



### Request for Action

**TO:** Faribault Housing and Redevelopment Authority  
**FROM:** Deanna Kuennen, Com & Econ Dev Director  
**MEETING DATE:** December 13, 2021  
**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	100	100	98	98	96	98%	98%	100%	100%		
<u>Turnovers:</u>	0	0	1	1	2	1	2	1	3	1		

Vacant Units:

- Year to Date Transfers/Move-Outs/Move-Ins – Total 22  
 914 SW 1<sup>st</sup> transferred out 8/5/2021  
 910 SW 1<sup>st</sup> Filled with transfer from 914 8/06/2021  
 902 A Spring Road Moved out 8/31/2021  
 914 SW 1<sup>st</sup> Filled 9/02/2021  
 1323 NW 7<sup>th</sup> Street Moved out 9/16/2021  
 1323 NW 7<sup>th</sup> Street Filled 9/17/2021  
 902A Spring Road Filled 9/27/2021  
 900 D Spring Road Moved Out 9/30/2021  
 900 D Spring Road Filled 10/29/2021 keys given 11/01/2021 subsidy started (had a voucher)  
 \*914 SW 1<sup>st</sup> Street and 902 A Spring Road had new flooring installed so took longer to make ready

**OPERATING STATEMENT:**

Discussion: The financial report for the month of October is attached. Expenses include Recap Advisors LLC RAD Repositioning \$2,346.25, Maintenance Lawn Care, Unit Turnovers \$8,259.08, Flooring \$550

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

**PROJECT ACTIVITY:**

RAD/Repositioning: Please see Item 3D for an update report on this project.

**PUBLIC HOUSING  
FOR THE MONTH ENDED OCT. 31, 2021**

	<u>2021 Budget</u>	<u>% of Revenue</u>	<u>October Actual</u>	<u>Monthly Budget</u>	<u>Variance of Monthly Budget</u>	<u>Favorable/ Unfavorable</u>	<u>2021 Year-To-Date</u>	<u>Remaining Balance</u>
<b>REVENUES</b>								
33160 FEDERAL GRANTS	286,000.00	54.85%	1,968.00	23,833.33	-91.74%	U	302,699.00	96,263.00
36200 OTHER MISC REVENUE	6,000.00	1.15%	235.00	500.00	-53.00%	U	4,806.21	1,193.79
36210 INTEREST ON INVESTMENTS	4,400.00	0.84%	150.97	366.67	-58.83%	U	559.03	3,840.97
36211 INTEREST MARKET VALUE	0.00	0.00%	(840.05)	0.00	NA	F	(1,411.70)	1,411.70
36220 RENTS	225,000.00	43.15%	29,891.21	18,750.00	59.42%	F	225,507.17	(507.17)
36240 REFUNDS & REIMBURSEMENTS	0.00	NA	0.00	0.00	NA	F	0.00	0.00
<b>TOTAL REVENUE ACCOUNTS</b>	<b><u>\$521,400.00</u></b>	<b><u>100.00%</u></b>	<b><u>\$31,405.13</u></b>	<b><u>\$43,450.00</u></b>	<b><u>-27.72%</u></b>	<b><u>U</u></b>	<b><u>\$532,159.71</u></b>	<b><u>\$102,202.29</u></b>
<b>EXPENSES</b>								
<b>SUPPLIES</b>								
42110 GENERAL SUPPLIES	23,000.00	4.11%	1,457.61	1,916.67	-23.95%	F	25,480.67	(2,480.67)
42115 TENANT SERVICES	0.00	0.00%	0.00	0.00	NA	U	0.00	0.00
<b>TOTAL: SUPPLIES</b>	<b><u>\$23,000.00</u></b>	<b><u>4.11%</u></b>	<b><u>\$1,457.61</u></b>	<b><u>1,916.67</u></b>	<b><u>-23.95%</u></b>	<b><u>F</u></b>	<b><u>\$25,480.67</u></b>	<b><u>(2,480.67)</u></b>
<b>OTHER SERVICES &amp; CHARGES</b>								
43010 AUDITING & ACCT SERVICES	1,500.00	0.27%	0.00	125.00	-100.00%	F	1,475.00	25.00
43040 ATTORNEY FEES-CIVIL PROCESS	1,500.00	0.27%	0.00	125.00	-100.00%	F	0.00	1,500.00
43070 MANAGEMENT SERVICES	80,484.00	14.39%	6,707.00	6,707.00	0.00%	F	67,070.00	13,414.00
43090 EXPERT & PROF SERVICES	27,500.00	4.92%	2,361.92	33.75	6898.28%	U	11,234.58	16,265.42
43430 ADVERTISING - OTHER	500.00	0.09%	0.00	41.67	-100.00%	F	0.00	500.00
43610 INSURANCE & BONDS	34,748.00	6.21%	0.00	2,895.67	-100.00%	F	34,522.00	226.00
43810 ELECTRIC UTILITIES	1,100.00	0.20%	136.67	91.67	49.09%	U	1,044.50	55.50
43820 WATER UTILITIES	800.00	0.14%	135.30	66.67	102.95%	U	1,112.67	(312.67)
43830 GAS UTILITIES	500.00	0.09%	40.30	41.67	-3.28%	F	274.79	225.21
43840 REFUSE DISPOSAL	3,000.00	0.54%	175.04	250.00	-29.98%	F	2,640.85	359.15
43850 SEWER UTILITIES	500.00	0.09%	43.36	41.67	4.06%	U	256.19	243.81
43860 STORM WATER UTILITY	700.00	0.13%	92.41	58.33	58.42%	U	768.89	(68.89)
44010 BUILDING MAINTENANCE	89,500.00	16.01%	8,259.08	7,458.33	10.74%	U	106,409.51	(16,909.51)
44050 EXTRAORDINARY MAINTENANCE	276,000.00	0.00%	550.00	23,000.00	NA	U	87,661.69	188,338.31
44325 BANK FEES & CHARGES	0.00	0.00%	35.42	0.00	NA	U	335.08	(335.08)
44370 MISC CHARGES	0.00	0.00%	0.00	0.00	NA	U	0.00	0.00
44375 UTILITY REIMBURSEMENT	7,500.00	1.34%	1,067.00	625.00	70.72%	U	7,976.00	(476.00)
44390 TAXES & LICENSES	10,000.00	1.79%	0.00	833.33	-100.00%	F	1,584.25	8,415.75
44700 INTEREST	300.00	0.05%	40.49	25.00	61.96%	U	163.48	136.52
<b>TOTAL: OTHER SERVICES &amp; CHARGES</b>	<b><u>\$536,132.00</u></b>	<b><u>95.89%</u></b>	<b><u>\$19,643.99</u></b>	<b><u>\$42,419.75</u></b>	<b><u>-53.69%</u></b>	<b><u>F</u></b>	<b><u>\$324,529.48</u></b>	<b><u>\$211,602.52</u></b>
<b>TOTAL EXPENSES</b>	<b><u>\$559,132.00</u></b>	<b><u>100.00%</u></b>	<b><u>\$21,101.60</u></b>	<b><u>44,336.42</u></b>	<b><u>-52.41%</u></b>	<b><u>F</u></b>	<b><u>\$350,010.15</u></b>	<b><u>\$209,121.85</u></b>