

**DELAWARE COUNTY HOUSING AUTHORITY
HCV HOUSING CHOICE VOUCHER PROGRAM
AND PUBLIC HOUSING
ACTION PLAN
FAMILY SELF-SUFFICIENCY PROGRAM**

Statement of Purpose

It is the intention of Delaware County Housing Authority (DCHA) to administer the Family Self-Sufficiency Program in accordance with guidelines mandated by the Department of Housing and Urban Development, to Housing Choice Voucher Program (HCV) and Public Housing tenants in order to promote economic independence through offering the educational, training and skill resources that will enable the family to accomplish goals to move them toward self-sufficiency.

This FSS Action Plan describes DCHA's local policies for operation of the FSS program in the context of federal laws and regulations. The FSS program will be operated in accordance with applicable laws, regulations, notices and HUD handbooks. The policies in this FSS Action Plan have been designed to ensure compliance with all approved applications for HUD FSS funding.

The FSS program and the functions and responsibilities of DCHA staff are consistent with the DCHA's personnel policy and Agency Plan.

Program Objectives

DCHA's FSS program seeks to help families make progress toward economic security by supporting the family's efforts to:

- Increase their earned income
- Build financial capability
- Achieve their financial goals

Family Demographics

The FSS program will serve the following housing assistance programs:

- Public Housing,
- Housing Choice Vouchers (HCV): Tenant-Based Vouchers
- Housing Choice Vouchers (HCV): Project-Based Vouchers (PBV)
- Housing Choice Vouchers (HCV): Other special purpose vouchers (e.g. FUP, FUP-Y, FYI, VASH, EHV, etc.)

Family demographics of DCHA's HCV Program is attached at **Attachment 1** and DCHA's Public Housing Program is attached as **Attachment 2**.

Supportive Services Needs of Families Expected to Participate in FSS

The following is a list of the supportive service needs of the families expected to enroll in the DCHA's FSS program:

- Evaluation and assessment of educational/vocational interests and inclinations
- Child Care
- Career Counseling
- Employment Training
- Remedial Education
- Training in financial management, parenting skills, home management and work ethic skills
- Home Ownership/ Investments Counseling
- Substance/Alcohol abuse Counseling
- Mental Health Counseling
- Literacy training
- Credit counseling
- Access to Health Care/Dental Care

Projected Family Self-Sufficiency Program Participating Family Needs:

- Services to foster economic self-sufficiency and growth, e.g., job training, education, career counseling and education
- Family stabilization services e.g., training in parental care, homemaking, financial management, counseling for resolution of emotional, mental health, and dependency problems
- Auxiliary Services e.g., childcare, transportation

This list of supportive services needs is based on:

- Experience with past FSS or other supportive service program participants

Estimate of Participating Families

- Over time, DCHA hopes to serve all families who are interested in participating in the FSS Program. The number of spaces available in the program at any given time, however, will be limited by the program's resources.

Minimum Program Size

In accordance with CFR §984.105, the DCHA has a remaining FSS program mandate to serve **176** families. This is calculated based on the table below. This is our best estimate at this time, and it includes the mandate for both the Public Housing program and the HCV program and counts graduates from both programs.

Original Number of Participants Mandated in both HCV and PH	Remaining Mandatory Slots
<u>HCV – 131</u> <u>PH - 45</u>	<u>HCV – 129</u> <u>PH - 44</u>

Therefore, as of the time of preparation of this Action Plan, **DCHA** will strive to support all participants selected onto the FSS Program by ensuring all demographics will be reported via the forms HUD-50058 that are submitted to HUD’s PIC data system.

Other Self-Sufficiency programs

At the time of preparation of this Action Plan, no families from other self-sufficiency programs are expected to enroll in the FSS program.

Family Selection Procedures

DCHA’s FSS program has not adopted any admissions preferences. Families will be selected based on the length of time living in subsidized housing

Compliance with nondiscrimination policies

It is the policy of DCHA to comply with all Federal, State, and local nondiscrimination laws and regulations, including but not limited to the Fair Housing Act, the Americans with Disabilities Act, and Section 504 of the Rehabilitation Act of 1973. No person shall be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under the FSS program on the grounds of race, color, sex, religion, national or ethnic origin, family status, source of income, disability or perceived gender identity and sexual orientation. In addition, DCHA’s FSS staff will, upon request, provide reasonable accommodation to persons with disabilities to ensure they are able to take advantage of the services provided by the FSS program.

Re-enrollment of prior FSS participants

No member of previously enrolled families may re-enroll.

Head of FSS Family

The head of the FSS family is designated by the participating family. DCHA may make itself available to consult with families on this decision, but it is the assisted household that chooses the head of FSS family that is most suitable for their individual household circumstances. The designation or any changes by the household to the Head of FSS Family must be submitted to DCHA in writing.

Outreach

DCHA will conduct widespread outreach to encourage enrollment in the FSS program. Outreach efforts will include the activities identified through the checked boxes below.

- Posting information about the FSS program on the **DCHA**'s website.
- Providing information about the FSS program at the time of recertification.
- Posting FSS information in locations likely to be seen by eligible families.
- E-mails to existing assisted families.

FSS Escrow Account and Other Incentives for Participants

FSS participants will be eligible to build savings from the FSS escrow account. Key policies and procedures applicable to the FSS escrow account, as well as any additional incentives that will be offered by DCHA, are described below.

A. Additional Incentives

The Delaware County Housing Authority will provide the following incentives to stimulate Family Self Sufficiency Program participation:

- Establishment of Escrow Accounts and policies for drawdowns of these funds placed in escrow on behalf of Family Self Sufficiency Program participants in accordance with HUD regulations.
- Case management and social services.
- Financial support for activities which foster family self-sufficiency when funding is available through county and/or federal programs (I.e., Education and Home ownership IDAs with matches, Career Link Education funds, County Assistance office, etc.)

B. Interim Disbursements

DCHA will not allow for interim disbursements.

Uses of forfeited escrow funds.

Forfeited escrow funds remaining from terminated participants will be collected in a general fund and may be disbursed evenly among participants in good standing on a regular basis. DCHA may also initiate a request for the use of forfeited escrow funds.

Family Activities and Supportive Services

As described in the next section, all families participating in the FSS program will benefit from coaching that helps them identify and achieve goals that the family selects. Drawing on partners on the program coordinating committee and relationships with other service providers, the coaches will provide referrals as needed to help FSS participants access appropriate services to help them achieve their goals:

- Evaluations and assessments of skills and related abilities and interests necessary to attain employment. It is the plan of the Delaware County Housing Authority to have the necessary assessment(s) completed for each participant.
- Job Training. The Delaware County Housing Authority plans to use various community resources, depending upon specific client needs and financial resources available, to help Family Self-Sufficiency participating families gain job skills including.
- Parenting Skills. The Delaware County Housing Authority is planning to be able to help Family Self-Sufficiency participating families who need counseling in parenting and other life skills through local organizations located in Delaware County.
- Counseling to individuals and/or groups on budgeting, credit repair, savings, etcetera will be offered to Family Self-Sufficiency participating families through referrals to the appropriate service, program or agency.
- Child Day Care Services for Family Self-Sufficiency Program participants will be coordinated with local agencies in Delaware County.
- Persons with problems of substance and/or alcohol abuse will be directed toward professional counseling available in Delaware County including, but not limited to the County of Delaware Occupational/Behavioral Health Programs.
- Persons needing support with problems of mental health or mental health crisis intervention will be directed toward professional counseling at one of the numerous counseling centers available in Delaware County including, but not limited to, the County of Delaware Occupational/Behavioral Health Programs.
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- Persons needing support with literacy problems will be supported by services offered by, but not limited to, The Literacy Council of Delaware County.
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Method of Identifying Family Support Needs and Delivering Appropriate Support Services

A. Identifying Family Support Needs

To help determine the supportive services needs of each family, DCHA staff will work with the family by doing the following:

Questionnaires: As part of the identification of needs and tasks under the Family Self-Sufficiency Program the Delaware County Housing Authority may utilize questionnaires completed by the heads of households identifying family/personal needs.

Interviewing: The Delaware County Housing Authority will conduct personal interviews with each Family Self-Sufficiency head of household where needs may be identified enabling referrals to the appropriate service providers.

Vocational evaluation: The Delaware County Housing Authority will refer the client to the local agency.

B. Delivering Appropriate Support Services

Coaching. All families who participate in the FSS program will be assigned a DCHA staff person who will provide coaching services to help each participating family to:

- Understand the benefits of participating in the FSS program and how the program can help the family achieve its goals.
- Identify achievable, but challenging interim and final goals for participation in the FSS program, break down the goals into achievable steps and accompany the family through the process.
- Identify existing family strengths and skills.
- Understand the needs that the family has for services and supports that may help the family make progress toward their goals.
- Access services available in the community through referral to appropriate service providers.
- Overcome obstacles in the way of achieving a family's goals.

C. Transitional supportive service assistance.

No assistance or referrals will be available to families who have completed their CoP contracts.

Contract of Participation

All families enrolled in the FSS program will be required to sign a Contract of Participation (CoP) that includes an Individual Training and Services Plan (ITSP).

Contract of Participation term and extensions

The CoP will go into effect on the first day of the month following the execution of the CoP. The initial term of the CoP will run the effective date through the five-year anniversary of the first reexamination of income that follows the execution date. Families may request up to two one-year extensions and are required to submit a written request that documents the need for the extension. DCHA will grant the extension if it finds that good cause exists to do so. In this context, good cause means:

- (i) Circumstances beyond the control of the FSS family, as determined by the **[organization]**, such as a serious illness or involuntary loss of employment;
- (ii) Active pursuit of a current or additional goal that will result in furtherance of self-sufficiency during the period of the extension (e.g. completion of a college degree during which the participant is unemployed or under-employed, credit repair towards being homeownership ready, etc.) as determined by DCHA or

Completion of the contract

The CoP is completed, and a family's participation in the FSS program is concluded when the FSS family has fulfilled all its obligations under the CoP, including all family members' ITSPs, on or before the expiration of the contract term. The family must provide appropriate documentation that each of the ITSP goals has been completed. DCHA will require a combination of self-certification and third-party verification to document completion of ITSP goals.

Modification

DCHA and the FSS family may mutually agree to modify the CoP with respect to the ITSP and/or the contract term, and/or designation of the head of FSS household. All modifications must be in writing and signed by DCHA as well as the Head of FSS Family.

DCHA will allow for modifications to the CoP under the following circumstances and will allow modifications at any time during the term of the CoP:

- When the modifications to the ITSP improve the participant's ability to complete their obligations in the CoP or progress toward economic self-sufficiency
- When the designated head of the FSS family ceases to reside with other family

- members in the assisted unit, and the remaining family members, after consultation with DCHA, designate another family member to be the FSS head of family
- When a relocating family is entering the FSS program of a receiving **PHA** and the start date of the CoP must be changed to reflect the date the new CoP is signed with the receiving **PHA**

DCHA will allow modifications at any time during the term of the CoP

Consequences of noncompliance with the contract

The Delaware County Housing Authority will terminate families from the Family Self Sufficiency (FSS) Program, who do not comply with their FSS Contract, only after being completely assured that there is no reasonable chance for the participating family to continue to gain increased self-sufficiency within the structure of the Family Self Sufficiency Program guidelines. Delaware County Housing Authority will withhold services, terminate the FSS Contract and the family will forfeit its escrow. All Family Self Sufficiency Program participants terminated for noncompliance with Family Self Sufficiency contracts will be afforded a hearing before termination conducted in accordance with Hearing procedures mandated under the HCV and Public Housing Programs and described in the Delaware County Housing Authority HUD approved Administration Plan for HCV and in Delaware County Housing Authority Grievance Procedures for Public Housing.

In the event that a family believes that they are entitled to their escrow and therefore requests release of these funds, DCHA will afford the family a hearing.

The Delaware County Housing Authority will comply with Family Self Sufficiency Program Regulations, Contracts and guidelines when recovering escrow accounts and terminating supportive services when Family Self Sufficiency Program clients fail to meet obligations of their Family Self Sufficiency Contracts.

Family Self Sufficiency families will be contacted periodically by the Delaware County Housing Authority staff to evaluate their progress in attaining goals defined in their Family Self Sufficiency Contracts. Families failing to make progress and abide by contract covenants will be offered more intensive counseling and guidance. These measures will be documented in the files of the Family Self Sufficiency participant. Revisions to the Family Self Sufficiency Contracts defining more realistic goals will be made. Compliance with revised contracts will be monitored by Delaware County Housing Authority Coordinator. When FSS families consistently fail to make progress towards achieving their goal(s) and/or not attend progress appointments they will be terminated from the family self-sufficiency program and escrow funds will be forfeited.

As stated in the December 24, 2014 HUD Alternative Requirements FR 5819-N-01, Delaware County Housing Authority (DCHA) confirms that an FSS participant may NOT lose their

voucher OR public housing based solely on their inability to graduate from the FSS program.

Program Termination

Involuntary Termination

DCHA may involuntarily terminate a family from FSS under the following circumstances:

I. If the participant fails to meet their obligations under the Contract of Participation, the Individual Training and Services Plan and related documentation. Non-compliance includes:

- i. Missing scheduled meetings, failure to return phone calls, and/or maintain contact after written notification of non-compliance
- ii. Failure to work on activities and/or goals set forth in the Individual Training and Services Plan, including employment activities
- iii. Failure to complete activities and/or goals within the specified time frames; and/or

II. If the participant's housing assistance has been terminated.

Participants who fail to meet their obligations under paragraph I above, as determined by DCHA staff, will be given the opportunity to attend a required meeting with the Director of the assisted Program to review the situation. At this meeting, a review of the Contract of Participation, Individual Training and Services Plan, and all related documentation will be conducted, and amendments will be made as necessary (within HUD guidelines) to allow for changes in circumstances. Failure to contact DCHA staff to schedule this meeting within fourteen (14) days of a written request by the FSS program to set up this a meeting or failure by the FSS Head of Household to attend this meeting without some type of correspondence to clarify the issue(s), may lead to termination from the program. Participants who remain out of compliance after this meeting will be subject to termination from the FSS program.

If the initial meeting does not resolve the problem, or if the meeting is not requested by the family within the required period, notification of termination will be made to the family by letter/e-mail stating:

1. The specific facts and reasons for termination;
2. A statement informing the family of their right to request an informal hearing and the date by which this request must be received;
3. A statement informing the family that termination from the FSS program for the reasons stated therein will not result in termination of the family's housing assistance. Failure to request a hearing in writing by the deadline will result in closure of the family's FSS file and all rights to a hearing will be waived. All escrow money held on the family's behalf will be forfeited in accordance with HUD regulations. Housing assistance will not be terminated based on non-

compliance with the FSS program. The current amount of escrow in the family's escrow account will be included in the letter.

Voluntary Termination

Participants may also be terminated from the FSS program under the following circumstances:

- Mutual consent of both parties; and/or
- The family's withdrawal from the program.

Termination with Escrow Disbursement

In most cases, families whose FSS contracts are terminated will not be entitled to disbursement of their accrued FSS escrowed funds. However, the CoP will be terminated with FSS disbursement when one of the following situations occurs:

- (i) Services that DCHA and the FSS family have agreed are integral to the FSS family's advancement towards self-sufficiency are unavailable.
- (ii) The head of the FSS family becomes permanently disabled and unable to work during the period of the contract, unless **DCHA** and the FSS family determine that it is possible to modify the contract to designate a new head of the FSS family.
- (iii) An FSS family in good standing moves outside the jurisdiction of the PHA (in accordance with portability requirements at 24 CFR §982.353) for good cause, as determined by the PHA, and continuation of the CoP after the move, or completion of the CoP prior to the move, is not possible.

Grievance Procedures

All Family Self Sufficiency Program participants terminated for noncompliance with Family Self Sufficiency contracts will be afforded a hearing before termination conducted in accordance with Hearing procedures mandated under the HCV and Public Housing Programs and described in the DCHA's policies.

In the event that a family believes that they are entitled to their escrow and therefore requests release of these funds, DCHA will afford the family a hearing.

Assurance of Non-Interference

Participation in the FSS Program is voluntary. A family's decision on whether to participate in FSS will have no bearing DCHA's decision of whether to admit the family into the Housing Choice Voucher or Public Housing program. The family's housing assistance will not be terminated based on whether they decide to participate in FSS, their successful completion of the CoP, or on their failure to comply with FSS program requirements.

DCHA will ensure that the voluntary nature of FSS program participation is clearly stated in all FSS outreach and recruitment efforts.

Timetable

DCHA originally implemented its FSS program at the time of HUD's mandate it and will continue to implement it per this FSS Action Plan.

Reasonable Accommodations, Effective Communications and Limited English Proficiency Requirements

Requests for Reasonable Accommodations

A person with disabilities may request reasonable accommodations to facilitate participation in the FSS program. Requests will be considered on a case-by-case basis.

Requests should be made initially to DCHA staff. If a family is not satisfied with the staff's response, the family may submit a request in writing to the Director of the Program.

Request for Effective Communications

A person with disabilities may request the use of effective communication strategies in order to facilitate participation in the FSS program.

Limited English Proficiency

DCHA will comply with HUD requirements to conduct oral and written communication related to the FSS program in languages that are understandable to people with Limited English Proficiency.

Coordination of Services

A. Certification of Coordination

Development of the services and activities under the FSS program will be coordinated with programs under title I of the Workforce Innovation and Opportunity Act 29 U.S.C. 3111 et seq., and other relevant employment, child care, transportation, training, education, and financial empowerment programs in the area. Implementation will continue to be coordinated, in order to avoid duplication of services and activities.

B. Program Coordinating Committee

The principal vehicle for ensuring ongoing coordination of services is the program coordinating committee (PCC), which will be established in accordance with FSS regulations to assist in securing commitments of public and private resources for the operation of the FSS Program. Among other responsibilities, the PCC will help the FSS program to identify and build strong referral relationships with providers of supportive services that meet the needs of FSS participants. The PCC will also be consulted in developing program policies and procedures.

The PCC will meet as needed and may conduct business on an as-needed basis via email or telephone conferences. The PCC includes the following representatives:

1. One or more of DCHA's Staff
2. One or more participants from each HUD rental assistance program served by the FSS program.
3. Representatives from a variety of agencies and individuals.

Portability

Portability in initial 12 months

FSS participants may not exercise portability within the initial 12 months after signing a CoP.

Moves into the PHA's jurisdiction

If an FSS participant moves into the PHA's jurisdiction, they will be admitted in good standing into the DCHA's FSS program unless DCHA is already serving the number of FSS families identified in this FSS Action Plan and determines that it does not have the resources to manage the FSS contract.

Regardless of whether DCHA is able to receive an incoming family from another jurisdiction into the FSS program, DCHA will agree to allow and support porting families to remain in their initial PHA's FSS program after porting housing vouchers if the initial PHA requests that the family remain in the initial FSS program and can demonstrate the family is able to fulfill its responsibilities under the initial CoP, the move in jurisdictions notwithstanding.

FSS termination with disbursement for porting families

If a family is subject to termination in the FSS program because of failure to meet a contract obligation, the family should not be able to use a portability move to avoid consequences.

If an FSS family seeks to move to a jurisdiction that does not offer an FSS program, DCHA will closely examine the family's progress to determine if it would be appropriate to exercise FSS Termination with Disbursement as discussed above in the section on Termination.

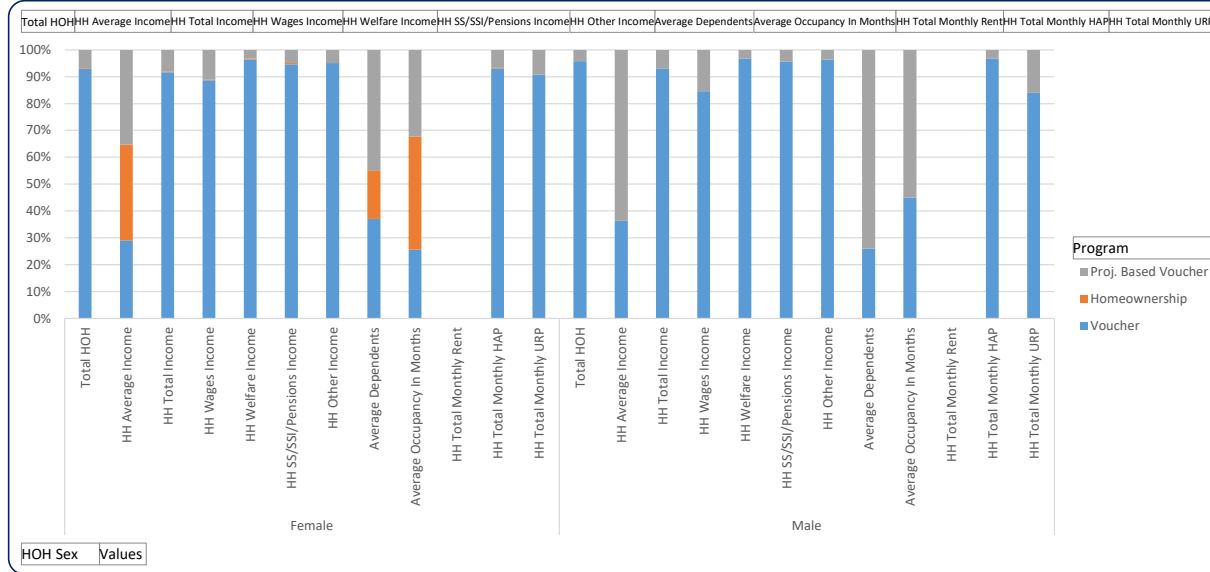
Where continued FSS participation is not possible, DCHA will discuss the options that may be available to the family, depending on the family's specific circumstances, which may include, but are not limited to, modification of the FSS contract, termination of the FSS contract and forfeiture of escrow, termination with FSS escrow disbursement in accordance with 24 CFR § 984.303(k)(1)(iii), or locating a receiving PHA that has the capacity to enroll the family into its FSS program.

HOH Race

- American Indian or Alas...
- Any Other Combination
- Asian Only
- Black/African American ...
- Native Hawaiian/Other ...

Family Size

- 1
- 2
- 3
- 4
- 5
- 6
- 7



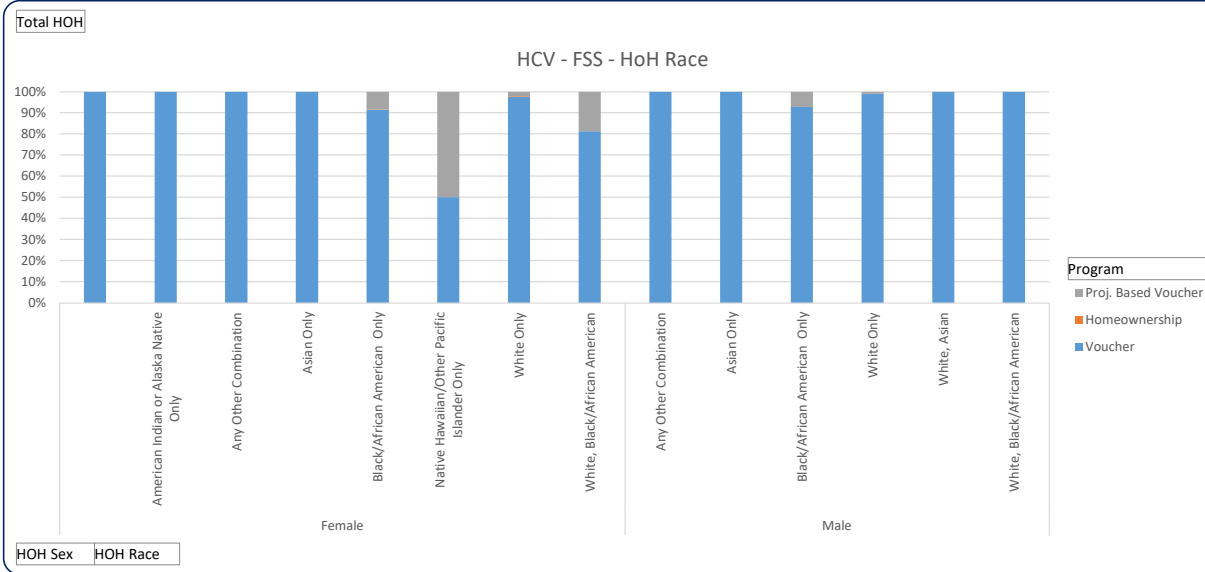
Row Filter	Summary By			
	Voucher	Homeownership	Proj. Based Voucher	Grand Total
Female				
Total HOH	2193	6	160	2359
HH Average Income	\$18,666.37	\$22,880.17	\$22,699.71	\$18,950.65
HH Total Income	\$40,935,344.00	\$137,281.00	\$3,631,953.00	\$44,704,578.00
HH Wages Income	\$20,617,014.00	\$61,201.00	\$2,583,510.00	\$23,261,725.00
HH Welfare Income	\$649,391.00	\$2,460.00	\$22,118.00	\$673,969.00
HH SS/SSI/Pensions Income	\$17,677,308.00	\$73,078.00	\$923,518.00	\$18,673,904.00
HH Other Income	\$1,989,467.00	\$530.00	\$101,862.00	\$2,091,859.00
Average Dependents	1.36	0.67	1.65	1.38
Average Occupancy in Months	75.20	123.50	94.89	76.66
HH Total Monthly Rent	\$0.00	\$0.00	\$0.00	\$0.00
HH Total Monthly HAP	\$1,699,444.00	\$3,809.00	\$122,582.00	\$1,825,835.00
HH Total Monthly URP	\$27,970.00	\$0.00	\$2,830.00	\$30,800.00
Male				
Total HOH	370		16	386
HH Average Income	\$16,324.81		\$28,573.19	\$16,832.52
HH Total Income	\$6,040,181.00		\$457,171.00	\$6,497,352.00
HH Wages Income	\$1,302,632.00		\$238,071.00	\$1,540,703.00
HH Welfare Income	\$30,555.00		\$1,008.00	\$31,563.00
HH SS/SSI/Pensions Income	\$4,641,694.00		\$215,808.00	\$4,857,502.00
HH Other Income	\$61,454.00		\$2,281.00	\$63,735.00
Average Dependents	0.28		0.81	0.31
Average Occupancy in Months	84.59		103.13	85.35
HH Total Monthly Rent	\$0.00		\$0.00	\$0.00
HH Total Monthly HAP	\$222,948.00		\$7,515.00	\$230,463.00
HH Total Monthly URP	\$925.00		\$176.00	\$1,101.00

HOH Race

- American Indian or Alaska Native Only
- Any Other Combination
- Asian Only
- Black/African American Only
- Native Hawaiian/Other Pacific Islander Only

Family Size

- 1
- 2
- 3
- 4
- 5
- 6
- 7



Total HOH	Summary By			
Row Filter	Voucher	Homeownership	Proj. Based Voucher	Grand Total
Female				
	1			1
American Indian or Alaska Native Only	7			7
Any Other Combination	10			10
Asian Only	6			6
Black/African American Only	1553	4	143	1700
Native Hawaiian/Other Pacific Islander Only	1		1	2
White Only	602	2	13	617
White, Black/African American	13		3	16
Male				
Any Other Combination	2			2
Asian Only	3			3
Black/African American Only	180		14	194
White Only	183		2	185
White, Asian	1			1
White, Black/African American	1			1

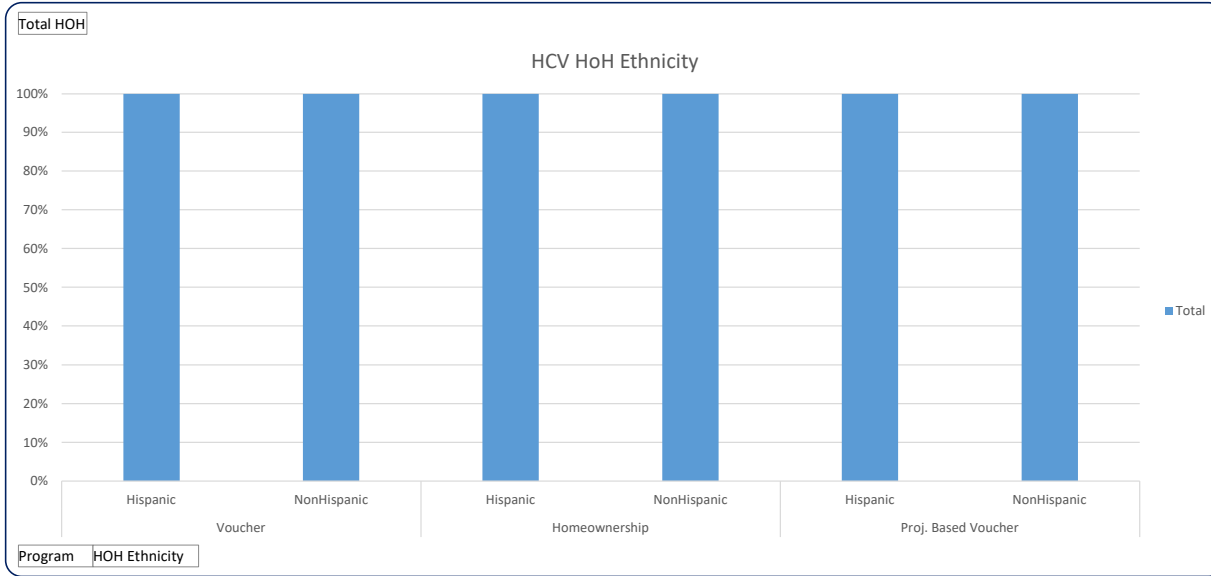
HOH Race

- American In...
- Any Other C...
- Asian Only
- Black/Africa...
- Native Haw...

Family Size

- 1
- 2
- 3
- 4
- 5
- 6
- 7

Row Filter	Total HOH
Voucher	
Hispanic	81
NonHispanic	2482
Homeownership	
Hispanic	1
NonHispanic	5
Proj. Based Voucher	
Hispanic	5
NonHispanic	171

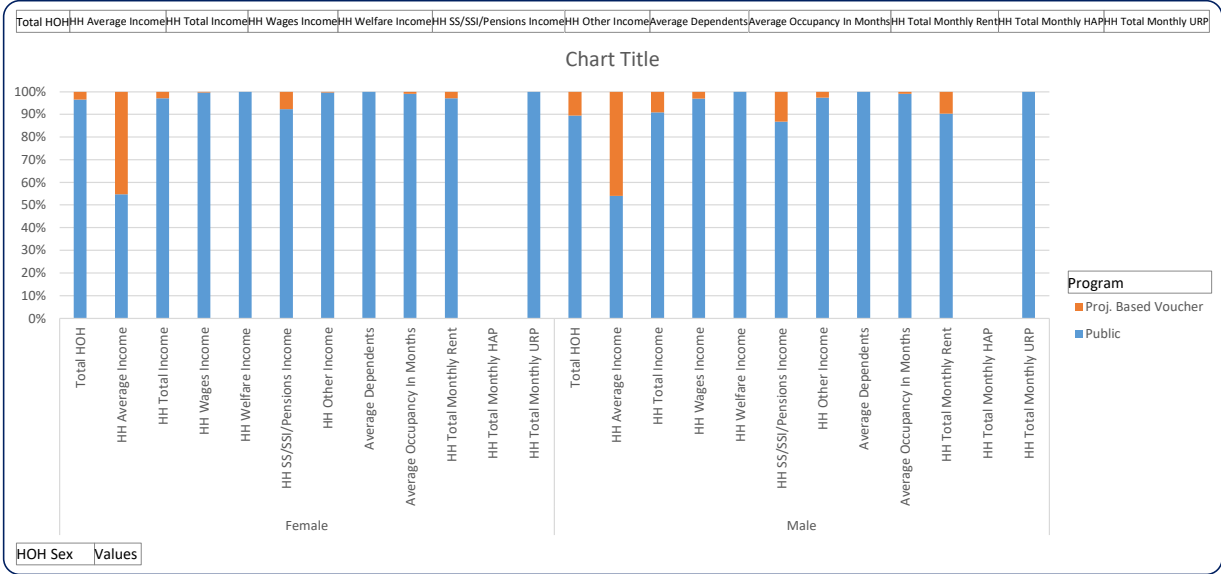


HOH Race

- American Indian or Alas...
- Any Other Combination
- Asian Only
- Black/African American ...
- Native Hawaiian/Other ...

Family Size

- 1
- 2
- 3
- 4
- 5
- 6
- 7



Row Filter	Summary By		
	Public	Proj. Based Voucher	Grand Total
Female			
Total HOH	504	18	522
HH Average Income	\$21,414.81	\$17,702.17	\$21,286.78
HH Total Income	\$10,793,062.00	\$318,639.00	\$11,111,701.00
HH Wages Income	\$7,010,133.00	\$29,363.00	\$7,039,496.00
HH Welfare Income	\$74,166.00	\$0.00	\$74,166.00
HH SS/SSI/Pensions Income	\$3,414,907.00	\$287,902.00	\$3,702,809.00
HH Other Income	\$292,747.00	\$1,200.00	\$293,947.00
Average Dependents	1.20	0.00	1.16
Average Occupancy In Months	96.73	0.94	93.42
HH Total Monthly Rent	\$174,060.00	\$5,307.00	\$179,367.00
HH Total Monthly HAP	\$0.00	\$0.00	\$0.00
HH Total Monthly URP	\$7,535.00	\$0.00	\$7,535.00
Male			
Total HOH	68	8	76
HH Average Income	\$17,413.51	\$14,812.50	\$17,139.72
HH Total Income	\$1,184,119.00	\$118,500.00	\$1,302,619.00
HH Wages Income	\$494,187.00	\$15,837.00	\$510,024.00
HH Welfare Income	\$2,990.00	\$0.00	\$2,990.00
HH SS/SSI/Pensions Income	\$667,721.00	\$102,130.00	\$769,851.00
HH Other Income	\$19,092.00	\$530.00	\$19,622.00
Average Dependents	0.25	0.00	0.22
Average Occupancy In Months	97.82	1.00	87.63
HH Total Monthly Rent	\$20,963.00	\$2,267.00	\$23,230.00
HH Total Monthly HAP	\$0.00	\$0.00	\$0.00
HH Total Monthly URP	\$508.00	\$0.00	\$508.00

Relation

E
A
F
H

Disability

Disabled
NonDisabled

Ethnicity

Hispanic
NonHispanic

Race

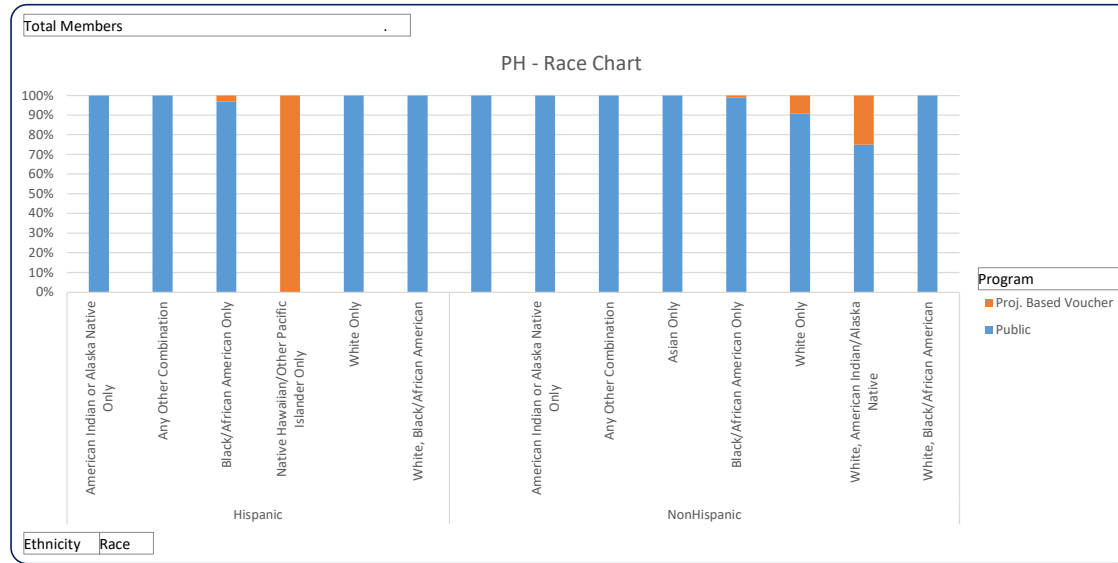
American Indian o...
Any Other Combin...
Asian Only

Age In Years

0
1
2

Member Major...

No Income
Other Income
SS/SSI/Pensions
Wages
Welfare



Total Members	Summary By		
Row Filter	Public	Proj. Based Voucher	Grand Total
Hispanic			
American Indian or Alaska Native Only	1		1
Any Other Combination	2		2
Black/African American Only	30	1	31
Native Hawaiian/Other Pacific Islander Only		1	1
White Only	20		20
White, Black/African American	10		10
NonHispanic			
	4		4
American Indian or Alaska Native Only	5		5
Any Other Combination	3		3
Asian Only	13		13
Black/African American Only	1113	12	1125
White Only	108	11	119
White, American Indian/Alaska Native	3	1	4
White, Black/African American	25		25

Relation

E
A
F
H

Disability

Disabled
NonDisabled

Ethnicity

Hispanic
NonHispanic

Race

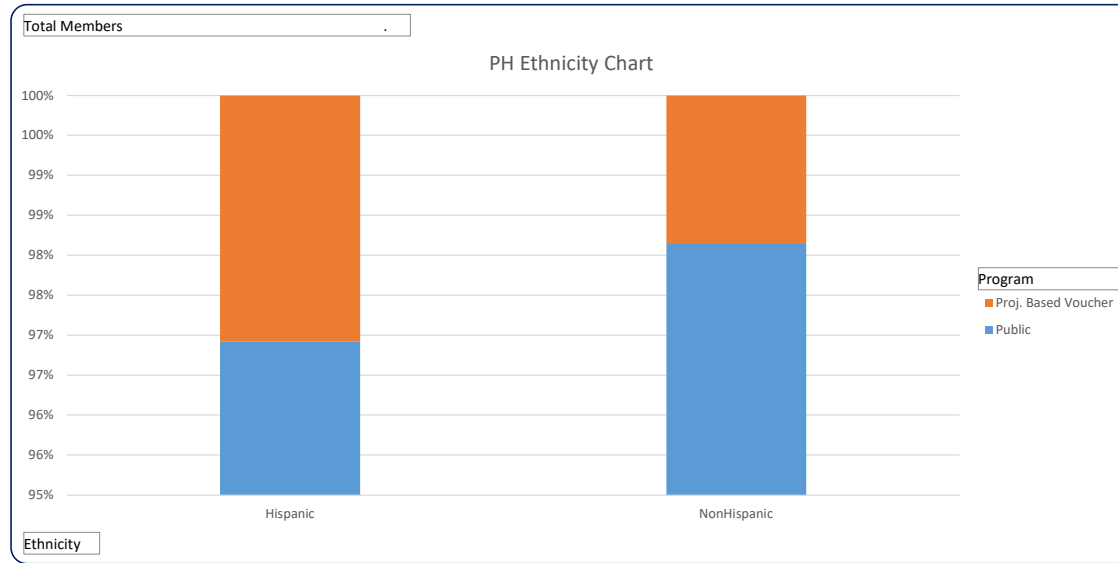
American Indian o...
Any Other Combin...
Asian Only

Age In Years

0
1
2

Member Major...

No Income
Other Income
SS/SSI/Pensions
Wages
Welfare



Total Members	Summary By		
Row Filter	Public	Proj. Based Voucher	Grand Total
Hispanic	63	2	65
NonHispanic	1274	24	1298

