



Asheville Housing Authority
Regular Meeting of the Board of Commissioners
December 14, 2016
5:00 p.m.

Central Office, 165 S. French Broad Avenue, Asheville, NC 28801

Commissioners:

Lewis Isaac, Chair
 Cassandra Wells, Vice Chair
 Raynetta Waters, Member
 Jennifer Pickering, Member
 James Canavan, Member

Agenda Topics

▪ **Call to Order**

▪ **Roll Call**

Present

Absent

Lewis Isaac, Chair	_____	_____
Cassandra Wells, Vice Chair	_____	_____
Raynetta Waters, Member	_____	_____
Jennifer Pickering, Member	_____	_____
James Canavan, Member	_____	_____

▪ **Approval of Minutes of the November 16, 2016 Meeting**

▪ **Bills and Communications**

▪ **Report of the Secretary**

- Asheville Housing Properties
- Asheville Housing Vouchers
- Financial Report
- Family Self Sufficiency Report
- Residents Council Report

▪ **New Business**

1. Approval of the 2017 Board Meeting Schedule.

Motion

Second

2. Approval of amended FY2016 Agency Wide Operating Budget, covering the 15-month transition fiscal year of 10/1/2015 through 12/31/2016.

Motion

Second

3. Approval of 2017 Agency Wide Operating Budget.

Motion

Second

4. Approval of 2017 Replacement Reserve Budget.

Motion

Second

- **Old Business**
- **Public Comment**
- **Adjournment**

Work Session

The Commission Members will hold a work session at 4:00 p.m. in the Chief Executive Officer's office located at 165 S. French Broad Ave, Asheville, NC 28801

Topics: Review of Regular Meeting Agenda Items



Asheville Housing Authority Commission Meeting Minutes November 16, 2016

I. Work Session

The work session was held at the Central Office at 4:12 pm. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, Member Jennifer Pickering, Member Raynetta Waters, and Member James Canavan.

Gene Bell discussed issues with city transportation schedules, which impact residents. The main bus routes end service at 6:30 pm, however most jobs that our residents have extend beyond this time, for instance job within the retail industry. Gene stated that he has offered assistance with the issue and possibly provide transportation, however he received no response.

Chair Lewis Isaac reviewed the budget being presented by Shaomin Li. Shaomin provided clarification regarding the red light/green light notations. Shaomin stated that if the Central Office Cost Center (COCC) is still in the negative at the end of December, we will dip into the reserves. Shaomin stated that \$2 million dollars would be transferred from Asheville Terrace to HACA surplus cash reserves. David Nash reminded the board members that they authorized using COCC reserves to replace part of the Edington Center roof last fall, and that is the source of cost overrun.

Chair Lewis Isaac asked for an update on Lee Walker Heights. David Nash stated that they would be attending a meeting tomorrow with the county to discuss. He shared that we have \$4.2 million dollars dedicated to the project by the city. We will ask the county to match that number, and HACA will contribute to the cost from property revenues and reserves. The rest of the overall \$32 million cost will come from the 4% tax credit program and a first mortgage on the new property. Currently, there are 68 families living in Lee Walker Heights. David stated that the RAD process has slowed down a bit in Washington, DC again due to heavy demands on HUD staff members time. Gene Bell shared that HACA will work to gradually move residents into Lee Walker.

Chair Lewis Isaac inquired when Duke Energy would locate substations. David responded that there had been no news. He stated that negotiations are in process; it's a slow process. This results of negotiations could mean that we cut units from 212 to 199, if we don't get the new main entrance from Biltmore Avenue.

Chair Lewis Isaac asked when the city would work on the River Arts District transportation issues. The board agrees that there is a need for a cross walk from the

bottom steps of Livingston Apartments across to Green's Minimart, as well as a well designated cross walk between Livingston Apartments to the Edington Center.

David Nash provided an update from the previous board meeting concerning the board's approval to finance a unit in Eastview. David stated that it makes more sense for HACA to purchase and then offer seller financing, so we will acquire the property from the estate and sell it to the employee/resident.

David Nash introduced this week's main agenda item. David stated that 40% of issued tenant-based vouchers are being returned because participants are having difficulty finding housing options that will accept the vouchers. For this reason, HACA will seek HUD approval to use the 50th percentile Fair Market Rents and establish success rate payment standards under 24 CFR 982.503(e).

The work session adjourned at 4:49 pm.

II. Regular Meeting - Call to order

Chair Isaac called to order the regular meeting of the Board of Commissioners at **5:05 pm on November 16, 2016**, held at **Bartlett Arms, 121 Bartlett Street, Asheville, NC 28801**. Teresa Jenkins conducted roll call. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, Member Raynetta Waters, Member Jennifer Pickering, and Member James Canavan.

III. Approval of minutes from last meeting

David Nash stated there should be a correction to the October minutes. The comment in the previous minutes about not receiving comments from the Residents Council regarding the 5-year plan. They did request a meeting and we have arranged to do that next week, so the minutes will reflect that change.

Jennifer Pickering made a motion to approve with that update, seconded by **Raynetta Waters**, to approve the minutes. The Commissioners unanimously approved the minutes of **October 26, 2016** with updates.

IV. Bills and Communications

Gene Bell presented on the Southeastern Regional Council of the National Association of Housing and Redevelopment Officials (SERC-NAHRO), held at the Grove Park Inn last week. This year SERC recognized Read 2 Succeed, founded by the late Isaac Coleman, for their work in our community. As part of the SERC Cares initiative, participants were asked to donate funds, and Read 2 Succeed received total donations of \$1800.

V. Report of the Secretary

a) Asheville Housing Properties

Noele Tackett reported the monthly Asheville Housing Properties occupancy submitted with the board package.

b) Asheville Housing Vouchers

Noele Tackett reported monthly Asheville Housing Vouchers occupancy submitted with the board package.

c) Income/Expense Report

Shaomin Li summarized the bottom line of the four key budgets submitted with the board package.

d) Family Self-Sufficiency Report

David Nash reported the monthly Family Self-Sufficiency participation submitted with the board package. David shared that approximately \$10,000 had been paid out to participants who successfully completed the FSS program last month.

e) Residents Council Report

Shavonda Harper announced that the 3rd Annual Thanksgiving dinner would be held on Tuesday, November 22nd from 5:00 pm to 7:00 pm at the Edington Center. This event was being sponsored by the Residents Council, Asheville Housing Authority, Green Opportunities, and area churches. Shuvonda shared that they have many volunteers for the event including the Mayor, Council Members, Board of Commissioners, and Asheville Police Department, which will assist with serving during the event. This event is free to the public.

The Residents Council is taking requests from residents for Toys for Tots. The deadline for the requests is December 2nd; must have the information to Toys for Tots by December 6th. There will be an event held on December 18th for picking up the toys. The Residents Council will make sure that the toys are delivered to the developments. The Residents Council recognized Pisgah View for distributing their Toys for Tots forms with their food distribution.

Bartlett Arms will be hosting a Thanksgiving dinner on November 22nd at 3:00 pm for their residents as well.

New Business

- 1. Approval of revised payment standards to improve the leasing success rate for tenant-based voucher participants, subject to HUD approval to use 50th Percentile Fair Market Rents and establish success rate payment standards under 24 CFR 982.503(e).**

David Nash stated that 40% of issued vouchers are being returned because participants are having a difficult time finding a landlord to accept the voucher. HUD market standards are low, so we want to request HUD approval to move from 40th

percentile of area rents to 50th percentile, which will allow us to pay more toward rent. If the Board and HUD approve, this change will be effective January 1st, 2017.

James Canavan made a motion, seconded by **Cassandra Wells**, to authorize approval of revised payment standards to improve the leasing success rate for tenant-based voucher participants, subject to HUD approval to use 50th percentile Fair Market Rents and establish success rate payment standards under 24 CFR 982.503(e).

The Board voted as follows:

AYE

NAY

Mr. Lewis Isaac
Ms. Cassandra Wells
Ms. Raynetta Waters
Ms. Jennifer Pickering
Mr. James Canavan

The Chair declared the motion carried.

VII. Unfinished Business

No unfinished business.

VIII. Public Comment

No comments.

IX. Adjournment

There being no further business to come before the Board, the meeting adjourned at 5:29 pm.

Lewis Isaac, Chair

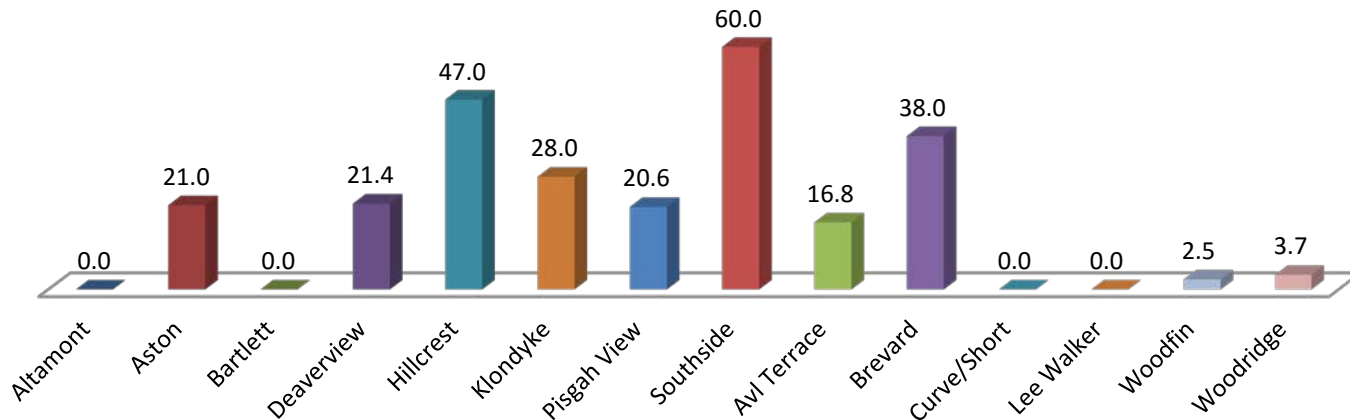
ATTEST:

Gene Bell, Secretary

Asheville Housing & Related Properties - Occupancy November 2016

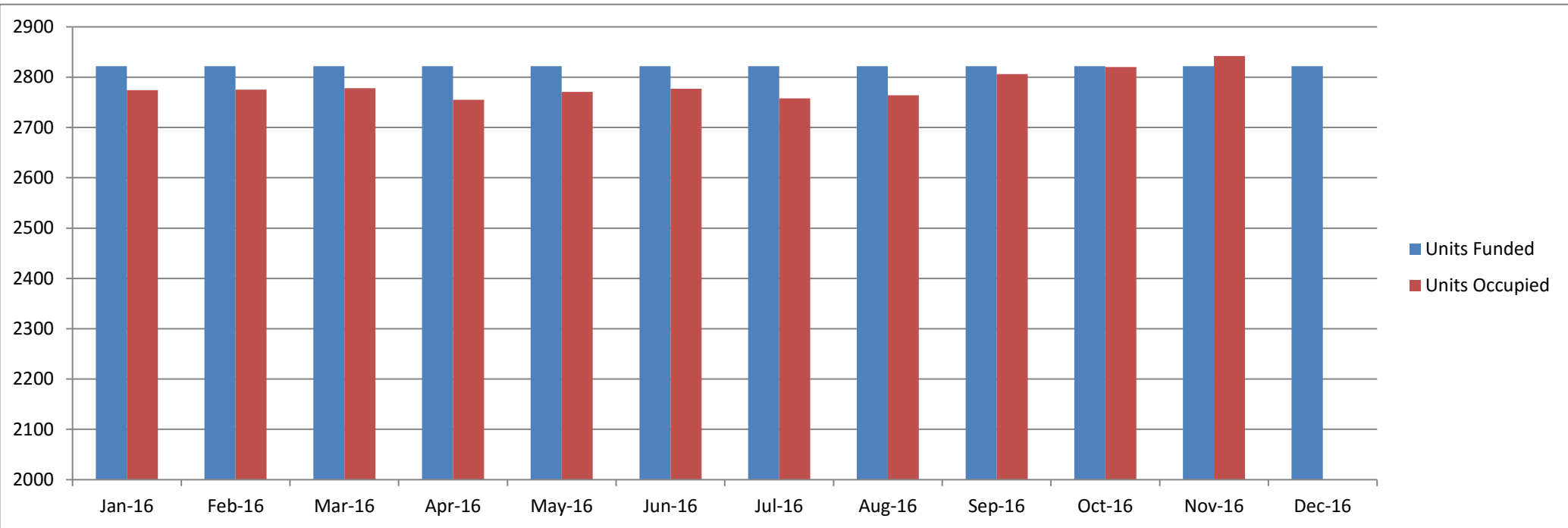
Property		Units	Occupied	Occ Rate	Rehab	Make Ready	Ready	Moved In	Vacant Days	Average
RAD PBV	Altamont	55	55	100%				0	0	✓ 0.0
	Aston	161	155	96%		6		2	42	✓ 21.0
	Bartlett	114	111	97%		3		0	0	✓ 0.0
	Deaverview	160	155	97%		5		5	107	✓ 21.4
	Hillcrest	227	223	98%		4		3	141	✗ 47.0
	Klondyke	182	177	97%	2	3		8	221	✓ 28.0
	Pisgah View	256	248	97%		8		7	144	✓ 20.6
	Southside	274	267	97%		7		4	239	✗ 60.0
Other	Avl Terrace	248	243	98%		5		4	67	✓ 16.8
	Brevard	163	160	98%	1	2		2	76	✗ 38.0
	Curve/Short	2	1	50%		1		0	0	✓ 0.0
	Lee Walker	96	67	70%	29			0	0	✓ 0.0
	Woodfin	19	17	89%		2		1	6	✓ 2.5
	Woodridge	160	158	99%		1	1	3	11	✓ 3.7
Total		2117	2037	96%	32	47	1	39	1054	✓ 27.0

Average Days to Lease Up



Asheville Housing Vouchers - November 2016													
Lease-Up						Monthly Processes					FSS		Home Ownership
Voucher Program	Total Vouchers	Funds Available	Leased	Occupancy Rate	Available	Assigned/Looking	Moved In	Moved Out	Inspect	Re-Exam	Enrolled	Change Since 1/1	
Project Based - RAD	1429	1429	1411	✓ 98.7%	18		23	22	90	111	108		
Project Based - LH	20	20	20	✓ 100.0%	0	0	0	0	3	1			
Tenant Based - VASH	313	313	271	✗ 86.6%	42	20	8	1	17	20	6		
Tenant Based - NED	75	75	74	✓ 98.7%	1	8	0	2	7	10	1		
Tenant Based - Other	1266	985	1066	✓ 108.2%	-81	56	4	6	78	77	40	49	
Total HCVP	3103	2822	2842	✓ 100.7%	-20	84	35	31	195	219	155	49	
HOPWA	18	18	18	✓ 100.0%	0	0	0	1	0	1			
Total - All Programs	3121	2840	2860	✓ 100.7%	261	84	35	32	195	220	155	0	49

Housing Choice Voucher - Annual Trends														
Program	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Average	
Units Funded	2822	2822	2822	2822	2822	2822	2822	2822	2822	2822	2822	2822	2822	2822
Units Occupied	2774	2775	2778	2755	2771	2777	2758	2764	2806	2820	2842			2784
%	98%	98%	98%	98%	98%	98%	98%	98%	99%	100%	101%			98.6%
Wait List	1395	1950	2127	2270	2080	2050	2017	2159	2177	2151	2040			2038
HAP Reserve	121,013	148,668	227,807	260,542	313,421	93,778	128,072	420,073	465,138	468,111	364,747			273,761



Family Self-Sufficiency Report

Nov-16

Family Self-Sufficiency Program		Central AVL	Southside	West AVL	North AVL	Lee Walker	Tenant-Based	Total	
Nov-16	Total Enrolled in FSS	10	18	27	41	12	47	155	
	Established FSS Accounts	1	5	11	19	5	32	73	
	Newly Earned Escrow Credit	0	1	0	2	1	0	4	
	Interim Disbursement	0	0	0	0	0	0	0	
	Dollar Amount							\$0	
	Graduated (Successful Completion)	0	0	0	0	0	0	0	
	Dollar Amount							\$0	
	Terminated (Unsuccessful)	0	0	0	0	0	0	0	
	Total FSS Account Balances	\$4,530	\$10,356	\$30,645	\$80,791	\$10,910	\$96,184	\$233,416	
	Total Amounts Disbursed to Date								\$322,602
Completed Educational Goal									
Other Significant Goal									
Monthly									
Homeownership Program		Central AVL	Southside	West AVL	North AVL	Lee Walker	Tenant-Based	Total	
Nov-16	Total Homeowner Applicants	3	2	1	1	1	30	38	
	Completed OnTrack's Homebuyer Education	1	0	1	1	1	26	30	
	Met Preliminary Eligibility	0	0	1	1	1	13	16	
	Under Contract	0	0	0	0	0	5	5	
	New Homeowner (closed on home)	0	0	0	0	0	0	0	
	Total Current Homeowners								49
	Successful Homeowner Exits								1
Foreclosures								0	
Monthly									

HACA Revenue/Expense Summary November 2016						
Property/Program	Current Month			Calendar Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Central Asheville Properties						
Revenue						
Tenant Rent	60,532	53,292	7,240	650,421	586,208	64,213
RAD HAP Subsidy	128,413	133,203	(4,790)	1,400,435	1,465,237	(64,801)
Vacancy Allowance	-	(5,595)	5,595	-	(61,545)	61,545
Other Revenue	3,674	2,167	1,507	33,608	23,833	9,775
Total Revenue	192,619	183,067	9,552	2,084,465	2,013,733	70,732
Operating Expenses						
Administrative	19,011	19,283	(272)	238,400	212,117	26,283
Tenant Services	2,379	3,425	(1,046)	31,172	37,675	(6,503)
Utilities	20,472	36,200	(15,728)	280,625	398,200	(117,576)
Maintenance	66,979	68,008	(1,029)	922,443	748,092	174,351
Protective Services	4,682	5,417	(735)	52,480	59,583	(7,104)
Other Expenses	12,391	17,904	(5,513)	161,450	196,946	(35,495)
Subtotal Operating Expenses	125,914	150,237	(24,323)	1,686,570	1,652,613	33,957
Extraordinary Maintenance	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-
Replacement Reserve Deposit	29,896	29,896	(0)	328,854	328,854	(0)
Other Non-Operating Items	-	-	-	(158)	-	(158)
Net Revenue	36,809	2,934	33,875	69,200	32,267	36,933
Other Items Affecting Cash						
Vol Capital and other SC reserves	-	-	-	-	-	-
Net Revenue After Other Items	36,809	2,934	33,875	69,200	32,267	36,933
Southside Properties						
Revenue						
Tenant Rent	61,609	62,842	(1,233)	653,518	691,258	(37,740)
RAD HAP Subsidy	144,258	143,894	364	1,602,335	1,582,836	19,499
Vacancy Allowance	-	(6,202)	6,202	-	(68,218)	68,218
Other Revenue	2,557	7,742	(5,185)	46,010	85,158	(39,148)
Total Revenue	208,424	208,276	148	2,301,863	2,291,034	10,829
Operating Expenses						
Administrative	38,119	39,308	(1,189)	432,544	432,392	152
Tenant Services	1,426	5,135	(3,709)	13,388	56,485	(43,097)
Utilities	32,756	44,633	(11,877)	470,254	490,967	(20,713)
Maintenance	54,915	52,075	2,840	684,780	572,825	111,955
Protective Services	5,072	6,833	(1,761)	52,485	75,167	(22,681)
Other Expenses	9,126	17,267	(8,141)	133,212	189,933	(56,721)
Subtotal Operating Expenses	141,414	165,251	(23,837)	1,786,664	1,817,768	(31,104)
Extraordinary Maintenance	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-
Replacement Reserve Deposit	26,479	26,479	0	291,271	291,271	0
Other Non-Operating Items	-	-	-	(96)	-	(96)
Net Revenue	40,531	16,546	23,985	224,024	181,995	42,029
Other Items Affecting Cash						
Vol Capital and other SC reserves	13,333	13,333	(0)	146,667	146,667	-
Net Revenue After Other Items	27,197	3,213	23,985	77,357	35,328	42,029

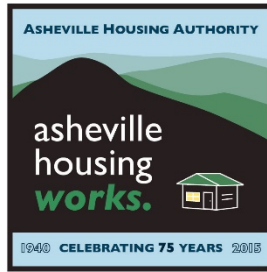
HACA Revenue/Expense Summary November 2016						
Property/Program	Current Month			Calendar Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
West Asheville Properties						
Revenue						
Tenant Rent	61,516	45,700	15,816	657,412	502,700	154,712
RAD HAP Subsidy	237,206	253,731	(16,525)	2,605,293	2,791,039	(185,746)
Vacancy Allowance	-	(8,983)	8,983	-	(98,817)	98,817
Other Revenue	8,939	9,958	(1,019)	100,473	109,542	(9,068)
Total Revenue	307,661	300,406	7,255	3,363,178	3,304,464	58,714
Operating Expenses						
Administrative	53,274	57,533	(4,259)	627,442	632,867	(5,424)
Tenant Services	1,937	5,490	(3,553)	31,994	60,390	(28,396)
Utilities	38,252	66,350	(28,098)	675,248	729,850	(54,602)
Maintenance	111,470	79,625	31,845	1,023,680	875,875	147,805
Protective Services	7,673	10,750	(3,077)	81,917	118,250	(36,333)
Other Expenses	9,383	17,033	(7,650)	140,914	187,367	(46,453)
Subtotal Operating Expenses	221,989	236,781	(14,792)	2,581,194	2,604,598	(23,404)
Extraordinary Maintenance	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-
Replacement Reserve Deposit	25,625	25,625	-	281,875	281,875	-
Other Non-Operating Items	-	-	-	(932)	-	(932)
Net Revenue	60,048	38,000	22,048	501,041	417,991	83,050
Other Items						
Vol Capital and other SC reserves	34,667	34,667	0	381,334	381,333	1
Net Revenue After Other Items	25,381	3,333	22,047	119,707	36,658	83,050
North Asheville Properties						
Revenue						
Tenant Rent	86,701	89,942	(3,241)	995,420	989,358	6,061
RAD HAP Subsidy	222,418	224,829	(2,411)	2,402,894	2,473,121	(70,227)
Vacancy Allowance	-	(9,443)	9,443	-	(103,877)	103,877
Other Revenue	8,014	14,450	(6,436)	110,328	158,950	(48,622)
Total Revenue	317,133	319,778	(2,645)	3,508,642	3,517,553	(8,910)
Operating Expenses						
Administrative	50,652	54,575	(3,923)	624,634	600,325	24,309
Tenant Services-incl HCEP	6,568	9,723	(3,155)	67,330	106,948	(39,618)
Utilities	51,821	69,025	(17,204)	665,512	759,275	(93,763)
Maintenance	86,592	73,075	13,517	1,008,540	803,825	204,715
Protective Services	7,526	11,833	(4,307)	88,434	130,167	(41,733)
Other Expenses	14,338	28,042	(13,704)	157,964	308,458	(150,495)
Subtotal Operating Expenses	217,497	246,273	(28,776)	2,612,414	2,708,998	(96,584)
Extraordinary Maintenance	-	-	-	2,841	-	2,841
Capital Outlay	-	-	-	3,226	-	3,226
Replacement Reserve Deposit	42,708	42,708	(0)	469,792	469,792	(0)
Other Non-Operating Items	-	-	-	17,393	-	17,393
Net Revenue	56,928	30,797	26,131	402,977	338,763	64,213
Other Items						
Vol Capital and other SC reserves	27,500	27,500	-	302,500	302,500	-
Net Revenue After Other Items	29,428	3,297	26,131	100,477	36,263	64,213
RAD Properties Net Revenue	194,316	88,277	106,039	1,197,241	971,016	226,226
RAD Properties Net after Other Items	118,815	12,777	106,039	366,740	140,516	226,225

HACA Revenue/Expense Summary November 2016						
Property/Program	Current Month			Calendar Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Lee Walker Heights						
Revenue						
Tenant Rent	15,134	15,417	(283)	166,863	169,583	(2,720)
PH Operating Subsidy	38,352	38,383	(31)	425,192	422,217	2,975
Other Revenue	675	3,717	(3,042)	8,969	40,883	(31,914)
Total Revenue	54,161	57,517	(3,356)	601,025	632,683	(31,658)
Operating Expenses						
Administrative	13,731	14,475	(744)	154,612	159,225	(4,613)
Tenant Services	409	6,348	(5,939)	5,150	69,832	(64,682)
Utilities	9,094	15,775	(6,681)	134,976	173,525	(38,549)
Maintenance	17,222	9,187	8,035	157,021	101,058	55,963
Protective Services	1,771	2,167	(396)	24,291	23,833	457
Other Expenses	3,810	6,867	(3,057)	39,037	75,533	(36,496)
Subtotal Operating Expenses	46,036	54,819	(8,783)	515,087	603,006	(87,919)
Net Revenue - LWH	8,125	2,698	5,427	85,938	29,677	56,261
Youthful HAND						
Revenue	1,511	-	1,511	18,207	-	18,207
Expenses	3,398	-	3,398	50,463	-	50,463
Net Revenue - Youthful HAND	(1,887)	-	(1,887)	(32,256)	-	(32,256)
PH Net Revenue	6,238	2,698	3,540	53,682	29,677	24,005

Housing Choice Voucher Program						
Administrative Revenue						
Section 8 Admin. Fee Income	610	125,975	(125,365)	1,305,292	1,385,725	(80,433)
FSS Grant	16,626	10,333	6,293	140,626	113,667	26,960
Other Revenue	-	3,250	(3,250)	3,505	35,750	(32,245)
Total Revenue	17,236	139,558	(122,322)	1,449,423	1,535,142	(85,719)
Operating Expenses						
Administrative	101,104	121,892	(20,788)	1,122,739	1,340,808	(218,069)
Tenant Services - FSS	21,323	12,000	9,323	170,765	132,000	38,765
Maintenance	2,352	367	1,985	18,829	4,033	14,796
Other Expenses	5,477	4,700	777	56,580	51,700	4,880
Subtotal Operating Expenses	130,256	138,959	(8,703)	1,368,914	1,528,542	(159,628)
Capital Outlay			-	22,124	22,000	124
Other Non-Operating Items			-	(6,750)	-	(6,750)
HCVP Net Admin Revenue	(113,021)	599	(113,620)	65,135	(15,400)	80,535
Housing Assistance Payment Funds						
Revenue	1,390,075	1,461,233	(71,158)	16,179,189	16,073,567	105,623
Expense	1,493,063	1,458,333	34,730	15,987,030	16,041,667	(54,636)
Net HAP	(102,988)	2,900	(105,888)	192,159	31,900	160,259

HACA Revenue/Expense Summary November 2016						
Property/Program	Current Month			Calendar Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
HACA Central Management						
Revenue						
RAD Property Management Fees	83,865	81,433	2,432	907,772	895,767	12,006
PH/HCVF/Other Mgmt/Bkbp Fees	86,983	70,375	16,608	856,944	774,125	82,819
Other Revenue	-	12,583	(12,583)	111,835	138,417	(26,581)
Total Revenue	170,847	164,391	6,456	1,876,551	1,808,308	68,243
Operating Expenses						
Administrative	86,347	130,575	(44,228)	1,154,515	1,436,325	(281,810)
Utilities	2,027	6,308	(4,281)	23,027	69,392	(46,365)
Maintenance	9,568	10,450	(882)	127,722	114,950	12,772
Other Expenses	88,822	12,683	76,139	212,806	139,517	73,290
Subtotal Operating Expenses	186,764	160,016	26,748	1,518,070	1,760,183	(242,113)
Other Items						
Transfers to Programs	-	-	-	54,360	27,800	26,560
Debt Service	-	-	-	-	-	-
Capital Outlay	-	-	-	88,072	-	88,072
Other Non-Operating Items	-	-	-	-	-	-
Subtotal Other	-	-	-	142,432	27,800	114,632
Net Revenue - Central Management	(15,917)	4,375	(20,292)	216,049	20,325	195,724
Other Items Affecting Cash						
Surplus Cash Distributions	-	-	-	-	-	-
Edington Center						
Revenue	2,113	-	2,113	125,277	-	125,277
Expenses	9,864	-	9,864	498,271	-	498,271
Net Revenue -Edington Center	(7,751)	-	(7,751)	(372,994)	-	(372,994)
HACA Central Management-Net Rev*	(23,668)	4,375	(28,043)	(156,945)	20,325	(177,270)
Agency Wide Net Revenue-less HAP	63,865	95,949	(32,083)	1,159,113	1,005,618	153,495
<i>Housing Assistance Payments</i>	(102,988)	2,900	(105,888)	192,159	31,900	160,259
Net Revenue	(39,123)	98,849	(137,972)	1,351,272	1,037,518	313,754

*Note: Board authorized draw of \$297,000 from COCC net revenues for Edington roof replacement.



Housing Authority of the City of Asheville

2017 Board Meeting Schedule

Date	Time	Location
01/25/17	5:00 pm	Lee Walker Heights
02/22/17	5:00 pm	Central Office
03/22/17	5:00 pm	Edington Center
04/26/17	5:00 pm	Central Office
05/24/17	5:00 pm	Deaverview
06/28/17	5:00 pm	Central Office
07/26/17	5:00 pm	Pisgah View
08/23/17	5:00 pm	Central Office
09/27/17	5:00 pm	Altamont
10/25/17	5:00 pm	Central Office
11/15/17*	5:00 pm	Hillcrest
12/13/17**	5:00 pm	Central Office

Note:

* This meeting is scheduled for the 3rd Wednesday of the month.

** This meeting is scheduled for the 2nd Wednesday of the month.

Developments to be included in the first two rotations of 2018 schedule are Klondyke and Bartlett Arms.

HACA Agency Wide Budget Fiscal Year 2016 - 15 Month Amended	RAD PBV Developments				PH
	Central Avl	South Avl	West Avl	North Avl	Lee Walker
<i>Units</i>	330	274	416	409	96
Revenue					
Rental Revenue					
Tenant Rent	794,700	883,600	700,800	1,292,800	233,700
HAP (or Operating Subsidy)	1,992,100	2,205,300	3,772,900	3,410,500	575,900
Gross Potential Rental Revenue	2,786,800	3,088,900	4,473,700	4,703,300	809,600
Vacancy Loss Allowance	(83,600)	(92,670)	(134,210)	(141,100)	
Rental Revenue	2,703,200	2,996,230	4,339,490	4,562,200	809,600
Other Revenue	32,500	112,200	153,500	203,100	63,400
Effective Gross Income	2,735,700	3,108,430	4,492,990	4,765,300	873,000
Expenses					
Administrative					
Administrative Salaries	178,300	179,600	268,300	230,400	98,600
Employee Benefits	49,700	49,500	73,400	63,800	26,600
*RAD Property Overhead Fee	27,000	299,600	433,900	456,200	-
PH Mgmt/Book/Asset Mgmt Fees					80,900
Other Admin Expenses	39,800	74,900	111,800	83,800	14,300
Subtotal	294,800	603,600	887,400	834,200	220,400
Tenant Services					
Salaries	27,400	44,700	44,700	92,300	66,200
Employee Benefits	7,000	11,900	11,900	25,500	17,000
Resident Participation	12,000	9,900	15,100	14,800	3,500
Subtotal	46,400	66,500	71,700	132,600	86,700
Utilities					
Electricity	280,500	215,000	388,000	455,100	91,000
Gas	63,400	235,600	324,300	251,200	93,600
Water/Sewer	84,300	179,700	230,800	224,700	54,400
Solar/Other	92,600	35,100	53,000	89,200	12,000
Subtotal	520,800	665,400	996,100	1,020,200	251,000
Maintenance and Operations					
Maintenance Labor	385,400	371,200	527,600	474,700	68,400
Employee Benefits	110,600	102,000	151,800	132,100	17,800
Maintenance Materials	176,600	139,000	214,900	216,100	32,800
Maintenance Contracts	343,800	156,300	269,400	275,000	24,000
Subtotal	1,016,400	768,500	1,163,700	1,097,900	143,000
Protective Services					
PS Contracts	81,300	96,300	150,800	163,500	31,000
Taxes and Insurance					
Payment in Lieu of Taxes	30,600	33,300	-	37,400	9,500
Property Insurance	71,000	61,300	85,100	88,900	25,200
Liability Insurance / Workers Comp	61,400	45,000	43,900	118,800	18,800
Subtotal	163,000	139,600	129,000	245,100	53,500
Other Expenses					
Bad Debt	55,800	61,800	89,500	94,000	16,200
Other General Expenses	50,900	62,000	51,300	81,300	34,900
Subtotal	106,700	123,800	140,800	175,300	51,100
Total Operating Expenses	2,229,400	2,463,700	3,539,500	3,668,800	836,700
Other Items					
Required Replacement Reserve Deposit	(446,300)	(395,300)	(382,500)	(637,500)	
Surplus Cash Reserve		(160,000)	(410,000)	(330,000)	
Net Operating Income	60,000	89,430	160,990	129,000	36,300

Additional Authorizations:
1. The CEO and CFO are authorized to transfer 2016 surplus cash funds (calculated as of 12/31/2015) between RAD properties during FY2016 to ensure that each of the four properties meets minimum cash requirements

Housing Choice Voucher Program	
Revenue	
Revenue - Rent Subsidy	
(HAP Balance from FYE2015)	1,489,300
Section 8 HAP Funds Received	20,318,600
Other Rent Subsidies	133,300
Subtotal	21,941,200
Revenue - Administration	
HCVP Admin Fee	1,837,200
FSS Grant	155,000
Fraud Recovery/Other	48,800
Subtotal	2,041,000
Gross Revenue	23,982,200
Expenses	
Administrative	
Administrative Salaries	628,800
Employee Benefits	173,900
Mgmt/Book Fees	788,300
Office Expense	75,000
Other Admin Expense	107,500
Subtotal	1,773,500
Family Self Sufficiency	
Salaries	125,800
Employee Benefits	34,800
Other	20,000
Subtotal	180,600
Utilities	
Electricity	-
Gas	-
Water/Sewer	-
Subtotal	-
Maintenance (Vehicle)	
Maintenance Materials	3,000
Maintenance Contracts	2,500
Subtotal	5,500
Taxes and Insurance	
Payment in Lieu of Taxes	
Property Insurance	8,600
Liability Insurance / Workers Comp	14,400
Subtotal	23,000
Other Expenses	
General Expenses*	69,700
Subtotal	69,700
Total Operating Expenses	2,052,300
Other Items	
Operating Transfer from CO	
HAP/UAP Payments	(21,658,000)
Net Operating Income	271,900

*Included 22,000 new inspection vehicle from admin fund reserves

Housing Authority Central Office Cost Center	
Revenue	
Revenue	
RAD Property Overhead Fees	1,216,700
PH Mgmt/Book Fees	80,900
HCV Mgmt/Book Fees	788,300
Fees from Other Properties	187,500
Other Income	162,500
Interest	1,300
Gross Revenue	2,437,200
Expenses	
Administrative	
Executive Office Salaries	719,400
Accounting Salaries	333,500
Edington Center Salaries	74,700
Employee Benefits	308,300
Office Expense	432,500
Other Admin Expense	88,900
Subtotal	1,957,300
Utilities	
Electricity	49,900
Gas	-
Water/Sewer	5,700
Solar/Other	26,100
Subtotal	81,700
Maintenance	
Maintenance Labor	41,300
Maintenance Employee Benefits	11,400
Maintenance Materials	49,900
Maintenance Contracts	58,800
Subtotal	161,400
Taxes and Insurance	
Payment in Lieu of Taxes	
Property Insurance	27,200
Liability Insurance / Workers Comp	59,100
Subtotal	86,300
Other Expenses	
Other General Expenses	106,400
Subtotal	106,400
Total Operating Expenses	2,393,100
Other Items	
Operating Transfers to Programs	
Woodfin Debt Service	(41,700)
Net Operating Income	2,400

COCC includes Edington Center and Woodfin

HACA Agency Wide Budget Calendar Year 2017	RAD PBV Developments				PH	Housing Choice Voucher	Housing Authority
	Central Avl	South Avl	West Avl	North Avl	Lee Walker	Program	Central Office Cost Center
	Units	330	274	416	409		COCC includes Edington Center
Revenue							
Rental Revenue						Revenue - Rent Subsidy	Revenue
Tenant Rent	701,800	711,300	715,200	1,098,300	185,000	Section 8 HAP Funds	RAD Overhead Fees
HAP (or Operating Subsidy)	1,592,100	1,831,500	2,966,700	2,771,700	460,600	Other Rent Subsidies	HCV Overhead Fee
Gross Potential Rental Revenue	2,293,900	2,542,800	3,681,900	3,870,000	645,600	Subtotal	Other Fees
Vacancy Loss Allowance	(68,820)	(76,280)	(110,460)	(116,100)			From Surplus Cash Reserve*
Rental Revenue	2,225,080	2,466,520	3,571,440	3,753,900	645,600	Revenue - Administration	Other Income
						HCVP Admin Fee	Interest
Other Revenue	35,800	48,400	95,300	83,800	44,600	FSS Grant	
						Fraud Recovery/Other	
Effective Gross Income	2,260,880	2,514,920	3,666,740	3,837,700	690,200	Subtotal	Gross Revenue
							1,815,000
						Gross Revenue	19,828,800
Expenses							
Administrative						Administrative	Administrative
Administrative Salaries	167,300	163,500	238,000	207,100	60,800	Administrative Salaries	Executive Office Salaries
Employee Benefits	46,800	45,800	66,600	58,000	17,000	Employee Benefits	Accounting Salaries
RAD Overhead Fee (LWH: PH Fees)	22,300	246,700	357,100	375,400	62,500	Mgmt/Book Fees	Edington Center Salaries
Other Admin Expenses	77,300	66,500	105,525	108,200	7,000	Office Expense	Employee Benefits
Subtotal	313,700	522,500	767,225	748,700	147,300	Other Admin Expense	Office Expense
						Subtotal	Other Admin Expense
Tenant Services							Subtotal
Salaries	19,200	4,800	9,600	40,100	43,100	Family Self Sufficiency	
Employee Benefits	5,400	1,300	2,700	11,200	12,100	Salaries	
Resident Participation	9,900	8,220	12,480	12,270	2,880	Employee Benefits	
Subtotal	34,500	14,320	24,780	63,570	58,080	Other	
						Subtotal	
Utilities						Utilities	Utilities
Electricity	224,000	205,000	360,000	375,000	71,000	Electricity	Electricity
Gas	31,300	163,000	240,000	175,000	72,000	Gas	Gas
Water/Sewer	63,500	145,000	175,000	183,000	41,800	Water/Sewer	Water/Sewer
Solar/Other	91,500	72,000	132,800	120,200	12,000	Subtotal	Solar/Other
Subtotal	410,300	585,000	907,800	853,200	196,800		Subtotal
Maintenance and Operations						Maintenance (Vehicle)	Maintenance
Maintenance Labor	334,000	320,900	453,700	437,700	68,100	Maintenance Materials	Maintenance Labor
Employee Benefits	93,500	89,900	127,000	122,600	19,100	Maintenance Contracts	Maintenance Employee Benefits
Maintenance Materials	192,200	203,200	178,500	198,900	40,000	Subtotal	Maintenance Materials
Maintenance Contracts	260,400	157,500	248,600	261,100	39,000		Maintenance Contracts
Subtotal	880,100	771,500	1,007,800	1,020,300	166,200		Subtotal
Protective Services						Taxes and Insurance	Taxes and Insurance
PS Contracts	60,000	58,000	90,000	100,000	26,000	Payment in Lieu of Taxes	Payment in Lieu of Taxes
						Property Insurance	Property Insurance
Taxes and Insurance						Liability Insurance / Workers Comp	Liability Insurance / Workers Comp
Payment in Lieu of Taxes	24,500	26,600	-	17,500	8,200	Subtotal	Subtotal
Property Insurance	68,000	55,000	81,000	87,000	16,600		
Liability Insurance / Workers Comp	8,600	8,000	14,300	5,500	5,100		
Subtotal	101,100	89,600	95,300	110,000	29,900		
Other Expenses						Other Expenses	Other Expenses
Bad Debt	22,800	24,900	36,500	38,400	12,900	General Expenses*	Other General Expenses*
Other General Expenses	38,700	47,000	35,000	65,000	29,700	Subtotal	Subtotal
Subtotal	61,500	71,900	71,500	103,400	42,600		
						Total Operating Expenses	Total Operating Expenses
Total Operating Expenses	1,861,200	2,112,820	2,964,405	2,999,170	666,880	1,602,500	1,780,900
Other Items						Other Items	Other Items
Required Replacement Reserve Deposit	(367,800)	(325,700)	(315,200)	(525,400)		Operating Transfer from CO	Operating Transfers to Programs
Surplus Cash Distributions	(8,000)	(52,000)	(365,000)	(290,000)		HAP/UAP Payments	
Net Operating Income	23,880	24,400	22,135	23,130	23,320	Net Operating Income	Net Operating Income
						26,300	34,100

* Includes Deaverview video camera system; modular classroom; and a new passenger van.

**Rehab and Replacement Reserve Projects -
Central Asheville Properties**

Available Funding	
11/30/2016 RR balance	379,895
RR deposits 11/30/2016- 12/31/2017	397,696
Minimum balance	(300,000)
Available to spend in 2017	477,591

Projects	Priority	Assigned	Project Code	Unspent 2016				Notes
				2017 PCA	Budget	2017 Budget	Total Budget	
Replacement Reserve - Aston & Garden								
1 DHW #1 - Apartment Water Heaters	Med	Ronnie	RR01-17	\$ 10,700	\$ -	\$ 5,000	\$ 5,000	
2 Kitchen Cabinets	Med	Ronnie	RR01-14	\$ 73,544	\$ 4,788	\$ 25,212	\$ 30,000	
3 Kitchen Counter Tops, Sinks	Med	Ronnie	RR01-14	\$ 30,729				
4 Refrigerators	Med	Ronnie	RR01-18	\$ 2,750		\$ 5,000	\$ 5,000	
5 Waste line study	High	Scott	RR01-1	\$ -	\$ 4,500		\$ 4,500	
6 Sandblast/Paint Rusted EXT				\$ 2,567		\$ -		Garden Apt's balcony rails. Utilize staff painter to scrape and paint
7 DHW #2 - Common Area Water Heaters				\$ 10,415		\$ -		Common area water heaters in good shape
				\$ 130,705	\$ 9,288	\$ 35,212	\$ 44,500	
Replacement Reserve - Bartlett								
2 Interior Carpet				\$ 13,284		\$ 7,000	\$ 7,000	Remove carpet, replace with VCT tile
4 Kitchen cabinets	Med	John	RR01-19	\$ -	\$ 26,000		\$ 26,000	
5 Window replacement planning	Low	JG / SR	RR01-3	\$ -	\$ 2,500		\$ 2,500	
				\$ 13,284	\$ 28,500	\$ 7,000	\$ 35,500	
Replacement Reserve - Altamont								
1 Replace boiler	High	DN/JG/SR	RR01-11	\$ -	\$ 94,896	\$ 138,104	\$ 233,000	Replace Boiler and water heaters, increase to reflect engineers estimate. Includes radiator heat reflectors & thermost
2 Kitchen Cabinets				\$ 10,754	\$ -	\$ 8,000	\$ 8,000	Replace as needed
5 Trash chute	Med	DN	RR01-6	\$ -	\$ 15,500	\$ 14,500	\$ 30,000	
6 Waste line study	Med	Scott	RR01-1	\$ -	\$ 4,500	\$ -	\$ 4,500	
				\$ 10,754	\$ 114,896	\$ 160,604	\$ 275,500	
Other Critical Projects								
1 Garden Apt's parking lot lighting	Med	BH	RR01-21			\$ 15,000	\$ 15,000	Dark skies compliant lighting
2 Bartlett tree trimmming	Low	BH/RH	RR01-12		\$ -	\$ 5,000	\$ 5,000	
3 Bartlett cameras	Med	BH/RH	RR01-20		\$ 15,000	\$ -	\$ 15,000	Formely Altamont Hallway cameras, change to reflect current needs.
4 Garden Apt's tree work	Med	BH/SR	RR01-22			\$ 10,000	\$ 10,000	Remove sycamore, trim others
6 Aston/Garden Apt's wall heaters	Med	Ronnie	RR01-24			\$ 10,000	\$ 10,000	
7 Altamont exterior work	Med	DN	RCP02			\$ 140,000	\$ 140,000	
				\$ -	\$ 15,000	\$ 180,000	\$ 195,000	
Total Projects:				\$ 154,743	\$ 167,684	\$ 382,816	\$ 550,500	

**Rehab and Replacement Reserve Projects -
Southside**

Available Funding	
11/30/2016 RR balance	\$ 581,371
RR deposits 11/30/2016- 12/31/2017	\$ 352,179
Minimum balance	\$ (270,000)
Available to spend in 2017	\$ 663,550

Projects	Priority	Assigned	Project Code	2017 PCA	Unspent prior budget year(s)	2017 Budget	Total Budget	Notes
Replacement Reserve - Southside								
1 Parking and Driveways Other #1	Med	RB / TCW	RR02-1	\$ 29,865			\$ -	Hold, except for City WO's
2 Water heaters	Med	RB / TCW	RR02-2	\$ 12,067	\$ 556	\$ 11,444	\$ 12,000	
3 Water line replacement	High	SR/DN/JG	RR02-4	\$ -	\$ 199,000	\$ 90,000	\$ 289,000	Increase to align with engineers estimate
4 Range Hoods	Med	RB / TCW	RR02-8	\$ 11,782	\$ 1,571	\$ 3,429	\$ 5,000	
5 Kitchen Cabinets			RR02-6	\$ 75,000	\$ 2,648	\$ 37,352	\$ 40,000	
6 Kitchen Counter Tops, Sinks				\$ 32,400		\$ -	\$ -	
				\$ 161,114	\$ 203,775	\$ 142,225	\$ 346,000	
							\$ -	
Other Critical Projects								
1 Stormwater drainage in Erskine	Med	Scott	RR02-5		\$ 10,000	\$ 22,500	\$ 32,500	Increase to align with actual estimates
2 Floor tile replacement	Med	RB / TCW	RR02-7		\$ 7,500	\$ -	\$ 7,500	
3 Refrigerators	Med	CF	RR02-9		\$ -	\$ 25,000	\$ 25,000	In PCA for 2019. Change to reflect actual need
4 Tree work	Med	Robert B	RR02-10			\$ 5,000	\$ 5,000	
					\$ 17,500	\$ 52,500	\$ 70,000	
Total Projects:					\$ 221,275	\$ 194,725	\$ 416,000	

**Rehab and Replacement Reserve Projects -
West Asheville Properties**

Available Funding	
11/30/2016 RR balance	\$ 540,943
RR deposits 11/30/2016- 12/31/2017	\$ 340,825
Minimum balance	\$ (300,000)
Available to spend in 2017	\$ 581,768

Projects	Priority	Assigned	Project Code	2017 PCA	Unspent prior budget year(s)	2017 Budget	Total Budget	Notes
Replacement Reserve Schedule - Pisgah View								
1 Roofs	High	Roger	RR03-12	\$ 51,220	\$ 44,417	\$ 20,583	\$ 65,000	
2 DHW replace with 0.67Ef	Med	Roger	RR03-2	\$ 12,750	\$ 10,423	\$ 4,577	\$ 15,000	Water heaters - replace as needed
3 Range hoods	Med	Cliff/Bobby	RR03-3	\$ 13,813	\$ 25,706	\$ 294	\$ 26,000	
4 Kitchen Cabinets	Med	Roger	RR03-19	\$ 72,563		\$ 25,000	\$ 25,000	
5 Kitchen Counter Tops, Sinks	Med	Roger	RR03-19	\$ 34,965				
6 Bathroom ventilation fan	Med	Cliff/Bobby	RR03-5	\$ -		\$ 30,000	\$ 30,000	
				\$ 185,311	\$ 80,546	\$ 80,454	\$ 161,000	
Replacement Reserve Schedule - Deaverview								
1 DHW replace with 0.67EF	Med	Jerall	RR03-6	\$ 11,600	\$ 10,000		\$ 10,000	Water heaters - replace as needed
2 HVAC In-Unit Heating	Med	Jerall/BH	RR03-21	\$ 37,917		\$ 70,000	\$ 70,000	Replace as needed.
3 HVAC - Other	Med			\$ 10,758		\$ 20,000	\$ 20,000	Replace Apollo units
4 Kitchen exhaust fan	Low	Cliff	RR03-11	\$ -	\$ 3,665	\$ 3,335	\$ 7,000	
5 Kitchen Cabinets	Med	Jerall	RR03-20	\$ 45,000		\$ 10,000	\$ 10,000	
6 Kitchen Counter Tops, Sinks	Med	Jerall	RR03-20	\$ 21,600				
				\$ 126,875	\$ 13,665	\$ 103,335	\$ 117,000	
Other Critical Projects								
1 Pisgah view tree work	Med	BH/SR/AS	RR03-22		\$ -	\$ 10,000	\$ 10,000	
2 Upgrade community kitchens*	Med	Scott	RR03-23		\$ -	\$ 20,000	\$ 20,000	Equipment and fixtures to facilitate resident and training use
3 Deaverview property sign	Low	TM	RR03-25		\$ -	\$ 6,000	\$ 6,000	
					\$ -	\$ 36,000	\$ 36,000	
Total Projects:				\$ 312,186	\$ 94,211	\$ 219,789	\$ 314,000	

**Rehab and Replacement Reserve Projects -
North Asheville Properties**

Available Funding	
11/30/2016 RR balance	\$ 408,989
RR deposits 11/30/2016- 12/31/2017	\$ 568,108
Minimum balance	\$ (300,000)
Available to spend in 2017	\$ 677,097

Projects	Priority	Assigned	Project Code	2017 PCA	Unspent prior budget year(s)	2017 Budget	Total Budget	Notes
Replacement Reserve Schedule - Hillcrest								
1 Kitchen Cabinets	Med	Rodney	RR04-13	57,352	-	30,000	30,000	
2 Kitchen Counter Tops, Sinks	Med	Rodney	RR04-13	25,700	-	30,000	30,000	
				83,052	-	30,000	30,000	
Replacement Reserve Schedule - Klondyke								
1 Exterior Walls	Med	SR/BH/JG	RR04-9	160,853	176,588	223,412	400,000	Clean, repair and stain siding
2 Clean and paint steel supports	Med	SR/BH/JG	RR04-9	15,600	15,000	15,000	30,000	
3 In unit lighting fixtures	Low	Bobby M	RR04-17	-	-	5,000	5,000	
				176,453	191,588	243,412	435,000	
Other Critical Projects								
1 210A&B Kenilworth Rd	Med	BH/SR	RR04-14		-	150,000	150,000	
2 Klondyke apollo unit switchout	Med	BH/SR	RR04-11		-	50,000	50,000	Replace Apollo unit with gas furnace / electric water heater
3 Klondyke tree removal	Med	Renee	RR04-12		-	30,000	30,000	
4 Hillcrest Roof replacments	Med	Rodney	RR04-6		30,000	-	30,000	
5 Hillcrest water heaters	Med	Rodney	RR04-7		12,369	631	13,000	
6 Hillcrest furnaces	Low	BH/SR	RR04-15		25,000	-	25,000	
7 Klondyke mailboxes	Med	RC/BH	RR04-16			12,000	12,000	
					67,369	242,631	310,000	
Total Projects:				259,505	258,957	516,043	775,000	

Completed Projects

Projects completed as of 11-17-2016

Project	Project Code	Budget Year	Budget	Actual		
				Labor	Materials / Contractors	
Altamont						
1 Cornice and brickwork	RCFP02	2015	\$ 698,387.00		\$ 204,788.92	
2 Laundry equipment	RR01-8	2016	\$ 15,686.16		\$ 12,355.32	
Aston						
1 Cameras		2015			\$ 17,964.71	
2 Aston mailboxes	RR01-13	2016			\$ 1,949.00	
3 Roofs	RR01-2	2016	\$ 140,000.00		\$ 108,025.25	
4 Fence		2016	\$ 1,080.25		\$ 1,080.25	
5 Laundry equipment	RR01-10	2016	\$ 17,887.48		\$ 30,284.49	
6 Garden mailboxes	RR01-13	2016	\$ 3,075.01		\$ 3,075.01	
7 Shower heads	RR01-15	2016	\$ 2,150.00		\$ 1,456.70	
Bartlett Arms						
1 Generator	RR01-4	2015	\$ 43,380.00	\$ 362.25	\$ 42,345.94	
2 Laundry equipment	RR01-9	2016	\$ 13,358.16		\$ 13,388.16	
Southside						
1 Panel replacement	RR02-3	2015	\$ 150,000.00	\$ 31,937.86	\$ 62,517.54	
2 Water heaters	RR02-2	2015	\$ 11,000.00		\$ 9,794.49	
Deaverview						
1 Porch lighting	Rehab-03	2015	\$ 21,000.00		\$ 3,378.46	
2 Mailboxes	RR03-15	2015	\$ 12,000.00		\$ 11,119.00	
3 Water heaters	RR03-06	2015	\$ 3,900.00		\$ 751.17	
4 Ranges	RR03-9	2016	\$ 44,000.00		\$ 57,365.00	
5 Refrigerators	RR03-10	2016	\$ 70,000.00		\$ 81,144.00	
6 Pavement repair	RR03-17	2016	\$ 5,000.00		\$ 16,320.00	
Pisgah View						
1 Porch lighting	Rehab-03	2015	\$ 34,000.00		\$ 3,174.69	
2 Roof replacement	RR03-12	2015	\$ 70,000.00		\$ 37,583.00	
3 Pavement repairs (bus alley)	RR03-1	2016	\$ 40,000.00		\$ 35,886.00	
4 Ranges		2016	\$ 52,000.00		\$ 67,896.00	
5 Camera upgrades	RR03-18	2016	\$ 40,000.00		\$ 47,854.23	
Hillcrest						
1 Community room panel	RR04-1	2015	3200		582.1	
2 HVAC Common Area Heating	RR04-1	2015	\$ 17,700.00		\$ 14,876.79	
3 Gas water heater	RR04-7	2015	\$ 23,000.00		\$ 413.88	
4 Pavement repairs		2016			\$ 8,000.00	
5 Electric utility vehicles		2016	\$ 25,000.00		\$ 37,213.94	
Klondyke						
1 Unit remodels		2015		\$ 9,693.68	\$ 250,393.98	
2 Thermostats		2015			\$ 8,507.90	
3 Toilets, showerheads & aerators		2015			32060.42	
4 Unit remodels		2016	98000		423229.57	
Total				\$ 41,993.79	\$ 1,646,775.91	\$ 1,688,769.70