

Housing Commission
CENTRAL OFFICE BUSINESS UNIT

PRIMARY SERVICES

- Administration and Finance
- Family Self Sufficiency Program (FSS)
- Supportive services to tenants including Community Centers

FINANCIAL SUMMARY

	Actual					Projected		
	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
	(\$ 000s)	(\$ 000s)	(\$ 000s)	(\$ 000s)	(\$ 000s)	(\$ 000s)	(\$ 000s)	(\$ 000s)
CENTRAL OFFICE								
<i>Revenue:</i>								
HUD Operating (FSS)	\$ 36	\$ 43	\$ 46	\$ 104	\$ 138	\$ 138	\$ 138	\$ 138
HUD Capital Grant	14	2	-	-	-	-	-	-
Management Fees	291	348	353	354	394	587	587	643
City General Fund	154	93	10	75	120	111	111	77
Other Government Grant	-	1	177	9	11	12	12	12
Other Revenue	13	82	295	149	631	4	4	4
Total Revenue	<u>\$ 508</u>	<u>\$ 569</u>	<u>\$ 881</u>	<u>\$ 691</u>	<u>\$ 1,294</u>	<u>\$ 852</u>	<u>\$ 852</u>	<u>\$ 874</u>
<i>Expense:</i>								
Salaries/Benefits	\$ 255	\$ 391	\$ 377	\$ 473	\$ 457	\$ 667	\$ 679	\$ 693
Admin Other	88	220	519	150	379	100	100	108
Tenant (Human) Services (CAN/PEACE)	-	12	6	125	264	70	70	70
Maintenance & Operations	2	-	3	2	192	2	2	2
Insurance	-	1	1	1	1	1	1	1
All Other	2	5	2	2	3	-	-	-
Sub-total Operating Expense	<u>\$ 347</u>	<u>\$ 629</u>	<u>\$ 908</u>	<u>\$ 753</u>	<u>\$ 1,296</u>	<u>\$ 840</u>	<u>\$ 852</u>	<u>\$ 874</u>
Fixed Asset Purchase	14	56	-	195	-	-	-	-
Total Expense	<u>\$ 361</u>	<u>\$ 685</u>	<u>\$ 908</u>	<u>\$ 948</u>	<u>\$ 1,296</u>	<u>\$ 840</u>	<u>\$ 852</u>	<u>\$ 874</u>
Net	<u>\$ 147</u>	<u>\$ (116)</u>	<u>\$ (27)</u>	<u>\$ (257)</u>	<u>\$ (2)</u>	<u>\$ 12</u>	<u>\$ -</u>	<u>\$ -</u>
 Memo:								
Total fund balance	\$ 600	\$ 484	\$ 457	\$ 200	\$ 237	\$ 249	\$ 249	\$ 249

OBSERVATIONS ABOUT ABOVE FINANCIALS:

- Primary funding source is management & administrative fees from other programs
- FY15 3401 - 3405 Platt road purchased as part of redevelopment of lower platt site, may pay back when final RAD phas completed

- FY15 loss reflects advanced funding for RAD conversion (ie. pre-construction services)
- Fund balance of Central Office is eligible to cover losses in other Business Units.
- FY15 combined Family Self Sufficiency Program, increased grant revenue and staffing and moved to central office
- FY15 & FY16 included grant revenue and expenses for RAD redevelopment of properties that did not have tax credits including tenant services related to relocation
- FY17 hired new position Director of Operations to oversee all regulatory compliance

CHALLENGES/OPPORTUNITIES IN OPERATING THIS BUSINESS

- Must maintain fund balance for AAHC agency because potential investors review the audit to determine the health of the organization when considering purchasing Low Income Housing Tax Credits for RAD conversion
- Management fees from voucher program is significant source of revenue, therefore if voucher program underfunded, revenue is reduced to Central Office too

FUND BALANCE (Net Assets)	<u>Amount</u> (\$ 000s)
6/30/16 - Total Fund Balance (Net Assets)	\$ 237
Less:	
Min. operating reserve (4 mos)	(280)
Subtotal Available Fund Balance	\$ (43)

Known Risks

- Management fees are dependent on HUD funding across programs.