



Asheville Housing Authority
Regular Meeting of the Board of Commissioners

June 28, 2017

5:00 p.m.

Deaverview Apts., 275 Deaverview Road, Asheville, NC 28806

The mission of the Asheville Housing Authority is to provide safe, quality, and affordable housing, to expand available resources, and to collaborate with the community to create opportunities for resident self-reliance and economic independence.

Our core values are Compassion, Equity, Fairness, Integrity, Openness, Patience and Respect.

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 March 22, 2017 Meeting**

▪ **Bills and Communications**

- Lee Walker Funding Commitments, Asheville & Buncombe County
- Clean Air Excellence Award, WNC Regional Air Quality Agency

▪ **Report of the Secretary**

- Asheville Housing Properties
- Asheville Housing Vouchers
- Family Self Sufficiency

- Revenues and Expenses
- Edington Center
- Resident Council

▪ **New Business**

1. Approval of amendment #1 to the 2017 Agency-Wide Operating Budget.

Motion

Second

2. Authorization for the CEO to commit \$2.9 million in Housing Authority unrestricted reserves, and to restrict those funds to the redevelopment of Lee Walker Heights, in order to complete the local funding commitment of \$11.3 million in support of an application to the North Carolina Housing Finance Agency for a tax exempt bond and 4% tax credit allocation.

Motion

Second

▪ **Old Business**

▪ **Public Comment**

▪ **Adjournment**

Work Session

The Commissioners will hold a work session at 4:00 p.m. in the CEO's office at 165 S. French Broad Ave, Asheville, NC 28801. The work session is open to the public.

Topics: Review of regular meeting agenda items



Asheville Housing Authority Commission Meeting Minutes

April 26, 2017

I. Work Session

The work session was held at the Central Office starting at 4:04 pm. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, James Canavan, Raynetta Waters, and Jennifer Pickering. City Council liaison Julie Mayfield also attended.

Gene Bell open the meeting by announcing that Lewis Isaac and Cassandra Wells have completed their initial terms on the Board of Commissioners, and have been recommended for reappointment to serve another term.

Noele Tackett discussed the initial agenda item. She explained that when the Administrative Plan update was approved recently, language was inadvertently left out of the plan. This language had been part of Chapter 5 and should have been included in the updated plan. This segment addresses issues with the large number of single individuals and the small number of large families on our waiting list. It allows maximum utilization of the one and two bedroom units, by, for example, allowing married couples and elderly or disabled individuals to be placed on the waiting list for either 1 or 2 bedroom apartments, and placing them based on whichever list their name first comes up.

David Nash introduced the second agenda item for discussion. David explained that we are seeking authorization to execute an amendment to extend the leasing term and rent for the commercial space in the ground floor of Woodfin Apartments. This space is currently leased to an attorney's. The lease term has expired, and it is time to renew the lease. The rent will be increased significantly in May and then again every three years. The increase will assist with supporting the overall property including the apartments for homeless individuals and families upstairs.

Emily Ball presented to the board about the Homeward Bound program at Woodfin Apartments. The Homeward Bound program provides permanent supportive housing with case management services to residents with a high level of need, with on-site security and case management services. HACA is master leasing the apartments to Homeward Bound and they are placing some of their most vulnerable applicants there, most of whom have been unsuccessful in other housing placement. In the past year, 16 residents have been placed at Woodfin. Two have died and two have transferred to assisted living, but all of the others have remained, reflecting a 100% success rate.

David Nash discussed the five-year plan goals and objectives which had been postponed for discussion at the last meeting. Generally the Housing Authority is on track with the priorities

outlined in that plan as reflected in our 2016 accomplishments, also distributed at the meeting. Board members are encouraged to provide feedback at any time on the goals and objectives.

The open session ended at 5:04 pm.

II. Regular Meeting - Call to order

Chair Isaac called to order the regular meeting of the Board of Commissioners at **5:06 pm on April 26, 2017** at the **Central Office, 165 S. French Broad Avenue, Asheville, NC 28801**. Teresa Jenkins conducted the roll call. The following Commissioners were present: Chair Lewis Isaac, Vice Chair Cassandra Wells, James Canavan, Jennifer Pickering and Raynetta Waters.

III. Approval of minutes from last meeting

Jennifer Pickering made a motion, seconded by **James Canavan**, to approve the minutes. The Commissioners unanimously approved the minutes of **March 22, 2017**.

IV. Bills and Communications

Gene Bell introduced Lakeisha McDay, Director of Diversity, Inclusion, & Health Equity at Mission Hospital. Lakeisha discussed Mission Hospital's diversity and inclusion program. She explained that Mission would be collaborating with the Housing Authority to connect residents with job opportunities.

Jakima Hoskins announced that the residents of Pisgah View in collaboration with Redemption Church held a community celebration for Easter. The residents participated in the event, which consisted of an Easter egg hunt, cookout, and DJ.

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

Brandy Woodard reported monthly Asheville Housing Vouchers occupancy submitted with the board package. She explained that the voucher program is slightly over-leased based on what we currently know about budget authority, and no more vouchers are being issued at this time, until we get final word from HUD on the voucher budget authority for 2017.

c) Family Self-Sufficiency

Shaunda Sandford reported the monthly Family Self-Sufficiency participation submitted with the board package. Eric Robinson gave an update on the FSS program

accomplishments for Southside. Shaunda Sandford announced that FSS would be having a graduation on May 30, 2017.

d) Financial Report

Shaomin Li presented the monthly financial report as submitted with the board packet. She announced that overall the net revenue remains strong.

e) Edington Center

Shuvonda Harper provided an update on the Edington Center. She announced that the Edington Center was featured in the Urban News.

f) Residents Council Report

Shuvonda Harper announced for the Residents Council that they were working on the Isaac Coleman Grant project, and trying to get funding.

g) Property Management Report

Pat Hammonds provided an update on the performance for developments. Evette Smith provided highlights on the successes and 2017 site management goals for the following developments: Aston Park, Bartlett Arms, Altamont, and Woodfin Apartments. Jay Gurney provided details on replacement and revitalization work being done this year in these properties.

New Business

1. Approval to reinstate language in the Administrative Plan, inadvertently omitted from the recent update, in Chapter 5 of that plan.

Noele Tackett explained that when the Administrative Plan update was approved in February, language was inadvertently omitted from Chapter 5 which is needed for optimizing placements for families in our waiting list, which has a large number of single individuals and many fewer families.

Raynetta Water made a motion, seconded by **Cassandra Wells** to reinstate the language in Chapter 5 of the Administrative Plan.

The Board voted as follows:

AYE

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

NAY

The Chair declared the motion carried.

2. **Authorization for the CEO to execute an amendment extending the term and increasing the rent for the commercial space in the ground floor of Woodfin Apartments.**

David Nash explained that the ground floor of Woodfin Apartments is currently occupied by a law office. The long-term lease for the space has expired. We have negotiated and agreed to a nine-year extension, which increases the rent by 10% in May with an additional 10% increase every 3 years.

James Canavan made a motion, seconded by **Raynetta Waters** to authorize that action.

The Board voted as follows:

AYE

NAY

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

The Chair declared the motion carried.

VII. Unfinished Business

No unfinished business.

VIII. Public Comment

No public comment.

IX. Adjournment

There being no further business to come before the Board, the meeting adjourned at 5:54 pm. The next meeting is scheduled for Deaverview Apartments on May 24, 2017.

Lewis Isaac, Chair

ATTEST:

Gene Bell, Secretary



May 26, 2017

Gene Bell, CEO
Asheville Housing Authority
165 South French Broad Avenue
Asheville, NC 28801

Dear Mr. Bell:

I am writing to convey the financial commitment and support of the City of Asheville for the Asheville Housing Authority and Mountain Housing Opportunities' application to the North Carolina Housing Finance Agency (NCHFA) for a Tax Exempt Bond/Housing Tax Credit Allocation for the redevelopment of Lee Walker Heights.

The City of Asheville supports this redevelopment effort and the application to NCHFA for a Tax Exempt Bond /Housing Tax Credit allocation will provide key financing for the project. The City of Asheville reserves \$4.2 million in support of the Lee Walker Heights redevelopment project, conditional only on the award of a Tax Exempt Bond/Housing Tax Credit allocation by the North Carolina Housing Finance Agency.

The Lee Walker Heights redevelopment project is aligned with the City of Asheville objectives stated in our City of Asheville Consolidated Plan for Affordable Housing. In particular, the Lee Walker Heights redevelopment addresses the following priorities:

- Provide affordable housing for households earning 60% of median income or less
- Prioritize developments that respond to the need for one-bedroom units and units for low-income single wage earner households with children
- Incorporate sustainability into housing and community design
- Provide affordable and accessible housing to persons with special needs
- Prioritize locationally efficient sites-access to transportation, jobs & infrastructure with higher density construction
- Target low wealth neighborhoods for improvements that will improve housing conditions and create stronger communities
- Collaborate with the Asheville Housing Authority on large scale investments that will transform public housing

We look forward to working with you on this important redevelopment project.

Sincerely,

Esther Manheimer
Mayor, City of Asheville

City of Asheville
Office of the Mayor

P.O. Box 7148
Asheville, NC 28802

Office: 828-259-5600
www.ashevillenc.gov



County Board of Commissioners

Chairman
Brownie Newman

District 1
Jasmine Beach-Ferrara
Al Whitesides

District 2
Ellen Frost
Mike Fryar

District 3
Joe Belcher
Robert Pressley

June 20, 2017

Mr. Gene Bell, Executive Director
Asheville Housing Authority
165 South French Broad Avenue
Asheville, NC 28801

Dear Mr. Bell:

I am writing to convey the firm financial commitment and support of Buncombe County for the Asheville Housing Authority and Mountain Housing Opportunities' application to the North Carolina Housing Finance Agency (NCHFA) for a Tax Exempt Bond/Housing Tax Credit Allocation for the redevelopment of Lee Walker Heights.

Buncombe County supports this innovative and transformational redevelopment effort and the application to NCHFA for a Tax Exempt Bond /Housing Tax Credit allocation will provide key financing for the project. The County hereby firmly commits \$4.2 million to the Lee Walker Heights redevelopment project, conditional only on the award of a Tax Exempt Bond/Housing Tax Credit allocation by the North Carolina Housing Finance Agency. The first distribution of funding under this commitment will be on or after July 1, 2018.

The Lee Walker Heights redevelopment project will directly meet Buncombe County priorities as stated in our **Buncombe County Sustainability Plan**. In particular, Lee Walker Heights helps Buncombe County meet the following stated priorities:

Affordable, Green, and Livable Housing

- Provide affordable and workforce housing funding for new developments in areas served with existing infrastructure.
- Support quality rental developments that are required to remain affordable and safe.
- Ensure the availability of a diverse housing stock.

Healthy Environments

- Improve and increase opportunities for safe, active living.
- Promote healthy buildings and homes.

Accessible, Multi-Modal, and Efficient Transportation Network

- Encourage land development connected to existing transportation corridors.
- Promote access to goods and services in areas of significant population density and in neighborhood hubs.

We look forward to working with you on this important redevelopment project.

Sincerely,

Brownie Newman
Chair, Board of Commissioners





David A. Brigman, Director

May 17, 2017

Serving Buncombe County and the City of Asheville

Mr. David Nash
Asheville Housing Authority
P.O. Box 1898
Asheville, NC 28802

Re: Clean Air Excellence Award

Dear Mr. Nash:

I am pleased to inform you that Asheville Housing Authority has been selected by the Western North Carolina Regional Air Quality Agency to receive a Clean Air Excellence Award for your efforts to protect and improve air quality in our area. A reception will be held to honor recipients on July 10, 2017 at 3:30 pm at the Buncombe County Planning and Development Board Room, located at 30 Valley Street in Asheville. Awards will be presented at the beginning of our Board meeting at 4:00 pm.

Please contact us at 250-6777 should you have any questions regarding this recognition. We look forward to seeing you at the reception.

Sincerely,

David A. Brigman
Director

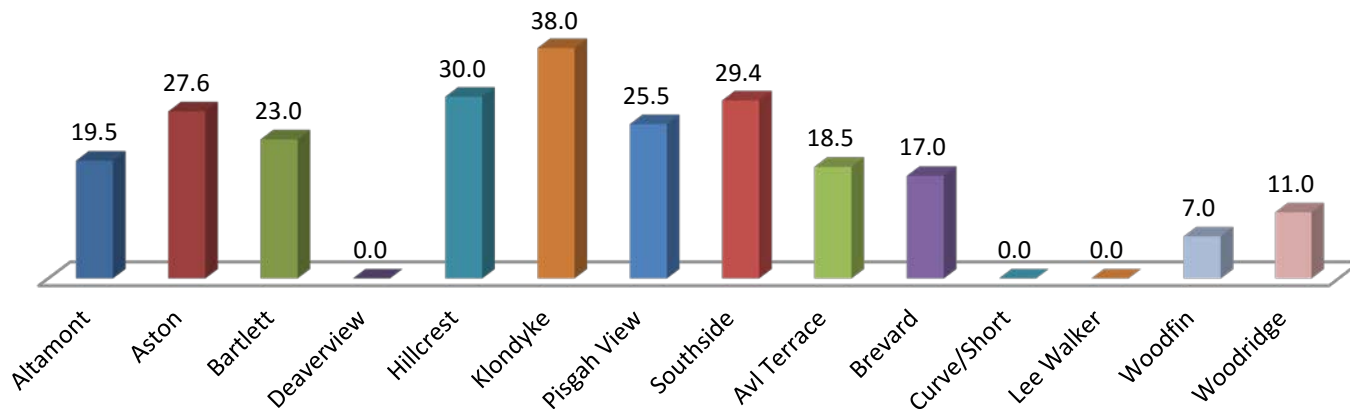
CC: Samantha Bowers, via email



Asheville Housing & Related Properties - Occupancy May 2017

Property		Units	Occupied	Occ Rate	Rehab	Make Ready	Ready	Moved In	Vacant Days	Average
RAD PBV	Altamont	55	54	98%		1		2	39	✓ 19.5
	Aston	161	158	98%		3		5	138	✓ 27.6
	Bartlett	114	113	99%		1		3	68	✓ 23.0
	Deaverview	160	155	97%		5		0	0	✓ 0.0
	Hillcrest	227	219	96%		8		4	121	✓ 30.0
	Klondyke	182	177	97%	2	3		2	76	✗ 38.0
	Pisgah View	256	241	94%	6	9		4	102	✓ 25.5
	Southside	274	264	96%		10		5	147	✓ 29.4
Other	Avl Terrace	248	240	97%		6	2	4	74	✓ 18.5
	Brevard	163	158	97%	2	3		2	34	✓ 17.0
	Curve/Short	2	1	50%		1		0	0	✓ 0.0
	Lee Walker	96	69	72%	27			0	0	✓ 0.0
	Woodfin	19	18	95%		1		1	7	✓ 7.0
	Woodridge	160	159	99%			1	2	22	✓ 11.0
Total		2117	2026	96%	37	51	3	34	828	✓ 17.6

Average Days to Lease Up

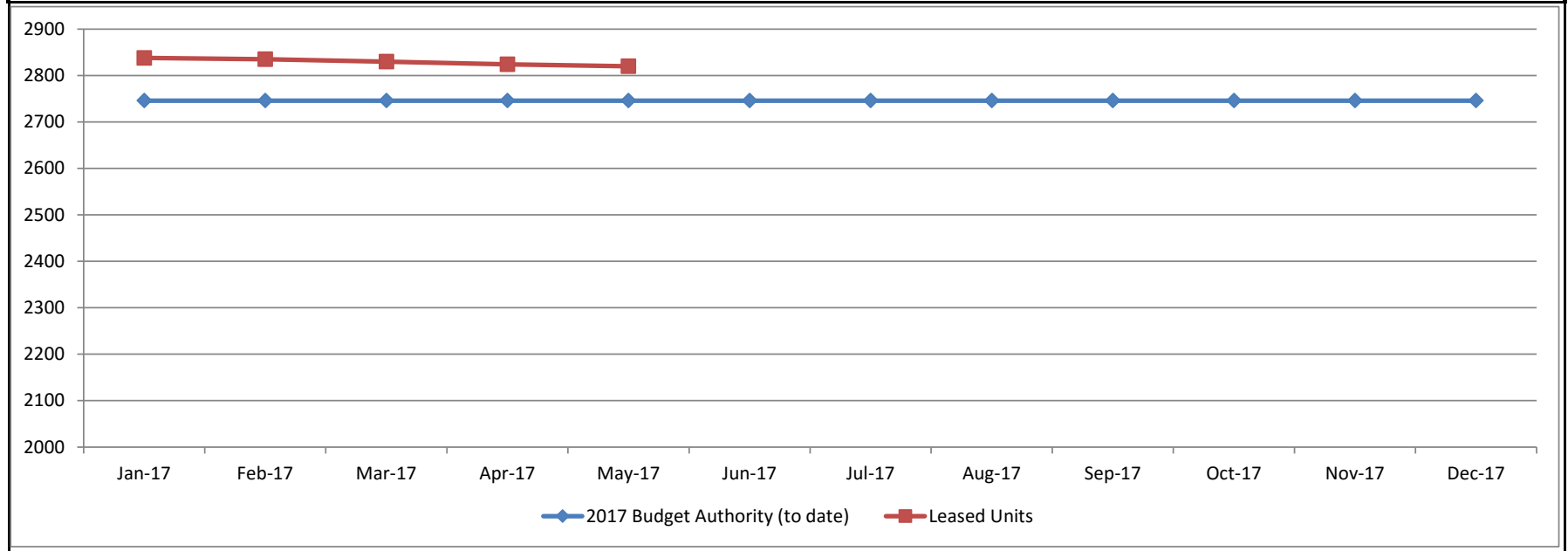


Asheville Housing Vouchers - May 2017

Lease-Up							Monthly Processes			
Voucher Program	Total Vouchers	Funds Available	Leased	Occupancy Rate	Available	Assigned/ Looking	Moved In	Moved Out	Inspect	Re-Exam
Project Based - RAD	1429	1429	1383	⚠ 96.8%	46		22	20	112	115
Project Based - LH	20	20	20	✅ 100.0%	0	0	0	0	0	0
Tenant Based - VASH	313	313	276	❌ 88.2%	37	14	5	3	22	16
Tenant Based - NED	75	75	75	✅ 100.0%	0	1	2	1	5	5
Tenant Based - Other	1369	909	1066	✅ 117.3%	-157	91	3	6	69	81
Total HCVP	3206	2746	2820	✅ 102.7%	-74	106	32	30	208	217
Total - All Programs	3206	2746	2820	✅ 102.7%	-74	106	32	30	208	217

Housing Choice Voucher - Annual Trends

Program	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Average
2017 Budget Authority (to date)	2746	2746	2746	2746	2746	2746	2746	2746	2746	2746	2746	2746	2746
Leased Units	2838	2835	2830	2824	2820								2829
%	103%	103%	103%	103%	103%								103.0%
Wait List	1744	1796	1824	1682	1751								1759
HAP Reserve	396,218	477,739	553,393	640,436									516,947



Family Self-Sufficiency Report

April/May

Family Self-Sufficiency Program		Central AVL	Southside	West AVL	North AVL	Lee Walker	Tenant-Based	Total	
	Total Enrolled in FSS	10	30	37	39	14	47	177 (11 New)	
April/May	Established FSS Accounts	2	10	6	17	7	30	72	
	Newly Earned Escrow Credit	1	2	2	0	0	1	6	
	Interim Disbursement	0	0	0	0	0	0	0	
	Dollar Amount							\$0	
	Graduated (Successful Completion)	0	0	0	0	0	2	2	
	Dollar Amount							\$0	
	Terminated (Unsuccessful)	0	0	2	2	0	1	5	
	Total FSS Account Balances	\$8,302	\$22,332	\$8,502	\$92,853	\$19,117	\$102,719	\$253,825	
	Total Amounts Disbursed to Date								\$342,501
	Completed Educational Goal								
Other Significant Goal									
Monthly									
Homeownership Program		Central AVL	Southside	West AVL	North AVL	Lee Walker	Tenant-Based	Total	
	Total Homeowner Applicants	4	2	2	1	1	21	31	
April/May	Completed OnTrack's Homebuyer Education	1	0	1	1	1	14	18	
	Met Preliminary Eligibility	0	0	1	1	1	14	17	
	Under Contract	0	0	0	0	0	3	3	
	New Homeowner (closed on home)	0	0	0	0	0	1	1	
	Total Current Homeowners								50
	Successful Homeowner Exits								0
Foreclosures								0	
Monthly									

HACA Revenue/Expense Summary May 2017

Property/Program	Current Month			Calendar Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Central Asheville Properties						
Revenue						
Tenant Rent	60,686	58,483	2,203	302,976	292,417	10,559
RAD HAP Subsidy	125,376	132,675	(7,299)	641,420	663,375	(21,955)
Vacancy Allowance	-	(5,735)	5,735	-	(28,675)	28,675
Other Revenue	6,424	2,983	3,441	29,885	14,917	14,968
Total Revenue	192,486	188,407	4,080	974,281	942,033	32,247 ✓
Operating Expenses						
Administrative	26,219	26,142	78	119,680	130,708	(11,028)
Tenant Services	2,332	2,875	(543)	14,265	14,375	(110)
Utilities	14,642	34,192	(19,550)	123,704	170,958	(47,255)
Maintenance	90,069	73,342	16,728	369,247	366,708	2,538
Protective Services	4,309	5,000	(691)	21,379	25,000	(3,621)
Other Expenses	13,146	13,550	(404)	69,846	67,750	2,096
Subtotal Operating Expenses	150,717	155,100	(4,383)	718,120	775,500	(57,380) ✓
Replacement Reserve Deposit	30,650	30,650	-	153,250	153,250	-
Net Revenue before Surplus Cash Distribu	11,119	2,657	8,463	102,910	13,283	89,627 ✓
Suplus Cash Distribution		417	(417)		2,083	(2,083)
Net Revenue	11,119	2,240	8,879	102,910	11,200	91,710

Southside Properties						
Revenue						
Tenant Rent	60,038	59,275	763	298,684	296,375	2,309
RAD HAP Subsidy	141,910	152,625	(10,715)	741,317	763,125	(21,808)
Vacancy Allowance	-	(6,357)	6,357	-	(31,783)	31,783
Other Revenue	4,039	4,033	6	26,049	20,167	5,883
Total Revenue	205,987	209,577	(3,590)	1,066,050	1,047,883	18,167 ✓
Operating Expenses						
Administrative	42,480	43,542	(1,061)	210,746	217,708	(6,962)
Tenant Services	1,331	1,193	138	8,971	5,967	3,004
Utilities	21,181	48,750	(27,569)	180,282	243,750	(63,468)
Maintenance	68,484	64,292	4,193	327,355	321,458	5,897
Protective Services	5,072	4,833	239	25,362	24,167	1,195
Other Expenses	9,389	13,458	(4,070)	49,772	67,292	(17,520)
Subtotal Operating Expenses	147,937	176,068	(28,131)	802,489	880,342	(77,853) ✓
Replacement Reserve Deposit	27,142	27,142	0	135,708	135,708	-
Net Revenue before Surplus Cash Distribu	30,908	6,367	24,541	127,853	31,833	96,020 ✓
Suplus Cash Distribution		4,167	(4,167)		20,833	(20,833)
Net Revenue	30,908	2,200	28,708	127,853	11,000	116,853

HACA Revenue/Expense Summary May 2017

Property/Program	Current Month			Calendar Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance

West Asheville Properties						
Revenue						
Tenant Rent	69,027	59,600	9,427	335,454	298,000	37,454
RAD HAP Subsidy	224,852	247,225	(22,373)	1,162,431	1,236,125	(73,694)
Vacancy Allowance	-	(9,205)	9,205	-	(46,025)	46,025
Other Revenue	7,577	7,942	(365)	54,769	39,708	15,060
Total Revenue	301,456	305,562	(4,106)	1,552,654	1,527,808	24,845 ✓
Operating Expenses						
Administrative	59,267	63,935	(4,669)	294,468	319,677	(25,209)
Tenant Services	1,786	2,065	(279)	12,090	10,325	1,765
Utilities	62,372	75,650	(13,278)	289,806	378,250	(88,444)
Maintenance	86,236	83,983	2,253	404,008	419,917	(15,909)
Protective Services	7,673	7,500	173	38,365	37,500	865
Other Expenses	7,206	13,900	(6,694)	52,721	69,500	(16,779)
Subtotal Operating Expenses	224,540	247,034	(22,494)	1,091,457	1,235,169	(143,712) ✓
Capital Outlay	-	-	-	65,503	-	65,503
Replacement Reserve Deposit	26,267	26,267	-	131,335	131,335	-
Other Non-Operating Items	574	-	574	347	-	347
Net Revenue before Surplus Cash Distribu	50,076	32,261	17,815	264,012	161,305	102,708 ✓
Suplus Cash Distribution		30,000	(30,000)		150,000	(150,000)
Net Revenue	50,076	2,261	47,815	264,012	11,305	252,708

North Asheville Properties						
Revenue						
Tenant Rent	89,987	91,525	(1,538)	450,625	457,625	(7,001)
RAD HAP Subsidy	223,682	230,975	(7,293)	1,142,363	1,154,875	(12,512)
Vacancy Allowance	-	(9,675)	9,675	-	(48,375)	48,375
Other Revenue	10,505	6,983	3,522	40,770	34,917	5,853
Total Revenue	324,174	319,808	4,366	1,633,757	1,599,042	34,716 ✓
Operating Expenses						
Administrative	13,993	62,392	(48,399)	290,438	311,958	(21,520)
Tenant Services-incl HCEP	4,846	5,298	(452)	20,571	26,488	(5,916)
Utilities	79,792	71,100	8,692	278,130	355,500	(77,370)
Maintenance	83,889	85,025	(1,136)	387,171	425,125	(37,954)
Protective Services	7,526	8,333	(808)	37,628	41,667	(4,039)
Other Expenses	14,852	17,783	(2,931)	73,882	88,917	(15,035)
Subtotal Operating Expenses	204,896	249,931	(45,034)	1,087,820	1,249,654	(161,834) ✓
Replacement Reserve Deposit	43,783	43,783	-	218,915	218,915	-
Other Non-Operating Items	-	-	-	239	-	239
Net Revenue before Surplus Cash Distribu	75,495	26,095	49,400	326,783	130,473	196,311 ✓
Suplus Cash Distribution		23,750	(23,750)		118,750	(118,750)
Net Revenue	75,495	2,344	73,150	326,783	11,723	315,061

RAD Properties Net Revenue Before SC Di	167,597	67,379	100,218	821,559	336,894	484,665 ✓
RAD Properties Net Revenue	167,597	9,045	158,552	821,559	45,227	776,332

HACA Revenue/Expense Summary May 2017						
Property/Program	Current Month			Calendar Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Lee Walker Heights						
Revenue						
Tenant Rent	13,518	15,417	(1,899)	67,474	77,083	(9,610)
PH Operating Subsidy	71,866	38,383	33,483	190,400	191,917	(1,517)
Other Revenue	3,915	3,717	199	13,866	18,583	(4,718)
Total Revenue	89,299	57,517	31,783	271,740	287,583 ❌	(15,844)
Operating Expenses						
Administrative	12,877	12,275	602	81,301	61,375	19,926
Tenant Services	4,272	4,840	(568)	17,311	24,200	(6,889)
Utilities	9,195	16,400	(7,205)	54,600	82,000	(27,400)
Maintenance	23,495	13,408	10,087	153,856	67,042	86,814
Protective Services	1,771	2,167	(396)	8,854	10,833	(1,980)
Other Expenses	2,406	6,042	(3,636)	11,823	30,208	(18,386)
Subtotal Operating Expenses	54,016	55,132	(1,116)	327,745	275,658 ❌	52,086
PH Net Revenue	35,284	2,385	32,899	(56,005)	11,925 ❌	(67,930)
Housing Choice Voucher Program						
Administrative Revenue						
Section 8 Admin. Fee Income	131,180	125,833	5,347	631,633	629,167	2,467
FSS Grant	20,167	10,333	9,833	51,638	51,667	(29)
Other Revenue	50	833	(783)	150	4,167	(4,017)
Total Revenue	151,397	137,000	14,397	683,421	685,000 !	(1,579)
Operating Expenses						
Administrative	110,422	119,858	(9,436)	514,063	599,292	(85,228)
Tenant Services - FSS	29,037	32,300	(3,263)	122,663	161,500	(38,837)
Maintenance	65	367	(302)	381	1,833	(1,452)
Other Expenses	6,345	4,867	1,478	27,023	24,333	2,690
Subtotal Operating Expenses	145,868	157,392	(11,524)	664,131	786,958 ✔️	(122,827)
Transfer from COCC	-	22,517	(22,517)	-	112,583	(112,583)
HCVP Net Admin Revenue	5,529	2,125	3,404	19,290	10,625 ✔️	8,665
Housing Assistance Payment Funds						
Revenue	1,573,059	1,519,567	53,492	7,837,539	7,597,833	239,706
Expense	1,470,611	1,519,567	(48,956)	7,440,540	7,597,833	(157,294)
Net HAP	102,448	-	102,448	396,999	-	396,999

HACA Revenue/Expense Summary May 2017						
Property/Program	Current Month			Calendar Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
HACA Central Management						
Revenue						
RAD Property Management Fees	37,156	88,667	(51,511)	422,543	443,333	(20,790)
PH/HCVF/Other Mgmt/Bkcp Fees	92,373	77,183	15,190	409,666	385,917	23,749
Other Revenue	881	4,250	(3,369)	13,266	21,250	(7,984)
Total Revenue	130,410	170,100	(39,690)	845,474	850,500	(5,026)
Operating Expenses						
Administrative	94,942	110,050	(15,108)	365,098	550,250	(185,152)
Utilities	3,284	6,308	(3,024)	22,502	31,542	(9,040)
Maintenance	4,973	10,450	(5,477)	28,443	52,250	(23,807)
Other Expenses	23,527	21,600	1,927	42,776	108,000	(65,224)
Subtotal Operating Expenses	126,727	148,408	(21,681)	458,819	742,042	(283,223)
Other Items						
Transfers to Programs	-	(22,517)	22,517	-	(112,583)	112,583
Draw from Surplus Cash	-	2,917	(2,917)	-	14,583	(14,583)
Subtotal Other	-	(19,600)	19,600	-	(98,000)	98,000
HACA Central Management-Net Rev	3,683	41,292	(37,609)	386,655	206,458	180,197
Agency Wide Net Revenue-less HAP	212,093	54,847	157,246	1,171,499	274,235	897,264
<i>Housing Assistance Payments</i>	102,448	-	102,448	396,999	-	396,999
<i>Net Revenue</i>	314,541	54,847	259,694	1,568,498	274,235	1,294,263

HACA Agency Wide Budget Calendar Year 2017 - Amendment 1	RAD PBV Developments				Lee Walker - Amended		Housing Choice Voucher Program	Housing Authority Central Office Cost Center <i>COCC includes Edington Center</i>	
	Central Avl	South Avl	West Avl	North Avl	PH	RAD			
<i>Units</i>	330	274	416	409	96				
Revenue								Revenue	Revenue
Rental Revenue								Revenue - Rent Subsidy	
Tenant Rent	701,800	711,300	810,000	1,098,300	67,500	147,800	Section 8 HAP Funds	18,100,000	
HAP (or Operating Subsidy)	1,592,100	1,831,500	2,871,900	2,771,700	190,400	344,850	Other Rent Subsidies		
Gross Potential Rental Revenue	2,293,900	2,542,800	3,681,900	3,870,000	257,900	492,650	Subtotal	18,100,000	
Vacancy Loss Allowance	(68,820)	(76,280)	(110,460)	(116,100)		(56,400)			
Other Tenant Charges	35,800	48,400	95,300	83,800	4,600	5,000			
Rental Revenue	2,260,880	2,514,920	3,666,740	3,837,700	262,500	441,250			
Other Revenue	24,300	1,000	1,000	2,000	7,770	11,100	Revenue - Administration		
RAD conversion transfers (HAP and reserves)					549,500	177,330	HCV Admin Fee	1,510,000	
Effective Gross Income	2,285,180	2,515,920	3,667,740	3,839,700	819,770	629,680	FSS Grant	124,000	
							Fraud Recovery/Other		
							Subtotal	1,634,000	
							Gross Revenue	19,734,000	
								Gross Revenue	2,089,000
Expenses								Expenses	Expenses
Administrative								Administrative	Administrative
Administrative Salaries	151,400	151,100	221,800	190,300	30,930	28,100	Administrative Salaries	678,300	
Employee Benefits	46,800	45,800	66,600	58,000	10,170	6,830	Employee Benefits	203,000	
RAD Overhead Fee (LWH: PH Fees)	89,000	246,700	357,100	375,400	26,040	43,600	Mgmt/Book Fees	648,200	
Other Admin Expenses	77,300	66,500	105,500	108,200	13,990	19,600	Office Expense	60,000	
Subtotal	364,500	510,100	751,000	731,900	81,130	98,130	Other Admin Expense	90,000	
							Subtotal	1,397,300	
Tenant Services								Family Self Sufficiency	
Salaries	19,200	4,800	9,600	40,100	14,280	27,400	Salaries	279,400	
Employee Benefits	5,400	1,300	2,700	11,200	1,620	10,480	Employee Benefits	78,200	
Resident Participation	9,900	8,220	12,480	12,270	1,200	1,680	Other		
Other	3,900	4,400	9,600	5,000	570	600	Subtotal	357,600	
Subtotal	38,400	18,720	34,380	68,570	17,670	40,160			
Utilities								Utilities	Utilities
Electricity	224,000	205,000	360,000	375,000	18,200	52,800	Electricity	45,100	
Gas	31,300	163,000	240,000	175,000	26,470	45,530	Gas		
Water/Sewer	63,500	145,000	175,000	183,000	9,650	32,150	Water/Sewer	4,700	
Solar/Other	10,000	16,500	25,000	17,000	280	11,720	Solar/Other	25,900	
Subtotal	328,800	529,500	800,000	750,000	54,600	142,200	Subtotal	75,700	
Maintenance and Operations								Maintenance (Vehicle)	Maintenance
Maintenance Labor	318,100	308,500	437,500	420,900	28,280	35,720	Maintenance Materials	2,400	
Employee Benefits	93,500	89,900	127,000	122,600	5,320	12,580	Maintenance Contracts	2,000	
Maintenance Materials	192,200	203,200	178,500	198,900	51,080	50,000	Subtotal	4,400	
Maintenance Contracts	310,000	217,500	368,600	359,100	69,200	50,000			
Subtotal	913,800	819,100	1,111,600	1,101,500	153,880	148,300			
Protective Services									
PS Contracts	60,000	58,000	90,000	100,000	8,860	17,140			
Taxes/Insurance/Other								Taxes/Insurance/Other	
Insurance	68,000	55,000	81,000	87,000	7,920	8,660	Insurance	21,800	
General Expenses	15,000	15,000	5,000	5,000		29,700	General Expenses	70,100	
Compensated Absences	42,300	33,000	43,300	44,900	5,810	6,600	Compensated Absences	63,900	
Payment in Lieu of Taxes	44,900	18,600	700	36,900	590	7,610			
Bad Debt	22,800	24,900	36,500	38,400	-	12,900			
Subtotal	193,000	146,500	166,500	212,200	14,320	65,470	Subtotal	88,100	
Total Operating Expenses	1,898,500	2,081,920	2,953,480	2,964,170	330,460	511,400	Total Operating Expenses	1,847,400	
Other Items								Other Items	Other Items
RAD conversion transfers (HAP and reserves)					(549,500)		Capital Outlay	(30,000)	
Capital Outlay*		(70,000)	(66,000)				Operating Transfer from COCC	225,000	
Replacement Reserve/Rehab Deposits	(367,800)	(325,700)	(315,200)	(525,400)		(177,330)	HAP/UAP Payments	(18,100,000)	
Surplus Cash Distributions		(15,000)	(310,000)	(325,000)			Net Operating Income	11,600	
Net Operating Income	18,880	23,300	23,060	25,130	(60,190)	(59,050)	Net Operating Income	34,700	

* Capital Outlay includes new camera systems in Livingston and Deaverview.

*Capital Outlay includes new van.