



## Request for Action

**TO:** Faribault Housing and Redevelopment Authority

**FROM:** Kim Clausen, Community Development Coordinator

**MEETING DATE:** October 8, 2018

**SUBJECT:** Public Housing

---

**PURPOSE:**

The purpose of this memorandum is to provide the Faribault Housing and Redevelopment Authority with an update on the Public Housing program.

**OCCUPANCY:**

	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec
<u>Occupancy:</u>	100%	96%	96%	96%	96%	98%	98%					

<u>Turnovers:</u>	1	1	1	0	2	0	1					
-------------------	---	---	---	---	---	---	---	--	--	--	--	--

Vacant Units: 1808 Shumway Ave (filled 7/9/18)

**OPERATING STATEMENT:**

Discussion: The financial report for the month of July is attached. The largest expenses include unit turnovers for \$5,752.30, appliance replacement for \$1,593 and water heater and sump pump replacement (preventive maintenance) for \$44,450.

Requested Action: The Board is asked to review and approve the monthly operating statement as presented.

**PROJECT ACTIVITY:**

Several large trees were uprooted at the Western Avenue site following the September 13 tornadoes. Luckily, they did not fall on any structures and nobody was injured. The trees have been cut up and removed.

**PUBLIC HOUSING  
FOR THE MONTH ENDED AUGUST 31, 2018**

	<u>2018 Budget</u>	<u>% of Revenue</u>	<u>August Actual</u>	<u>Monthly Budget</u>	<u>Variance of Monthly Budget</u>	<u>Favorable/ Unfavorable</u>	<u>2018 Year-To-Date</u>	<u>Remaining Balance</u>
<b>REVENUES</b>								
33160 FEDERAL GRANTS	140,000.00	51.04%	0.00	11,666.67	-100.00%	U	11,245.00	96,263.00
36200 OTHER MISC REVENUE	6,000.00	2.19%	305.75	500.00	-38.85%	U	4,453.54	1,546.46
36210 INTEREST ON INVESTMENTS	4,309.00	1.57%	492.54	359.08	37.17%	F	4,074.45	234.55
36211 INTEREST MARKET VALUE	0.00	0.00%	0.00	0.00	NA	F	0.00	0.00
36220 RENTS	124,000.00	45.20%	15,438.48	10,333.33	49.40%	F	140,266.23	(16,266.23)
36240 REFUNDS & REIMBURSEMENTS	0.00	NA	0.00	0.00	NA	F	500.00	(500.00)
<b>TOTAL REVENUE ACCOUNTS</b>	<b><u>\$274,309.00</u></b>	<b><u>100.00%</u></b>	<b><u>\$16,236.77</u></b>	<b><u>\$22,859.08</u></b>	<b><u>-28.97%</u></b>	<b><u>U</u></b>	<b><u>\$160,539.22</u></b>	<b><u>\$81,277.78</u></b>
<b>EXPENSES</b>								
<b>SUPPLIES</b>								
42110 GENERAL SUPPLIES	22,000.00	6.61%	3,983.99	1,833.33	117.31%	U	14,122.87	7,877.13
42115 TENANT SERVICES	0.00	0.00%	0.00	0.00	NA	U	0.00	0.00
<b>TOTAL: SUPPLIES</b>	<b><u>\$22,000.00</u></b>	<b><u>6.61%</u></b>	<b><u>\$3,983.99</u></b>	<b><u>1,833.33</u></b>	<b><u>117.31%</u></b>	<b><u>U</u></b>	<b><u>\$14,122.87</u></b>	<b><u>\$7,877.13</u></b>
<b>OTHER SERVICES &amp; CHARGES</b>								
43010 AUDITING & ACCT SERVICES	4,500.00	1.35%	0.00	375.00	-100.00%	F	1,400.00	3,100.00
43040 ATTORNEY FEES-CIVIL PROCESS	2,500.00	0.75%	0.00	208.33	-100.00%	F	0.00	2,500.00
43070 MANAGEMENT SERVICES	80,484.00	24.18%	6,707.00	6,707.00	0.00%	F	53,656.00	26,828.00
43090 EXPERT & PROF SERVICES	37,000.00	11.12%	2.49	33.75	-92.62%	F	855.25	36,144.75
43430 ADVERTISING - OTHER	500.00	0.15%	0.00	41.67	-100.00%	F	0.00	500.00
43610 INSURANCE & BONDS	30,900.00	9.28%	0.00	2,575.00	-100.00%	F	28,583.00	2,317.00
43810 ELECTRIC UTILITIES	1,100.00	0.33%	47.56	91.67	-48.12%	F	704.94	395.06
43820 WATER UTILITIES	800.00	0.24%	66.79	66.67	0.19%	U	476.58	323.42
43830 GAS UTILITIES	450.00	0.14%	2.52	37.50	-93.28%	F	419.78	30.22
43840 REFUSE DISPOSAL	3,000.00	0.90%	165.37	250.00	-33.85%	F	1,743.01	1,256.99
43850 SEWER UTILITIES	850.00	0.26%	25.57	70.83	-63.90%	F	167.84	682.16
43860 STORM WATER UTILITY	700.00	0.21%	59.30	58.33	1.66%	U	415.10	284.90
44010 BUILDING MAINTENANCE	75,000.00	22.53%	14,219.75	6,250.00	127.52%	U	64,744.39	10,255.61
44050 EXTRAORDINARY MAINTENANCE	57,298.00	0.00%	45,943.00	4,774.83	NA	U	52,323.03	4,974.97
44370 MISCELLANEOUS CHARGES	0.00	0.00%	0.00	0.00	NA	U	0.00	0.00
44375 UTILITY REIMBURSEMENT	7,000.00	2.10%	1,020.00	583.33	74.86%	U	5,331.00	1,669.00
44390 TAXES & LICENSES	8,500.00	2.55%	0.00	708.33	-100.00%	F	4,690.00	3,810.00
44700 INTEREST	300.00	0.09%	3.79	25.00	-84.84%	F	96.84	203.16
<b>TOTAL: OTHER SERVICES &amp; CHARGES</b>	<b><u>\$310,882.00</u></b>	<b><u>93.39%</u></b>	<b><u>\$68,263.14</u></b>	<b><u>\$22,857.25</u></b>	<b><u>198.65%</u></b>	<b><u>U</u></b>	<b><u>\$215,606.76</u></b>	<b><u>\$95,275.24</u></b>
<b>TOTAL EXPENSES</b>	<b><u>\$332,882.00</u></b>	<b><u>100.00%</u></b>	<b><u>\$72,247.13</u></b>	<b><u>24,690.58</u></b>	<b><u>192.61%</u></b>	<b><u>U</u></b>	<b><u>\$229,729.63</u></b>	<b><u>\$103,152.37</u></b>