

HACM

SEPTEMBER 30, 2017 FINANCIAL REPORT

DISCUSSION POINTS- BOARD PRESENTATION

ENTITY-WIDE

- ❖ FINANCIAL POSITION – major changes compared to June 2017
 - Unrestricted reserve = about \$11mm
- ❖ RESULTS OF OPERATIONS
 - Consolidated Net Income from operations = \$492,000
 - Expenses were about \$2mm under budget, income was about \$3.1mm under budget
 - Individual program results follows:

LOW RENT PUBLIC HOUSING PROGRAM

- ❖ Net Income for the period = \$816,000 vs. budgeted Net Income of \$294,000
- ❖ Revenue was \$1.4mm under budget
 - Operating subsidy funding is lower than budgeted
 - Average vacancy rate through September = 9%
 - Average vacancy rate for the month of September = 12%
- ❖ Expenses were about \$1.9mm under budget

UNSUBSIDIZED HOUSING

- ❖ Net income for the period = \$1.1mm
- ❖ Revenue was \$216,000 under budget
 - Average vacancy rate through September = 9%
 - Average vacancy rate for the month of September = 9%
- ❖ Expenses were over budget by \$199,000

RAP PROGRAM

- ❖ Net Income for the period= \$100,000
- ❖ Revenue was higher by about \$23,000 compared to budget
- ❖ HAP utilization
 - 96% of HAP revenue was utilized
 - RAP continues to issue vouchers to replace regular turnovers
 - Unit lease up end of period = 5,652 of the total 6,215 allowable
 - 91% of available vouchers were used
 - Expenses were under budget by about \$76,000

CENTRAL OFFICE

- ❖ Net loss for the period = \$1.5mm
- ❖ Revenue was lower than budget by about \$1.4mm
 - Asset Management fees are not recognized until year end
 - Management fees and bookkeeping fees income were lower than budgeted
 - Budgeted occupancy rate was 98% for Public Housing vs actual occupancy rate of 91%
 - Budgeted occupancy rate was 95% for Unsubsidized Housing vs actual occupancy rate of 91%
- ❖ Expenses were lower than budget by about \$299,000

HOME OWNERSHIP PROGRAM

- ❖ Net loss for the period = \$53,000
 - Operations will continue to be funded by the COCC
- ❖ Four homes have been sold in 2017

GRANTS/DEVT

- ❖ Total grants still open = \$25.5mm (see page 11)
 - Obligated amount = 84%
 - Expended amount = 76%
 - All grants are in compliance with obligation and expenditure deadlines.