

HACM
DECEMBER 31, 2016 FINANCIAL REPORT
DISCUSSION POINTS - BOARD PRESENTATION

ENTITY-WIDE

- ❖ **FINANCIAL POSITION** – major changes compared to September 2016.
 - Total assets increased by approximately \$4mm to about \$224mm
 - HAP cash for January deposited in December
 - Unrestricted reserve = about \$16mm
- ❖ **RESULTS OF OPERATIONS**
 - Consolidated Net Income from operations = \$147,710
 - Expenses were about \$204,000 under budget, income was about \$461,000 over budget.
 - Individual program results follows:

LOW RENT PUBLIC HOUSING PROGRAM

- ❖ Net Income for the period = \$1,624,770 vs. budget loss of \$37,329
- ❖ Operating subsidy funding is at 89%
- ❖ Revenue was \$826,887 above budget
 - More operating subsidy was received than budgeted as current funding is at 89% but budgeted amount is at 86%
 - Average vacancy rate for 2016 = 4%
 - Average vacancy rate for the month of December = 6%
- ❖ Expenses were \$835,212 under budget
 - Utilities were over budgeted based on 2014 actuals plus 5% and finished 15% under budget.

UNSUBSIDIZED HOUSING

- ❖ Net income for the period = \$1,339,470
- ❖ Revenue was \$59,017 under budget
 - Average vacancy rate for 2016 = 8%
 - Average vacancy rate for the month of December = 10%
- ❖ Expenses were higher by \$206,989 compared to budget
- ❖ Major rehab work is continuing

RAP PROGRAM

- ❖ Net income for the period= \$57,913
- ❖ Revenue was lower by \$42,441 compared to budget
- ❖ HAP Budget utilization = 100%
 - RAP continues to issue vouchers to replace regular turnovers
 - Unit lease up end of period= 5,627 of the total 6,215 allowable.

CENTRAL OFFICE

- ❖ Net loss for the period = \$1,775,504
- ❖ Revenue was lower by \$558,978 compared to budget
 - Budgeted Developers fee of \$400,000 was not realized
- ❖ Expenses were higher by \$585,646 compared to budget
 - Legal expenses were more than budgeted

HOME OWNERSHIP PROGRAM

- ❖ Net loss for the period = \$9,017
 - Operations will continue to be funded by the COCC
 - 7 homes were sold during the period

- Section 32: 5 homes sold
- 8Y: 2 homes sold

GRANTS/DEVT

- ❖ Total grants still open = \$19.4mm (see page 11)
 - Obligated amount = 76%
 - Expended amount = 75%
 - All grants are in compliance with obligation and expenditure deadlines.