

# HACM

## MARCH 31, 2019 FINANCIAL REPORT

### DISCUSSION POINTS- BOARD PRESENTATION

#### ENTITY-WIDE

##### ❖ FINANCIAL POSITION

- Liquidity will become tight in the coming months as we are construction financing the Victory Manor Project to save on interest cost. Construction financing commitment on the Victory Manor Project is around \$7mm.

##### ❖ RESULTS OF OPERATIONS

- Consolidated Net Income from operations = \$1.2mm
- Expenses were about \$1.4mm under budget, income was about \$600,000 under budget
- Individual program results follows:

#### LOW RENT PUBLIC HOUSING PROGRAM

- ❖ Net Income for the period = \$631,000 vs. budgeted Net Income of \$28,000
- ❖ Revenue was \$181,000 under budget
  - Average vacancy rate through March = 11%
  - Average vacancy rate for the month of March = 10%
- ❖ Expenses were about \$810,000 under budget

#### UNSUBSIDIZED HOUSING

- ❖ Net income for the period = \$957,000
- ❖ Revenue was about \$20,000 under budget
  - Average vacancy rate through March = 8%
- ❖ Average vacancy rate for the month of March = 7%
- ❖ Expenses were under budget by about \$381,000

## RAP PROGRAM

- ❖ Net Income for the period = \$141,000
- ❖ Revenue was over budget by about \$62,000
- ❖ HAP utilization
  - 88% of HAP revenue was utilized
  - RAP continues to issue vouchers to replace regular turnovers
  - Unit lease up at end of period = 5,732 of the total 6,215 allowable
    - 92% of available vouchers were used
- ❖ Expenses were under budget by about \$76,000

## CENTRAL OFFICE

- ❖ Net loss for the period = \$567,000
- ❖ Revenue was under budget by about \$441,000
  - 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 89%
    - Budgeted occupancy rate was 95% for Unsubsidized Housing vs actual occupancy rate of 92%
- ❖ Expenses were under budget by about \$122,000

## GRANTS/DEVT

- ❖ Total grants still open = \$25.5mm (see page 11)
  - Obligated = 79%
  - Expended = 68%
  - All grants are in compliance with obligation and expenditure deadlines.