



BUILDING SUSTAINING LEADING

BRIDGE HOUSING
CORPORATION

BRIDGE PROPERTY
MANAGEMENT COMPANY

BRIDGE ECONOMIC
DEVELOPMENT CORPORATION

10.30.20

Songbird N/NE Preference Unit Leasing Update

Songbird has 20 units under the N/NE Preference policy (4 – 1BR's, 9 – 2BR's, 6 – 3BR's), 30 PBV units (2 & 3 BR's), and 10 PSH Units (1 & 2 BR's).

Numbers to date:

322 households have been contacted on the preference list to process for a housing opportunity

- 3 have moved in
- 4 are working with us finish file documentation
- 8 are scheduled to start the process
- 48 have recently gotten a first contact letter, phone call, and/or email
- 159 have told us they are not interested at this time
- 88 have been non-responsive after several attempts and modes of outreach to make contact
- 8 began processing but were found ineligible in the screening process
- 4 began processing but were over or under income for the property

Areas of note:

We have not had complaints from applicants, but many have expressed disappointment at the rent affordability levels of 50 and 60% AMI and feel that this is not affordable enough for them. In anticipation of this frustration, and in an effort to truly serve those on the Preference list, we made efforts to notice everyone on the N/NE preference list when our Project Based Section 8 waiting list opened for Songbird. Our notice encouraged them to apply for the PBV opportunity as well, if they were interested.

We are also noticing (so far on the list) a higher demand for 1-bedrooms vs 3-bedrooms, which has been a barrier to leasing the 3-bedroom units at Songbird. We are hoping that this may change as we continue to move through the list.

In addition, several applicants have expressed weariness around moving at this time due to COVID conditions.

In recognition of barriers that applicant may face in the leasing process, our staff makes several efforts via mail, phone, and email to contact and encourage all households to start the process; we also work with each household to identify the best way to collect their documentation, including: in -person socially distanced appointments, telephone interviews, email correspondence, US Mail, and we have a 24-hour staffed desk at another BRIDGE property where they can drop off documents if they wish.