



MANAGEMENT REPORT

Q1 FY 2025

(4/1/2024-6/30/2024)

St. Paul Public Housing Agency

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JUNE 2024 AT A GLANCE

MAINTENANCE DEPARTMENT HIGHLIGHTS

During the month of June, Maintenance Department staff completed 504 emergency and 1,862 non-emergency work orders and prepared 57 units for re-rental.

RESIDENT SERVICES DEPARTMENT HIGHLIGHTS

During the month of June, Resident Services Department staff leased 56 units, leaving 27 vacant units for an occupancy rate of 99.4% in our 4,254 PHA-owned units. The Multifamily waiting list opened on March 1, 2023, after having been closed since September 28, 2021. The Public Housing waiting list opened on April 21, 2022, and closed on June 20, 2022, with 4,298 applications on the waiting list.

HOUSING CHOICE VOUCHER (SECTION 8) DEPARTMENT HIGHLIGHTS

During the month of June, the Housing Choice Voucher (HCV) Department leased up 83 voucher units for a monthly leased/utilization rate of 94.7%.

The PHA helps families and individuals with low incomes achieve greater stability and self-reliance by providing safe, affordable, quality housing, and links to community services.

St. Paul PHA Management Staff

July 19, 2024

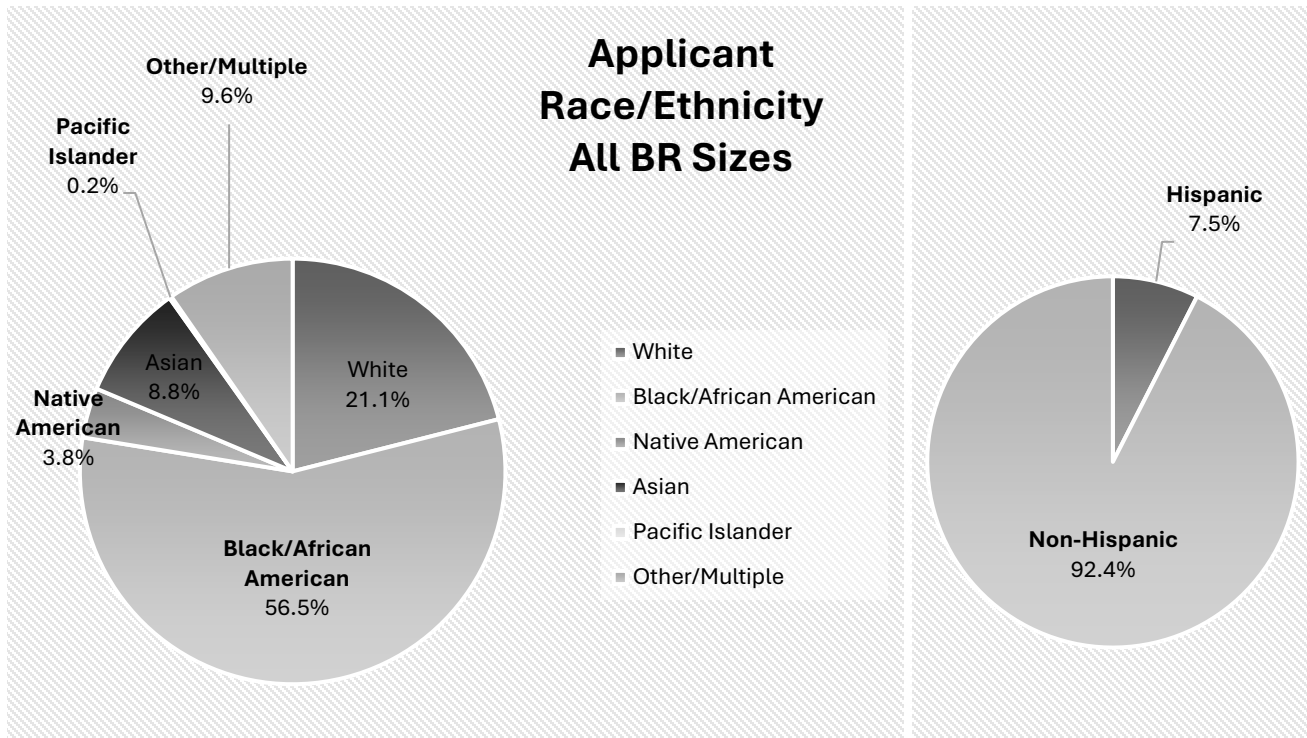
PHA-OWNED HOUSING

Waiting Lists

As of June 30, 2024 there were 7,192 households on the Multifamily waiting list. The PHA began accepting applications for Multifamily housing on March 1, 2023 after having been closed since September 28, 2021. The PHA has received 11,621 applications as of June 30, 2024. The PHA will continue accepting applications for Multifamily housing until further notice.

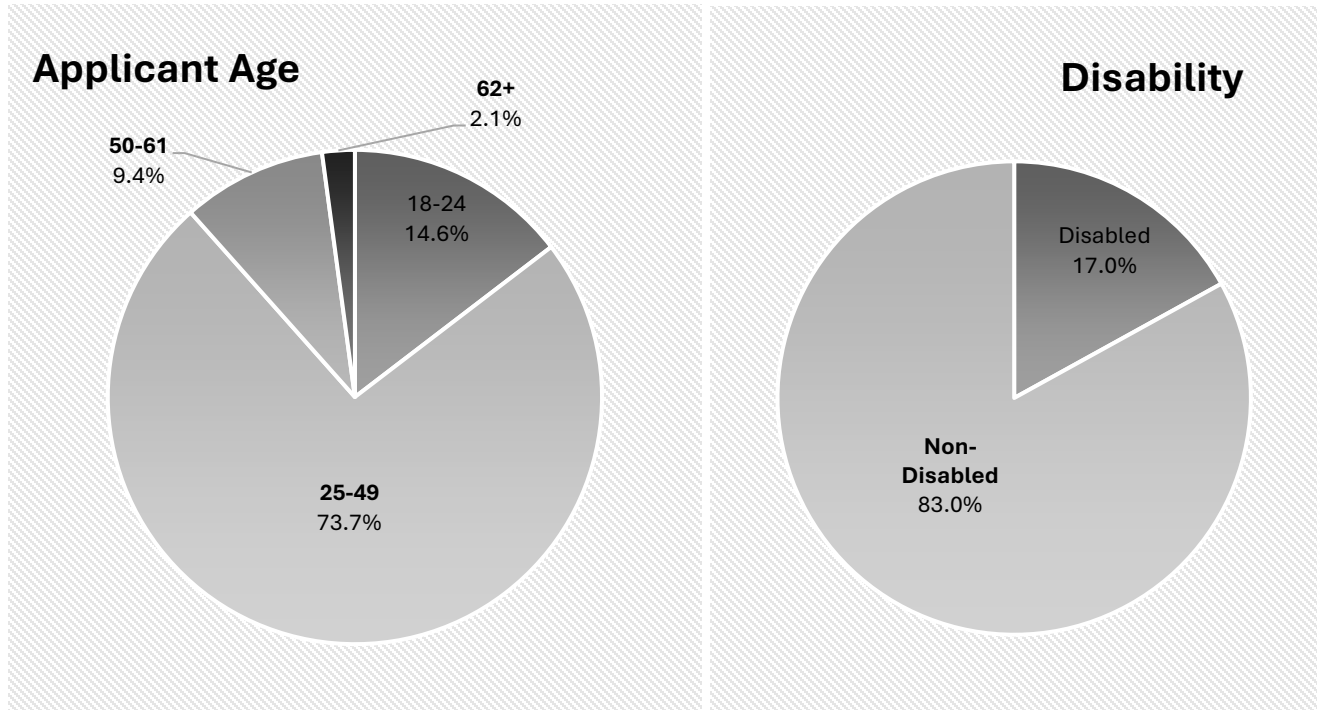
	All Bedroom Sizes		0/1BR		2BR		3BR		4BR		5BR	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
White	1514	21.1%	692	26.8%	441	19.3%	274	17.1%	97	15.7%	10	9.2%
Black/African American	4,064	56.5%	1413	54.8%	1,311	57.3%	925	57.8%	351	56.8%	64	58.7%
Native American	273	3.8%	102	4.0%	88	3.8%	64	4.0%	14	2.3%	5	4.6%
Asian	634	8.8%	137	5.3%	181	7.9%	192	12.0%	101	16.3%	23	21.1%
Pacific Islander	13	0.2%	8	0.3%	2	0.1%	0	0.0%	3	0.5%	0	0.0%
Other/Multiple	694	9.6%	226	8.8%	263	11.5%	146	9.1%	52	8.4%	7	6.4%
TOTAL	7,192		2,578		2,286		1,601		618		109	

Multifamily Applicant Race/Ethnicity of Head of Household



Multifamily Applicant Age/Disability Status of Head of Household

Applicant ranking is determined by preference points and date of application. Because elderly and disabled households receive preference points on the Multifamily waiting list, they are housed first and the percentage of elderly and disabled households on the list decreases during periods when the list is closed. The Multifamily waiting list also has a preference for St. Paul residents and a Veteran's preference.

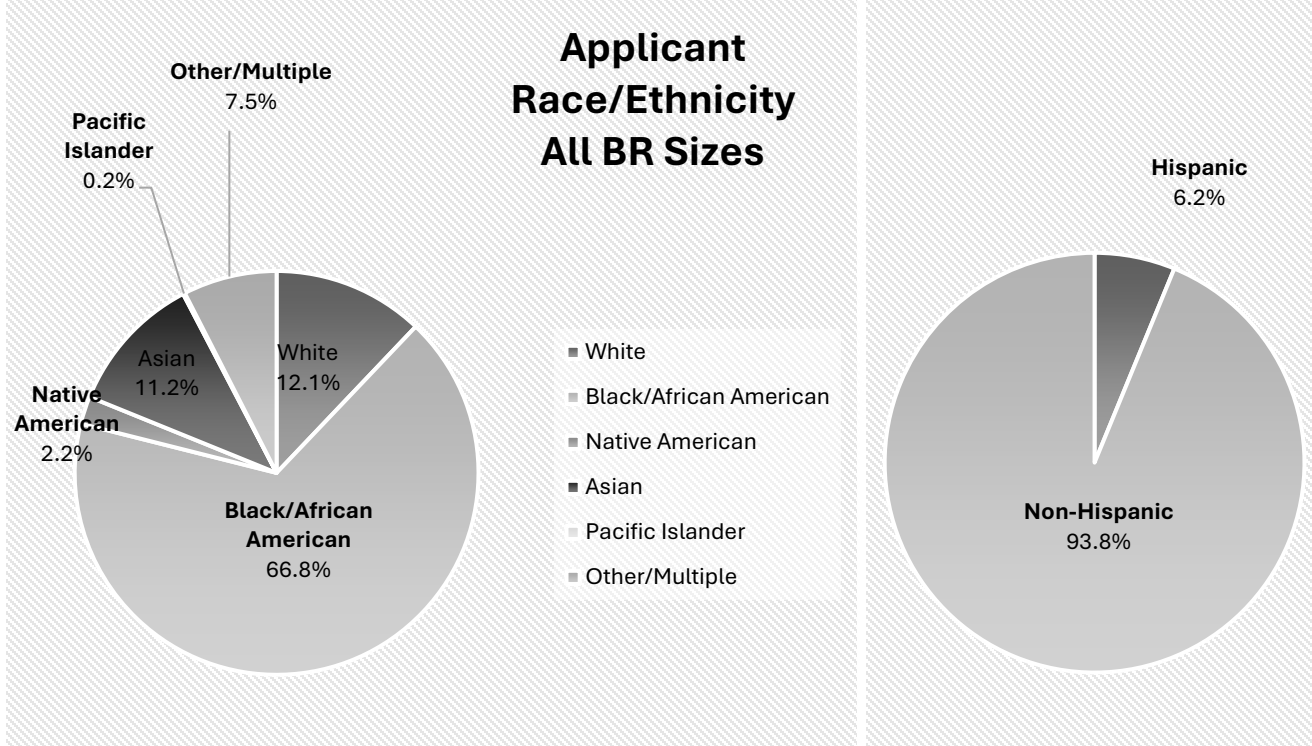


Public Housing Waiting List

The PHA began accepting Public Housing applications on April 21, 2022, and stopped accepting applications on June 20, 2022. This was the first time the PHA accepted applications for the 418 scattered site single family homes and duplexes post RAD conversion. As of June 30, 2024, there were 1,983 applicants on the Public Housing waiting list.

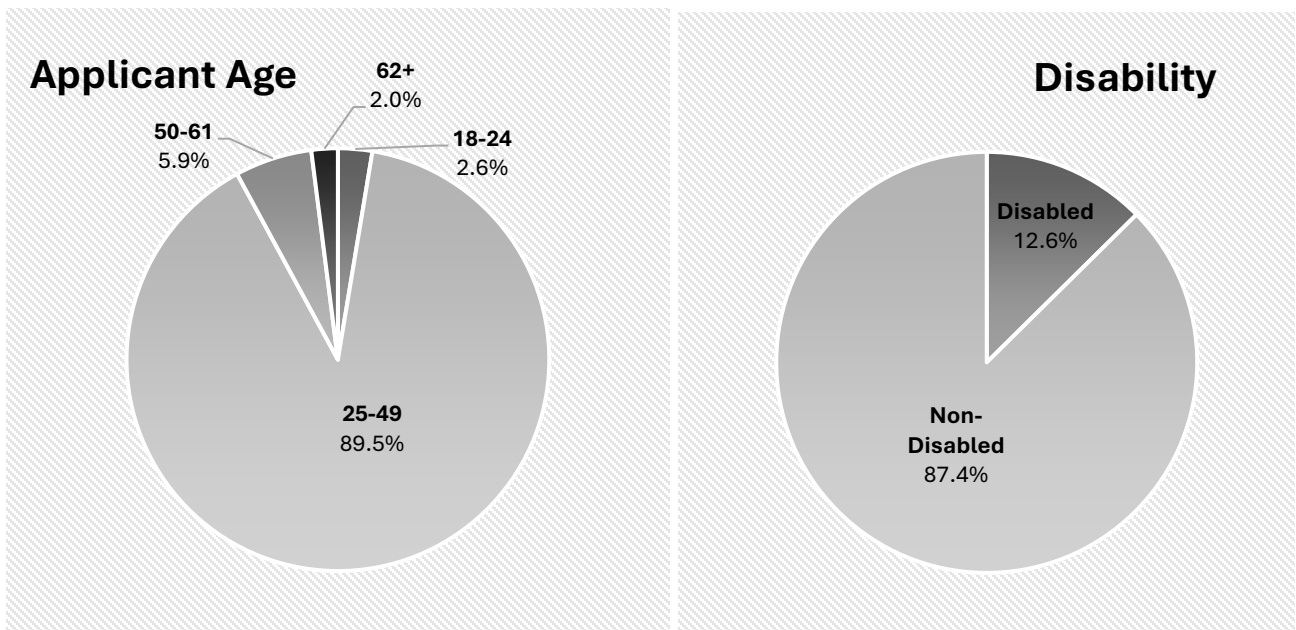
	All Bedroom Sizes		2BR		3BR		4BR		5BR	
	No.	%	No.	%	No.	%	No.	%	No.	%
White	240	12.1%	40	15.6%	162	12.7%	33	8.2%	4	9.5%
Black/African American	1325	66.8%	160	62.3%	883	69.3%	252	62.4%	27	64.3%
Native American	44	2.2%	4	1.6%	34	2.7%	4	1.0%	2	4.8%
Asian	222	11.2%	37	14.4%	99	7.8%	77	19.1%	8	19.0%
Pacific Islander	3	0.2%	0	0.0%	1	0.1%	2	0.5%	0	0.0%
Other/Multiple	149	7.5%	16	6.2%	96	7.5%	36	8.9%	1	2.4%
TOTAL	1,983		257		1,275		404		42	

Public Housing Applicant Race/Ethnicity of Head of Household



Public Housing Applicant Age/Disability Status of Head of Household

Applicant ranking is determined by preference points and date of application. On the Public Housing waiting list, preference points are given to veteran applicants and residents of the City of St. Paul. These preferences do not lead to demographic shifts like those that can be observed on the Multifamily list.



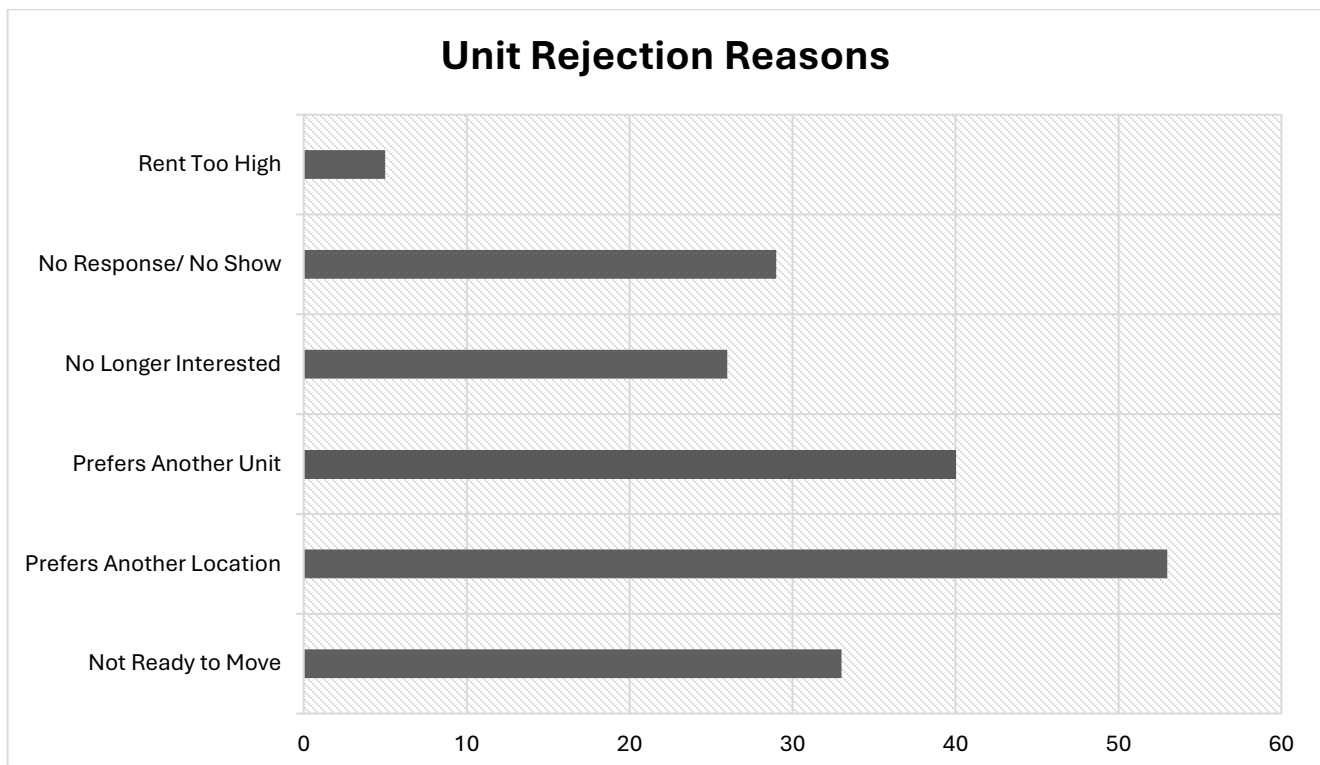
PHA-Owned Housing Unit Offer Rejections

Applicants to PHA-owned housing receive up to two unit offers. During Q1 of FY 2025, staff completed 402 unit offers to 305 households. A voided offer does not count as one of the applicant's two offers. Typical reasons for voiding an offer include the household having a documented need for another location due to medical issues, or staff error.

	Rejected	Voided	Completed	Total Offers
McDonough	8	2	18	28
Hamline-Front-Seal	22	2	34	58
Edgerton-Iowa-Wilson	16	5	14	35
Roosevelt	7	4	15	26
Mt. Airy-Valley	58	13	32	103
Exchange-Wabasha	31	1	9	41
Ravoux-Neill-Central	15	3	17	35
Dunedin-Cleveland-Montreal	23	5	24	52
Scattered Sites/Duplexes	6	5	13	24
TOTALS	186	40	176	402

Unit Offer Rejection Reasons

Of the 186 rejected unit offers, the most common reason for rejection was that the applicant preferred another location. Many applicants who reject their first unit offer accept the subsequent offer and move into PHA-owned housing.



PHA-Owned Housing Leasing Activity and Occupancy

During the month of June 2024, staff leased 56 vacant units. At month end 27 of the 4,254 PHA-owned units were vacant, for an occupancy rate of 99.4%. Occupancy rates dipped due to pandemic-related factors and other causes, but have since recovered to typical levels.

Leasing Activity by Development

Development	Total Units	Hotel Units	Available Units	Vacant Month End	Percent Occupied	Vacated During Month	Leased During Month
McDonough	592		592	1	99.83%	4	7
Hamline-Front-Seal	476		476	2	99.58%	7	11
Edgerton-Iowa-Wilson	553		553	1	99.82%	3	4
Roosevelt	320		320	0	100.00%	2	5
Mt. Airy-Valley	610		610	12	98.03%	12	14
Exchange-Wabasha	263		263	7	97.34%	1	2
Ravoux-Neill-Central	465		465	1	99.78%	7	5
Dunedin-Montreal-Cleveland	557		557	1	99.82%	6	7
Scattered Sites/Duplexes	418		418	2	99.52%	0	1
TOTAL	4,254		4,254	27	99.37%	42	56

Vacancy Rate and Leasing - Rolling 12-Month Period

The PHA has a goal of maintaining at least 99% occupancy in PHA-owned units. The average occupancy rate for the past 12 months was 95.7%.

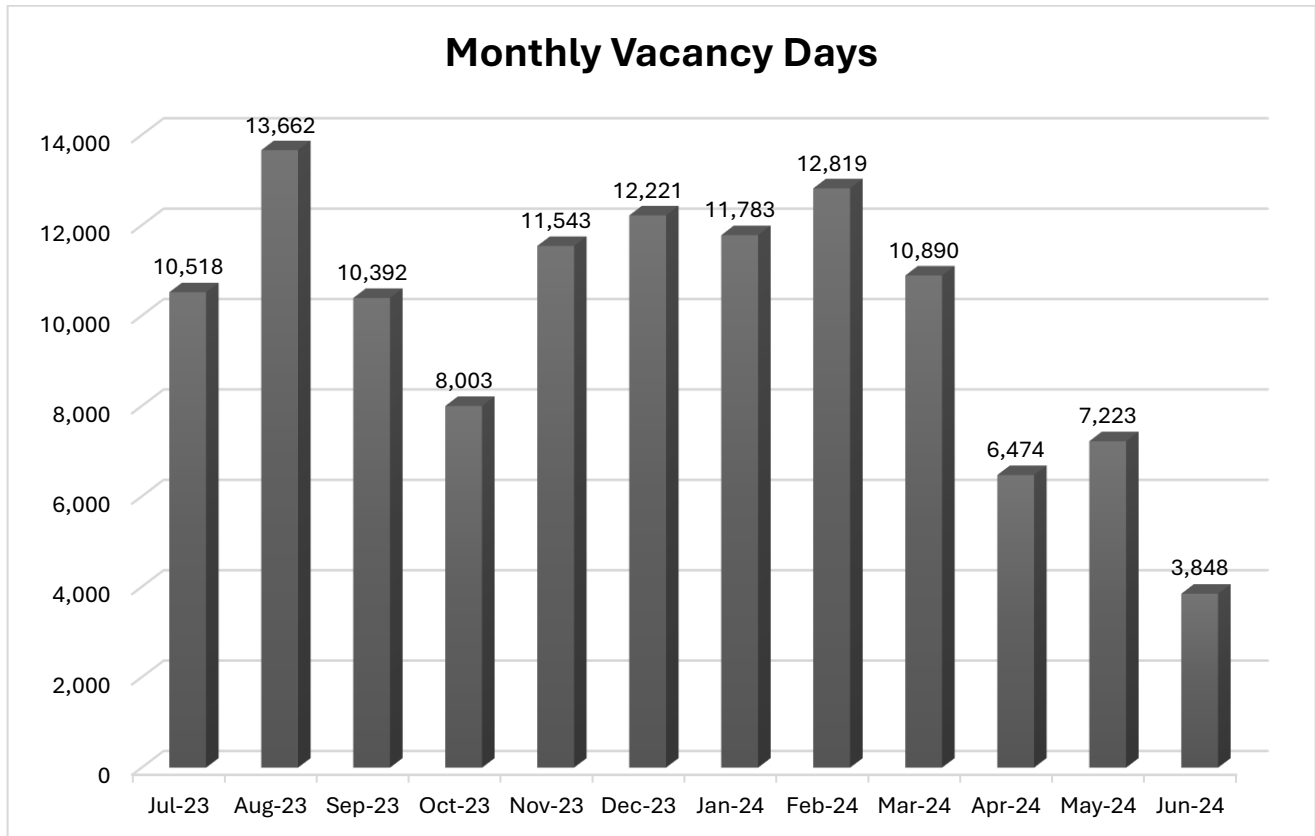
	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23
Occupancy Percentage	91.61%	92.22%	91.61%	93.21%	94.08%	95.09%
# Leased	53	77	47	109	103	99
# Vacant	357	331	357	289	252	209
	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
Occupancy Percentage	96.33%	97.32%	98.92%	99.39%	99.32%	99.37%
# Leased	119	107	116	68	44	42
# Vacant	156	114	46	26	29	27

Multifamily Vacancy Days

In the Multifamily program, financing plans assume a vacancy loss of 3%. This report calculates the total number of days a unit had been vacant at the point that the unit is reoccupied. Staff are working diligently to decrease vacancy days, but they are expected to remain high in the near term as longer-term vacancies are re-rented.

FY 2025

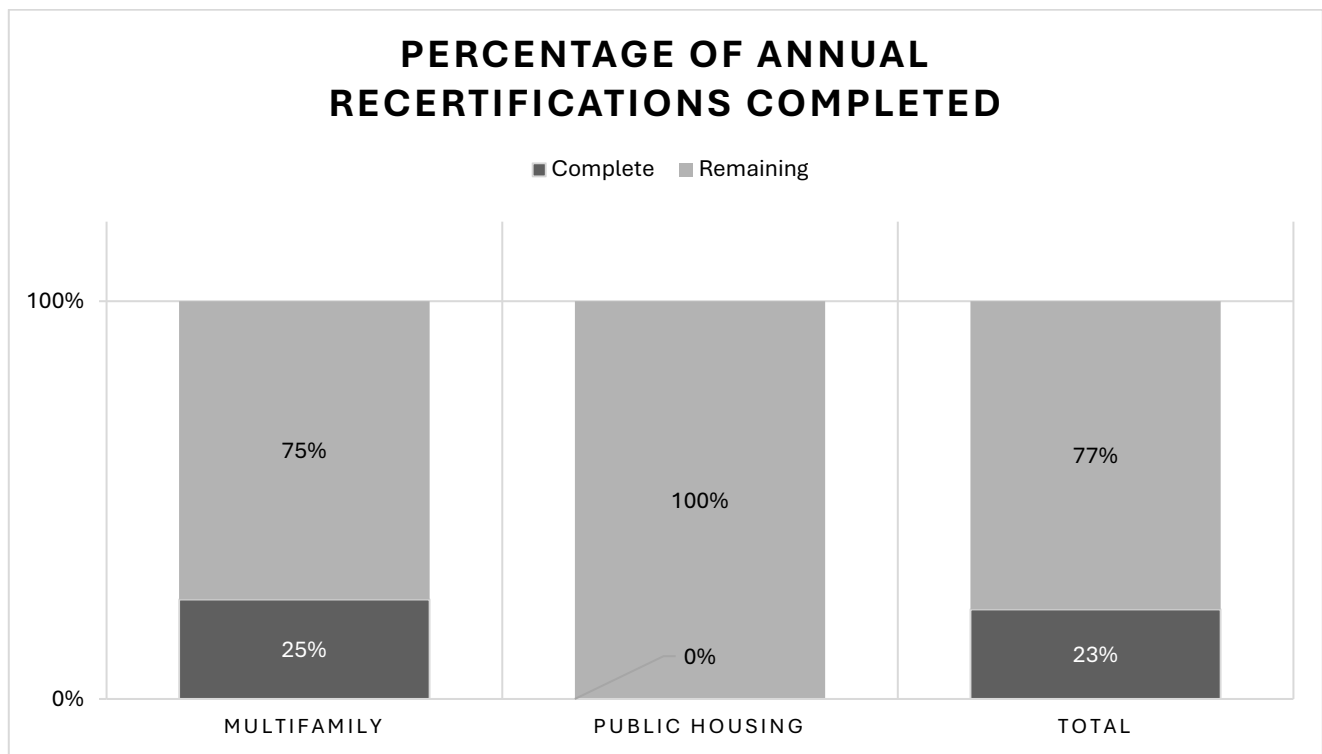
	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	FYTD Cumulative	FYTD Average
Vacancy Days	10,518	13,662	10,392	8,003	11,543	12,221	11,783	12,819	10,890	6,474	7,223	3,848	17,545	5,848
Move-Ins	39	56	43	68	85	83	84	107	111	78	74	48	200	67
Vacancy Rate	8.84%	11.49%	9.03%	6.73%	10.03%	10.28%	9.91%	11.52%	9.16%	5.63%	6.07%	3.34%	5.03%	5.01%
Occupancy Rate	91.16%	88.51%	90.97%	93.27%	89.97%	89.72%	90.09%	88.48%	90.84%	94.37%	93.93%	96.66%	94.97%	94.99%



PHA-Owned Housing Annual Recertifications

Households in PHA-owned housing (both Public Housing and Multifamily) must recertify their income and assets annually. During the month of June 2024, PHA staff completed 405 annual recertifications. A total of 959 recertifications have been completed so far in FY 2025. Due to households moving in and out, the total annual recertifications completed during a given year may be more or less than the number of PHA-owned units. As of June 2024, annual recertifications had been completed for 23% of PHA-owned units.

PHA-Owned Housing- Annual Recertifications Completed by Month															
	Available Units	FY 2025												FYTD #	FYTD %
		Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24		
Multifamil	3,836	243	179	384	320	373	-	-	422	430	228	326	405	959	25%
LIPH	418	176	-	113	-	104	-	-	-	-	-	-	-	-	0%
TOTAL	4,254	419	179	497	320	477	-	-	422	430	228	326	405	959	23%

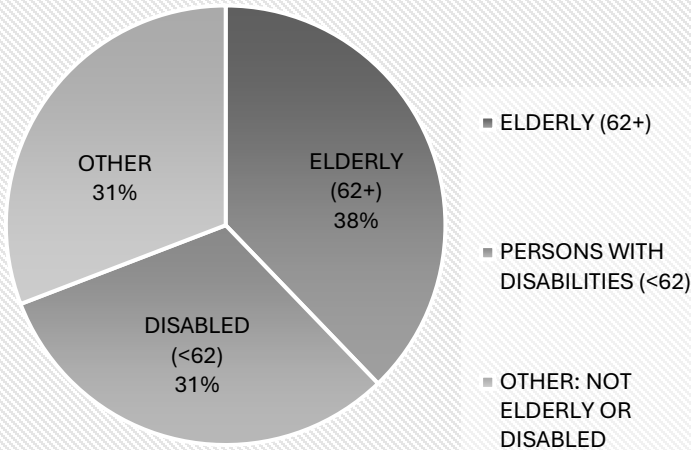


PHA-Owned Housing Resident Demographics

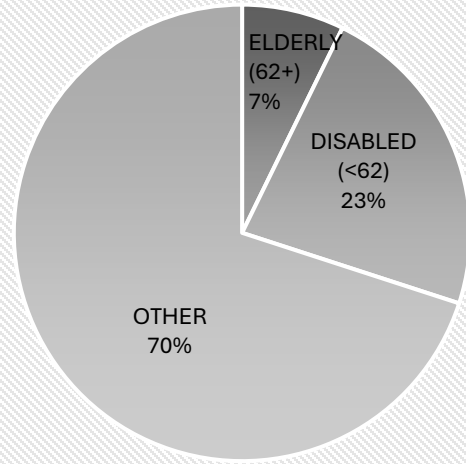
As of June 30, 2024, 69% of households in the PHA’s Multifamily housing (16 hi-rises and 4 family housing developments) included a head of household who was elderly (62 or older) or was a person with a disability. The hi-rises (studio and one-bedroom apartments) house somewhat higher percentages of those households, and the family developments (1-5 bedroom townhouses) house lower percentages.

	ELDERLY (62+)	PERSONS WITH DISABILITIES (<62)	OTHER: NOT ELDERLY OR DISABLED
MULTIFAMILY HOUSING (3,836 units)	38%	31%	31%
PUBLIC HOUSING (418 units)	7%	23%	70%
ALL PHA-OWNED HOUSING (4,254 units)	35%	31%	35%

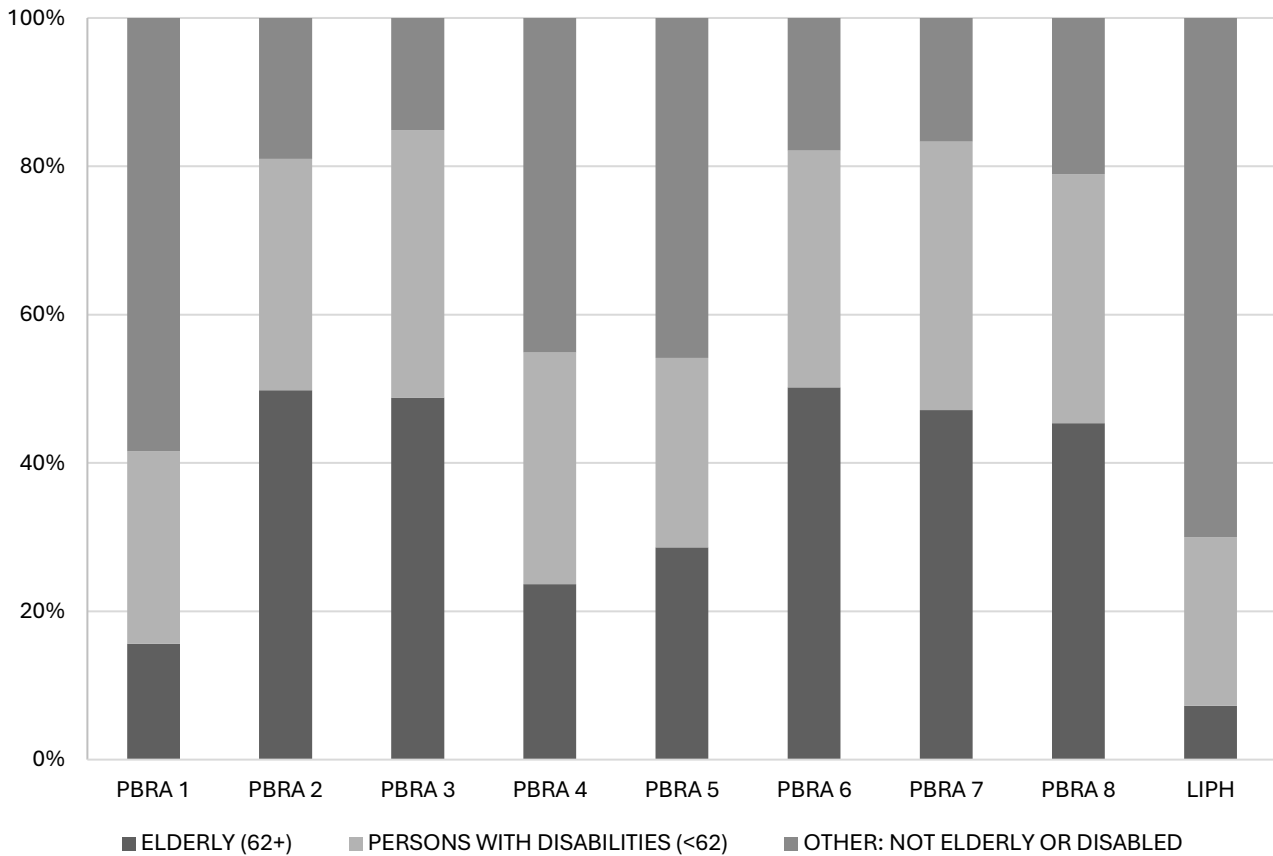
MULTIFAMILY



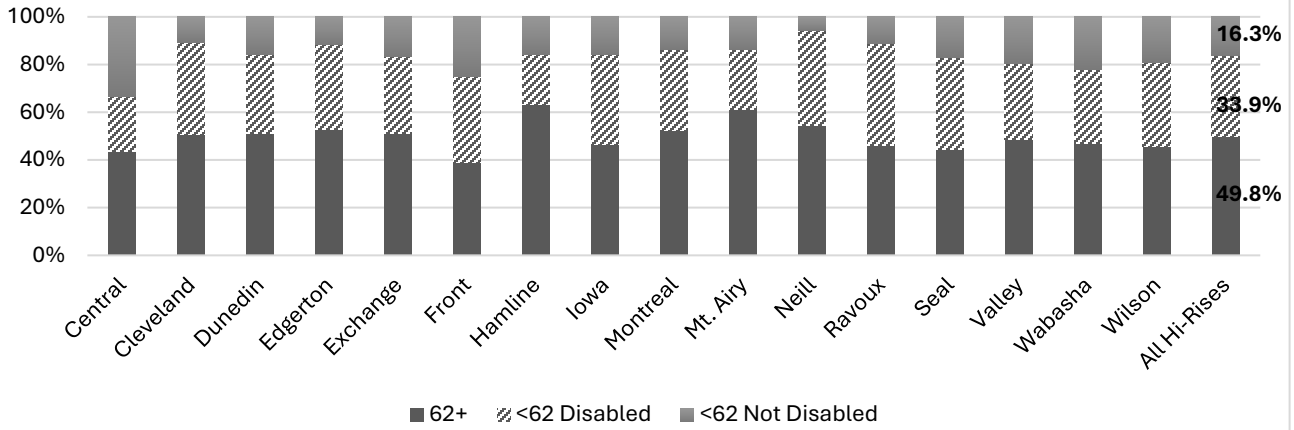
PUBLIC HOUSING



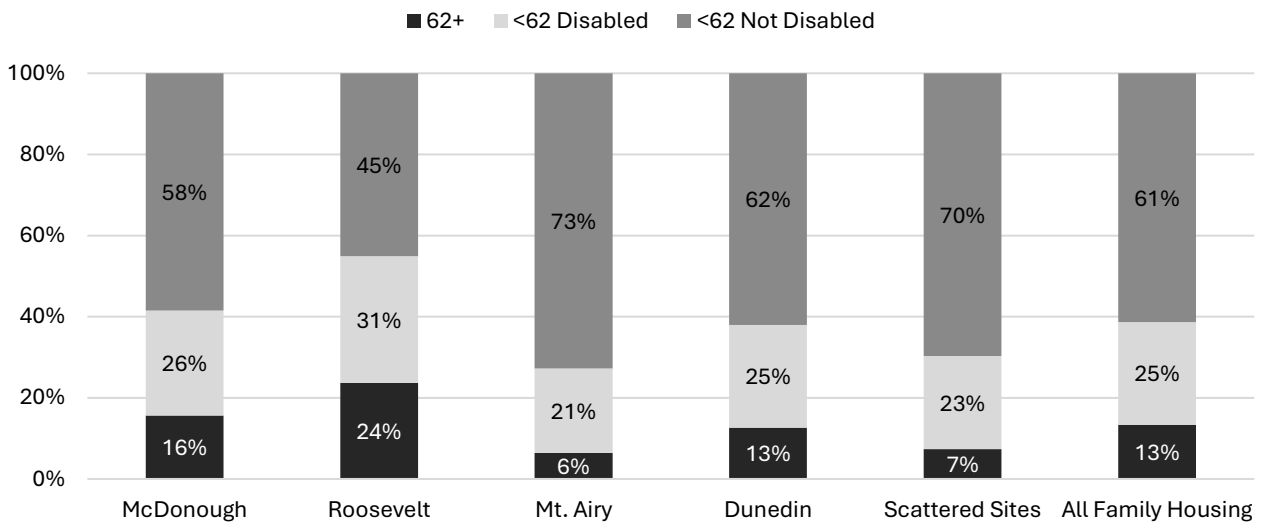
ELDERLY/DISABLED HOUSEHOLDS BY DEVELOPMENT



Elderly & Disabled Households in Hi-Rises



Elderly & Disabled Households in Family Housing

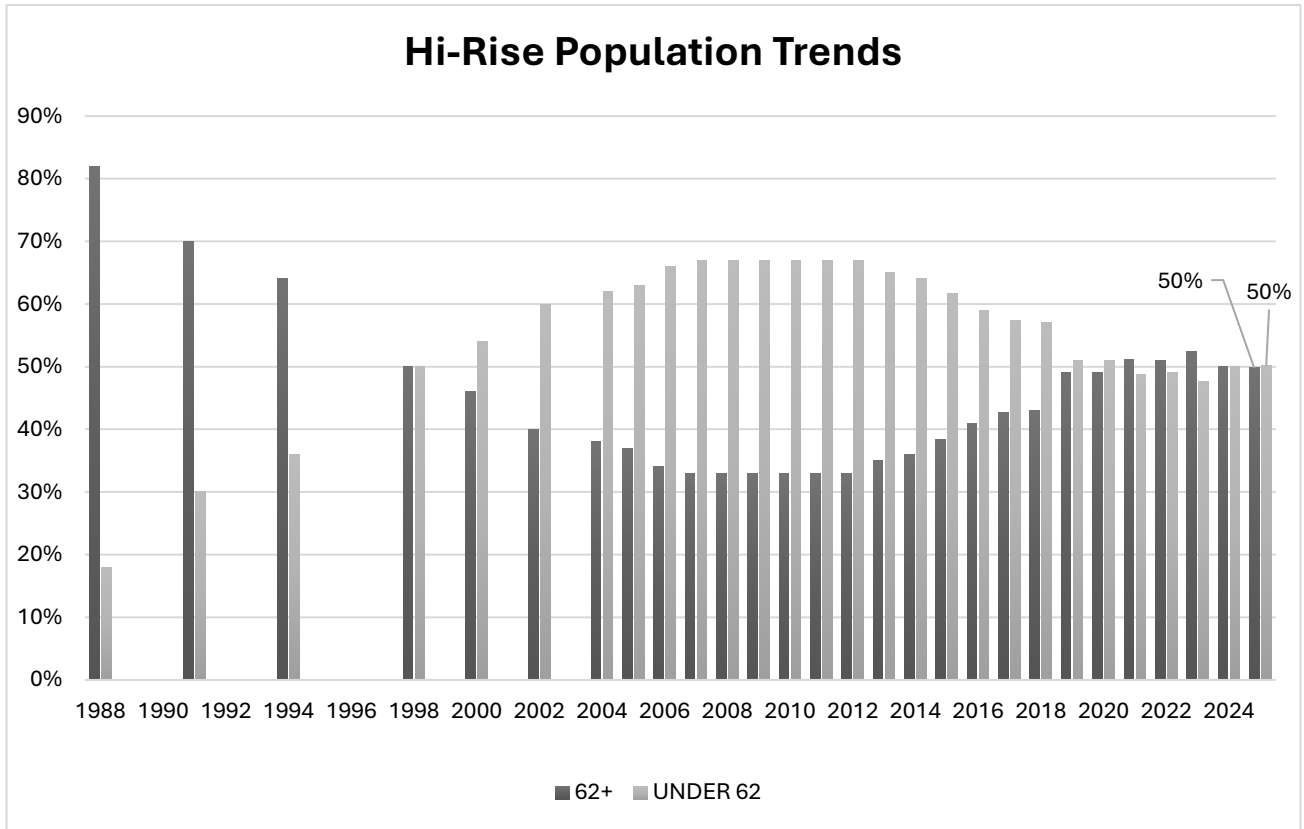


Race/Ethnicity of PHA-Owned Housing Households

DEVELOPMENT	White		African American		American Indian		Asian/PI		Other/Multiple		Hispanic		Not Hispanic		Total #
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	
McDonough	54	9.3%	280	48.1%	7	1.2%	220	37.8%	21	3.6%	20	3.4%	562	96.6%	582
Hamline-Front-Seal	169	36.1%	236	50.4%	9	1.9%	37	7.9%	17	3.6%	17	3.6%	450	96.2%	468
Edgerton-Iowa-Wilson	225	41.4%	166	30.6%	11	2.0%	121	22.3%	20	3.7%	31	5.7%	512	94.3%	543
Roosevelt	33	10.4%	123	38.8%	7	2.2%	135	42.6%	19	6.0%	26	8.2%	291	91.8%	317
Mt. Airy-Valley	82	14.0%	292	49.7%	5	0.9%	189	32.2%	19	3.2%	23	3.9%	563	95.9%	587
Exchange-Wabasha	97	37.7%	135	52.5%	3	1.2%	14	5.4%	8	3.1%	14	5.4%	243	94.6%	257
Ravoux-Neill-Central	150	32.9%	203	44.5%	5	1.1%	83	18.2%	15	3.3%	13	2.9%	439	96.3%	456
Dunedin-Cleveland-Montreal	235	42.6%	234	42.5%	11	2.0%	61	11.1%	10	1.8%	47	8.5%	504	91.5%	551
Scattered Sites	26	6.5%	162	40.5%	6	1.5%	197	49.3%	9	2.3%	18	4.5%	382	95.5%	400
Total	1071	25.7%	1831	44.0%	64	1.5%	1057	25.4%	138	3.3%	209	5.0%	3946	94.8%	4161

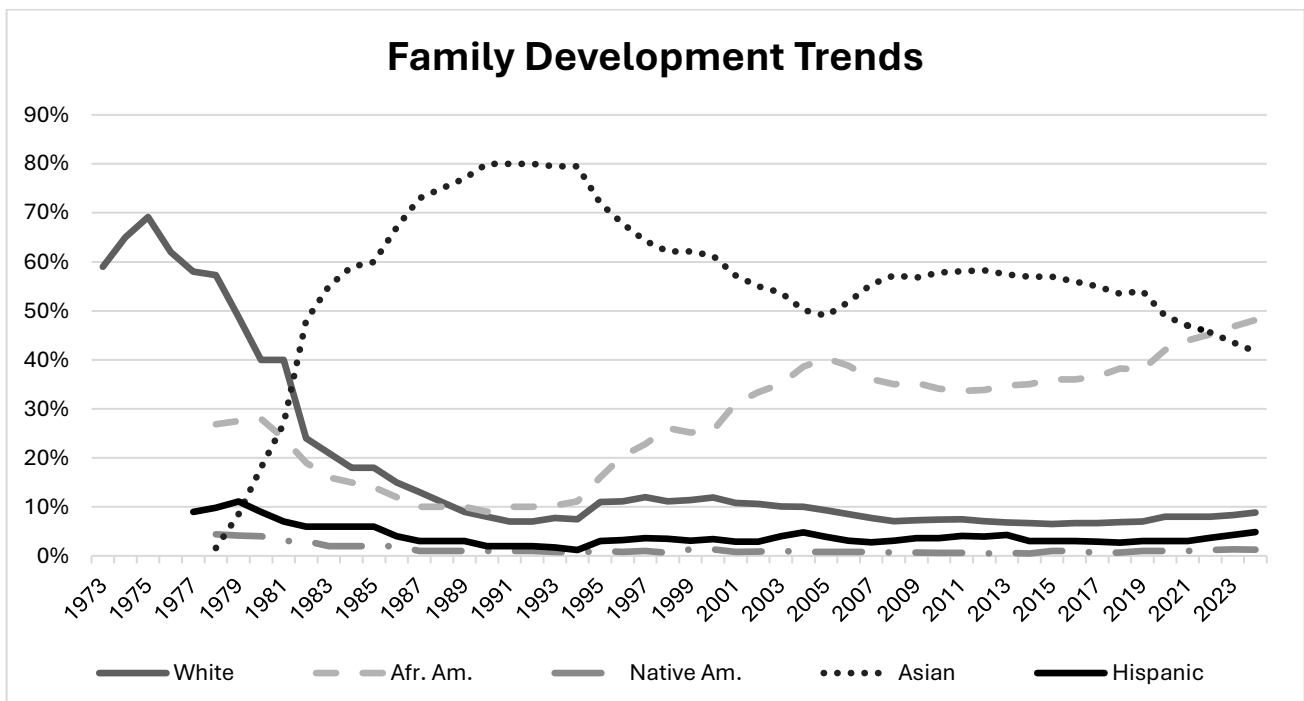
Demographic Trends

As of June 30, 2024, 50% of hi-rise residents were considered “elderly” (age 62+).



Race/Ethnicity in Family Developments

The chart below includes demographics for households residing in PHA-owned townhomes, duplexes and single family homes.



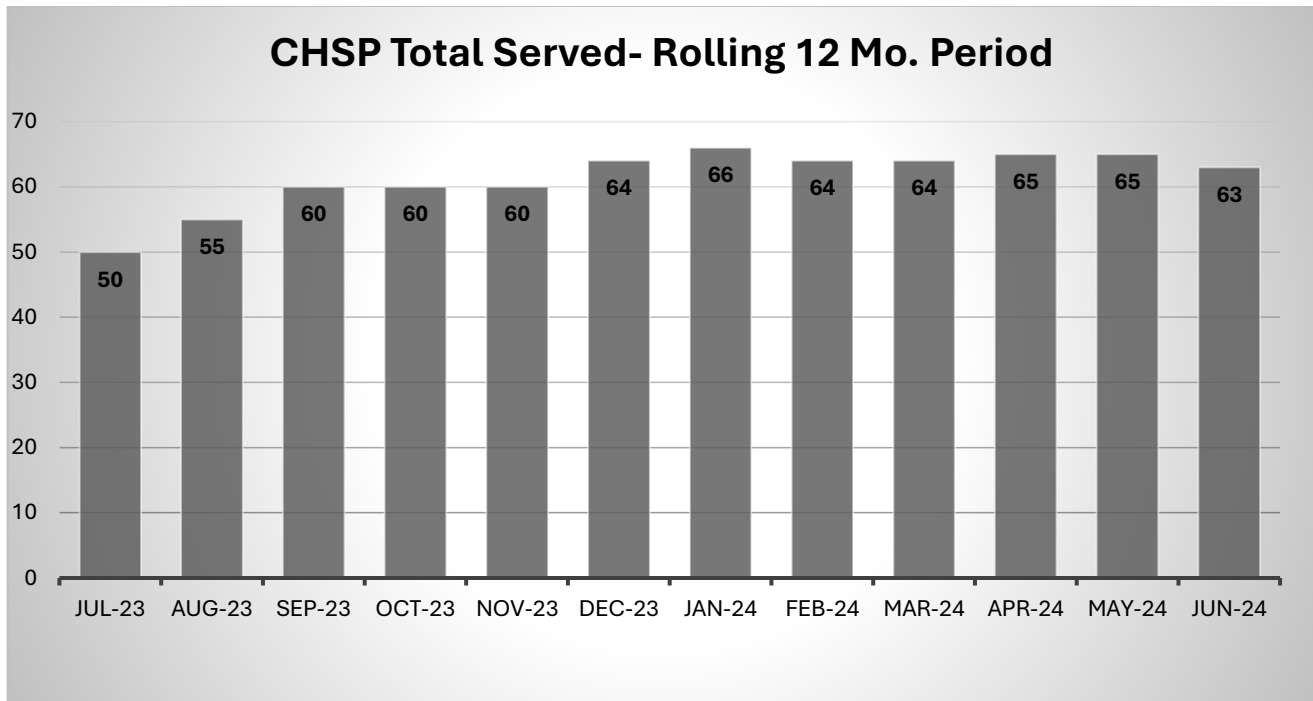
Congregate Housing Services Program (CHSP)

CHSP is a program for residents who are elderly or disabled and require a moderate amount of non-medical services to maintain independence and avoid institutionalization. This program is offered at Ravoux and Montreal hi-rises. During the month of June 2024, the CHSP program served 63 households. On July 27, 2022, the PHA Board approved consolidating the number of sites offering CHSP from four sites to two sites (Ravoux and Montreal). The process of transitioning residents out of the Iova and Edgerton sites was completed on October 27, 2023. While this transition has led to a drop in the program census in the short term, it will help to ensure program viability in the long-term.

CHSP Activity - June 2024

	Total Served	Month End Enrollment	Capacity	Month End Vacancies	New	Exited	New Apps	In Process Apps	Processed Apps	Denied Apps	Canceled Apps
RAVOUX	35	34	68	34	1	1	3	5	1	0	2
MONTREAL	28	27	57	30	0	1	3	6	0	0	1
ALL SITES	63	61	125	64	1	2	6	11	1	0	3

The 12 active applications (11 with CHSP, 1 with the PHA rental office for final review) demonstrate the strong need for the CHSP program. The month end census remains under the maximum enrollment primarily due to the ongoing consolidation of the CHSP sites. Staff are working through the existing waiting list to increase the census at Montreal and Ravoux.



MAINTENANCE

Work Orders

During the month of June 2024, PHA Maintenance Department staff completed 504 emergency work orders and 1,862 non-emergency work orders.

	Current Year FY25	Previous Year FY24
Data Through the end of:	June 2024	June 2023
Emergency Work Orders		
Completed Current Month	504	519
Completed Year to Date	1,732	1,583
Average Completed per Month YTD	577	528
Percent Completed Within 24 Hours YTD	100.00%	100.00%
Non-Emergency Work Orders		
Completed Current Month	1,862	1,883
Completed Year to Date	5,933	5,376
Average Completed per Month YTD	1,978	1,792
Average Calendar Days to Complete YTD	9.03	7.16
Resident Satisfaction Rate		
Work Orders Sampled YTD	63	81
Satisfaction Rate YTD	100.00%	100.00%

Work Order Detail

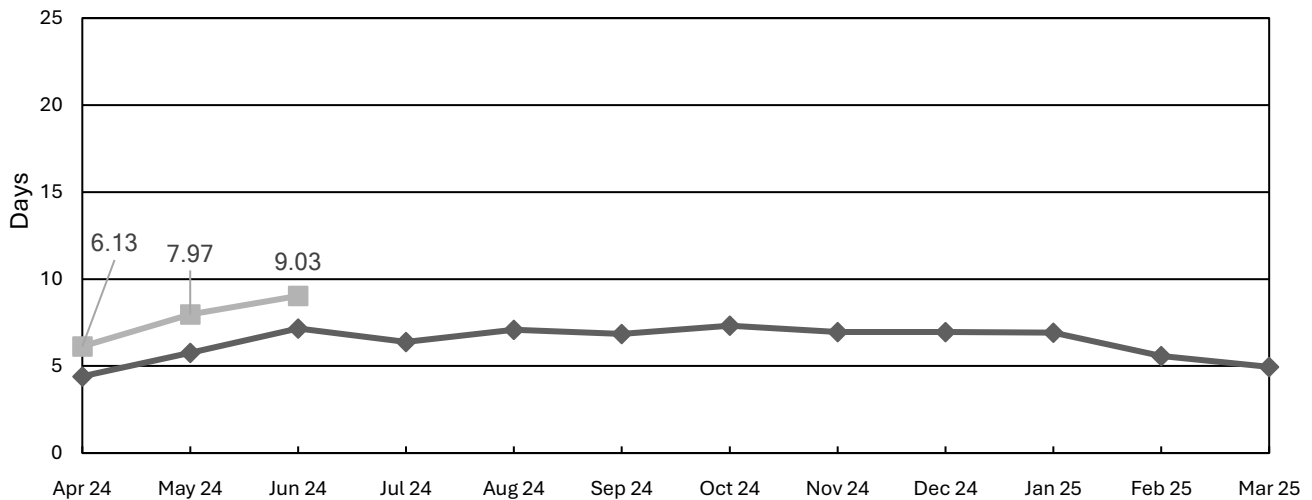
Emergency Work Orders													
	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	YTD
Carryover from Last Month	0	0	0										
Received this Month	654	609	517										
Cancelled this Month	21	14	13										
Reported this Month	633	595	504										
Completed this Month	633	595	504										1,732
Completed within 24 Hrs	633	595	504										1,732
	100%	100%	100%										100.0%

Non-Emergency Work Orders													
	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	YTD
Carryover from Last Month	373	577	674										
Received this Month	2,144	2,352	2,105										
Cancelled this Month	51	73	59										
Reported this Month	2,466	2,856	2,720										
Completed this Month	1,889	2,182	1,862										5,933
Avg. Completion Days	6.13	7.97	9.03										7.71

Non-Emergency Work Orders - Average Completion Time

Department Goal = 25 Calendar Days or Less

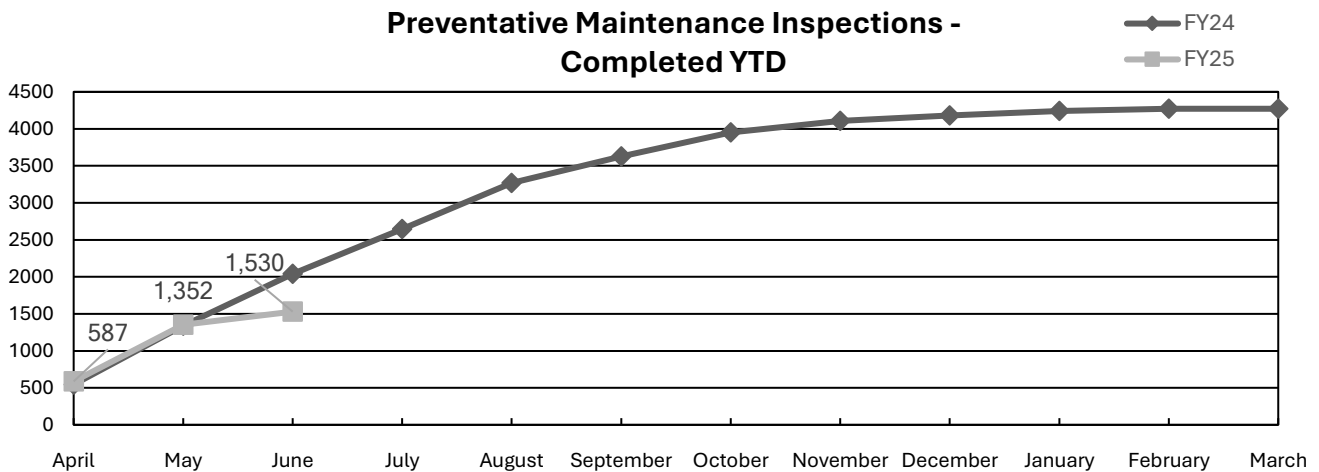
◆ FY24
■ FY25



Preventative Maintenance

Preventative maintenance Inspections ensure regular assessments are made of the condition of PHA-owned housing units. During inspections, staff check major life-safety systems, operability of fixtures, and general wear and tear in each unit. Staff complete repairs at the time of inspection or create work orders for more significant repairs.

	Current Year FY25	Previous Year FY24
Data Through the end of:	June 2024	June 2023
Preventative Maintenance Inspections		
Completed Current Month	178	699
Total Completed Year to Date	1,530	2,039
Average Completed per Month YTD	510	680
Family Site (1720 units) Completion	433	
Hi-Rise (2553 units) Completion	1,097	
% Completed Year to Date	35.81%	47.72%



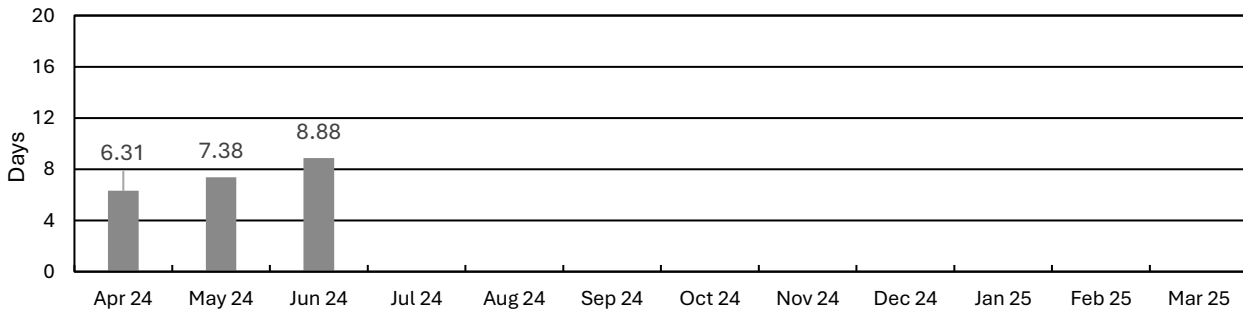
Preventative Maintenance Inspection Area Detail																
	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Total Units	YTD Total	YTD %	
Family Sites	60	227	146										1,720	433	25%	
Hi-Rises	527	538	32										2,553	1,097	43%	
Total	587	765	178	0	0	0	0	0	0	0	0	0	4,273	1,530	36%	

Vacant Unit Preparation

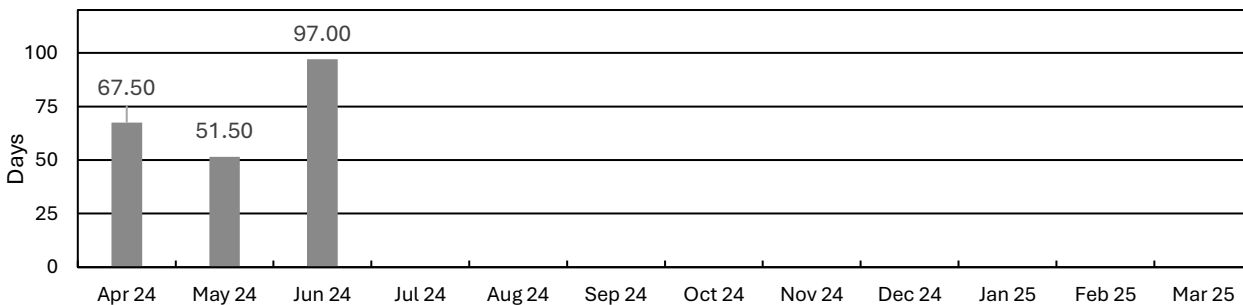
Maintenance staff prepare vacant units for re-rental. The department goal is to prepare the units in an average of 10-business days for multifamily units and 35-business days for public housing. Increases in capital and shortfall funding for public housing units allow more substantial renovations for our scattered site properties, increasing the completion time of the work.

	Current Year FY25	Previous Year FY24
Data Through the end of:	June 2024	June 2023
Multifamily (Hi-Rise & Family) Units Prepared for Re-Rental		
Completed Current Month	56	54
Completed Year to Date	170	149
Average Completed per Month YTD	57	50
Average Business Days to Complete YTD	7.49	
Average Maintenance Hours to Complete YTD	24.01	
LIPH (Scattered Site) Units Prepared for Re-Rental		
Completed Current Month	1	3
Completed Year to Date	11	9
Average Completed per Month YTD	4	3
Average Business Days to Complete YTD	64.36	
Average Maintenance Hours to Complete YTD	22.84	

Average Vacant Unit Turnaround (by month) - Multifamily Units

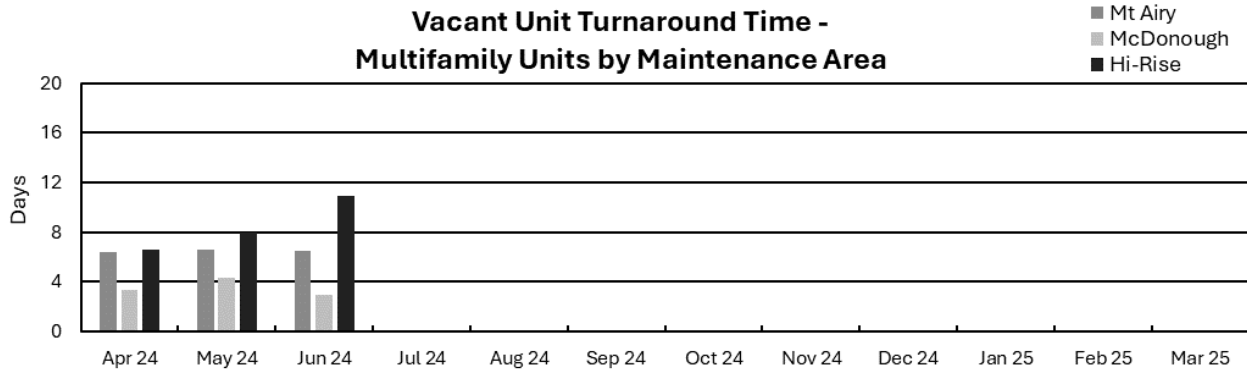


Average Vacant Unit Turnaround (by month) - LIPH (Scattered Site) Units



Vacant Unit Preparation Detail

Multifamily Units Prepared for Re-Rental												
	Combined			Mt. Airy/Roosevelt			McDonough/Dunedin			Hi-Rise		
	Units	Average		Units	Average		Units	Average		Units	Average	
		Hours	Days		Hours	Days		Hours	Days		Hours	Days
Apr 24	61	25.36	6.31	14	34.88	6.43	5	20.75	3.40	42	22.74	6.62
May 24	53	23.61	7.38	8	29.72	6.63	6	22.17	4.33	39	22.58	8.00
Jun 24	56	22.92	8.88	6	27.38	6.50	11	19.75	3.00	39	23.13	10.90
Jul 24												
Aug 24												
Sep 24												
Oct 24												
Nov 24												
Dec 24												
Jan 25												
Feb 25												
Mar 25												
YTD Totals	170	24.01	7.49	28	31.80	6.50	22	20.64	3.45	120	22.81	8.46

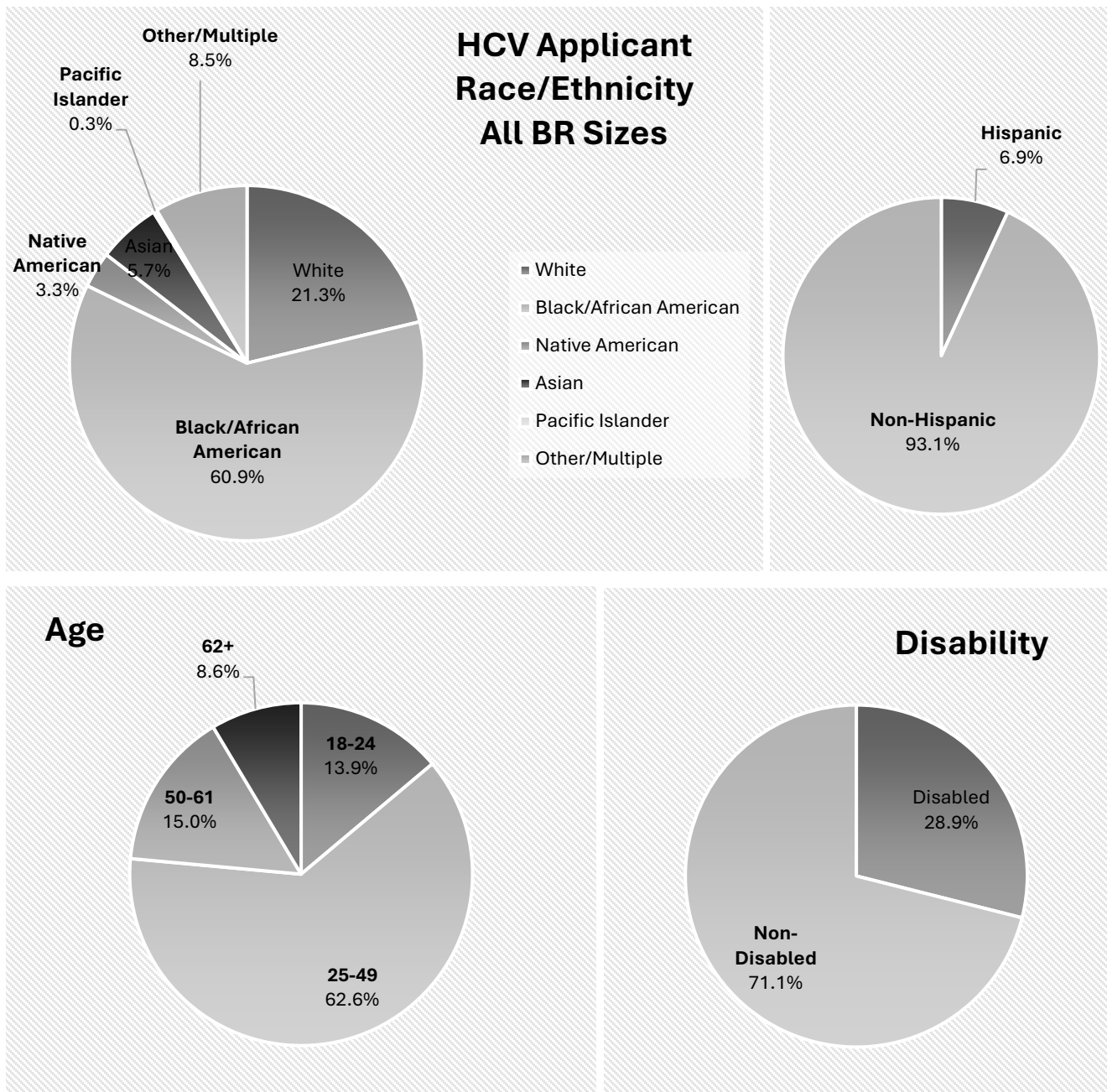


LIPH Units Prepared for Re-Rental			
	Units Readied	Average	
		Hours	Days
Apr 24	6	21.79	94.17
May 24	4	24.00	70.50
Jun 24	1	24.50	134.00
Jul 24			
Aug 24			
Sep 24			
Oct 24			
Nov 24			
Dec 24			
Jan 25			
Feb 25			
Mar 25			
YTD Totals	11	22.84	89.18

HOUSING CHOICE VOUCHER (SECTION 8)

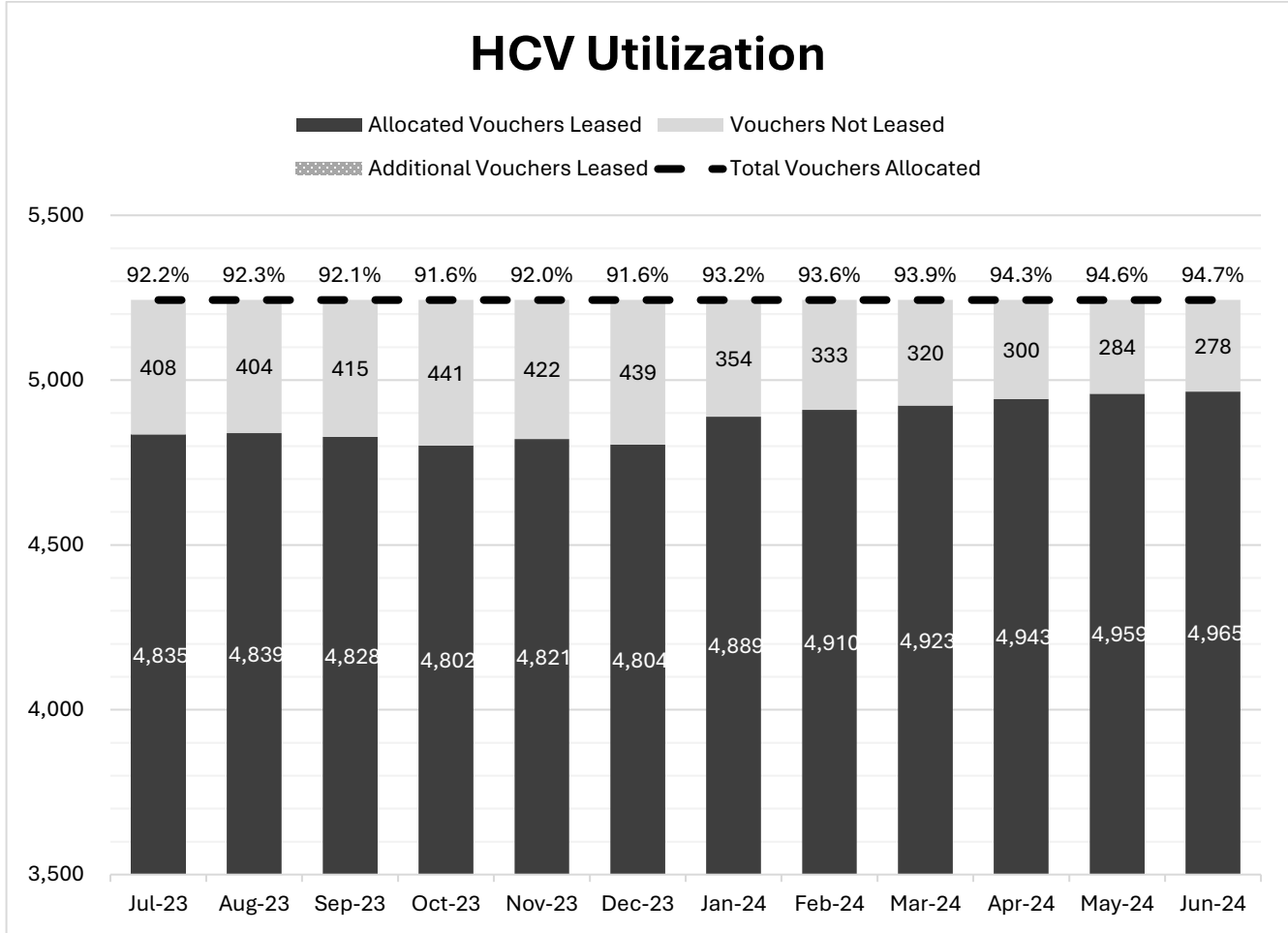
Waiting List

As of June 30, 2024, there were 1,190 households on the Housing Choice Voucher (HCV) waiting list. The HCV waiting list was open from November 15 through November 21, 2022. During that period the PHA received 6,492 applications from which 2,000 applicants were selected for the waiting list using a lottery system.



Utilization

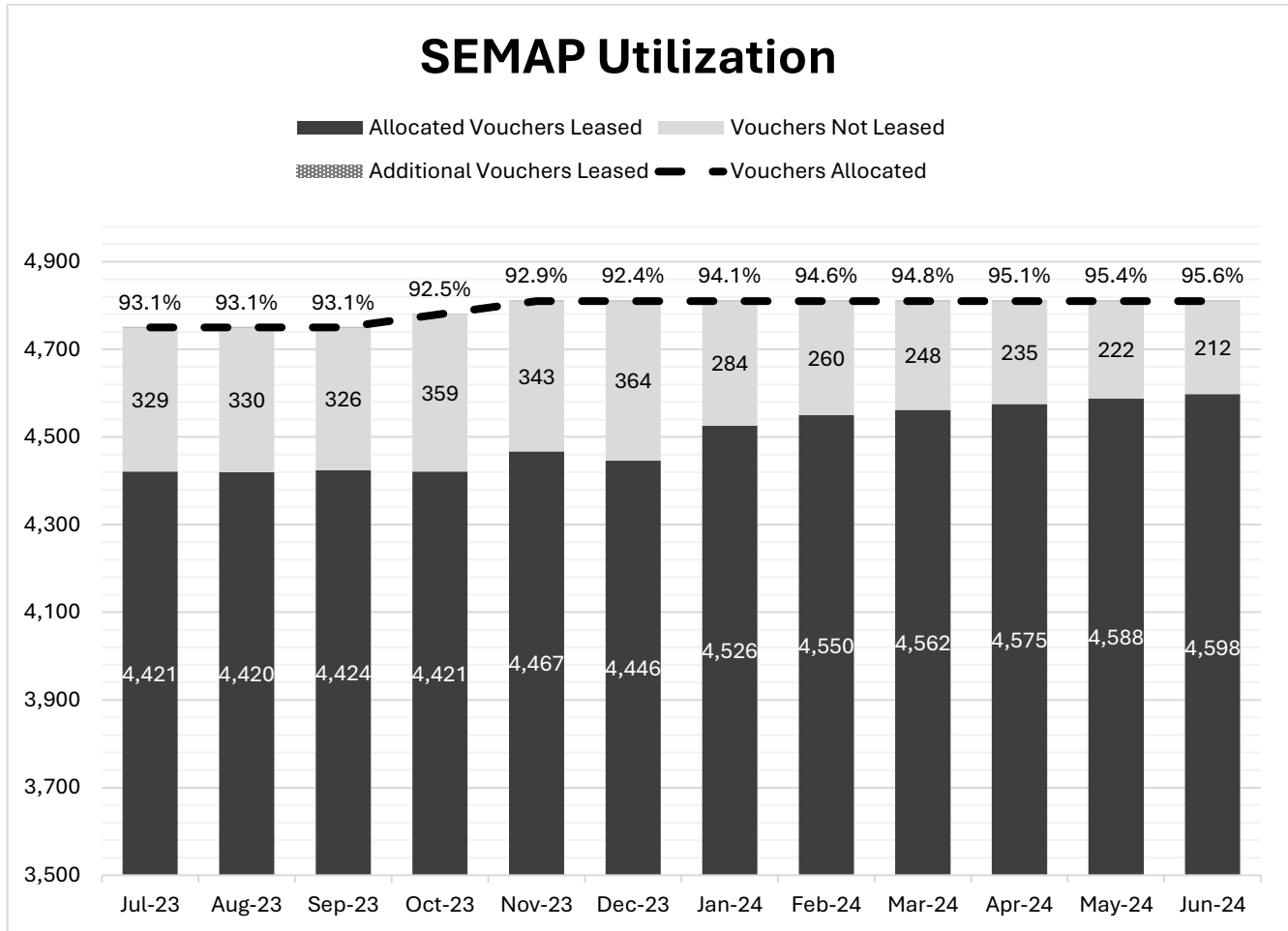
During the month of June, the Housing Choice Voucher Department leased 83 voucher units for a monthly leased/utilization rate of 94.7%. Increases in the number of vouchers leased compared to previous reports are the result of units that were retroactively leased up and paid for the month shown.



	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
Total Vouchers Allocated	5,243	5,243	5,243	5,243	5,243	5,243	5,243	5,243	5,243	5,243	5,243	5,243
Total Vouchers Leased	4,835	4,839	4,828	4,802	4,821	4,804	4,889	4,910	4,923	4,943	4,959	4,965
Allocated Vouchers Leased	4,835	4,839	4,828	4,802	4,821	4,804	4,889	4,910	4,923	4,943	4,959	4,965
Vouchers Not Leased	408	404	415	441	422	439	354	333	320	300	284	278
Additional Vouchers Leased												
Total HCV Utilization	92.2%	92.3%	92.1%	91.6%	92.0%	91.6%	93.2%	93.6%	93.9%	94.3%	94.6%	94.7%

SEMAP Utilization

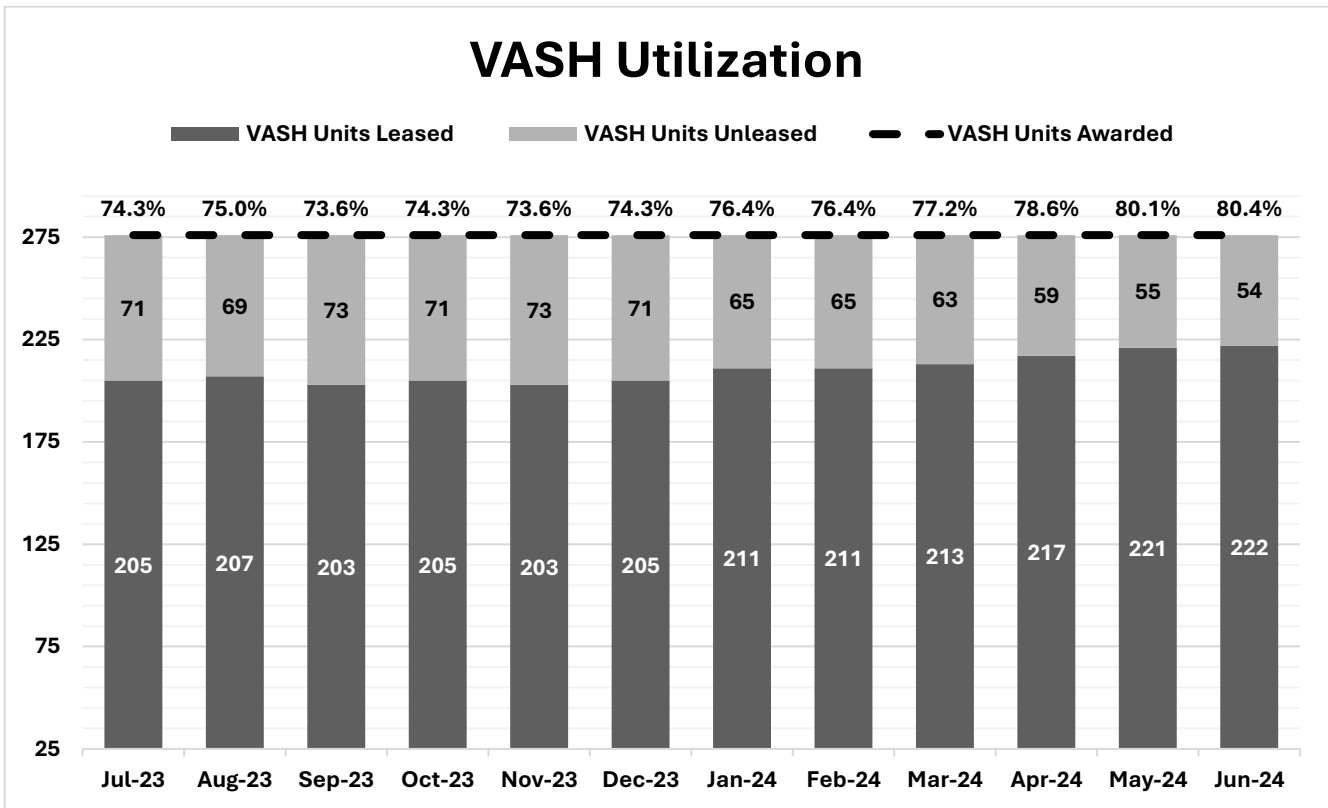
Under the Section 8 Management Assessment Program (SEMAP), unit utilization rates of 98% or higher are considered full performance and contribute to the Agency’s High Performer rating. Spending 98% or more of the authorized funding also counts as full performance. The SEMAP unit utilization rate as of June 1, 2024 was 95.6%, for an overall SEMAP unit utilization rate of 94.9% in 2024.



	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
SEMAP Leased	4,421	4,420	4,424	4,421	4,467	4,446	4,526	4,550	4,562	4,575	4,588	4,598
SEMAP Not Leased	329	330	326	359	343	364	284	260	248	235	222	212
SEMAP Additional Leased												
SEMAP Allocated	4,750	4,750	4,750	4,780	4,810	4,810	4,810	4,810	4,810	4,810	4,810	4,810
SEMAP Utilization	93.1%	93.1%	93.1%	92.5%	92.9%	92.4%	94.1%	94.6%	94.8%	95.1%	95.4%	95.6%

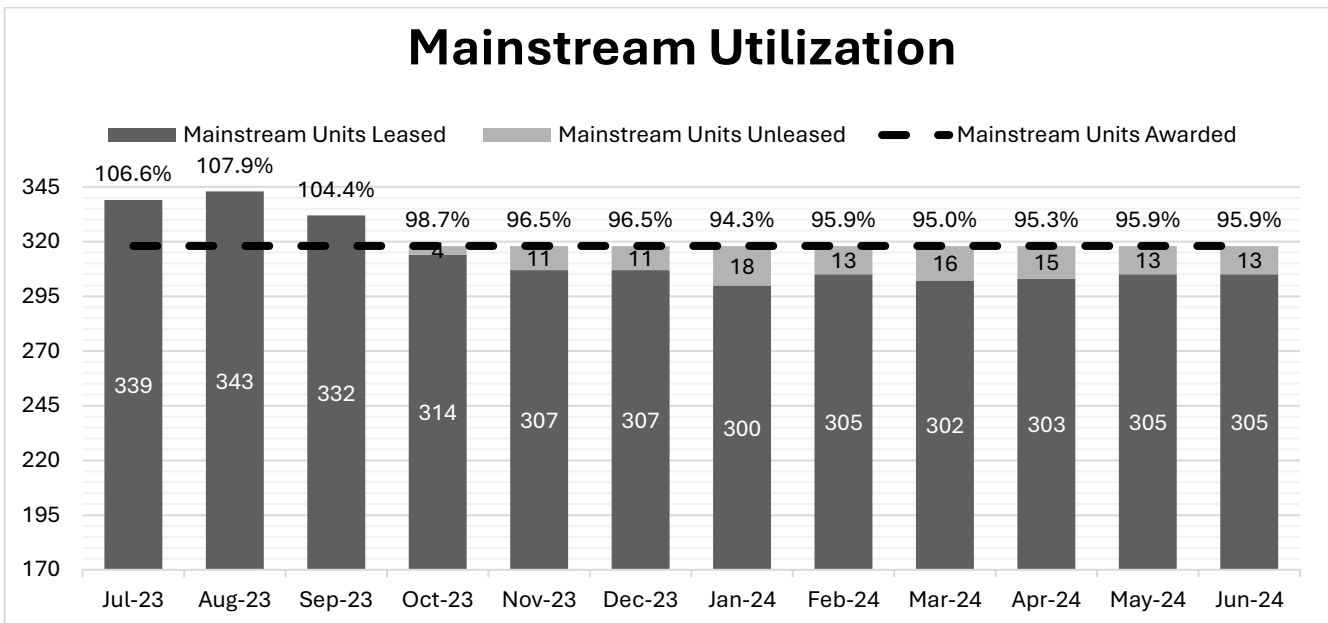
VASH Utilization

Veterans Affairs Supportive Housing (VASH) vouchers serve homeless veterans. As of June 30, 2024, the PHA has been awarded a total of 276 VASH vouchers. The utilization rate for these vouchers does not factor into the SEMAP utilization rate.



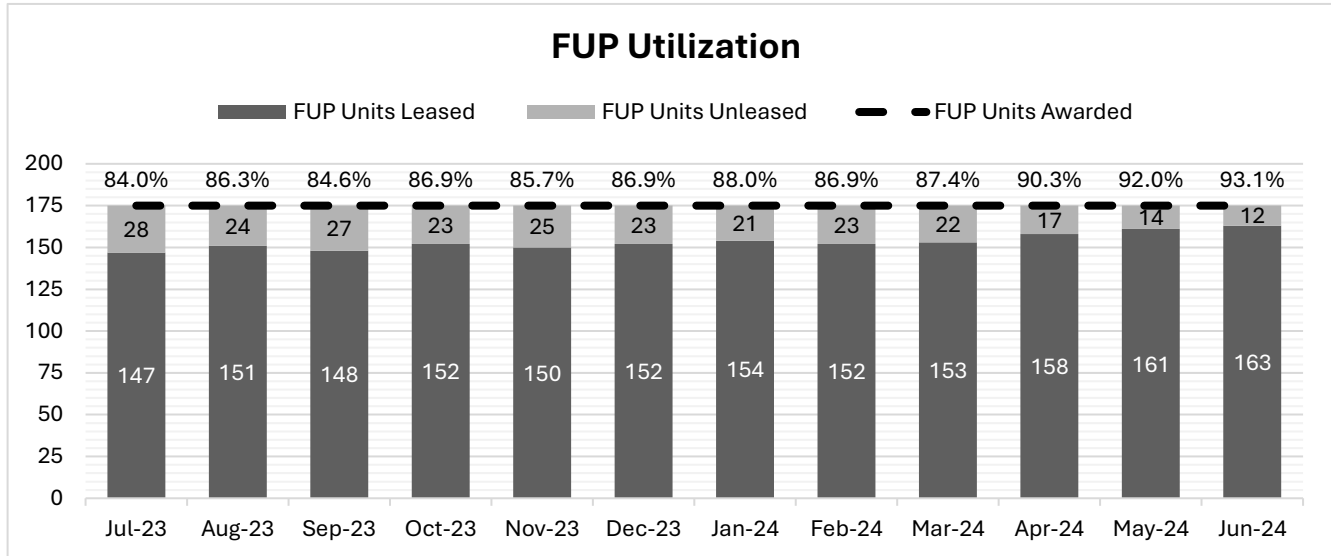
Mainstream Utilization

Mainstream vouchers assist non-elderly adults with disabilities. June 30, 2024, the PHA has been awarded a total of 318 Mainstream vouchers.



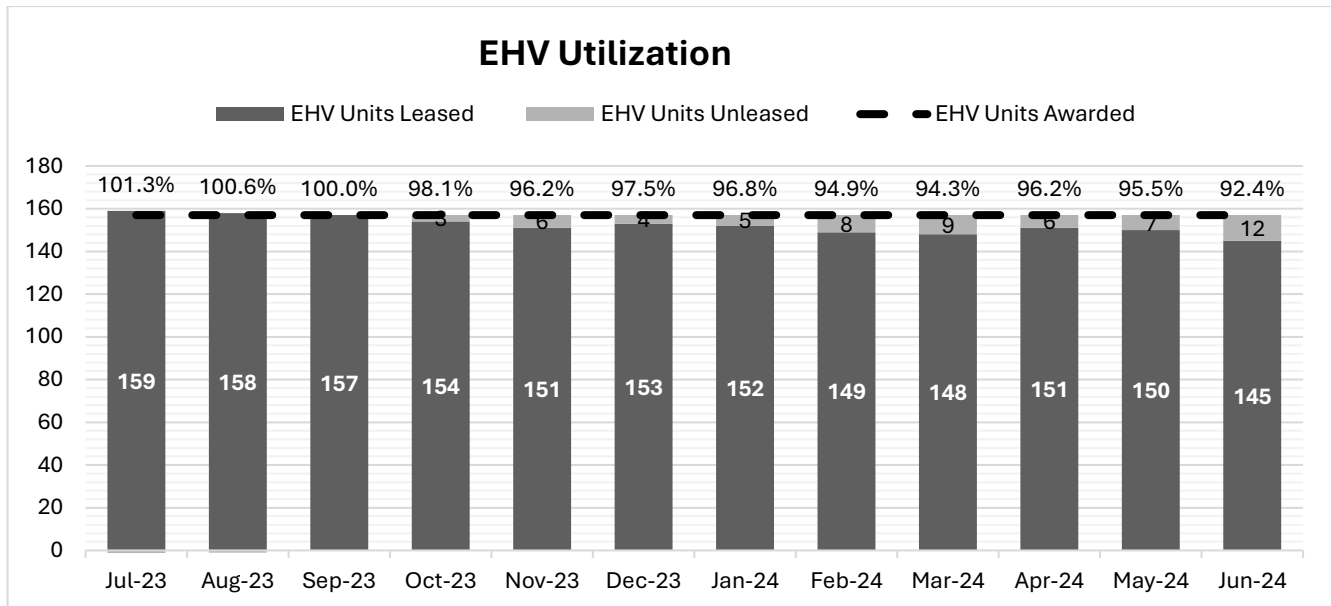
FUP Utilization

As of June 30, 2024, the PHA has been awarded a total of 175 Family Unification Program (FUP) vouchers. FUP vouchers serve families involved in the child welfare system and youths aging out of foster care.



EHV Utilization

The PHA was awarded a total of 157 Emergency Housing Vouchers (EHVs) in July of 2021. These vouchers serve households that are homeless, at-risk of homelessness, recently homeless, or survivors of domestic violence. The program is administered in partnership with the Continuum of Care (CoC), and all referrals must come from the CoC. EHVs are not time-limited for the households served¹, however vouchers that are returned to the PHA (through termination or expiration) cannot be re-issued after September 30, 2023.

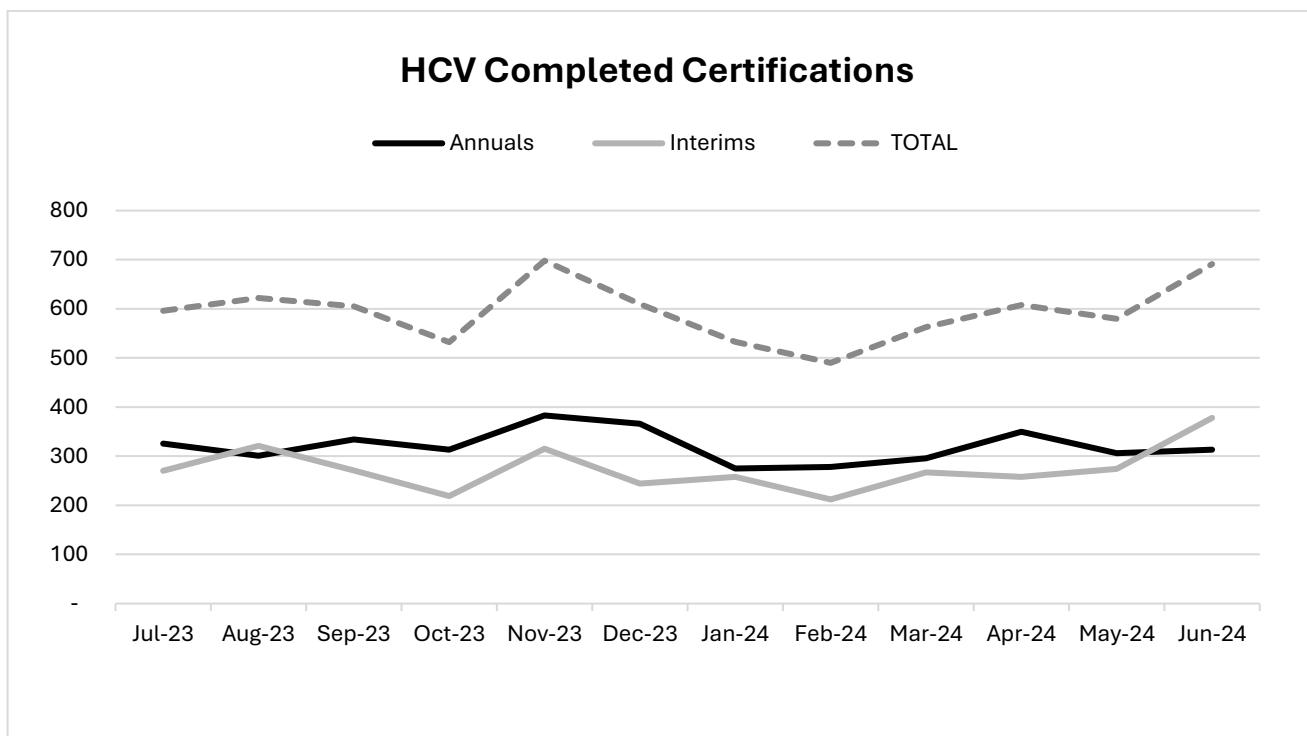


¹ While the American Rescue Plan Act (ARPA) made funding for EHVs available through September 30, 2030, additional funding may be appropriated and, PHA-staff intend to explore options to transition EHV participants to standard Housing Choice Vouchers to prevent them from losing assistance.

HCV Annual and Interim Recertifications

HCV households must recertify their income and assets annually; interim recertifications are required when household income or composition changes. During the month of June, staff completed 313 annual recertifications and 378 interim recertifications, for a total of 1,879 recertifications completed so far in FY 2024.

											FY 25			FYTD #
	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24		
Annuaals	326	301	334	313	383	366	275	278	296	350	306	313	969	
Interims	270	321	271	219	315	244	258	212	267	258	274	378	910	
TOTAL	596	622	605	532	698	610	533	490	563	608	580	691	1,879	



HCV Inspections

Housing Quality Standard (HQS) inspections confirm that subsidized units meet basic standards to ensure the health and safety of program participants. HQS inspectors review for health and safety issues of interior, exterior, and common areas of assisted units. When a participant moves into a new unit, a passed inspection is required before Housing Assistance Payments can begin. Inspections are required annually unless a unit qualifies for biennial status according to the PHA’s policies. The PHA is keeping up to date with all required HCV inspections.

	FY 25												12 Month Average	Fiscal YTD
	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24		
Initial Inspections	242	317	242	287	343	262	253	312	333	377	292	270	294	939
Re-Inspections	97	178	144	139	123	136	125	137	130	182	160	120	139	462
Total Inspections	339	495	386	426	466	398	378	449	463	559	452	390	433	1401

