

July Data Report

Goal: To draw summaries from the data we have been collecting to inform protocol & expand the data pool to address market and housing concerns

What we want to know:

About the Unit: date available, Housing Type, Bed / bath, Year Built, Floor (Steps) handicap accessibility

Location: Address, Zip Code, Crime rate, bus line

Affordability: Price, Price over time, Voucher accessibility

Utilities & Amenities: utility price, parking, pets, Air conditioning, security, pest control, yard work, washer/ dryer, yard work

Landlord: Type, eviction rate and history on that unit

June: How many people were evicted this month : 4 (up for eviction, 3/4 public housing)

How many units came open as a result of an eviction: 3

Which method has been most effective in identifying units: private landlord list/ referrals

Which type of landlord provided the most units: property management company

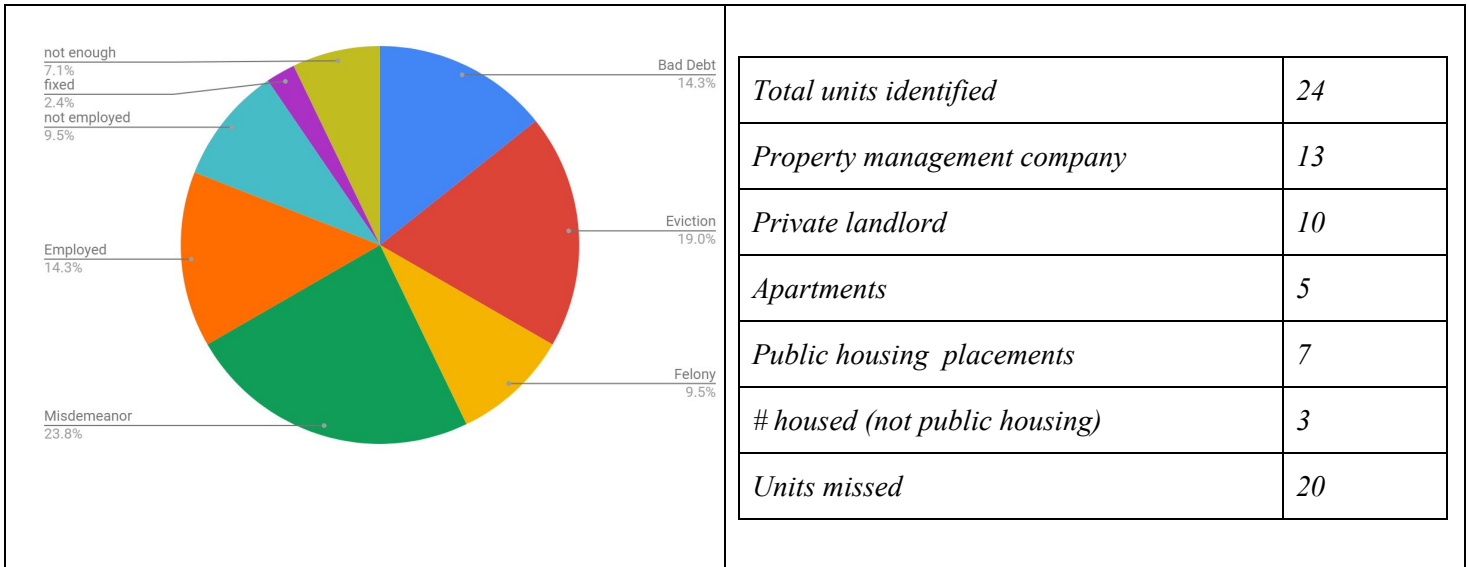
How many low-barrier units were identified (what does a high criteria unit look like)

Why couldn't we match people to unclaimed units: Admission criteria & Income - voucher price

Income requirement: 3x rent, income restricted, need to be actively working

Evictions: Must be over 5 years old, won't accept

Criminal history: won't/will accept misdemeanors, is/not flexible on felonies

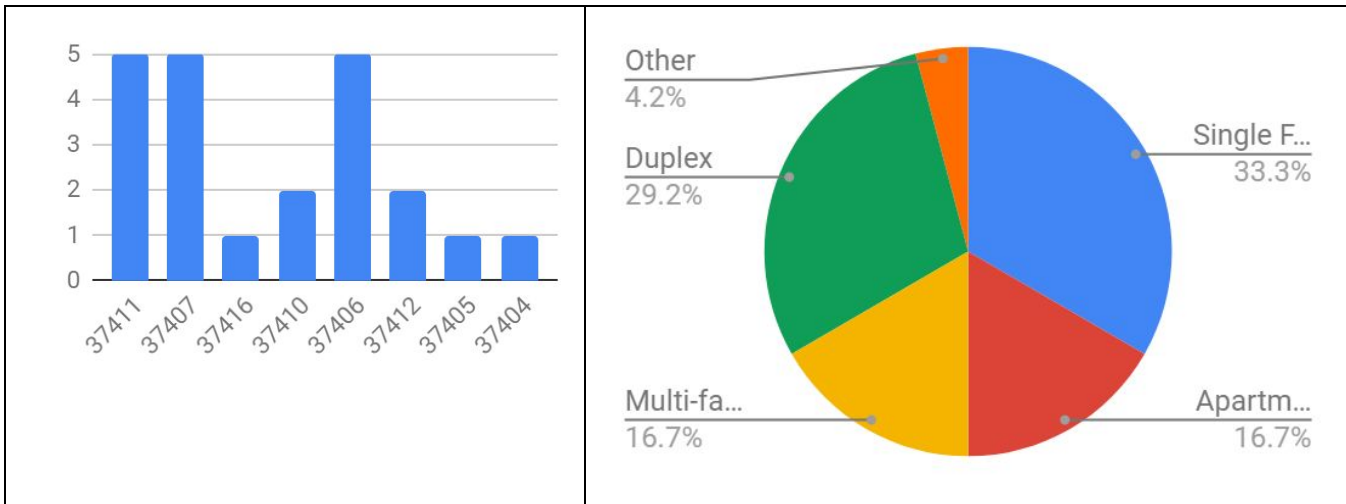


While many units can be identified that seemingly fit voucher prices it is not until the clients MAR sheet is reviewed until affordability can be determined.

Property management company: units were missed here primarily due to the application criteria- more specifically not accepting evictions or being flexible about misdemeanors

Private Landlords: While the rental price fits a voucher, many privately owned units do not include any kind of utilities, most applicants do not have the additional income to accommodate

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Most popular Type of housing:

1. Single family houses: often the most desirable but also least accessible due to proximity to bus line and the added expense of all utilities being separated. Influx of duplexes that were turned into single family
2. Apartments: while they tend to have the most stringent application criteria they also

Recruitment:

This month we were able to complete

- 1 ride and search
- Bi-weekly online searches
- Touch base with all landlords from private list
- New landlords Identified: 2 through referrals

Conclusions:

Missed units: a majority of the units we were unable to fill were due to clients not being able to meet the application criteria for the landlord or management company. More specifically clients having sustained evictions that disqualify them from applying. Additionally units were lost due to unaffordability. Although a units rent may be voucher appropriate the cost of utilities makes them unaffordable for most. Our first recommendation is to either have an increase in voucher price or work more closely to help people reach income maximization as to be able to accommodate the additional price of utilities.

Low Barrier Units: What is a low barrier units:

What is a low barrier unit meets one or more of these standards:

1. accepts evictions
2. is flexible to fit a voucher/ voucher priced
3. no income requirement
4. flexible on backgrounds

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5. may include some utilities

We have identified 7 units this month that met those criteria that were not public housing

Unit Identification: the most fruitful way we have been able to attract units is through our partnerships with private landlords and the referrals they are able to make.

Scaling Accessibility and Acuity:

We have found that although we have a good method for gathering units that on the surface appear to be voucher accessible we end up encountering an excess of barriers in terms of admission criteria as well as flexibility to meet the voucher price for that client. When a voucher is issued there is an algorithm that determined a person's ability to contribute to their rent. For this formula the total price of rent and utilities cannot exceed the voucher price (determined by zip code plus a calculated contribution from the client). If a client has a fixed income, is unable to work or currently unemployed

Things we missed:

Employment status:

Documenting the difference in employment: individual vs family

Family: How many member eligible to work/ will they be, how many are employed

Individual: ability to work, employment status

Voucher Prices: What is the maximum you can make to be eligible for a voucher?

Admission Criteria

Understanding why landlords are not flexible on barriers: Evictions, criminal history, credit issues, fixed income, employment

What we want to know for next time:

- How much are we able to negotiate unit prices down