dd	VASH - Homeless Veterans	85	77	91%
Mod Rehab SRO's (0BR)				
	Auth'd	Under HAP	%	
ee	Mary Hall (75 authorized)	75	73	97%
ff	Booth Brown House Foyer (6 auth'd)	6	6	100%

PBV - Project-Based Vouchers			
	Projects	Units	
gg	PBV's Approved by Board (regular)**	24	467
	All PBV Projects/Units Approved by HUD	24	467
	PBV Projects Under HAP Contracts	23	458
	All Projects Leasing/ Units Under Lease	23	412
	Supportive Housing Under HAP Contract (Incl Above)	17	264

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

See PBV Project Summary for more details.

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

*Excluding Disability Vouchers

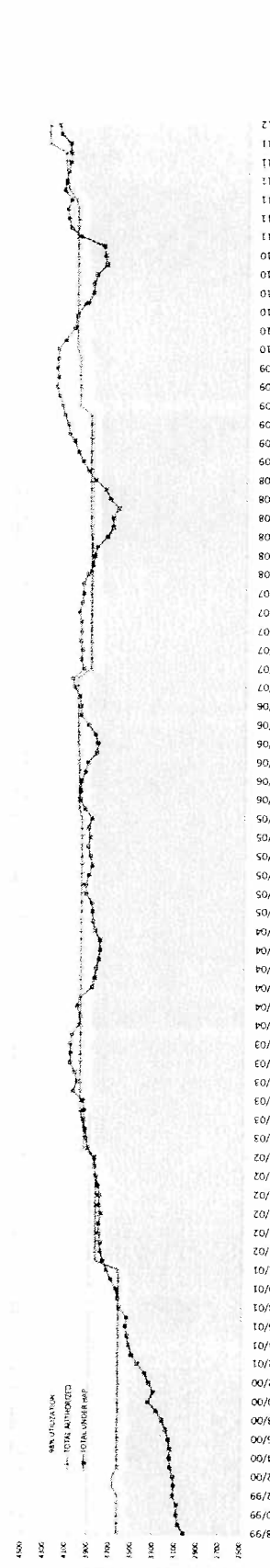
	FY99	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008*	FY2009*	FY2010*	FY2011*
AVG	3532	3589	3625	3679	3679	3983	3984	3991	4020	3911	3918	3995	4052
TOTAL AUTHORIZED	3220	3105	3285	3657	3847	4021	3880	3934	3960	3983	3832	4182	3942
TOTAL LEASER HAP	112	484	340	21	23	(38)	104	57	60	(72)	86	(188)	111
FY2011 LEASER HAP								669	699	722	942	527	167
TOTAL VOUCHERS ISSUED									696	548	568	561	449
TOTAL VOUCHERS CANCELED													
UTILIZATION RATE	96.7%	86.5%	90.6%	99.7%	98.4%	101.0%	97.3%	98.6%	98.7%	101.9%	97.8%	104.7%	97.3%

** FY2010 VASH

** FY2009 VASH

** FY2008 VASH

COMBINED	FY2011	5/10	6/10	7/10	8/10	9/10	10/10	11/10	12/10	1/11	2/11	3/11	4/11	5/11	6/11	7/11	8/11	9/11	10/11	11/11	12/11	1/12	2/12	3/12	FYTD AVG
TOTAL AUTHORIZED (PHYSICALLY AVAILABLE)	4078	4052	4052	4052	4052	4052	4052	4052	4052	4052	4052	4052	4052	4052	4052	4052	4052	4052	4052	4052	4052	4052	4052	4052	4052
TOTAL LEASER HAP	(25)	4	11	4	3	22	21	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22
VOUCHERS ISSUED	8	11	3	4	11	4	3	22	21	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22
VOUCHERS CANCELED	29	27	28	53	16	36	143	22	26	30	19	20	18	29	42	46	43	47	35	33	56	63	28	40	
UTILIZATION RATE	100.6%	97.6%	96.5%	96.4%	95.8%	93.9%	94.2%	99.2%	102.1%	102.3%	101.1%	101.1%	100.1%	99.7%	98.9%	98.9%	98.9%	98.9%	98.9%	98.9%	98.9%	98.9%	98.9%	98.9%	98.9%
SHIPPERS	122	184	165	206	216	249	193	189	172	147	187	170	195	209	197	216	197	192	181	188	240	211	189	201	201
90% utilization *	3971	3971	3971	3971	3971	3971	3971	3971	3971	3971	3971	3971	3971	3971	3971	3971	3971	3971	3971	3971	3971	3971	3971	3971	3971



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

PHA Fiscal Year	Leased	Cancelled	Success Rate
2011	481	50	91%
2009	543	65	89%
2008	538	63	90%
2007	544	41	93%
2006	581	41	93%
2005	487	56	90%
2004*	0	3	---
2003	485	29	94%
2002	472	93	84%
2001	935	284	77%
2000	734	432	63%
1999	490	246	67%

No new families from the regular waiting list were issued a voucher and leased up during FY2011; only special programs (FUP, VASH, etc.).

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

The Section 8 waiting list has been closed to new applicants since June 2007

OTHER VOUCHERS NOT INCLUDED ABOVE:	
Disability Vouchers	117
Single Room Occupancy	81
Subtotal	198
Subtotal HCYS (incl FUP & VASH)	4313
Total HCVA and other	4,511

VASH (Homeless Vets)	85
60 previous VASH vouchers added to HCV allocation 7/1/2011	

23 add'l VASH vouchers eff. 8/1/2011 are included in HCV count above but funded separately for 1st year.

PAYMENT STANDARDS	
0BR	\$640
1BR	\$754
2BR	\$916
3BR	\$1,245
4BR	\$1,399
5BR	\$1,609
6BR	\$1,619
Last reviewed 10/2011; last changed 10/2008	

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

CHSP

PROGRAM ACTIVITY THIS MONTH - BY SITE

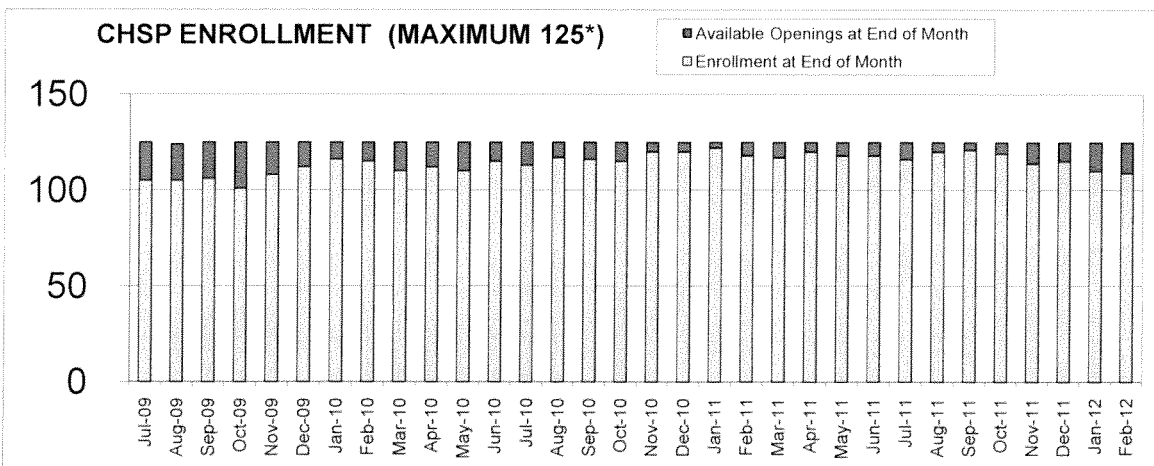
Feb-12

SITES	Full Enrollment Capacity*	Enrollment at End of Month	Available Openings at End of Month**	Number Served This Month (Incl. Temps)	Number of New Enrollees In Program	Enrollees Who Exited Program	New Applica's This Month	All Applica-tions in Process	Applic's Waiting for Housing	PAC or PHA Denied Applica's	Applic's Withdrew or Refused Offer
RAVOUX	30	27	3	29	1	2	0	2	2	0	0
VALLEY	15	12	3	12	1	0	1	0	0	0	2
IOWA	30	24	6	25	0	1	0	0	0	0	0
EDGERTON	20	24	-4	24	1	0	2	1	1	0	1
MONTREAL	30	22	8	23	2	1	0	1	1	0	1
ALL SITES	125	109	16	113	5	4	3	4	4	0	4

**Negative numbers for "available openings" mean those sites served additional clients above their "full enrollment" target.

PROGRAM ACTIVITY HISTORY - ALL SITES

ALL SITES*	Full Enrollment Capacity*	Enrollment at End of Month	Available Openings at End of Month	Number Served This Month (Incl. Temps)	Number of New Enrollees In Program	Enrollees Who Exited Program	New Applica's This Month	All Applica-tions in Process	Applic's Waiting for Housing	PAC or PHA Denied Applica's	Applic's Withdrew or Refused Offer
July-09	125	105	20	111	4	6	6	15	11	0	1
August-09	125	105	19	108	6	3	1	7	10	3	0
September-09	125	106	19	110	4	5	3	8	7	2	2
October-09	125	101	24	107	1	6	2	9	9	0	1
November-09	125	108	17	109	6	1	14	15	13	1	0
December-09	125	112	13	113	6	1	5	12	12	1	0
January-10	125	116	9	116	3	0	1	10	9	0	2
February-10	125	115	10	116	1	1	1	8	8	0	2
March-10	125	110	15	116	1	6	6	9	7	0	4
April-10	125	112	13	113	3	1	7	12	10	0	1
May-10	125	110	15	112	0	2	7	18	11	0	1
June-10	125	115	10	116	6	1	4	16	11	0	1
July-10	125	113	12	116	1	3	3	14	6	1	4
August-10	125	117	8	119	6	2	4	8	4	1	2
September-10	125	116	9	119	2	3	5	9	8	0	1
October-10	125	115	10	117	1	2	3	12	10	0	0
November-10	125	120	5	125	10	5	9	8	4	0	3
December-10	125	120	5	122	2	2	4	10	9	0	1
January-11	125	122	3	123	3	1	13	18	17	0	2
February-11	125	118	7	123	2	6	7	16	15	2	2
March-11	125	117	8	121	3	4	0	9	9	1	5
April-11	125	120	5	121	4	1	8	11	11	0	3
May-11	125	118	7	121	1	3	2	11	11	0	1
June-11	125	118	7	120	3	3	6	14	12	0	2
July-11	125	116	9	121	3	5	5	9	9	3	3
August-11	125	120	5	122	6	2	6	11	8	2	0
September-11	125	121	4	123	3	2	4	9	8	3	1
October-11	125	119	6	123	3	4	6	11	9	0	2
November-11	125	114	11	120	1	6	2	12	12	0	1
December-11	125	115	10	116	3	2	1	8	8	1	4
January-12	125	110	15	115	1	7	1	6	6	2	2
February-12	125	109	16	113	5	4	3	4	4	0	4



* Effective 7/1/08, total program capacity is 125.