



OFFICIAL NOTICE AND AGENDA
of a meeting of a City Board, Commission, Department
Committee, Agency, Corporation, Quasi-Municipal
Corporation or Sub-unit thereof.

Meeting: Community Development Authority Board

Members: R. Wilson, S. Napgezek, A. Witt, D. Welles,
G. Gisselman, D. Korzilius, B. McElhaney

Location: 550 East Thomas Street, Wausau, WI

Date/Time: 12:00 pm, Tuesday, January 24, 2017

AGENDA ITEMS FOR CONSIDERATION (Note: All agenda items may be acted upon)

1. Call Meeting to Order
2. Approval of Minutes
3. Introduction of New Commissioner
4. Finance Committee Member Appointment
5. Consideration and Possible Action on Resolution 17-001 Section Eight Management Assessment Program (SEMAP) Submission to the US Department of Housing & Urban Development (HUD) for Fiscal Year Ending 12/31/2016
6. Riverview Terrace RFP Update
7. Discussion and Possible Action on the Potential Sale of Property at 2102 N Second Street
8. ~~CLOSED SESSION: Pursuant to 19.85(1)(e) of the Wisconsin State Statutes for Deliberating or Negotiating the Purchase of Public Properties, the Investing of Public Funds, or Conducting Other Specified Public Business, Whenever Competitive or Bargaining Reasons Require a Closed Session~~
9. RECONVENE into open session; Discussion and Possible Action on the Potential Sale of Property at 2102 N Second Street
10. Operational Issues and Current Activities
 - Occupancy Update
 - RAD Conversion Update - RVT LLC
 - WCDA Staffing Update
11. Adjourn

Russell W. Wilson
Committee Chairperson

Questions regarding this agenda may be directed to the
Community Development Authority Office
at 715-261-6687

This Notice was posted at City Hall and faxed to the Wausau Daily Herald newsroom
on 1/18/2017 @ 8:00 am

COMMUNITY DEVELOPMENT AUTHORITY
MINUTES

12/20/16

MEMBERS PRESENT: Russ Wilson, Andy Witt, Gary Gisselman, Dorothy Korzilius, Sarah Napgezok, David Welles

MEMBERS ABSENT: Romey Wagner

OTHERS PRESENT: Juli Birkenmeier, Christian Schock, Betty Noel, Anne Jacobson, Mayor Mielke

(1) Call Meeting to Order

Meeting was called to order at 12:03 pm in the WCDA Boardroom at 550 E Thomas Street, Wausau, Wisconsin.

(2) Approval of Minutes

Witt moved to approve the minutes from 11/22/16. Korzilius seconded the motion. Motion was approved unanimously.

(3) Discussion and Possible Action on Resolution #16-012 – 2016 Doubtful Accounts for the Section 8 HCV Program

Noel presented Resolution 16-012 reflecting one Section 8 HCV doubtful account totaling \$1,277 and sought board approval to have the balance written off for 2016. Noel reiterated that staff will continue efforts to collect outstanding balances via tax intercepts. Welles moved to approve Resolution 16-012. Witt seconded the motion. Roll call vote 6-0.

(4) Consideration and Possible Action on Resolution #16-013 – 2016 Doubtful Accounts for the Public Housing and Riverview Towers LLC Programs

Noel also presented the list of Public Housing doubtful tenant accounts totaling \$10,173.50 and sought board approval to have these balances written off for 2016. There were no Riverview Towers balances requiring write-off. She said that although there are some additional outstanding balances, repayment agreements are in place and all are currently in compliance. Noel said that Tara Alfonso, Assistant City Attorney, assists the WCDA with collection of these debts utilizing small claims and wage garnishment. Welles moved to approve Resolution 16-013. Witt seconded the motion. Roll call vote 6-0.

(5) Discussion and Possible Renewal of the Riverview Towers LLC Compliance Agent Contract with Comprehensive Compliance Solutions

Noel explained that the Riverview Towers compliance agent contract between the WCDA and Comprehensive Compliance Solutions (CCS) will expire on February 28, 2017, and sought board approval for the renewal of the contract for another one-year term. She reported that the monthly rate of \$3.75 per unit will remain in effect for 2017 and reiterated that the WCDA is required to maintain a compliance agent per our Operating Agreement with NEF. Welles made a motion to approve the contract extension with CCS for another one-year term. Napgezok seconded the motion. Motion approved unanimously.

(6) Riverview Terrace RFP

Schock reported that the deadline for the Riverview Terrace RFP was December 16, 2016. He presented a single proposal received from BroadBridge Seniors Living Solutions which offered two service options. The first option would be to utilize them as a project manager or broker and the second would be for them to provide a strategic plan for the future of the facility. Schock said pricing for either option could be negotiated as fees were not included in the proposal. Schock reported that both Ascension and Marshfield Clinic respectfully declined the RFP but he is still anticipating responses from both Aspirus Hospital and NCHC. Schock made a recommendation to delay taking further action until he receives their response.

(7) Operating Issues and Current Activities

- **Occupancy Overview** – Noel reported that occupancy is steady in all programs; Riverview Towers at 99%, Riverview Terrace at 100% and Scattered Sites at 100%.
- **2102 N Second Street Improvements Update** – Schock reported that he has had continued discussions with Re-Vi Design relative to their potential interest in leasing or purchasing the property for a proposed design center. He said Re-Vi is having one of their contractors walk through the building to get a better feel for the needed repairs and planned renovations. Schock expects to schedule the walk through in early January and is hopeful Re-Vi will submit a formal proposal.
- **RAD Conversion Update – RVT LLC** – Schock reported the closing date is still expected for January 2017; however staff believes it may be further delayed as HUD continues to have higher-priority closings on their plate. He said the WCDA's closing counsel, Applegate & Thorne-Thomsen, has continued to manage questions and provide additional documents requested by HUD.
- **2016 Audit Schedule** – Noel stated that Schenck SC was awarded a 5-year contract for completing the auditing process for the City and the WCDA. She said Scheck will be here on January 30-31, 2017, to perform the Riverview Towers audit and again on April 24-27, 2017, for the WCDA's single audit.

(8) Adjourn

Welles moved to adjourn. Witt seconded. Meeting adjourned.

Respectfully Submitted,

Russ Wilson
Chairperson

Office of the Mayor
Robert B. Mielke



TEL: (715) 261-6800
FAX: (715) 261-6808

MEMORANDUM

DATE: December 27, 2016
TO: Toni Rayala
Mary Goede
FROM: Mayor Robert Mielke
RE: New Appointment – Community Development Authority

I wish to make the following new appointment at the Council Meeting on Tuesday, 1/10/17. Please place this on the agenda. If you have any questions, please call my office. Thank you.

COMMUNITY DEVELOPMENT AUTHORITY

Appointment

Ms. Becky McElhaney (Replacing Romey Wagner for term ending 2018)
3839 Woodland Ridge Road
Wausau, WI 54403

cc: Betty Noel
Christian Schock



Wausau Wisconsin

CITY COUNCIL

January 10, 2017



Select Language

HOME LIVE WORK VISIT GOVERNMENT DEPARTMENTS SERVICES

Departments > City Council > Boards Committees Commissions > Community Development Authority

City Council
General Information
Neighborhood Groups
Alderspersons
Boards Committees
Commissions
400 Block Ad Hoc Committee
Committee for a Greener Tomorrow
Administrative Review Board
Airport Committee
Bicycle & Pedestrian Advisory Committee
Board of Canvassers
Board of Electrical Examiners
Board of Public Works
Board of Review
Board of Zoning Appeals
Brownfields Committee
Building Advisory Board
Business Improvement District Board
CIP Committee
Citizens Advisory Committee
City-County IT Commission
Community Development Authority
Diversity Affairs Commiss
Ethics Board
Fire Prevention Committee
Historic Preservation Commission
Incubator Board
Joint Review Board
Legislative Committee
MYAC
N2N Committee
Plan Commission
Police and Fire Commission
Project Management Team
Renew Wisconsin Pilot Performance
River Edge Commission
Room Tax Commission
Transit Commission

Community Development Authority

MC 2.76.010 Created (a) Pursuant to Section 66.1335 of the Wisconsin Statutes there is created in the city a housing and community development authority which shall be known as the "Community Development Authority of the City of Wausau." (b) It shall be deemed a separate body politic and corporate for the purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects, and housing projects. (Ord. 61-4684 §51(part), 2, 1989.)

2.76.060 Membership--Term of office: (a) The community development authority shall consist of seven resident persons having sufficient ability and experience in the fields of urban renewal, community development and housing. (b) The mayor shall, with confirmation of the council, appoint such commissioners; two of the commissioners shall be members of the common council and shall serve during their terms of office as council members. (c) The first appointments of the five other members shall be for the following terms: two for one year and one each for terms of two, three and four years. Thereafter, the terms of other members shall be four years and until their successors are appointed and qualified. (d) Vacancies shall be filled for the unexpired term as provided in this section. (Ord. 61-4684 §5, 1989.)

2.76.070 Powers, duties and functions: The community development authority shall have all powers, duties and functions set out in Sections 66.1201 and 66.13333 of the Wisconsin Statutes for housing and redevelopment authorities and as to all housing projects initiated by the community development authority it shall proceed under Section 66.1201 of the Wisconsin Statutes and as to all projects relating to blight elimination, slum clearance, urban renewal and redevelopment programs it shall proceed under Sections 66.1301 to 66.1327(3), 66.1331, 66.1333, 66.1337 or 66.1105 of the Wisconsin Statutes as determined appropriate by the common council on a project-by-project basis. As to all community development programs and activities undertaken by the city under the Federal Housing and Community Development Act of 1974, the community development authority shall proceed under all applicable laws and ordinances not inconsistent with the laws of this state. In addition, the community development authority may act as agent of the city to perform all acts, except the development of the general plan of the city, which may be otherwise performed by the plan commission under Sections 66.1301 to 66.1327(3), 66.1331, 66.1337 or 66.1105 of the Wisconsin Statutes. (Ord. 61-4684 §6, 1989.)

2.76.020 Authorization The authority is also authorized to act as the agent of the city in planning and carrying out community development programs and activities approved by the mayor and common council under the Federal Housing and Community Development Act of 1974 and as agent to perform all acts, except the development of the general plan of the city, which may be otherwise performed by the plan commission under Sections 66.1301 to 66.1327(3), 66.1331, 66.1337 or 66.1105 of the Wisconsin Statutes. (Ord. 61-4684 §3, 1989.)

Community Development Authority Members

Representing	Name	Address	Term	Phone #
Aldersperson	Gary Gisselman	319 Park Ave	2016-2018	715-846-5160
Aldersperson	Becky McElhane	3839 Woodland Ridge Rd	2016-2018	715-581-3762
Citizen Member	David Welles (1)	1134 E Grand Ave, Rothschild	4 Yr Term Ending: 4/30/18	715-355-0100
Citizen Member	Russell Wilson (C) (2)	1515 Adams Ct	4 Yr Term Ending: 4/30/18	715-842-9892
Citizen Member	Andy Witt (2)	2515 N 13th St	4 Yr Term Ending: 4/30/19	888-363-3263 ext 368
Citizen Member	Sarah Napgezsek (2)	912 N 9th St	4 Yr Term Ending: 4/30/17	715-845-5118
Citizen Member	Dorothy Korzilius (3)	540 E Thomas St	4 Yr Term Ending: 4/30/17	715-845-7758

RESOLUTION NUMBER 17-001

**SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM
(SEMAP) SUBMISSION TO HUD**

WHEREAS, the Wausau Community Development Authority is a Public Housing Agency within the City of Wausau that administers a Section 8 Housing Choice Voucher Program; and

WHEREAS, the US Department of Housing and Urban Development (HUD) has established the Section Eight Management Assessment Program (SEMAP) for the purpose of measuring the annual performance of public housing agencies (PHAs) that administer the Section 8 Housing Choice Voucher Program; and

WHEREAS, SEMAP provides procedures for HUD to identify PHA management capabilities and deficiencies in order to target monitoring and program assistance more effectively; and

WHEREAS, the CDA has compiled Section 8 Housing Choice Voucher Program data as required for the annual submission to the US Department of Housing and Urban Development; and

NOW THEREFORE, BE IT RESOLVED, the Wausau Community Development Authority Commission hereby adopts Resolution 17-001 approving the submission of the annual SEMAP report to HUD for Fiscal Year ending December 31, 2016.

AYES _____ NAYS _____

Approved Date _____

Community Development Authority
Of the City of Wausau

Russell W. Wilson
Chairperson

Christian Schock
Interim Director

Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 11/30/2016)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
Wausau Community Development Authority	12/31/2016	02/01/2017

Check here if the PHA expends less than \$300,000 a year in Federal awards

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes No

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes No

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes No

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response At least 98% of units sampled 80 to 97% of units sampled Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response At least 90% of files sampled 80 to 89% of files sampled Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes No

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes No

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response At least 98% of cases sampled Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes No

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes No

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes No

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes No

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes No

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes No

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes No

Enter current FMRs and payment standards (PS)

0-BR FMR <u>492</u>	1-BR FMR <u>563</u>	2-BR FMR <u>733</u>	3-BR FMR <u>965</u>	4-BR FMR <u>1109</u>
PS <u>492</u>	PS <u>555</u>	PS <u>680</u>	PS <u>935</u>	PS <u>1025</u>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes No

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes No

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response Yes No

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes No

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response Yes No

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)
Applies only to PHAs required to administer an FSS program .

Check here if not applicable

PHA Response Yes No

Portability: If you are the **Initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
 - (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;
- or
- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response Yes No If yes, attach completed deconcentration bonus indicator addendum.

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) 01/24/2017

Date (mm/dd/yyyy) 01/24/2017

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- _____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- _____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).
- Is line c 50% or more? Yes No

- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- _____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes No

- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes No

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

Occupancy Overview

January 24, 2017

Riverview Towers (149)

- 1 vacancies
- 99% Occupancy

Riverview Terrace (36)

- 100% Occupancy

Scattered Sites (46)

-
- 1 vacancies
 - 97% Occupancy
 - February move-in scheduled