



## Request for Action

**TO:** Faribault Housing and Redevelopment Authority

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

**MEETING DATE:** June 10, 2019

**SUBJECT:** Public Housing

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**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%	100%	98%	98%								

<u>Turnovers:</u>	0	0	1	1								
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Vacant Units: 408 13<sup>th</sup> St NW (filled 5/31)

**OPERATING STATEMENT:**

Discussion: The financial report for the month of April is attached. The largest expenses include snow hauling for \$3,220, unit turnovers for \$4,894.86, tree/stump removal for \$650 and correcting water in basements for \$535.

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

**PROJECT ACTIVITY:**

Staff is analyzing the information on asset repositioning obtained from the Spring NAHRO conference and will bring recommendations to the July meeting.

**PUBLIC HOUSING  
FOR THE MONTH ENDED APRIL 30, 2019**

	<u>2019 Budget</u>	<u>% of Revenue</u>	<u>April Actual</u>	<u>Monthly Budget</u>	<u>Variance of Monthly Budget</u>	<u>Favorable/ Unfavorable</u>	<u>2019 Year-To-Date</u>	<u>Remaining Balance</u>
<b>REVENUES</b>								
33160 FEDERAL GRANTS	100,000.00	42.68%	0.00	8,333.33	-100.00%	U	0.00	96,263.00
36200 OTHER MISC REVENUE	6,000.00	2.56%	1,814.00	500.00	262.80%	F	4,258.27	1,741.73
36210 INTEREST ON INVESTMENTS	4,309.00	1.84%	568.73	359.08	58.38%	F	2,044.98	2,264.02
36211 INTEREST MARKET VALUE	0.00	0.00%	0.00	0.00	NA	F	0.00	0.00
36220 RENTS	124,000.00	52.92%	25,938.00	10,333.33	151.01%	F	98,076.80	25,923.20
36240 REFUNDS & REIMBURSEMENTS	0.00	NA	0.00	0.00	NA	F	0.00	0.00
<b>TOTAL REVENUE ACCOUNTS</b>	<b><u>\$234,309.00</u></b>	<b><u>100.00%</u></b>	<b><u>\$28,320.73</u></b>	<b><u>\$19,525.75</u></b>	<b><u>45.04%</u></b>	<b><u>F</u></b>	<b><u>\$104,380.05</u></b>	<b><u>\$126,191.95</u></b>
<b>EXPENSES</b>								
<b>SUPPLIES</b>								
42110 GENERAL SUPPLIES	22,000.00	7.03%	1,004.16	1,833.33	-45.23%	F	2,981.23	19,018.77
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>7.03%</u></b>	<b><u>\$1,004.16</u></b>	<b><u>1,833.33</u></b>	<b><u>-45.23%</u></b>	<b><u>F</u></b>	<b><u>\$2,981.23</u></b>	<b><u>\$19,018.77</u></b>
<b>OTHER SERVICES &amp; CHARGES</b>								
43010 AUDITING & ACCT SERVICES	4,500.00	1.44%	0.00	375.00	-100.00%	F	0.00	4,500.00
43040 ATTORNEY FEES-CIVIL PROCES	2,500.00	0.80%	0.00	208.33	-100.00%	F	0.00	2,500.00
43070 MANAGEMENT SERVICES	80,484.00	25.73%	6,707.00	6,707.00	0.00%	F	26,828.00	53,656.00
43090 EXPERT & PROF SERVICES	7,000.00	2.24%	40.88	33.75	21.13%	U	399.18	6,600.82
43430 ADVERTISING - OTHER	500.00	0.16%	0.00	41.67	-100.00%	F	0.00	500.00
43610 INSURANCE & BONDS	30,900.00	9.88%	0.00	2,575.00	-100.00%	F	33,604.00	(2,704.00)
43810 ELECTRIC UTILITIES	1,100.00	0.35%	0.00	91.67	-100.00%	F	119.25	980.75
43820 WATER UTILITIES	800.00	0.26%	58.17	66.67	-12.75%	F	177.23	622.77
43830 GAS UTILITIES	720.00	0.23%	0.00	60.00	-100.00%	F	0.00	720.00
43840 REFUSE DISPOSAL	3,000.00	0.96%	270.37	250.00	8.15%	U	601.11	2,398.89
43850 SEWER UTILITIES	850.00	0.27%	0.00	70.83	-100.00%	F	3.11	846.89
43860 STORM WATER UTILITY	700.00	0.22%	67.95	58.33	16.49%	U	205.09	494.91
44010 BUILDING MAINTENANCE	87,000.00	27.81%	9,607.20	7,250.00	32.51%	U	30,796.23	56,203.77
44050 EXTRAORDINARY MAINTENANCE	54,480.00	0.00%	0.00	4,540.00	NA	U	8,728.00	45,752.00
44370 MISCELLANEOUS CHARGES	0.00	0.00%	0.00	0.00	NA	U	0.00	0.00
44375 UTILITY REIMBURSEMENT	7,500.00	2.40%	714.00	625.00	14.24%	U	2,169.00	5,331.00
44390 TAXES & LICENSES	8,500.00	2.72%	1,520.00	708.33	114.59%	U	1,520.00	6,980.00
44700 INTEREST	300.00	0.10%	19.00	25.00	-24.00%	F	66.32	233.68
<b>TOTAL: OTHER SERVICES &amp; CHARGES</b>	<b><u>\$290,834.00</u></b>	<b><u>92.97%</u></b>	<b><u>\$19,004.57</u></b>	<b><u>\$23,686.58</u></b>	<b><u>-19.77%</u></b>	<b><u>F</u></b>	<b><u>\$105,216.52</u></b>	<b><u>\$185,617.48</u></b>
<b>TOTAL EXPENSES</b>	<b><u>\$312,834.00</u></b>	<b><u>100.00%</u></b>	<b><u>\$20,008.73</u></b>	<b><u>25,519.92</u></b>	<b><u>-21.60%</u></b>	<b><u>F</u></b>	<b><u>\$108,197.75</u></b>	<b><u>\$204,636.25</u></b>