

# **ASSISTED HOUSING QUALITY CONTROL**

HUD-7219



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# Assisted Housing Quality Control

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U.S. Department of Housing and Urban Development  
Office of Policy Development and Research

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April 1996



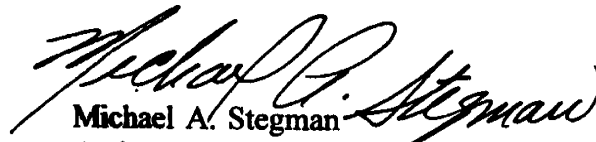
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## FOREWORD

One of HUD's major goals is to use limited Federal assisted housing resources as efficiently as possible. Implementation of an Assisted Housing Quality Control (QC) process based on the findings of this report provides a valuable new tool to help HUD achieve this goal.

As part of the QC process, on-site tenant interviews, file reviews, and third-party income verifications were used to collect data from a national sample. These data showed significant subsidy payment errors, including both overpayments and underpayments. Corrective actions are being developed based on the study results.

This report is intended to be the first of a series of periodic QC measurements. Subsequent studies will provide information on the effectiveness of corrective actions developed based on this report, and will identify remaining problems. The QC process will enable HUD to reduce its error rates and more effectively use its subsidy funds. This ultimately means that more eligible households will be assisted in the manner intended.

  
Michael A. Stegman  
Assistant Secretary for Policy  
Development and Research

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# ASSISTED HOUSING QUALITY CONTROL STUDY

## EXECUTIVE SUMMARY

The Department of Housing and Urban Development (HUD) Assisted Housing Quality Control study provides estimates of the extent, severity, costs, and sources of subsidy calculation errors for the Public Housing, Section 8, and Section 236 programs. The study involved interviewing tenants, verifying sources and amounts of income, calculating tenant contributions and comparing these amounts with the program sponsor's calculation, and studying related matters. Study results will serve as a basis for targeting corrective action. Future studies could measure the efficacy of such corrective actions, a practice used by other agencies.

"Error" is defined as any rent calculation or eligibility determination that differs from what would have occurred if the PHA/owner had followed all HUD income certification and rent calculation requirements during the most recent certification/recertification period. The analysis also identifies errors in assigning appropriate size units to households.

Researchers collected data from a nationally representative sample of HUD-assisted housing projects and project residents. Office of Management and Budget approval was received in May 1991, and a pretest was conducted later that year. The full data collection began in August 1992 and was completed in January 1993. Analysis of the data was conducted from May 1994 to May 1995.

## METHODOLOGY

**The Sample.** A nationally representative sample of 360 projects in the public housing, Section 236, and Section 8 programs (i.e., New Construction, Substantial Rehabilitation, Certificates, Vouchers, and Moderate Rehabilitation) was selected for this study. Data collectors drew a random sample of seven households at each project. The study database includes data from 2,514 households.

**The Data.** Data were collected by interviewing tenants and project staff, abstracting data from tenant files maintained by the projects, and requesting information (by mail) from banks, employers, and other sources of household income or expenses. For most households, data were collected for two time periods: the (re)certification month (the month in which the project manager signed the 50058/50059 form<sup>1</sup>) and the "current" month (2 months preceding the date when the data collection process for any given household was initiated).

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<sup>1</sup>HUD requires that a 50058 or 50059 form be completed for each household's recertification. The form contains income and expense information needed to calculate the household's rent.

**Error Calculation.** A quality control rent (QC Rent) was calculated using HUD's formulae for each of the housing programs included in the study. The QC Rent was based on the information obtained from the household and project files and verified when necessary. Rent error was determined by comparing the QC rent to the actual tenant rent—the Total Tenant Payment indicated on the 50058/50059 forms. A case was considered to be correct if the QC Rent and the Total Tenant Payment matched within \$5.

## **MAJOR FINDINGS**

**Percent of Households Paying Correct and Incorrect Rent.** The analysis indicates that:

- 47 percent of all tenants paid the correct amount of rent within \$5 (34 percent paid exactly the monthly rent they should pay)
- 27 percent paid at least \$5 less than they should
- 26 percent paid at least \$5 more than they should
- the percentage of correct cases for owner-administered projects was about the same as that for PHA-administered projects

**Dollar Error<sup>2</sup> and Error Rate.** The error rate is calculated by dividing the sum of the dollar amount of gross rent error (i.e., discrepancies between Actual and QC Rent greater than \$5) by the sum of the dollar amount of the QC Rent. For the tenants who paid less monthly rent than they should pay (27 percent), the average monthly underpayment is \$61. However, when total underpayment errors are divided by the total number of cases, the average monthly underpayment is \$16. When multiplied by the approximately 4 million occupied units covered by the QC sample, this results in an overall error of \$788 million. When calculated as a percentage of rent charges, this is a 9 percent underpayment error rate.

For tenants who paid more monthly rent than they should pay (26 percent), the average monthly overpayment is \$49. When this error is spread across all cases, it produces an average monthly overpayment of \$13. When multiplied by the approximately 4 million occupied assisted rental units represented by the sample for the programs studied, this results in an overall dollar error of approximately \$603 million per year. When calculated as a percentage of all rent charges, this is a 7 percent overpayment error rate.

When combined, the average gross rent error per case is \$29 (\$16 plus \$13), which gives a 16 percent gross error rate. Overpayment and underpayment errors partly offset each other.

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<sup>2</sup>Unless otherwise noted; the equivalent Aggregate error estimates shown in this report are based on an FY 1991 year-end estimate of 4.0 million occupied assisted housing units for the programs covered; the equivalent FY 1996 year-end figure would be 4.5 million units.

When calculated as a percentage of rent charges, the net average rent error per tenant is 2 percent, or \$4 per case (\$16 underpayment minus \$13 overpayment, but the unrounded values produce close to a \$4 difference). The net subsidy cost of these errors is approximately \$185 million per year.

Program payment errors in other Federal means-tested programs are normally expressed in relation to subsidy payments. HUD subsidies for public housing and Section 8 programs equal the allowed expense level or payment standard minus tenant rent. Therefore, rent errors cause subsidy errors. Average subsidy payments are roughly three times tenant rent payments. The \$29 per month average gross subsidy error equals an 8 percent error when compared with HUD subsidy payments. The net average subsidy error of \$4 equals a 1 percent error relative to HUD subsidy payments.

**Eligibility of Newly Certified Households.** A separate analysis of certifications was conducted to determine if these cases (14 percent of the sample) were eligible for HUD housing assistance. The analysis of whether the household met the low or very low income standards found very few cases in error. All of the households that appeared not to meet this requirement included a household member who had irregular earned income paid on an hourly basis. Therefore, it is possible that based on the information provided by the tenant at the time of certification the household met the income standards.

**Overdue Recertifications.** HUD requires that every household be recertified annually. Only 2 percent of the households' recertifications were overdue. Analysis of these overdue cases showed larger than average under- and overpayment errors.

**Sources of Error.** Analysis was conducted to determine which income and expense components caused the greatest error. Medical expenses and earned income were the components most often in error (22 percent and 20 percent, respectively), while errors in earned income contributed the most to dollar error.

**Comparison of Error in Recertification Month and Current Month.** Although the error rate was almost the same for the two time periods, the average dollar amount of error in monthly rent was \$3 higher in the current month than in the recertification month. This difference was due primarily to an increase in the percentage of underpayments. This finding is consistent with the prediction that the number of errors would increase because of changes in the tenant's situation that were not reported to the project staff.

**Elderly and Dependent Allowances.** Analysis was conducted of both elderly and dependent allowances to determine whether these allowances were being applied correctly. Elderly allowances were incorrectly used in 6 percent of the cases. The dependent allowances were incorrect in 15 percent of the cases.

**50058/50059 Error.** To assess the accuracy of error determinations using only data contained in the 50058/50059 forms, researchers compared the QC Rent error to the error in rent identified by calculating rent using only information contained in the 50058/50059 forms. The 50058/50059 data correctly identified errors in only about half of the cases with QC Rent errors.

**File Documentation.** The files kept at the project level indicated several problems:

- In 1 percent of the all cases, tenant and project records were so poorly documented that no determination could be made about the amount of rent charged.
- In 3 percent of all cases, the required 50058/50059 form was not found in the project records. As a result, the source of error could not be determined when the QC Rent determination differed from the program sponsor rent charge.
- The 50058/50059 form data are a useful but incomplete basis for measuring income and rent determination errors.

**Verification.** HUD requires that all information provided by the tenant be verified by a third party. Some income and expense components were more likely to be verified than others. For example, handicapped expenses were never verified; other income was only verified 54 percent of the time; and asset income was verified 84 percent of the time. Earned income, which is one of the main sources of error, was verified 63 percent of the time, but nearly half of the verified amounts (29 percent of the entire sample) did not match the amount of earned income used on the 50058/50059 form. Missing or incorrect use of verification is a strong predictor of error. The experience of the QC study, in which serious and repeated attempts were made to verify income and expenses, suggests that program sponsors performance could improve significantly in this area. However, it is unrealistic to expect 100 percent verification rates.

**Occupancy Standards.** Nine percent of the households occupied a unit that was larger or smaller than permitted under normal occupancy standards. There is more overhousing than underhousing, especially for single-person households. Most of the errors found involved a one-person household occupying a two-bedroom unit. Overhousing is not usually caused by a recent decrease in household size, which could cause temporary inconsistencies. Some program sponsors have consistent patterns of over- and under-occupancy.

## **RECOMMENDATIONS FOR A FOLLOW-UP STUDY**

A quality control study must:

- Determine the amount of rent the tenant is actually paying; and,
- Obtain all data elements needed to calculate the tenant rent contribution, including amounts and sources of income, household composition, age and handicapped/disabled status of household members, and selected expense items for certain households.

There are three sources of these data: project files, the household interview, and third-party verification. All three sources of information must be included in a quality control study. The project files are the only source of information for the actual rent paid by the household. Without a file review, the actual rent cannot be obtained, nor can certain types of errors, such as calculation errors, be identified. The household interview is essential to identifying all the sources of income/expenses for the tenant's household previously unreported by the tenant. It also provides an opportunity to obtain release forms needed to conduct verifications. Third-party verification is the only way to ensure that information found in project files or reported during a tenant interview is accurate. It should be obtained for each income and expense type. This is essential for determining whether the rent was calculated correctly by project staff.

The experience of this study suggests the following study design recommendations:

- The study should focus on determining national estimates of types and amounts of rent error (collection of additional data on other research issues complicates the data collection process and distracts from the primary goal of the study).
- Data should be collected for only one point in time; collecting and verifying income data for multiple points in time seriously complicates the data collection effort far more than is justified by what it adds to the error analysis.
- Follow-up studies should include only the major HUD programs. (Inclusion of smaller programs increases the complexity of the data collection; sample size requirements for small programs are almost the same as for the largest programs, which makes them disproportionately more expensive).





# **Assisted Housing Quality Control Final Report**

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## **I. Introduction**

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### **A. Purpose of the Assisted Housing Quality Control Study**

The purpose of this study is to provide national estimates of the extent, severity, costs, and sources of errors occurring in the certification and recertification procedures used by Public Housing Agencies (PHAs) and owner-administered (owner) assisted housing programs. To fulfill the purpose of this evaluation, researchers identified nine study objectives related to types of errors and cost issues; this report addresses each of these objectives. "Error" is defined as any rent calculation or eligibility determination that differs from what would have occurred if the PHA/owner had followed all Department of Housing and Urban Development (HUD) income certification and rent calculation requirements during the most recent certification/recertification period. The analysis also identifies errors in assigning appropriate size units to households and certain procedural errors (i.e., situations in which PHAs/owners did not follow HUD procedures but no dollar error resulted).

### **B. Background of the Study**

This project is a continuation of the Quality Control for Rental Assistance Subsidies Study (HC-15170) conducted by Macro International Inc. (Macro). Macro designed the research and survey methodology and collected data from a nationally representative sample of HUD-assisted housing projects and project residents. Macro, with assistance from HUD staff, was also responsible for compiling HUD's regulations for the three programs included in the study (public housing, Section 8, and Section 236 programs) and for determining the various types of errors for examination. The Office of Management and Budget approved the study in May 1991, and a pretest was conducted later that year. Full data collection began in August 1992 and was completed in January 1993. Macro submitted an unedited data tape to HUD in the summer of 1993. In May 1994 HUD contracted with KRA Corporation (KRA) (contract DU100C000005933) to edit the database, analyze the data, and submit recommendations for conducting follow-up studies. The project director and survey director for the Macro data collection subsequently served as project director and project manager for the KRA analysis.

### **C. Organization of This Report**

This report is organized as follows:

- Section I: Introduction
- Section II: Methodology
- Section III: Study Objectives

- **Section IV: Findings**
- **Section V: Recommendations**
- **Appendices**
  - A. **Rules for Matching Verification with Income and Expense Items**
  - B. **Weighting Procedures**
  - C. **Sample Size for Analysis**
  - D. **Analysis Tables**
  - E. **Consistency Errors**

## II. Methodology

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### A. The Sample

A nationally representative sample of 744 projects in the public housing, Section 236, and Section 8 programs (i.e., New Construction, Substantial Rehabilitation, Certificates, Vouchers, and Moderate Rehabilitation) was drawn from the universe listing supplied by HUD and refined by Macro. The sample was divided into two nationally representative subsamples to correspond to two planned waves of data collection, each containing approximately 2,600 households. The study design specified the two waves of data collection, with each wave including all of the projects from each subsample. However, because funding was only available for the first wave, the analysis reflects the 360 projects included in that wave. For additional information on the sampling procedures, see the *National and ASTEC Project Sample Documentation, Quality Control for Rental Assistance Subsidies Study*.<sup>3</sup>

Local data collectors drew a random sample of seven households at each housing project (plus seven potential "replacement" households, for use in the study if a sampled household had to be replaced). In a few very large projects, data were collected from 14 households; in other projects data came from fewer than 7 households because tenants were uncooperative or not available, or because the survey period ended before 7 households could be interviewed. The final data set reflects responses from 2,514 households in the 360 projects.

### B. Data Sources

Data for each sample household were collected from project files and through interviews with household members. When appropriate, information was also obtained from third parties (e.g., banks, employers) to verify<sup>4</sup> the information obtained from project files and tenants. Data for each sampled household came from the sources listed below. Abbreviated terms this report uses to refer to each of the data sources appear in parentheses following the form's official title.

- **HUD Form 50058/50059 Data (50058/50059)**—A HUD Form 50058 must be completed for each household in public housing, moderate rehabilitations, and in PHA-managed certificate and voucher programs at certification and recertification.<sup>5</sup> A HUD Form 50059 is required for all other programs in the study; it must also be completed if an interim reexamination is conducted. These forms were photocopied for each household whenever possible. If photocopying facilities were unavailable,

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<sup>3</sup>Macro unpublished report to HUD dated June 11, 1992.

<sup>4</sup>Verification is a process of obtaining information about income, expenses, or household member characteristics (such as age) from a third party who can attest to the accuracy of the information provided by the household. HUD requires that all information provided by the tenant be verified by a third party or substantiated from documents (such as birth certificates).

<sup>5</sup>PHAs and owners of HUD-assisted housing are required to make an initial determination of eligibility (called a "certification") and thereafter an annual redetermination of each household's rent (a "recertification"). In this report, the term (re)certification refers to both certification and recertification.

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a data collector transcribed the information onto a data collection form identical to the 50058 or 50059 form, as applicable.

- **Verification Information From PHA/Owner Files or From Households (V Forms)**—Forms were developed to collect information from tenant files that had been previously obtained by the PHA/owner during recertification through third-party verification. These same forms were used to record information obtained during the household interview, such as dollar amounts from bank statements or paycheck stubs.
- **Other PHA/Owner File Data (A Forms)**—Data collection forms were developed to collect other relevant household information from project files, such as evidence that a tenant reported a change in income or that an interim reexamination had occurred, and to determine if newly admitted households were eligible.
- **Household Interview Data (Household Questionnaire)**—An adult member of each household included in the sample (preferably the head of the household) was interviewed in person. Questions primarily addressed sources and amounts of income, assets, and deductions. For most households, data were collected for two time periods, discussed in Section II, C.
- **Third-Party Verification Data (Release Form)**—If there was no evidence that the PHA/owner verified the information used in calculating rent, the appropriate third-party source was sent a form requesting verification. Verification was also requested from third parties when the household interview identified a new source or different amount of income and the household could not supply documentation/verification for this discrepancy. Release forms were developed that requested verification of information for specific time periods. These forms were signed by the tenant during the household interviews and then sent to the third party for completion and return to Macro.

Interviews were also conducted with the PHA/owner staff member most familiar with (re)certification procedures, but these data were not analyzed due to budget constraints. Only HUD-specified procedures were used in collecting tenant income, expense and allowance data, and verification information from third-party sources. These procedures were followed so that the study would only identify those errors that would not have occurred had the PHA/owner followed HUD requirements.

### C. Time Periods

For most households, researchers collected data for two time periods: the (re)certification month and the "current" month. Definitions of these terms are as follows:

- **The (re)certification month** is the month in which the project manager (or other authorized housing project staff member) signed the 50058/50059 form; that is the month in which management certified that the information contained on the form was correct.
- **The current month** is the month 2 months preceding the date researchers began data collection for any given household. The rationale for using this time period is that it can take up to 2 months for a PHA/owner to process a change in rent after receiving notification that a tenant's circumstances have changed. Therefore, changes occurring in the 2 months preceding data collection might not be reflected in the PHA/owner files, even when the housing administrator was following HUD regulations and processing the change.

In the examples below, Household #1 illustrates this typical household.

For some households, the (re)certification month fell during or after the current month. In such cases, data were only collected for the (re)certification month because the purpose of collecting current month data is to update existing information. Households #2 and #3 are examples of these households.

Examples of Determinations of Recertification and Current Month Recertifications Not Overdue				
Household	Date of Data Collection	Date Management Signed Form	Recertification Month	Current Month
#1	10/15/92	7/3/92	7/92	8/92
#2	10/15/92	8/9/92	8/92	None
#3	10/15/92	10/14/92	10/92	None

If recertification was overdue by 12 months or less, the respondent was asked about circumstances for the month in which recertification would have occurred had housing project staff processed it on time. Household #4 in the example below illustrates this situation. If a household's recertification was overdue by more than 12 months, the respondent was only asked about circumstances in the current month. Respondent recall of events that would have occurred more than 12 months earlier was considered unreliable. Household #5 illustrates this point.

Examples of Determinations of Recertification and Current Month For Overdue Recertifications					
Household	Date of Data Collection	Date Management Signed Form	Recertification Month	Recertification Month	Current
#4	10/15/92	5/5/91	5/92	5/92	8/92
#5	10/15/92	4/5/90	None	None	8/92

For households that had an interim reexamination, researchers collected information similar to what was collected for regular (re)certifications. This information was collected because the interim 50058/50059 contains the information on which the current household rent is based. Since only the new information triggering the interim reexamination must be verified, other verification information supplied for the regular (re)certification was used in the analysis.

#### D. Constructing the Analysis Files

The study database initially contained information at both the household member level and the household level, and income and expense information in hourly, weekly, monthly, or annual amounts. To calculate rent, KRA constructed an analysis file that aggregated all income and expense data to an annual amount at the household level. For some items, this calculation was relatively easy (e.g., when there were stable income items, such as Social Security); for others, the calculation was more complicated because it had to be based on assumptions made by the tenant, project management, and KRA staff at the time of the (re)certification about the correct amount of income anticipated for the next 12 months.

The database initially consisted of five separate files that contained the information collected from the 50058/50059 forms, the A and V forms, the household questionnaire, and the release forms. For the calculation of rent error, the final analysis file contained income and expense/allowance data aggregated at the household level in annual amounts. Rent data are in monthly amounts. Separate files were created for the recertification and current month data and for the analysis of issues such as verification, internal 50058/50059 errors, and occupancy standards.

#### E. HUD Rent Formulae

HUD specifies the formula for determining tenant rents for each of its programs. For all programs included in this study, with the exception of the Section 236 and Section 8 voucher programs, a household's rent is the greater amount produced by one of the following two calculations:

- 30 percent of a household's adjusted annual income, which is the total of all household members' earned and unearned income, less allowances for elderly households and for household dependents, and deductions for handicapped, medical, and child care expenses.
- 10 percent of a household's gross annual income with no allowances or expense deductions.

For Section 236 households, the household's rent is the greatest of one of the following three calculations:

- 30 percent of the household's monthly adjusted income (minus the utility allowance, if the household has one).
- The basic rent.
- 25 percent of the monthly adjusted income, as described above (this only applies to households with utility allowances), but not more than the market rent.

In the voucher program, the household's rent is the greater amount resulting from one of the following two calculations:

- The rent to the owner plus the utility allowance minus the housing assistance payment (HAP) to the owner.
- 10 percent of the household's gross income.

This calculation is divided by 12 to obtain the household's monthly amount of rent.

These are the formulae that PHAs/owners should use in determining tenant rent and the formulae KRA used in determining if tenant rents were calculated correctly.

## **F. Calculation of Rent Error**

The monthly rents KRA used in determining the national estimates of error are as follows:

- **Actual Rent:** The rent indicated on the 50058/50059 forms (items 36 and 50, respectively) or, if this item was missing, the rent obtained from the rent roll.
- **Quality Control (QC) Rent:** The rent calculated by KRA using the information reported by the household and verified, if possible.

These rents are described below.

Rent error was determined by comparing the QC Rent to the Actual Rent (i.e., the Actual Rent minus the QC Rent). A discrepancy of \$5 or less between the Actual and QC Rent was not considered to

be an error. For a separate analysis, a rent calculated solely on the information contained on the 50058/50059 forms was used to determine if errors could be identified using only information contained on the 50058/50059 forms.

**G. Actual Tenant Rent**

The 50058/50059 forms contain the monthly rent paid by the tenant (the Total Tenant Payment). This amount was used in the analysis as the Actual Rent. Because this item was sometimes missing on the 50058/50059 form, the projects' rent roll data were also collected. The rent roll amount was used as the Actual Rent in the calculation of rent error if a 50058/50059 form was not available, or the Total Tenant Payment was missing from that form.

No HUD requirement exists for public housing tenants to report income changes occurring between (re)certifications. Therefore, for these households, only the rent amount determined at the last annual (re)certification was examined, unless the housing project completed an interim recertification. For all other residents (who are required to report most interim changes in household income), two rents were examined: the rent as of the recertification month and the rent as of the current month. Exhibit 1 below displays which households required more than one rent calculation is presented below.

**Exhibit 1  
Rent Calculations Required for Household Types**

Type of Rent Calculation	Applicable Households
Recertification Month Calculation	All households.
Current Month Calculation	Households with a change in circumstances, if HUD regulations require an interim reexamination (i.e., all but public housing households), and all households for which an interim was conducted.
No Current Month Calculation	Household for which the recertification month is the same as or later than the "current" month; households that had changes in circumstances that do not require an interim recertification; all public housing households (if no interim was conducted).

**H. Quality Control Rent**

KRA researchers calculated a Quality Control Rent (QC Rent) using the income and expense information obtained from the household interview for the recertification month. If appropriate, a QC Rent was also calculated for the current month. Income and expense information was verified when necessary. When determining which data to use in the QC calculation, every effort was made to use data that would have been available to the PHA/owner. For example, when two verifications from the same source of income or expense were available, KRA researchers used the verification that came from the project files rather than the one received directly from a third party.

Several income and expense items required specific guidelines for the QC Rent calculation. The following guidelines were used.

- Assets:



- Cash on hand was not used in the rent calculation.
- The cash value of life insurance policies was not used in rent calculations.
- Earned Income:
  - Employment income based on hourly or daily rates was calculated assuming full-time (40 hours per week or 5 days per week, respectively) if no other frequency was provided. However, a hard copy record of all such cases was reviewed to determine if interviewer notes clarified the correct frequency and/or amount of income. Adjustments were made in accordance with the available information.
- Benefits:
  - No lump-sum benefits were used in the rent calculation.
  - Social Security disability, Social Security retirement, and Social Security survivor benefits were considered together as one source of income: Social Security benefits. Hard copy records of cases with more than one Social Security benefit of the same amount were manually checked to ensure that the same income was not counted twice.
  - One-time contributions received by the household of less than \$500 were not included as income in calculating rent.
  - Educational scholarships were not used in calculating rent.
- Expenses:
  - All unanticipated nonroutine medical expenses (i.e., one-time expenses that could not have been anticipated at recertification) were excluded in the calculation.

In addition, the following special procedures were followed when appropriate:

- If the household questionnaire indicated the tenant had a particular type of an income or expense, but the dollar amount of that income or expense was missing on the questionnaire, the value from the Form 50058/50059 was used in the rent calculation. For example, if the tenant reported receiving a veteran's pension, but couldn't remember the amount of the pension, and there was no verification of it, then the pension amount from the 50058/50059 was used in the QC Rent calculation. However, if the tenant had other pension income such as Social Security, the pension amount on the 50058/50059 was used only if it was greater than the value of the pension income determined by the QC calculation. The rationale behind this rule was

that, in these situations, the 50058/50059 provided the only dollar value for this type of income. In cases where the household had multiple sources of income of the same type, it was necessary to ensure that the same income was not counted twice. Therefore, the dollar value for this type of income was never allowed to exceed the amount on the 50058/50059 form.

- For the Section 8 voucher program, applicable voucher standard, gross rent, housing assistance payment, and utility allowance amounts from the 50058 were used in the QC Rent calculation.
- For Section 236, basic rent and utility allowance amounts from the 50059 were used in the QC Rent calculation. Market rent amounts were obtained by the data collectors.
- For Section 8 Households (other than Voucher), the calculated QC Rent was "capped" by the Gross Rent.
- For public housing households, rent cap information was obtained from HUD.
- For cases with no form 50058/50059 or where the Total Tenant Payment (Actual Rent) was not recorded on the 50058/50059, the rent roll amount was used as the Actual Rent.

## I. HUD Regulations Affecting the Analysis

Several HUD regulations affected the data collection methodology and subsequent analysis. HUD regulations for the programs included in this study are contained in *Standards for Determining Error*.<sup>6</sup>

**Anticipated Income.** The amount of rent a household will pay is based on *anticipated* household income and deductions for the 12 months following (re)certification. For households with a stable income, such as Social Security or steady employment, determining annual income for the next 12 months is not difficult. However, many assisted households have members who are seasonally employed or who move in and out of the household, changing the total household income. Additionally, certain expenses such as medical expenses (for elderly households) and child care costs may be very difficult to anticipate. Determining whether such income and expense amounts were figured correctly at the time of recertification is very difficult because unanticipated changes in circumstances may occur.

**Verification.** HUD regulations require that the information supplied by residents at (re)certification be verified by third parties (e.g., employers, the Social Security Administration, banks, doctors). Data collectors obtained release forms from the households when evidence of verification was not present in the resident's file and then requested verification from the appropriate third parties. However, some third parties did not respond, others returned information for incorrect time periods, and other

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<sup>6</sup>An unpublished Macro report to HUD dated May 7, 1992.

problems were encountered in obtaining the correct verification. Follow-up requests for missing verification were not made in all cases. In calculating the rents listed above, codes were assigned indicating which rents were based on verified information and those for which the income/expense information was only partially or not verified.

KRA, in consultation with HUD, established a set of verification rules to determine whether an item was verified. Verifications from the V forms and the release forms were used only if they satisfied the "Date Rule" presented in Appendix A. Another set of rules was used to match each item used in the rent calculation to the verification. These rules also appear in Appendix A.

**HUD Regulations for Different Housing Programs.** HUD gives PHAs considerable latitude in setting the regulations for their public housing programs, offering guidelines rather than specific rules in many areas. However, the Section 8 and 236 programs have more specific requirements. Of particular importance is the difference in requirements for households to report changes in income and the PHAs/owners to act on such changes (i.e., redetermine the household's rent).

All programs included in this study require that households report any change in household composition. However, PHAs may set their own requirements about whether households must report a change in income. In contrast, under most circumstances, households in the Section 8 and 236 programs are required to report changes in income (CFR Title 24, 882.118 and 236.80) and usually the PHA/owner must conduct an interim reexamination.

These differences mean that certain types of errors reported for some programs are not applicable to others (primarily public housing programs). Therefore, the results presented in the text of this report focus on the (re)certification month Actual Rent, because (re)certification requirements are generally the same across programs included in this study. However, Appendix D contains tables presenting results from the current month analysis as well as those from the recertification month analysis.

### III. Study Objectives

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This section presents the nine study objectives and a brief description of the methodology used to meet those objectives.<sup>7</sup>

#### **Objective 1: Identify the various types of errors and error rates.**

This study examined errors by type and source.

**Source of Error.** This report defines "source" as the type of income, asset, expense, or allowance that caused (or contributed to) errors. KRA identified source errors using the 10 income and expense components found on the 50058/50059 forms for calculating rent. The five income components are employment income, Social Security and pensions, public assistance, other income, and asset income. The five expense/allowance components are elderly allowance, dependent allowance, medical expenses, child care expenses, and handicapped expenses. This report discusses both case and dollar error according to these categories.

**Type of Error.** Researchers identified five types of errors: calculation errors, transcription errors, misreporting of income sources or amounts, incorrect use of allowances, and failure to conduct a recertification in a timely manner. Transcription errors and failure to conduct a recertification in a timely manner are procedural errors that may or may not result in a payment error. Misreporting of income sources or amounts, calculation errors, and incorrect use of allowances will usually result in payment error.

#### **Objective 2: Identify the dollar costs of the various types of errors.**

Three different types of dollar error estimates were calculated. Dollars of error were defined as the difference between the QC Rent (i.e., the amount calculated by KRA based on verified income and expenses) and Actual Tenant Rent for a given month. For households who were ineligible when initially certified, the QC Rent is the amount of rent in the absence of any subsidy; the underpayment is this amount minus the Actual Tenant Payment.<sup>8</sup>

A dollar amount of overpayment and underpayment was calculated for each identified error; however, some of these errors were overlapping or offsetting. (For example, earned income may have been underreported while—perhaps because of an calculation error—Supplemental Security Income may have been overstated). The net different could be zero, or a positive or negative number. Therefore, three measures were used to aggregate and report errors.

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<sup>7</sup>See *Analysis Plan*, an unpublished KRA report to HUD, dated November 18, 1994, for a more detailed description of the methodology.

<sup>8</sup>As an operational matter, for public housing tenants, the underpayment due to ineligibility is defined as the Section 8 Existing Fair Market Rent or any applicable HUD-approved ceiling rent, whichever is lower, minus the actual tenant payment.

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- **Rent error**—The difference between the *monthly* Actual Rent and the *monthly* QC Rental (i.e., Actual Rent minus QC Rent). Rent was considered in error if the monthly QC Rent and Actual Rent differed by more than five dollars.
- **Total dollars in error**—The absolute sum (i.e., the sum of the positive and negative amounts, ignoring the plus or minus signs) of all individual income and expense component errors. These errors are combined to provide an overall Total Dollars in Error and are presented as *annual* amounts.
- **Largest dollar error**—The *annual* dollar amount of error for the income or expense components with the largest error.

The first measure of error, rent error, is used to estimate the national rent error rate. Tenant overpayments and underpayments of rent can be measured separately or combined arithmetically to produce a net rent error (Actual Rent minus QC Rent) or they can be combined absolutely to produce a gross rent error (the sum of under- and overpayments ignoring the plus and minus signs). The rent error rate is determined by dividing the sum of the dollar amount of gross rent error by the sum of the QC Rents. Note that rent error is reported on a *monthly* basis.

The second, Total Dollars in Error, is useful in analyzing income and expense components in error. Note that the total dollars in error are *annual* figures.

The third measure, Largest Dollar Error, identifies the rent component contributing the most to the error in the household's rent. It is a useful diagnostic tool in identifying the major sources of error so that program improvements can be targeted to the areas contributing the most to error.

### **Objective 3: Estimate the national-level costs for total error and major error types.**

Analysis of the sample data includes determining the National Error Rate, the numbers and proportions of cases found to be in error, and the dollar amount of error and the proportion of total dollars found to be in error. Sample data were weighted to provide national estimates.

### **Objective 4: Determine the relationship between errors detectable using the HUD 50058 and HUD 50059 forms and total errors.**

An analysis was conducted to determine whether the errors that were identified using only information contained on the 50058/50059 forms were representative of the total errors. This analysis was conducted by first identifying errors that could be determined by only using data contained on the 50058/50059 form and then comparing the calculation errors and consistency errors with the rent errors identified by QC.

**Objective 5: Determine whether error rates and error costs have statistically significant differences from program to program.**

In addition to national estimates of the number of cases and dollars of rent error, case and dollar error rates for projects operated by PHAs were compared to those operated by owners. Within each of these program administration types, KRA analysts looked at specific types of projects. The projects are categorized as follows:

- HA-Administered Projects<sup>9</sup>
  - Public and Indian housing
  - Section 8—Certificate
  - Section 8—Voucher
- Owner-Administered Projects
  - Section 236
  - Section 8 New Construction and Substantial Rehabilitation
  - Section 8 Loan Management and Property Disposition

**Objective 6: Determine the extent to which households are overhoused relative to HUD's occupancy standards.**

This objective addresses whether households reside in units with the correct number of bedrooms. HUD standards specifying the appropriate size unit for PHA Section 8 households are shown in Exhibit 2 below.

**Exhibit 2  
PHA Section 8 Unit Size Standards**

Number of Bedrooms	Number of Persons in Household	
	Minimum	Maximum
0	1	1
1	1	2
2	2	4
3	4	6
4	6	8
5	8	10

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<sup>9</sup>The sample contained 14 households in Moderate Rehabilitation housing projects. This sample was considered inadequate for a separate analysis.

For owner-administered programs, the rules are not based solely on household size and allow greater interpretation on the part of the project staff. In addition, both PHA-administered and owner-administered programs allow exceptions to these rules. In this analysis, KRA used the PHA standards shown in the above table. Households in owner-administered projects who did not pass the PHA rules were tested against the more flexible owner-administered rules as well.

**Objective 7: Determine the extent to which errors are concentrated in projects and programs.**

Further analysis was conducted to determine whether certain projects were more error-prone than others. KRA identified projects which had a larger number of cases with errors to determine whether these errors were concentrated in certain projects.

**Objective 8: Estimate the percentage of newly certified tenants who were incorrectly determined eligible for program admission.**

Newly certified households were reviewed to determine whether they met the eligibility requirements. Three criteria are reviewed at initial certification that are not a part of the recertification process: definition of family, single-person households, and low and very low income limits. The definition of family is determined by the PHA or owner, except in the Section 236 program. Therefore, for Section 236 households, researchers were able to check all three eligibility requirements. Because this study identified only those errors that resulted from not following HUD regulations, for other programs KRA determined only whether new admissions met the single-person and low and very low income limit requirements.

**Objective 9: Estimate the total positive and negative errors in terms of HUD subsidies.**

Proper payments are those in which the Actual Rent equals the QC Rent (i.e., there is no dollar error in the tenant payment). Errors can be either overpayments (Actual Rent greater than QC Rent) or tenant underpayments (Actual Rent less than QC Rent). Overpayment error rates were calculated by dividing the total amount of overpayment by the total Actual Rent; underpayment error rates were calculated similarly by dividing the total amount of underpayments by the total Actual Rent.

## **IV. Findings**

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Analyses were conducted using weighted data for the sample of 2,514 cases. (Appendix B presents the procedure used in weighting the data.) There was insufficient information on 93 of these cases to determine either the amount of error or the source of error.<sup>10</sup> Appendix C shows the distribution of cases available for each type of analysis, for both the sample and the weighted data.

When appropriate, data are presented by program type with subtotals for the following PHA-administered and owner-administered programs:

- PHA-Administered
  - Public and Indian Housing
  - Section 8 Certificates
  - Section 8 Vouchers
- Owner-Administered
  - Section 8 Substantial Rehabilitation/New Construction
  - Section 8 Loan Management/Property Disposition
  - Section 236

Each of the major study findings, the reasons for the errors, and other background information concerning these errors are discussed below. This discussion is divided into four parts: the errors in the rent amount based on the QC data, the errors found on the 50058/50059 forms, errors by project, and occupancy standards.

Data supporting the discussion are presented in tables located in Appendix D. The chart at the beginning of Appendix D presents each of the objectives and the tables that include data responding to those objectives. *All references to tables in this report are to the recertification month tables in Appendix D, unless otherwise indicated.*

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<sup>10</sup> Thirty-one of the cases had no 50058/50059 form or no Total Tenant Payment (Actual Rent) on the form, as well as no rent roll data. There were also 11 cases where the QC Rent could not be calculated because the 50058/59 was missing the Gross Rent, and three cases where the QC Rent could not be calculated because the Welfare Rent was missing. Therefore, most tables present data for 2,469 cases. Additionally, tables presenting total error, largest error, or source of error include only 2,431 cases because there are 83 cases with no 50058/50059 form. For these 83 cases, the individual rent components cannot be analyzed and the source of error cannot be determined.

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## A. Rent Error

**Overview.** Rent errors were identified by comparing the QC Rent (calculated by KRA using the household questionnaire and verification data) with the Actual Rent (the Total Tenant Payment from the 50058/50059 or rent roll if no 50058/50059 was available). As noted above, a case was considered to be correct (proper payment) if the QC Rent and the Actual Rent matched within \$5. The \$5 variance was chosen to allow for rounding errors; this is also the amount of variance allowed in Aid To Families With Dependent Children (AFDC) QC reviews. All tables included in this report present households whose Actual and QC Rents matched within \$5 as proper payments, except for the supplemental tables (designated by the letter "S") which are based on exact matches between these two rents.

**Definitions of Rent Errors.** Dollar error can be determined by comparing what the household should have paid to what it was paying, or by identifying the percent of the Federal subsidy that was paid in error. In this study, error was determined by the first method. No calculations were made of the amount of the subsidy paid in error, nor is the error rate presented as a percentage of the Federal subsidy. However, as a general rule, the Federal operating subsidy for Section 8 and public housing programs is approximately three times what the tenant pays. The rent errors presented throughout this report were calculated in the following manner:

- **Rent Error** was calculated for individual cases by subtracting the QC Rent from the Actual Rent. A negative number indicates an underpayment, meaning the household paid less than it should have paid, and that HUD's contribution was higher than it should have been. A positive number indicates a household overpayment, meaning HUD's contribution was less than it should have been.
- **Gross Rent Error** is the absolute value (i.e., the sum of the absolute value of positive and negative Rent Error) of the Dollar Rent Error for the sample as a whole or a specified group of cases. The dollar amounts presented in the tables are Gross Rent Error values, unless otherwise indicated.
- **Net Rent Error** is the arithmetic value (i.e., the sum of the negative and positive values of over- and underpayments) of the rent error.
- **Error Rate** is calculated by dividing the sum of the gross rent error by the sum of the QC Rent, for the entire sample or a specified group of cases.

**Verification.** As indicated above, although an effort was made to verify all income and expense components involved in the calculation of rent, verification was not obtained for all items because of time and budget constraints. Table 1 presents, by rent component, the number of households for which the income or expense component was not verified, partially verified, or fully verified. The table indicates that expenses were verified less often than most of the income components. Pensions and public assistance income were the sources of income that were verified most often, with a verification rate of 72 percent and 73 percent, respectively.

**Rent Error Findings.** Table 2 presents the Actual and QC Rents and the gross rent errors by program. Table 3 presents the breakdown of cases by underpayment, proper payment, and overpayment for each program type.<sup>11</sup> These tables indicate that at (re)certification, the rent was calculated correctly (within \$5) in nearly half of the cases (47 percent); approximately one-third (34 percent) matched exactly. The percentage of correct cases for owner-administered projects was about the same as that for PHA-administered projects (49 and 47 percent, respectively). The percent of households with Actual and QC Rents matching within \$5 and those matching exactly are summarized in Exhibit 3 below.

**Exhibit 3  
Percent of Households With Proper Payments**

<b>Administration Type</b>	<b>Within \$5</b>	<b>Matched Exactly</b>
PHA Administered	47%	34%
Owner Administered	49%	34%
Total	47%	34%

Source: Table 3

Exhibit 4 presents the percent of cases in error and the average dollar amount in error and error rate by program. The data indicate that 53 percent of the cases include a rent error greater than \$5. The average dollars in error, calculated by dividing the sum of the dollar amount of gross rent error (i.e., the absolute sum of the under- and overpayments) by the total number of cases is \$29. The error rate, calculated by dividing the sum of the dollar amount of gross rent error by the sum of the dollar amount of the QC Rent, is 16 percent.

**Exhibit 4  
Rent Error: Percent of Cases, Average Dollars in Error, and Error Rate**

<b>Administration Type</b>	<b>Percent of Cases in Error</b>	<b>Average Dollars in Error</b>	<b>Gross Dollar Error Rate</b>
PHA Administered	53%	\$30	17%
Owner Administered	51%	\$28	15%
Total	53%	\$29	16%

Source: Tables 2 and 3

Twenty-seven percent of all tenants paid at least \$5 less than they should have. For these cases, the average monthly payment was \$61 less than it should be and resulted in approximately \$788 million per year in excess subsidy payments. Twenty-six percent of all tenants paid at least \$5 more than they should have. For these cases, the average monthly payment was \$49 more than it should be and

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<sup>11</sup>Table 3a(S) presents the same information for cases where the QC Rent and Actual Rent matched exactly (instead of being within \$5).

resulted in approximately \$603 million per year in payments that should have been covered by Federal subsidies. *In the remainder of this report, all underpayment and overpayment dollar amounts are calculated for the cases as a whole.* Therefore, the underpayment and overpayment average dollar figures are \$16 and \$13 respectively.

Exhibit 5 presents the percent of cases and average dollar amount<sup>12</sup> for the cases in error and for all cases, when errors of \$5 or less are not counted. Figures 1 and 2 graphically present the number of cases with underpayments, proper payments, and overpayments, first by administration type, then by program type.

**Exhibit 5  
Percent of Cases and Average Monthly Dollar Amount of Error by Payment Type**

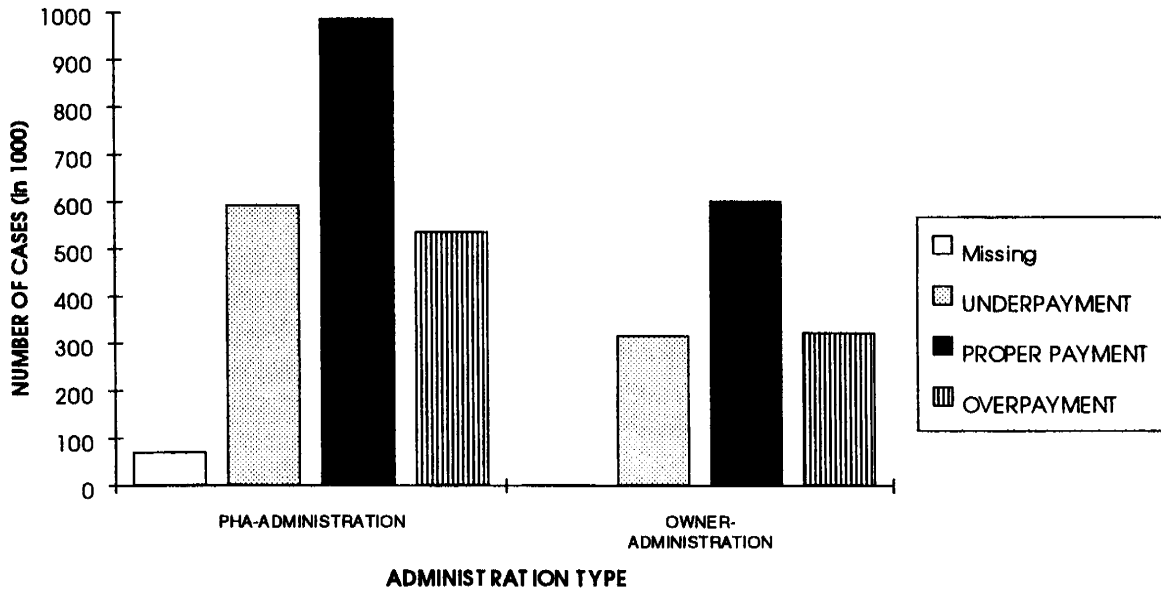
Administration Type	Underpayments			Overpayments		
	% of Cases	Average \$ Amt.		% of Cases	Average \$ Amt.	
		For Under-payment Cases	For all Cases		For Over-payment Cases	For all Cases
PHA Administered	28	\$61	\$17	25	\$49	\$12
Owner Administered	25	\$61	\$15	26	\$49	\$13
Total	27	\$61	\$16	26	\$49	\$13

Source: Tables 3 and 4

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<sup>12</sup>The average dollar amount of error is always calculated using the total number of cases (or the total number of cases for the appropriate subgroup) as the denominator. Therefore, the average dollar amount of error for all cases is the same as the sum of the average dollar amount of error for underpayments and the average dollar amount of error for overpayments.

**Figure 1**  
**PAYMENT TYPE BY ADMINISTRATION TYPE**  
 National Estimates (Recertification Month)



**Figure 2**  
**PAYMENT TYPE BY PROGRAM TYPE**  
 National Estimates (Recertification Month)

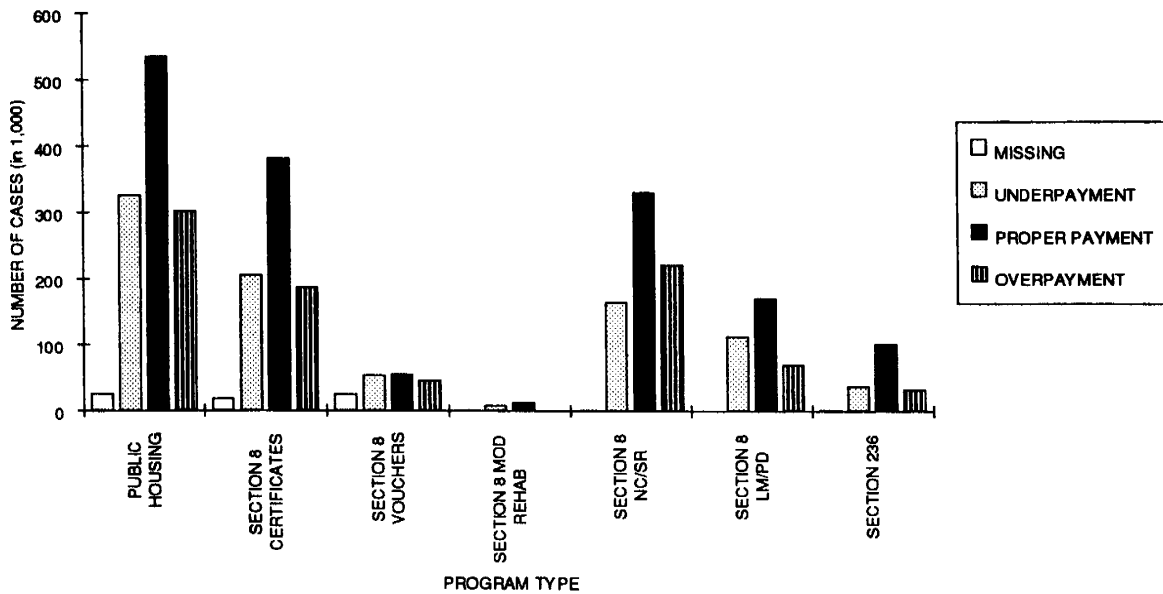


Exhibit 6 presents the gross and net average dollars in error and the associated standard error. To obtain the gross and net rent error, the dollar amount of overpayments is added to the dollar amount of the underpayments, first using the absolute values, and then the arithmetic values. The average net dollar error is -\$4 (indicating a tenant underpayment); the average gross dollar error is \$29. The standard errors associated with the error estimates indicate that at the 95 percent confidence level, the average gross and net errors are significant even when allowing for sampling error. However, the average errors (both gross and net) are not significantly different between PHA and owner-administered units.

**Exhibit 6  
Gross and Net Rent Error (Monthly)**

Administration Type	Gross Rent Error		Net Rent Error	
	Average \$ in Error	Std. Err of Mean	Average \$ in Error	Std. Err of Mean
PHA Administered	\$30	1.13	-\$5	1.30
Owner Administered	\$28	1.52	-\$3	1.72
Total	\$29	.91	-\$4	1.04

Source: Table 5

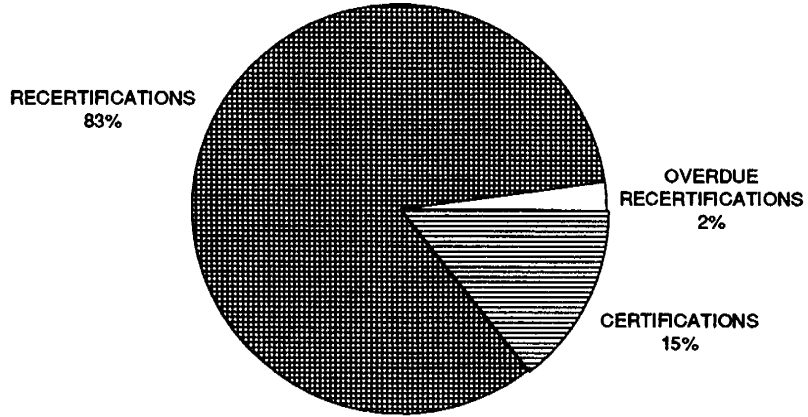
**Certifications/Recertifications.** The sample cases included both recertifications and certifications. Certifications were analyzed to determine if these cases were eligible for HUD housing assistance. A separate analysis was also conducted for overdue recertifications. Table 6 shows the breakdown of the number and percent of cases of certifications, recertifications not overdue, and recertifications overdue, by program type. The data indicate that 14 percent of the cases were new certifications and only 2 percent of the cases were overdue recertifications. These findings are summarized in Exhibit 7. Figures 3 and 4 present this data graphically, first by case type, then by program type.

**Exhibit 7  
Certifications And Recertifications**

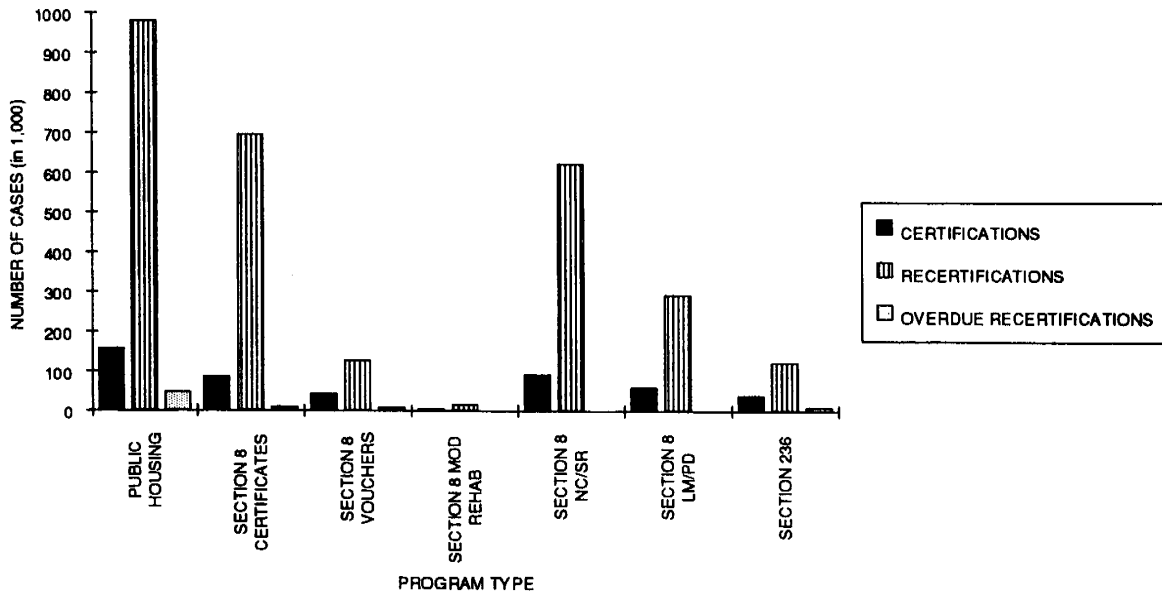
Administration Type	Certifications	Nonoverdue Recertifications	Overdue Recertifications
PHA Administered	14%	83%	3%
Owner Administered	15%	84%	1%
Total	14%	84%	2%

Source: Table 6

**Figure 3**  
**CASE TYPE**  
 National Estimates (Recertification Month)



**Figure 4**  
**CASE TYPE BY PROGRAM TYPE**  
 National Estimates (Recertification Month)



**Certifications.** The analysis of the newly certified cases found very few households certified in error. Three initial certification criteria were reviewed: the definition of family (for Section 236 cases only); admission of single-person households, and low and very low income limits. The analysis found a small percent of error for each of these criteria. Because there were very few certification cases in the sample, and because the eligibility requirements are subject to exceptions, no conclusions can be drawn regarding the number of households admitted in error.

The analysis of Section 236 certifications to determine if the definition of family was implemented correctly found a small number of cases where an unrelated adult was living in the household. However, in the majority of these cases, the unrelated adult could have been a common-law spouse. Data to clarify the relationship of unrelated adults were not collected.

Analysis of new admissions for single persons found only a few cases where the person was not elderly, disabled/handicapped, displaced, or pregnant, and where there was nothing in the file to indicate that an exception was obtained from HUD. However, because the HUD regulations allow for exceptions to the single-person admission standards, and no data were collected regarding these exceptions, the analysis cannot conclude that the admissions were in error.

The analysis of whether the household met the low or very low income standards again found very few cases in error. All of the households that appeared not to meet this requirement included a household member who had irregular earned income paid on an hourly basis. Therefore, it is possible that based on the information provided by the tenant at the time of certification the household met the income standards.

**Underpayments and Overpayments for Certifications, Recertifications, and Overdue Recertifications.** Table 7 presents a summary of the cases with overpayments and underpayments by the type of case—certification, nonoverdue recertifications, and overdue recertifications. This table indicates that the underpayment and overpayment error rate for certifications, and nonoverdue recertifications is about the same. However, both the under- and overpayment error rate for overdue recertifications is about twice as high. When recertifications are not conducted on a timely basis, changes in the tenant's situation are not acted upon. Apparently, tenants are as unlikely to report decreases in income as they are increases in income. These findings are summarized in Exhibit 8.

**Exhibit 8**  
**Average Monthly Dollar Amounts for Underpayments and Overpayments**

Administration Type	Underpayment Average \$ Amount	Overpayment Average \$ Amount
Certifications	\$15	\$12
Nonoverdue Recertifications	\$16	\$13
Overdue Recertifications	\$30	\$25
Total	\$16	\$13

Source: Table 7

**Sources of Error.** In addition to identifying the number of cases in error and the associated dollars in error, analysis was conducted to determine which income and expense components contributed the most to error. It should be noted that the component dollar amounts are *annual* income and expense dollars, rather than *monthly* dollar figures used in all the tables presenting rent error data. Table 8 presents each income and expense component included in the rent calculation and the number of households where this component contributes the most to the error. The table indicates that medical expenses<sup>13</sup> and earned income cause the largest dollar error in the highest percentage of cases (22 and 20 percent respectively). However, the average dollar amount associated with the medical allowance is \$1,957 while earned income has an average dollar error of \$4,896. These data mean that, even though medical expenses or earned income are the largest dollar error in about the same percentage of cases, error in reported earned income has considerably more impact on the dollar amount of rent error.<sup>14</sup> These findings are summarized in Exhibit 9.

**Exhibit 9**  
**Rent Components Responsible for the Largest Dollar Error**  
**(listed by amount of dollar error)**

<b>Rent Component</b>	<b>% of Cases in Error</b>	<b>Average Dollar Amount for Cases in Error</b>
Earned Income	20%	\$4,896
Pensions	15%	\$3,653
Other Income	14%	\$2,865
Public Assistance	12%	\$2,831
Child Care Allowance	3%	\$2,058
Medical Allowance	22%	\$1,957
Asset Income	5%	\$1,864
Dependent Allowance	4%	\$ 618
Handicapped Allowance	<1%	\$ 483
Elderly Allowance	2%	\$ 400

Source: Table 8

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<sup>13</sup> Medical expenses are probably the most difficult dollar amount to anticipate for 12 months into the future. Therefore, it is not surprising that data collected during the survey differ from those provided during recertification.

<sup>14</sup> The high dollar error rate associated with earned income may be due to the difficulty in projecting income for households with unstable jobs or when people are paid based on the number of hours worked.



**Total and Largest Dollar Error.** Table 9 presents the dollar amounts associated with the total dollars in error (the absolute sum of the amounts of errors in all rent components) and the largest dollars in error (the largest error for each case attributable to a specific source), by program type. Both the average amount of the total dollars in error and the average amount of the largest dollar error are greater for PHA-administered projects than for owner-administered projects. These findings are summarized in Exhibit 10.

**Exhibit 10  
Total and Largest Dollars in Error**

<b>Administration Type</b>	<b>Average Total Dollars in Error</b>	<b>Average Largest Dollars in Error</b>
PHA Administered	\$4,364	\$3,018
Owner Administered	\$2,984	\$2,556
Total	\$3,849	\$2,845

Source: Table 9

Table 12 summarizes all rent component errors by type of payment (underpayment, proper payment, or overpayment) and by administration type. This table presents for each type of payment all cases that have an error in any of the 10 income and expense/allowance rent components. In this table, having an error in more than one rent component is possible. In some cases, no errors exist in any of the rent components. When this occurs in underpayment and overpayment cases, the error is in the calculation of the Actual Rent (Total Tenant Payment) after the household's adjusted annual income is determined, rather than in an individual rent component.

**Comparison of Recertification Month and Current Month.** As indicated above, data were collected for two points in time. The purpose of collecting data for the current month as well as the recertification month was to determine whether there was a difference in the error rate during those two time periods. The current month data were expected to reflect more errors because, in addition to errors made during the last (re)certification process, other errors may be due to changes in household circumstances occurring after the last (re)certification. The data confirmed this expectation.

Exhibit 11 presents the major findings for the two periods of time. This exhibit indicates that, although the gross dollar error rate was almost the same, the average dollar amount in error in the current month rent was \$4 higher than that in the recertification month. This difference was primarily due to an increase in the percentage of underpayments. This finding is consistent with the prediction that the number of errors would increase because of changes in the tenant's situation that were not reported to (or were not acted upon by) the project staff.

**Exhibit 11**  
**Comparison of Errors Found in the**  
**Recertification Month and Current Month**

<b>Error Issue</b>	<b>Recertification Month</b>	<b>Current Month</b>
<b>Rent Error (Monthly):</b>		
Percentage of cases with:		
Underpayment	27%	30%
Proper Payment	47%	44%
Overpayment	26%	26%
Underpayment— Average Dollar Amount	\$16	\$20
Overpayment— Average Dollar Amount	\$13	\$13
Average Dollar Amount in Error	\$29	\$32
Net Rent Error— Average Dollar Amount	-\$4	-\$7
Gross Dollar Error Rate	16%	18%
<b>Income and Expense/Allowance Components (Annual):</b>		
Largest Dollar Error (cases)		
Earned Income	20%	22%
Pensions	15%	15%
Public	12%	12%
Assistance	14%	13%
Other Income	5%	5%
Asset	4%	5%
Income	2%	2%
Dependent Allowance	3%	3%
Elderly Allowance	<1%	<1%
Child Care Allowance	22%	20%
Handicapped Allowance		
Medical Allowance		
Total Dollar Error (Average Dollar Amount)	\$3,849	\$4,145
Largest Dollar Error (Average Dollar Amount)	\$2,845	\$3,015

**Allowances.** Analysis was conducted of both elderly and dependent allowances<sup>15</sup> to determine whether these allowances were being applied correctly. Table 11 presents the number of elderly/nonelderly households for which an elderly allowance was correctly or incorrectly applied. Elderly allowances were incorrectly used in 6 percent of the cases.

Table 11 also presents the number of households with and without dependents for which a dependent allowance was correctly or incorrectly applied. The dependent allowances were incorrect in 15 percent of the cases. In 3 percent of the cases, a dependent allowance was given to a household that did not have dependents. In the remainder of the cases in error (12 percent), either a dependent allowance was not given when it should have been, or the wrong allowance amount was given.

**Case Examples.** Further analysis was conducted to answer questions about households with little or no income and households whose rent payment was at least \$50 more or less than it should have been. Households which report very low or no income were especially suspect if the household rent calculation included a dependent allowance. The fact that there was a dependent in the household should indicate that the household was entitled to some type of benefit. Appendix E provides lists of the households that fall in these categories. Appendix F provides case studies for a sample of these cases.

## **B. 50058/50059 Errors**

Analysis of the errors on the 50058/50059 form was conducted to determine whether the errors that can be identified using only the information on the 50058/50059 are representative of the total errors in the program. These analyses included the identification of calculation and consistency errors. An additional related analysis, which required using project file information not found on the 50058/50059 form, was conducted of the use of verification in calculating the Total Tenant Payment.

Calculation error was determined by using the information recorded on the 50058/50059 form (i.e., income amounts, expenses, and allowances) to calculate the rent amount. This calculation did not take into account whether dollar amounts were verified or whether the recertification was conducted on time. It simply determined whether, using the information on the 50058/50059 form, a correct rent was calculated. This analysis identified errors because of mistakes in arithmetic or in the incorrect use of the rent formula. Items that were not completed but should have been, were considered incorrect. This analysis did not include identifying cases where items were recorded in the wrong place on the 50058/50059 forms, although improper use of a field on the 50058/50059 can result in a calculation error.<sup>16</sup> Table 12 presents the number of cases with 50058/50059 forms that contained calculation errors, by the rent component contributing to the error. Because of the limited amount of data available on the 50058 form, there were very few items on that form where calculation errors could be identified.

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<sup>15</sup>Households with an elderly or handicapped/disabled head or spouse is entitled to one \$400 allowance (i.e., deduction from gross annual income) in calculating rent. Households are entitled to a \$480 allowance for each dependent (defined as children under 18, full-time students, and handicapped members other than the head or spouse).

<sup>16</sup>For example, some projects recorded the amount of the elderly allowance in the handicapped allowance box. Without a manual review, the rent calculation would be in error.

Consistency errors were identified by determining whether there was logical conformity between elements within the form. For instance, transaction type and assistance status must correspond. Elderly status information should be consistent with information provided about the age of the head of the household or spouse. The number of dependents should not exceed the number of household members. Because of the additional information provided on the 50059 form, there is greater opportunity for checking consistency on that form than on the 50058. Table 13 presents the number of cases that contain consistency errors on the 50058/50059 forms. Rather than listing each individual item that might have a consistency error, these data are summarized according to the subsections of the forms. Appendix G provides the data items by subsection that were included in this analysis.

Verification errors were identified by determining whether an item was verified and, if it was verified, whether the correct information was transferred to the 50058/50059 form. An error occurs when the verified amount obtained by the project is not recorded properly on the 50058/50059 forms (and, presumably, not used in the rent calculation). When determining whether the amount of the income or expense provided in the verification matched the amount used on the 50058/50059 form, a variance of \$100 was allowed to accommodate potential rounding errors when annualizing data. Table 14 presents the number of cases where verification was not obtained, where it was obtained but the verified amount does not match the amount used on the 50058/50059, and where verification was obtained and the verified amount matches the amount used on the 50058/50059. The table shows that the number of cases where verification was obtained varies greatly depending on the rent component. For example:

- Handicapped expenses were never verified.
- Other income was only verified 54 percent of the time.
- Asset income was verified 84 percent of the time.

Earned income, which is one of the main sources of error, was verified 63 percent of the time, but nearly half of that verification (29 percent) did not match the amount of earned income recorded on the 50058/50059 form. This discrepancy may be because many tenants have jobs where the number of hours they work varies from week to week. Therefore, determining the amount of earned income that should be anticipated for the next year is difficult and may vary depending on who is calculating the rent. These findings are summarized in Exhibit 12.

**Exhibit 12  
Verification of 50058/50059 Rent Components**

<b>Rent Component</b>	<b>No Project Verification</b>	<b>Item Verified by Project</b>	<b>Verification Matched 50058/59</b>
Earned Income	37%	63%	34%
Pensions	28%	72%	45%
Public Assistance	22%	78%	52%
Other Income	46%	54%	34%
Asset Income	16%	84%	70%
Dependent Allowance	43%	57%	57%
Elderly Allowance	21%	79%	79%
Child Care Allowance	32%	68%	47%
Handicapped Allowance	100%	0	0
Medical Allowance	21%	79%	37%

Source: Table 14

**Comparison of 50058/50059 Errors to QC Error.** A comparison was made between the errors in the calculation of rent on the 50058/50059 forms and QC Rent errors. The purpose of this comparison was to determine if the errors identified using only the 50058/50059 data could predict the rent error that would be found in a quality control review. When using only the 50058/50059 data to calculate the Actual Rent, errors were found in 21 percent of the cases. The QC Rent error calculation found error in 47 percent of the cases. The cases were compared to determine if the same cases were similarly identified as correct or incorrect. Only 39 percent of the cases were identified as correct and 14 percent of the cases as incorrect by both calculations. Therefore, data from the 50058/50059 forms alone cannot accurately identify rent error. A matrix presenting a comparison of the findings from the QC review and the 50058/50059 calculation is found in Exhibit 13.

**Exhibit 13  
50058/59 Rent Calculation Error Compared to QC Rent Error**

<b>Rent Calculation:</b>	<b>Correct</b>	<b>Incorrect</b>
Using Information on the 50058/50059 Form	79%	21%
According to the QC Rent Calculation	47%	53%
50058/50059 calculation and QC Rent calculation agree	39%	14%

Cases with QC Rent error were examined to determine if verification that was not obtained or used incorrectly by the project staff was a predictor of error. Exhibit 14 presents the percentage of cases with QC Rent error for which verification was missing or used incorrectly by the project. Each error is presented by rent component. This exhibit shows that for many rent components, missing or incorrect use of verification can predict rent error. However, verification errors can only be identified using information obtained from the project files and not solely from the data contained on the 50058/50059 forms.

**Exhibit 14  
QC Error Cases With Missing or Incorrectly Used Verification**

Rent Component	50058		50059	
	QC Error	QC Error Cases with Missing or Incorrectly Used Verification	QC Error	QC Error Cases with Missing or Incorrectly Used Verification
Earned Income	15%	80%	14%	77%
Pensions	23%	91%	17%	89%
Public Assistance	22%	71%	10%	81%
Other Income	15%	55%	11%	51%
Asset Income	6%	72%	7%	80%
Dependent Allowance	9%	70%	6%	49%
Elderly Allowance	4%	46%	3%	26%
Child Care Allowance	4%	46%	3%	45%
Handicapped Allow.	1%	100%	<1%	n/a
Medical Allowance	19%	70%	28%	75%
No Error	30%		35%	

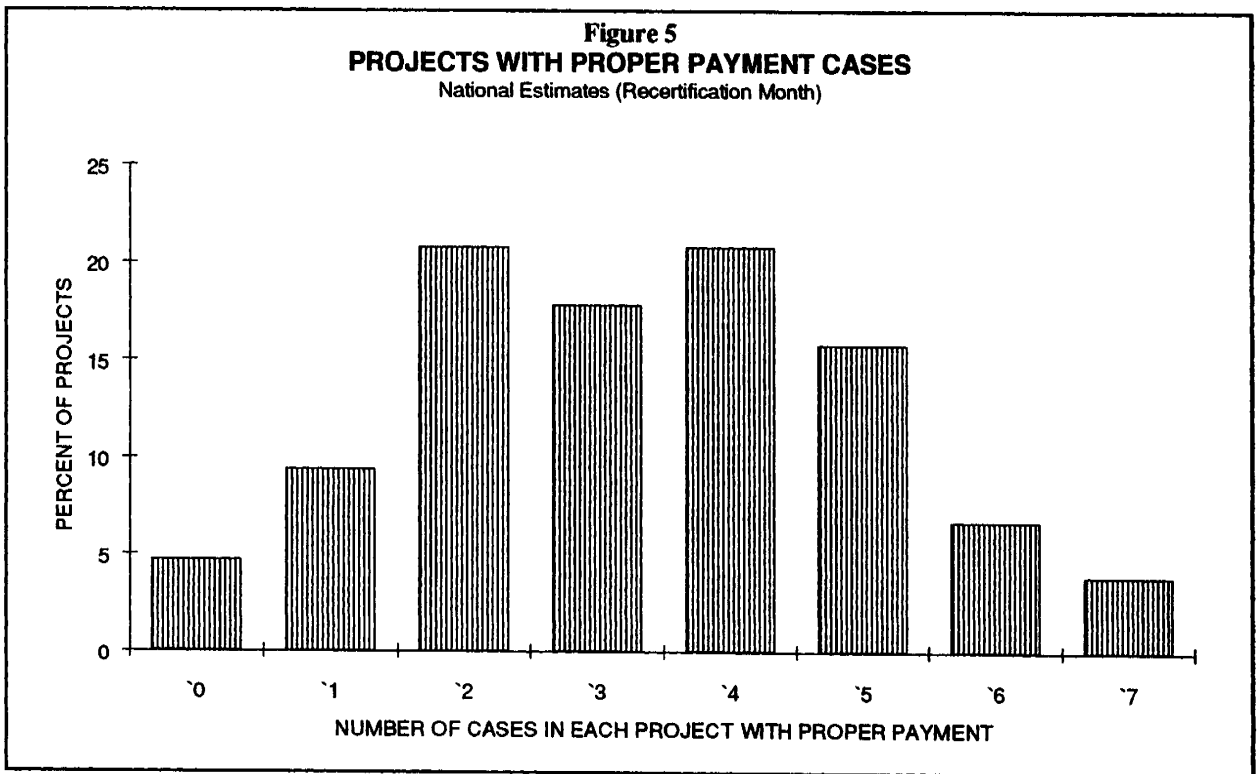
### C. Comparison of Projects

Analysis was conducted to identify those projects that have the least and the greatest number of cases with rent errors. Overall, 47 percent of all households pay the correct amount of rent. In 46 percent of the projects, at least 47 percent of the cases were correct. A large percentage of the projects have a high error rate: 54 percent of the projects had between 3 and 5 households (out of a possible 7 households) that were paying the incorrect amount of rent. This indicates that error is random and not concentrated in a few projects. In 5 percent of the projects, no cases were correct. In 4 percent of the projects, all cases were correct. Exhibit 15 presents the percent of projects with the number of households that pay the correct amount of rent. Figure 5 presents this data graphically.

**Exhibit 15**  
**Percent of Projects by the Number of Households Paying Correct Rent**

Number of Households Paying Correct Amount of Rent	Percent of Projects		
	PHA Administered	Owner Administered	All Cases
0	5%	5%	5%
1	12%	8%	10%
2	20%	22%	21%
3	16%	19%	18%
4	24%	19%	20%
5	17%	15%	16%
6	3%	10%	7%
7	3%	5%	4%

**Figure 5**  
**PROJECTS WITH PROPER PAYMENT CASES**  
 National Estimates (Recertification Month)



## D. Occupancy Standards

Analysis was conducted to determine whether households are assigned units with the correct number of bedrooms. Exhibit 15 presents the number of households, by bedroom size, that were residing in units with the correct number of bedrooms. It also reflects the number of households in units with too many and too few bedrooms by administration type. These findings are summarized in Exhibit 16. Exhibit 17 shows the number of bedrooms by number of persons for all cases. Exhibit 17a shows the same table without Section 8 Certificate, Voucher, and Moderate Rehabilitation units, which are subject to somewhat different occupancy rules. Exhibit 18 shows the number of bedrooms by number of persons for Public and Indian Housing. Exhibit 19 shows the pattern for Section 236 and for Section 8 New Construction, Substantial Rehabilitation, and Loan Management units. The shaded cells in these exhibits generally indicate incorrect unit assignments, although some households included in these cells may have special circumstances.

The data indicates that 10 percent of all households occupied a unit with too many or too few bedrooms, according to HUD occupancy standards. The most common error is for a one-person household to reside in a two-bedroom unit. Approximately 12 percent of all Public and Indian Housing tenants were over- or under-housed. Of these, 75 percent were over-housed. Approximately 6 percent of tenants with Section 8 and Section 236 project-based assistance were over- or under-housed. Of these, 72 percent were over-housed.

HUD staff have indicated that patterns of over- and underoccupancy have been found in their examination of housing from program data recently available. Such patterns do not appear to be due to changes in household size. Some program sponsors have consistent patterns of over- and underoccupancy.

**Exhibit 16**  
**Percent of Households in Units with The Correct Number of Bedrooms**

<b>Number of Bedrooms</b>	<b>Public and Indian Housing</b>	<b>Owner Administered</b>	<b>Total</b>
0	97%	97%	96%
1	99%	99%	99%
2	76%	85%	81%
3	85%	92%	85%
4	67%	90%	88%
5	0%	100%	72%
All Units	88%	94%	90%



**Exhibit 17**  
**Frequency of Cases for All Households (Including Sec. 8 Existing)**  
**By Number of Bedrooms and Number of Household Members**  
**(in thousands)**

Number of Bedrooms	Number of Household Members								
	1	2	3	4	5	6	7	8	9
	157	10	3						
1	1199	116	17	1					
2	130	528	330	112	28	6	2		
3	13	45	172	222	117	61	6	2	2
4	2	5	3	21	27	26	29	6	3
5	2	1	2		2	4	2	3	

**Exhibit 17a**  
**Frequency of Cases for All Except Sec. 8 Existing Households**  
**By Number of Bedrooms and Number of Household Members**  
**(in thousands)**

Number of Bedrooms	Number of Household Members								
	1	2	3	4	5	6	7	8	9
	132	4	1						
1	997	92	8	1					
2	108	324	186	71	23	6	2		
3	5	34	104	124	66	35	2	2	2
4	2	2	3	15	20	13	16	6	3
5	2	1	2		2	4	2	3	

**Exhibit 18**  
**Frequency of Cases for Public and Indian Housing by**  
**Number of Bedrooms by Number of Household Members**  
**(in thousands)**

Number of Bedrooms	Number of Household Members								
	1	2	3	4	5	6	7	8	9
0	73	2							
1	411	39	4						
2	64	160	67	41	16	4	2		
3	5	26	59	73	39	21	1		2
4	2	2	3	19	14	6	12	6	3
5	2	1	2		2	2		3	

**Exhibit 19**  
**Frequency of Cases for Section 8 Project-based and Section 236 by**  
**Number of Bedrooms by Number of Household Members**  
**(in thousands)**

Number of Bedrooms	Number of Household Members								
	1	2	3	4	5	6	7	8	9
0	59	2	1						
1	586	53	4	1					
2	44	163	120	30	7	2			
3		8	45	51	27	13	2	2	
4				2	5	7	4		
5						2			

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## **V. Recommendations**

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### **A. Quality Control Review Issues**

Conducting a study to produce national estimates of the errors occurring in the rent subsidy certification and recertification process is a major undertaking and requires the completion of many tasks. The following major tasks are part of this process:

- Establishing a uniform set of standards to follow when determining error.
- Constructing the sampling frame.
- Selecting the sample from which data should be collected.
- Obtaining project identification information from HUD field offices.
- Identifying the sources of information from whom data should be collected.
- Establishing the time period for data collection.
- Designing the data collection instruments.
- Hiring and training data collectors.
- Collecting the data.
- Editing the data.
- Constructing the analysis file.
- Calculating the QC (i.e., the correct) rent.
- Determining the error.

The Quality Control for Rental Assistance Subsidies Study conducted by Macro and the Assisted Housing Quality Control Study conducted by KRA were funded by HUD to obtain national estimates of error. While most financial assistance programs, such as AFDC, Food Stamps, and Medicaid, have been conducting quality control reviews of their programs for years, HUD is in the preliminary stages of developing a quality control system. Conducting a quality control review for HUD programs is more difficult than conducting reviews for other programs for two major reasons. First, most public welfare programs are administered at the State level. Quality control reviews are conducted by the State to identify the error rate, and Federal re-reviews are conducted to verify this error rate. Because HUD programs are not administered at the State level and there are hundreds of PHAs and owners

responsible for implementing the (re)certification process, no central or local organizations/agencies exist that could easily conduct quality control reviews. Therefore, the entire quality control process must be conducted at the Federal level.

Secondly, HUD housing subsidies are funded through many different sections of the Federal regulations, each of which has different rules regulating the (re)certification process and rent determination. Conducting quality control reviews for HUD programs therefore requires reviewers who are familiar with several sets of eligibility requirements, policy exceptions, and options. On the other hand, financial assistance programs outside of HUD usually follow one set of basic rules. While options are allowed under these programs, they almost always have an impact on the entire State. State quality control reviewers need to be familiar with only one set of requirements.

In addition to these basic issues that will affect all HUD quality control reviews, there were many project-specific issues that had an impact on the QC study conducted by KRA/Macro. The major ones are discussed below.

## **B. KRA/Macro Study Issues**

The study conducted by Macro took considerably longer and cost considerably more than anticipated.<sup>17</sup> There are two major ways to significantly reduce the costs associated with a similar study. First, KRA recommends using the program regulations and standards compiled by Macro and the project sampling frame created for the Macro data collection. Relatively minor updating would be necessary to account for any changes in the regulations or new or terminated projects. Second, eliminating the delays encountered in the Macro study process would significantly reduce costs. Extremely long delays occurred in getting HUD approval for the survey design and instruments. The Macro study, scheduled to be a 2-1/2 year study (which was a reasonable timetable), lasted 6 years, from October 1987 through the summer of 1993 and did not include the analysis. Delays of this magnitude cause significant increases in cost. HUD's timely response to contract deliverables and decisions concerning sample size will reduce costs significantly.

In addition, the Macro statement of work included objectives that were not critical to determining the national estimate of error in rent. The primary objective of the KRA/Macro studies was to provide HUD with nationally representative information about the extent, severity, cost, and sources of errors associated with the (re)certification and rent calculation process applicable to HUD-assisted renter households. However, the Macro statement of work also required identifying project characteristics related to error rate and determining the effect of potential changes in HUD regulations on the amount of tenant rent. These additional objectives required collecting detailed information on a large number of data items for more than one period of time. This required that data collectors be knowledgeable about a large number of HUD regulations to determine whether they had collected all the pertinent information required to meet all study objectives.

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<sup>17</sup>It should be noted that of the \$4.3 million cost of the Macro contract (HC-15170), \$1.3 million was spent on a quality control-related, but not survey-related, task. This amount would not be incurred in a followup study.

The hiring and training of data collectors was also complicated by the scope of the study. Collecting data for quality control requires staff experienced in both data collection procedures and program (in this case HUD) requirements. Most quality control reviewers for the major financial assistance programs (AFDC, Food Stamps, and Medicaid) are full-time staff who have previous program experience. As a one-time effort, the HUD quality control study required temporary contractor staff who had to be trained in HUD policies and procedures, as well as the data collection methodology used for a quality control review.<sup>18</sup>

### C. Required Components of a Follow-up Study

As noted above, there are many components of a quality control study. These components may be designed differently to achieve the objectives of the study. However, there are two basic requirements of any quality control study that must be included in the study design. First, the data collected must show the *amount of rent the tenant is actually paying*. This is the amount calculated using the standard HUD formula, without any adjustments for prior over- or underpayments, fines, maintenance fees, and the like. This information is only available from project files. Therefore, a file review is required.

Second, the data collected must include all elements necessary to calculate the *amount of rent the tenant should be paying*. For the HUD formula, this includes income, certain expense items for certain households, age of household members, and several other household characteristics. There are three sources of these data, as follows:

- **Project files**—These data are available from project files *if the (re)certification has been conducted correctly and if all relevant information is maintained in the file*. Relevant information includes all sources of income and expenses and timely verification of these amounts.
- **Household interview**—Because many project files are not complete or the project did not collect all the required information during (re)certification, a household interview is needed to increase the likelihood of obtaining all relevant information.
- **Third-party verification**—The accuracy of the data, whether obtained from the project files or the tenant, must be verified by the source (e.g., employers, hospitals, the Social Security administration). This verification may be found in the project files or obtained during the household interview. However, obtaining verification directly from the third-party source is preferred (and is the procedure used by other Federal assistance programs). A release form signed by the tenant is needed to obtain the verification; therefore, an in-person contact with the tenant is required.

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<sup>18</sup> The 60 data collectors for the first study were carefully screened (three references were contacted for each applicant) and were provided with extensive training (30 individuals in each of two 60-hour training sessions). However, even careful screening and extensive training did not ensure that all data collectors understood all of the issues and procedures involved in the data collection.

Exhibit 20 summarizes the sources of the data needed to meet the requirements of a quality control study. The issues associated with collecting the required data are discussed below.

**Exhibit 20  
Data Collection Sources**

Type of Information	Project	Tenant	3rd Party
<b>Rent and Rent Components</b>			
Actual Rent paid by household	X		
Income/expense items used by project to calculate rent	X		
Actual sources of income/expenses	X	X	
<b>Verification</b>			
Items verified by project	X		X
Items not verified by project		X	X

**Rent Amount.** The amount of rent the tenant is required to pay (ignoring adjustments for previous late payments, fees, etc.) must be collected from the project because this is the only source of this information. These data can be collected from the 50058/50059 or the rent roll if necessary. (However, it is not clear from data from the current study what the rent roll amount represents (i.e., does it include amounts to make up for previous unpaid rent, fines, or damages, etc.?)).

**Income/Expense Items Used by Projects To Calculate Rent.** To conduct analysis of what income or expense items caused errors in the rent amount, all income and expense data used in the 50058/5009 calculation must also be collected. The project files are the only source of this information.

**Sources of Income/Expenses.** The sources of income/expenses reported by the tenant can usually be obtained from the project file. The files (for the most part) contain information on sources of income and expenses for each household member. However, if project files are relied on to identify all sources of income/expenses, some sources may be missed. If project staff did not understand the regulations or did not ask the right questions, the project file may not include all the correct sources of information. Therefore, an in depth interview with the household is needed to obtain more complete information about the income and expenses of all household members. Although this is a labor-intensive activity, an interview with the household is essential to gathering complete information about all the sources of household income and expenses as well as household composition. In addition, it is necessary to obtain signed release forms from the tenant to obtain verification from third parties.

**Verification.** The project file also contains verification (for at least some of the items) of the information used in the rent calculation. If this verification is current and complete, it can be used to validate the amount of the income or expense. On the other hand, if a true validation is needed to rule out the possibility of incorrect or inadequate verification, all sources of income and expenses should be verified by a third-party source. At a minimum, income and expenses not verified by the project staff must be verified by a third party.

Verification could also be requested from sources other than those from which the tenant claims they have income to determine other possible sources of income. For example, if a family with children has little or no income, the social services office would be contacted to determine if the household was receiving AFDC. This is known as verifying negative allegations, and is part of the quality control process for financial assistance programs such as AFDC and Medicaid.<sup>19</sup> The statement of work for the KRA/Macro studies stipulated that the quality control procedures not go beyond those prescribed in HUD regulations. Therefore, no negative allegations were verified during the quality control process. In other financial assistance programs, while verifying negative allegations is not required for the eligibility process, it is a part of the quality control process.

Verification can be collected from third parties through the mail or it can be collected in person. In either case, signed release forms are needed from the tenant. The advantage to collecting verification in person is that it reduces the amount of time needed to make follow-up requests for verification that is not provided. In a previous Medicaid quality control study of Medicare conducted by KRA staff for the Health Care Financing Administration, verification was obtained in person by the data collectors from third parties for both positive and negative allegations.

Thought should also be given to using automated sources to verify income. Most States have automated systems for social services and wage and unemployment information. In addition, information on benefits administered at the Federal level, such as Social Security, is available via computer terminal or data tape. If access to this data file could be made available, all verification of these benefits could be made at the central office, significantly reducing costs and increasing the number of verified data.

#### **D. Consequences of Not Including the Above Procedures**

All three sources of information discussed above must be included in a quality control study. The consequences of including only some of the above procedures are summarized as follows:

- **Project files**—The Actual Rent being paid by the household is only available from the project files. Without a file review, the Actual Rent cannot be obtained, nor can certain types of errors, such as calculation errors, be identified.

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<sup>19</sup>Typically, sources of income that are checked for negative allegations are local banks and agencies administering programs that appear relevant to a low-income household's situation, such as AFDC for families with children, SSI for elderly households, etc.

- **Household interview**—Eliminating the household interview would result in the following:
  - No opportunity to identify sources of income or expenses or household characteristics not previously reported by the tenant.
  - No opportunity to obtain release forms needed to conduct verifications; therefore, no verifications would be available except those included in the project file.
- **Third-party verification**—In the absence of verification, there is no way to ensure that the information found in the project files or reported during a tenant interview is accurate.

## **E. Limitations of Data Sources**

Although we recommend that data be collected from the three sources listed above, even the use of all these sources will not guarantee that the data are complete and accurate. The limitations of each data source are discussed below.

**Project File Data.** Project files differed significantly as to completeness of information. To determine the amount of rent, many projects use a worksheet that includes more detail than the 50058/50059 forms on each of the components used in the calculation. However, there is no standard HUD worksheet nor do all projects keep these worksheets (if they use them at all) in the files. (The new 50058 form may decrease the problem of incomplete file data because it contains significantly more information than the previous version.) File data may or may not provide sufficient information to determine how the rent was calculated or where an error occurred.

**Household Interview.** The interview with the household will provide additional sources of income and expenses if the project did not conduct the (re)certification interview correctly (i.e., did not request all the required information) and the tenant did not intentionally withhold information. Regardless of assurances to the tenant that the information provided to a data collector is confidential and that no harm will come to the tenant, it is unrealistic to think that a tenant intentionally withholding information from project staff would take a chance and give such information to a data collector. Further, in a real quality control program, the quality control reviewer could not offer such promises of confidentiality since that would defeat the quality control purpose of correcting incorrect rents.

**Verification From Third Parties.** Third-party verification data is probably the most accurate of the data collected from the three sources. However, the Macro study found that some of the third parties



did not provide information for the time period requested or the information was not complete.<sup>20</sup> Obtaining complete verification from third parties requires considerable followup. However, obtaining verifications from central databases for income sources such as Social Security and AFDC would decrease costs considerably.

## F. Other Study Components

A comprehensive set of all HUD regulations that have an impact on the rent calculation is needed to assure that the correct data are collected and the QC Rent is calculated correctly. The standards used to identify errors have been completed,<sup>21</sup> but will need to be updated to reflect changes in HUD requirements.

A sampling frame of all PHA- and owner-administered projects was created for the KRA/Macro study. After updating the list of projects, this sampling frame can be used to select a nationally representative sample of cases. However, sampling at the project level is an issue that will need to be addressed if a followup quality control study is conducted. Two options for sampling tenants at the project level are: (1) to select a random sample of all subsidized tenants, or (2) to select a sample of all tenants who were scheduled for recertification in a given month. The advantage to the second option is that the data collection would be simplified by the fact that all data are collected for the same period of time. This would be a current period, so the tenant could more easily recall their situation. However, because some projects conduct all their certifications in the same month, there may not be any recertifications scheduled during the sample month at some projects.

Directly related to selecting the sample is the issue of what point(s) in time the data should be collected. The KRA/Macro study collected data (for most cases) for two points in time—the (re)certification month and the current month. This approach provided data that not only identified errors in the (re)certification process, but also reflected errors that result from unreported changes in the tenant situation occurring subsequent to the (re)certification. While collecting data for two points in time provides information about errors made at (re)certification and those due to subsequent changes in household circumstances, it also makes the data collection more complicated. If data collectors collect data only for the (re)certification month, they only need to understand the regulations related to the actual (re)certification. If they also collect data for the current month, they must be familiar with the regulations regarding interim changes.

Another issue that will have an impact on both the sample and the points in time for which data are collected is whether the quality control study is expected to be a one-time-only data collection or an ongoing process. If the study is a one-time-only effort, there is a tendency to collect as much data as possible. However, this means that the data collectors (generally people experienced in data collection, but not in HUD regulations) must be thoroughly trained in all HUD regulations as well as data collection practices unique to a quality control review.

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<sup>20</sup>In one case, two verifications were received for the same household from the same bank (the follow-up request crossed in the mail with the return of the first verification). The amounts reported for the same household and same time period were considerably different. Although this was only one case, it does suggest that verifications may not be completely accurate.

<sup>21</sup>See *HUD Standards for Determining Error*, an unpublished Macro report to HUD dated May 7, 1992.

On the other hand, if the quality control process is expected to be an ongoing study, it would be possible to design a study that collected data for different periods of time for different stages of the study. For example, the first stage of the study would only collect data for the (re)certification month. Four to six months later, followup data would be collected for the same sample (or a subsample) of cases. (A followup study might only include households that could be expected to have changed circumstances. For example, elderly household on fixed incomes might be excluded from the followup study.) These data would reflect errors that occur because of interim changes in the tenant's household situation. This approach provides for the collection of data for all types of errors, but at the same time allows the data collector to concentrate on one period of time. An ongoing study would also mean that the research staff would be employed for longer periods of time, resulting in more experienced data collectors.

## **G. Summary of Recommendations**

In retrospect, this first quality control study was overly ambitious. It included too many objectives, too many HUD programs, and too many time periods for which data were required. Suggestions for simplifying the design are presented below. These recommendations assume that the survey would use experienced data collectors, but that these individuals would not be fully knowledgeable about HUD assisted housing regulations. (The cost of using only fully knowledgeable individuals is likely to be unacceptably costly and time-consuming.)

### **Limit Objectives to Determining the National Estimate of Rent Error and Sources of Error.**

Because different data are required to assess requirements such as eligibility at time of certification and number of bedrooms, we recommend excluding these determinations and concentrating on collecting only the data needed to determine the error rate in rent and the major sources of error.

**Assess Error for One Point in Time.** The collection of data for the month of recertification and the "current month" (which had to be determined for each household) added significantly to the complexity of the data collection (and the analysis). We recommend that the recertification month be the focus of the study because all programs require annual recertifications (and only some programs require interim reporting of income changes). We recognize that this would exclude analysis of error resulting from tenants not reporting changes in income or other circumstances (or PHAs/owners not acting on such reports). However, we believe that the advantage of more accurate data collected for one time period outweighs the loss of data.

**Limit Each Study to Fewer HUD Programs.** Data were collected for nine different HUD programs, many of which have special rules that need to be understood in order to collect the correct data. Separating the data collection so that data are collected only from PHA-administered or owner-administered programs will decrease the amount of knowledge the data collector needs to have about HUD policies and forms. Of greatest importance is the fact that the data collector will only need to be familiar with the 50058 or 50059 form. Training would be targeted toward the specific form, giving the data collector a much better understanding of each of the elements of the form.

**Recognize the Problems in Obtaining Project Information From HUD Field Offices.**

Information received from HUD Central, Regional, and Field offices identifying project names, addresses, and contact people had many errors. Response from Regional and Field Offices was slow, requiring numerous callbacks. Some projects had not been identified by the time data collectors had been trained and were ready to begin fieldwork. A minimum of two to three months is required for this task.

**Include Tenant Interviews.** The tenant interview is essential to identifying all the sources of income/expenses for the tenant's household. One of the major reasons for errors in the rent payment appears to be that the project staff did not ask the correct questions or collect the correct information. In addition, in-person contacts are required with tenants so they can sign release forms for obtaining verification. The length of the tenant interview could be shorted substantially by putting less emphasis on the details of each income or expense type, and more emphasis on identifying the specific sources of income and/or expenses and how to obtain verification of this information. However, decreasing the length of the interview will have relatively little impact on costs since preliminary contacts with the tenant account for a significant portion of the time allocated to the tenant interview.

**Obtain Verification.** Obtaining accurate verification of each income and expense type is essential in determining whether the rent was calculated correctly by the project staff. The major emphasis of the data collection process should be placed on obtaining the appropriate verification. *All* sources of income and expenses should be verified. On the other hand, less emphasis should be placed on verifying ages for persons who are obviously over 62 or under 18.

**Recommendations for Additional Activities.** In addition to determining if the tenants' share of the rent was calculated correctly, a quality control study might also collect information on the amount of the subsidy claimed by the PHA/owner. It would be useful to have nationally representative data that indicate whether the rent charged the tenant is the same as the rent used as the basis for claiming subsidies from HUD.

A follow-up quality control study requires completing each of the tasks identified in the beginning of this section. If the basic study design used for the work done in this report remains unchanged, if the data needed to update the sample frame are readily available, and if OMB clearance is obtained within the normal 3-month period, a followup study could be completed in 18 months to 2 years. Subsequent followup studies that use the same data collection instruments and the same data collectors could be completed in 9 months to 1 year.

\* \* \* \* \*

## Definitions

**Actual TTP**—from the 50058/50059 or rent roll if no 50058/50059 was available

**Administration Type**—PHA or Owner

**Aggregate Error**—the difference between the actual rental payment and the QC rental payment

**Case Type**—certification, recertification, and overdue recertification

**Current Month**—the month 2 months preceding the date in which the data collection process for any given household was initiated

**Error Rate**—the sum of the dollar amount of Gross rent error divided by the sum of the dollar amount of the QC Rent.

**Net Rent Error**—the arithmetic sum of over- and underpayments

**Gross Rent Error**—the sum of the absolute values of under- and overpayments

**Largest Dollar Error**—the annual dollar amount of error in the component with the largest error

**Overpayment**—results when the tenant paid more than he/she should have paid; HUD's contribution was less than it should have been

**Payment Type**—underpayment, proper payment, and overpayment

**Program Type**—Public Housing, Section 8 Certificates, Section 8 Vouchers, Section 8 Moderate Rehabilitation, Section 8 Substantial Rehabilitation and New Construction, Section 8 Loan Management and Property Disposition, and Section 236

**Quality Control (QC) Total Tenant Payment (TTP)**—calculated by KRA using the Household Questionnaire and verification data

**Recertification Month**—the month in which the project manager (or other authorized staff member) and the tenant signed the 50058/50059 form

**Rent Component**—the five sources of income (earned, pensions, public assistance, other income, and assets) and the five types of deductions (medical, child care, handicapped, dependent allowance, and elderly allowance)

**Rent Error**—the difference between the monthly Actual TTP and the monthly QC TTP

**Total Dollars in Error**—the absolute sum of the amounts of all annualized individual income and expense errors

**Underpayment**—results when the tenant paid less than he/she should have paid; HUD's contribution was higher than it should have been

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## **Appendix A**

### **Rules for Matching Verification With Income and Expense Item**

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## Appendix A

### Rules for Matching Verification With Income and Expense Item

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#### The Date Rule

- **Recertification Month**
  - V-Form verifications must be within 3 months of the recertification month.
  - Release form verifications must be current or earlier than the recertification month. If there was more than one release form verification of the same income or expense source, the one closest to the recertification month was used.
  
- **Current Month**
  - V-Form verifications must be within 3 months of the current month and not used to verify recertification month (i.e., at least 3 months after recertification month).
  - Release form verifications must be between recertification month and current month. If there was more than one release form verification of the same type, the one closest to the current month was used.

#### Matching Procedures

- **Recertification Month**

STEP I: Verification and household questionnaire income values were matched on household member number, and type. For households with multiple assets and/or expenses, the values were aggregated and matched on household member number and type.

#### MATCH STATUS

1. Verification amount equals the household questionnaire amount.
2. Verification amount does not equal the household questionnaire amount. When there was more than one verification for the same type of income or expense, the verification used was the verification closest to the household questionnaire value.

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STEP II: Verifications and household values are matched on household member number only.

#### MATCH STATUS

3. Verification amount equals the household questionnaire amount.
4. Verification amount does not equal the household questionnaire amount. When there was more than one verification for the same type of income or expense, the verification used was the verification closest to the household questionnaire value.

STEP III: Verifications that satisfied the date rule but were not used in Steps I and II above are added to the QC database if the household questionnaire did not include the specific type of income or expense. The values from all V Forms or Release Forms were added. If both a V Form and a Release Form were present, the V Form value was used.

STEP IV: If the household questionnaire data were not verified, the unverified household questionnaire data were used.

- **Current Month**

Before steps I through IV above, the following initial step occurs (only for the current month): If the dollar figure on the household questionnaire was the same for the current month as for the recertification month and the recertification month data were verified, the current month data were marked as verified with the same match status.

STEP I through STEP IV: Same as for recertification month, using verifications satisfying the current month date rule.



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**Appendix B**

**Weighting Procedures**

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## Appendix B

### Weighting Procedures

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This appendix describes the procedures followed in weighting the sample data. The weighting procedures are described in detail in a *Weighting Plan*, an unpublished KRA/Macro report to HUD dated November 21, 1994.

#### Study Population

The universe from which the sample was selected consisted of all housing units in HUD projects in the coterminous United States, Alaska, and Hawaii included in the following programs:

- Public Housing Authority (PHA) administered projects:
  - Conventional Public Housing
  - Turnkey III Home ownership
  - Section 8 Moderate Rehabilitation, Certificates, and Vouchers
- Owner Administered (owner):
  - Section 236
  - Section 8 New Construction/Substantial Rehabilitation
  - Section 8 Loan Management/Property Disposition
  - Section 8 projects under development that were operational by the study period

#### Primary Sampling Unit (PSU) Weights

Each PSU was sampled with probabilities proportional to size, using a size measure that was the average of the proportion of tenants in PHA-administered projects in the region, and the corresponding proportion for multifamily projects. This average was then multiplied by the number of PSUs allocated to the region and its inverse was used as the PSU weight. Note that this could be a number smaller than 1.00 if the PSU was selected more than once.

#### Project Weights

Replacements were treated just like initially selected projects. The initial weight is equivalent to the total number of tenants in that side of the PSU (owner or PHA) times  $1/n$  where  $n$  is the number of projects sampled from that side, divided by the number of tenants listed in the project. Thus if there were 2,000 tenants in a PSU, and 2 owner-administered projects sampled, and a project had 50 tenants in the frame list, then the weight would be  $(2,000/2)/50=20$ .

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The project weight was then multiplied by the PSU weight times two, to account for the fact that only half the PSUs were actually used.

Following this process, the ASTEC<sup>1</sup> weights were adjusted to account for the possibility of selecting a project from both the main and the supplementary sample. It would have been difficult to calculate the probability of selection of projects in the supplementary sample had they been selected in the main sample and vice versa. Instead, advantage was taken of the fact that the project weight times the listed number of tenants should yield approximately the same number, particularly within region. An average was obtained for this number for each sample, and it was divided by the listed size of each project to obtain the presumed weight from the other sample. Since the two samples were drawn independently, the formula for the joint probability was used, and a new project weight that included both the main sample and the supplementary ASTEC probabilities of selection was calculated.

The addition of these weights did not, as expected, add up to the total population in the list. There were three factors:

- 1) The size measures were a composite of the two sides.
- 2) An odd number of PSUs was sampled in each region, but the adjustment was made to the nation, by multiplying by 2.0.
- 3) Some projects were dropped due to a problem with the data collection.

Thus the sum of weights times the listed number of tenants was, as expected, less than the total frame sample size. An adjustment was made multiplying each weight by the ratio of the sum of the weighted number of tenants from the sample, to the total number of tenants from the frame.

Finally, an adjustment was made for the number of out-of-scope (closed or too small) projects in the sample. This adjustment, like all the others, was made at the national level. The net result is that totals at the regional level should not be obtained, even if the region has a large number of tenants. The total number of tenants per region will not be accurate, particularly when an odd number of PSUs was selected.

## **Tenant Weights**

As mentioned, the project weight times the number of tenants listed should be a constant within stratum, within most PSUs, except for projects selected more than once or for ASTEC projects. But to get the tenant weights, we need to multiply by the number of tenants listed, divided by the number of tenants sampled. Thus weights will vary most when fewer than seven tenants were sampled (or fewer than 14 if the project was sampled twice) or when the actual number of tenants was different than the number listed in the frame.

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<sup>1</sup> A supplementary sample of projects in HUD Region III that participate in the Automated System for Tenant Eligibility Certification (ASTEC) was selected for an intended separate analysis. These projects were included in the general analysis, but no separate analysis was performed.

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## **Appendix C**

### **Sample Sizes for Analysis**

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## Appendix C

### Sample Sizes for Analysis

Analysis Purpose	Number of Weighted Cases	Percent of Universe	Number of Sample Cases Included in the Analysis	Sample Cases Excluded from the Analysis because 50058/59 Missing or Incomplete	
				Can not Calculate Actual Rent	Can not Calculate QC Rent
Case Characteristics (recertification, certification, unit size, verification)	3,423,000	100%	2,514		
Rent Error	3,353,000	98%	2,469	31*	14**
Rent Component Analysis (total and largest error; source of error)	3,288,000	97%	2,431	82***	1***

\* No 50058/59 or 50058/59 missing TTP and no rent roll

\*\* 11 cases - 50058 missing Gross Rent (Section 8 Voucher cases); 3 cases - missing Welfare Rent

\*\*\* No 50058/59





TENANT INCOME ACCORDING TO THE SPONSOR IS BETWEEN \$1,000 AND \$3,000

Obs.#	PROGRAM DATA TYPE SOURCE	HH STATUS	NO. DEPN	EARNED INC	SOC ETC.	SEC. ASST.	PUBLIC INC	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD HAND- CARE ALLOW			MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT
												CHILD CARE ALLOW	HAND- ICAP ALLOW	ALLOW					
129	22	SPONSOR: NON-ELD QC: NON-ELD	1	0	0	0	2484	0	0	2484	480	-	-	0	0	0	480	2004	50
130	22	SPONSOR: ELDERLY QC: NON-ELD	0	0	1752	0	0	0	0	1752	0	-	-	0	400	0	400	1352	34
131	21	SPONSOR: NON-ELD QC: NON-ELD	1	0	0	2412	0	0	0	2412	480	-	-	0	0	0	480	1932	48
132	21	SPONSOR: NON-ELD QC: NON-ELD	1	0	6852	2412	0	0	2	9266	480	-	-	0	0	0	480	8786	220
133	22	SPONSOR: NON-ELD QC: NON-ELD	1	0	0	2412	0	0	0	2412	480	-	-	0	0	0	480	1932	48
134	22	SPONSOR: NON-ELD QC: NON-ELD	1	0	0	2412	1300	0	0	3712	480	-	-	0	0	0	480	3232	81
135	22	SPONSOR: NON-ELD QC: NON-ELD	0	4973	0	0	0	0	0	1973	0	-	-	0	0	0	0	4973	124

TENANT INCOME ACCORDING TO THE SPONSOR IS BETWEEN \$1,000 AND \$3,000

Obs.#	PROGRAM DATA TYPE	HH STATUS	NO. DEPN	EARNED SOC SEC. INC	PUBLIC ETC.	ASST. INC	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT	
113	21	SPONSOR: NON-ELD	2	-	-	2208	-	0	2208	960	0	0	0	0	0	960	1248	31
		QC: NON-ELD	2	-	-	2208	-	-	2208	960	-	-	0	0	-	960	1248	31
114	22	SPONSOR: NON-ELD	1	-	-	-	2760	0	2760	480	0	0	0	0	0	480	2280	57
		QC: NON-ELD	1	-	-	-	1200	-	1200	480	3744	0	0	0	-	4224	0	10
115	22	SPONSOR: NON-ELD	3	-	-	2653	-	0	2653	1440	0	0	0	0	0	1440	1213	30
		QC: NON-ELD	3	-	-	2652	-	-	2652	1440	-	-	0	0	-	1440	1212	30
116	22	SPONSOR: NON-ELD	1	-	-	1896	-	0	1896	480	0	0	0	0	0	480	1416	35
		QC: NON-ELD	1	-	-	1896	-	-	1896	480	-	-	0	0	-	480	1416	35
117	11	SPONSOR: NON-ELD	2	0	0	2208	0	0	2208	960	0	0	0	0	0	960	1248	18
		QC: NON-ELD	2	-	-	2208	-	-	2208	960	-	-	0	0	-	960	1248	31
118	12	SPONSOR: NON-ELD	2	0	0	2208	0	0	2208	960	0	0	0	0	0	960	1248	31
		QC: NON-ELD	2	-	-	2208	-	-	2208	960	-	-	0	0	-	960	1248	31
119	12	SPONSOR: NON-ELD	2	0	0	2208	0	0	2208	960	0	0	0	0	0	960	1248	31
		QC: NON-ELD	2	-	-	2208	-	-	2208	960	-	-	0	0	-	960	1248	31
120	12	SPONSOR: NON-ELD	1	0	0	1896	0	0	1896	480	0	0	0	0	0	480	1416	35
		QC: NON-ELD	1	-	-	1836	-	-	1836	480	-	-	0	0	-	480	1356	34
121	12	SPONSOR: NON-ELD	2	0	0	2208	0	0	2208	960	0	0	0	0	0	960	1248	31
		QC: NON-ELD	2	-	-	2208	-	-	2208	960	-	-	0	0	-	960	1248	31
122	12	SPONSOR: NON-ELD	3	0	0	2652	0	0	2652	1440	0	0	0	0	0	1440	1212	30
		QC: NON-ELD	3	-	-	2652	-	-	2652	1440	-	-	0	0	-	1440	1212	30
123	12	SPONSOR: NON-ELD	3	0	0	2652	0	0	2652	1440	0	0	0	0	0	1440	1212	30
		QC: NON-ELD	3	-	-	2652	-	-	2652	1440	-	-	0	0	-	1440	1212	30
124	21	SPONSOR: NON-ELD	-	0	0	2808	0	0	2808	480	0	0	0	0	0	480	2328	58
		QC: NON-ELD	1	-	-	2808	-	-	2808	480	1040	0	0	0	-	1520	1288	32
125	11	SPONSOR: NON-ELD	0	-	-	2784	-	-	2784	-	-	-	-	-	0	0	2784	70
		QC: NON-ELD	-	-	-	2784	-	-	2784	-	-	-	-	-	0	0	2784	70
126	21	SPONSOR: NON-ELD	-	-	-	-	2400	-	2400	-	-	-	-	-	-	-	2400	60
		QC: NON-ELD	-	-	-	-	3600	-	3600	0	-	-	-	-	0	0	3600	90
127	11	SPONSOR: NON-ELD	0	-	-	2376	-	-	2376	0	-	-	-	-	0	0	2376	59
		QC: NON-ELD	-	-	-	2376	-	-	2376	-	-	-	-	-	0	0	2376	59
128	21	SPONSOR: ELDERLY	0	-	-	2520	-	-	2520	0	0	0	0	0	0	400	2120	53
		QC: ELDERLY	-	-	-	2616	-	-	2616	-	-	-	-	-	0	0	2616	53

OB. #	PROGRAM DATA TYPE SOURCE	HH STATUS	NO. DEPN	EARNED SOC SEC. INC	PUBLIC ASST. INC	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT
97	11	NON-ELD	1	-	2262	-	-	2262	480	-	-	-	-	480	1608	31
		NON-ELD	1	-	2088	-	-	2088	480	-	-	-	-	480	1608	40
98	12	NON-ELD	0	0	1476	0	0	1476	0	0	0	0	0	0	1476	1
		NON-ELD	1	-	1476	-	-	1476	480	-	-	-	-	480	996	25
99	12	NON-ELD	2	0	2088	0	0	2088	960	0	0	0	0	960	1128	27
		NON-ELD	2	-	3096	-	-	3096	960	-	-	-	-	960	2136	53
100	12	NON-ELD	1	0	1476	600	0	2076	480	0	0	0	0	480	1596	3
		NON-ELD	1	-	1476	-	-	1476	480	-	-	-	-	480	996	25
101	23	NON-ELD	-	-	-	2880	-	2880	-	-	-	-	-	-	-	219
		NON-ELD	-	-	-	3168	0	3168	-	-	-	-	-	0	3168	219
102	13	NON-ELD	2	-	2892	-	-	2892	960	-	-	-	-	960	1932	-
		NON-ELD	2	-	2880	-	-	2880	960	-	-	-	-	960	1920	-
103	13	NON-ELD	1	-	-	1976	-	1976	480	-	-	-	-	480	1496	53
		NON-ELD	1	-	-	4852	-	4852	480	-	-	-	-	480	4372	-
104	22	NON-ELD	1	-	-	1938	0	1938	480	0	0	0	0	480	1458	37
		NON-ELD	1	-	-	1944	-	1944	480	-	-	-	-	480	1464	37
105	22	NON-ELD	3	-	2652	-	0	2652	1440	0	0	0	0	1440	1212	30
		NON-ELD	3	-	2652	0	-	2652	1440	-	-	-	-	1440	1212	30
106	22	NON-ELD	3	-	2692	-	0	2692	1440	0	0	0	0	1440	1212	30
		NON-ELD	3	-	2652	0	-	2652	1440	-	-	-	-	1440	1212	30
107	11	NON-ELD	0	-	-	1144	-	1144	0	-	-	-	-	0	1144	29
		NON-ELD	-	-	-	960	-	960	-	-	-	-	-	0	960	24
108	11	NON-ELD	2	0	2208	0	0	2208	960	0	0	0	0	960	1248	31
		NON-ELD	2	-	2208	-	-	2208	960	-	-	-	-	960	1248	31
109	12	NON-ELD	4	1872	-	-	-	1872	1920	-	-	-	-	1920	0	16
		NON-ELD	4	1872	-	-	1	1873	1920	-	-	-	-	1920	0	16
110	12	NON-ELD	3	-	2652	-	-	2652	1440	-	-	-	-	1440	1212	30
		NON-ELD	3	-	2652	-	-	2652	1440	-	-	-	-	1440	1212	30
111	12	NON-ELD	1	-	-	1800	-	1800	480	-	-	-	-	480	1320	33
		NON-ELD	1	-	-	1800	-	1800	480	-	-	-	-	480	1320	33
112	12	NON-ELD	2	-	2208	-	-	2208	960	-	-	-	-	960	1248	31
		NON-ELD	2	-	2208	-	-	2208	960	-	-	-	-	960	1248	31

TENANT INCOME ACCORDING TO THE SPONSOR IS BETWEEN \$1,000 AND \$3,000

Obs.#	PROGRAM DATA TYPE SOURCE	HH STATUS	NO. DEPN	EARNED SOC INC ETC.	PUBLIC ASST. INC	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND- ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT
81	12	SPONSOR: QC:	NON-ELD NON-ELD	1 1	- -	2748 2748	- -	2748 2748	480 480	0 0	0 0	0 0	0 0	480 480	2268 2268	57 57
82	21	SPONSOR: QC:	NON-ELD NON-ELD	1 1	0 -	2748 1668	0 -	2748 1668	480 480	0 0	0 0	0 0	0 0	480 480	2268 1188	57 30
83	21	SPONSOR: QC:	NON-ELD NON-ELD	1 1	0 -	2748 2748	0 -	2748 2748	480 480	0 0	0 0	0 0	0 0	480 480	2268 2268	57 57
84	12	SPONSOR: QC:	NON-ELD NON-ELD	0 -	2080 2080	- -	- -	2080 2080	0 -	0 0	0 0	0 0	0 0	0 0	2080 2080	52 52
85	22	SPONSOR: QC:	NON-ELD NON-ELD	0 -	0 2080	2080 -	0 -	2080 2080	0 -	0 0	0 0	0 0	0 0	0 0	2080 2080	52 52
86	12	SPONSOR: QC:	NON-ELD NON-ELD	0 2	- -	2436 5244	- 600	2436 5844	0 960	- -	- -	- 0	- 0	- 960	2436 4884	61 122
87	21	SPONSOR: QC:	ELDERLY ELDERLY	0 -	- -	1380 1000	- -	1380 2380	0 -	- 0	0 0	0 0	0 0	400 400	980 1980	25 50
88	21	SPONSOR: QC:	NON-ELD NON-ELD	1 1	- -	2148 3288	- -	2148 3288	480 480	0 0	0 0	0 0	0 0	480 480	1668 2808	42 70
89	12	SPONSOR: QC:	NON-ELD NON-ELD	3 3	0 -	2964 2964	0 0	2964 2964	1440 1440	0 0	0 0	0 0	0 0	1440 1440	1524 1524	38 38
90	12	SPONSOR: QC:	NON-ELD NON-ELD	2 2	0 -	2448 2448	0 -	2448 2448	960 960	0 0	0 0	0 0	0 0	960 960	1488 1488	37 37
91	11	SPONSOR: QC:	NON-ELD NON-ELD	3 3	- -	2964 2964	- -	2964 2964	1440 1440	- -	- 0	- 0	- 0	1440 1440	1524 1524	38 38
92	11	SPONSOR: QC:	NON-ELD NON-ELD	1 1	- -	1476 1476	600 0	2076 1476	480 480	- -	- 0	- 0	- 0	480 480	1596 996	40 25
93	12	SPONSOR: QC:	NON-ELD NON-ELD	1 1	- -	1476 1476	1500 1500	2976 2976	480 480	- -	- 0	- 0	- 0	480 480	2496 2496	62 62
94	12	SPONSOR: QC:	NON-ELD NON-ELD	0 -	- -	2220 1440	- -	2220 1440	0 -	- 0	- 0	- 0	- 0	0 0	2220 1440	56 36
95	12	SPONSOR: QC:	NON-ELD NON-ELD	2 2	- -	2088 2100	2400 2400	4488 4488	960 960	- -	- 0	- 0	- 0	960 960	3528 3528	88 88
96	11	SPONSOR: QC:	NON-ELD NON-ELD	1 -	- -	1599 1476	- -	1599 1476	480 480	- -	- 0	- 0	- 0	480 480	996 996	15 15

RENTAL INCLUDES ALLOWANCES IN THE RANGE OF \$1,000 AND \$3,000

Obs.#	PROGRAM TYPE	DATA SOURCE	HH STATUS	NO. DEPN	EARNED SOC SEC. INC	PUBLIC ETC.	OTHER ASST. INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	HAND-ICAP ALLOW	CHILD CARE ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT
65	11	SPONSOR: NON-ELD QC:	NON-ELD	2	2080	0	0	0	2080	960	0	0	0	0	960	1120	28
66	11	SPONSOR: NON-ELD QC:	NON-ELD	2	2080	0	0	0	2080	960	0	0	0	0	960	1120	28
67	11	SPONSOR: NON-ELD QC:	NON-ELD	0	0	2172	0	0	2172	0	0	0	0	0	0	2172	54
68	12	SPONSOR: NON-ELD QC:	NON-ELD	1	0	2832	0	0	2832	480	0	0	0	0	480	2352	59
69	22	SPONSOR: NON-ELD QC:	NON-ELD	1	0	2004	0	0	2004	480	0	0	0	0	480	1524	38
70	22	SPONSOR: NON-ELD QC:	NON-ELD	0	2839	0	0	0	2839	0	0	0	0	0	0	2839	71
71	22	SPONSOR: NON-ELD QC:	NON-ELD	2	0	2520	0	0	2520	960	0	0	0	0	960	1560	39
72	21	SPONSOR: NON-ELD QC:	NON-ELD	1	6240	0	0	2860	10 9110	480	0	0	0	0	480	2870 8630	72 216
73	21	SPONSOR: NON-ELD QC:	NON-ELD	2	0	2220	0	0	2220	960	0	0	0	0	960	1260	31
74	21	SPONSOR: NON-ELD QC:	NON-ELD	1	7488	0	0	0	7488	480	0	0	0	0	480	1224	31
75	21	SPONSOR: NON-ELD QC:	NON-ELD	2	0	2600	0	0	2600	960	0	0	0	0	960	1640	41
76	12	SPONSOR: NON-ELD QC:	NON-ELD	1	0	1704	0	0	1704	480	0	0	0	0	480	1224	31
77	21	SPONSOR: NON-ELD QC:	NON-ELD	0	0	2448	0	0	2448	0	0	0	0	0	0	2448	61
78	11	SPONSOR: NON-ELD QC:	NON-ELD	0	0	2448	0	0	2448	0	0	0	0	0	0	2448	61
79	11	SPONSOR: ELDERLY QC:	ELDERLY	0	0	2202	0	0	2202	0	0	0	0	0	0	2202	45
80	21	SPONSOR: NON-ELD QC:	NON-ELD	1	0	2748	0	0	2748	480	0	0	0	0	480	2268	57

TENANT INCOME ACCORDING TO THE SPONSOR IS BETWEEN \$1,000 AND \$3,000

Obs.#	PROGRAM DATA TYPE	HH STATUS	NO. DEPN	EARNED SOC SEC. ETC.	PUBLIC ASST.	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL INCOME	TOTAL PAYMENT
49	11	SPONSOR: NON-ELD QC:	-	-	-	2600	-	2600	-	-	-	-	-	-	-	-	65
50	11	SPONSOR: NON-ELD QC:	1	-	2820	-	-	2820	480	-	-	-	-	-	480	2340	59
51	11	SPONSOR: NON-ELD QC:	1	-	2820	-	-	2820	480	-	-	-	-	-	480	2340	59
52	22	SPONSOR: NON-ELD QC:	2	0	2736	0	0	2736	960	0	0	0	0	0	960	1776	44
53	22	SPONSOR: NON-ELD QC:	3	0	1416	0	0	1416	1440	0	0	0	0	0	1440	0	12
54	22	SPONSOR: NON-ELD QC:	2	0	2736	0	0	2736	960	0	0	0	0	0	960	1776	44
55	22	SPONSOR: NON-ELD QC:	1	0	2352	0	0	2352	480	520	0	0	0	0	1000	1352	34
56	22	SPONSOR: NON-ELD QC:	2	0	2352	0	0	2352	960	-	0	0	0	0	960	1392	35
57	12	SPONSOR: NON-ELD QC:	2	-	2736	-	-	2736	960	-	-	-	-	-	960	1776	44
58	21	SPONSOR: NON-ELD QC:	3	0	1728	600	0	2328	1440	0	0	0	0	0	1440	888	22
59	21	SPONSOR: NON-ELD QC:	2	-	1440	282	-	1722	960	0	0	0	0	0	1920	0	14
60	22	SPONSOR: NON-ELD QC:	2	-	1152	-	-	1152	960	-	-	-	-	-	960	762	19
61	22	SPONSOR: NON-ELD QC:	1	-	1152	1040	-	2192	960	-	-	-	-	-	960	1232	31
62	11	SPONSOR: NON-ELD QC:	1	0	1152	0	0	1152	480	-	-	-	-	-	480	672	17
63	23	SPONSOR: NON-ELD QC:	2	0	2784	600	0	3384	960	-	-	-	-	-	960	2424	216
64	22	SPONSOR: NON-ELD	1	0	2364	0	0	2364	480	-	-	-	-	-	480	1884	47

TENANT INCOME ACCORDING TO THE SPONSOR IS BETWEEN \$1,000 AND \$3,000

Obs.#	PROGRAM DATA TYPE SOURCE	HH STATUS	NO. DEPN	EARNED INC	SOC ETC.	SEC. ASST.	PUBLIC INC	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD HAND-			MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT
												CARE ALLOW	ICAP ALLOW	ELDERLY ALLOW					
33	12	SPONSOR: NON-ELD	1	-	-	-	1116	0	0	1116	480	0	0	0	0	0	480	636	16
		QC: NON-ELD	1	-	-	-	1116	-	-	1116	480	-	-	0	-	-	480	636	16
34	22	SPONSOR: NON-ELD	2	-	-	-	2496	0	2496	0	960	-	0	0	0	0	960	1536	38
		QC: NON-ELD	2	7020	-	-	2496	0	2496	0	960	-	0	0	-	-	960	8556	214
35	22	SPONSOR: ELDERLY	0	0	2899	0	0	0	10	2909	0	-	0	372	400	772	2137	53	
		QC: ELDERLY	-	-	2904	-	0	624	3528	0	-	-	0	355	400	755	2773	69	
36	11	SPONSOR: NON-ELD	0	0	1896	0	0	0	0	1896	0	0	0	0	-	0	1896	0	
		QC: ELDERLY	-	-	-	-	1896	-	-	1896	-	-	0	400	400	1496	37		
37	22	SPONSOR: NON-ELD	2	0	0	1800	0	0	0	1800	960	-	0	0	0	960	840	21	
		QC: NON-ELD	2	-	-	1800	-	-	-	1800	960	-	0	0	-	960	840	21	
38	22	SPONSOR: NON-ELD	1	0	0	2892	0	0	0	2892	480	-	0	0	0	480	2412	60	
		QC: NON-ELD	2	-	-	2892	600	-	-	3492	960	-	0	0	-	960	2532	63	
39	22	SPONSOR: NON-ELD	1	0	0	0	2400	0	2400	0	480	-	0	0	0	480	1920	48	
		QC: NON-ELD	1	-	-	-	2400	-	-	2400	480	-	0	0	-	480	1920	48	
40	11	SPONSOR: NON-ELD	2	0	0	2700	0	0	0	2700	960	0	0	0	-	960	1740	44	
		QC: NON-ELD	2	-	-	2700	-	-	-	2700	960	-	0	0	-	960	1740	44	
41	11	SPONSOR: NON-ELD	4	-	-	3000	-	-	-	3000	1920	-	-	-	-	1920	1080	32	
		QC: NON-ELD	2	9719	-	-	-	-	-	9719	960	-	0	0	-	960	8759	219	
42	12	SPONSOR: NON-ELD	1	-	-	2820	-	0	0	2820	480	0	0	0	0	480	2340	59	
		QC: NON-ELD	1	-	-	2820	-	-	-	2820	480	-	0	0	-	480	2340	59	
43	22	SPONSOR: NON-ELD	1	-	-	2820	1560	0	0	4380	480	-	0	0	-	480	3900	98	
		QC: NON-ELD	1	-	-	2820	-	-	-	2820	480	-	0	0	-	480	3900	98	
44	11	SPONSOR: NON-ELD	1	-	-	2820	-	-	-	2820	480	-	-	-	-	480	2340	59	
		QC: NON-ELD	1	-	-	2820	-	-	-	2820	480	-	0	0	-	480	2340	59	
45	11	SPONSOR: NON-ELD	2	-	-	2820	-	-	-	2820	960	-	-	-	-	960	1860	47	
		QC: NON-ELD	2	-	-	2820	-	-	-	2820	960	-	0	0	-	960	1860	47	
46	11	SPONSOR: NON-ELD	1	-	-	2820	-	-	-	2820	480	-	-	-	-	480	2340	59	
		QC: NON-ELD	-	2600	-	-	2820	2400	-	7820	-	-	0	0	-	0	7820	195	
47	11	SPONSOR: NON-ELD	3	10400	5064	2328	-	-	-	2328	960	-	-	-	-	960	1368	93	
		QC: NON-ELD	3	10400	2472	2832	-	-	-	15704	1440	-	0	0	-	1440	14264	357	
48	11	SPONSOR: NON-ELD	2	-	-	2808	-	-	-	2808	960	-	-	-	-	960	1848	40	
		QC: NON-ELD	2	-	-	2808	-	-	-	2808	1440	-	-	-	-	1440	2888	71	

TENANT INCOME ACCORDING TO THE SPONSOR IS BETWEEN \$1,000 AND \$3,000

Obs.#	PROGRAM DATA TYPE	HH STATUS	NO. DEPN	EARNED SOC SEC. INC	PUBLIC ASST. INC	OTHER ASST. INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD HAND- CARE ALLOW			MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT
										ICAP	ICAP	ICAP					
17	21	SPONSOR: QC:	NON-ELD NON-ELD	2 2	- -	2988 2988	0 -	2988 2988	960 960	0 -	0 0	0 0	0 0	0 0	960 960	2028 2028	51 51
18	21	SPONSOR: QC:	NON-ELD NON-ELD	1 1	- -	2412 2412	0 -	2412 2412	480 480	0 -	0 0	0 0	0 0	0 0	480 480	1932 1932	48 48
19	22	SPONSOR: QC:	NON-ELD NON-ELD	1 1	0 -	2760 4092	0 -	2760 4092	480 480	- -	- 0	- 0	- 0	- 0	480 480	2280 3612	57 90
20	22	SPONSOR: QC:	NON-ELD NON-ELD	1 1	0 -	2988 2988	0 -	2988 2988	480 480	- -	- 0	- 0	- 0	- 0	480 480	2508 2508	63 63
21	22	SPONSOR: QC:	NON-ELD NON-ELD	1 1	0 -	2412 2412	0 -	2412 2412	480 480	- -	- 0	- 0	- 0	- 0	480 480	1932 1932	48 48
22	22	SPONSOR: QC:	NON-ELD NON-ELD	1 1	0 -	2988 2988	0 -	2988 2988	480 480	- -	- 0	- 0	- 0	- 0	480 480	2508 2508	63 63
23	12	SPONSOR: QC:	NON-ELD NON-ELD	1 1	0 -	2412 2412	0 -	2412 2412	480 480	- -	- 0	- 0	- 0	- 0	480 480	1932 1932	48 48
24	12	SPONSOR: QC:	NON-ELD NON-ELD	- 2	- -	2988 2988	- -	2988 2988	960 960	- -	- 0	- 0	- 0	- 0	960 960	2028 2028	51 51
25	12	SPONSOR: QC:	NON-ELD NON-ELD	-1 2	- -	2988 2988	- -	2988 2988	960 960	- -	- 0	- 0	- 0	- 0	960 960	2028 2028	51 51
26	12	SPONSOR: QC:	NON-ELD NON-ELD	- -	- -	2412 2412	- -	2412 2412	480 -	- -	- 0	- 0	- 0	- 0	480 0	1932 2412	48 60
27	13	SPONSOR: QC:	NON-ELD NON-ELD	1 1	0 -	2412 2412	0 -	2412 2412	480 480	0 -	0 0	0 0	0 0	0 0	480 480	1932 1932	128 128
28	13	SPONSOR: QC:	NON-ELD NON-ELD	1 1	0 -	2412 2412	0 -	2412 2412	480 480	0 -	0 0	0 0	0 0	0 0	480 480	1932 1932	63 63
29	11	SPONSOR: QC:	ELDERLY ELDERLY	0 -	- -	2746 2748	- -	2746 2748	0 -	- -	- 0	- 0	- 0	- 0	1280 1280	1466 1468	37 37
30	11	SPONSOR: QC:	NON-ELD NON-ELD	3 3	0 -	0 -	2600 2600	2600 2600	1440 1440	0 -	0 0	0 0	0 0	0 0	1440 1440	1160 1160	29 29
31	11	SPONSOR: QC:	NON-ELD NON-ELD	1 1	1820 1820	- -	360 360	2180 2180	480 480	- -	- 0	- 0	- 0	- 0	480 480	1700 1700	43 42
32	12	SPONSOR: QC:	NON-ELD NON-ELD	-1 -	- -	2016 -	0 -	2016 -	1440 -	0 -	0 0	0 0	0 0	0 0	1440 -	576 -	- -



Obs. #	PROGRAM DATA TYPE	HH STATUS	NO. DEPN	EARNED SOC SEC. INC	PUBLIC ETC.	OTHER ASST.	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND- ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT
1	21	NON-ELD	0	0	2520	0	0	2520	0	0	0	0	0	0	2520	63
		NON-ELD	-	-	2520	-	-	2520	-	-	-	-	-	-	2520	63
2	21	NON-ELD	2	-	-	2600	0	2600	960	0	0	0	0	960	1640	41
		NON-ELD	2	-	-	2600	-	2600	960	-	-	-	-	960	1640	41
3	12	NON-ELD	2	-	2800	-	-	2800	960	-	-	-	-	960	1840	286
		NON-ELD	2	-	2808	336	-	3144	960	-	-	-	-	960	2184	55
4	23	ELDERLY	0	0	2880	0	0	2880	0	-	-	0	0	400	2480	113
		ELDERLY	-	-	6336	-	-	7 6343	-	-	-	0	0	400	5943	149
5	23	ELDERLY	1	0	1716	0	0	1716	480	-	-	0	0	400	836	132
		ELDERLY	1	-	6336	-	-	6336	480	-	-	0	0	400	5456	136
6	12	NON-ELD	0	0	2352	0	0	2352	0	0	0	0	0	0	2352	59
		NON-ELD	-	-	1392	-	-	1392	-	-	-	0	0	-	1392	35
7	12	ELDERLY	0	-	2484	-	26	2510	0	0	0	1205	400	1605	905	23
		ELDERLY	-	-	2496	-	19	2515	-	-	0	669	400	1069	1446	36
8	11	NON-ELD	0	-	2617	-	-	2617	0	-	-	-	-	0	2617	99
		NON-ELD	-	-	2616	-	-	2616	-	-	0	0	-	0	2616	-
9	22	NON-ELD	1	0	2460	0	0	2460	480	-	-	0	0	480	1980	50
		NON-ELD	1	0	2460	-	-	2460	480	-	-	0	0	480	1980	50
10	12	NON-ELD	-	-	2460	-	0	2460	-	-	-	-	-	-	2460	62
		NON-ELD	-	-	2460	-	-	2460	-	-	0	0	-	0	2460	62
11	21	ELDERLY	0	0	1260	0	0	1260	0	-	-	0	0	400	860	22
		ELDERLY	-	-	5064	-	-	5064	-	-	-	0	0	400	4664	117
12	21	NON-ELD	1	0	2772	0	0	2772	480	-	-	0	0	480	2292	57
		NON-ELD	1	-	2772	-	-	2772	480	-	-	0	0	480	2292	57
13	21	NON-ELD	1	0	2772	0	0	2772	480	-	-	0	0	480	2292	57
		NON-ELD	1	-	2772	-	-	2772	480	-	-	0	0	480	2292	57
14	11	NON-ELD	1	0	2772	0	0	2772	480	0	-	0	0	480	2292	57
		NON-ELD	1	-	2772	-	-	2772	480	-	-	0	0	480	2292	57
15	11	NON-ELD	1	0	2772	0	0	2772	480	0	-	0	0	480	2292	57
		NON-ELD	2	-	5544	-	-	5544	960	-	-	0	0	960	4584	115
16	21	NON-ELD	1	-	2412	-	0	2412	480	0	0	0	0	480	1932	48
		NON-ELD	1	-	2412	-	-	2412	480	-	-	0	0	480	1932	48

Obs. #	PROGRAM DATA TYPE	HH STATUS	NO. DEPN	EARNED SOC SEC. ETC.	PUBLIC ASST. INC	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT
33	22	NON-ELD	2	-	-	-	0	0	960	0	0	0	0	960	0	0
		NON-ELD	2	16536	-	-	-	16536	960	2600	0	0	0	3560	12976	324
34	12	NON-ELD	1	0	0	0	0	0	480	0	0	0	-	480	0	0
		NON-ELD	1	-	2808	-	-	2808	480	-	0	0	-	480	2328	58
35	12	NON-ELD	3	-	-	-	-	-	1440	0	0	0	-	1440	-	0
		NON-ELD	3	-	-	5016	-	5016	1440	-	0	0	-	1440	3576	89
36	12	ELDERLY	0	-	-	-	-	-	0	-	-	-	-	400	400	212
		ELDERLY	-	1311	-	7560	-	8871	-	-	0	0	400	400	8471	212
37	12	NON-ELD	1	-	-	-	-	-	480	-	-	-	-	480	-	175
		NON-ELD	2	-	7956	-	-	7956	960	-	0	0	-	960	6996	175
38	12	ELDERLY	1	-	-	-	-	-	480	-	-	-	-	480	-	-
		ELDERLY	1	-	11652	-	-	11652	480	-	0	0	400	480	10772	269
39	12	NON-ELD	0	-	-	-	-	-	0	0	0	0	-	0	-	-
		NON-ELD	-	11440	-	4104	-	15544	-	-	0	0	-	0	15544	389
40	12	NON-ELD	0	0	0	0	0	0	0	0	0	0	-	0	0	0
		NON-ELD	-	1170	-	3216	-	4386	-	-	0	0	-	0	4386	110
41	21	NON-ELD	2	-	-	-	0	0	480	0	0	0	0	480	0	0
		NON-ELD	1	9360	-	-	-	9360	480	-	0	0	-	480	8880	222
42	21	NON-ELD	0	-	-	-	0	0	0	-	0	0	0	0	0	0
		NON-ELD	-	1071	-	-	-	1071	-	-	0	0	-	0	1071	27
43	21	NON-ELD	1	-	-	-	73	73	480	-	0	0	0	480	0	1
		NON-ELD	1	-	-	-	73	73	480	-	0	0	-	480	0	1
44	22	NON-ELD	1	-	-	-	0	0	480	-	0	0	0	480	0	0
		NON-ELD	1	-	-	2600	-	2600	480	-	0	0	-	480	2120	53
45	21	NON-ELD	-	-	-	-	0	0	0	0	0	0	0	0	0	0
		NON-ELD	-	-	-	-	-	-	-	-	0	0	-	0	0	0
46	21	NON-ELD	-	-	-	-	0	0	0	0	0	0	0	0	0	0
		NON-ELD	-	-	-	-	-	-	-	-	0	0	-	0	0	0
47	22	NON-ELD	-	-	-	-	0	0	0	0	0	0	0	0	0	0
		NON-ELD	1	-	-	-	-	-	480	-	0	0	-	480	0	0

Obs.#	PROGRAM DATA TYPE SOURCE	HH STATUS	NO. DEPN	EARNED SOC SEC. INC ETC.	PUBLIC OTHER ASST. INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND- ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT
17	11	SPONSOR: QC:	NON-ELD NON-ELD	1 1	- -	228 -	- -	8028 -	480 480	1040 1040	0 0	- -	1520 1520	- 6508	98 163
18	12	SPONSOR: QC:	NON-ELD NON-ELD	2 3	0 -	0 1040	0 -	1040 -	960 1440	0 -	0 0	0 -	960 1440	0 0	0 9
19	11	SPONSOR: QC:	NON-ELD NON-ELD	0 -	0 -	1056 -	0 -	1056 -	0 -	0 -	0 0	0 -	0 0	0 1056	63 26
20	13	SPONSOR: QC:	NON-ELD NON-ELD	0 -	0 -	8424 -	0 -	8424 -	0 -	0 -	0 0	0 -	0 0	0 8424	198 178
21	12	SPONSOR: QC:	NON-ELD NON-ELD	1 -	0 -	0 -	0 -	0 -	480 -	0 -	0 0	0 -	480 0	0 0	46 0
22	12	SPONSOR: QC:	NON-ELD NON-ELD	1 1	0 -	3328 -	0 -	7540 -	480 480	0 -	0 0	0 -	480 480	0 7060	0 177
23	13	SPONSOR: QC:	NON-ELD NON-ELD	1 1	0 -	1092 -	0 -	10300 -	480 480	0 -	0 0	0 -	480 480	0 9820	26 -
24	13	SPONSOR: QC:	ELDERLY ELDERLY	2 5	0 -	4704 -	1128 -	5832 -	960 2400	0 -	0 0	400 400	1360 3273	2559 -	12 -
25	13	SPONSOR: QC:	NON-ELD NON-ELD	3 3	0 -	0 -	0 -	0 -	1440 1440	0 -	0 0	0 -	1440 1440	0 0	16 -
26	13	SPONSOR: QC:	NON-ELD NON-ELD	0 -	0 -	0 -	0 -	0 -	0 -	0 -	0 0	0 -	0 0	0 0	3 -
27	13	SPONSOR: QC:	NON-ELD NON-ELD	1 1	0 -	0 -	0 -	0 -	480 480	0 -	0 0	0 -	480 480	0 0	0 -
28	22	SPONSOR: QC:	NON-ELD NON-ELD	0 1	900 900	0 -	0 -	900 900	0 480	0 -	0 0	0 -	0 480	900 420	23 11
29	22	SPONSOR: QC:	NON-ELD NON-ELD	0 1	130 -	0 -	420 5304	420 5434	0 480	0 -	0 0	0 -	0 480	420 4954	10 124
30	22	SPONSOR: QC:	NON-ELD NON-ELD	1 1	390 390	0 -	0 -	390 390	480 480	0 -	0 0	0 -	480 480	0 0	3 3
31	21	SPONSOR: QC:	ELDERLY NON-ELD	2 2	0 -	0 -	0 -	0 -	960 960	0 -	0 0	400 -	1360 960	0 0	0 0
32	22	SPONSOR: QC:	NON-ELD NON-ELD	1 1	0 -	2808 -	0 -	2808 -	480 480	0 -	0 0	0 -	480 480	0 2328	0 58

Obs.#	PROGRAM TYPE	DATA SOURCE	HH STATUS	NO. DEPN	EARNED SOC SEC. ETC.	PUBLIC OTHER ASST. INC	ASSET INC	TOTAL INCOME	DEFN ALLOW	HAND-ICAP			MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT
										CHILD CARE ALLOW	ICAP ALLOW	TENANT PAYMENT					
1	23	SPONSOR: QC:	NON-ELD NON-ELD	0 2	- -	- -	- -	- -	- 960	- -	- -	- 0	- -	- -	- 960	- 0	496 496
2	11	SPONSOR: QC:	NON-ELD NON-ELD	2 2	15600 -	- -	- -	15600 -	960 -	240 -	- -	0 -	- -	- -	1200 14400	- 14400	148 360
3	11	SPONSOR: QC:	NON-ELD NON-ELD	2 2	0 26060	0 -	0 -	0 32972	960 960	0 -	0 -	0 -	0 -	0 -	960 960	0 32012	670 619
4	14	SPONSOR: QC:	NON-ELD NON-ELD	0 -	0 -	- -	- -	0 -	0 -	0 -	0 -	0 -	- -	- -	0 0	0 0	0 0
5	11	SPONSOR: QC:	NON-ELD NON-ELD	3 3	25406 -	- -	10452 -	- 35858	1440 1440	- -	- -	- -	- -	- -	1440 1440	- 34416	95 279
6	12	SPONSOR: QC:	NON-ELD NON-ELD	1 -	0 -	0 -	0 -	0 -	480 -	0 -	0 -	0 -	- -	- -	480 0	0 0	0 0
7	12	SPONSOR: QC:	NON-ELD NON-ELD	2 2	- -	3744 -	- 2988	- 2988	- 960	- -	- -	- -	- -	- -	- 960	2784 2028	70 51
8	12	SPONSOR: QC:	NON-ELD NON-ELD	1 1	- 4160	- -	- 1440	- 0	480 480	- -	- -	- -	- -	- -	480 480	- 5120	- 128
9	13	SPONSOR: QC:	NON-ELD NON-ELD	- -	0 -	0 -	0 -	0 -	- -	0 -	0 -	0 -	- -	- -	0 0	0 0	27 27
10	13	SPONSOR: QC:	NON-ELD NON-ELD	1 1	0 -	0 -	- -	0 -	480 480	0 -	0 -	0 -	- -	- -	480 480	0 0	11 11
11	11	SPONSOR: QC:	NON-ELD NON-ELD	0 -	0 -	0 -	660 -	0 -	0 -	0 -	0 -	0 -	- -	- -	0 0	0 660	0 17
12	11	SPONSOR: QC:	NON-ELD NON-ELD	0 -	- -	- -	516 516	- -	516 516	0 -	- -	0 -	- -	- -	0 0	516 516	13 13
13	22	SPONSOR: QC:	NON-ELD NON-ELD	0 2	- -	- -	- -	0 -	0 960	0 -	0 -	0 -	0 -	0 -	0 960	0 0	0 0
14	22	SPONSOR: QC:	NON-ELD NON-ELD	4 4	- 15600	- -	- -	- 15600	1920 1920	- -	- -	- -	- -	- -	1920 13680	0 0	0 328
15	11	SPONSOR: QC:	NON-ELD NON-ELD	0 -	0 -	0 -	0 -	0 -	0 -	0 -	0 -	0 -	- -	- -	0 0	0 0	0 0
16	11	SPONSOR: QC:	NON-ELD NON-ELD	0 -	0 -	0 -	0 -	0 -	0 -	0 -	0 -	0 -	- -	- -	0 0	0 0	0 0



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## **Appendix E**

### **Sample Lists of Cases**

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NATIONAL ESTIMATE  
(CURRENT MONTH)

Table 9b. TOTAL AND LARGEST DOLLAR ERROR BY PROGRAM TYPE

	TOTAL DOLLAR IN ERROR				LARGEST DOLLAR ERROR			
	# of Cases (in 1,000)	Col % of Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	# of Cases (in 1,000)	Col % of Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount
<b>PHA-ADMINISTERED</b>								
PUBLIC HOUSING	570	(31.4%)	2,552,471	4,474	570	(31.4%)	1,774,568	3,111
SEC. 8 CERTIFICATES	467	(25.7%)	2,019,619	4,325	467	(25.7%)	1,426,960	3,056
SEC. 8 VOUCHERS	105	(5.8%)	598,596	5,718	105	(5.8%)	364,792	3,485
SEC. 8 MOD REHAB	11	(.6%)	79,564	7,353	11	(.6%)	59,507	5,499
Group Total	1,153	(63.4%)	5,250,249	4,554	1,153	(63.4%)	3,625,827	3,145
<b>OWNER-ADMINISTERED</b>								
SEC. 8 SUBST REHAB/NEW CONSTR	397	(21.8%)	1,188,219	2,991	397	(21.8%)	954,803	2,403
SEC. 8 LOAN MGMT/PROP DISP	192	(10.6%)	684,835	3,567	192	(10.6%)	551,438	2,872
SECTION 236	77	(4.3%)	418,254	5,408	77	(4.3%)	353,687	4,573
Group Total	667	(36.6%)	2,291,308	3,437	667	(36.6%)	1,859,929	2,790
Table Total	1,820	(100.0%)	7,541,557	4,145	1,820	(100.0%)	5,485,756	3,015



NATIONAL ESTIMATE  
(CURRENT MONTH)

Table 8b. LARGEST COMPONENT ERROR BY SOURCE

RENT COMPONENT	# of Cases (in 1,000)	Col % Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount
EARNED INCOME	401	(22.0%)	2,172,755	5,418
PENSION, ETC.	281	(15.4%)	959,886	3,421
PUBLIC ASSISTANCE	217	(11.9%)	624,363	2,874
OTHER INCOME	238	(13.1%)	717,202	3,019
ASSET INCOME	84	(4.6%)	137,338	1,635
DEPENDENT ALLOWANCE	85	(4.7%)	50,035	586
ELDERLY ALLOWANCE	29	(1.6%)	11,513	400
CHILD CARE ALLOWANCE	56	(3.1%)	106,384	1,894
HANDICAPPED ALLOWANCE	7	(.4%)	3,195	483
MEDICAL ALLOWANCE	360	(19.8%)	703,085	1,955
NO ERROR	64	(3.4%)	0	0
	1,820	(100.0%)	5,485,756	3,015

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(CURRENT MONTH)

Table 5b (S). GROSS & NET RENT ERROR BY PROGRAM TYPE  
(Proper Payment based on exact match of Actual and QC Rent)

	GROSS RENT ERROR (MONTHLY)				NET RENT ERROR (MONTHLY)				QC RENT (MONTHLY)		
	# of Cases (in 1,000)	Col % of Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	ERROR RATE	# of Cases (in 1,000)	Col % of Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	Sum Dollar Amount (in 1,000)	Sum Dollar Amount (in 1,000)
PHA-ADMINISTERED	(1)		(2)	(2)/(1)	(2)/(5)	(3)		(4)	(4)/(3)		
PUBLIC HOUSING	1,163	(34.7%)	37,446	32.20	.185	1,163	(34.7%)	-9,927	-8.54	202,135	202,135
SEC. 8 CERTIFICATES	777	(23.1%)	26,390	33.97	.204	777	(23.2%)	-6,281	-8.09	129,396	129,396
SEC. 8 VOUCHERS	155	(4.6%)	6,033	38.81	.175	155	(4.6%)	-549	-3.53	34,497	34,497
SEC. 8 MOD REHAB	20	(.6%)	1,191	59.64	.373	20	(.6%)	-677	-33.93	3,190	3,190
Group Total	2,115	(63.1%)	71,061	33.60	.192	2,115	(63.1%)	-17,434	-8.24	369,217	369,217
OWNER-ADMINISTERED											
SEC. 8 SUBST REHAB/NEW CONSTR	715	(21.3%)	21,641	30.26	.173	715	(21.3%)	950	1.33	125,424	125,424
SEC. 8 LOAN MGMT/PROP DISP	353	(10.5%)	11,328	32.11	.205	353	(10.5%)	-3,452	-9.78	55,139	55,139
SECTION 236	171	(5.1%)	5,484	32.15	.095	171	(5.1%)	-2,658	-15.58	57,767	57,767
Group Total	1,239	(36.9%)	38,453	31.05	.161	1,239	(36.9%)	-5,160	-4.17	238,331	238,331
Table Total	3,353	(100.0%)	109,513	32.66	.180	3,353	(100.0%)	-22,594	-6.74	607,548	607,548

NATIONAL ESTIMATE  
(CURRENT MONTH)

Table 5b. GROSS AND NET RENT ERROR BY PROGRAM TYPE

	GROSS RENT ERROR (MONTHLY)				NET RENT ERROR (MONTHLY)				QC RENT (MONTHLY)	
	# of Cases (in 1,000)	Col % of Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	ERROR RATE	# of Cases (in 1,000)	Col % of Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	Sum Dollar Amount (in 1,000)
	(1)		(2)	(2)/(1)	(2)/(5)	(3)		(4)	(4)/(3)	(5)
PHA-ADMINISTERED										
PUBLIC HOUSING	1,163	(34.7%)	36,971	31.79	.183	1,163	(34.7%)	-9,930	-8.54	202,135
SEC. 8 CERTIFICATES	777	(23.1%)	26,110	33.61	.202	777	(23.2%)	-6,252	-8.05	129,396
SEC. 8 VOUCHERS	155	(4.6%)	5,971	38.41	.173	155	(4.6%)	-534	-3.44	34,497
SEC. 8 MOD REHAB	20	(.6%)	1,188	59.50	.372	20	(.6%)	-675	-33.79	3,190
Group Total	2,115	(63.1%)	70,240	33.21	.190	2,115	(63.1%)	-17,391	-8.22	369,217
OWNER-ADMINISTERED										
SEC. 8 SUBST REHAB/NEW CONSTR	715	(21.3%)	21,306	29.80	.170	715	(21.3%)	870	1.22	125,424
SEC. 8 LOAN MGMT/PROP DISP	353	(10.5%)	11,229	31.82	.204	353	(10.5%)	-3,467	-9.83	55,139
SECTION 236	171	(5.1%)	5,455	31.98	.094	171	(5.1%)	-2,670	-15.65	57,767
Group Total	1,239	(36.9%)	37,990	30.67	.159	1,239	(36.9%)	-5,267	-4.25	238,331
Table Total	3,353	(100.0%)	108,230	32.27	.178	3,353	(100.0%)	-22,658	-6.76	607,548

NATIONAL ESTIMATE  
(CURRENT MONTH)

Table 4b(s). ERROR RATE BY PROGRAM TYPE  
(Proper Payment based on exact match of Actual and QC Rent)

	UNDERPAYMENT (MONTHLY)					OVERPAYMENT (MONTHLY)					QC RENT (MONTHLY)	
	# of Cases (in 1,000)	Col % Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	ERROR RATE	# of Cases (in 1,000)	Col % Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	ERROR RATE	# of Cases (in 1,000)	Sum Dollar Amount (in 1,000)
PHA-ADMINISTERED												
PUBLIC HOUSING	405	(33.4%)	23,685	20.37	.117	393	(34.2%)	13,759	11.83	.068	1,163	202,135
SEC. 8 CERTIFICATES	318	(26.2%)	16,335	21.02	.126	249	(21.7%)	10,055	12.94	.078	777	129,396
SEC. 8 VOUCHERS	63	(5.2%)	3,291	21.23	.095	61	(5.3%)	2,742	17.69	.079	155	34,497
SEC. 8 MOD REHAB	9	(.8%)	934	46.70	.293	3	(.2%)	257	12.85	.081	20	3,190
Group Total	796	(65.6%)	44,245	20.92	.120	705	(61.4%)	26,813	12.68	.073	2,115	369,217
OWNER-ADMINISTERED												
SEC. 8 SUBST REHAB/NEW CONSTR	236	(19.5%)	10,346	14.47	.082	299	(26.1%)	11,295	15.80	.090	715	125,424
SEC. 8 LOAN MGMT/PROP DISP	133	(11.0%)	7,390	20.93	.134	105	(9.1%)	3,938	11.16	.071	353	55,139
SECTION 236	48	(3.9%)	4,071	23.81	.070	39	(3.4%)	1,413	8.26	.024	171	57,767
Group Total	418	(34.4%)	21,807	17.60	.091	444	(38.6%)	16,646	13.44	.070	1,239	238,331
Table Total	1,213	(100.0%)	66,052	19.70	.109	1,149	(100.0%)	43,459	12.96	.072	3,353	607,548

NATIONAL ESTIMATE  
(CURRENT MONTH)

Table 4b. ERROR RATES BY PROGRAM TYPE

	UNDERPAYMENT (MONTHLY)				OVERPAYMENT (MONTHLY)				QC RENT (MONTHLY)			
	# of Cases (in 1,000)	Col % Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	ERROR RATE	# of Cases (in 1,000)	Col % Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	ERROR RATE	# of Cases (in 1,000)	Sum Dollar Amount (in 1,000)
PHA-ADMINISTERED												
PUBLIC HOUSING	328	(32.8%)	23,450	20.16	.116	301	(34.1%)	13,521	11.63	.067	1,163	202,135
SEC.8 CERTIFICATES	273	(27.3%)	16,181	20.82	.125	196	(22.2%)	9,929	12.78	.077	777	129,396
SEC.8 VOUCHERS	51	(5.1%)	3,253	20.99	.094	54	(6.1%)	2,718	17.54	.079	155	34,497
SEC.8 MOD REHAB	8	(.8%)	931	46.55	.292	3	(.3%)	257	12.85	.081	20	3,190
Group Total	660	(66.1%)	43,815	20.72	.119	553	(62.7%)	26,425	12.49	.072	2,115	368,217
OWNER-ADMINISTERED												
SEC.8 SUBST REHAB/NEW CONSTR	181	(18.2%)	10,218	14.29	.081	216	(24.5%)	11,088	15.51	.088	715	125,424
SEC.8 LOAN MGMT/PROP DISP SECTION 236	113	(11.3%)	7,348	20.82	.133	80	(9.1%)	3,881	10.99	.070	353	55,139
	45	(4.5%)	4,063	23.76	.070	33	(3.7%)	1,392	8.14	.024	171	57,767
Group Total	339	(33.9%)	21,629	17.46	.091	329	(37.3%)	16,362	13.21	.069	1,239	238,331
Table Total	998	(100.0%)	65,444	19.52	.108	882	(100.0%)	42,786	12.76	.070	3,353	607,548

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(CURRENT MONTH)

Table 3b(S). PAYMENT TYPE BY PROGRAM TYPE  
(Proper Payment based on exact match of Actual and QC Rent)

	UNDERPAYMENT			PROPER PAYMENT			OVERPAYMENT			Group Total		
	# of Cases (in 1,000)	Row % of Cases	Col % of Cases	# of Cases (in 1,000)	Row % of Cases	Col % of Cases	# of Cases (in 1,000)	Row % of Cases	Col % of Cases	# of Cases (in 1,000)	Row % of Cases	Col % of Cases
PHA-ADMINISTERED												
PUBLIC HOUSING	405	(34.8%)	(33.4%)	366	(31.4%)	(36.9%)	393	(33.8%)	(34.2%)	1,163	(100.0%)	(34.7%)
SEC.8 CERTIFICATES	318	(40.9%)	(26.2%)	210	(27.0%)	(21.2%)	249	(32.1%)	(21.7%)	777	(100.0%)	(23.2%)
SEC.8 VOUCHERS	63	(40.8%)	(5.2%)	31	(19.9%)	(3.1%)	61	(39.2%)	(5.3%)	155	(100.0%)	(4.6%)
SEC.8 MOD REHAB	9	(47.3%)	(.8%)	8	(38.9%)	(.8%)	3	(13.8%)	(.2%)	20	(100.0%)	(.6%)
Group Total	796	(37.6%)	(65.6%)	614	(29.0%)	(61.9%)	705	(33.4%)	(61.4%)	2,115	(100.0%)	(63.1%)
OWNER-ADMINISTERED												
SEC.8 SUBST REHAB/NEW CONSTR	236	(33.1%)	(19.5%)	179	(25.1%)	(18.1%)	299	(41.9%)	(26.1%)	715	(100.0%)	(21.3%)
SEC.8 LOAN MGMT/PROP DISP	133	(37.8%)	(11.0%)	115	(32.5%)	(11.6%)	105	(29.7%)	(9.1%)	353	(100.0%)	(10.5%)
SECTION 236	48	(28.1%)	(3.9%)	83	(48.9%)	(8.4%)	39	(23.1%)	(3.4%)	171	(100.0%)	(5.1%)
Group Total	418	(33.7%)	(34.4%)	377	(30.5%)	(38.1%)	444	(35.8%)	(38.6%)	1,239	(100.0%)	(36.9%)
Table Total	1,213	(36.2%)	(100.0%)	991	(29.6%)	(100.0%)	1,149	(34.3%)	(100.0%)	3,353	(100.0%)	(100.0%)

NATIONAL ESTIMATE  
(CURRENT MONTH)

Table 3b. PAYMENT TYPE BY PROGRAM TYPE

	UNDERPAYMENT			PROPER PAYMENT			OVERPAYMENT			Group Total		
	# of Cases (in 1,000)	Row % of Cases	Col % of Cases	# of Cases (in 1,000)	Row % of Cases	Col % of Cases	# of Cases (in 1,000)	Row % of Cases	Col % of Cases	# of Cases (in 1,000)	Row % of Cases	Col % of Cases
PHA-ADMINISTERED												
PUBLIC HOUSING	328	(28.2%)	(32.8%)	535	(46.0%)	(36.3%)	301	(25.8%)	(34.1%)	1,163	(100.0%)	(34.7%)
SEC.8 CERTIFICATES	273	(35.1%)	(27.3%)	308	(39.6%)	(20.9%)	196	(25.2%)	(22.2%)	777	(100.0%)	(23.2%)
SEC.8 VOUCHERS	51	(32.8%)	(5.1%)	51	(32.7%)	(3.4%)	54	(34.5%)	(6.1%)	155	(100.0%)	(4.6%)
SEC.8 MOD REHAB	8	(40.4%)	(.8%)	9	(45.8%)	(.6%)	3	(13.8%)	(.3%)	20	(100.0%)	(.6%)
Group Total	660	(31.2%)	(66.1%)	902	(42.7%)	(61.3%)	553	(26.1%)	(62.7%)	2,115	(100.0%)	(63.1%)
OWNER-ADMINISTERED												
SEC.8 SUBST REHAB/NEW CONSTR	181	(25.4%)	(18.2%)	318	(44.4%)	(21.6%)	216	(30.2%)	(24.5%)	715	(100.0%)	(21.3%)
SEC.8 LOAN MGMT/PROP DISP	113	(32.0%)	(11.3%)	160	(45.2%)	(10.8%)	80	(22.8%)	(9.1%)	353	(100.0%)	(10.5%)
SECTION 236	45	(26.1%)	(4.5%)	93	(54.7%)	(6.3%)	33	(19.2%)	(3.7%)	171	(100.0%)	(5.1%)
Group Total	339	(27.4%)	(33.9%)	571	(46.1%)	(38.7%)	329	(26.6%)	(37.3%)	1,239	(100.0%)	(36.9%)
Table Total	998	(29.8%)	(100.0%)	1,473	(43.9%)	(100.0%)	882	(26.3%)	(100.0%)	3,353	(100.0%)	(100.0%)

NATIONAL ESTIMATE  
(CURRENT MONTH)

Table 2b. RENT ERROR BY PROGRAM TYPE

	ACTUAL RENT (MONTHLY)				QC RENT (MONTHLY)			GROSS RENT ERROR (MONTHLY)			ERROR RATE	
	# of Cases (in 1,000)	Col % Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	# of Cases (in 1,000)	Col % Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	Sum Dollar Amount (in 1,000)	Ave Dollar Amount		
	(1)	(34.7%)	(2)	(2)/(1)	(3)	(34.7%)	(3)	(3)/(1)	(4)	(4)/(1)	(4)/(3)	
<b>PHA-ADMINISTERED</b>												
PUBLIC HOUSING	1,163	(34.7%)	192,208	165.30	1,163	(34.7%)	202,135	173.83	36,971	31.79	.183	
SEC. 8 CERTIFICATES	777	(23.2%)	123,116	158.50	777	(23.1%)	129,396	166.58	26,110	33.61	.202	
SEC. 8 VOUCHERS	155	(4.6%)	33,948	218.39	155	(4.6%)	34,497	221.92	5,971	38.41	.173	
SEC. 8 MOD REHAB	20	(.6%)	2,512	125.83	20	(.6%)	3,190	159.75	1,188	59.50	.372	
Group Total	2,115	(63.1%)	351,784	166.33	2,115	(63.1%)	369,217	174.57	70,240	33.21	.190	
<b>OWNER-ADMINISTERED</b>												
SEC. 8 SUBST REHAB/NEW												
CONSTR	715	(21.3%)	126,374	176.72	715	(21.3%)	125,424	175.40	21,306	29.80	.170	
SEC. 8 LOAN MGMT/PROP	353	(10.5%)	51,688	146.49	353	(10.5%)	55,139	156.28	11,229	31.82	.204	
DISP	171	(5.1%)	55,109	323.07	171	(5.1%)	57,767	338.65	5,455	31.98	.094	
SECTION 236												
Group Total	1,239	(36.9%)	233,170	188.27	1,239	(36.9%)	238,331	192.43	37,990	30.67	.159	
Table Total	3,353	(100.0%)	584,954	174.43	3,353	(100.0%)	607,548	181.17	108,230	32.27	.178	





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**National Estimates  
Current Month**

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NATIONAL ESTIMATE  
(RECERTIFICATION MONTH)

Table 15. OCCUPANCY STANDARDS

Number of Bedrooms	PHA-ADMINISTERED					OWNER-ADMINISTERED					Table Total	
	UNDER HOUSED	CORRECT	OVER HOUSED	Group Total	INSUFF DATA	UNDER HOUSED	CORRECT	OVER HOUSED	Group Total	# of Cases (in 1,000)		
	# of Cases (in 1,000)	# of Cases (in 1,000)	# of Cases (in 1,000)	# of Cases (in 1,000)	# of Cases (in 1,000)	# of Cases (in 1,000)	# of Cases (in 1,000)	# of Cases (in 1,000)	# of Cases (in 1,000)	# of Cases (in 1,000)		
0		30	2	32				2	61	2	63	95
1		229	7	236					641	3	643	879
2	21	390	6	416		44			315	7	366	782
3	71	193	1	265		19			129	1	148	414
4	14	28		42		3			15		18	60
5	2			2	2						2	4
Table Total	108	87	16	994	2	67		13	1,160		1,241	2,235

Number of Bedrooms	INSUFF DATA	UNDER HOUSED	CORRECT	OVER HOUSED	Table Total
	# of Cases (in 1,000)	# of Cases (in 1,000)	# of Cases (in 1,000)	# of Cases (in 1,000)	# of Cases (in 1,000)
0			91	4	95
1			870	10	879
2		65	705	13	782
3		90	322	2	414
4		17	43		60
5	2	2			4
Table Total	2	174	2,030	29	2,235

NOTE: OCCUPANCY STANDARDS do not apply to PUBLIC HOUSING CASES.

NATIONAL ESTIMATE  
(RECERTIFICATION MONTH)

Table 14. VERIFICATION OF FORM 50058/59 RENT COMPONENT

RENT COMPONENT	NO VERIFICATION		VERIFICATION				Total	
	# of Cases (in 1,000)	Row % Cases	DOLLAR AMT NOT MATCHED		DOLLAR AMT MATCHED		# of Cases (in 1,000)	Row % Cases
			# of Cases (in 1,000)	Row % Cases	# of Cases (in 1,000)	Row % Cases		
EARNED INCOME	310	(36.7%)	246	(29.1%)	289	(34.2%)	845	(100.0%)
PENSION, ETC.	493	(28.3%)	465	(26.7%)	787	(45.1%)	1,745	(100.0%)
PUBLIC ASSISTANCE	320	(22.5%)	361	(25.4%)	740	(52.1%)	1,422	(100.0%)
OTHER INCOME	230	(45.6%)	105	(20.9%)	169	(33.5%)	504	(100.0%)
ASSET INCOME	114	(15.8%)	105	(14.6%)	500	(69.6%)	719	(100.0%)
DEPENDENT ALLOWANCE	676	(43.2%)			887	(56.8%)	1,562	(100.0%)
ELDERLY ALLOWANCE	359	(21.2%)			1,335	(78.8%)	1,694	(100.0%)
CHILD CARE EXPENSE	47	(32.4%)	29	(20.2%)	69	(47.4%)	145	(100.0%)
HANDICAPPED EXPENSE	26	(100.0%)					26	(100.0%)
MEDICAL EXPENSE	228	(20.7%)	472	(42.8%)	402	(36.5%)	1,102	(100.0%)

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Table 13. CONSISTENCY ERRORS ON FORM 50058/59

ITEM	50058		50059	
	# of Errors (in 1,000)	# of Cases (in 1,000)	# of Errors (in 1,000)	# of Cases (in 1,000)
GENERAL INFORMATION	74	74	2,095	1,184
SECTION 8 INFORMATION	4,651	1,882	N/A	N/A
PREFERENCE CATEGORIES	948	948	N/A	N/A
HOUSEHOLD COMPOSITION	N/A	N/A	17	10
CURRENT REEXAMINATION DATE	91	91	N/A	N/A
NET FAMILY ASSETS AND INCOME	N/A	N/A	322	264
ALLOWANCES & ADJUSTED INCOME	11	11	3	3
FAMILY RENT AND SUBSIDY INFORMATION	N/A	N/A	3,214	1,359

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Table 12. CALCULATION ERRORS ON FORM 50058/59

	FORM		
	50058		50059
	# of Cases (in 1,000)	Col % Cases	# of Cases (in 1,000) Col % Cases
AGE			243 (17.2%)
NUMBER OF FAMILY MEMBERS			29 (2.1%)
NUMBER OF FOSTER CHILD & LIVE-IN			14 (1.0%)
NUMBER OF DEPENDENTS			59 (4.2%)
TOTAL ASSETS			23 (1.6%)
IMPUTED ASSET INCOME			19 (1.3%)
EARNED INCOME SUM	34	(1.7%)	3 (.2%)
PENSIONS, ETC. INCOME SUM	67	(3.3%)	14 (1.0%)
PUBLIC ASSISTANCE INCOME SUM	33	(1.6%)	6 (.5%)
ASSET INCOME SUM	19	(1.0%)	13 (.9%)
OTHER INCOME SUM	21	(1.1%)	7 (.5%)
TOTAL NON ASSET INCOME			46 (3.3%)
INCOME FROM ASSET			12 (.9%)
TOTAL ANNUAL INCOME			42 (3.0%)
ELDERLY ALLOWANCE			42 (3.0%)
DEPENDENT ALLOWANCE			34 (2.4%)
3% OF ANNUAL INCOME			183 (13.0%)
MEDICAL ALLOWANCE			34 (2.4%)
HANDICAPPED EXPENSE ALLOWANCE			3 (.2%)
CHILD CARE EXPENSE ALLOWANCE			
TOTAL ALLOWANCE			31 (2.2%)
ADJUSTED ANNUAL INCOME			67 (4.8%)
GROSS RENT			3 (.2%)
TOTAL TENANT PAYMENT	505	(25.1%)	179 (12.7%)
TENANT RENT			177 (12.6%)
NO 50058/59 FORM	126	(6.3%)	9 (.6%)
TOTAL NUMBER OF CASES	2014	(100.0%)	1409 (100.0%)

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Table 11. ALLOWANCES

ELDERLY ALLOWANCE

	NON-ELDERLY HH		ELDERLY HH		Table Total	
	# of Cases (in 1,000)	Col % Cases Row % Cases	# of Cases (in 1,000)	Col % Cases Row % Cases	# of Cases (in 1,000)	Col % Cases Row % Cases
NO ALLOWANCE	821	(95.9%) (100.0%)	73	(8.0%) (67.2%)	821	(46.5%) (100.0%)
INCORRECT ALLOWANCE	35	(4.1%) (32.8%)	836	(92.0%) (100.0%)	108	(6.1%) (100.0%)
CORRECT ALLOWANCE					836	(47.4%) (100.0%)
Table Total	856	(100.0%) (48.5%)	908	(100.0%) (51.5%)	1,764	(100.0%) (100.0%)

DEPENDENT ALLOWANCE

	HH W/OUT DEPENDENT		HH W/DEPENDENT		Table Total	
	# of Cases (in 1,000)	Col % Cases Row % Cases	# of Cases (in 1,000)	Col % Cases Row % Cases	# of Cases (in 1,000)	Col % Cases Row % Cases
NO ALLOWANCE	872	(94.9%) (100.0%)	209	(24.7%) (81.8%)	872	(49.4%) (100.0%)
INCORRECT ALLOWANCE	46	(5.1%) (18.2%)	637	(75.3%) (100.0%)	255	(14.5%) (100.0%)
CORRECT ALLOWANCE					637	(36.1%) (100.0%)
Table Total	918	(100.0%) (52.1%)	846	(100.0%) (47.9%)	1,764	(100.0%) (100.0%)

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Table 10. QC RENT COMPONENTS BY PAYMENT TYPE AND ADMINISTRATION TYPE

RENT COMPONENT	ADMINISTRATION TYPE						Total		
	PHA-ADMINISTERED			OWNER-ADMINISTERED			# of Cases (in 1,000)	Col & Cases Row & Cases	
	# of Cases (in 1,000)	Col & Cases Row & Cases	# of Cases (in 1,000)	Col & Cases Row & Cases	# of Cases (in 1,000)	Col & Cases Row & Cases			
<b>UNDERPAYMENT</b>									
EARNED INCOME	193	(9.1%)	(66.2%)	99	(8.0%)	(33.8%)	292	(8.7%)	(100.0%)
PENSION, ETC.	171	(8.1%)	(74.4%)	59	(4.7%)	(25.6%)	230	(6.9%)	(100.0%)
PUBLIC ASSISTANCE	191	(9.0%)	(81.6%)	43	(3.5%)	(18.4%)	234	(7.0%)	(100.0%)
OTHER INCOME	188	(8.9%)	(72.0%)	73	(5.9%)	(28.0%)	261	(7.8%)	(100.0%)
ASSET INCOME	36	(1.7%)	(52.1%)	34	(2.7%)	(47.9%)	70	(2.1%)	(100.0%)
DEPENDENT ALLOWANCE	110	(5.2%)	(84.0%)	21	(1.7%)	(16.0%)	130	(3.9%)	(100.0%)
ELDERLY ALLOWANCE	53	(2.5%)	(85.9%)	9	(.7%)	(14.1%)	62	(1.9%)	(100.0%)
CHILD CARE ALLOWANCE	25	(1.2%)	(60.6%)	16	(1.3%)	(39.4%)	41	(1.2%)	(100.0%)
HANDICAPPED ALLOWANCE	9	(.4%)	(89.5%)	1	(.1%)	(10.5%)	10	(.3%)	(100.0%)
MEDICAL ALLOWANCE	137	(6.5%)	(55.9%)	108	(8.7%)	(44.1%)	245	(7.3%)	(100.0%)
NO ERROR	23	(1.1%)	(69.5%)	10	(.8%)	(30.5%)	32	(1.0%)	(100.0%)
NO FORM50058/59	24	(1.1%)	(94.9%)	1	(.1%)	(5.1%)	25	(.8%)	(100.0%)
<b>PROPER PAYMENT</b>									
EARNED INCOME	55	(2.6%)	(64.0%)	31	(2.5%)	(36.0%)	86	(2.6%)	(100.0%)
PENSION, ETC.	180	(8.5%)	(74.6%)	61	(5.0%)	(25.4%)	241	(7.2%)	(100.0%)
PUBLIC ASSISTANCE	198	(9.4%)	(87.7%)	28	(2.2%)	(12.3%)	226	(6.7%)	(100.0%)
OTHER INCOME	70	(3.3%)	(79.8%)	18	(1.4%)	(20.2%)	88	(2.6%)	(100.0%)
ASSET INCOME	34	(1.6%)	(69.5%)	15	(1.2%)	(30.5%)	49	(1.5%)	(100.0%)
DEPENDENT ALLOWANCE	49	(2.3%)	(78.2%)	14	(1.1%)	(21.8%)	63	(1.9%)	(100.0%)
ELDERLY ALLOWANCE	38	(1.8%)	(78.2%)	11	(.9%)	(21.8%)	48	(1.4%)	(100.0%)
CHILD CARE ALLOWANCE	13	(.6%)	(64.7%)	7	(.6%)	(35.3%)	21	(.6%)	(100.0%)
HANDICAPPED ALLOWANCE	8	(.4%)	(70.5%)	3	(.3%)	(29.5%)	11	(.3%)	(100.0%)
MEDICAL ALLOWANCE	93	(4.4%)	(54.9%)	76	(6.2%)	(45.1%)	169	(5.1%)	(100.0%)
NO ERROR	590	(27.9%)	(58.2%)	424	(34.3%)	(41.8%)	1014	(30.3%)	(100.0%)
NO FORM50058/59	36	(1.7%)	(100.0%)				36	(1.1%)	(100.0%)
<b>OVERPAYMENT</b>									
EARNED INCOME	88	(4.2%)	(64.9%)	48	(3.9%)	(35.1%)	136	(4.1%)	(100.0%)
PENSION, ETC.	170	(8.0%)	(65.8%)	84	(6.8%)	(33.2%)	254	(7.6%)	(100.0%)
PUBLIC ASSISTANCE	142	(6.7%)	(78.0%)	40	(3.2%)	(22.0%)	183	(5.5%)	(100.0%)
OTHER INCOME	90	(4.2%)	(76.2%)	28	(2.3%)	(23.8%)	118	(3.5%)	(100.0%)
ASSET INCOME	60	(2.8%)	(56.0%)	47	(3.8%)	(44.0%)	107	(3.2%)	(100.0%)
DEPENDENT ALLOWANCE	99	(4.7%)	(79.1%)	26	(2.1%)	(20.9%)	125	(3.7%)	(100.0%)
ELDERLY ALLOWANCE	29	(1.4%)	(63.6%)	17	(1.4%)	(36.4%)	46	(1.4%)	(100.0%)
CHILD CARE ALLOWANCE	40	(1.9%)	(71.5%)	16	(1.3%)	(28.5%)	56	(1.7%)	(100.0%)
HANDICAPPED ALLOWANCE	9	(.4%)	(100.0%)				9	(.3%)	(100.0%)
MEDICAL ALLOWANCE	206	(9.7%)	(53.8%)	177	(14.3%)	(46.2%)	382	(11.4%)	(100.0%)
NO ERROR	33	(1.5%)	(86.6%)	5	(.4%)	(13.4%)	39	(1.1%)	(100.0%)
NO FORM50058/59	34	(1.6%)	(100.0%)				34	(1.0%)	(100.0%)



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Table 9a. TOTAL AND LARGEST DOLLAR ERROR BY PROGRAM TYPE

	TOTAL DOLLAR IN ERROR				LARGEST DOLLAR ERROR			
	# of Cases (in 1,000)	Col % of Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	# of Cases (in 1,000)	Col % of Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount
<b>PHA-ADMINISTERED</b>								
PUBLIC HOUSING	571	(33.5%)	2,630,808	4,605	571	(33.5%)	1,840,272	3,222
SEC. 8 CERTIFICATES	390	(22.9%)	1,505,732	3,862	390	(22.9%)	1,057,489	2,712
SEC. 8 VOUCHERS	100	(5.8%)	477,228	4,791	100	(5.8%)	289,770	2,909
SEC. 8 MOD REHAB	8	(.5%)	49,066	6,313	8	(.5%)	37,210	4,787
Group Total	1,069	(62.7%)	4,662,835	4,364	1,069	(62.7%)	3,224,740	3,018
<b>OWNER-ADMINISTERED</b>								
SEC. 8 SUBST REHAB/NEW CONSTR	386	(22.6%)	968,858	2,512	386	(22.6%)	806,445	2,091
SEC. 8 LOAN MGMT/PROP DISP	181	(10.6%)	563,657	3,121	181	(10.6%)	506,339	2,803
SECTION 236	70	(4.1%)	365,439	5,239	70	(4.1%)	312,793	4,484
Group Total	636	(37.3%)	1,897,954	2,984	636	(37.3%)	1,625,576	2,556
Table Total	1,705	(100.0%)	6,560,789	3,849	1,705	(100.0%)	4,850,316	2,845

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Table 8a. LARGEST COMPONENT ERROR BY SOURCE

RENT COMPONENT	# of Cases (in 1,000)	Col % Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount
EARNED INCOME	336	(19.7%)	1,644,420	4,896
PENSION, ETC.	248	(14.6%)	906,916	3,653
PUBLIC ASSISTANCE	201	(11.8%)	568,002	2,831
OTHER INCOME	245	(14.4%)	700,935	2,865
ASSET INCOME	78	(4.6%)	145,877	1,864
DEPENDENT ALLOWANCE	72	(4.2%)	44,622	618
ELDERLY ALLOWANCE	32	(1.9%)	12,642	400
CHILD CARE ALLOWANCE	51	(3.0%)	103,985	2,058
HANDICAPPED ALLOWANCE	7	(.4%)	3,195	483
MEDICAL ALLOWANCE	368	(21.6%)	719,722	1,957
NO ERROR	68	(4.0%)	0	0
	1,705	(100.0%)	4,850,316	2,845

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Table 7. ERROR RATES BY PAYMENT TYPE AND CASE TYPE

	UNDERPAYMENT (MONTHLY)				OVERPAYMENT (MONTHLY)				QC RENT (MONTHLY)						
	# of Cases (in 1,000)	Col % Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	ERROR RATE	# of Cases (in 1,000)	Col % Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	ERROR RATE	# of Cases (in 1,000)	Sum Dollar Amount (in 1,000)			
CERTIFICATION	135	(14.8%)	7,045	(1)/(3)	14.86	.091	(1)/(4)	96	(11.2%)	5,052	10.66	(2)/(3)	(2)/(4)	474	77,172
RECERTIFICATION															
NON-OVERDUE	747	(82.4%)	45,831	16.34	.090	738	(86.1%)	35,196	12.55	.069	2,804	509,105			
OVERDUE	25	(2.8%)	2,160	29.59	.172	23	(2.6%)	1,851	25.36	.147	73	12,560			
Group Total	773	(85.2%)	47,991	16.68	.092	761	(88.8%)	37,047	12.88	.071	2,877	521,665			
Table Total	907	(100.0%)	55,036	16.42	.092	857	(100.0%)	42,098	12.56	.070	3,351	598,837			

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Table 6. CASE TYPE BY PROGRAM TYPE

	CERTIFICATIONS				RECERTIFICATIONS/NON-OVERDUE				RECERTIFICATIONS/OVERDUE				Total		
	# of Cases (in 1,000)	Row % of Cases	Col % of Cases	# of Cases (in 1,000)	Row % of Cases	Col % of Cases	# of Cases (in 1,000)	Row % of Cases	Col % of Cases	# of Cases (in 1,000)	Row % of Cases	Col % of Cases	# of Cases (in 1,000)	Row % of Cases	Col % of Cases
<b>PHA-ADMINISTERED</b>															
PUBLIC HOUSING	158	(13.3%)	(32.6%)	981	(82.6%)	(34.3%)	49	(4.1%)	(61.2%)	1,189	(100.0%)	(34.7%)			
SEC. 8 CERTIFICATES	87	(10.9%)	(17.8%)	695	(87.8%)	(24.3%)	10	(1.3%)	(12.8%)	792	(100.0%)	(23.1%)			
SEC. 8 VOUCHERS	44	(24.4%)	(9.1%)	128	(70.8%)	(4.5%)	9	(4.8%)	(10.9%)	180	(100.0%)	(5.3%)			
SEC. 8 MOD REHAB	5	(22.1%)	(1.0%)	17	(77.9%)	(.6%)				21	(100.0%)	(.6%)			
Group Total	294	(13.5%)	(60.4%)	1,821	(83.4%)	(63.7%)	68	(3.1%)	(85.0%)	2,182	(100.0%)	(63.8%)			
<b>OWNER-ADMINISTERED</b>															
SEC. 8 SUBST REHAB/NEW CONSTR	92	(12.9%)	(19.0%)	623	(87.0%)	(21.8%)	0	(.1%)	(.5%)	715	(100.0%)	(20.9%)			
SEC. 8 LOAN MGMT/PROP DISP	59	(16.9%)	(12.2%)	291	(82.8%)	(10.2%)	1	(.3%)	(1.5%)	352	(100.0%)	(10.3%)			
SECTION 236	40	(23.3%)	(8.3%)	123	(70.7%)	(4.3%)	10	(6.0%)	(13.1%)	174	(100.0%)	(5.1%)			
Group Total	192	(15.5%)	(39.6%)	1,037	(83.5%)	(36.3%)	12	(1.0%)	(15.0%)	1,241	(100.0%)	(36.2%)			
Table Total	486	(14.2%)	(100.0%)	2,858	(83.5%)	(100.0%)	80	(2.3%)	(100.0%)	3,423	(100.0%)	(100.0%)			

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Table 5a(s). GROSS & NET RENT ERROR BY PROGRAM TYPE  
(Proper Payment based on exact match of Actual and QC Rent)

	GROSS RENT ERROR (MONTHLY)					NET RENT ERROR (MONTHLY)					QC RENT (MONTHLY)
	# of Cases (in 1,000)	Col % of Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	ERROR RATE	# of Cases (in 1,000)	Col % of Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	Sum Dollar Amount (in 1,000)	
	(1)		(2)	(2)/(1)	(2)/(5)	(3)		(4)	(4)/(3)	(5)	
<b>PHA-ADMINISTERED</b>											
PUBLIC HOUSING	1,163	(34.7%)	35,706	30.70	.178	1,163	(34.7%)	-7,504	-6.45	200,208	
SEC. 8 CERTIFICATES	774	(23.1%)	21,376	27.62	.170	774	(23.1%)	-2,384	-3.08	125,446	
SEC. 8 VOUCHERS	155	(4.6%)	5,206	33.49	.160	155	(4.6%)	1,116	7.18	32,599	
SEC. 8 MOD REHAB	20	(.6%)	823	41.15	.247	20	(.6%)	-823	-41.15	3,335	
<b>Group Total</b>	<b>2,112</b>	<b>(63.0%)</b>	<b>63,110</b>	<b>29.88</b>	<b>.175</b>	<b>2,112</b>	<b>(63.0%)</b>	<b>-9,595</b>	<b>-4.54</b>	<b>361,587</b>	
<b>OWNER-ADMINISTERED</b>											
SEC. 8 SUBST REHAB/NEW CONSTR	715	(21.3%)	19,334	27.04	.156	715	(21.3%)	2,285	3.20	124,296	
SEC. 8 LOAN MGMT/PROP DISP	352	(10.5%)	10,932	31.07	.199	352	(10.5%)	-3,117	-8.86	54,985	
SECTION 236	172	(5.1%)	4,963	28.94	.086	172	(5.1%)	-2,393	-13.91	57,969	
<b>Group Total</b>	<b>1,239</b>	<b>(37.0%)</b>	<b>35,229</b>	<b>28.45</b>	<b>.148</b>	<b>1,239</b>	<b>(37.0%)</b>	<b>-3,225</b>	<b>-2.60</b>	<b>237,249</b>	
<b>Table Total</b>	<b>3,351</b>	<b>(100.0%)</b>	<b>98,340</b>	<b>29.35</b>	<b>.164</b>	<b>3,351</b>	<b>(100.0%)</b>	<b>-12,820</b>	<b>-3.83</b>	<b>598,837</b>	

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Table 5a. GROSS AND NET RENT ERROR BY PROGRAM TYPE

	GROSS RENT ERROR (MONTHLY)				ERROR RATE	NET RENT ERROR (MONTHLY)				QC RENT (MONTHLY)
	# of Cases (in 1,000)	Col % of Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount		# of Cases (in 1,000)	Col % of Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	
PHA-ADMINISTERED	(1)		(2)	(2)/(1)	(2)/(5)	(3)		(4)	(4)/(3)	(5)
PUBLIC HOUSING	1,163	(34.7%)	35,223	30.29	.176	1,163	(34.7%)	-7,485	-6.44	200,208
SEC. 8 CERTIFICATES	774	(23.1%)	21,112	27.27	.168	774	(23.1%)	-2,406	-3.11	125,446
SEC. 8 VOUCHERS	155	(4.6%)	5,172	33.27	.159	155	(4.6%)	1,116	7.18	32,599
SEC. 8 MOD REHAB	20	(.6%)	823	41.21	.247	20	(.6%)	-823	-41.21	3,335
Group Total	2,112	(63.0%)	62,330	29.51	.172	2,112	(63.0%)	-9,597	-4.54	361,567
OWNER-ADMINISTERED										
SEC. 8 SUBST REHAB/NEW CONSTR	715	(21.3%)	19,038	26.62	.153	715	(21.3%)	2,180	3.05	124,296
SEC. 8 LOAN MGMT/PROP DISP	352	(10.5%)	10,833	30.79	.197	352	(10.5%)	-3,119	-8.86	54,985
SECTION 236	172	(5.1%)	4,933	28.76	.085	172	(5.1%)	-2,401	-14.00	57,969
Group Total	1,239	(37.0%)	34,804	28.10	.147	1,239	(37.0%)	-3,340	-2.70	237,249
Table Total	3,351	(100.0%)	97,134	28.99	.162	3,351	(100.0%)	-12,938	-3.86	598,837

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Table 4a(S). ERROR RATE BY PROGRAM TYPE  
(Proper Payment based on exact match of Actual and QC Rent)

	UNDERPAYMENT (MONTHLY)					OVERPAYMENT (MONTHLY)					QC RENT (MONTHLY)	
	# of Cases (in 1,000)	Col % Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	ERROR RATE	# of Cases (in 1,000)	Col % Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	ERROR RATE	# of Cases (in 1,000)	Sum Dollar Amount (in 1,000)
<b>PHA-ADMINISTERED</b>												
PUBLIC HOUSING	405	(36.7%)	21,603	18.58	.108	389	(34.9%)	14,100	12.12	.070	1,163	200,208
SEC. 8 CERTIFICATES	240	(21.8%)	11,880	15.35	.095	243	(21.9%)	9,496	12.27	.076	774	125,446
SEC. 8 VOUCHERS	62	(5.6%)	2,045	13.19	.063	51	(4.6%)	3,161	20.39	.097	155	32,599
SEC. 8 MOD REHAB	8	(.7%)	823	41.15	.247						20	3,335
Group Total	715	(64.8%)	36,351	17.21	.101	684	(61.4%)	26,757	12.67	.074	2,112	361,587
<b>OMNER-ADMINISTERED</b>												
SEC. 8 SUBST REHAB/NEW CONSTR	211	(19.1%)	8,524	11.92	.069	301	(27.0%)	10,810	15.12	.087	715	124,296
SEC. 8 LOAN MGMT/PROP DISP SECTION 236	134	(12.1%)	7,025	19.96	.128	92	(8.3%)	3,908	11.10	.071	352	54,985
	44	(3.9%)	3,678	21.38	.063	36	(3.3%)	1,285	7.47	.022	172	57,969
Group Total	388	(35.2%)	19,227	15.52	.081	429	(38.6%)	16,002	12.92	.067	1,239	237,249
Table Total	1,103	(100.0%)	55,578	16.59	.093	1,113	(100.0%)	42,760	12.76	.071	3,351	598,837

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(RECERTIFICATION MONTH)

Table 4a. ERROR RATES BY PROGRAM TYPE

	UNDERPAYMENT (MONTHLY)				OVERPAYMENT (MONTHLY)				QC RENT (MONTHLY)			
	# of Cases (in 1,000)	Col % Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount (1)/(3)	ERROR RATE (1)/(4)	# of Cases (in 1,000)	Col % Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount (2)/(3)	ERROR RATE (2)/(4)	# of Cases (in 1,000)	Sum Dollar Amount (in 1,000)
<b>PHA-ADMINISTERED</b>												
PUBLIC HOUSING	326	(35.9%)	21,354	18.36	.107	302	(35.2%)	13,869	11.93	.069	1,163	200,208
SEC. 8 CERTIFICATES	206	(22.7%)	11,759	15.19	.094	186	(21.7%)	9,353	12.08	.075	774	125,446
SEC. 8 VOUCHERS	53	(5.9%)	2,028	13.08	.062	46	(5.4%)	3,144	20.28	.096	155	32,599
SEC. 8 MOD REHAB	8	(.9%)	823	41.15	.247						20	3,335
Group Total	592	(65.3%)	35,964	17.03	.099	535	(62.4%)	26,366	12.48	.073	2,112	361,587
<b>OWNER-ADMINISTERED</b>												
SEC. 8 SUBST REHAB/NEW CONSTR	165	(18.1%)	8,429	11.79	.068	221	(25.8%)	10,609	14.84	.085	715	124,296
SEC. 8 LOAN MGMT/PROP DISP	113	(12.4%)	6,976	19.82	.127	69	(8.1%)	3,857	10.96	.070	352	54,985
SECTION 236	38	(4.2%)	3,667	21.32	.063	32	(3.7%)	1,266	7.36	.022	172	57,969
Group Total	315	(34.7%)	19,072	15.39	.080	322	(37.6%)	15,732	12.70	.066	1,239	237,249
Table Total	907	(100.0%)	55,036	16.42	.092	857	(100.0%)	42,098	12.56	.070	3,351	598,837



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**Appendix D**

**Analysis Tables**

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Tables Responding to Objective(s)

OBJECTIVE	TABLE
<p>Objective 1: Identify the various types of errors and error rates and related estimated variances.</p>	<ol style="list-style-type: none"> <li>1. Verification of QC Rent Components</li> <li>2. Rent Error by Program Type</li> <li>3. Payment Type by Program Type</li> <li>4. Error Rates by Program Type</li> <li>5. Gross and Net Rent Error by Program Type</li> <li>6. Case Type by Program Type</li> <li>7. Error Rates by Payment Type and Case Type</li> <li>8. Largest Component Error by Source</li> <li>10. QC Rent Components by Payment Type and Administration Type</li> <li>11. Allowances</li> </ol>
<p>Objective 2: Identify the dollar costs of the various types of errors.</p>	<ol style="list-style-type: none"> <li>2. Rent Error by Program Type</li> <li>4. Error Rates by Program Type</li> <li>5. Gross and Net Rent Error by Program Type</li> <li>7. Error Rates by Payment Type and Case Type</li> <li>8. Largest Component Error by Source</li> <li>9. Total and Largest Dollar Error by Program Type</li> </ol>
<p>Objective 3: Estimate the national-level costs for total error and major error types.</p>	<ol style="list-style-type: none"> <li>2. Rent Error by Program Type</li> <li>4. Error Rates by Program Type</li> <li>5. Gross and Net Rent Error by Program Type</li> <li>7. Error Rates by Payment Type and Case Type</li> <li>8. Largest Component Error by Source</li> <li>9. Total and Largest Dollar Error by Program Type</li> </ol>
<p>Objective 4: Determine the relationship between errors detectable using the HUD 50058 and HUD 50059 forms and total errors.</p>	<ol style="list-style-type: none"> <li>12. Calculation Errors on Form 50058/59</li> <li>13. Consistency Errors on Form 50058/59</li> <li>14. Verification of Form 10058/59 Rent Components</li> </ol>
<p>Objective 5: Determine whether error rates and error costs have statistically significant differences from program to program.</p>	<ol style="list-style-type: none"> <li>2. Rent Error by Program Type</li> <li>3. Payment Type by Program Type</li> <li>4. Error Rates by Program Type</li> <li>5. Gross and Net Rent Error by Program Type</li> <li>6. Case Type by Program Type</li> <li>9. Total and Largest Dollar Error by Program Type</li> </ol>

OBJECTIVE	TABLE
Objective 6: Determine the extent to which households are overhoused relative to HUD's occupancy standards.	15. Occupancy Standards
Objective 7: Determine the extent to which errors are concentrated in projects and programs.	
Objective 8: Estimate the percentage of newly certified tenants who were incorrectly determined eligible for program admission.	6. Case Type by Program Type 7. Error Rates by Case Type
Objective 9: Estimate the total positive and negative errors in terms of HUD subsidies.	3. Payment Type by Program Type 4. Error Rates by Program Type 7. Error Rates by Case Type

**Terms:** **Rent Component:** The five sources of income (earned, pensions, public assistance, other, and asset), three types of expense deductions: (medical, child care, and handicapped expenses), and two allowances (dependent and elderly allowances)

**Rent Error:** The difference between the Actual Rent (Total Tenant Payment) and the QC Rent; net rent error is the algebraic sum of over-and under-payments; gross rent error is the sum of the absolute values of under- and over-payments

**Program Type:** Public Housing, Section 8 Certificates, Section 8 Vouchers, Section 8 Moderate Rehabilitation, Section 8 Substantial Rehabilitation and New Construction, Section 8 Loan Management and Property Disposition, and Section 236

**Administration Type:** PHA or Owner

**Payment Type:** Underpayment, proper payment, and overpayment

**Case Type:** Certification, recertification, and overdue recertification

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**National Estimates  
Recertification Month**

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NATIONAL ESTIMATE  
(RECERTIFICATION MONTH)

Table 1. VERIFICATION OF QC RENT COMPONENTS

RENT COMPONENT	NOT VERIFIED		PARTIALLY VERIFIED		FULLY VERIFIED	
	# of Cases (in 1,000)	Row & Cases (in 1,000)	# of Cases (in 1,000)	Row & Cases (in 1,000)	# of Cases (in 1,000)	Row & Cases (in 1,000)
EARNED INCOME	258	(30.8%)	63	(7.6%)	516	(61.6%)
PENSION, ETC.	337	(21.2%)	109	(6.9%)	1144	(71.9%)
PUBLIC ASSISTANCE	355	(24.7%)	36	(2.5%)	1047	(72.8%)
ASSET VALUE	618	(38.5%)	67	(4.2%)	922	(57.4%)
OTHER INCOME	291	(49.0%)	28	(4.7%)	275	(46.2%)
ELDERLY STATUS	219	(12.6%)	12	(.7%)	1507	(86.7%)
DEPENDENT STATUS	504	(31.1%)	176	(10.9%)	940	(58.0%)
CHILD CARE EXPENSE	104	(48.8%)	0	(.0%)	110	(51.2%)
HANDICAPPED EXPENSE	39	(98.9%)	0	(.0%)	0	(1.1%)
MEDICAL EXPENSE	417	(32.5%)	345	(26.9%)	523	(40.7%)

NATIONAL ESTIMATE  
(RECERTIFICATION MONTH)

Table 2a. RENT ERROR BY PROGRAM TYPE

	ACTUAL RENT (MONTHLY)				QC RENT (MONTHLY)				GROSS RENT ERROR (MONTHLY)				
	# of Cases (in 1,000)	Col % Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	# of Cases (in 1,000)	Col % Cases	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	Sum Dollar Amount (in 1,000)	Ave Dollar Amount	ERROR RATE
	(1)		(2)	(2)/(1)			(3)	(3)/(1)	(4)	(4)/(1)	(4)	(4)/(1)	(4)/(3)
<b>PHA-ADMINISTERED</b>													
PUBLIC HOUSING	1,163	(34.7%)	192,704	165.72	1,163	(34.7%)	200,208	172.18	35,223	30.29	35,223	30.29	.176
SEC. 8 CERTIFICATES	774	(23.1%)	123,062	158.98	774	(23.1%)	125,446	162.06	21,112	27.27	21,112	27.27	.168
SEC. 8 VOUCHERS	155	(4.6%)	33,714	216.89	155	(4.6%)	32,599	209.71	5,172	34.27	5,172	34.27	.159
SEC. 8 MOD REHAB	20	(.6%)	2,512	125.83	20	(.6%)	3,335	167.03	823	41.21	823	41.21	.247
Group Total	2,112	(63.0%)	351,993	166.64	2,112	(63.0%)	361,587	171.18	62,330	29.51	62,330	29.51	.172
<b>OWNER-ADMINISTERED</b>													
SEC. 8 SUBST REHAB/NEW CONSTR	715	(21.3%)	126,582	177.01	715	(21.3%)	124,296	173.82	19,038	26.62	19,038	26.62	.153
SEC. 8 LOAN MGMT/PROP DISP	352	(10.5%)	51,868	147.39	352	(10.5%)	54,985	156.25	10,833	30.79	10,833	30.79	.197
SECTION 236	172	(5.1%)	55,576	324.03	172	(5.1%)	57,969	337.98	4,933	28.76	4,933	28.76	.085
Group Total	1,239	(37.0%)	234,025	188.96	1,239	(37.0%)	237,249	191.56	34,804	28.10	34,804	28.10	.147
Table Total	3,351	(100.0%)	586,017	174.89	3,351	(100.0%)	598,837	178.72	97,134	28.99	97,134	28.99	.162



NATIONAL ESTIMATE  
(RECERTIFICATION MONTH)

Table 3a. PAYMENT TYPE BY PROGRAM TYPE

	UNDERPAYMENT			PROPER PAYMENT			OVERPAYMENT			Total		
	# of Cases (in 1,000)	Row % of Cases	Col % of Cases	# of Cases (in 1,000)	Row % of Cases	Col % of Cases	# of Cases (in 1,000)	Row % of Cases	Col % of Cases	# of Cases (in 1,000)	Row % of Cases	Col % of Cases
<b>PHA-ADMINISTERED</b>												
PUBLIC HOUSING	326	(28.0%)	(35.9%)	535	(46.0%)	(33.7%)	302	(26.0%)	(35.2%)	1,162	(100.0%)	(34.7%)
SEC. 8 CERTIFICATES	206	(26.6%)	(22.7%)	382	(49.4%)	(24.1%)	186	(24.1%)	(21.7%)	774	(100.0%)	(23.1%)
SEC. 8 VOUCHERS	53	(34.3%)	(5.9%)	56	(35.9%)	(3.5%)	46	(29.8%)	(5.4%)	155	(100.0%)	(4.6%)
SEC. 8 MOD REHAB	8	(38.9%)	(.9%)	12	(61.1%)	(.8%)				20	(100.0%)	(.6%)
Group Total	592	(28.0%)	(65.3%)	985	(46.6%)	(62.1%)	535	(25.3%)	(62.4%)	2,112	(100.0%)	(63.0%)
<b>OWNER-ADMINISTERED</b>												
SEC. 8 SUBST REHAB/NEW CONSTR	165	(23.0%)	(18.1%)	329	(46.1%)	(20.8%)	221	(30.9%)	(25.8%)	715	(100.0%)	(21.3%)
SEC. 8 LOAN MGMT/PROP DISP	113	(32.0%)	(12.4%)	170	(48.3%)	(10.7%)	69	(19.7%)	(8.1%)	352	(100.0%)	(10.5%)
SECTION 236	38	(22.0%)	(4.2%)	102	(59.3%)	(6.4%)	32	(18.7%)	(3.7%)	172	(100.0%)	(5.1%)
Group Total	315	(25.4%)	(34.7%)	601	(48.5%)	(37.9%)	322	(26.0%)	(37.6%)	1,239	(100.0%)	(37.0%)
Table Total	907	(27.1%)	(100.0%)	1,586	(47.3%)	(100.0%)	857	(25.6%)	(100.0%)	3,351	(100.0%)	(100.0%)

NATIONAL ESTIMATE  
(RECERTIFICATION MONTH)

Table 3a(s). PAYMENT TYPE BY PROGRAM TYPE  
(Proper Payment based on exact match of Actual and QC Rent)

	UNDERPAYMENT			PROPER PAYMENT			OVERPAYMENT			Total		
	# of Cases (in 1,000)	Row % of Cases	Col % of Cases	# of Cases (in 1,000)	Row % of Cases	Col % of Cases	# of Cases (in 1,000)	Row % of Cases	Col % of Cases	# of Cases (in 1,000)	Row % of Cases	Col % of Cases
<b>PHA-ADMINISTERED</b>												
PUBLIC HOUSING	405	(34.8%)	(36.7%)	369	(31.7%)	(32.5%)	389	(33.5%)	(34.9%)	1,163	(100.0%)	(34.7%)
SEC. 8 CERTIFICATES	240	(31.1%)	(21.8%)	290	(37.5%)	(25.6%)	243	(31.4%)	(21.9%)	774	(100.0%)	(23.1%)
SEC. 8 VOUCHERS	62	(39.8%)	(5.6%)	42	(27.0%)	(3.7%)	51	(33.1%)	(4.6%)	155	(100.0%)	(4.6%)
SEC. 8 MOD REHAB	8	(38.9%)	(.7%)	12	(61.1%)	(1.1%)				20	(100.0%)	(.6%)
Group Total	715	(33.9%)	(64.8%)	713	(33.8%)	(62.9%)	684	(32.4%)	(61.4%)	2,112	(100.0%)	(63.0%)
<b>OWNER-ADMINISTERED</b>												
SEC. 8 SUBST REHAB/NEW CONSTR	211	(29.5%)	(19.1%)	204	(28.5%)	(18.0%)	301	(42.0%)	(27.0%)	715	(100.0%)	(21.3%)
SEC. 8 LOAN MGMT/PROP DISP	134	(38.1%)	(12.1%)	126	(35.7%)	(11.1%)	92	(26.2%)	(8.3%)	352	(100.0%)	(10.5%)
SECTION 236	44	(25.4%)	(3.9%)	92	(53.4%)	(8.1%)	36	(21.3%)	(3.3%)	172	(100.0%)	(5.1%)
Group Total	388	(31.3%)	(35.2%)	421	(34.0%)	(37.1%)	429	(34.7%)	(38.6%)	1,239	(100.0%)	(37.0%)
Table Total	1,103	(32.9%)	(100.0%)	1,134	(33.8%)	(100.0%)	1,113	(33.2%)	(100.0%)	3,351	(100.0%)	(100.0%)

Obs.#	PROGRAM TYPE	DATA SOURCE	HH STATUS	NO. DEPN	EARNED INC	SOC INC	SEC. ETC.	PUBLIC ASST.	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT	
																				TOTAL INCOME
1	21	SPONSOR: QC:	NON-ELDERLY	-	-	-	-	6492	-	-	31	6523	-	-	-	-	400	400	6123	153
				-	-	-	-	12984	-	-	12	12996	-	-	0	0	400	400	12596	315
2	21	SPONSOR: QC:	ELDERLY	-	11520	-	-	4212	-	-	19	4231	-	-	-	-	400	400	3831	96
				-	-	-	-	4212	-	-	19	15751	-	-	0	0	400	400	15351	384
3	12	SPONSOR: QC:	NON-ELDERLY	1	17402	-	-	-	-	-	-	480	0	0	0	-	480	480	16922	423
				2	13260	-	-	-	-	-	-	960	-	0	0	-	960	12300	308	
4	12	SPONSOR: QC:	ELDERLY	0	3554	4824	552	-	-	-	5376	0	0	0	0	0	400	400	4976	213
				-	16640	-	-	-	-	-	22016	-	-	0	0	0	400	400	21616	540
5	23	SPONSOR: QC:	NON-ELDERLY	2	20640	0	0	0	0	52	20692	960	-	-	0	0	960	960	19732	594
				2	32656	-	-	-	-	-	52	32708	960	-	0	0	960	31748	661	
6	21	SPONSOR: QC:	ELDERLY	0	0	8958	0	8940	-	4	8962	0	-	-	0	1932	400	2332	6630	166
				-	-	-	-	8940	-	4	8944	-	-	0	4609	400	5009	3935	98	
7	22	SPONSOR: QC:	ELDERLY	0	0	6677	0	3924	-	0	6677	0	-	-	0	182	400	582	6095	152
				-	-	-	-	3924	-	-	3924	-	-	0	3854	400	4254	0	33	
8	22	SPONSOR: QC:	NON-ELDERLY	2	0	6468	0	0	300	0	6468	960	-	-	0	0	960	960	5508	138
				2	-	-	-	8592	300	-	8892	960	-	-	0	0	960	7932	198	
9	22	SPONSOR: QC:	NON-ELDERLY	2	9547	0	0	-	-	0	9547	960	1209	0	0	0	2169	7378	184	
				2	11942	-	-	-	-	-	11942	960	1209	0	0	0	2169	9773	244	
10	22	SPONSOR: QC:	NON-ELDERLY	3	14560	0	0	-	-	0	14560	1440	-	-	0	0	1440	13120	328	
				3	14560	-	-	7536	-	-	22096	1440	108	-	0	0	1548	20548	514	
11	12	SPONSOR: QC:	NON-ELDERLY	4	0	8540	0	500	600	15	9055	1920	0	0	-	-	1920	7135	183	
				4	-	-	-	11796	600	6	12402	1920	-	-	0	0	1920	10482	262	
12	12	SPONSOR: QC:	NON-ELDERLY	5	0	9768	0	0	0	0	9768	2400	0	0	-	-	2400	7368	184	
				5	-	-	-	13620	-	-	13620	2400	-	-	0	0	2400	11220	281	
13	21	SPONSOR: QC:	ELDERLY	0	0	10109	0	0	0	1206	11315	0	0	0	2781	400	3181	8134	203	
				-	-	-	-	10104	-	-	1206	11310	-	-	679	400	1079	10231	256	
14	21	SPONSOR: QC:	ELDERLY	0	0	9928	0	0	0	762	10690	0	0	0	468	400	868	9822	245	
				-	-	-	-	9912	-	19	9931	-	-	0	1870	400	2270	7661	192	
15	21	SPONSOR: QC:	ELDERLY	0	0	10916	0	0	0	13	10929	-	-	0	1944	400	2344	8585	215	
				-	-	-	-	10872	-	13	10885	-	-	0	3971	400	4371	6514	163	
16	22	SPONSOR: QC:	ELDERLY	0	0	8532	0	0	0	22	8554	0	0	0	6446	400	6846	1708	7	
				-	-	-	-	8520	-	-	8520	-	-	0	6424	400	6824	1696	71	

Obs.#	PROGRAM TYPE	DATA SOURCE	HH STATUS	NO. DEPN	EARNED SOC SEC. ETC.	PUBLIC ASST. INC	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TENANT PAYMENT	TOTAL
17	22	SPONSOR: NON-ELD QC:	NON-ELD	2	0	6192	0	0	6192	960	0	0	0	0	960	5232	243	243
			NON-ELD	2	14820	6192	0	0	21012	960	-	-	0	-	960	20052	401	401
18	11	SPONSOR: ELDERLY QC:	ELDERLY	0	0	5048	0	0	5048	0	0	0	740	400	1140	3908	98	98
			ELDERLY	-	4420	5038	-	-	9458	-	-	0	208	400	608	8849	221	221
19	11	SPONSOR: ELDERLY QC:	ELDERLY	0	0	5388	0	0	5388	0	0	0	0	400	400	4988	125	125
			ELDERLY	-	-	5388	4884	-	10272	-	-	0	0	400	400	9872	247	247
20	12	SPONSOR: ELDERLY QC:	ELDERLY	0	-	4870	-	504	5374	0	0	0	221	400	621	4753	119	119
			ELDERLY	-	-	5521	504	4884	10909	-	-	0	54	400	454	10455	261	261
21	12	SPONSOR: ELDERLY QC:	ELDERLY	0	0	7942	0	0	7950	0	0	0	1433	400	1833	6118	153	153
			ELDERLY	-	-	7932	-	-	7932	-	-	0	10236	400	10636	0	66	66
22	12	SPONSOR: NON-ELD QC:	NON-ELD	1	13000	-	-	-	13000	480	-	-	-	-	480	12520	313	313
			NON-ELD	1	-	-	5412	14784	20196	480	-	-	0	-	480	19716	493	493
23	12	SPONSOR: NON-ELD QC:	NON-ELD	3	-	6192	-	-	6192	1440	0	0	0	-	1440	4752	243	243
			NON-ELD	3	-	6192	2400	-	8592	1440	-	0	0	-	1440	7152	179	179
24	22	SPONSOR: ELDERLY QC:	ELDERLY	-	-	8376	-	-	8376	-	-	-	866	400	1266	7110	178	178
			ELDERLY	-	-	11088	-	-	11088	-	-	0	687	400	1087	10001	250	250
25	11	SPONSOR: NON-ELD QC:	NON-ELD	1	-	3864	-	-	3864	480	-	-	-	-	480	3384	60	60
			NON-ELD	1	-	3864	1200	-	5064	480	-	-	0	-	480	4584	115	115
26	11	SPONSOR: NON-ELD QC:	NON-ELD	-	-	-	-	-	-	-	-	-	-	-	-	-	148	148
			NON-ELD	2	15600	-	-	-	15600	960	240	0	0	-	1200	14400	360	360
27	11	SPONSOR: NON-ELD QC:	NON-ELD	2	14615	-	-	-	14615	960	-	-	-	-	960	13655	263	263
			NON-ELD	1	15236	-	-	-	15236	480	-	0	0	-	480	14756	369	369
28	11	SPONSOR: NON-ELD QC:	NON-ELD	5	35996	-	-	-	35996	2400	-	-	-	-	2400	33596	774	774
			NON-ELD	4	14364	-	-	-	14364	1920	-	0	0	-	1920	12444	311	311
29	21	SPONSOR: NON-ELD QC:	NON-ELD	0	5254	0	0	0	5254	0	-	0	0	0	0	5254	131	131
			NON-ELD	-	1330	-	-	-	1330	-	-	0	0	-	0	1330	33	33
30	21	SPONSOR: NON-ELD QC:	NON-ELD	1	20000	0	0	0	20000	480	-	-	0	0	480	19520	488	488
			NON-ELD	1	-	-	6136	-	6136	480	-	-	0	-	480	5656	141	141
31	21	SPONSOR: NON-ELD QC:	NON-ELD	3	0	7560	0	0	7560	1440	-	-	0	0	1440	6120	153	153
			NON-ELD	3	3744	7560	-	-	11304	1440	-	-	0	-	1440	9864	247	247
32	21	SPONSOR: ELDERLY QC:	ELDERLY	1	3120	12383	0	0	15503	480	-	-	0	0	880	14623	386	386
			ELDERLY	2	3120	8554	-	-	11674	960	-	-	34	400	1394	10280	257	257

Obs.#	PROGRAM DATA TYPE SOURCE	HH STATUS	NO. DEPN	EARNED INC	SOC ETC.	SEC. ASST.	PUBLIC INC	OTHER INC	ASSET INC	TOTAL INCOME	DEFN ALLOW	CHILD CARE ALLOW	HAND- ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL INCOME	TENANT PAYMENT
33	21	ELDERLY	0	0	4486	0	3600	1150	9236	0	0	0	0	0	1447	400	1847	7389	165
		ELDERLY	-	-	4104	-	3600	182	7886	-	-	-	-	0	3503	400	3903	3983	100
34	21	ELDERLY	0	0	20141	0	3306	23447	0	0	0	0	0	5849	400	6249	17198	430	
		ELDERLY	-	-	20136	-	2226	22362	-	-	-	-	-	7329	400	7729	14633	366	
35	12	ELDERLY	0	-	5904	-	-	5904	0	0	0	0	0	-	400	400	5504	142	
		ELDERLY	-	-	524	-	-	157	681	-	-	-	0	364	400	764	0	6	
36	12	NON-ELD	0	10816	-	-	-	10816	0	0	0	0	0	-	-	-	0	-	
		ELDERLY	-	10816	-	-	-	10816	-	-	-	-	0	1040	400	1440	9376	171	
37	22	NON-ELD	1	-	-	5286	-	5286	480	-	-	-	-	-	-	-	480	4806	
		NON-ELD	1	-	-	6156	-	6156	480	-	-	-	0	0	-	-	480	5676	
38	22	ELDERLY	-	15452	-	-	-	15452	-	-	-	-	0	-	400	400	5052	376	
		ELDERLY	-	-	-	5564	-	1	5565	-	-	0	0	217	400	617	4947	124	
39	22	ELDERLY	1	-	-	4021	520	4541	480	-	-	-	-	-	400	880	3661	216	
		ELDERLY	1	-	-	4236	520	6	4762	480	-	0	0	0	400	880	3882	97	
40	12	ELDERLY	0	-	8687	-	-	8687	0	0	0	0	0	319	400	719	7958	199	
		ELDERLY	-	-	-	-	-	-	-	-	-	0	0	1344	400	1744	0	0	
41	13	NON-ELD	1	9552	5160	4392	-	9552	480	-	0	0	0	0	-	480	9072	204	
		ELDERLY	1	-	-	9552	-	-	480	-	-	0	0	0	400	880	8672	131	
42	13	NON-ELD	2	17097	-	-	-	17097	960	2500	0	0	0	0	-	3460	13637	434	
		NON-ELD	2	17098	-	-	-	30	17128	960	600	0	0	0	-	1560	15568	326	
43	13	NON-ELD	3	8388	-	8388	-	8388	1440	0	0	0	0	0	-	1440	6948	328	
		NON-ELD	3	-	-	6480	600	-	7080	1440	4680	0	0	0	-	6120	960	401	
44	13	NON-ELD	1	5268	-	5268	-	5268	480	0	0	0	0	0	-	480	4788	242	
		NON-ELD	1	-	-	5268	-	-	480	-	-	0	0	0	-	480	4788	179	
45	13	ELDERLY	0	6096	0	6096	-	6096	0	0	400	0	0	0	400	800	5696	272	
		ELDERLY	-	-	-	6096	-	-	0	-	-	0	0	0	400	400	5696	208	
46	21	NON-ELD	0	-	6500	-	-	0	6500	0	0	0	0	0	0	0	6500	163	
		NON-ELD	-	-	-	-	3250	-	3250	-	-	0	0	0	-	0	3250	81	
47	12	NON-ELD	1	-	5622	1316	1316	6938	480	-	-	-	-	-	-	480	6458	160	
		NON-ELD	1	-	2160	-	-	2160	480	-	-	0	0	0	-	480	1680	42	
48	12	NON-ELD	2	-	6432	-	-	6432	960	-	-	-	-	-	-	960	5472	286	
		NON-ELD	-	-	-	-	-	-	480	-	-	-	-	-	-	480	5052	149	

Obs.#	PROGRAM DATA TYPE SOURCE	HH STATUS	NO. DEPN	EARNED INC	SOC ETC.	SEC. ASST.	PUBLIC INC	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND- ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT	
																			SPONSOR:
49	12	SPONSOR: NON-ELD	2	-	-	-	2800	-	-	2800	960	-	-	-	-	-	960	1840	286
		QC: NON-ELD	2	-	-	2808	336	-	-	3144	960	-	-	0	0	-	960	2184	55
50	12	SPONSOR: NON-ELD	1	-	-	5616	600	-	-	6216	480	0	0	0	0	-	480	5736	250
		QC: NON-ELD	1	-	-	5616	1200	-	-	6816	480	-	-	0	0	-	480	6336	158
51	12	SPONSOR: NON-ELD	2	-	-	6924	-	-	-	6924	960	0	0	0	0	-	960	5964	286
		QC: NON-ELD	2	-	-	5928	-	-	-	5928	960	-	-	0	0	-	960	4968	124
52	23	SPONSOR: ELDERLY	0	-	-	9168	-	-	78	9246	0	0	0	2268	400	2668	6578	164	
		QC: ELDERLY	-	-	-	1908	-	-	76	1984	-	-	0	2100	400	2500	0	17	
53	23	SPONSOR: NON-ELD	3	-2	-	-	12465	0	-	12465	1440	0	0	0	0	-	1440	11025	451
		QC: NON-ELD	3	26700	-	-	-	-	-	26700	1440	-	-	0	0	-	1440	25260	632
54	23	SPONSOR: NON-ELD	1	13000	-	-	-	-	0	13000	480	0	0	0	0	-	480	12520	313
		QC: NON-ELD	1	13000	-	-	3144	-	-	16144	480	-	-	0	0	-	480	15664	392
55	23	SPONSOR: NON-ELD	3	19396	-	-	-	-	0	13396	1440	2340	0	0	0	-	3780	15616	390
		QC: NON-ELD	3	19654	-	-	-	2912	2	22570	1440	2340	0	0	0	-	3780	18790	454
56	23	SPONSOR: NON-ELD	0	-	-	-	4728	-	0	4728	0	0	0	0	0	-	0	4728	257
		QC: NON-ELD	-	-	-	-	9456	-	-	9456	-	-	0	0	0	-	0	9456	343
57	12	SPONSOR: ELDERLY	1	0	4008	4356	1392	0	-	9756	480	0	0	0	400	880	8876	222	
		QC: ELDERLY	2	-	5400	1416	-	-	-	6816	960	-	-	0	400	1360	5456	136	
58	23	SPONSOR: NON-ELD	4	-	-	7116	-	0	-	7116	1920	0	0	0	0	-	1920	5196	193
		QC: NON-ELD	4	-	-	7296	-	-	-	7296	1920	-	-	0	0	-	1920	5376	134
59	23	SPONSOR: NON-ELD	3	-	-	-	12844	0	-	12844	1440	0	0	0	0	-	1440	11404	285
		QC: NON-ELD	3	-	-	-	25844	27	-	25871	1440	48	0	0	0	-	1488	24383	610
60	21	SPONSOR: NON-ELD	1	-	-	4225	-	0	-	4225	480	-	-	-	-	-	480	3745	215
		QC: NON-ELD	-	-	-	4224	-	-	-	4224	-	-	0	0	0	-	0	4224	106
61	21	SPONSOR: NON-ELD	4	-	-	9608	-	0	-	9608	1920	0	0	0	0	-	1920	7688	337
		QC: NON-ELD	4	-	-	1488	4488	-	-	5976	1920	-	-	0	0	-	1920	4056	101
62	21	SPONSOR: NON-ELD	1	-	-	5622	-	0	-	5622	480	-	-	-	-	-	480	5142	250
		QC: NON-ELD	1	-	-	4728	-	-	-	4728	480	-	-	0	0	-	480	4248	106
63	21	SPONSOR: NON-ELD	2	-	-	6924	-	0	-	6924	960	-	-	-	-	-	960	5964	286
		QC: NON-ELD	2	-	-	6456	-	-	-	6456	960	-	-	0	0	-	960	5496	137
64	21	SPONSOR: NON-ELD	1	0	0	5274	0	0	0	5274	480	-	-	0	0	-	480	4794	250
		QC: NON-ELD	1	-	-	4632	1400	-	-	6032	480	-	-	0	0	-	480	5552	139

Obs. #	PROGRAM DATA TYPE SOURCE	HH STATUS	NO. DEPN	EARNED INC	SOC ETC.	SEC. ASST.	PUBLIC INC	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD		HAND-		MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT
												CARE ALLOW	ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW					
65	21	SPONSOR: QC:	ELDERLY ELDERLY	1 2	0 -	17650 16008	1356 1248	0 -	2 -	19018 17256	480 960	0 0	0 0	0 0	165 245	400 400	1045 1605	17973 15651	449 391	
66	11	SPONSOR: QC:	ELDERLY ELDERLY	0 1	- -	9783 3336	- -	- -	- -	9783 3336	0 480	0 0	0 0	0 644	0 0	400 400	1524 1812	9303 137	244	
67	11	SPONSOR: QC:	NON-ELD NON-ELD	5 4	15418 15418	0 -	0 -	0 -	0 -	15418 15418	2400 1920	3120	0 0	0 0	0 0	- -	2400 5040	13018 10378	337 259	
68	11	SPONSOR: QC:	NON-ELD NON-ELD	2 2	0 26060	0 -	0 6912	0 -	0 -	0 32972	960 960	0 -	0 0	0 0	0 0	- -	960 960	0 32012	670 619	
69	23	SPONSOR: QC:	NON-ELD NON-ELD	0 -	35038 35100	- -	- -	- -	14 -	35038 35114	- -	- -	- -	- 0	- 0	- 0	- 0	35038 35114	573 746	
70	23	SPONSOR: QC:	NON-ELD NON-ELD	- 4	0 39996	0 -	8244 -	0 -	0 27	8244 40023	1440 1920	0 -	0 0	0 0	0 0	0 1920	1440 38103	6804 953	469	
71	21	SPONSOR: QC:	NON-ELD NON-ELD	2 2	0 -	9608 8016	0 -	0 -	0 -	9608 8016	960 960	0 -	0 0	0 0	0 0	0 960	960 7056	337 176		
72	21	SPONSOR: QC:	NON-ELD NON-ELD	4 2	18603 18851	0 -	0 -	5304 -	0 25	18603 24180	1920 960	0 -	0 0	0 0	0 0	1920 960	16683 23220	417 581		
73	21	SPONSOR: QC:	NON-ELD NON-ELD	2 2	0 19760	0 -	6924 6960	0 -	0 -	6924 26720	960 960	0 -	0 0	0 0	0 0	0 960	960 25760	286 644		
74	11	SPONSOR: QC:	ELDERLY ELDERLY	4 4	0 -	10680 -	3144 12240	0 -	0 -	13824 12240	1920 1920	0 -	0 0	0 0	0 0	400 400	2320 9920	11504 248	324	
75	11	SPONSOR: QC:	NON-ELD NON-ELD	4 4	20616 17706	- -	- 6624	- -	- -	20616 24330	1920 1920	1690	- -	- 0	- 0	- 3610	18696 20720	402 518		
76	11	SPONSOR: QC:	NON-ELD NON-ELD	4 5	50912 50911	- -	- -	- -	- -	50912 50911	1920 2400	4200	- -	- 0	- 0	- 6600	48992 44311	495 743		
77	11	SPONSOR: QC:	NON-ELD NON-ELD	1 -	13056 13056	- -	- -	- -	- -	13056 13056	480 -	- -	- 0	- 0	- 0	480 0	12576 13056	137 326		
78	11	SPONSOR: QC:	NON-ELD NON-ELD	3 3	- -	5564 3770	- -	- -	- -	5564 8990	1440 1440	- -	- 0	- 0	- 0	- 1440	4124 7550	0 189		
79	11	SPONSOR: QC:	ELDERLY ELDERLY	0 -	- -	8913 6360	- -	- -	- -	8913 6360	0 -	- -	- 0	- 0	- 613	400 400	8513 5347	210 134		
80	22	SPONSOR: QC:	NON-ELD NON-ELD	1 2	- -	6468 7848	- -	- -	- -	6468 7848	480 960	- -	- 0	- 0	- 0	- 960	5988 6888	286 172		

Obs.#	PROGRAM TYPE	DATA SOURCE	HH STATUS	NO. DEPN	EARNED SOC SEC. ETC.	PUBLIC ASST. INC	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TENANT PAYMENT	TOTAL
81	21	SPONSOR: NON-ELD QC:	NON-ELD NON-ELD	0 -	0 -	3972 3972	0 -	0 -	3972 3972	0 -	0 -	0 -	0 0	0 0	0 0	0 3972	0 3972	215 99
82	21	SPONSOR: NON-ELD QC:	NON-ELD NON-ELD	3 3	0 -	7848 7848	0 -	0 -	7848 7848	1440 1440	0 -	0 -	0 0	0 -	1440 1440	6408 6408	312 160	
83	21	SPONSOR: NON-ELD QC:	NON-ELD NON-ELD	1 1	0 -	5328 5328	0 -	0 -	5328 5328	480 480	0 -	0 -	0 0	0 -	480 480	4848 4848	250 121	
84	21	SPONSOR: NON-ELD QC:	NON-ELD ELDERLY	0 -	0 -	6336 4164	0 -	0 -	6336 4164	0 -	0 -	0 0	0 259	0 400	659 659	6336 3505	158 88	
85	21	SPONSOR: NON-ELD QC:	NON-ELD NON-ELD	0 -	0 -	3510 4680	0 -	0 -	3510 5676	0 -	0 -	0 0	0 0	0 -	0 0	3510 5676	88 142	
86	21	SPONSOR: NON-ELD QC:	NON-ELD NON-ELD	4 4	0 -	8880 8880	0 300	0 -	8880 9180	1920 1920	0 -	0 -	0 0	0 -	1920 1920	6960 7260	337 182	
87	21	SPONSOR: NON-ELD QC:	NON-ELD NON-ELD	- 2	0 -	9608 6720	0 -	0 -	9608 6720	960 960	0 -	0 -	0 0	0 -	960 960	8648 5760	312 144	
88	21	SPONSOR: NON-ELD QC:	NON-ELD ELDERLY	1 1	0 0	5622 5184	0 -	0 -	5622 5184	480 480	0 -	0 -	0 0	0 400	480 880	5142 4304	250 108	
89	21	SPONSOR: ELDERLY QC:	ELDERLY ELDERLY	3 3	0 -	6955 6432	0 -	0 -	6955 9012	1440 1440	0 -	0 -	0 0	0 400	1840 1840	7695 7172	286 179	
90	22	SPONSOR: NON-ELD QC:	NON-ELD NON-ELD	1 1	0 -	6090 5232	0 -	0 -	6090 5232	480 480	4420 4420	0 0	0 0	0 -	480 4900	5610 332	250 44	
91	22	SPONSOR: NON-ELD QC:	NON-ELD NON-ELD	2 2	0 2257	7584 5592	0 -	0 -	7584 7849	960 960	1560 1560	0 0	0 0	0 -	960 2520	6624 5329	286 133	
92	22	SPONSOR: NON-ELD QC:	NON-ELD NON-ELD	1 1	29145 29145	0 -	0 -	0 -	29145 29145	480 480	3850 3850	0 -	0 0	0 -	4330 480	24815 28665	620 717	
93	22	SPONSOR: NON-ELD QC:	NON-ELD NON-ELD	2 2	0 -	10972 10972	0 -	0 -	10972 10972	960 960	6760 6760	0 0	0 0	0 -	960 7720	10012 3252	250 91	
94	11	SPONSOR: NON-ELD QC:	NON-ELD NON-ELD	0 -	9835 13520	- -	- -	- -	9835 13520	0 -	- -	- 0	- 0	- -	0 0	9835 13520	246 398	
95	11	SPONSOR: ELDERLY QC:	ELDERLY ELDERLY	0 -	13799 13676	10426 10428	- -	- -	24225 24104	0 -	- -	- 0	0 0	400 400	400 400	23825 23704	424 495	
96	12	SPONSOR: NON-ELD QC:	NON-ELD NON-ELD	1 1	8580 11830	- -	- -	- -	8580 11830	480 480	- -	- 0	- 0	- -	480 480	8100 11350	203 284	



SPONSOR AND QC RENTS VARY BY MORE THAN \$50

Obs.#	PROGRAM DATA TYPE	HH STATUS	NO. DEPN	EARNED INC	SOC ETC.	PUBLIC ASST.	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT
97	12	SPONSOR: NON-ELD QC:	2 2	5784 10920	- -	- -	- -	- -	5784 10920	960 960	- -	- 0	- 0	- -	960 960	4824 9960	121 249
98	23	SPONSOR: NON-ELD QC:	2 2	15891 15891	- -	- 5804	- -	- -	15891 21695	960 960	- -	- 0	- 0	- -	960 960	14931 20735	373 513
99	23	SPONSOR: NON-ELD QC:	0 -	12800 17600	- -	- -	- -	- -	12800 17600	0 -	- -	- 0	- 0	- -	0 0	12800 17600	320 410
100	23	SPONSOR: NON-ELD QC:	1 1	12338 24676	- -	- -	- -	- -	12338 24676	480 480	- -	- 0	- 0	- -	480 480	11858 24196	320 410
101	21	SPONSOR: ELDERLY QC:	3 3	- -	5064 4884	4504 7044	- -	- -	9568 11928	1440 1440	- -	- 0	- 0	- -	1840 1840	7728 10088	193 252
102	11	SPONSOR: ELDERLY QC:	0 -	0 -	10919 4068	0 -	0 -	0 -	10919 4068	- -	- -	- 0	31 250	400 400	431 650	10488 3418	262 85
103	11	SPONSOR: ELDERLY QC:	- 1	- -	6768 11712	4632 5064	- -	- -	11400 16776	480 480	- -	- 0	- 0	- -	400 880	11000 15896	258 397
104	11	SPONSOR: NON-ELD QC:	3 3	9516 -	- -	- 5448	- -	- -	9516 5448	1440 1440	0 -	- -	- 0	- -	1440 1440	8076 4008	202 100
105	14	SPONSOR: NON-ELD QC:	5 5	14040 10300	- -	- 6948	600 -	- -	14040 17848	2400 2400	0 -	- 0	- 0	- -	2400 2400	11640 15448	291 386
106	23	SPONSOR: NON-ELD QC:	1 1	23457 19604	0 6360	0 -	0 -	0 -	23457 25964	480 480	- -	- 0	0 0	0 -	480 480	22977 25484	479 387
107	23	SPONSOR: NON-ELD QC:	2 2	14422 18470	- -	- 10036	- -	- -	14422 28506	960 960	- -	- 0	- 0	- -	960 960	13462 27546	387 575
108	23	SPONSOR: NON-ELD QC:	4 4	22360 29960	- -	- -	- -	6 -	22360 29966	1920 1920	- -	- 0	- 0	- -	1920 1920	20440 28046	437 590
109	21	SPONSOR: ELDERLY QC:	0 -	0 -	8852 8856	0 -	0 -	2368 859	11220 9715	0 -	- -	- 0	1192 1941	400 400	1592 2341	9628 7374	241 184
110	21	SPONSOR: ELDERLY QC:	0 -	0 -	6418 6420	0 -	0 -	1739 1736	8157 8156	0 -	- -	- 0	1369 4235	400 400	1789 4635	6368 3521	159 88
111	22	SPONSOR: NON-ELD QC:	2 2	0 -	0 -	4836 4836	0 -	0 -	4836 4836	960 960	- -	3575 -	0 0	0 -	960 4535	3876 301	97 40
112	22	SPONSOR: NON-ELD QC:	1 1	0 -	0 -	3792 3792	0 -	0 -	3792 3792	480 480	- -	4680 -	0 0	0 -	480 5160	3312 0	83 32

Obs. #	PROGRAM TYPE	DATA SOURCE	HH STATUS	NO. DEPN	EARNED INC	SOC SEC. ETC.	PUBLIC ASST. INC	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL PAYMENT	
																			TOTAL
113	22	SPONSOR: QC:	NON-ELD	1	17607	0	0	0	0	17607	480	-	-	0	0	0	480	17127	428
			NON-ELD	1	22973	-	-	-	-	22973	480	-	-	0	0	-	480	22493	483
114	11	SPONSOR: QC:	NON-ELD	3	25406	-	-	-	-	25406	1440	-	-	0	0	1440	34418	279	95
			NON-ELD	3	25406	-	-	-	-	35858	1440	-	-	0	0	1440	34418	279	95
115	11	SPONSOR: QC:	NON-ELD	1	17201	13380	3821	-	-	17201	480	-	400	-	-	880	16721	408	408
			ELDERLY	1	9478	1746	7728	-	4	9478	480	-	0	0	400	880	8598	215	215
116	11	SPONSOR: QC:	ELDERLY	0	7126	7128	0	0	0	7126	0	0	0	0	1718	2118	5008	125	125
			ELDERLY	-	7128	-	-	-	-	7128	-	-	0	0	4271	4671	2457	61	61
117	11	SPONSOR: QC:	ELDERLY	0	7138	7138	0	0	166	7304	0	0	0	0	1420	1820	5484	137	137
			ELDERLY	-	10680	-	-	-	166	10846	-	-	0	0	383	783	10063	252	252
118	11	SPONSOR: QC:	ELDERLY	0	7414	7414	0	0	1263	8677	0	0	0	0	2216	2616	6061	152	152
			ELDERLY	-	7140	6948	-	-	1263	15351	-	-	0	0	1059	1459	13892	347	347
119	21	SPONSOR: QC:	NON-ELD	0	10400	-	-	3808	436	14644	0	-	0	0	0	0	14644	366	366
			NON-ELD	-	10891	-	-	-	531	11421	-	-	0	0	0	0	11421	286	286
120	21	SPONSOR: QC:	NON-ELD	1	6219	6219	0	2600	26	8845	480	-	0	0	0	480	8365	209	209
			NON-ELD	1	6219	-	-	600	-	6819	480	-	0	0	0	480	6339	158	158
121	21	SPONSOR: QC:	NON-ELD	1	7992	7992	0	3660	0	3660	480	-	0	0	0	480	3180	80	80
			NON-ELD	1	7992	-	-	509	-	12161	480	780	0	0	0	1260	10901	273	273
122	21	SPONSOR: QC:	ELDERLY	0	5693	5693	0	0	5	5698	0	-	0	0	47	400	5298	132	132
			ELDERLY	-	-	-	-	-	20	20	-	-	0	0	400	447	0	0	
123	22	SPONSOR: QC:	ELDERLY	0	13426	13426	-	-	0	13426	0	0	0	0	1165	1565	11861	296	296
			ELDERLY	-	19452	-	-	-	-	19452	-	-	0	0	1034	1434	18018	408	408
124	11	SPONSOR: QC:	NON-ELD	2	11050	11050	-	-	-	11050	960	-	-	-	-	960	10090	252	252
			NON-ELD	2	6630	6630	-	-	-	6630	960	200	0	0	0	1160	5470	137	137
125	12	SPONSOR: QC:	NON-ELD	2	4716	4716	0	0	0	4716	960	0	0	0	0	960	3756	94	94
			NON-ELD	2	9468	9468	0	0	-	9468	960	-	0	0	0	960	8508	213	213
126	11	SPONSOR: QC:	ELDERLY	0	7617	7617	-	-	410	8027	0	-	-	2555	400	2955	5072	127	127
			ELDERLY	-	7608	-	-	-	542	8150	-	-	0	286	400	686	7464	187	187
127	23	SPONSOR: QC:	ELDERLY	0	14220	14220	0	0	0	21516	0	0	0	0	0	400	21116	569	569
			ELDERLY	-	13874	7296	-	-	-	21170	-	-	0	452	400	852	20318	514	514
128	11	SPONSOR: QC:	NON-ELD	3	10920	10920	972	-	-	11892	1440	-	-	-	-	1440	10452	261	261
			NON-ELD	1	12480	5772	-	-	-	18252	1440	-	-	0	400	1840	16412	410	410

SPONSOR AND QC RENTS VARY BY MORE THAN \$50

Obs.#	PROGRAM DATA TYPE SOURCE	HH STATUS	NO. DEPN	EARNED INC	SOC ETC.	PUBLIC ASST.	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND- ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT	
																		SPONSOR:
129	11	NON-ELD	1	-	-	3792	-	-	3792	480	-	-	-	-	-	480	3312	83
		NON-ELD	1	-	5561	3792	108	-	9461	480	-	0	0	-	-	480	8981	225
130	11	NON-ELD	-	4004	5311	-	-	-	9315	-	-	-	-	-	-	-	9315	233
		ELDERLY	-	924	5311	-	-	165	6400	-	-	0	0	400	400	6000	150	
131	23	NON-ELD	2	15471	-	-	-	-	15471	960	-	-	-	-	960	14511	321	
		NON-ELD	-	18811	-	-	-	-	18811	-	-	0	0	-	-	18811	395	
132	23	NON-ELD	3	12345	-	-	-	-	12345	1440	-	-	-	-	1440	10905	252	
		NON-ELD	6	17434	-	4164	-	-	21598	2880	-	0	0	-	2880	18718	395	
133	21	ELDERLY	0	0	5064	1260	0	0	1260	0	-	0	0	400	400	860	22	
		ELDERLY	-	-	-	-	-	-	5064	-	-	0	0	400	400	4664	117	
134	21	ELDERLY	0	-	9312	0	0	1567	10879	0	-	0	3081	400	3481	7398	185	
		ELDERLY	-	-	-	-	-	1257	1257	-	-	0	3749	400	4149	0	10	
135	12	NON-ELD	2	-	-	-	3924	0	3924	960	-	-	-	-	960	2964	74	
		NON-ELD	2	-	-	-	6000	-	6000	960	-	0	0	-	960	5040	126	
136	12	ELDERLY	3	-	4968	3492	8395	0	16855	1920	-	-	-	400	2320	14535	363	
		ELDERLY	3	-	4968	3492	-	-	8460	1440	-	0	0	400	1840	6620	165	
137	12	NON-ELD	1	2808	-	-	3848	0	6656	480	0	0	0	0	480	6176	154	
		NON-ELD	1	5619	-	-	3848	-	9467	480	-	0	0	-	480	8987	225	
138	11	NON-ELD	1	0	0	2772	0	0	2772	480	0	-	0	-	480	2292	57	
		NON-ELD	2	-	-	5544	-	-	5544	960	-	0	0	-	960	4584	115	
139	21	ELDERLY	0	-	10978	-	-	0	10978	0	0	0	1594	400	1994	8984	225	
		ELDERLY	-	-	5952	-	-	-	5952	-	-	0	385	400	785	5167	129	
140	21	ELDERLY	-1	0	8794	0	0	0	8794	0	0	0	431	400	831	7963	199	
		ELDERLY	-	-	4836	-	-	-	4836	-	-	0	550	400	950	3886	97	
141	12	ELDERLY	1	-	5804	1404	-	-	7212	480	-	-	166	400	1046	6166	154	
		ELDERLY	1	-	372	1908	-	582	2862	480	-	0	0	400	880	1982	50	
142	21	NON-ELD	0	-	8662	5064	-	0	13726	-	-	-	-	400	400	13326	333	
		ELDERLY	1	-	8880	-	-	-	8880	480	-	0	118	400	998	7882	197	
143	21	ELDERLY	0	-	6910	-	-	402	7312	0	0	0	5232	400	5632	1680	61	
		ELDERLY	-	2548	6912	-	-	402	9862	-	-	0	4773	400	5173	4689	117	
144	11	ELDERLY	0	0	7344	0	0	0	7344	0	0	0	557	400	957	6387	160	
		ELDERLY	-	-	7244	-	-	-	7244	-	-	0	1113	400	1513	1811	96	

SPONSOR AND QC RENTS VARY BY MORE THAN \$50

TOTAL

ADJUSTED  
INCOME

ELDERLY  
ALLOW

MEDICAL  
ALLOW

CHILD  
CARE

TOTAL  
INCOME

ASST.  
INC

PUBLIC  
INC

OTHER  
INC

DEPN  
INC

ICAP  
ALLOW

ALLOW

TOTAL

TOTAL  
ALLOW

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Obs.#	PROGRAM DATA	HH NO.	EARNED SOC SEC. ETC.	ASST. INC	OTHER INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TENANT PAYMENT	
145	12	SPONSOR: NON-ELD	3	-	5064	2040	0	7104	1440	0	0	0	1440	5664	142
		QC: NON-ELD	4	-	5064	8040	-	13104	1920	-	0	-	1920	11184	280
146	11	SPONSOR: ELDERLY	0	0	3010	4836	167	8013	0	0	1836	400	2236	5777	144
		QC: ELDERLY	-	-	7848	3010	92	10950	-	0	862	400	1262	9688	242
147	11	SPONSOR: ELDERLY	0	0	9512	4644	0	14156	0	0	4938	400	5338	8818	221
		QC: ELDERLY	-	-	-	9130	5	9134	-	0	3266	400	3666	5468	137
148	21	SPONSOR: NON-ELD	2	16731	0	0	0	16731	960	0	0	0	960	15771	394
		QC: NON-ELD	2	5616	-	-	0	5616	960	1560	0	-	2520	3096	77
149	22	SPONSOR: ELDERLY	0	-	5064	-	-	5064	0	-	0	400	400	4664	117
		QC: ELDERLY	-	-	9780	-	-	9780	-	-	0	400	400	9380	234
150	22	SPONSOR: NON-ELD	2	7020	-	2496	0	2496	960	-	0	0	960	1536	38
		QC: NON-ELD	2	-	-	2496	0	9516	960	-	0	-	960	8556	214
151	22	SPONSOR: ELDERLY	0	-	7523	-	-	7523	0	-	1834	400	2234	5289	132
		QC: ELDERLY	-	-	7524	-	-	7524	-	0	11762	400	12162	0	63
152	11	SPONSOR: NON-ELD	2	4884	0	3636	0	3636	960	0	0	-	960	2676	67
		QC: NON-ELD	2	-	-	3636	-	8520	960	-	0	-	960	7560	189
153	14	SPONSOR: NON-ELD	4	0	0	3048	0	3048	1920	0	0	-	1920	1128	28
		QC: NON-ELD	4	-	-	5112	-	5112	1920	-	0	-	1920	3192	80
154	14	SPONSOR: NON-ELD	4	0	0	4368	0	4368	1920	0	0	-	1920	2448	61
		QC: NON-ELD	3	3900	-	4368	-	8268	1440	-	0	-	1440	6828	171
155	14	SPONSOR: NON-ELD	4	0	0	3528	0	3528	1920	0	0	-	1920	1608	109
		QC: ELDERLY	4	-	2640	13764	-	16404	1920	-	0	400	2320	14084	352
156	12	SPONSOR: NON-ELD	6	8840	0	4108	0	12948	2880	0	0	-	2880	10068	252
		QC: NON-ELD	6	8840	-	2288	-	11128	2880	1820	0	-	4700	6428	161
157	22	SPONSOR: ELDERLY	0	0	2852	0	6266	9118	0	-	1166	400	1566	7552	189
		QC: ELDERLY	-	-	2856	-	12673	15529	-	0	973	400	1373	14156	267
158	21	SPONSOR: NON-ELD	2	2523	0	2500	0	5023	960	0	0	0	960	403	102
		QC: NON-ELD	2	2523	-	-	-	2523	960	-	0	-	960	1563	39
159	21	SPONSOR: ELDERLY	0	-	5304	-	16	5320	-	-	0	400	400	4920	123
		QC: ELDERLY	-	-	-	-	29	29	-	0	0	400	400	0	0
160	11	SPONSOR: ELDERLY	0	11952	-	-	-	11952	0	0	1221	400	1621	10331	238
		QC: ELDERLY	-	-	-	-	-	-	-	-	702	400	1102	16287	326

Obs.#	PROGRAM TYPE	DATA SOURCE	HH STATUS	NO. DEPN	EARNED INC	SOC ETC.	SEC. ASST.	PUBLIC INC	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT	
161	11	SPONSOR: ELDERLY QC: ELDERLY	ELDERLY	1	-	10224	-	-	-	-	10224	480	0	0	0	4763	400	5643	4581	100
						10224	-	-	-	1	10225	-	-	-	0	0	400	400	9825	246
162	11	SPONSOR: NON-ELD QC: NON-ELD	NON-ELD	1	8840	-	-	-	-	-	8840	480	1560	0	0	0	2040	6800	152	
					10192	-	-	-	-	0	10192	480	1560	0	0	0	2040	8152	204	
163	11	SPONSOR: NON-ELD QC: NON-ELD	NON-ELD	2	9100	-	-	-	-	-	9100	960	0	0	0	0	960	8140	185	
					20800	-	-	-	-	23	20823	960	-	-	0	0	960	19863	261	
164	11	SPONSOR: ELDERLY QC: ELDERLY	ELDERLY	1	-	5304	-	-	-	-	5304	480	0	0	42	400	922	4382	58	
					10400	3420	1884	-	-	-	15704	-	-	0	1629	400	2029	13675	261	
165	11	SPONSOR: NON-ELD QC: NON-ELD	NON-ELD	4	-	-	3000	-	-	-	3000	1920	-	-	-	-	1920	1080	32	
					9719	-	-	-	-	-	9719	960	-	-	0	-	960	8759	219	
166	11	SPONSOR: ELDERLY QC: NON-ELD	ELDERLY	0	7232	2400	0	0	0	0	9632	0	0	0	0	400	400	9232	231	
					9620	2400	-	160	-	-	12180	-	-	-	0	-	0	12180	305	
167	11	SPONSOR: NON-ELD QC: NON-ELD	NON-ELD	1	20622	0	0	0	0	0	20622	480	2600	0	0	-	3080	17542	391	
					8177	-	-	-	-	-	8177	480	2600	0	0	-	3080	5097	127	
168	11	SPONSOR: NON-ELD QC: NON-ELD	NON-ELD	1	6000	0	432	0	0	0	6432	480	0	0	0	-	480	5952	140	
					-	-	432	-	-	-	432	480	364	0	0	-	844	0	4	
169	12	SPONSOR: NON-ELD QC: NON-ELD	NON-ELD	1	-	-	6924	-	-	0	6924	480	0	0	0	-	480	6444	161	
					-	5064	1860	2400	-	-	9324	480	-	-	0	-	480	8844	221	
170	22	SPONSOR: NON-ELD QC: NON-ELD	NON-ELD	2	17517	-	-	-	-	-	17517	960	1560	0	0	0	2520	14997	375	
					20280	-	-	-	-	-	20280	960	588	0	0	-	1548	18732	468	
171	11	SPONSOR: NON-ELD QC: NON-ELD	NON-ELD	1	-	-	2820	-	-	-	2820	480	-	-	-	-	480	2340	59	
					2600	-	2820	2400	-	-	7820	-	-	-	0	-	0	7820	195	
172	11	SPONSOR: NON-ELD QC: NON-ELD	NON-ELD	2	-	5064	2328	-	-	-	2328	960	-	-	-	-	960	1368	93	
					10400	2472	2832	-	-	-	15704	1440	-	-	0	-	1440	14264	357	
173	11	SPONSOR: NON-ELD QC: NON-ELD	NON-ELD	1	-	-	2820	-	-	-	2820	480	0	0	0	-	480	2340	59	
					-	-	5640	-	-	-	5640	480	-	-	0	-	480	5160	129	
174	22	SPONSOR: NON-ELD QC: NON-ELD	NON-ELD	2	14534	0	0	0	0	0	14534	960	0	0	0	0	960	13574	339	
					17752	-	-	3600	-	-	21352	960	702	0	0	-	1662	19690	492	
175	22	SPONSOR: NON-ELD QC: ELDERLY	NON-ELD	2	0	6024	0	0	0	0	6024	960	0	0	0	0	960	5064	127	
					-	6024	-	5720	-	-	11744	960	-	-	0	788	400	2148	9596	240
176	22	SPONSOR: NON-ELD QC: NON-ELD	NON-ELD	2	6188	0	0	0	0	0	6188	960	0	0	0	0	960	5288	131	
					8840	-	-	2808	-	-	11648	960	-	-	0	-	960	10688	267	

Obs.#	PROGRAM TYPE	DATA SOURCE	HH STATUS	NO. DEPN	EARNED INC	SOC SEC. ETC.	PUBLIC ASST.	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL INCOME	TENANT PAYMENT
177	11	SPONSOR: QC:	NON-ELD NON-ELD	0 -	3868 8840	- -	- -	- -	- -	3868 8840	0 -	0 -	0 -	- 0	- 0	- 0	0 0	3868 8840	97 221
178	11	SPONSOR: QC:	NON-ELD NON-ELD	2 4	4715 -	- -	1560 3996	- -	- -	6275 3996	960 1920	0 -	0 -	- 0	- 0	- 1920	960 2076	5315 2076	133 52
179	12	SPONSOR: QC:	NON-ELD NON-ELD	2 2	6413 10400	- -	1140 1140	- -	- -	7553 11540	960 960	- -	0 0	- 0	- 0	- 960	6593 10580	165 265	
180	12	SPONSOR: QC:	NON-ELD NON-ELD	4 4	- -	4732 -	612 12556	4402 -	- -	9746 13168	1920 1920	- -	0 0	- 0	- 1920	7826 11248	196 281		
181	12	SPONSOR: QC:	NON-ELD NON-ELD	3 3	9138 14622	- -	5200 5200	1440 1560	- -	15494 19822	1440 1560	- -	- 0	- 0	- 3000	12494 16822	312 421		
182	12	SPONSOR: QC:	NON-ELD NON-ELD	4 2	14892 19428	- -	- 155	- -	- -	14892 19583	1920 960	- -	0 0	- 0	- 960	12972 18623	336 466		
183	21	SPONSOR: QC:	NON-ELD ELDERLY	0 -	0 -	10276 10272	0 -	0 -	0 -	10276 10272	0 -	0 -	0 -	0 37852	400 400	9876 0	247 86		
184	21	SPONSOR: QC:	NON-ELD NON-ELD	4 4	7776 8424	- -	0 1764	0 -	0 -	7776 10188	1920 1920	0 -	0 -	0 0	- 1920	5856 8268	146 207		
185	22	SPONSOR: QC:	NON-ELD NON-ELD	1 -	- -	- -	1152 2600	- -	- -	1152 3752	480 -	- -	0 -	- 0	- 480	672 3752	17 94		
186	22	SPONSOR: QC:	NON-ELD NON-ELD	4 4	15600 -	- -	- -	- -	- -	15600 -	1920 1920	- -	0 -	- 0	- 1920	13680 -	328 -		
187	11	SPONSOR: QC:	NON-ELD NON-ELD	1 1	5646 9152	- -	- -	- -	- -	5646 9152	480 480	- -	0 -	- 0	- 480	5646 8672	141 217		
188	11	SPONSOR: QC:	NON-ELD NON-ELD	1 1	4761 11440	- -	- -	- -	- -	4761 11440	480 480	180 240	- -	- 0	- 720	4101 10720	103 268		
189	12	SPONSOR: QC:	ELDERLY ELDERLY	0 -	0 -	5568 5784	0 -	207 -	0 -	5775 5784	0 -	0 -	0 -	0 16362	400 400	5055 0	126 48		
190	12	SPONSOR: QC:	NON-ELD NON-ELD	3 3	7514 7514	0 3396	0 -	0 -	0 -	7514 10910	1440 1440	0 -	0 -	0 0	- 1440	6074 9470	152 237		
191	22	SPONSOR: QC:	NON-ELD NON-ELD	1 2	0 3360	0 -	2364 2364	0 -	0 -	2364 5724	480 960	- -	0 -	0 0	0 960	1884 4764	47 119		
192	11	SPONSOR: QC:	NON-ELD NON-ELD	1 1	10608 -	0 -	2832 -	0 -	0 -	13440 -	480 480	0 -	0 -	0 0	- 480	12960 2152	324 59		

SPONSOR AND QC RENTS VARY BY MORE THAN \$50

Obs.#	PROGRAM DATA TYPE	HH STATUS	NO. DEPN	EARNED SOC SEC. ETC.	PUBLIC ASST. INC	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TENANT PAYMENT	TOTAL
193	11	SPONSOR: NON-ELD QC:	0	0	0	3432	0	3432	0	0	0	0	0	0	0	3432	86
194	11	SPONSOR: NON-ELD QC:	1	7800	228	8028	480	8508	480	1040	0	0	0	1520	6988	98	163
195	11	SPONSOR: NON-ELD QC:	4	14575	0	14575	1920	16495	1920	0	0	0	0	1920	14575	177	342
196	21	SPONSOR: NON-ELD QC:	3	0	3024	3900	0	6924	1440	0	0	0	0	1440	5484	137	40
197	21	SPONSOR: NON-ELD QC:	0	2860	0	2860	10	2870	0	0	0	0	0	0	2870	72	216
198	22	SPONSOR: NON-ELD QC:	2	9808	0	9808	0	9808	960	3120	0	0	0	4080	5728	143	0
199	22	SPONSOR: NON-ELD QC:	0	5064	0	5064	0	5064	0	0	0	0	400	400	4664	53	117
200	12	SPONSOR: ELDERLY QC:	4	8866	0	8866	1920	10786	1920	0	0	116	400	2436	6430	161	95
201	21	SPONSOR: NON-ELD QC:	2	6318	2220	8538	0	8538	960	0	0	0	0	960	7578	31	189
202	21	SPONSOR: NON-ELD QC:	1	7488	1704	9192	0	9192	480	0	0	0	0	480	8712	31	218
203	21	SPONSOR: NON-ELD QC:	2	4199	2200	6419	0	6419	960	0	0	0	0	960	5459	136	370
204	22	SPONSOR: NON-ELD QC:	0	5124	0	5124	0	5124	0	0	0	0	400	400	4724	118	60
205	12	SPONSOR: ELDERLY QC:	1	3396	6222	300	10278	480	0	0	0	0	400	880	9398	164	228
206	12	SPONSOR: ELDERLY QC:	1	300	10256	7068	0	10556	480	0	0	0	400	880	9676	242	154
207	12	SPONSOR: NON-ELD QC:	0	5064	0	5064	0	5064	0	0	0	0	400	400	5064	47	117
208	21	SPONSOR: ELDERLY QC:	0	8434	0	1716	10150	0	0	0	0	3746	400	4146	6004	150	14

SPONSOR AND QC RENTS VARY BY MORE THAN \$50

Obs.#	PROGRAM TYPE	DATA SOURCE	HH STATUS	NO. DEPN	EARNED INC	SOC INC	SEC. ETC.	PUBLIC ASST.	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT	
																				TOTAL INCOME
209	11	SPONSOR: NON-ELD QC:	NON-ELD	4	6630	-	-	4968	-	-	4968	1920	0	0	0	0	0	1920	3048	76
			NON-ELD	6				4968			11598	2880						2880	8718	218
210	11	SPONSOR: ELDERLY QC:	ELDERLY	4	-	-	7152	-	-	-	7152	1920	0	0	0	0	0	1920	4832	111
			ELDERLY	4			7932	1476			9408	1920						1920	7088	177
211	11	SPONSOR: NON-ELD QC:	NON-ELD	3	15371	0	0	0	0	0	15371	1440	-	-	-	-	1440	13931	348	
			NON-ELD	3	5016	-	-	-	-	-	5016	1440	-	-	-	-	-	1440	3576	89
212	11	SPONSOR: NON-ELD QC:	NON-ELD	1	17618	0	0	0	0	0	17618	480	0	0	0	0	0	480	17138	428
			NON-ELD	1	10171	-	-	2016	3	3	12190	480	-	-	-	-	-	480	11710	293
213	11	SPONSOR: ELDERLY QC:	ELDERLY	0	-	-	5218	-	-	-	5218	0	0	0	0	0	0	838	4380	109
			ELDERLY	-	-	-	1956	-	-	-	1956	-	-	-	-	-	-	936	1020	25
214	11	SPONSOR: ELDERLY QC:	ELDERLY	0	-	-	3528	-	-	-	3528	0	0	0	0	0	0	821	2707	68
			ELDERLY	-	4550	-	-	3528	-	-	8078	-	-	-	-	-	-	686	7392	185
215	11	SPONSOR: ELDERLY QC:	ELDERLY	0	5328	20052	-	-	-	-	25380	0	0	0	0	0	0	2340	23040	225
			ELDERLY	-	44~	18348	-	-	-	1722	20514	-	-	-	-	-	3643	16871	309	
216	11	SPONSOR: ELDERLY QC:	ELDERLY	0	-	-	11019	-	-	1387	12406	0	0	0	0	0	0	3168	9238	231
			ELDERLY	-	-	-	11016	-	-	9082	20098	-	-	-	-	-	2938	17160	309	
217	21	SPONSOR: NON-ELD QC:	NON-ELD	1	3510	0	0	0	0	7	3517	480	-	-	-	-	0	480	3037	76
			NON-ELD	1	3510	-	-	2448	-	7	5965	480	-	-	-	-	-	480	5485	137
218	21	SPONSOR: ELDERLY QC:	ELDERLY	0	3978	4606	361	0	24	8969	0	-	-	-	0	113	513	8456	212	
			ELDERLY	-	3978	5280	-	4068	24	13350	-	-	-	-	0	597	997	12354	309	
219	11	SPONSOR: ELDERLY QC:	ELDERLY	-	0	5064	249	0	0	5313	-	0	0	0	0	0	0	4913	123	
			ELDERLY	-	-	5064	5316	-	-	10380	-	-	-	-	-	-	-	9980	249	
220	11	SPONSOR: ELDERLY QC:	ELDERLY	0	-	-	7199	-	-	-	7199	-	-	-	0	1127	1527	5672	142	
			ELDERLY	-	-	-	9924	-	-	9924	-	-	-	-	0	1713	2113	7811	195	
221	11	SPONSOR: ELDERLY QC:	ELDERLY	0	-	-	12754	-	-	-	12754	-	-	-	91	491	5200	12263	307	
			ELDERLY	-	-	-	8064	-	-	-	8064	-	-	-	0	4800	2864	72		
222	21	SPONSOR: ELDERLY QC:	ELDERLY	0	0	11194	0	0	21	11215	0	0	0	0	934	1334	9881	247		
			ELDERLY	-	-	11196	-	-	21	11217	-	-	-	-	0	11447	0	93		
223	11	SPONSOR: ELDERLY QC:	ELDERLY	0	-	-	8688	-	-	-	8688	0	-	-	98	498	8190	205		
			ELDERLY	-	-	-	12072	-	11752	-	23824	-	-	-	0	236	636	367		
224	12	SPONSOR: ELDERLY QC:	ELDERLY	1	-	-	6108	-	-	-	6108	480	-	-	-	0	2049	5228	131	
			ELDERLY	1	-	-	6108	-	-	-	6108	480	-	-	-	0	2929	3179	79	



SPONSOR AND QC RENTS VARY BY MORE THAN \$50

Obs.#	PROGRAM DATA TYPE	HH STATUS	NO. DEPN	EARNED SOC SEC. ETC. INC	PUBLIC ASST. INC	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TENANT PAYMENT	TOTAL
225	21	SPONSOR: ELDERLY	0	-	14822	-	-	0	14822	-	-	-	1708	400	2108	12714	318
		QC: ELDERLY	-	-	17796	-	-	-	17796	-	-	0	1614	400	2014	15782	395
226	21	SPONSOR: ELDERLY	1	-	12291	-	-	-	12291	480	-	-	2941	400	3821	8470	212
		QC: ELDERLY	1	-	16380	-	-	-	16380	480	-	0	0	400	880	15500	388
227	21	SPONSOR: NON-ELD	3	-	-	4152	600	-	4752	1440	-	-	-	-	1440	3312	83
		QC: NON-ELD	3	10920	-	4752	-	-	15672	1440	-	0	0	-	1440	14232	356
228	21	SPONSOR: NON-ELD	2	14201	-	-	-	-	14201	960	-	-	-	-	960	13241	331
		QC: NON-ELD	2	18772	-	-	-	-	18772	960	-	0	0	-	960	17812	445
229	21	SPONSOR: ELDERLY	0	-	8124	0	0	15	8139	0	-	0	0	400	400	7739	193
		QC: ELDERLY	-	-	8124	3456	-	15	11595	-	-	0	0	400	400	11195	280
230	11	SPONSOR: ELDERLY	0	-	7951	-	-	-	7951	0	-	-	-	400	400	-	67
		QC: ELDERLY	-	-	7956	-	-	-	7956	-	-	0	2317	400	2717	5239	131
231	11	SPONSOR: NON-ELD	1	9555	-	-	3016	-	12571	480	-	-	-	-	480	-	249
		QC: NON-ELD	1	10920	-	-	3016	0	13936	480	-	0	0	-	480	13456	336
232	11	SPONSOR: NON-ELD	0	6435	-	-	936	-	7371	0	-	-	-	-	0	7371	121
		QC: NON-ELD	1	15938	-	-	-	-	15938	480	-	0	0	-	480	15458	386
233	11	SPONSOR: NON-ELD	2	-	6084	-	3640	-	9724	960	-	-	-	-	960	-	116
		QC: NON-ELD	2	6084	-	-	3640	-	9724	960	1210	0	0	-	2170	7554	189
234	12	SPONSOR: ELDERLY	1	-	10368	-	-	-	10368	480	-	-	-	400	880	9488	237
		QC: ELDERLY	-	-	5064	1908	-	-	6972	-	-	0	151	400	551	6421	161
235	12	SPONSOR: NON-ELD	4	-	4884	3456	-	-	8340	2400	-	-	-	-	2400	5940	149
		QC: ELDERLY	5	-	10128	2748	-	-	12876	2400	-	0	0	400	2800	10076	252
236	21	SPONSOR: ELDERLY	0	0	4470	0	5824	9	10303	0	0	0	0	400	400	9903	247
		QC: ELDERLY	1	423	7540	-	5376	243	13582	480	-	0	0	400	880	12702	318
237	21	SPONSOR: ELDERLY	0	0	11892	0	0	1810	13702	0	0	0	4397	400	4797	8905	223
		QC: ELDERLY	-	-	11892	-	-	362	12254	-	-	0	5440	400	5840	6414	160
238	21	SPONSOR: ELDERLY	0	0	10598	0	0	33	10631	0	0	0	3009	400	3409	7222	181
		QC: ELDERLY	-	-	10596	-	-	33	10629	-	-	0	5489	400	5889	4740	118
239	21	SPONSOR: ELDERLY	0	0	8058	0	0	21	8079	0	0	0	2327	400	2727	5352	134
		QC: ELDERLY	-	-	8052	-	-	252	8304	-	-	0	5851	400	6251	2053	69
240	13	SPONSOR: NON-ELD	4	10464	3432	0	0	7032	20928	1920	2496	0	0	-	4416	16512	552
		QC: NON-ELD	4	4108	-	-	-	-	4108	1920	2496	0	0	-	4416	0	34

SPONSOR AND QC RENTS VARY BY MORE THAN \$50

Obs. #	PROGRAM TYPE	HH STATUS	NO. DEPN	EARNED INC	SOC SEC. ETC.	PUBLIC ASST. INC	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TRFMT PAYMENT
241	13	SPONSOR: NON-ELD QC: NON-ELD	1	4732	0	792	0	0	5524	480	0	0	0	0	480	5044	176
			-	11698	-	792	-	-	12490	-	-	0	0	-	0	12490	257
242	13	SPONSOR: NON-ELD QC: NON-ELD	3	10400	0	5200	0	0	15600	1440	3120	0	0	0	4560	11040	349
			3	10400	-	5200	0	0	15600	1440	-	0	0	-	1440	14160	411
243	12	SPONSOR: NON-ELD QC: NON-ELD	3	9818	-	-	119	9937	1440	0	0	0	0	0	1440	8497	212
			3	9818	-	-	119	9937	1440	2340	0	0	0	-	3780	6157	154
244	12	SPONSOR: ELDERLY QC: ELDERLY	1	-	9774	-	-	0	9774	480	0	0	2031	400	2911	6863	172
			1	-	9768	-	3632	0	13400	480	-	0	1464	400	2344	11056	276
245	23	SPONSOR: ELDERLY QC: ELDERLY	0	0	7078	0	0	0	7078	0	-	0	400	400	800	6278	157
			-	-	7068	-	-	-	7068	-	-	0	6957	400	7357	0	59
246	23	SPONSOR: ELDERLY QC: ELDERLY	0	0	5218	0	0	31	5249	0	-	0	225	400	625	4624	115
			-	-	10044	-	-	124	10168	-	-	0	439	400	839	9329	233
247	21	SPONSOR: ELDERLY QC: ELDERLY	0	-	10641	-	-	1349	11990	0	0	0	333	400	733	11257	281
			-	-	7332	-	-	1344	8676	-	-	0	508	400	908	7768	194
248	21	SPONSOR: ELDERLY QC: ELDERLY	0	-	5962	-	-	3337	9299	0	0	0	968	400	1368	7931	198
			-	-	5580	-	-	285	5865	-	-	0	1806	400	2206	3659	91
249	21	SPONSOR: ELDERLY QC: ELDERLY	0	-	5472	-	-	4	5476	0	0	0	39	400	439	5037	126
			-	-	5472	-	-	4	5476	-	-	0	3940	400	4340	1137	46
250	21	SPONSOR: ELDERLY QC: ELDERLY	0	0	9955	0	0	568	10523	0	0	0	1201	400	1601	8922	223
			-	-	7620	-	-	878	8498	-	-	0	4146	400	4546	3952	99
251	21	SPONSOR: ELDERLY QC: ELDERLY	0	0	26718	0	0	0	26718	0	0	0	411	400	811	25907	648
			-	-	26688	-	-	2	26690	-	-	0	6771	400	7171	19518	488
252	21	SPONSOR: ELDERLY QC: ELDERLY	0	0	12316	0	0	5	12321	0	0	0	462	400	862	11459	286
			-	-	12276	-	-	4	12280	-	-	0	23654	400	24054	0	102
253	21	SPONSOR: ELDERLY QC: ELDERLY	0	0	5232	0	0	29	5261	0	0	0	0	400	400	4861	121
			-	-	10296	324	-	116	10736	-	-	0	278	400	678	10058	251
254	22	SPONSOR: NON-ELD QC: NON-ELD	1	0	0	4224	0	0	4224	480	0	0	0	0	480	3744	216
			1	-	-	4452	0	-	4452	480	-	0	0	-	480	3972	99
255	22	SPONSOR: NON-ELD QC: NON-ELD	4	0	0	7908	0	0	7908	1920	0	0	0	0	1920	5988	150
			3	-	-	11244	0	-	11244	1440	-	0	0	-	1440	9804	245
256	22	SPONSOR: ELDERLY	-	-	5472	-	-	60	5532	-	-	-	0	400	600	5132	128
			-	-	-	-	-	232	526	-	-	0	702	400	1102	0	2

Obs.#	PROGRAM DATA TYPE	HH STATUS	NO. DEPN	EARNED SOC SEC. INC	PUBLIC ASST. INC	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT
257	22	SPONSOR: ELDERLY	-	-	-	-	0	5472	-	-	-	-	400	400	5072	127
		QC: NON-ELD	-	-	-	-	-	-	-	-	0	0	-	0	0	0
258	13	SPONSOR: NON-ELD	4	17500	-	-	-	17500	1920	0	0	0	-	1920	15580	291
		QC: NON-ELD	4	17500	-	-	-	17500	1920	-	0	0	-	1920	15580	414
259	12	SPONSOR: ELDERLY	0	-	6257	6480	-	12737	0	-	-	1274	400	1674	11063	116
		QC: ELDERLY	-	-	6480	-	-	6480	-	-	0	29510	400	29910	0	54
260	12	SPONSOR: NON-ELD	4	-	-	7908	-	7908	1920	-	-	-	-	1920	5988	150
		QC: NON-ELD	4	-	-	3312	-	3312	1920	-	0	0	-	1920	1392	35
261	12	SPONSOR: NON-ELD	1	-	-	6708	-	6708	480	0	0	0	-	480	6228	156
		QC: NON-ELD	1	-	-	50	6708	6758	480	2080	0	0	-	2560	4198	105
262	21	SPONSOR: ELDERLY	0	4643	8302	0	0	3899	16844	0	0	1754	400	2154	14690	367
		QC: ELDERLY	-	3091	8004	-	-	11095	-	-	0	872	400	1272	9823	246
263	21	SPONSOR: ELDERLY	0	0	8987	0	0	4479	13466	0	0	1445	400	1845	11621	290
		QC: ELDERLY	-	-	8976	-	-	3410	12386	-	0	2566	400	2966	9420	235
264	21	SPONSOR: ELDERLY	0	7800	1974	174	-	0	9948	0	0	0	400	400	9548	239
		QC: ELDERLY	-	14400	1980	-	-	16380	-	-	0	0	400	400	15980	400
265	22	SPONSOR: ELDERLY	-	7641	-	-	-	4	7645	-	0	618	400	1018	6627	166
		QC: ELDERLY	-	-	3612	-	-	4	3616	-	0	360	400	760	2857	71
266	22	SPONSOR: ELDERLY	0	-	5064	804	-	24	5892	-	0	0	400	400	5492	137
		QC: ELDERLY	-	-	10128	804	-	24	10956	-	0	307	400	707	10249	256
267	22	SPONSOR: ELDERLY	-	-	5300	732	-	0	6032	-	0	0	400	400	5632	141
		QC: ELDERLY	-	-	809	732	-	0	1542	-	0	206	400	606	936	23
268	11	SPONSOR: ELDERLY	-	-	7516	-	-	74	7590	-	-	-	400	400	-	208
		QC: ELDERLY	-	-	9780	5244	-	15024	-	-	0	1332	400	1732	13292	332
269	12	SPONSOR: NON-ELD	0	-	-	2436	-	2436	0	-	-	-	-	0	2436	61
		QC: NON-ELD	2	-	-	5244	600	5844	960	-	0	0	-	960	4884	122
270	12	SPONSOR: ELDERLY	0	-	8009	-	-	1437	9446	0	-	-	400	400	9046	181
		QC: ELDERLY	-	-	7632	-	-	7632	-	-	0	2485	400	2885	4747	119
271	22	SPONSOR: NON-ELD	2	0	0	4956	0	27	4983	960	-	0	0	960	4023	101
		QC: NON-ELD	2	11300	-	4956	1210	27	17493	960	-	0	-	960	16533	413
272	22	SPONSOR: NON-ELD	3	0	0	4956	0	0	4956	1440	0	0	0	1440	3516	88
		QC: NON-ELD	3	-	-	4956	5460	-	10416	1440	-	0	-	1440	8976	224

SPONSOR AND QC RENTS VARY BY MORE THAN \$50

Obs. #	PROGRAM DATA TYPE	HH STATUS	NO. DEPN	EARNED SOC SEC. ETC.	PUBLIC ASST. INC	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TENANT PAYMENT	TOTAL
273	22	NON-ELD	3	0	4956	0	0	4956	1440	0	0	0	0	1440	3516	88	
		NON-ELD	3	7866	4956	-	-	12822	1440	-	0	0	0	1440	11382	285	
274	11	NON-ELD	1	13534	-	-	-	13534	480	0	-	-	-	480	13054	326	
		NON-ELD	1	22704	-	-	-	22704	480	-	0	0	0	480	22224	556	
275	22	NON-ELD	1	-	3288	-	0	3288	480	-	0	0	0	480	2808	70	
		NON-ELD	1	-	3288	2650	-	5938	480	-	0	0	0	480	5458	136	
276	22	NON-ELD	5	0	6360	0	0	6360	2400	-	0	0	0	2400	3960	99	
		NON-ELD	5	-	6360	3600	-	9960	2400	-	0	0	0	2400	7560	189	
277	21	ELDERLY	0	-	7051	-	2832	9883	0	0	0	551	400	951	8932	223	
		ELDERLY	-	-	7044	-	275	7319	-	-	0	709	400	1109	6210	155	
278	21	ELDERLY	0	-	10330	-	-	10330	0	0	0	323	400	723	9607	240	
		ELDERLY	-	7735	7332	-	-	15070	-	-	0	1048	400	1448	13622	341	
279	21	NON-ELD	3	-	984	5412	2160	8556	1440	0	0	0	0	1440	7116	178	
		ELDERLY	3	-	2652	3024	-	5676	1440	-	0	0	400	1840	3836	96	
280	21	ELDERLY	-	-	5616	-	-	5616	0	0	0	873	400	1273	4343	109	
		ELDERLY	-	-	-	-	-	-	-	-	0	2044	400	2444	0	0	
281	12	NON-ELD	1	-	-	0	-	0	480	0	-	-	-	480	0	0	
		NON-ELD	1	-	4212	3328	-	7540	480	-	0	0	-	480	7060	177	
282	21	NON-ELD	1	-	3288	-	-	3288	480	-	-	-	-	480	2808	70	
		NON-ELD	1	-	-	5616	-	5616	480	-	0	0	-	480	5136	128	
283	21	NON-ELD	2	-	4008	600	-	4608	960	-	-	-	-	960	3648	391	
		NON-ELD	2	-	4308	600	-	4908	960	-	0	0	-	960	3948	99	
284	21	NON-ELD	1	7228	-	-	-	7228	480	1300	-	-	-	1780	3448	136	
		NON-ELD	1	7228	-	3312	2600	13140	480	1200	0	0	-	1680	11460	287	
285	21	NON-ELD	1	1950	-	2388	-	4338	480	0	0	0	0	480	3858	96	
		NON-ELD	3	-	2388	-	-	2388	1440	-	0	0	-	1440	948	24	
286	22	ELDERLY	0	-	10783	-	2480	13263	-	-	-	1734	400	2134	11129	278	
		ELDERLY	-	-	10788	-	30	10818	-	-	0	2575	400	2975	7843	196	
287	12	NON-ELD	2	9048	0	4621	0	13669	960	2080	-	0	-	3040	10629	266	
		NON-ELD	2	4586	-	4628	-	9214	960	1040	-	0	-	2000	7214	180	
288	13	ELDERLY	0	-	5580	-	-	5580	0	0	-	0	400	400	5180	205	

SPONSOR AND QC RENTS VARY BY MORE THAN \$50

OBS.#	PROGRAM DATA TYPE	HH STATUS	NO. DEPN	EARNED INC	SOC SEC. ETC.	PUBLIC ASST. INC	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TENANT PAYMENT	TOTAL
289	22	NON-ELD	0	4507	-	-	-	0	4507	-	-	-	0	0	0	4507	113	
		NON-ELD	-	10900	-	1800	-	-	12700	-	-	-	0	0	0	12700	318	
290	22	NON-ELD	1	15631	-	-	-	56	15687	480	2652	-	-	-	3132	12555	314	
		NON-ELD	1	18576	-	-	-	-	18576	480	2652	0	0	0	3132	15444	386	
291	22	NON-ELD	2	10530	-	-	-	0	10530	960	-	-	-	-	960	7570	239	
		NON-ELD	2	8147	-	-	-	0	8147	960	-	-	0	0	960	7187	180	
292	13	NON-ELD	3	8320	-	6888	-	-	15208	1440	-	-	-	-	1440	13768	434	
		NON-ELD	3	8320	-	574	600	-	9494	1440	-	-	0	0	1440	8054	290	
293	13	NON-ELD	2	450	-	6204	-	-	6204	960	-	-	-	-	960	5244	138	
		NON-ELD	2	450	-	6204	-	-	6654	960	-	-	0	0	960	5694	199	
294	21	ELDERLY	0	0	6384	0	0	0	6384	0	-	-	0	4653	5053	1331	53	
		ELDERLY	-	-	6384	-	-	-	6384	-	-	-	0	618	1018	5366	134	
295	12	ELDERLY	0	0	6283	0	0	0	6283	0	0	0	2240	400	2640	3643	91	
		ELDERLY	-	-	6288	-	6286	-	12574	-	-	-	0	1927	400	10247	256	
296	11	ELDERLY	1	11854	-	-	-	-	11854	480	-	-	-	1161	400	9813	245	
		ELDERLY	2	12250	2302	2100	-	-	16652	960	-	-	0	1018	400	14273	357	
297	11	NON-ELD	2	8932	-	-	-	-	8932	960	0	0	0	0	960	7972	199	
		NON-ELD	2	11994	-	-	-	-	11994	960	-	-	0	0	960	11034	276	
298	23	NON-ELD	1	6050	0	0	0	0	6050	480	0	0	0	0	480	5570	321	
		NON-ELD	1	21528	-	-	-	-	21528	480	-	-	0	0	480	21048	375	
299	12	NON-ELD	2	-	-	-	2400	-	2400	960	-	-	-	-	960	1440	36	
		NON-ELD	2	-	-	2088	2400	-	4488	960	-	-	0	0	960	3528	88	
300	23	NON-ELD	1	9438	-	-	-	-	12350	480	0	-	-	0	480	11870	199	
		NON-ELD	2	19136	-	-	-	-	19136	960	-	-	0	0	960	18176	307	
301	22	ELDERLY	0	0	5212	0	0	550	5760	0	-	-	1436	400	1836	3926	98	
		ELDERLY	-	-	2706	-	-	-	3376	-	-	-	0	1534	400	1442	36	
302	11	NON-ELD	3	5200	-	-	-	-	5200	1440	-	-	-	-	1440	3760	36	
		NON-ELD	3	5200	-	-	-	-	5200	1440	180	-	0	0	1620	3580	89	
303	23	NON-ELD	4	10920	-	-	-	0	10920	1920	0	0	0	0	1920	9000	0	
		NON-ELD	4	10920	-	-	-	-	10920	1920	-	-	0	0	1920	9000	287	
304	22	ELDERLY	2	5400	-	-	-	0	5400	960	0	0	0	0	1360	4040	101	
		ELDERLY	2	13390	-	-	-	-	13390	960	-	-	0	0	1360	12030	301	

Obs. #	PROGRAM DATA TYPE SOURCE	HH STATUS	NO. DEPN	EARNED SOC SEC. INC ETC.	PUBLIC OTHER ASST. INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND- ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT
305	11	SPONSOR: NON-ELD QC: NON-ELD	4	6786 8369	- -	6786 8369	1920 1440	- -	- 0	- 0	- -	1920 1440	4866 6929	121 173
306	11	SPONSOR: ELDERLY QC: NON-ELD	0	- 6684	7252 -	7252 6684	0 -	- -	- 0	2462 0	400 -	2862 0	4390 6684	110 167
307	11	SPONSOR: ELDERLY QC: ELDERLY	0	- 4380	5304 924	5304 9684	0 -	- -	- 0	- 93	400 400	400 493	4904 9191	123 230
308	21	SPONSOR: ELDERLY QC: ELDERLY	0	12490 11940	0 -	12490 11940	0 -	- -	0 0	5336 6976	400 400	5736 7376	6754 4564	169 114
309	21	SPONSOR: ELDERLY QC: ELDERLY	0	8338 10740	0 -	8338 10740	0 -	- -	0 0	2690 2620	400 400	3090 3020	5248 7720	131 193
310	22	SPONSOR: NON-ELD QC: NON-ELD	0	- 130	420 5304	420 5434	0 480	0 -	0 0	0 0	0 -	0 480	420 4954	10 124
311	22	SPONSOR: NON-ELD QC: NON-ELD	2	8372 -	- -	8372 -	960 960	0 -	0 0	0 0	0 -	960 960	7412 0	185 0
312	21	SPONSOR: ELDERLY QC: ELDERLY	0	2151 1897	5064 9384	12 43	7227 11324	0 -	0 0	0 0	400 400	400 400	6827 10924	171 273
313	22	SPONSOR: NON-ELD QC: NON-ELD	1	10920 10920	0 3682	10920 14602	480 480	1103 20	0 0	0 0	0 -	1583 500	9337 14102	233 313
314	11	SPONSOR: ELDERLY QC: ELDERLY	1	0 3984	5880 1320	0 5304	480 -	- -	- -	36 0	400 400	916 400	9332 4904	235 123
315	11	SPONSOR: ELDERLY QC: ELDERLY	0	- 6540	5928 -	4710 1007	10997 7547	0 -	- 0	2714 2744	400 400	3114 3144	7883 4403	197 110
316	11	SPONSOR: ELDERLY QC: ELDERLY	0	0 3300	3682 3300	2177 59	5859 3359	0 -	0 0	1733 1925	400 400	2133 2325	3726 1034	93 28
317	11	SPONSOR: ELDERLY QC: ELDERLY	0	0 6864	6912 -	6912 10834	0 -	0 0	0 0	231 0	400 400	631 400	6281 10434	157 261
318	21	SPONSOR: ELDERLY QC: ELDERLY	0	0 5064	5064 -	5064 12864	0 -	0 0	0 0	0 0	400 400	400 400	4664 12464	117 312
319	22	SPONSOR: NON-ELD QC: NON-ELD	1	- -	- 2808	0 2808	480 480	0 -	0 0	0 0	0 -	480 480	0 2328	0 58
320	22	SPONSOR: NON-ELD	2	6178	0	6178	960	0	0	0	0	960	5218	130

SPONSOR AND QC RENTS VARY BY MORE THAN \$50

TOTAL

CHILD HAND-

ADJUSTED INCOME

ELDERLY ALLOW

ICAP ALLOW

TOTAL DEPN ALLOW

ASST. INC

SOC SEC. ETC.

EARNED INC

HH STATUS

NO. DEPN

PROGRAM DATA SOURCE

Obs. #	PROGRAM DATA SOURCE	HH STATUS	NO. DEPN	EARNED INC	SOC SEC. ETC.	ASST. INC	OTHER INC	ASSET INC	TOTAL INCOME	TOTAL DEPN ALLOW	CHILD CARE ALLOW	ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TENANT PAYMENT
321	22	SPONSOR: NON-ELD QC: NON-ELD	2	16536	-	-	-	0	16536	960	2600	0	0	0	3560	12976	0
322	22	SPONSOR: NON-ELD QC: NON-ELD	4	0	0	4776	0	0	4776	1920	0	0	0	0	1920	2856	7
323	22	SPONSOR: NON-ELD QC: NON-ELD	3	16869	0	0	0	0	16869	1440	7800	0	0	0	9240	7629	191
324	13	SPONSOR: NON-ELD QC: NON-ELD	2	7904	-	3504	-	-	3504	960	-	-	-	-	960	2544	29
325	12	SPONSOR: ELDERLY QC: ELDERLY	0	-	10782	-	-	1141	11923	0	0	0	1042	400	1442	10481	253
326	12	SPONSOR: NON-ELD QC: NON-ELD	1	0	0	0	0	0	0	480	0	0	0	0	480	0	0
327	11	SPONSOR: ELDERLY QC: ELDERLY	0	6755	-	-	-	194	6949	0	0	0	487	400	887	6062	152
328	23	SPONSOR: ELDERLY QC: ELDERLY	0	9564	0	0	0	315	9879	0	-	0	2206	400	2606	7273	199
329	11	SPONSOR: NON-ELD QC: NON-ELD	6	-	-	-	8528	-	8528	2860	-	-	0	0	2860	5648	141
330	11	SPONSOR: ELDERLY QC: ELDERLY	0	8792	-	-	-	-	8792	-	-	-	500	400	900	7892	197
331	11	SPONSOR: ELDERLY QC: ELDERLY	0	5064	-	-	120	-	5064	-	-	-	0	400	400	4664	117
332	11	SPONSOR: NON-ELD QC: NON-ELD	0	10400	0	0	0	0	10400	0	0	0	0	0	0	10400	260
333	11	SPONSOR: ELDERLY QC: ELDERLY	0	12071	-	-	5039	-	17110	0	-	400	4585	400	5385	12125	312
334	21	SPONSOR: ELDERLY QC: ELDERLY	-	7060	-	-	-	-	7060	-	-	-	2225	400	2625	4435	111
335	21	SPONSOR: ELDERLY QC: ELDERLY	0	13748	-	-	-	-	13748	-	-	-	2055	400	2455	11293	282
336	21	SPONSOR: ELDERLY QC: ELDERLY	0	8548	-	-	34	-	8582	0	-	0	813	400	1213	7369	184

Obs.#	PROGRAM DATA TYPE	HH STATUS	NO. DEPN	EARNED SOC SEC. ETC.	PUBLIC ASST.	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT
337	11	SPONSOR: NON-ELD	2	13560	-	-	-	13560	960	-	-	-	-	960	12600	315
		QC:	2	33228	-	-	-	33228	960	-	0	0	-	960	32268	499
338	12	SPONSOR: NON-ELD	3	-	-	-	-	-	1440	0	0	-	-	1440	-	0
		QC:	3	-	-	5016	-	5016	1440	-	0	0	-	1440	3576	89
339	12	SPONSOR: NON-ELD	2	8190	-	-	-	8190	960	-	-	-	-	960	7230	181
		QC:	2	16614	-	-	2	16616	960	-	0	0	-	960	15656	391
340	11	SPONSOR: NON-ELD	8	-	-	6444	-	6444	3840	-	-	-	-	3840	2604	65
		QC:	6	6630	-	6700	-	13330	2880	-	0	0	-	2880	10450	261
341	11	SPONSOR: ELDERLY	2	-	-	7752	-	7752	960	-	-	-	400	1360	6392	184
		QC:	-	-	5304	6216	-	11520	-	-	0	0	400	400	11120	278
342	11	SPONSOR: NON-ELD	2	-	-	4008	4800	8808	960	-	-	-	-	960	7848	196
		QC:	2	-	-	4800	-	4800	960	-	0	0	-	960	3840	96
343	11	SPONSOR: NON-ELD	3	9672	-	241	-	9913	1440	-	-	-	-	1440	8473	212
		QC:	3	967-	-	4164	-	13836	1440	-	0	0	-	1440	12396	310
344	21	SPONSOR: NON-ELD	1	-	-	7812	-	7812	0	0	0	-	-	400	400	7412
		QC:	-	-	-	13752	-	13752	-	-	0	0	-	400	400	13352
345	21	SPONSOR: NON-ELD	1	14004	-	-	-	14004	480	0	-	-	-	480	13524	338
		QC:	1	17734	-	-	-	17734	480	-	0	0	-	480	17254	431
346	22	SPONSOR: NON-ELD	1	8840	-	-	-	8840	480	-	-	-	-	480	8360	269
		QC:	1	6240	-	-	-	6240	480	-	0	0	-	480	5760	144
347	11	SPONSOR: ELDERLY	0	-	-	7366	-	7366	0	-	-	475	400	875	6491	162
		QC:	-	-	-	639	-	639	-	-	0	37221	400	37621	0	5
348	11	SPONSOR: ELDERLY	0	-	-	7980	-	7980	0	-	-	-	400	400	7580	190
		QC:	-	-	-	5280	24	10584	-	-	0	0	400	400	10184	255
349	12	SPONSOR: NON-ELD	1	15631	-	-	-	15631	480	-	-	-	-	480	15151	379
		QC:	1	15631	-	-	-	19135	480	-	0	0	-	480	18655	466
350	21	SPONSOR: NON-ELD	2	-	-	7956	-	7956	960	-	0	0	0	960	6996	175
		QC:	2	-	-	7956	3600	11556	960	-	0	0	-	960	10596	265
351	21	SPONSOR: ELDERLY	1	-	-	17740	-	17755	480	-	0	0	400	880	16875	422
		QC:	1	-	-	13692	-	13692	480	-	0	189	400	1069	12623	316
352	21	SPONSOR: NON-ELD	1	-	-	-	7405	7406	480	-	0	0	0	480	6926	173
		QC:	1	-	-	-	0	0	480	-	0	0	-	480	0	0



SPONSOR AND QC RENTS VARY BY MORE THAN \$50

Obs.#	PROGRAM DATA	HH STATUS	NO. DEPN	EARNED SOC SEC. ETC.	PUBLIC ASST.	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT	
																	SPONSOR:
353	21	ELDERLY	3	12576	0	9456	0	95	22127	1440	0	0	0	400	1840	20287	507
		NON-ELD	4	15000	-	9456	-	-	24456	1920	-	0	-	-	1920	22536	563
354	23	ELDERLY	0	0	14954	0	0	0	14950	0	0	2274	400	2674	12280	320	
		ELDERLY	-	-	26124	-	-	-	26124	-	0	1560	400	1960	24164	373	
355	23	NON-ELD	2	14403	-	-	-	-	14403	960	-	-	-	960	13443	364	
		NON-ELD	2	21113	-	-	-	-	21113	960	-	0	-	960	20153	425	
356	21	ELDERLY	0	0	6480	0	0	0	6480	0	0	680	400	1080	5400	135	
		ELDERLY	-	-	4080	-	-	1	10561	-	-	91	400	491	10070	252	
357	22	ELDERLY	-	-	7980	-	-	0	7980	0	0	0	400	400	7580	89	
		ELDERLY	-	-	7980	-	-	-	7980	-	-	0	400	400	7580	189	
358	22	ELDERLY	0	-	7980	-	-	0	7980	0	0	0	400	400	7580	189	
		ELDERLY	-	-	14820	-	-	-	14820	-	-	0	400	400	14420	361	
359	12	NON-ELD	4	0	8328	4080	0	0	12408	1920	0	0	-	1920	10488	262	
		NON-ELD	4	-	7848	600	-	-	8448	1920	-	0	-	1920	6528	163	
360	12	ELDERLY	0	9430	0	0	0	0	9430	0	0	0	400	400	9030	226	
		ELDERLY	-	-	14292	-	-	-	14292	-	-	0	400	400	13892	347	
361	12	NON-ELD	2	10842	0	3600	0	0	14442	960	0	0	-	960	13482	337	
		NON-ELD	2	14560	-	3600	-	-	18160	960	-	0	-	960	17200	430	
362	13	NON-ELD	1	6445	-	-	-	-	6445	480	-	-	-	480	5965	149	
		NON-ELD	1	6288	-	3796	-	-	10084	480	-	0	-	480	9604	217	
363	23	ELDERLY	0	-	10950	-	3612	3384	17946	0	0	0	400	400	17546	467	
		ELDERLY	-	-	10944	-	-	3000	13944	-	-	0	400	400	13544	354	
364	23	ELDERLY	0	-	20578	-	-	25	20603	0	0	3062	400	3462	17141	428	
		ELDERLY	-	-	30024	-	-	-	30024	-	0	540	400	940	29084	501	
365	23	ELDERLY	0	-	14520	-	-	0	14520	0	0	0	400	400	14120	354	
		ELDERLY	-	-	19776	-	-	-	19776	-	0	175	400	575	19201	480	
366	23	ELDERLY	0	0	16961	0	0	2162	19123	0	0	0	400	400	18723	468	
		ELDERLY	-	-	16368	-	-	660	17028	-	-	87	400	487	16540	414	
367	21	ELDERLY	1	0	7980	0	0	0	7980	480	0	0	400	880	7100	178	
		ELDERLY	1	-	5637	-	-	-	5637	480	-	215	400	1095	4542	114	
368	22	ELDERLY	0	0	7296	0	0	0	7296	0	0	0	400	400	6896	172	
		ELDERLY	-	-	7296	-	-	-	7296	-	-	35661	400	36061	0	61	

Obs.#	PROGRAM TYPE	DATA SOURCE	HH STATUS	NO. DEPN	EARNED INC	SOC SEC. ETC.	PUBLIC ASST. INC	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT	
																			TOTAL INCOME
369	22	SPONSOR: ELDERLY QC:	ELDERLY	0	0	8061	0	0	44	8105	0	0	0	0	139	400	539	7566	189
			ELDERLY	-	-	6876	-	-	44	6920	-	-	-	0	37952	400	38352	0	58
370	22	SPONSOR: ELDERLY QC:	ELDERLY	0	0	8868	0	0	40	8908	0	0	0	0	0	400	400	8508	146
			ELDERLY	-	-	8868	-	-	40	8908	-	-	-	0	0	400	400	8508	213
371	11	SPONSOR: NON-ELD QC:	NON-ELD	3	3588	-	-	-	-	3588	1440	-	-	-	-	-	1440	2148	54
			NON-ELD	2	-	-	6420	-	-	6420	960	-	-	0	0	-	960	5460	137
372	11	SPONSOR: NON-ELD QC:	NON-ELD	2	0	7980	2472	0	46	10498	960	0	0	0	0	-	960	9538	227
			ELDERLY	2	-	4092	6600	5568	-	16260	960	-	0	0	0	400	1360	14900	373
373	11	SPONSOR: NON-ELD QC:	NON-ELD	5	6136	0	1980	0	0	8116	2400	0	0	0	0	-	2400	5716	193
			NON-ELD	5	-	-	12096	6136	-	18232	2400	-	0	0	0	-	2400	15832	396
374	11	SPONSOR: NON-ELD QC:	NON-ELD	2	0	0	7128	0	0	7128	960	0	0	0	0	-	960	6168	164
			NON-ELD	2	-	-	3564	-	-	3564	960	-	-	0	0	-	960	2604	65
375	12	SPONSOR: NON-ELD QC:	NON-ELD	3	-	-	10788	-	-	10788	1440	-	-	-	-	-	1440	9348	171
			NON-ELD	3	-	-	10788	-	-	10788	1440	-	-	0	0	-	1440	9348	234
376	12	SPONSOR: NON-ELD QC:	NON-ELD	1	-	-	6420	-	7	6427	480	0	-	-	-	-	480	5947	149
			NON-ELD	-	-	-	6420	3360	7	9787	-	-	-	0	0	-	0	9787	245
377	12	SPONSOR: NON-ELD QC:	NON-ELD	0	13620	-	-	-	-	13620	0	0	0	0	0	-	0	13620	341
			NON-ELD	-	16344	-	-	-	7	16351	-	-	-	0	0	-	0	16351	409
378	12	SPONSOR: ELDERLY QC:	ELDERLY	1	3075	7932	-	-	-	11007	480	-	-	-	-	400	880	10127	252
			ELDERLY	1	-	8232	-	-	-	8232	480	-	-	0	113	400	993	7239	181
379	12	SPONSOR: NON-ELD QC:	NON-ELD	3	6630	0	3151	84	0	9865	1440	1248	-	0	0	-	2688	7177	179
			NON-ELD	3	12699	-	-	600	-	13299	1440	2340	-	0	0	-	3780	9519	238
380	12	SPONSOR: NON-ELD QC:	NON-ELD	0	0	0	0	0	0	0	0	0	0	0	0	-	0	0	0
			NON-ELD	-	1170	-	3216	-	-	4386	-	-	-	0	0	-	0	4386	110
381	12	SPONSOR: NON-ELD QC:	NON-ELD	2	0	0	0	3655	0	3655	960	0	0	0	0	-	960	2695	67
			NON-ELD	2	-	-	-	-	0	0	960	-	-	0	0	-	960	0	0
382	21	SPONSOR: ELDERLY QC:	ELDERLY	-	-	-	-	-	-	87651	-	-	-	-	119	400	519	8246	206
			ELDERLY	-	2646	10512	-	-	-	13158	-	-	-	0	0	400	400	12758	319
383	21	SPONSOR: ELDERLY QC:	ELDERLY	0	-	5340	-	3897	-	9237	0	0	0	0	205	400	605	8632	216
			ELDERLY	-	-	5340	-	-	-	5340	-	-	-	0	704	400	1104	4236	106
384	11	SPONSOR: ELDERLY QC:	ELDERLY	1	-	-	9468	-	-	9468	480	-	-	-	-	400	880	8588	215
			ELDERLY	1	3380	-	9468	-	-	12848	480	-	-	0	0	400	880	11968	299

SPONSOR AND QC RENTS VARY BY MORE THAN \$50

Obs.#	PROGRAM DATA TYPE	HH STATUS	NO. DEPN	EARNED SOC SEC. ETC.	PUBLIC ASST. INC	OTHER ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TENANT PAYMENT	TOTAL
385	11	NON-ELD	1	-	10536	600	11136	480	0	0	-	-	480	10656	266	
		ELDERLY	1	-	11136	3264	14400	480	-	-	0	0	880	13520	338	
386	12	NON-ELD	3	-	9264	-	9264	1440	-	0	-	-	1440	7824	0	
		NON-ELD	4	-	9264	-	9264	1920	-	0	0	-	1920	7344	184	
387	12	NON-ELD	2	5382	2208	-	7590	960	-	-	-	-	960	6630	166	
		NON-ELD	2	9360	2208	-	11568	960	-	-	0	0	960	10608	265	
388	21	ELDERLY	0	0	10951	0	10951	0	-	0	53	400	453	10498	263	
		ELDERLY	-	-	10932	-	18455	-	-	0	0	400	400	18055	451	
389	21	ELDERLY	0	0	5304	0	5304	0	-	0	0	400	400	4904	123	
		ELDERLY	-	-	5304	-	9804	-	-	0	0	400	400	9404	235	
390	21	ELDERLY	0	0	7930	0	7959	0	-	0	1570	400	1970	5989	150	
		ELDERLY	-	-	7920	-	7958	-	-	0	3697	400	4097	3861	97	
391	21	ELDERLY	0	0	5064	0	5064	0	-	0	0	400	400	4664	117	
		ELDERLY	-	-	5064	-	5064	-	-	0	4496	400	4896	168	42	
392	22	NON-ELD	2	0	4524	0	4524	960	-	0	0	0	960	3564	89	
		NON-ELD	2	-	4524	4524	9048	960	-	0	0	-	960	8088	202	
393	22	ELDERLY	1	0	8855	0	8855	480	-	0	795	400	1675	7180	179	
		ELDERLY	1	-	8844	2004	10848	480	-	0	35	400	915	9933	248	
394	22	NON-ELD	1	21599	-	-	21599	480	-	0	0	0	480	21119	528	
		NON-ELD	1	17107	-	600	17707	480	-	0	0	-	480	17227	431	
395	21	ELDERLY	0	800	11902	0	12774	0	-	0	2402	400	2802	9972	249	
		ELDERLY	-	857	11902	-	12831	-	-	0	5531	400	5931	6900	172	
396	21	ELDERLY	0	0	16419	0	16419	0	-	0	7283	400	7683	8736	218	
		ELDERLY	-	-	13488	-	14588	-	-	0	2994	400	3394	11194	280	
397	21	ELDERLY	0	0	12430	0	12430	0	-	0	457	400	857	11573	289	
		ELDERLY	-	-	8316	-	8316	-	-	0	135	400	535	7781	195	
398	21	ELDERLY	0	-	6336	-	6336	0	-	0	530	400	930	5406	135	
		ELDERLY	-	-	-	-	0	-	-	0	179	400	579	0	0	
399	21	NON-ELD	1	-	-	3792	3792	480	0	0	0	0	480	3312	83	
		NON-ELD	2	-	-	8628	8628	960	-	0	0	-	960	7668	192	
400	22	ELDERLY	0	-	8508	-	8508	-	-	-	-	400	400	8108	20	
		ELDERLY	-	-	8508	-	8508	-	-	0	0	400	400	8108	203	

SPONSOR AND QC RENTS VARY BY MORE THAN \$50

Obs.#	PROGRAM TYPE	DATA SOURCE	HH STATUS	NO. DEPN	EARNED SOC INC	PUBLIC SEC. ETC.	ASST. INC	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL TENANT PAYMENT	
																			TOTAL INCOME
401	22	SPONSOR: NON-ELD QC:	NON-ELD	5	-	-	8040	-	-	8040	2400	-	-	-	-	-	2400	5640	14
402	22	SPONSOR: NON-ELD QC:	NON-ELD	2	9360	-	4836	-	-	4836	960	-	-	-	-	-	960	3876	97
403	22	SPONSOR: NON-ELD QC:	NON-ELD	1	0	0	384	3396	0	3780	480	260	0	0	0	0	740	3040	76
404	22	SPONSOR: ELDERLY QC:	ELDERLY	0	0	9370	0	0	2518	11888	0	-	-	0	1374	400	1774	10114	253
405	21	SPONSOR: NON-ELD QC:	NON-ELD	1	4420	-	-	4272	0	8692	480	0	0	0	0	0	480	8212	205
406	21	SPONSOR: NON-ELD QC:	NON-ELD	0	11310	-	-	-	-	11310	0	0	0	0	0	0	0	11310	283
407	21	SPONSOR: NON-ELD QC:	NON-ELD	1	0	0	3960	600	0	4560	480	-	-	0	0	0	480	4080	102
408	21	SPONSOR: NON-ELD QC:	NON-ELD	1	15600	-	-	1040	7	15607	480	-	-	0	0	0	480	15127	378
409	21	SPONSOR: NON-ELD QC:	NON-ELD	2	12343	-	-	8632	7	25539	480	4160	-	0	0	0	4640	20899	522
410	21	SPONSOR: NON-ELD QC:	NON-ELD	0	11353	-	-	3900	0	11353	0	-	-	0	0	0	0	11353	284
411	21	SPONSOR: NON-ELD QC:	NON-ELD	1	3848	-	-	10400	48	14296	480	1040	-	0	0	0	1520	12776	319
412	21	SPONSOR: NON-ELD QC:	NON-ELD	2	5980	-	-	6760	12	8632	960	-	-	0	0	0	960	7672	192
413	22	SPONSOR: ELDERLY QC:	ELDERLY	0	-	-	-	-	6762	14680	-	-	-	-	1909	400	2309	12291	307
414	21	SPONSOR: NON-ELD QC:	NON-ELD	2	5304	-	-	1800	0	7104	960	0	0	0	0	0	960	6144	154
415	21	SPONSOR: NON-ELD QC:	NON-ELD	2	9360	-	-	-	-	4428	960	-	-	0	0	0	960	3468	87
416	21	SPONSOR: NON-ELD QC:	NON-ELD	2	6370	-	-	0	0	6370	960	-	-	0	0	0	960	5410	135
				2	10001	-	-	2328	-	12329	960	-	-	0	0	0	960	11369	284

Obs.#	PROGRAM DATA TYPE	HH STATUS	NO. DEPN	EARNED SOC SEC. ETC.	PUBLIC ASST.	OTHER INC	ASSET INC	TOTAL INCOME	DEPN ALLOW	CHILD CARE ALLOW	HAND-ICAP ALLOW	MEDICAL ALLOW	ELDERLY ALLOW	TOTAL ALLOW	ADJUSTED INCOME	TOTAL ALLOW	TENANT PAYMENT
417	21	SPONSOR: ELDERLY QC:	0	7849	0	0	0	1 7850	0	-	0	0	147	400	547	7303	183
			-	5064	-	-	-	- 5064	-	-	0	0	0	400	400	4664	117
418	22	SPONSOR: ELDERLY QC:	0	4739	0	0	0	0 4739	0	0	0	906	400	1306	3433	86	
			-	4740	-	4919	-	- 9659	-	0	0	1142	400	1542	8117	203	
419	22	SPONSOR: ELDERLY QC:	0	1752	0	0	0	0 1752	0	-	0	0	0	400	400	1352	34
			-	5304	-	-	-	- 5304	-	0	0	0	-	0	5304	133	
420	22	SPONSOR: NON-ELD QC:	1	-	-	-	-	0 480	480	-	0	0	0	0	480	0	
			1	-	-	2600	-	- 2600	480	-	0	0	0	-	480	2120	53
421	21	SPONSOR: NON-ELD QC:	1	0	0	2412	0	- 2412	480	0	0	0	0	0	480	1932	48
			1	-	6852	2412	-	2 9266	480	-	0	0	0	-	480	8786	220
422	21	SPONSOR: ELDERLY QC:	0	13190	-	-	-	0 13190	0	0	0	316	400	716	12474	40	
			-	13188	-	-	-	- 13188	-	-	0	318	400	718	12470	312	
423	21	SPONSOR: ELDERLY QC:	0	5304	-	-	-	0 5304	0	0	0	16	400	416	4888	122	
			-	5304	-	-	-	- 5304	-	-	0	2100	400	2500	2804	70	
424	21	SPONSOR: ELDERLY QC:	0	6744	-	-	-	0 6744	0	0	0	1153	400	1553	5191	130	
			-	600	-	-	-	- 600	-	-	0	955	400	1355	0	5	



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**Appendix F**

**Case Examples**

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## Appendix F

### Case Studies

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#### *Category 1- Cases where the sponsor determined income is less than \$1,000.*

Two percent of all cases fell in this category. A random sample of five cases was drawn. Case studies are presented below.

#### **Case Study 1**

**Family Composition:** 3 persons -- 1 adult female with 2 children

**HUD Program and Location:** Section 8 Certificate; Ohio

**Sources and Amounts of Income:** The household received AFDC benefits of \$81 per month, and Unemployment benefits of \$128 bi-weekly, for a gross annual income of \$4,300. The 50058 for the Recertification month showed no income. However, an interim, which indicates the correct income, was conducted four months after the Recertification month. No asset income was reported by the household.

#### **Case Study 2**

**Family Composition:** 2 persons - 1 adult female with 1 child

**HUD Program and Location:** Section 8 Loan Management/Property Disposition; Missouri

**Sources and Amounts of Income:** The household received AFDC providing a gross annual income of \$2,808. The 50059 for the Recertification month showed no income. However, an interim, which indicates the correct income, was conducted three months after the Recertification month. The only asset reported by the household was a savings account with \$20.

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### Case Study 3

**Family Composition:** 3 persons - husband, wife and new born child

**HUD Program and Location:** Section 8 New Construction/Substantial Rehabilitation; Virginia

**Sources and Amounts of Income:** The adult male was working, earning \$9,360 annually. There is no explanation as to why the 50059 indicates no income. No assets are reported by this household.

### Case Study 4

**Family Composition:** 5 persons - 1 adult female with 4 minor children

**HUD Program and Location:** Section 8 Loan Management/Property Disposition; Missouri

**Sources and Amounts of Income:** The adult female was working in the Recertification month. Her earnings totaled \$15,600 annually. She stopped working soon after the Recertification month, and began receiving AFDC. The 50059 shows no income, and no interims were completed. No asset income was reported by the household.

### Case Study 5

**Family Composition:** 5 persons-- two adult females and 3 children

**HUD Program and Location:** Public Housing; New York

**Sources and Amounts of Income:** The head of the household (the grandmother) was working, earning an annual income of \$26,060. The household was also receiving AFDC benefits of \$576 per month. The total gross annual income is \$32,972. The 50058 shows no income, but a Total Tenant Payment (TTP) higher than the QC TTP. A note in the file indicates that the household did not verify the earned income. Therefore, the sponsor charged the maximum rent possible. No assets were reported by the household.

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***Category 2- Cases where the sponsor determined income is between \$1,000 and \$3,000.***

Six percent of the cases fell in this category. In approximately half of these cases, the household's only source of income was AFDC. A random sample of five cases was drawn. Case studies are presented below.

**Case Study 1**

**Family Composition:** 2 persons --1 elderly female with 1 minor grandchild

**HUD Program and Location:** Section 236; New York

**Sources and Amounts of Income:** The elderly female received Social Security and SSI providing a gross annual income of \$6,336. The 50059 only showed the SSI income and a gross annual income of \$2,880. However, the Total Tenant Payment (TTP) was within \$4 of the QC TTP which may indicate that the sponsor was aware of the Social Security income. There is no indication that the child received AFDC. There were no assets reported.

**Case Study 2**

**Family Composition:** 3 persons -- 1 adult female with 2 minor children

**HUD Program and Location:** Section 8 New Construction/Substantial Rehabilitation; Texas

**Sources and Amounts of Income:** The family received AFDC providing a gross annual income of \$2,208. The sponsor and the QC information agreed. No assets were reported by the household.

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### Case Study 3

**Family Composition:** 3 persons -- 1 adult female with 2 minor grandchildren

**HUD Program and Location:** Section 8 Certificate; Minnesota

**Sources and Amounts of Income:** The household received AFDC providing an annual income of \$5,244. In addition, they received \$50 per month child support. The total gross income according to the QC review was \$5,844. The sponsor only counted AFDC benefits of \$2,436 annually. The discrepancy occurred because when the second grandchild moved into the home the AFDC benefit increased. The sponsor was not aware of this increase until after the Recertification month. No assets were reported by the household.

### Case Study 4

**Family Composition:** 3 persons -- 1 adult female with 2 minor children

**HUD Program and Location:** Section 8 New Construction/Substantial Rehabilitation; Mississippi

**Sources and Amounts of Income:** The house received AFDC providing a gross annual income of \$1,440. The sponsor and the QC information agreed. No asset income was reported by the household.

### Case Study 5

**Family Composition:** 5 persons -- 1 adult female with 1 adult child and 3 minor children

**HUD Program and Location:** Section 8 Certificate; Alabama

**Sources and Amounts of Income:** The household received AFDC providing a gross annual income of \$2,016. The sponsor and the QC information agree. No asset income was reported by the household.

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***Category 3- Cases where the sponsor and the QC rents vary by more than \$50.***

Eighteen percent of the cases fell in this category. A random sample of 10 cases was drawn. Case studies are presented below.

**Case Study 1**

**Family Composition:** 1 persons --1 non-elderly adult

**HUD Program and Location:** Section 8 - New Construction/Substantial Rehabilitation; New York

**Sources and Amounts of Income:** The household member's only source of income was Worker's Compensation. The QC review indicated a gross annual income of \$3,250. The 50059 showed a gross annual income of \$6,500. Apparently the amount of the Worker's Compensation benefit was reduced and the sponsor either was not aware of this change or did not complete an interim change. No assets were reported by the household.

**Case Study 2**

**Family Composition:** 5 persons -- husband, wife, 2 minor children, and an 18 year old daughter

**HUD Program and Location:** Section 8 New Construction/Substantial Rehabilitation; New York

**Sources and Amounts of Income:** The housenoid's only source of income was AFDC. The QC review indicated an gross annual income of \$8,016. The 50059 showed a gross annual income of \$9,608. The discrepancy appears to be the difference between the AFDC benefit for a family of 5 an the AFDC benefit for a family of 4. The oldest child turned 18 three months prior to the Recertification month. No assets were reported by the household.

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### **Case Study 3**

**Family Composition:** 3 persons -- 1 adult and 2 minor children

**HUD Program and Location:** Section 8 Certificate; Ohio

**Sources and Amounts of Income:** The household had two sources of income, earnings and child support. The sponsor and the QC review agreed on the amount of child support, \$4,628 per year. The discrepancy in this case was the amount of earnings. The QC review indicated that the tenant was earning \$4,586 in the Recertification month. The 50059 for the Recertification month indicated the household had earnings of \$9,048. However, an interim 50059 effective four months after the Recertification month reflecting the lower earned income was also in the file. It appears that either the sponsor was not aware of a change in the number of hours the tenant worked or they did not act promptly on the change. The reduction in the hours worked also had an impact on the amount of child care paid.

### **Case Study 4**

**Family Composition:** 1 person -- 1 elderly adult

**HUD Program and Location:** Public Housing; Alabama

**Sources and Amounts of Income:** The only source of income was Social Security benefits providing a gross annual income of \$7,344. The QC review agreed with the 50058. The major difference in this case was the amount of the medical expense allowance. The 50058 indicated that total medical expenses were \$777. This included prescription drugs, doctors expenses, and the Medicare premium. The total amount of medical expenses according to the QC review was \$3,113 with the majority of this expense being prescription drugs. No asset income was reported by the household.

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### Case Study 5

**Family Composition:** 4 persons -- 1 adult, three minor children

**HUD Program and Location:** Section 8 Certificate; New Hampshire

**Sources and Amounts of Income:** The household received AFDC providing an annual income of \$6,192. The sponsor and the QC information agreed on this source of income. In addition, the QC review indicated contributions of clothing and other items valued at \$2,400 per year. There was no indication of these contributions in the file. No assets were reported by the household.

### Case Study 6

**Family Composition:** 4 persons --1 adult with 3 minor children

**HUD Program and Location:** Section 8 Loan Management/Property Disposition; North Carolina

**Sources and Amounts of Income:** The household received AFDC providing an annual income of \$2,364. The sponsor and the QC review agree on this income. In addition, the QC review indicates that the head of the household is working, earning an annual salary of \$3,360. The 50059 did not reflect this income. No assets were reported by the household.

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### **Case Study 7**

**Family Composition:** 2 persons -- 1 elderly adult, 1 non-elderly adult

**HUD Program and Location:** Section 8 New Construction/Substantial Rehabilitation; Ohio

**Sources and Amounts of Income:** The elderly household member received Social Security income providing an annual income of \$7,332. The sponsor and the QC review agree on this income. In addition, the other adult had earned income. According to the QC review, the amount of the earned income is \$7,735 per year. The 50059 reflects \$3,000 in income. There is no explanation as to why the 50059 income is less than the QC income. The household also has a checking account with a balance of \$35, and a savings account with a balance of \$81.

### **Case Study 8**

**Family Composition:** 3 persons -- 1 adult with 2 minor children

**HUD Program and Location:** Section 8 Loan Management/Property Disposition; Massachusetts

**Sources and Amounts of Income:** The household received AFDC providing an annual income of \$6,468. The sponsor and the QC review agreed on this income. The QC review also identified General Assistance income in the amount of \$2,124 per year, and contributions for food in the amount of \$300 per year. The gross annual income according to the QC review was \$8,892, while the 50059 reflected a gross annual income of \$6,468. No asset income was reported by the household.



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**Case Study 9**

**Family Composition:** 3 persons -- 1 adult with 2 minor children

**HUD Program and Location:** Section 8 New Construction/Substantial Rehabilitation; California

**Sources and Amounts of Income:** The household had two sources of income, earnings and child support. The sponsor and the QC review agreed on the amount of the child support income, \$3,600. The major difference in this case was the amount of the earned income. The 50058 indicated an annual earned income of \$10,842. The QC review indicated an annual earned income of \$14,560. The difference appears to be because the tenant changed jobs. It is not clear whether this was reported to the sponsor or whether the sponsor failed to take action on the information. The household reported a checking account balance of \$1,300 with no interest income.

**Case Study 10**

**Family Composition:** 2 persons -- 1 adult with 1 minor child

**HUD Program and Location:** Section 8 New Construction/Substantial Rehabilitation; Ohio

**Sources and Amounts of Income:** The household has earned income in the amount of \$7,228 annual. The sponsor and the QC information agreed on this source of income. In addition, the QC review indicated child support income in the amount of \$2,600 annually. There was no indication of this income in the file. The household reported a credit union account with a zero balance.



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## **Appendix G**

### **Consistency Errors**

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## Appendix G

### Consistency Errors

50058

ITEM	ERROR
General Information:	
3a. Project No. (Public Housing Only)	Should be blank if Item 14a (Section 8 type) = 1-3
Section 8 Information:	
8. HAP Contract Sequence Number	Should not be blank if Item 14a (Section 8 Type = 2 (Mod Rehab); otherwise it should be blank
9. Assistance Status	Should be blank if Item 14a (Section 8 Type) is blank; should be 1, 2, or 3 if Item 2 (Transaction Type) = 1 (Admission); should be 4 or 5 if Item 2 = 2 (Reexamination)
10. Housing Assistance Payments	Should not be blank if Item 14a (Section 8 Type) is blank
11. Gross Rent	Should not be blank if Item 14a (Section 8 Type) is blank
12. Certificate/Voucher Size	Should not be blank if Item 14a (Section 8 Type) = 1 or 3; otherwise it should be blank
13. Applicable Hag Voucher Payment Standard	Should not be blank if Item 14a (Section 8 Type) = 1 or 3; otherwise it should be blank
14b. Section 8 Housing Type	Should = 1 if Item 14a (Section 8 Type) = 1, 2, or 3; otherwise it should be blank
14c. Rental Rehabilitation	Should = 0 if Item 14a (Section 8 Type) = 2; should be blank if Item 14a is blank
14d. Project Self-Sufficiency	Should be blank if Item 14a (Section 8 Type) is blank
Family:	
21b. First Preference Given	Should be greater than 1 if Item 21a (no preference) is not equal to 1
21b. Second Preference Given	Should be greater than 1 if Item 21a (no preference) is not equal to 1
21b. Third Preference Given	Should be greater than 1 if Item 21a (no preference) is not equal to 1
21b. Fourth Preference Given	Should be greater than 1 if Item 21a (no preference) is not equal to 1
24. Date of Current Recertification	Should be blank if Item 2 (Transaction Type) = 1 (Admission)
Income/Rent:	
32. Total Medical	Should be blank if Item 20 Elderly Status = 0 (non-elderly)

**CONSISTENCY ERRORS - cont.**

50059

ITEM	ERROR
<b>General Information:</b>	
6a. Action Processed - main action	Should be blank if Item 6b (Action processed - other action) = 2 or 3; should be 2 if Item 7a (Type of Subsidy) = 1
8a. Convert to Section 8	Should = 1, 2, or 3 if Item 7a (Type of Subsidy) = 1 and 7b = yes
8b. Elderly	Should be yes or no if Item 8a (Date Code) = 1, 2, or 3; otherwise it should be blank
8c. Continuity	Should be yes or no if Item 8a (Date Code) = 1, 2, or 3; otherwise it should be blank
10. Previous Housing	Should be 1, 2, 3, or 4 if Item 6a (Action Processed) = 1; otherwise it should be blank
11. Displacement Status	Should be 1, 2, 3, or 4 if Item 6a (Action Processed) = 1; otherwise it should be blank
<b>Household Composition</b>	
19. Special Status Code	Should be E if Age > 61; should be F if Age if > 17
<b>Net Family Assets and Income</b>	
328. Family Member No.	Should not be greater than the total number of members listed in item 13
28a. Care Code	If the family member is greater than 18 years of age, then this code should be C, H, CH, HC or blank
32b. Very Low Income Limits	Should be completed if Item 7a (Type of Subsidy)= 1; otherwise it should be blank
33. Eligibility Universe	Should be completed if Item 7a (Type of Subsidy)= 1; otherwise it should be blank
34. Tenant's Current Income Status	Should be completed if Item 7a = 1; otherwise blank Should equal very low if Item 31 (Annual Income) <=32b (Income Limits); otherwise it should equal low
35a. Receipt of Section 8	Should be yes or no if Item 33 (Eligibility Universe) is post-1981 and Item 34 (Tenant's Current Income Status) is lower; otherwise it should be blank
35b. Exception Code	Should equal vl, cv, aa, eat, edt, eit, ep, or et if Item 35a (Sec. 8 after 1984?) = yes; otherwise it should be blank
<b>Allowances and Adjusted Income</b>	
37. Child Care Allowance	Should be completed if any member has a C in Item 28a (Care Code), and any member is less than 13 years old
39a. Total Handicapped Expenses	Should be 0 or blank if Item 28a (Care Code) is not equal to H
39b. Handicapped Allowance	Should be <= 39a (Handicap Expenses) Should be 0 if 38 (3% of Annual Income) is > 39a Should be 0 or blank if 39a is 0 or blank
40a. Total Medical Expenses	Should be completed if the head or spouse = H or E; otherwise it should be blank

ITEM	ERROR
41. Elderly Household Allowance	Should be \$400 if head of spouse = H or E; otherwise it should be 0 or blank
Family Rent and Subsidy Information:	
47. Welfare Rent	Should be completed if Item 7a (Type of Subsidy) = 1 or 3; otherwise it should be blank
50. Total Tenant Payment	Should be completed if Item 7a (Type of Subsidy) = 4 or 5; otherwise it should be blank
51. Tenant Rent	Should be completed if Item 7a (Type of Subsidy) = 1, 2 or 3; otherwise it should be blank Should equal the maximum of Item 50 (TTP) minus Item 45 (Utility Allowance) or 0
52. Utility Reimbursement	Should be blank if Item 45 > Item 50
53. Assistance Payment	Should be blank if Item 7a (Type of Subsidy) is blank
54. % Adjusted Income Charged	Should not be completed if Item 7a (Type of Subsidy) = 5

