

HACM

SEPTEMBER 30, 2019 FINANCIAL REPORT

DISCUSSION POINTS- BOARD PRESENTATION

ENTITY-WIDE

❖ RESULTS OF OPERATIONS

- Consolidated Net Income from operations = \$4.1mm
- Expenses were about \$4.2mm under budget, income was about \$958,000 under budget
- Individual program results follows:

LOW RENT PUBLIC HOUSING PROGRAM

- ❖ Net Income for the period = \$2.2MM vs. budgeted Net Income of \$85,000
- ❖ Revenue was \$124,000 under budget
 - Recognized gain is reported after operating income due to the transfer of Holton Terrace to Holton Terrace, LLC
 - Average vacancy rate through September = 11%
- ❖ Expenses were about \$2.4mm under budget

UNSUBSIDIZED HOUSING

- ❖ Net Income for the period = \$2.1mm
- ❖ Revenue was about \$119,000 under budget
 - Average vacancy rate through September = 7%
- ❖ Expenses were under budget by about \$543,000

RAP PROGRAM

- ❖ Net Income for the period = \$499,000
- ❖ Revenue was over budget by about \$206,000
- ❖ HAP utilization
 - 91% of HAP revenue was utilized
 - RAP continues to issue vouchers to replace regular turnovers
 - Units leased at the end of period = 5,618 of the total 6,215 allowable
 - 90% of available vouchers were used
- ❖ Expenses were under budget by about \$283,000

CENTRAL OFFICE

- ❖ Net loss for the period = \$686,000
- ❖ Revenue was under budget by about \$921,000
 - 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 93%
- ❖ Expenses were under budget by about \$980,000

GRANTS/DEVT

- ❖ Total grants still open = \$28.8mm (see page 11)
 - Obligated = 68%
 - Expended = 67%
 - All grants are in compliance with obligation and expenditure deadlines.