

STATEMENT OF HOUSING NEEDS

and

WAIT LIST

Statement of Housing Needs

The Memphis Housing Authority identifies the housing needs of the low-income, very low-income, and extremely low-income families. These families must reside in the jurisdiction served by the PHA (Memphis and Shelby County, Tennessee) addresses the issues of all protected classes and other families who are on the public housing and Housing Choice Voucher tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The housing needs for the Greater Memphis Area as listed in the chart below covers the low, very low and extremely low incomes for this jurisdiction. Based on the AMI for these income brackets, there remains a need for housing throughout the area. The continued reduction in funding from Congress continues to force PHA's to change their market strategies and target families with moderate incomes which was not always the practice because the housing program was often viewed as the housing of last resort; but, with the reduction in funding and the requirements to compete financially with the private markets, PHA's have to adjust to regulatory requirements in an effort to continue to provide the best possible service to the residents of this jurisdiction.

The City of Memphis through the Division of Housing and Community Development commissioned a housing needs study using Memphis Housing Authority usually aligns its programs with the needs of the entire community and Shelby County. The demographic table listed below demonstrates that while Memphis lost population, median income rose.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	678,973	650,932	-4%
Households	261,813	245,182	-6%
Median Income	\$32,285.00	\$36,912.00	14%

The study found that a large number of the 650,932 people residing in Memphis based upon the 2013 estimate lived alone, earned less than 50% of the HUD Adjusted Median Family income (HAMFI). Another fact concerns the large number of single-parent households that rely on one income. The majority of Memphis Housing Authority households are headed by female single-head of households. In many cases there is no safety net if that person becomes unable to work or is downsized. To make ends meet many often have more than one job.

Housing is the largest cost burden that low-income residents have. There is evidence to support that almost 90,000 Memphians are cost burdened and that it is more prevalent among renters. As per the study over 32,000 people pay more than 50% of their income for rent. The supply of new and affordable housing has not kept pace with need. While the nonprofit housing developers and the use of Low Income Housing Tax Credits (LIHTC) by private developers has created affordable housing units through new construction and rehabilitation the demand is still there and growing.

The Table below details households that have one or more problems:

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,665	805	1,035	715	4,220	435	245	265	159	1,104
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	950	840	475	105	2,370	65	74	140	105	384
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	3,205	2,050	2,020	910	8,185	280	480	995	450	2,205
Housing cost burden greater than 50% of income (and none of the above problems)	40,960	18,835	4,550	250	64,595	12,970	10,535	7,315	2,260	33,080
Housing cost burden greater than 30% of income (and none of the above problems)	3,810	14,950	23,525	4,995	47,280	2,465	6,395	14,010	9,445	32,315

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	7,900	0	0	0	7,900	3,475	0	0	0	3,475

Over 2,700 households live in substandard housing units, and, again, it is overwhelmingly a renter problem. A table below details the number of households located in the City of Memphis:

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	3,325	1,990	1,915	604	7,834	235	409	570	249	1,463
Multiple, unrelated family households	915	840	560	369	2,684	115	130	575	324	1,144
Other, non-family households	35	130	29	90	284	0	25	0	30	55
Total need by income	4,275	2,960	2,504	1,063	10,802	350	564	1,145	603	2,662

To try and make housing more affordable people have more than one generation/families living in the same space. At-risk homeless families contribute to the overcrowding as they have little or no resources to live independently. Also the occupation of housing units by non-related individuals is becoming more common. There are over 6,700 households with more than 1.01 persons per room with over 1,400 characterized as severely overcrowded or having more than 1.51 persons per room.

Both owners and renters face the problem of substandard housing as defined by not having complete plumbing or kitchen facilities. In addition, to these parameters housing units having identified code violations that do not add to a person's safety and well-being has led to the City of Memphis institute stricter code enforcement so as to prevent the deterioration of existing housing stock. Also a weatherization program housed at HCD will be implemented in calendar year 2017.

MHA details housing needs based upon the number of people on the wait list for each facility that has Public Housing units. Each site keeps a waitlist based upon the bedroom type, the year that the

applicant(s) applied and the number of people in the household. All applications for housing are taken at each development; however if an application is taken at the high-rise, the applicant has the option to place his /her name on the list for all of the others.

The Housing Choice Voucher Program wait list has been closed since 2013 and a lottery system is used for placement on the list. Winners are placed on the list and are pulled from it as units become available (all applications are tied to family size and unit requirements). Any changes in address and family composition are to be communicated in writing to HCV Program.

The Wait List for the Foote Homes Development that was part of the 2016 Annual Plan ceased to exist with the awarding of the Choice neighborhood Grant in 2015. Foote Homes was officially closed __/__/2017.

Below are tables that detail the Wait List for Public Housing and the mixed-income Developments:

Housing Needs of Families on the Waiting List HOPE VI/MIXED FINANCE SITE			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing (HOPE VI – University Place II & III) <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1252		
Extremely low income <=30% AMI	579	46.25%	
Very low income (>30% but <=50% AMI)	354	28.27%	
Low income (>50% but <80% AMI)	319	25.48%	
Families with children	928	74.12%	
Elderly families	133	10.62%	
Families with Disabilities	191	15.26%	
White	2	0.16%	
African -American	1247	99.60%	
Asian	0	0.00%	
Hispanic	3	0.24%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	355	28.35%	
2 BR	443	35.38%	
3 BR	377	30.11%	
4 BR	77	6.15%	
5 BR	0	0.00%	
5+ BR	0	0.00%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 3 YEAR Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List
HOPE VI/MIXED FINANCE SITE

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (HOPE VI – Magnolia Terrace)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	119		
Extremely low income <=30% AMI	15	12.61%	
Very low income (>30% but <=50% AMI)	34	28.57%	
Low income (>50% but <80% AMI)	2	1.68%	
Families with children	0	0.00%	
Elderly families	69	100.00%	
Families with Disabilities	6	0.00%	
White	0	0.00%	
African -American	69	100.00%	
Asian	0	0.00%	
Hispanic	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	69	100.00%	
2 BR	0	0.00%	
3 BR	0	0.00%	
4 BR	0	0.00%	
5 BR	0	0.00%	
5+ BR	0	0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List
HOPE VI/MIXED FINANCE SITE

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (Mixed Finance – Crockett Place)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	85		
Extremely low income <=30% AMI	70	82.35%	
Very low income (>30% but <=50% AMI)	8	9.41%	
Low income (>50% but <80% AMI)	7	8.24%	
Families with children	79	92.94%	
Elderly families	6	7.06%	
Families with Disabilities	0	0.00%	
White	0	0.00%	
African -American	85	100.00%	
Asian	0	0.00%	
Hispanic	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0.00%	
2 BR	54	63.53%	
3 BR	28	32.94%	
4 BR	3	3.53%	
5 BR	0	0.00%	
5+ BR	0	0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 3 YEARS

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List
HOPE VI/MIXED FINANCE SITE

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (HOPE VI – Uptown (Greenlaw, Scattered Sites, Uptown Square, Metropolitan))
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1207		21
Extremely low income <=30% AMI	323	26.76%	
Very low income (>30% but <=50% AMI)	758	62.80%	
Low income (>50% but <80% AMI)	126	10.44%	
Families with children	974	80.70%	
Elderly families	79	6.55%	
Families with Disabilities	154	12.76%	
White	13	1.08%	
African -American	1194	98.92%	
Asian	0	0.00%	
Hispanic	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	327	27.09%	
2 BR	381	31.57%	
3 BR	310	25.68%	
4 BR	121	10.02%	
5 BR	68	5.63%	
5+ BR		0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 1 YEAR & 1 MONTH

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List
HOPE VI/MIXED FINANCE SITE

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (HOPE VI – Legends Park East & West)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1521		
Extremely low income <=30% AMI	645	42.41%	
Very low income (>30% but <=50% AMI)	573	37.67%	
Low income (>50% but <80% AMI)	303	19.92%	
Families with children	1312	86.26%	
Elderly families	80	5.26%	
Families with Disabilities	129	8.48%	
White	6	.39%	
African -American	1478	97.17%	
Asian	0	0.00%	
Hispanic	37	2.43%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	222	14.60%	
2 BR	816	53.65%	
3 BR	416	27.35%	
4 BR	61	4.01%	
5 BR	6	0.39%	
5+ BR	0	0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 1 YEAR

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List
HOPE VI/MIXED FINANCE SITE

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (Mixed Finance – Harold Ford Sr. Villas)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	105		
Extremely low income <=30% AMI	46	43.81%	
Very low income (>30% but <=50% AMI)	33	31.43%	
Low income (>50% but <80% AMI)	26	24.76%	
Families with children	65	61.90%	
Elderly families	19	18.10%	
Families with Disabilities	21	20.00%	
White	0	0.00%	
African -American	105	100.00%	
Asian	0	0.00%	
Hispanic	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	35	33.33%	
2 BR	46	43.81%	
3 BR	17	16.19%	
4 BR	6	5.71%	
5 BR	1	0.95%	
5+ BR	0	0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 4 YEARS & 2 MONTHS

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List
HOPE VI/MIXED FINANCE SITE

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (Mixed Finance – Latham Terrace)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	144		
Extremely low income <=30% AMI	144	100.00%	
Very low income (>30% but <=50% AMI)	0	0.00%	
Low income (>50% but <80% AMI)	0	7.63%	
Families with children	0	0.00%	
Elderly families	144	100.00%	
Families with Disabilities	0	0.00%	
White	0	0.00%	
African -American	144	100.00%	
Asian	0	0.00%	
Hispanic	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	133	92.36%	
2 BR	11	7.64%	
3 BR	0	0.00%	
4 BR	0	0.00%	
5 BR	0	0.00%	
5+ BR	0	0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 2 YEARS

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List
HOPE VI/MIXED FINANCE SITE

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (Mixed Finance – Austin Park Place)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	302		
Extremely low income <=30% AMI	206	68.21%	
Very low income (>30% but <=50% AMI)	52	17.22%	
Low income (>50% but <80% AMI)	44	14.57%	
Families with children	201	66.56%	
Elderly families	28	9.27%	
Families with Disabilities	73	24.17%	
White	2	0.66%	
African -American	298	98.68%	
Asian	0	0.00%	
Hispanic	2	0.66%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	64	21.19%	
2 BR	134	44.37%	
3 BR	78	25.83%	
4 BR	24	7.95%	
5 BR	2	0.66%	
5+ BR	0	0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 3YEARS & 7 MONTHS

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List
HOPE VI/MIXED FINANCE SITE

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (HOPE VI – College Park Senior & Family I)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	706		
Extremely low income <=30% AMI	383	54.25%	
Very low income (>30% but <=50% AMI)	218	30.88%	
Low income (>50% but <80% AMI)	105	14.87%	
Families with children	624	88.39%	
Elderly families	28	3.97%	
Families with Disabilities	54	7.65%	
White	1	0.14%	
African -American	704	99.72%	
Asian	0	0.00%	
Hispanic	1	0.14%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	74	10.48%	
2 BR	253	35.84%	
3 BR	252	35.69%	
4 BR	127	17.99%	
5 BR	0	0.00%	
5+ BR	0	0.10%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 1 YEAR & 11 MONTHS

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List
HOPE VI/MIXED FINANCE SITE

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (HOPE VI – College Park Family II)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	460		21 units in 2016
Extremely low income <=30% AMI	165	35.87%	
Very low income (>30% but <=50% AMI)	221	48.04%	
Low income (>50% but <80% AMI)	74	16.09%	
Families with children	403	87.61%	
Elderly families	33	7.17%	
Families with Disabilities	24	5.22%	
White	1	0.22%	
African -American	459	99.78%	
Asian	0	0.00%	
Hispanic	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	91	19.78%	
2 BR	223	48.48%	
3 BR	138	30.00%	
4 BR	8	1.74%	
5 BR	0	0.00%	
5+ BR	0	0.10%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 1 YEAR & 11 MONTHS

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List
HOPE VI/MIXED FINANCE SITE

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (Mixed Finance – Levi & Lakeview)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	19		
Extremely low income <=30% AMI	0	0.00%	
Very low income (>30% but <=50% AMI)	3	15.79%	
Low income (>50% but <80% AMI)	16	84.21%	
Families with children	18	94.74%	
Elderly families	0	0.00%	
Families with Disabilities	1	5.26%	
White	0	0.00%	
African -American	19	100.00%	
Asian	0	0.00%	
Hispanic	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0.00%	
2 BR	0	0.00%	
3 BR	14	73.68%	
4 BR	5	26.32%	
5 BR	0	0.00%	
5+ BR	0	0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 7 MONTHS

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List
HOPE VI/MIXED FINANCE SITE

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (HOPE VI – University Place Sr.)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	379		
Extremely low income <=30% AMI	84	22.16%	
Very low income (>30% but <=50% AMI)	196	51.72%	
Low income (>50% but <80% AMI)	99	26.12%	
Families with children	5	1.32%	
Elderly families	310	81.79%	
Families with Disabilities	64	16.89%	
White	1	0.26%	
African -American	332	99.74%	
Asian	0	0.00%	
Hispanic	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	370	97.63%	
2 BR	9	2.37%	
3 BR	0	0.00%	
4 BR	0	0.00%	
5 BR	0	0.00%	
5+ BR	0	0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 1 MONTH

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List
HOPE VI/MIXED FINANCE SITE

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (Mixed Finance – Lyons Ridge)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	34		7 units for 2012
Extremely low income <=30% AMI	13	38.24%	
Very low income (>30% but <=50% AMI)	15	44.12%	
Low income (>50% but <80% AMI)	6	17.65%	
Families with children	0	0.00%	
Elderly families	25	73.53%	
Families with Disabilities	9	26.47%	
White	0	0.00%	
African -American	34	100.00%	
Asian	0	0.00%	
Hispanic	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	22	64.71%	
2 BR	12	35.29%	
3 BR	0	0.00%	
4 BR	0	0.00%	
5 BR	0	0.00%	
5+ BR	0	0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 1 YEAR & 1 MONTH

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List
HOPE VI/MIXED FINANCE SITE

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (Mixed Finance – Village at Cypresswood)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	80		
Extremely low income <=30% AMI	41	51.25%	
Very low income (>30% but <=50% AMI)	18	22.50%	
Low income (>50% but <80% AMI)	21	26.25%	
Families with children	62	77.50%	
Elderly families	13	16.25%	
Families with Disabilities	5	6.25%	
White	1	1.25%	
African -American	78	97.50%	
Asian	0	0.00%	
Hispanic	1	1.25%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	4	5.00%	
2 BR	55	68.75%	
3 BR	21	26.25%	
4 BR	0	0.00%	
5 BR	0	0.00%	
5+ BR	0	0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 1 YEAR & 1 MONTH

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

**Housing Needs of Families on the Waiting List
HOPE VI/MIXED FINANCE SITE**

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (HOPE VI – Cleaborn Pointe at Heritage Landing IV)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	630		
Extremely low income <=30% AMI	415	65.87%	
Very low income (>30% but <=50% AMI)	185	29.37%	
Low income (>50% but <80% AMI)	30	4.76%	
Families with children	499	79.21%	
Elderly families	85	13.49%	
Families with Disabilities	46	7.30%	
White	6	0.95%	
African -American	624	99.05%	
Asian	0	0.00%	
Hispanic	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	161	25.56%	
2 BR	306	48.57%	
3 BR	136	21.59%	
4 BR	27	4.29%	
5 BR	0	0.00%	
5+ BR	0	0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 1 YEAR

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List
HOPE VI/MIXED FINANCE SITE

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (HOPE VI – Cleaborn Pointe at Heritage Landing II)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	154		
Extremely low income <=30% AMI	82	53.25%	
Very low income (>30% but <=50% AMI)	14	9.09%	
Low income (>50% but <80% AMI)	58	37.66%	
Families with children	132	85.71%	
Elderly families	8	5.19%	
Families with Disabilities	14	9.09%	
White	3	1.95%	
African -American	151	98.5%	
Asian	0	0.00%	
Hispanic	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	37	24.03%	
2 BR	76	49.35%	
3 BR	39	25.32%	
4 BR	2	1.30%	
5 BR	0	0.00%	
5+ BR	0	0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 1 YEAR

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List
HOPE VI/MIXED FINANCE SITE

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (HOPE VI – Cleaborn Pointe at Heritage Landing III)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	374		
Extremely low income <=30% AMI	178	47.59%	
Very low income (>30% but <=50% AMI)	125	33.42%	
Low income (>50% but <80% AMI)	71	18.98%	
Families with children	251	67.11%	
Elderly families	75	20.05%	
Families with Disabilities	48	12.83%	
White	2	0.53%	
African -American	372	99.47%	
Asian	0	0.00%	
Hispanic	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	131	35.03%	
2 BR	163	43.58%	
3 BR	75	20.05%	
4 BR	5	1.34%	
5 BR	0	0.00%	
5+ BR	0	0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 1 YEAR

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List
HOPE VI/MIXED FINANCE SITE

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (HOPE VI – Cleaborn Pointe at Heritage Landing IV)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	630		
Extremely low income <=30% AMI	415	65.87%	
Very low income (>30% but <=50% AMI)	185	29.37%	
Low income (>50% but <80% AMI)	30	4.76%	
Families with children	499	79.21%	
Elderly families	85	13.49%	
Families with Disabilities	46	7.30%	
White	6	0.95%	
African -American	624	99.05%	
Asian	0	0.00%	
Hispanic	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	161	25.56%	
2 BR	306	48.57%	
3 BR	136	21.59%	
4 BR	27	4.29%	
5 BR	0	0.00%	
5+ BR	0	0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 1 YEAR

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing (Askew Place)
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	486		
Extremely low income <=30% AMI	277	57.00%	
Very low income (>30% but <=50% AMI)	124	25.51%	
Low income (>50% but <80% AMI)	85	17.49%	
Families with children	459	94.44%	
Elderly families	4	0.82%	
Families with Disabilities	23	4.73%	
White	0	0.00%	
African -American	477	98.15%	
Asian	0	0.00%	
Hispanic	9	1.85%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0.00%	
2 BR	274	56.38%	
3 BR	174	35.80%	
4 BR	37	7.61%	
5 BR	1	0.21%	
5+ BR		0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 6 MONTHS

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 - Public Housing (Barry Towers)
 - Combined Section 8 and Public Housing
 - Public Housing Site-Based or sub-jurisdictional waiting list (optional)
- If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	382		
Extremely low income <=30% AMI	249	65.18%	
Very low income (>30% but <=50% AMI)	92	24.08%	
Low income (>50% but <80% AMI)	41	10.73%	
Families with children	1	0.26%	
Elderly families	203	53.14%	
Families with Disabilities	178	46.60%	
White	14	3.66%	
African -American	359	93.98%	
Asian	0	0.00%	
Hispanic	9	2.36%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	379	99.21%	
2 BR	3	0.79%	
3 BR		0.00%	
4 BR		0.00%	
5 BR		0.00%	
5+ BR		0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 - Public Housing (Borda Towers)
 - Combined Section 8 and Public Housing
 - Public Housing Site-Based or sub-jurisdictional waiting list (optional)
- If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	399		
Extremely low income <=30% AMI	280	70.18%	
Very low income (>30% but <=50% AMI)	86	21.55%	
Low income (>50% but <80% AMI)	33	8.27%	
Families with children	7	1.75%	
Elderly families	225	56.39%	
Families with Disabilities	167	41.85%	
White	20	5.01%	
African -American	373	93.48%	
Asian	0	0.00%	
Hispanic	6	1.50%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	393	98.50%	
2 BR	6	1.50%	
3 BR	0	0.00%	
4 BR	0	0.00%	
5 BR	0	0.00%	
5+ BR	0	0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List
HOPE VI/MIXED FINANCE SITE

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (Fowler Multi-Family)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	715		
Extremely low income <=30% AMI	425	59.44%	
Very low income (>30% but <=50% AMI)	171	23.92%	
Low income (>50% but <80% AMI)	119	16.64%	
Families with children	664	92.87%	
Elderly families	7	0.98%	
Families with Disabilities	44	6.15%	
White	1	0.14%	
African -American	695	97.20%	
Asian	0	0.00%	
Hispanic	19	2.66%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0.00%	
2 BR	368	51.47%	
3 BR	287	40.14%	
4 BR	60	8.39%	
5 BR		0.00%	
5+ BR		0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 6 MONTHS

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 - Public Housing (Jefferson Square)
 - Combined Section 8 and Public Housing
 - Public Housing Site-Based or sub-jurisdictional waiting list (optional)
- If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	522		
Extremely low income <=30% AMI	369	70.69%	
Very low income (>30% but <=50% AMI)	109	20.88%	
Low income (>50% but <80% AMI)	44	8.43%	
Families with children	6	1.15%	
Elderly families	343	65.71%	
Families with Disabilities	173	33.14%	
White	28	5.36%	
African -American	487	93.30%	
Asian	0	0.00%	
Hispanic	7	1.34%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	516	98.85%	
2 BR	6	1.15%	
3 BR	0	0.00%	
4 BR	0	0.00%	
5 BR	0	0.00%	
5+ BR	0	0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 - Public Housing (Kefauver Terrace)
 - Combined Section 8 and Public Housing
 - Public Housing Site-Based or sub-jurisdictional waiting list (optional)
- If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	39		
Extremely low income <=30% AMI	20	51.28%	
Very low income (>30% but <=50% AMI)	10	25.64%	
Low income (>50% but <80% AMI)	9	23.08%	
Families with children	2	5.13 %	
Elderly families	24	61.54%	
Families with Disabilities	13	33.33%	
White	8	20.51%	
African -American	31	79.49%	
Asian	0	0.00%	
Hispanic	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	39	100.00%	
2 BR	0	0.00%	
3 BR	0	0.00%	
4 BR	0	0.00%	
5 BR	0	0.00%	
5+ BR	0	0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 - Public Housing (Montgomery Plaza)
 - Combined Section 8 and Public Housing
 - Public Housing Site-Based or sub-jurisdictional waiting list (optional)
- If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	2276		
Extremely low income <=30% AMI	1743	76.58%	
Very low income (>30% but <=50% AMI)	327	14.37%	
Low income (>50% but <80% AMI)	206	9.05%	
Families with children	1946	85.50%	
Elderly families	93	4.09%	
Families with Disabilities	237	10.41%	
White	20	0.88%	
African -American	2237	98.29%	
Asian	1	0.04%	
Hispanic	18	0.79%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	340	14.94%	
2 BR	1438	63.18%	
3 BR	37	1.63%	
4 BR	426	18.72%	
5 BR	35	1.54%	
5+ BR	0	0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 6 MONTHS

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing (Venson Center)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	461		
Extremely low income <=30% AMI	248	53.80%	
Very low income (>30% but <=50% AMI)	122	26.46%	
Low income (>50% but <80% AMI)	91	19.74%	
Families with children	5	1.08%	
Elderly families	94	20.39%	
Families with Disabilities	362	78.52%	
White	20	4.34%	
African -American	430	93.28%	
Asian	0	0.00%	
Hispanic	11	2.39%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	451	97.83%	
2 BR	10	2.17%	
3 BR		0.00%	
4 BR		0.00%	
5 BR		0.00%	
5+ BR		0.00%	

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
Section 8 tenant-based assistance			
Public Housing			
Combined Section 8 and Public Housing			
Public Housing Site-Based or sub-jurisdictional waiting list (optional). If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	6065		650
Extremely low income <=30% AMI	3254	53.7	
Very low income (>30% but <=50% AMI)	1130	18.6	
Low income (>50% but <80% AMI)	853	14.1	
Families with children	4180*	68.9	
Elderly families	0	0.0	
Families with Disabilities	253*	4.2	
Other Families			
White	69**	1.1	
African-American	5677**	93.6	
Hispanic	69**	1.1	
Asian	4**	0.1	
American Indian	8**	0.1	
* Some families may be disabled families (e.g. disabled head of household) AND families with children. **Individuals may self-identify more than one race and/or ethnicity.			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS) 39 MONTHS			
Does the PHA expect to reopen the list in the PHA Plan year? No			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? Yes, with conditions (i.e. Public Housing and Multifamily closures as result of HUD conversion action)			