



Asset Management Update

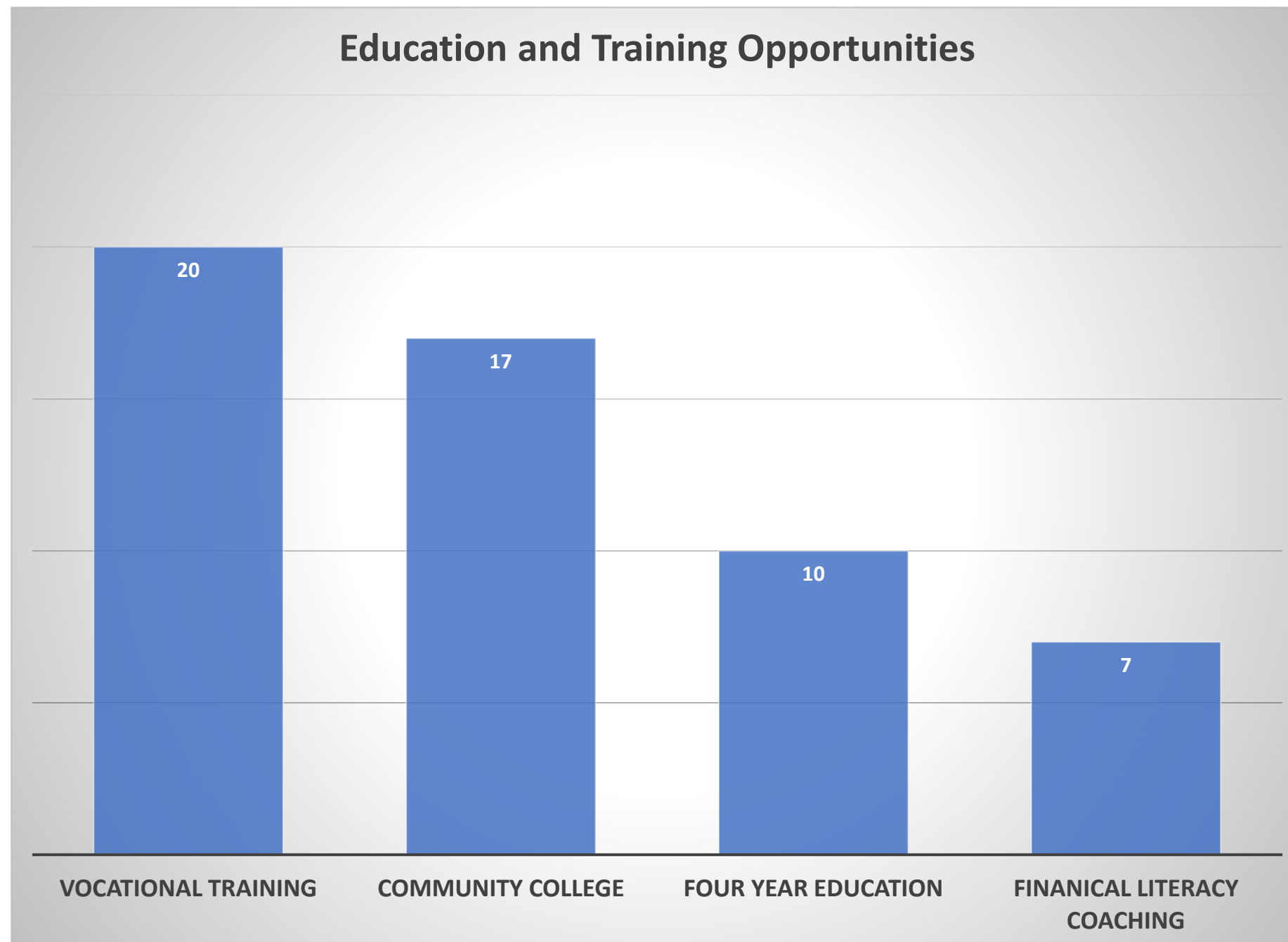
| November 12, 2021

Department of Housing Services

www.co.washington.or.us



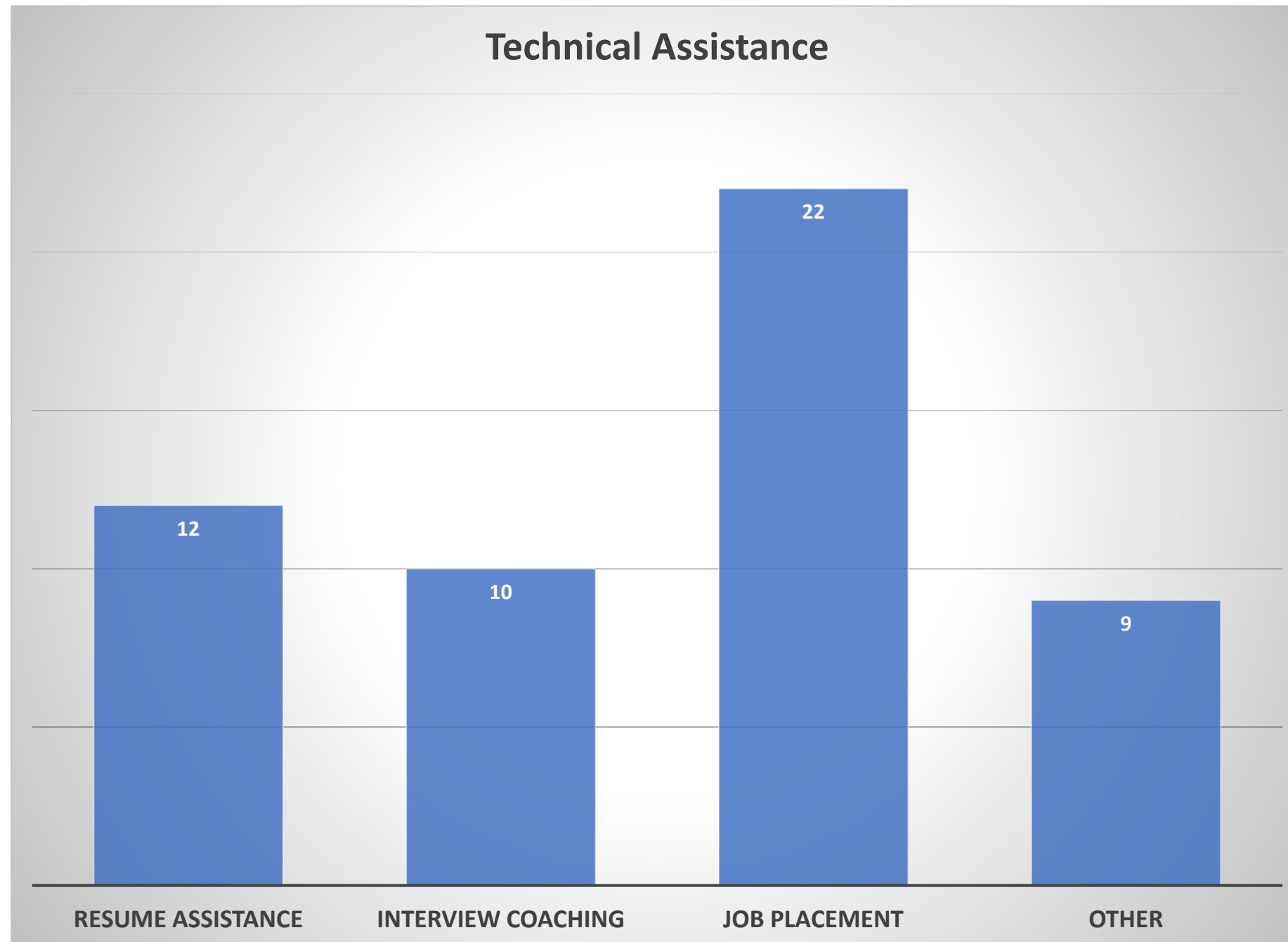
Section 3



- 11% response rate on initial resident questionnaire in Public Housing.
- Strong interest in Vocational Training and apprenticeship opportunities in trades.



Section 3



- Respondents are seeking employment coaching and job placement assistance.

→ Section 3



Portland YouthBuilders Bridge Construction Training

**FREE hands-on construction
training for
high school graduates!**

PYB IS HERE TO HELP YOU FIND YOUR NEXT JOB!

WE OFFER:

- For individuals between 18 – 26 years old
- 9-week program with hands on training
- BOLI Pre-Apprenticeship Certification upon completion.



→ Section 3




- Career exploration
- Professional Development
- Job search resources
- Access to Continuing education
- Credit building and debt management



→ Section 3

HAWC Contracts in Development

- Flooring replacement
- Roofing
- Siding
- HVAC
- Landscaping
- Cabinet replacement
- Pest Control

 **WASHINGTON COUNTY**
OREGON

Housing Authority of Washington County
Hiring Plan

Contract/Solicitation Name or Number: _____

Name of Business: _____

Job Classification/Title needed to complete The Project	Total number of projected new hires/trainees
Office/Clerical	
Service worker	
Journeymen	
Apprentice	
Laborer	
Trainee	
Other	
Total:	

Contractor must collect HAWC Form S3-2: Section 3 Resident Certification for each new hire or trainee.

Signature

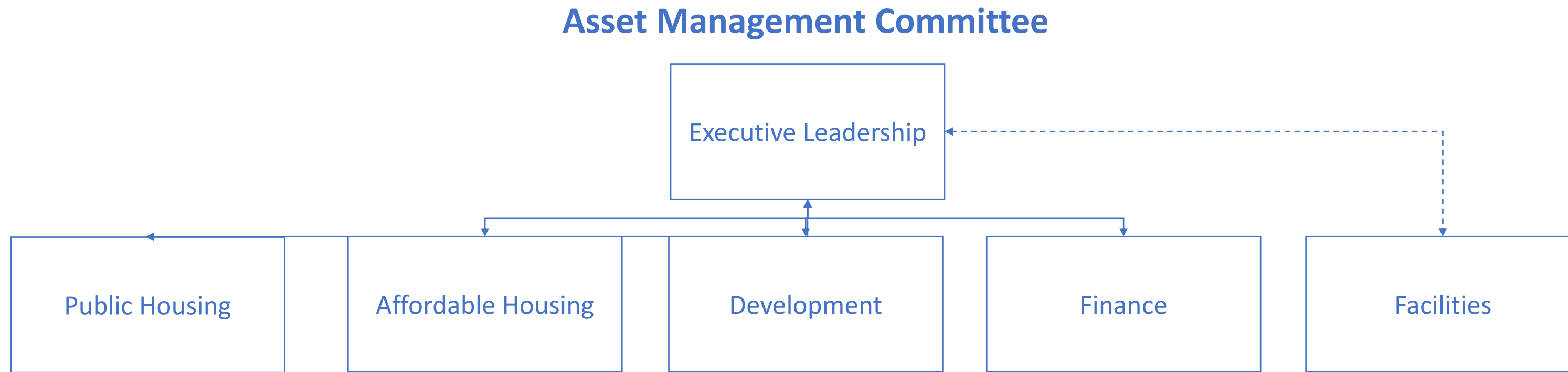
Title

Print Name

Date

Form S3-4: Hiring Plan

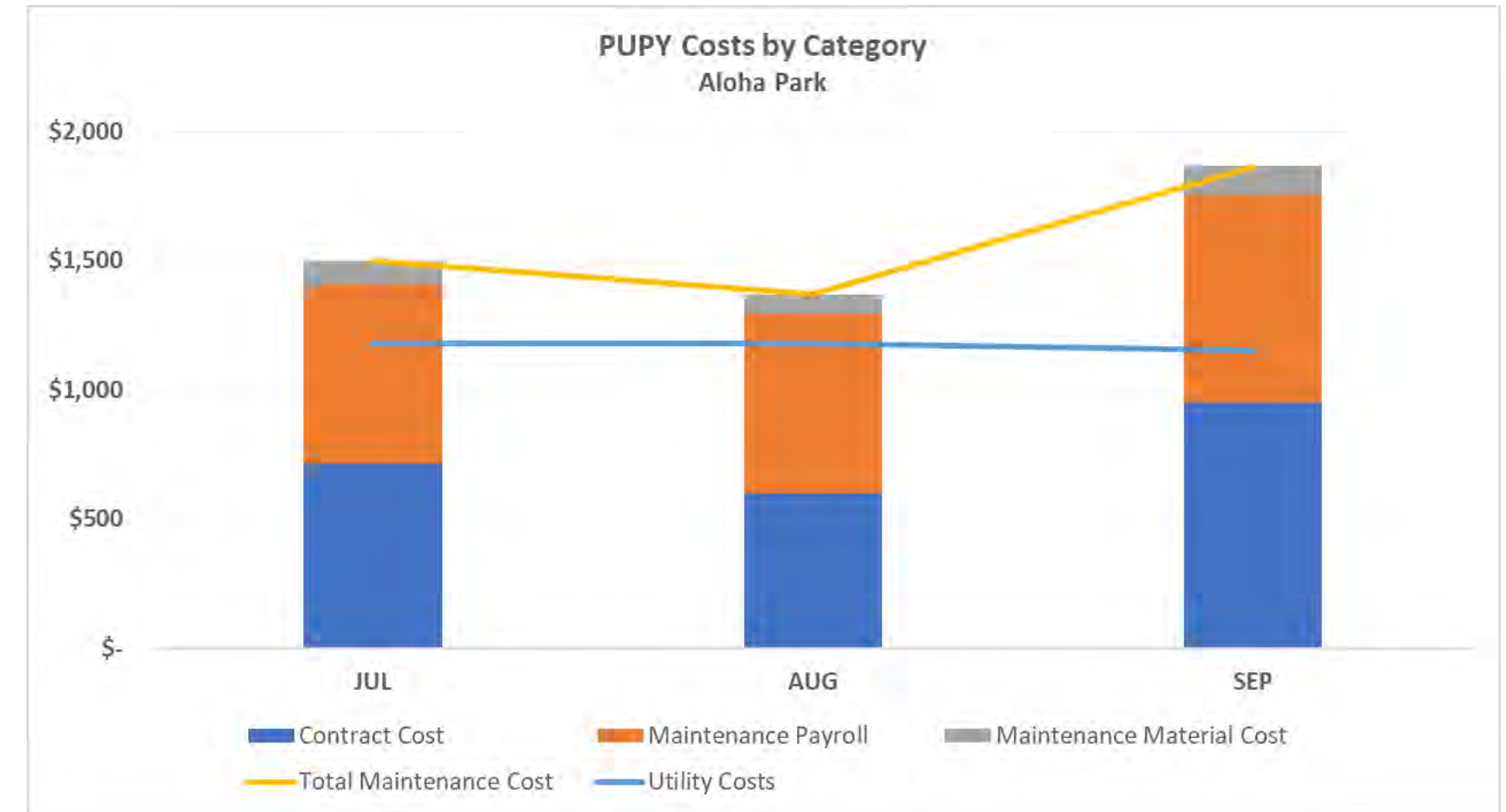
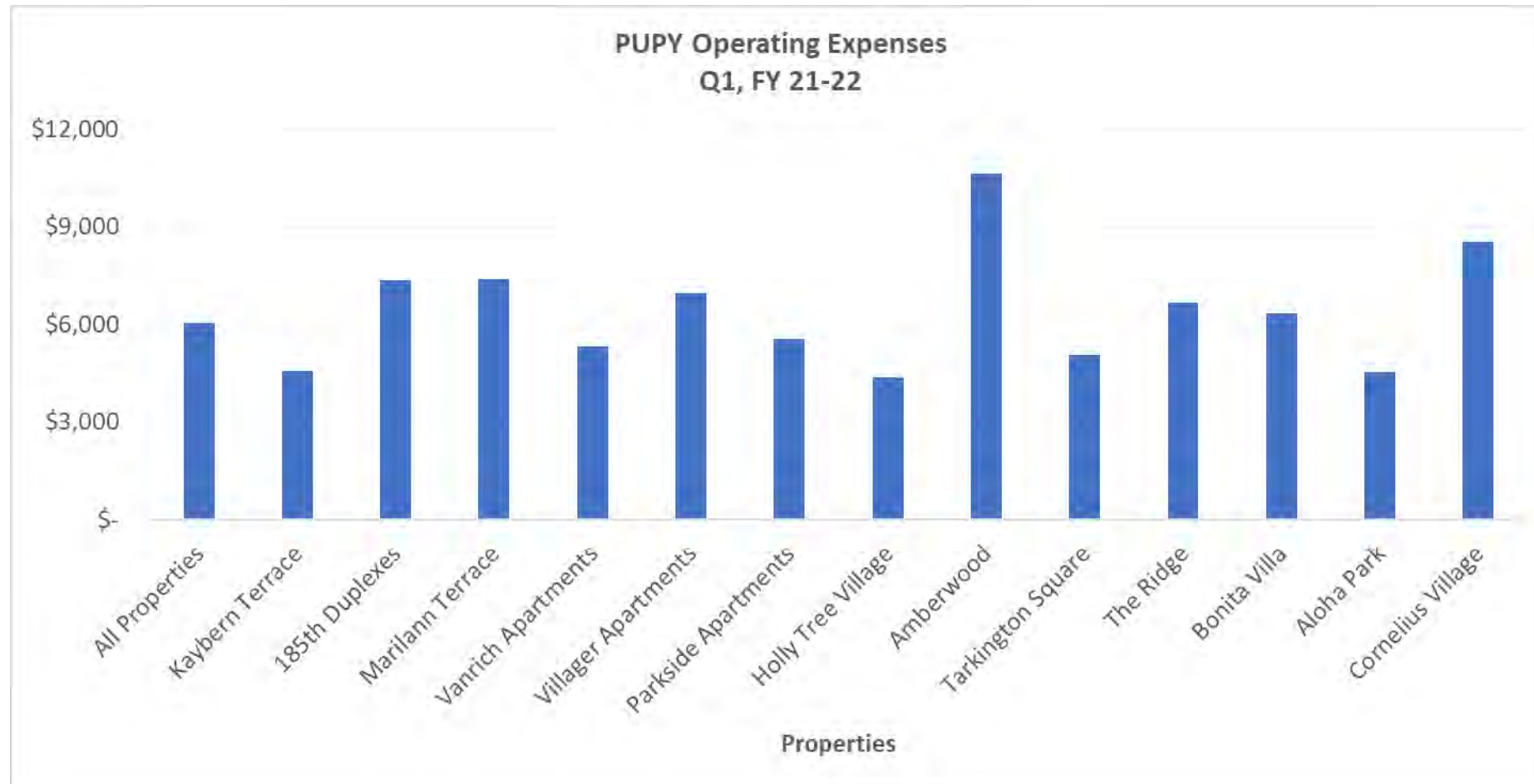
→ Asset Management Committee



- Exploring governance structure for committee and monthly discussion on performance updates, strategic planning, and decision-making.
- Building processes for day-to-day management that supports oversight of property.
- Developing monthly performance reports and dashboard on public housing and majority affordable housing assets for committee review.



Asset Management Committee





Department of Housing Services
www.co.washington.or.us/housing

Housing Authority of Washington County



Fiscal Year 2021-22 Financial Updates as of September 2021



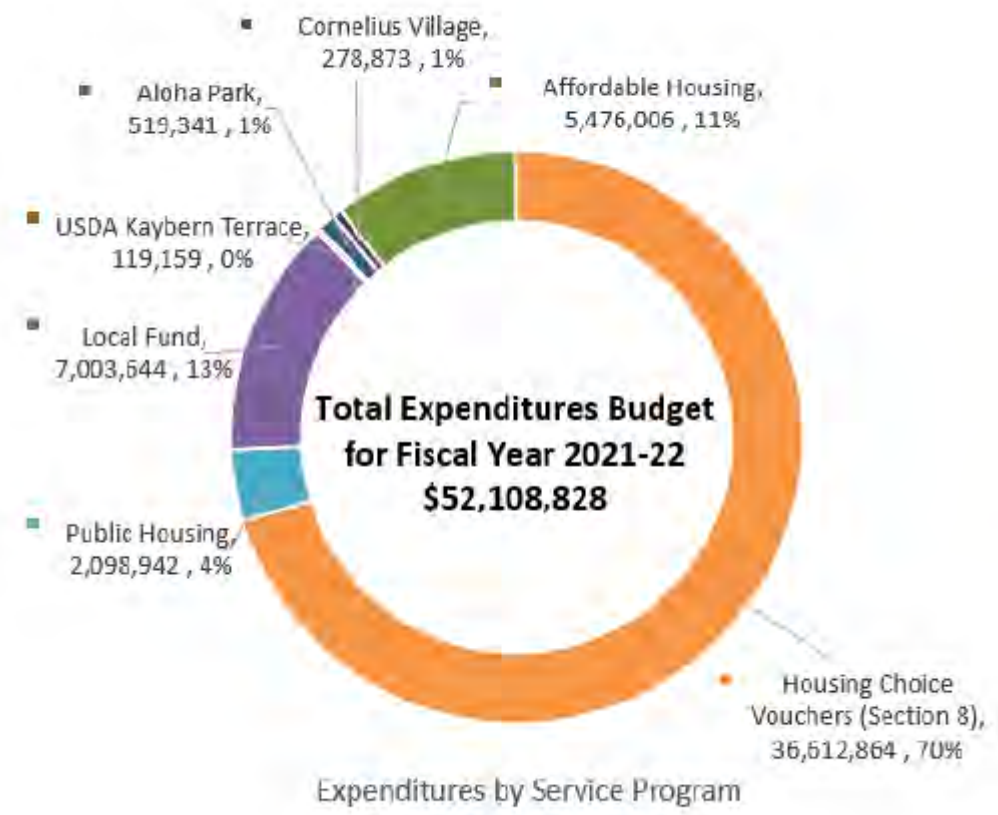
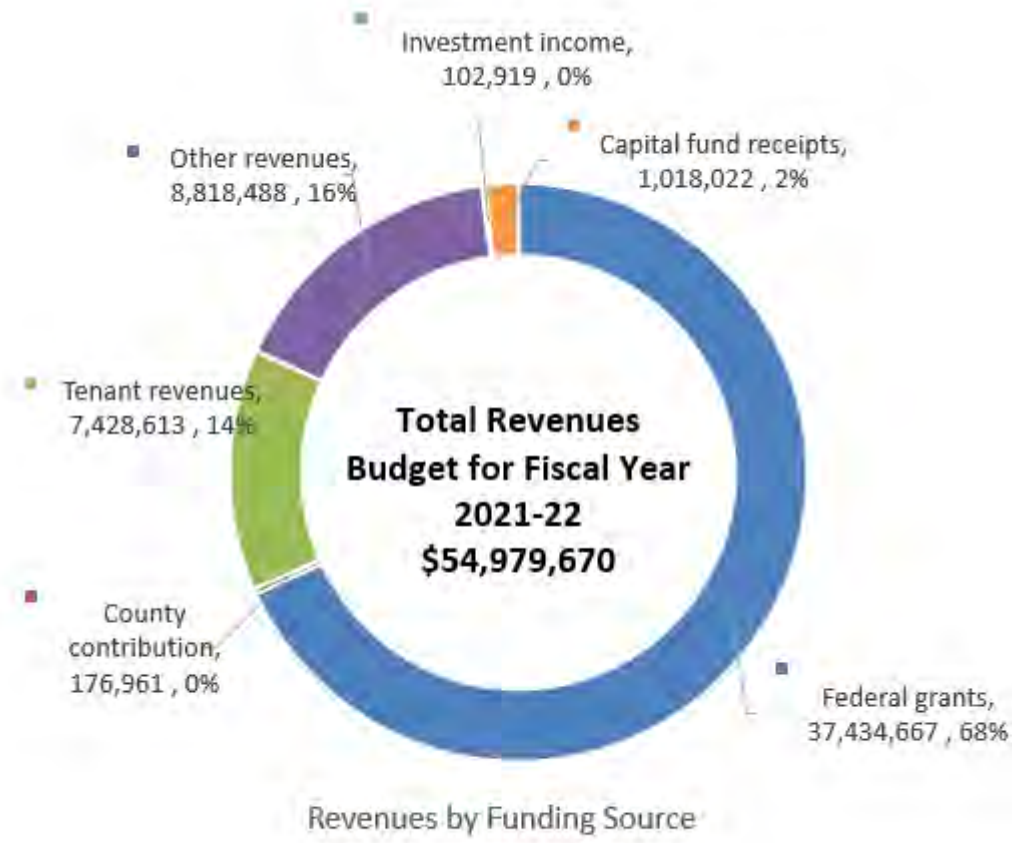
November 18, 2021

Department of Housing Services / Housing Authority

co.washington.or.us

Department of Housing Services and Housing Authority of Washington County Financial Summary

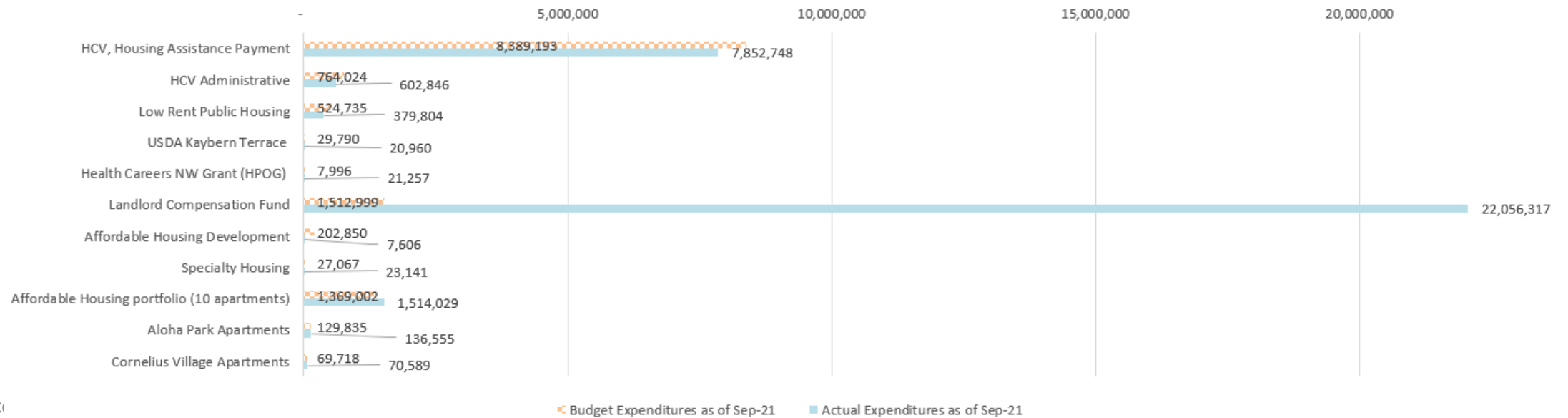
Service Programs	Households Served and to be Served	Budget FY2021-22 Expenditures	Budget FY2021-22 Revenues	Funding Sources by \$				Funding Sources by %			
				HUD	General Fund	Metro	Local & Other Revenues	HUD	General Fund	Metro	Local & Other Revenues
Continuum of Care (CoC) Programs											
CoC grants provide housing assistance payment	351	3,365,970	3,365,970	3,365,970				100%	0%	0%	0%
CoC grants provide supportive services	198	792,095	792,095	631,795	160,300			80%	20%	0%	0%
Homeless Programs		1,367,751	1,283,391	163,476	797,215		322,700	13%	62%	0%	25%
Kaiser Metro 300 Program		80	700,755	700,755			700,755	0%	0%	0%	100%
Metro Affordable Housing Bond *		813	32,353,043	32,353,043		263,064	32,089,979	0%	1%	99%	0%
Metro Supportive Housing Services **											
Supportive housing services	900	27,726,169	27,726,169			27,726,169		0%	0%	100%	0%
Long term rent assistance	500	10,607,570	10,607,570			10,607,570		0%	0%	100%	0%
Housing Choice Voucher (HCV)											
Housing Assistance Payment (HAP)	3,082	33,556,770	33,556,770	33,214,770			342,000	99%	0%	0%	1%
Administrative		3,056,094	3,013,308	2,995,188			18,120	99%	0%	0%	1%
Low Rent Public Housing		244	3,116,964	2,866,540	2,027,532		839,008	71%	0%	0%	29%
Non-HUD Programs											
USDA Kaybern Terrace	12	119,159	92,909				92,909	0%	0%	0%	100%
Health Careers NW Grant (HPOG) ***	142	31,982	31,982		31,982			0%	100%	0%	0%
Landlord Compensation Fund		6,051,996	6,180,000				6,180,000	0%	0%	0%	100%
Affordable Housing Development thru partnerships (conduit bonds)	1,717	811,400	2,314,961		144,979		2,169,982	0%	6%	0%	94%
Specialty Housing	10	108,266	148,126				148,126	0%	0%	0%	100%
Affordable Housing portfolio (10 apartments)	524	5,476,006	6,027,806	1,655,243			4,372,563	27%	0%	0%	73%
Aloha Park Apartments	80	519,341	523,715	15,000			508,715	3%	0%	0%	97%
Cornelius Village Apartments	14	278,873	223,553				223,553	0%	0%	0%	100%
Total	8,667	\$ 130,040,204	\$ 131,808,663	44,068,974	1,397,540	70,423,718	15,918,431	33%	1%	53%	12%



Expenditure Category	Budget FY2021-22 Expenditures	Budget Expenditures as of Sep-21	Actual Expenditures as of Sep-21	Variance
Repairs and maintenance	1,612,654	403,164	423,156	(19,993)
Repairs and maintenance payroll	568,303	142,076	133,091	8,985
Administrative	1,959,074	489,769	338,922	150,847
Administrative payroll	3,792,631	948,158	849,358	98,800
County and DHS overhead	594,029	148,507	153,292	(4,785)
Utilities	1,048,863	262,216	249,340	12,876
Insurance	313,869	78,467	78,469	(2)
PILOT	70,105	17,526	17,526	0
Housing Assistance Payments (HUD & OHCS)	39,514,770	9,878,693	29,784,068	(19,905,376)
Debt service interest	1,070,085	267,521	267,521	0
Depreciation/Amortization	1,564,445	391,111	391,111	0
Total	\$ 52,108,828	\$ 13,027,207	\$ 32,685,854	\$ (19,658,647)
Personnel cost	4,360,934	1,090,234	982,449	107,785
Personnel cost ratio	8%	8%	3%	
Housing Assistance Payments	39,514,770	9,878,693	29,784,068	(19,905,376)
Housing Assistance Payments ratio	76%	76%	91%	
Det service interest	1,070,085	267,521	267,521	0
Det service interest ratio	2%	2%	1%	

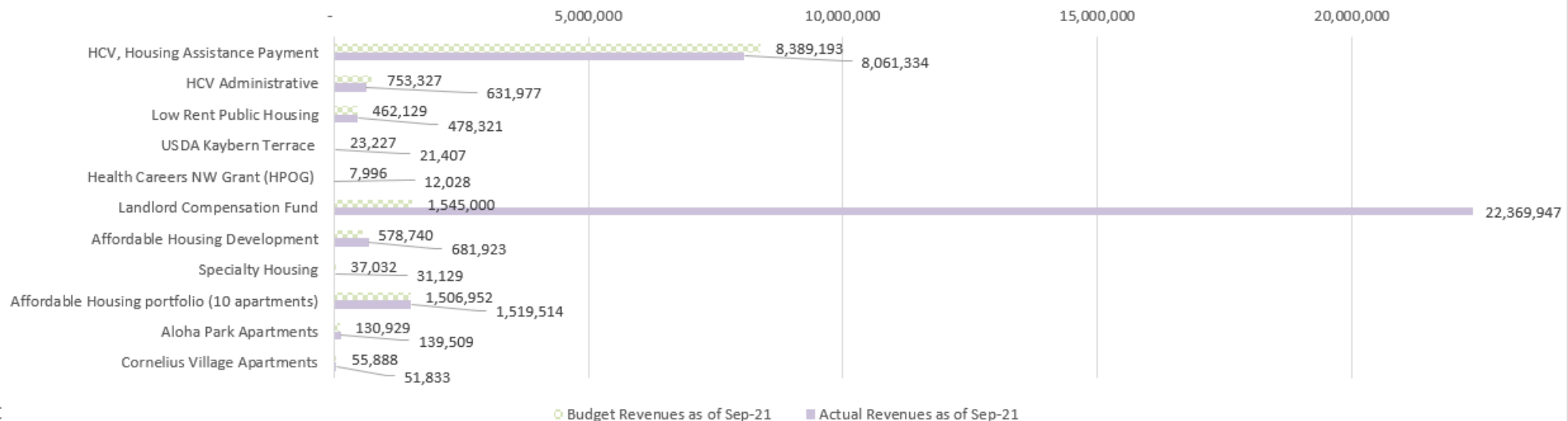
Service Programs	Households Served	Budget FY2021-22 Expenditures	Budget Expenditures as of Sep-21	Actual Expenditures as of Sep-21	Operating cost per household in first quarter	Budget FY2021-22 Revenues	Budget Revenues as of Sep-21	Actual Revenues as of Sep-21
HCV, Housing Assistance Payment	2,783	33,556,770	8,389,193	7,852,748	2,822	33,556,770	8,389,193	8,061,334
HCV Administrative		3,056,094	764,024	602,846	217	3,013,308	753,327	631,977
Low Rent Public Housing	244	2,098,941	524,735	379,804	1,557	1,848,517	462,129	478,321
USDA Kaybern Terrace	12	119,159	29,790	20,960	1,747	92,909	23,227	21,407
Health Careers NW Grant (HPOG)	8	31,982	7,996	21,257	2,657	31,982	7,996	12,028
Landlord Compensation Fund	4,582	6,051,996	1,512,999	22,056,317	4,814	6,180,000	1,545,000	22,369,947
Affordable Housing Development	1,717	811,400	202,850	7,606	4	2,314,961	578,740	681,923
Specialty Housing	10	108,266	27,067	23,141	2,314	148,126	37,032	31,129
Affordable Housing portfolio (10 apartments)	524	5,476,006	1,369,002	1,514,029	2,889	6,027,806	1,506,952	1,519,514
Aloha Park Apartments	80	519,341	129,835	136,555	1,707	523,715	130,929	139,509
Cornelius Village Apartments	14	278,873	69,718	70,589	5,042	223,553	55,888	51,833
Total	9,974	\$ 52,108,828	\$ 13,027,207	\$ 32,685,852	\$ 3,277	\$ 53,961,647	\$ 13,490,412	\$ 33,998,922

HAWC Program Expenditure Budget vs. Actual

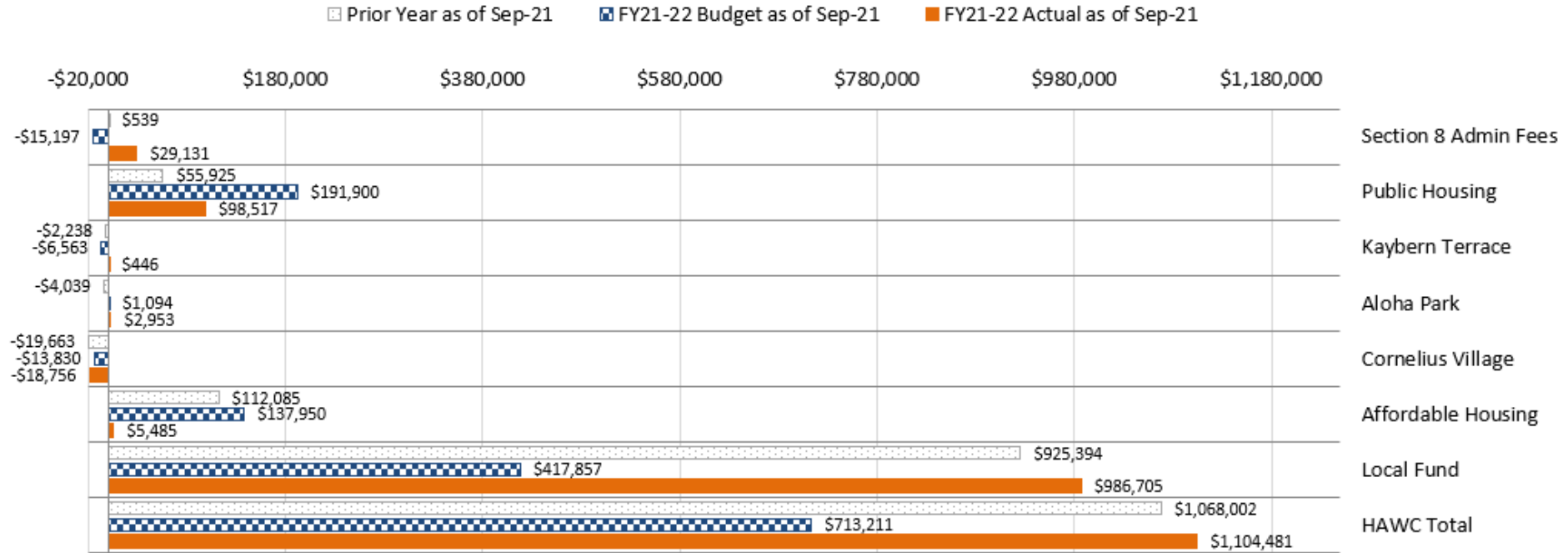


Service Programs	Budget FY2021-22 Expenditures	Budget Expenditures as of Sep-21	Actual Expenditures as of Sep-21	Operating cost per household in first quarter	Budget FY2021-22 Revenues	Budget Revenues as of Sep-21	Actual Revenues as of Sep-21	Net Income (Loss)
HCV, Housing Assistance Payment	33,556,770	8,389,193	7,852,748	2,822	33,556,770	8,389,193	8,061,334	208,586
HCV Administrative	3,056,094	764,024	602,846	217	3,013,308	753,327	631,977	29,131
Low Rent Public Housing	2,098,941	524,735	379,804	1,557	1,848,517	462,129	478,321	98,517
USDA Kaybern Terrace	119,159	29,790	20,960	1,747	92,909	23,227	21,407	447
Health Careers NW Grant (HPOG)	31,982	7,996	21,257	2,657	31,982	7,996	12,028	(9,229)
Landlord Compensation Fund	6,051,996	1,512,999	22,056,317	4,814	6,180,000	1,545,000	22,369,947	313,630
Affordable Housing Development	811,400	202,850	7,606	4	2,314,961	578,740	681,923	674,317
Specialty Housing	108,266	27,067	23,141	2,314	148,126	37,032	31,129	7,988
Affordable Housing portfolio (10 apartments)	5,476,006	1,369,002	1,514,029	2,889	6,027,806	1,506,952	1,519,514	5,485
Aloha Park Apartments	519,341	129,835	136,555	1,707	523,715	130,929	139,509	2,954
Cornelius Village Apartments	278,873	69,718	70,589	5,042	223,553	55,888	51,833	(18,756)
Total	\$ 52,108,828	\$ 13,027,207	\$ 32,685,852	\$ 3,277	\$ 53,961,647	\$ 13,490,412	\$ 33,998,922	\$ 1,313,070

HAWC Program Revenue Budget vs. Actual



Housing Authority of Washington County Program Net Income (Loss) from Operations



For September FYTD, net income from Housing Authority operations of \$1,104,481 was favorable to budget by \$391,270 and favorable to the prior year by \$36,478.

Section 8 Admin This program had net income of \$29,131 which was \$44,327 favorable to budget, the favorable variance from the budget is a combination new Emergency Housing vouchers awarded and remaining HUD CARES one-time funding to mitigate COVID-19 impact. \$761,786 of the \$925,725 CARES Act Admin fund will be expensed by December 31, 2021.

Public Housing had net income of \$98,517 which was \$93,382 unfavorable to budget. The unfavorable variance is due capital fund to be drawdowned later to reflect capital fund activities schedule.

Kaybern Terrace had net income of \$446 which was \$7,009 favorable to budget. The variance is due to lower operating expenses.

Aloha Park had net income of \$2,953 which was \$1,860 favorable to budget. The variance is due to higher rental income to reflect revenue management plan.

Cornelius Village had net loss of \$18,756 which was \$4,926 unfavorable to budget. The variance is due to loss to lease as a result of rental dispute settlement.

Affordable Housing had net income of \$5,485 which was \$132,465 unfavorable to budget. The unfavorable variance reflected scheduling of property rehabilitation fund to be provided by the Local Fund.

Local Fund had net income of \$986,705, favorable to budget by \$568,849 and favorable to the prior year by \$61,311, the variance is the combination of additional development fee collected from the Gateway Commons, admin fee earned from processing the Landlord Compensation Fund program for the OHCS and scheduling of property rehabilitation fund to Affordable Housing.



Department of Housing Services and Housing Authority of Washington County Financial Summary

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Homeless Programs		1,367,751	1,283,391	163,476	797,215		322,700	13%	62%	0%	25%
Kaiser Metro 300 Program	80	700,755	700,755				700,755	0%	0%	0%	100%
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Total	8,667	\$ 130,040,204	\$ 131,808,663	44,068,974	1,397,540	70,423,718	15,918,431	33%	1%	53%	12%

Households could be single individuals, couples, or families. Household numbers in italics indicate households to be served, which may be limited by the availability of funds.

* Metro Affordable Housing Bond Program, approved by Metro- area voters in November 2018. Total available funding over five to seven years for Washington County is anticipated to be \$118,917,438, which is projected to add 813 housing units.

** Metro Supportive Housing Services, approved by Metro-area voters in May 2020. This program is funded through a 1 percent tax on all taxable income of more than \$125,000 for individuals and \$200,000 for joint filers and a 1 percent tax on profits from businesses with gross receipts of more than \$5 million. The new tax requirements begin in January 2021. The program will be funded through December 2030, unless reauthorized by the voters on or before that date. It's projected to serve 500 households with various housing stability services, 100 additional shelter beds (for approximately 400 households), it will also serve 500 people with long term rent assistance. Households receiving long term rent assistance may also receiving housing stability services.

*** Health Careers NW Grant is a six-year grant ended in September 2021, funded by Health Profession Opportunity Grant \$780,000 and County General Fund \$215,511.



AGENDA ITEM

HOUSING AUTHORITY BOARD OF COMMISSIONERS

HA RO 21-4

Meeting Date: June 15, 2021
Agenda Category: ACTION
Department(s): Housing Authority Board of Directors
Presented by: Komi P. Kalevor, Executive Director

CPO: All

Agenda Title: Approve the Housing Authority of Washington County Operating Budget for FY 2021-22

EXECUTIVE DIRECTOR'S RECOMMENDATION:

Approve the FY 2021-22 operating budget for the Housing Authority of Washington County, and execute the attached HUD-52574 PHA Board Resolution.

SUMMARY:

The Department of Housing Services prepares an annual operating budget for the Housing Authority in conjunction with and in support of the budget of the Department of Housing Services. The Housing Services budget is included in the WashingtonCounty budget.

In May 2004 the HUD Regional Office conducted an independent assessment of the Financial Management Operations of the Authority. In their report, HUD recommended annual approval of the Housing Authority operating budget by your Board.

In accordance with this recommendation, the Authority has prepared, and the Housing Advisory Committee has reviewed the budget. The Committee unanimously recommends approval by your Board.

The presentation of the budget with respect to program structure complies with federal requirements.

ADDITIONAL INFORMATION:

Community Feedback (Known Support/Opposition):

No known opposition.

Legal History/Prior Board Action:

This is approved annually by HABOD.

Budget Impacts:

Sets the FY2021-22 Housing Authority of Washington County budget; does not impact County budget.

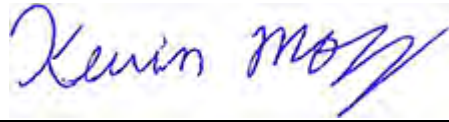
ATTACHMENTS:

[FY 2021-22 Housing Authority Budget, June 15, 2021](#)

[FY2021-22 HAWC Operating Budget Proposed](#)

[HAWC Budget Board Resolution HUD 06-15-2021](#)

Approved by the
Washington County Housing Authority
also serving as the governing body of Clean Water Services and all other County Districts



Kevin Moss, Board Clerk

June 15, 2021

Date Signed

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 06/30/2022)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Housing Authority of Washington County PHA Code: OR022

PHA Fiscal Year Beginning: July 1, 2021 Board Resolution Number: HA RO 21-04

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE


- Operating Budget approved by Board resolution on: 06/15/2021
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

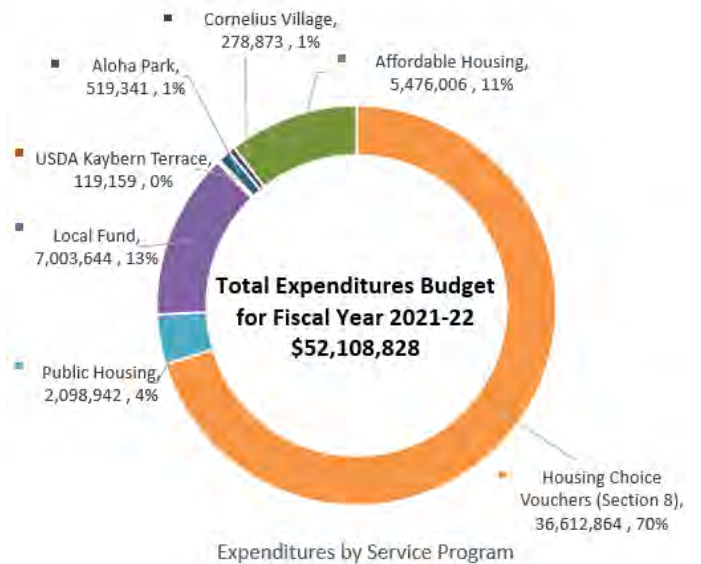
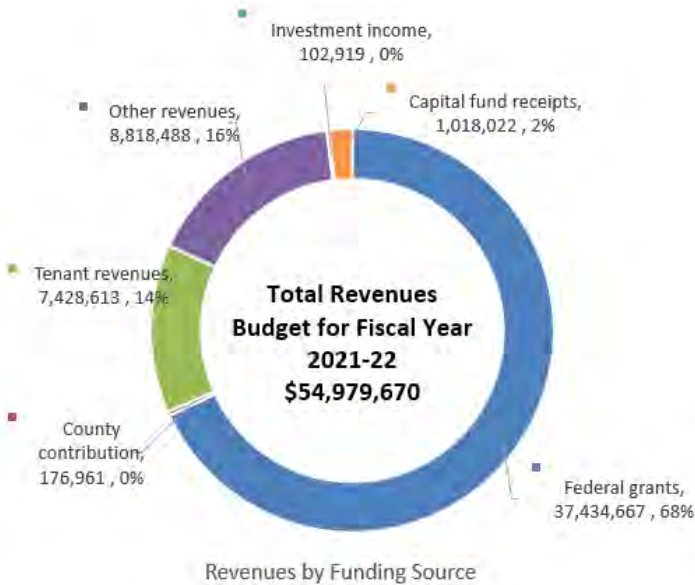
I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: Kathryn Harrington	Signature: 	Date: 06/15/2021
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**Housing Authority of Washington County
 FY 2021-22 Operating Budget
 Housing Authority Funds 402 to 421**

	Actual 2018-19	Actual 2019-20	Budget 2020-21	Projected 2020-21	Proposed 2021-22	Change \$	Change %
Revenues by funding source							
Federal grants	29,836,599	31,389,761	33,725,661	33,837,425	37,434,667	3,709,006	11%
County contribution	464,061	511,711	458,194	458,194	176,961	(281,233)	-61%
Tenant revenues	6,322,373	6,610,696	6,664,474	6,802,558	7,428,613	764,139	11%
Other revenues	4,386,912	2,948,957	1,547,015	14,757,260	8,818,488	7,271,473	470%
Investment income	367,880	231,545	157,645	161,508	102,919	(54,726)	-35%
Capital fund receipts	946,723	1,342,572	514,645	195,708	1,018,022	503,377	98%
Total Revenues	42,324,548	43,035,242	43,067,634	56,212,653	54,979,670	11,912,036	28%
Expenses by service program							
Housing Choice Vouchers (Section 8)	29,029,304	31,213,063	33,165,639	32,213,333	36,612,864	3,447,225	10%
Public Housing	2,068,468	2,296,105	2,556,054	2,106,731	2,098,942	(457,112)	-18%
Local Fund	853,094	575,580	793,247	12,658,429	7,003,644	6,210,397	783%
USDA Kaybern Terrace	77,322	119,783	99,876	93,028	119,159	19,283	19%
Aloha Park	542,600	525,056	494,884	532,248	519,341	24,457	5%
Cornelius Village	-	173,161	242,833	275,753	278,873	36,040	15%
Affordable Housing	6,122,218	5,293,351	5,159,566	5,181,073	5,476,006	316,440	6%
Total Expenditures	38,693,005	40,196,098	42,512,099	53,060,595	52,108,828	9,596,730	23%
Net Income (Loss)	3,631,543	2,839,144	555,535	3,152,058	2,870,842		
Net position, beginning of year							
Net investment in capital assets	(2,745,900)	(1,801,622)	(476,440)	(3,132,027)	3,821,550		
Restricted net position	3,555,663	3,150,715	3,355,289	3,467,446	3,665,020		
Unrestricted net position	11,446,570	13,746,384	12,772,163	17,912,116	6,131,806		
Net position, end of year	12,256,333	15,095,477	15,651,012	18,247,535	13,618,376		



The mission of the Housing Authority of Washington County (HAWC) is to provide decent, safe and affordable housing for low-income families and individuals within a financially sound framework. The housing must provide a living environment, which enables residents to live with dignity. Residents must be responsible and able to live independently, or if dependent, with adequate support from family, friends, or human service providers.

Service Program Description:

1. **Housing Choice Vouchers (HCV or Section 8):** Provides rental subsidies to low-income households. Under the program, the Authority provides a subsidy that is the difference between the “payment standard” established for a given unit size and up to 40 percent of the participant’s income. The Authority is responsible to maintain a program waiting list, determine the applicant’s eligibility, inform the applicant of program requirements, ensure that the rental unit selected by the participant meets housing quality standards, enter a housing assistance payment contract with the owner, respond to landlord/client issues, and recertifies each resident’s income annually per the U.S. Department of Housing and Urban Development (HUD) guidelines to maintain housing eligibility. The Authority is authorized to serve up to 3,082 households with vouchers throughout the fiscal year 2021-22, subject to housing assistance payment funding availability.
2. **Public Housing:** This program provides 244 units of Public Housing owned by HUD and the Authority for Washington County. The portfolio consists of 133 units of scattered site houses and 111 units in a multifamily setting. The Authority is responsible to perform waitlist management, unit leasing of new residents, grounds and unit maintenance, oversight of landlord/tenant issues, provision of resident services, and annual recertification of resident income per HUD guidelines to maintain housing eligibility.
3. **Local Fund Programs:**
 - The Authority’s Real Estate Development program’s goal is to increase the number of affordable housing units in Washington County via acquisition or new development. These goals are accomplished by direct ownership of properties and or partnerships with nonprofits and other providers of affordable housing in the community.
 - Health Career Northwest program is a Six-year Department of Health and Human Services-funded Health Profession Opportunity Grant beginning September 2016 to provide robust health care industry training to low-income job seekers.
 - Non-Federal funded Housing program includes two houses of Specialty Housing for developmentally disabled persons, three rental units acquired with federal NSP (Neighborhood Stabilization Program) funds, and five units from County tax foreclosures. The Authority is responsible to perform waitlist management, unit leasing of new residents, grounds and unit maintenance, oversight of landlord/tenant issues.
4. **USDA Kaybern Terrace:** Rural Development provides loan and rental subsidies to the Authority for housing low- and moderate-income elderly or disabled renters. The Authority has 12 units under this program, of which six units are subsidized by Rural Development.
5. **Aloha Park:** 80-unit complex with an assessed property tax value of \$2.4 million, acquired during fiscal year 2010-11 for \$1.00.
6. **Cornelius Village:** 14-unit apartment acquired in November 2019 with \$500,000 Washington County’s Housing Production Opportunity Fund, \$385,000 HAWC development fund and \$1.57 million bank acquisition loan.
7. **Affordable Housing:** This program preserves the supply of affordable housing by developing, acquiring, rehabilitating, and operating existing housing units that are available for purchase. Three units, formerly Transitional Housing, were made available to Washington County Department of Community Corrections. Ten multifamily apartments/complexes were purchased through bond issuances to provide affordable housing to 521 families.

**Housing Authority of Washington County
 FY 2021-22 Operating Budget
 Housing Authority Funds 402 to 421**

Budget Message:

The proposed budget reflects funding projections based upon information provided by HUD, affordable housing industry sources and rate forecasts. The Authority’s fiscal year begins July 1st and ends June 30th. The operating periods of the various grant programs varies based on the date the grant was awarded. To the extent possible, the proposed budget reflects revenues and expenditures anticipated during the Authority’s fiscal year (FY) spanning the period July 1, 2021 to June 30, 2022.

The upcoming fiscal year brings great opportunity for the Authority to continue and improve the lives of the families we serve, bring new innovation to the work we do and increase the number of affordable housing units while improving the existing stock. The Housing Authority was recently awarded the status of Moving to Work (MTW). This highly competitive and sought-after designation will allow the Authority to try out innovative new strategies that will allow us to better serve our community in ways that were not possible prior. In addition, the Authority has partnered with its development consultant to undertake major rehab of its existing portfolio. The AHP4 partnership project will allow the Authority to undertake over \$25 million dollars in rehab to four (4) of its sites. In addition, the Authority is immediately exploring development options to rehab and improve the other six (6) sites. The Housing Authority has also stepped up to purchase and rehab the Aloha Quality Inn with Metro Bond dollars. When complete, this will be the largest Permanent Supportive Housing (PSH) project in Washington County with 54 units. As a Housing Authority, we will continue to partner with our Housing Authority Board of Directors and Housing Advisory Committee to innovate, partner and grow in FY2021-22.

Revenue Analysis

	Actual 2018-19	Actual 2019-20	Budget 2020-21	Projected 2020-21	Proposed 2021-22	Change \$	Change %
Revenues by funding source							
Federal grants	29,836,599	31,389,761	33,725,661	33,837,425	37,434,667	3,709,006	11%
County contribution	464,061	511,711	458,194	458,194	176,961	(281,233)	-61%
Tenant revenues	6,322,373	6,610,696	6,664,474	6,802,558	7,428,613	764,139	11%
Other revenues	4,386,912	2,948,957	1,547,015	14,757,260	8,818,488	7,271,473	470%
Investment income	367,880	231,545	157,645	161,508	102,919	(54,726)	-35%
Capital fund receipts	946,723	1,342,572	514,645	195,708	1,018,022	503,377	98%
Total Revenues	42,324,548	43,035,242	43,067,634	56,212,653	54,979,670	11,912,036	28%

Seventy percent (70%) of Authority revenues are federal funds, include allocation from Congress through HUD in the following forms: Public Housing Operating Subsidy for the operations of public housing; Capital Fund Grant for major physical repairs of public housing; HCV Administrative Fee for the administration of the HCV program; Housing Assistance Payment (HAP) for pass through rent assistance to landlords; Grants for Family Self-Sufficiency and Resident Services. Thirteen and a half percent (13.5%) of revenues come from rental income. Sixteen percent (16%) other revenues include \$6,000,000 of Landlord Compensation Fund from Oregon Housing and Community Services, laundry income, NSF/late fee, rental property damages reimbursement and development fees. One half percent (0.5%) of revenues reflects County General Fund contribution and interest earned. Total revenues are budgeted to increase by \$11,912,036 (28%).

Expenditure Analysis

The Housing Choice Vouchers program accounts for seventy percent (70%) of Authority expenditures, Sixteen and a half percent (16.5%) of budget expenditures are allocated to operate housing units, twelve percent (12%) reflects Landlord Compensation Fund and one and a half percent (1.5%) of budget expenditures are designated to development activities.

**Housing Authority of Washington County
 FY 2021-22 Operating Budget
 Housing Authority Funds 402 to 421**

	FY2019-20 Actual	FY2020-21 Budget	FY2020-21 Projection	FY2021-22 Proposed	Change \$	Change %
Repairs and maintenance	1,848,133	1,382,406	1,548,944	1,612,654	230,248	14.86%
Repairs and maintenance payroll	462,266	464,983	581,657	568,303	103,320	17.76%
Administrative	1,697,278	2,204,610	1,870,880	1,959,074	(245,536)	-13.12%
Administrative payroll	2,855,935	3,648,068	2,913,890	3,792,631	144,563	4.96%
County and DHS overhead	704,539	839,952	736,967	594,029	(245,923)	-33.37%
Utilities	989,304	892,692	1,022,153	1,048,863	156,171	15.28%
Insurance	225,918	270,805	265,466	313,869	43,064	16.22%
PILOT	79,598	72,675	72,675	70,105	(2,570)	-3.54%
Housing Assistance Payments	28,757,860	30,104,546	41,450,886	39,514,770	9,410,224	22.70%
Debt service interest	1,144,305	1,099,654	1,103,964	1,070,085	(29,569)	-2.68%
Depreciation/Amortization	1,430,422	1,531,708	1,526,113	1,564,445	32,737	2.15%
	40,195,558	42,512,099	53,093,595	52,108,828	9,596,729	18.08%

Total expenditures are budgeted to increase by \$9,596,729 (18%). Staff costs will increase by \$247,883 (6%). The Authority's personnel are exclusively contracted Washington County employees. A total of 36.48 Full Time Equivalents (FTE) were assigned to the Authority programs in FY 2020-21, an additional 2.26 FTE will be added to the FY 2021-22 to assist with the increased workloads from the Housing Choice Voucher program and provide adequate accounting and financial reporting support. Budget expenditure increases also include: repair and maintenance costs increase by \$230,248 (15%); utilities increase by \$156,171 (15%); insurance premium increases by \$43,064 (16%); housing assistance payments increase by \$9,410,224 (22%) to reflect HUD held HAP reserve releases, additional \$1,830,609 HUD CARES Act grant, initial funding for the additional 105 new vouchers, and \$6,000,000 of the Landlord Compensation Fund. Budget expenditure increases will be offset by expenditure saving of \$245,536 on supplies, materials, contracted services; County and department overhead costs decrease of \$245,923 (33%) which is the result of economies of scale when the Metro Supportive Housing Service program is added to the Department of Housing Services; and debt service interest decrease of \$29,569 (3%).

The Housing Choice Voucher program, Local Fund program, USDA Kaybern Terrace property and Cornelius Village property are estimated with budget deficit at the end of the FY 2021-22. Budget deficits are to be covered by program reserves (program reserves are accumulated operating saving from prior fiscal years). Budget deficit explanation is provided under program budget section below.

**Housing Authority of Washington County
 FY 2021-22 Operating Budget
 Housing Authority Funds 402 to 421**

Program Budget:

Housing Choice Vouchers (page 12 – 13)

The total authorized 3,082 vouchers include 2,706 units of Housing Choice Vouchers (HCV), 197 units of Veteran’s Assistance Vouchers (VASH), 1 Family Unification Program voucher (FUP) and 178 units of Mainstream vouchers. 105 new vouchers (30 VASH and 75 Mainstream vouchers) have been added to the program since the FY 2020-21 budget was developed. This program receives two funding streams from HUD, Housing Assistance Payment (HAP) and Administrative Fees.

HAP is funded by HUD on a calendar year (CY), funding level is based on the expenditures of the prior year with a HUD determined inflation factor, which most likely does not reflect actual rent increases. HUD began “short funding” agencies in CY 2009, reducing even further the funding to a proration of the anticipated need. The following two tables show the Authority’s challenges – tight rental market and rising voucher cost without adequate HAP funding. However, CY 2021 HAP funding level is increased by over \$6 million due to the COVID-19 impact, which raises a positive challenge for the Authority to increase lease up capacity to serve more households in the community.

	CY 2016	CY 2017	CY 2018	CY 2019	CY 2020	CY 2021
Renewal funding inflation factor	10.10%	2.60%	4.10%	5.89%	2.85%	4.29%
Renewal funding awarded	\$ 22,689,312	\$ 22,203,621	\$ 25,384,999	\$ 26,686,356	\$ 27,473,685	\$ 30,025,033
New voucher HAP funding	\$ 2,893	\$ 809	\$ -	\$ 393,741	\$ 302,060	\$ 1,175,578
CARES Act HAP funding (awarded in September 2020, available thru December 2021)						\$ 1,830,609
American Rescue Plan Act HAP funding (86 new Emergency Housing Vouchers)						\$ 962,100
Total funding calculated	\$ 22,692,205	\$ 22,204,430	\$ 25,384,999	\$ 27,080,097	\$ 27,775,745	\$ 33,993,320
Proration factor	99.58%	97.00%	99.75%	99.50%	99.40%	100.00%
Total HAP funding level	\$ 22,597,352	\$ 21,538,297	\$ 25,320,268	\$ 26,944,697	\$ 27,609,091	\$ 33,993,320

	CY 2016 Actual	CY 2017 Actual	CY 2018 Actual	CY 2019 Actual	CY 2020 Actual	CY 2021 Projection
Total HAP expenditures	\$ 21,640,956	\$ 24,385,206	\$ 25,201,009	\$ 26,713,681	\$ 28,790,220	\$ 31,808,119
Total unit months leased	31,666	31,881	31,174	31,731	31,990	33,929
Total actual households served	2,639	2,657	2,598	2,644	2,666	2,827
Average HAP unit cost per month	\$ 683.41	\$ 764.88	\$ 808.40	\$ 841.88	\$ 899.98	\$ 937.49
Average HAP unit cost increase %	5.25%	11.92%	5.69%	4.14%	6.90%	4.17%

Voucher Administrative Fees, the uncertainty of HAP budget authority described in the previous section also results in uncertainty in the level of voucher administrative fees to be earned by the Authority during the fiscal year.

Housing authorities earn administrative fees each month under the Voucher program at a HUD-published rate for the number of units leased adjusted by a floating proration factor that is adjusted on a quarterly basis depending upon funds available at HUD. In the past, HUD has been approximately four to six months behind in finalizing each month’s administrative fees earned and it is retroactive to the beginning of the calendar year, resulting in another level of uncertainty for funding administrative costs. The basis administrative fee rate for CY 2020 was issued in April 2020, but the actual proration will not be known until sometime in CY 2021.

FY2021-22 operating revenue assumes an 82% administrative fee proration and that 97% of the Authority’s vouchers will be utilized since additional HAP funding became available. Revenue also includes \$68,424 from the Family Self-Sufficiency (FSS) Coordinator Grant and \$434,770 HUD CARES Act Administrative Fee funding for the COVID-19 related activities and regular operating expenditures. This program is anticipated to have a budget deficit of \$42,786,

**Housing Authority of Washington County
FY 2021-22 Operating Budget
Housing Authority Funds 402 to 421**

which will be covered by the administrative reserve (end of FY 2020-21 administrative reserve balance is estimated to be around \$1 million). The budget deficit is primarily due to HUD administrative fee funding structure. Housing authorities do not earn administrative fees until after the units are leased. Tasks performed prior to the unit being leased for new vouchers are not paid. A considerable amount of work goes into pre-leased tasks including screening program waiting lists, determining the applicant's eligibility, informing the applicant of program requirements, and inspecting the rental unit to ensure it meets HUD's housing quality standards.

Management has been assessing the program workflow, streamlining processes, managing operating costs and seeking opportunities to expand the Family Self-Sufficiency program to assist clients to increase earning potential and increase the FSS Coordinator Grant.

Public Housing (page 14 – 15)

This program is supported by three funding streams, HUD Operating Subsidy, HUD Capital Fund and rental revenue collected from tenants.

HUD Operating Subsidy allocated to housing authorities depends on the level of Congressional appropriation. The Operating Subsidy is funded by CY, calculated by housing authority in accordance with HUD guidelines and is submitted to HUD by the agency according to HUD's timelines. The Operating Subsidy funding is also subject to proration. FY 2021-22 Operating Subsidy assumes 96.29% proration.

HUD Capital Fund is funded by CY under a formula grant from HUD that considers the number and type of units and the age of the agency's public housing stock. The funds may be used to make major physical improvements to public housing, management improvements that enhance the Authority's capability in operating all programs. Since the Authority has less than 250 units of public housing, the Capital Fund can be utilized for operations. FY 2021-22 Capital Fund receipts include \$781,065 awarded for CY 2021 and \$236,957 remaining amount from CY 2020 award, total of \$1,018,022 is designated for overdue deferred maintenance items.

Tenant revenues include unit rent (calculated based on tenant's income) and repayments from tenants (due to unreported incomes). Total tenant revenues are offset by utility allowance payments (URP). Net tenant revenues are budgeted to be \$828,000 to reflect possible tenants lost incomes due to the COVID-19.

Local Fund (page 16 – 25)

Local Fund revenue is comprised of annual management fees from conduit bond issuances and other partners, one-time Landlord Compensation Fund from Oregon Housing and Community Services, revenues from a US Department of Health and Human Services Health Careers NW Grant (HPOG-Health Profession Opportunity Grants), and rent from small, non-bond-financed properties.

The Landlord Compensation Fund (LCF, one-time program, included in page 18 - 19), Oregon's Landlord Compensation Program is designed to provide relief to residential landlords who have been unable to collect rent due to tenant hardships. During the Third Special Session of 2020, the Oregon Legislature enacted an eviction moratorium and established the Landlord Compensation Fund (HB 4401). Participating landlords can receive funding for an amount equal to 80% of the rental debt owed by qualified residents from April 2020 through the month the application round they are applying in opened. Landlords agree to forgive the remaining 20% of the tenant's debt as part of the grant agreement and as a condition of receiving payment. Grant applications are administered by the Oregon Housing Community and Services, the Authority is responsible to administer grant distribution. This program receives two funding streams, Housing Assistant Payment (HAP) and Administrative Fee, \$12 million and \$6 million of Housing Assistant Payments are included in the FY 2020-21 and FY2021-22 budget respectively, Administrative Fee is 3% of actual HAP distribution.

Real Estate Development Program (page 20 – 21) , primary revenues are developer fees from conduit bond issuances and cash distribution from development partners as cash flow allows. FY 2021-22 budget other revenues increased by \$1,335,507 as a result of Quatama Crossing property cash flow distribution resume to the level prior to the COVID-19 impact. This program is projected with a budget deficit mainly due to a \$7.5 million transfer from the program reserve to the Affordable Housing properties for overdue capital needs.

The Health Careers NW Grant (page 22 – 23) provides robust health care industry training to low-income job seekers. This five-year grant was scheduled to end in September 2020 and has been extended to year 6, it will be ended in September 2021. FY 2021-22 budget reflects 3 months of expenditures which will be covered by required matching funded by County General Fund since the year 6 grant revenue will be exhausted during FY 2020-21.

Non-Federal funded Housing program (page 24 – 25), housing units are managed by the Authority staff and are budgeted to breakeven.

Kaybern Terrace Property (page 26 – 27)

Kaybern Terrace is a complex of twelve units for senior and disabled individuals in North Plains. Six of the units receive rental subsidy from the USDA. The property is projected with a budget deficit of \$26,250. Management will work with USDA to identify options for the long-term preservation of this affordable housing asset.

Aloha Park Apartments (page 28 – 29)

Cash flow from Aloha Park is restricted to the property. Because of the restricted cash flow, this property was refinanced through a HUD FHA 223(f) multi-family loan in August 2014. Refinanced cash flow was available to the Authority as unrestricted cash. This property is managed by property management contractor and anticipated to operate at breakeven.

Cornelius Village Apartments (page 30 – 31)

This property is managed by property management contractor and anticipated to operate at breakeven. The budget deficit is due to depreciation expensed in FY 2021-22.

Affordable Housing Properties (page 32 – 33)

The Affordable Housing program consists of 521 housing units in 10 multifamily properties that were purchased through bond issuances and 3 single family houses designated as transitional houses. In 2010, the bonds were refunded by a new Full Faith and Credit bond issue by Washington County. The County's 2009 Full Faith & Credit bond was available for refunding in April 2019, the County's 2019 Full Faith & Credit bond was issued on June 5, 2019 with net premium of \$2,170,000. The reduced debt service payments over 25 years of the remaining bond life are estimated to result in \$5,170,000 in net present value savings for the Authority. The average yearly savings will be over \$200,000 which will be utilized for overdue capital needs.

In 2019, the Authority leadership begin working on a strategic asset management plan for the Affordable Housing portfolio. This portfolio is an important community resource for low-income renters in Washington County. Areas of opportunity were (1). Rehabilitation of the assets, (2). Maximizing subsidies from outside sources (non-tenant rent) to increase revenues & (3). A revenue management plan that was focused on not burdening tenants but ensuring that long-term capital needs and short-term maintenance issues could be handled. Historically, the portfolio kept extremely low rents but without major sources of outside funding like vouchers or subsidies this plan left a deficit of funding to keep up on the capital needs and day to day operations.

Housing Authority of Washington County
FY 2021-22 Operating Budget
Housing Authority Funds 402 to 421

The Authority released an RFP for Asset Management/Development and Financial Consulting in 2020 as part of its plan. Brawner & Associates was selected as the consultant. Since the consultant has come onboard, the Authority has accomplished the followings:

- Increased annual revenues from outside sources by \$810,000 by doing a study on Holly Tree and Tarkington that allowed the Authority to increase project-based section 8 rental assistance. This had no affect on residents and comes from federal sources. This was a major accomplishment to assist the portfolio.
- Begin a tax credit syndication project for Bonita Villa, Parkside, Aloha Park and the Villager apartments that will bring major rehab in the form of \$25 million. This work will take care of all major capital issues while also update outdated components of the buildings.
- Begin conducting envelope and internal structure reviews of the Colonies apartments. This work will lead to major rehab of the site in alignment with the work happening at the other four sites mentioned above.
- Conducting envelope reviews of the remaining sites. In the upcoming months, staff and our development consultant will begin planning for the rehab of these buildings.
- Implemented revenue management plan. This plan will allow for small and managed rent increases in the portfolio that are equal and take into account COVID 19 economic issues within the first year. The rents in the portfolio are mostly dramatically lower than what is considered affordable which has caused long-term capital maintenance issues to be deferred.

In total, the work being done for this portfolio is substantial and will impact the livability for residents in a positive way. In addition, the work being done will also ensure this long-term public asset is preserved for lower-income renters throughout Washington County.

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FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
 FY2021-22 Budget
 TOTAL HOUSING AUTHORITY

	HA Total FY20 Actual	HA Total FY21 Budget	HA Total FY21 Projection	HA Total FY22 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	820,879	800,841	892,419	1,009,510
Public Housing Cap Fund - operations	353,142	223,511	266,173	-
HCV Housing Assistance Payments Revenue	27,715,611	29,804,546	29,237,043	33,214,770
HCV (Section 8) Admin	2,125,059	2,121,926	2,178,787	2,491,994
FSS Coordinator	87,711	136,847	52,326	68,424
HUD CARES Funds, HCV Admin & PH Ops	12,694	398,202	597,484	434,770
County Contribution	511,711	458,194	458,194	176,961
Other Local Grants	274,665	239,788	12,613,193	6,215,199
Total intergovernmental revenues	31,901,472	34,183,855	46,295,619	43,611,628
Tenant revenues	6,610,696	6,662,383	6,802,558	7,428,613
Other revenues	2,631,409	1,524,106	2,739,260	2,800,488
Total operating revenues	41,143,577	42,370,344	55,837,437	53,840,729
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	510,916	323,592	367,542	323,676
Repairs and maintenance-Contracted services	1,009,477	551,966	762,462	715,361
Maintenance payroll-Property Management Co.	327,740	506,848	418,940	573,617
Maintenance staff payroll	462,266	470,223	581,657	568,303
Administrative-supplies & materials	128,476	143,976	85,880	173,698
Administrative-Contracted services	756,064	931,533	841,887	964,752
Program payroll-Property Management Co.	437,146	577,295	531,407	638,646
Program staff payroll	2,042,688	2,636,417	2,164,547	3,096,024
DHS admin overhead	632,216	731,620	598,726	523,555
Internal asset manager allocation	181,031	274,791	150,617	173,052
County & DHS overhead	705,079	839,952	736,967	594,029
Utilities	989,304	892,692	1,022,153	1,048,863
Insurance	225,918	270,805	265,466	313,869
PILOT	79,598	72,675	72,675	70,105
Housing Assistance Payments	28,337,316	29,804,546	41,150,886	39,214,770
Port-in HAP expense	420,544	300,000	300,000	300,000
Other (port-out HAP, admin fees & PH FSS Escrow)	100,460	103,004	81,368	83,800
HUD CARES Funds, HCV Admin & PH Ops	12,694	398,202	204,716	-
Extraordinary expense	520	-	11,100	30,088
Bad debt, net of recoveries	261,918	50,600	114,522	68,090
Total operating expenses	37,621,371	39,880,737	50,463,518	49,474,298
Net program income	3,522,206	2,489,607	5,373,919	4,366,431

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
 FY2021-22 Budget
 TOTAL HOUSING AUTHORITY

	HA Total FY20 Actual	HA Total FY21 Budget	HA Total FY21 Projection	HA Total FY22 Budget
Other ongoing cash outflows:				
Debt service payment	1,274,563	1,742,098	1,752,024	1,709,791
Transfers to (from) restricted cash - HAP	(621,705)	-	86,157	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	652,858	1,742,098	1,838,181	1,709,791
Cash flow from operations	2,869,348	747,509	3,535,738	2,656,640
Other Unrestricted cash flows:				
Investment income	231,545	157,645	161,508	102,919
Capital fund receipts (HUD, HPOF, other grants)	1,342,572	514,645	195,708	1,018,022
Capitalized modernization/purchased	(342,572)	(2,856,890)	(195,708)	(8,518,022)
Debt service payment	1,274,563	1,742,098	1,752,024	1,709,791
Debt service interest	(1,144,305)	(1,099,654)	(1,103,964)	(1,070,085)
Transfers from Local Fund	-	2,000,000	-	7,500,000
Transfers to Affordable Housing Fund	-	(2,000,000)	-	(7,500,000)
Transfers from (to) restricted cash - Repl Reserve	(193,932)	(179,574)	(179,574)	(179,574)
Total Other Unrestricted cash flows	1,167,871	(1,721,730)	629,994	(6,936,949)
Net Unrestricted cash flows	4,037,219	(974,221)	4,165,732	(4,280,309)
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	22,825	25,000	18,000	18,000
Transfers from (to) unrestricted cash - HAP	(621,705)	-	86,157	-
Transfers from unrestricted cash-Repl Res	193,932	179,574	212,574	179,574
Reserve Releases	-	-	-	-
Total restricted cash flows	(404,948)	204,574	316,731	197,574
Net cash flows	3,632,271	(769,647)	4,482,463	(4,082,735)
Depreciation/Amortization Expense	1,430,422	1,531,708	1,526,113	1,564,445
Investment in partnership valuation change	294,723	-	-	-
Net Income Accrual Basis	2,839,144	555,535	3,152,058	2,870,842
ENDING NET POSITION:				
Net investment in capital assets	(1,801,622)	(476,440)	(3,132,027)	3,821,550
Restricted net position	3,150,715	3,355,289	3,467,446	3,665,020
Unrestricted net position	13,746,384	12,772,162	17,912,115	6,131,807
Total Net Position	15,095,477	15,651,011	18,247,534	13,618,376

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
 FY2021-22 Budget
 HOUSING CHOICE VOUCHER PROGRAMS

	HCV FY20 Actual	HCV FY21 Budget	HCV FY21 Projection	HCV FY22 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	27,715,611	29,804,546	29,237,043	33,214,770
HCV (Section 8) Admin	2,125,059	2,121,926	2,178,787	2,491,994
FSS Coordinator	87,711	136,847	52,326	68,424
HUD CARES Funds, HCV Admin	9,755	307,884	480,000	434,770
County Contribution	178,642	105,919	55,794	-
Other Local Grants	-	-	-	-
Total intergovernmental revenues	30,116,778	32,477,122	32,003,950	36,209,958
Tenant revenues	-	-	-	-
Other revenues	477,246	360,276	415,082	341,400
Total operating revenues	30,594,024	32,837,398	32,419,032	36,551,358
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	270	406	14	300
Repairs and maintenance-Contracted services	-	-	-	-
Maintenance payroll-Property Management Co.	-	-	-	-
Maintenance staff payroll	-	-	-	-
Administrative-supplies & materials	31,650	66,111	18,436	66,398
Administrative-Contracted services	131,753	74,635	120,256	162,863
Program payroll-Property Management Co.	-	-	-	-
Program staff payroll	1,408,791	1,684,870	1,602,175	2,146,468
DHS admin overhead	331,928	389,700	331,374	293,009
Internal asset manager allocation	-	-	-	-
County & DHS overhead	369,898	446,223	407,887	332,450
Utilities	-	-	-	-
Insurance	5,154	5,801	5,045	5,715
PILOT	-	-	-	-
Housing Assistance Payments	28,337,316	29,804,546	29,150,886	33,214,770
Port-in HAP expense	420,544	300,000	300,000	300,000
Other (port-out HAP, admin fees & PH FSS Escrow)	65,222	63,022	69,087	68,800
HUD CARES Funds, HCV Admin & PH Ops	9,755	307,884	172,582	-
Extraordinary expense	-	-	-	-
Bad debt, net of recoveries	96,846	14,500	27,650	14,150
Total operating expenses	31,209,127	33,157,698	32,205,392	36,604,923
Net program income	(615,103)	(320,300)	213,640	(53,565)

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
 FY2021-22 Budget
 HOUSING CHOICE VOUCHER PROGRAMS

	HCV FY20 Actual	HCV FY21 Budget	HCV FY21 Projection	HCV FY22 Budget
Other ongoing cash outflows:				
Debt service payment	-	-	-	-
Transfers to (from) restricted cash - HAP	(621,705)	-	86,157	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	(621,705)	-	86,157	-
Cash flow from operations	6,602	(320,300)	127,483	(53,565)
Other Unrestricted cash flows:				
Investment income	7,642	5,000	720	720
Capital fund receipts	-	-	-	-
Capitalized modernization/purchased	-	-	-	-
Debt service payment	-	-	-	-
Debt service interest	-	-	-	-
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	-	-	-	-
Total Other Unrestricted cash flows	7,642	5,000	720	720
Net Unrestricted cash flows	14,244	(315,300)	128,203	(52,845)
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	22,825	25,000	18,000	18,000
Transfers from (to) unrestricted cash - HAP	(621,705)	-	86,157	-
Transfers from unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	(598,880)	25,000	104,157	18,000
Net cash flows	(584,636)	(290,300)	232,360	(34,845)
Depreciation/Amortization Expense	3,936	7,941	7,941	7,941
Investment in partnership valuation change				
Net Income Accrual Basis	(588,572)	(298,241)	224,419	(42,786)
ENDING NET POSITION:				
Net investment in capital assets	27,895	19,954	19,954	12,013
Restricted net position	94,366	119,366	198,523	216,523
Unrestricted net position	966,354	651,054	1,094,557	1,041,712
Total Net Position	1,088,615	790,374	1,313,034	1,270,249

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
 FY2021-22 Budget
 PUBLIC HOUSING PROGRAM

	PH FY20 Actual	PH FY21 Budget	PH FY21 Projection	PH FY22 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	820,879	800,841	892,419	1,009,510
Public Housing Cap Fund - operations	353,142	223,511	266,173	-
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD CARES Funds, PH Ops	2,939	90,318	117,484	-
County Contribution	94,763	90,682	41,520	-
Other Local Grants	-	-	-	-
Total intergovernmental revenues	1,271,723	1,205,352	1,317,596	1,009,510
Tenant revenues	906,375	846,500	868,033	828,000
Other revenues	34,187	35,400	11,814	11,000
Total operating revenues	2,212,285	2,087,252	2,197,443	1,848,510
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	120,041	134,664	102,686	97,750
Repairs and maintenance-Contracted services	104,552	65,202	35,292	85,500
Maintenance payroll-Property Management Co.	-	-	-	-
Maintenance staff payroll	426,775	432,661	495,045	508,059
Administrative-supplies & materials	13,814	12,123	3,620	20,760
Administrative-Contracted services	43,932	47,820	60,019	61,593
Program payroll-Property Management Co.	-	-	-	-
Program staff payroll	446,474	530,436	290,740	324,824
DHS admin overhead	217,349	235,753	170,518	119,768
Internal asset manager allocation	49,982	56,183	39,179	45,015
County & DHS overhead	242,212	270,497	209,890	135,890
Utilities	131,689	138,608	141,206	145,442
Insurance	59,239	79,838	68,093	82,501
PILOT	79,598	72,675	72,675	70,105
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow)	24,642	25,000	12,281	15,000
HUD CARES Funds, HCV Admin & PH Ops	2,939	90,318	32,134	-
Extraordinary expense	-	-	-	-
Bad debt, net of recoveries	6,017	7,500	23,665	24,000
Total operating expenses	1,969,255	2,199,278	1,757,043	1,736,207
Net program income	243,030	(112,026)	440,400	112,303

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
 FY2021-22 Budget
 PUBLIC HOUSING PROGRAM

	PH FY20 Actual	PH FY21 Budget	PH FY21 Projection	PH FY22 Budget
Other ongoing cash outflows:				
Debt service payment	-	-	-	-
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	-	-	-	-
Cash flow from operations	243,030	(112,026)	440,400	112,303
Other Unrestricted cash flows:				
Investment income	-	-	8	8
Capital fund receipts (HUD grants)	342,572	521,525	195,708	1,018,022
Capitalized modernization/purchased	(342,572)	(521,525)	(195,708)	(1,018,022)
Debt service payment	-	-	-	-
Debt service interest	-	-	-	-
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	-	-	-	-
Total Other Unrestricted cash flows	-	-	8	8
Net Unrestricted cash flows	243,030	(112,026)	440,408	112,311
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) unrestricted cash - HAP	-	-	-	-
Transfers from unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	-	-	-	-
Net cash flows	243,030	(112,026)	440,408	112,311
<i>Depreciation/Amortization Expense</i>	<i>326,850</i>	<i>356,776</i>	<i>349,688</i>	<i>362,735</i>
<i>Investment in partnership valuation change</i>				
<i>Net Income Accrual Basis</i>	<i>258,752</i>	<i>52,723</i>	<i>286,428</i>	<i>767,598</i>
ENDING NET POSITION:				
Net investment in capital assets	6,127,113	6,291,862	5,973,133	6,628,420
Restricted net position	-	-	-	-
Unrestricted net position	1,967,210	1,855,184	2,407,618	2,519,929
Total Net Position	8,094,323	8,147,046	8,380,751	9,148,349

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County			
FY2021-22 Budget			
TOTAL LOCAL FUND			

	LOCAL FY20 Actual	LOCAL FY21 Budget	LOCAL FY21 Projection	LOCAL FY22 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD CARES Funds	-	-	-	-
County Contribution	220,853	232,912	346,268	176,961
Other Local Grants	246,116	211,310	12,579,972	6,180,000
Total intergovernmental revenues	466,969	444,222	12,926,240	6,356,961
Tenant revenues	151,719	150,475	145,620	146,126
Other revenues	1,731,037	734,475	1,956,384	2,069,982
Total operating revenues	2,349,725	1,329,172	15,028,244	8,573,069
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	22,450	8,100	8,705	8,240
Repairs and maintenance-Contracted services	15,114	15,200	1,880	2,300
Maintenance payroll-Property Management Co.	275	-	-	-
Maintenance staff payroll	21,917	32,322	62,364	26,888
Administrative-supplies & materials	12,671	38,800	13,264	51,115
Administrative-Contracted services	172,256	268,835	194,277	314,040
Program payroll-Property Management Co.	-	-	-	-
Program staff payroll	143,058	217,211	176,810	386,290
DHS admin overhead	43,148	58,408	54,187	59,985
Internal asset manager allocation	18,429	30,733	23,123	26,570
County & DHS overhead	48,627	66,909	66,698	68,060
Utilities	2,910	4,250	3,364	3,540
Insurance	3,221	4,004	3,282	4,081
PILOT	-	-	-	-
Housing Assistance Payments	-	-	12,000,000	6,000,000
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
Extraordinary expense	520	-	2,000	3,000
Bad debt, net of recoveries	22,509	-	-	-
Total operating expenses	527,105	744,772	12,609,954	6,954,109
Net program income	1,822,620	584,400	2,418,290	1,618,960

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County FY2021-22 Budget TOTAL LOCAL FUND			
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	<i>LOCAL FY20 Actual</i>	<i>LOCAL FY21 Budget</i>	<i>LOCAL FY21 Projection</i>	<i>LOCAL FY22 Budget</i>
Other ongoing cash outflows:				
Debt service payment	-	-	-	-
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	-	-	-	-
Cash flow from operations	1,822,620	584,400	2,418,290	1,618,960
Other Unrestricted cash flows:				
Investment income	198,985	131,305	160,364	102,000
Capital fund receipts (HPOF grants)	500,000	-	-	-
Capitalized modernization/purchased	(385,000)	-	-	-
Debt service payment	-	-	-	-
Debt service interest	-	-	-	-
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	(2,000,000)	-	(7,500,000)
Transfers from (to) restricted cash - Repl Reserve	-	-	-	-
Total Other Unrestricted cash flows	313,985	(1,868,695)	160,364	(7,398,000)
Net Unrestricted cash flows	2,136,605	(1,284,295)	2,578,654	(5,779,040)
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) unrestricted cash - HAP	-	-	-	-
Transfers from unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	-	-	-	-
Net cash flows	2,136,605	(1,284,295)	2,578,654	(5,779,040)
Depreciation/Amortization Expense	48,475	48,475	48,475	49,535
Investment in partnership valuation change	294,723	-	-	-
Net Income Accrual Basis	2,382,853	(1,332,770)	2,530,179	(5,828,575)
ENDING NET POSITION:				
Net investment in capital assets	1,295,019	1,246,544	1,246,544	1,197,009
Restricted net position	-	-	-	-
Unrestricted net position	13,156,909	11,872,614	15,735,563	9,956,523
Total Net Position	14,451,928	13,119,158	16,982,107	11,153,532

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
 FY2021-22 Budget
 GENERAL & LANDLORD COMPENSATION FUND

	LF General FY20 Actual	LF General FY21 Budget	LF Gen & LCF FY21 Projection	LF Gen & LCF FY22 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD CARES Funds	-	-	-	-
County Contribution	52,474	33,953	165,831	-
Other Local Grants	125,000	125,000	12,485,000	6,180,000
Total intergovernmental revenues	177,474	158,953	12,650,831	6,180,000
Tenant revenues	-	-	-	-
Other revenues	1,474,466	734,375	1,549,675	1,549,675
Total operating revenues	1,651,940	893,328	14,200,506	7,729,675
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	288	400	30	-
Repairs and maintenance-Contracted services	-	-	-	-
Maintenance payroll-Property Management Co.	-	-	-	-
Maintenance staff payroll	-	-	31,605	-
Administrative-supplies & materials	10,436	36,450	11,299	41,100
Administrative-Contracted services	134,693	223,100	144,922	189,078
Program payroll-Property Management Co.	-	-	-	-
Program staff payroll	-	132,146	5,605	12,117
DHS admin overhead	-	30,565	12,087	4,856
Internal asset manager allocation	16,383	27,740	21,517	24,725
County & DHS overhead	-	34,998	14,878	5,510
Utilities	-	-	-	-
Insurance	-	-	-	-
PILOT	-	-	-	-
Housing Assistance Payments	-	-	12,000,000	6,000,000
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
Extraordinary expense	520	-	2,000	3,000
Bad debt, net of recoveries	-	-	-	-
Total operating expenses	162,320	485,399	12,243,943	6,280,386
Net program income	1,489,620	407,929	1,956,563	1,449,289

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
 FY2021-22 Budget
 GENERAL & LANDLORD COMPENSATION FUND

	LF General FY20 Actual	LF General FY21 Budget	LF Gen & LCF FY21 Projection	LF Gen & LCF FY22 Budget
Other ongoing cash outflows:				
Debt service payment	-	-	-	-
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	-	-	-	-
Cash flow from operations	1,489,620	407,929	1,956,563	1,449,289
Other Unrestricted cash flows:				
Investment income	197,114	130,000	157,612	100,000
Capital fund receipts (HPOF grants)	500,000			
Capitalized modernization/purchased	(385,000)	-	-	-
Debt service payment	-	-	-	-
Debt service interest	-	-	-	-
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	(2,000,000)	-	(7,500,000)
Transfers from (to) restricted cash - Repl Reserve	-	-	-	-
Total Other Unrestricted cash flows	312,114	(1,870,000)	157,612	(7,400,000)
Net Unrestricted cash flows	1,801,734	(1,462,071)	2,114,175	(5,950,711)
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) unrestricted cash - HAP	-	-	-	-
Transfers from unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	-	-	-	-
Net cash flows	1,801,734	(1,462,071)	2,114,175	(5,950,711)
<i>Depreciation/Amortization Expense</i>	-	-	-	-
<i>Investment in partnership valuation change</i>	<i>294,723</i>	-	-	-
Net Income Accrual Basis	2,096,457	(1,462,071)	2,114,175	(5,950,711)
ENDING NET POSITION:				
Net investment in capital assets	283,953	283,953	283,953	283,953
Restricted net position	-	-	-	-
Unrestricted net position	12,965,952	11,503,881	15,080,127	9,129,416
Total Net Position	13,249,905	11,787,834	15,364,080	9,413,369

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
 FY2021-22 Budget
 LOCAL FUND DEVELOPMENT

	LF Devt. FY20 Actual	LF Devt. FY21 Budget	LF Devt. FY21 Projection	LF Devt. FY22 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD CARES Funds	-	-	-	-
County Contribution	136,656	140,756	140,756	144,979
Other Local Grants	-	-	-	-
Total intergovernmental revenues	136,656	140,756	140,756	144,979
Tenant revenues	-	-	-	-
Other revenues	228,030	100	406,350	520,307
Total operating revenues	364,686	140,856	547,106	665,286
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	-	-	-	-
Repairs and maintenance-Contracted services	-	-	-	-
Maintenance payroll-Property Management Co.	-	-	-	-
Maintenance staff payroll	-	-	-	-
Administrative-supplies & materials	-	-	1,495	9,600
Administrative-Contracted services	12,371	29,400	33,087	120,361
Program payroll-Property Management Co.	-	-	-	-
Program staff payroll	58,437	-	88,954	350,823
DHS admin overhead	17,571	-	18,398	47,890
Internal asset manager allocation	-	-	-	-
County & DHS overhead	20,124	-	22,646	54,336
Utilities	-	-	-	-
Insurance	-	-	-	-
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
Extraordinary expense	-	-	-	-
Bad debt, net of recoveries	-	-	-	-
Total operating expenses	108,503	29,400	164,580	583,010
Net program income	256,183	111,456	382,526	82,276

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
 FY2021-22 Budget
 LOCAL FUND DEVELOPMENT

	LF Devt. FY20 Actual	LF Devt. FY21 Budget	LF Devt. FY21 Projection	LF Devt. FY22 Budget
Other ongoing cash outflows:				
Debt service payment	-	-	-	-
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	-	-	-	-
Cash flow from operations	256,183	111,456	382,526	82,276
Other Unrestricted cash flows:				
Investment income				
Capital fund receipts				
Capitalized modernization/purchased		-	-	-
Debt service payment	-	-	-	-
Debt service interest	-	-	-	-
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	-	-	-	-
Total Other Unrestricted cash flows	-	-	-	-
Net Unrestricted cash flows	256,183	111,456	382,526	82,276
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) unrestricted cash - HAP	-	-	-	-
Transfers from unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	-	-	-	-
Net cash flows	256,183	111,456	382,526	82,276
<i>Depreciation/Amortization Expense</i>	-	-	-	-
<i>Investment in partnership valuation change</i>	-	-	-	-
Net Income Accrual Basis	256,183	111,456	382,526	82,276
ENDING NET POSITION:				
Net investment in capital assets		-	-	-
Restricted net position	-	-	-	-
Unrestricted net position	-	-	-	-
Total Net Position	-	-	-	-

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
 FY2021-22 Budget
 LOCAL FUND HPOG

	HPOG FY20 Actual	HPOG FY21 Budget	HPOG FY21 Projection	HPOG FY22 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD CARES Funds	-	-	-	-
County Contribution	29,264	54,929	38,409	31,982
Other Local Grants	121,116	86,310	94,972	-
Total intergovernmental revenues	150,380	141,239	133,381	31,982
Tenant revenues	-	-	-	-
Other revenues	-	-	-	-
Total operating revenues	150,380	141,239	133,381	31,982
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	-	-	-	-
Repairs and maintenance-Contracted services	-	-	-	-
Maintenance payroll-Property Management Co.	-	-	-	-
Maintenance staff payroll	-	-	-	-
Administrative-supplies & materials	1,632	2,350	100	-
Administrative-Contracted services	21,970	11,620	13,078	1,545
Program payroll-Property Management Co.	-	-	-	-
Program staff payroll	84,621	85,065	82,251	23,350
DHS admin overhead	19,938	19,675	17,012	3,320
Internal asset manager allocation	-	-	-	-
County & DHS overhead	22,219	22,529	20,940	3,767
Utilities	-	-	-	-
Insurance	-	-	-	-
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
Extraordinary expense	-	-	-	-
Bad debt, net of recoveries	-	-	-	-
Total operating expenses	150,380	141,239	133,381	31,982
Net program income	-	-	-	-

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
 FY2021-22 Budget
 LOCAL FUND HPOG

	HPOG FY20 Actual	HPOG FY21 Budget	HPOG FY21 Projection	HPOG FY22 Budget
Other ongoing cash outflows:				
Debt service payment	-	-	-	-
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	-	-	-	-
Cash flow from operations	-	-	-	-
Other Unrestricted cash flows:				
Investment income	-	-	-	-
Capital fund receipts	-	-	-	-
Capitalized modernization/purchased	-	-	-	-
Debt service payment	-	-	-	-
Debt service interest	-	-	-	-
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	-	-	-	-
Total Other Unrestricted cash flows	-	-	-	-
Net Unrestricted cash flows	-	-	-	-
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) unrestricted cash - HAP	-	-	-	-
Transfers from unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	-	-	-	-
Net cash flows	-	-	-	-
<i>Depreciation/Amortization Expense</i>	-	-	-	-
<i>Investment in partnership valuation change</i>	-	-	-	-
Net Income Accrual Basis	-	-	-	-
ENDING NET POSITION:				
Net investment in capital assets	-	-	-	-
Restricted net position	-	-	-	-
Unrestricted net position	-	-	-	-
Total Net Position	-	-	-	-

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
 FY2021-22 Budget
 LOCAL FUND RENTAL

	LF Rental FY20 Actual	LF Rental FY21 Budget	LF Rental FY21 Projection	LF Rental FY22 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD CARES Funds	-	-	-	-
County Contribution	2,459	3,274	1,272	-
Other Local Grants	-	-	-	-
Total intergovernmental revenues	2,459	3,274	1,272	-
Tenant revenues	151,719	150,475	145,620	146,126
Other revenues	28,541	-	359	-
Total operating revenues	182,719	153,749	147,251	146,126
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	22,162	7,700	8,675	8,240
Repairs and maintenance-Contracted services	15,114	15,200	1,880	2,300
Maintenance payroll-Property Management Co.	275	-	-	-
Maintenance staff payroll	21,917	32,322	30,759	26,888
Administrative-supplies & materials	603	-	370	415
Administrative-Contracted services	3,222	4,715	3,190	3,056
Program payroll-Property Management Co.	-	-	-	-
Program staff payroll	-	-	-	-
DHS admin overhead	5,639	8,168	6,690	3,919
Internal asset manager allocation	2,046	2,993	1,606	1,845
County & DHS overhead	6,284	9,382	8,234	4,447
Utilities	2,910	4,250	3,364	3,540
Insurance	3,221	4,004	3,282	4,081
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
Extraordinary expense	-	-	-	-
Bad debt, net of recoveries	22,509	-	-	-
Total operating expenses	105,902	88,734	68,050	58,731
Net program income	76,817	65,015	79,201	87,395

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
 FY2021-22 Budget
 LOCAL FUND RENTAL

	LF Rental FY20 Actual	LF Rental FY21 Budget	LF Rental FY21 Projection	LF Rental FY22 Budget
Other ongoing cash outflows:				
Debt service payment	-	-	-	-
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	-	-	-	-
Cash flow from operations	76,817	65,015	79,201	87,395
Other Unrestricted cash flows:				
Investment income	1,871	1,305	2,752	2,000
Capital fund receipts	-	-	-	-
Capitalized modernization/purchased	-	-	-	-
Debt service payment	-	-	-	-
Debt service interest	-	-	-	-
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	-	-	-	-
Total Other Unrestricted cash flows	1,871	1,305	2,752	2,000
Net Unrestricted cash flows	78,688	66,320	81,953	89,395
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) unrestricted cash - HAP	-	-	-	-
Transfers from unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	-	-	-	-
Net cash flows	78,688	66,320	81,953	89,395
Depreciation/Amortization Expense	48,475	48,475	48,475	49,535
Investment in partnership valuation change	-	-	-	-
Net Income Accrual Basis	30,213	17,845	33,478	39,860
ENDING NET POSITION:				
Net investment in capital assets	1,011,066	962,591	962,591	913,056
Restricted net position	-	-	-	-
Unrestricted net position	190,957	257,277	272,910	362,305
Total Net Position	1,202,023	1,219,868	1,235,501	1,275,361

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
 FY2021-22 Budget
 KAYBERN TERRACE PROPERTY

	Kaybern FY20 Actual	Kaybern FY21 Budget	Kaybern FY21 Projection	Kaybern FY22 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD CARES Funds	-	-	-	-
County Contribution	252	236	236	-
Other Local Grants	28,549	28,478	33,221	35,199
Total intergovernmental revenues	28,801	28,714	33,457	35,199
Tenant revenues	55,353	62,856	45,980	56,014
Other revenues	2,509	1,242	1,490	1,546
Total operating revenues	86,663	92,812	80,927	92,759
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	9,242	4,460	6,805	6,327
Repairs and maintenance-Contracted services	27,567	10,040	5,708	10,175
Maintenance payroll-Property Management Co.	1,936	10,800	7,990	12,093
Maintenance staff payroll	-	-	-	-
Administrative-supplies & materials	2,156	700	1,122	1,178
Administrative-Contracted services	6,166	4,527	10,623	11,666
Program payroll-Property Management Co.	3,380	19,007	5,084	21,877
Program staff payroll	-	-	-	-
DHS admin overhead	571	-	393	299
Internal asset manager allocation	2,462	4,125	1,927	2,214
County & DHS overhead	637	-	484	339
Utilities	15,098	11,007	15,522	16,250
Insurance	1,211	1,492	1,441	1,603
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
Extraordinary expense	-	-	-	-
Bad debt, net of recoveries	18,836	-	2,608	2,500
Total operating expenses	89,262	66,158	59,707	86,521
Net program income	(2,599)	26,654	21,220	6,238

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
 FY2021-22 Budget
 KAYBERN TERRACE PROPERTY

	Kaybern FY20 Actual	Kaybern FY21 Budget	Kaybern FY21 Projection	Kaybern FY22 Budget
Other ongoing cash outflows:				
Debt service payment	31,854	34,750	34,750	34,750
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	31,854	34,750	34,750	34,750
Cash flow from operations	(34,453)	(8,096)	(13,530)	(28,512)
Other Unrestricted cash flows:				
Investment income	917	80	156	150
Capital fund receipts	-	-	-	-
Capitalized modernization/purchased	-	-	-	-
Debt service payment	31,854	34,750	34,750	34,750
Debt service interest	(28,428)	(27,856)	(27,856)	(27,173)
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	-	-	-	-
Total Other Unrestricted cash flows	4,343	6,974	7,050	7,727
Net Unrestricted cash flows	(30,110)	(1,122)	(6,480)	(20,785)
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) unrestricted cash - HAP	-	-	-	-
Transfers from unrestricted cash-Repl Res	-	-	-	-
Reserve Releases	-	-	-	-
Total restricted cash flows	-	-	-	-
Net cash flows	(30,110)	(1,122)	(6,480)	(20,785)
<i>Depreciation/Amortization Expense</i>	<i>2,093</i>	<i>5,862</i>	<i>5,465</i>	<i>5,465</i>
<i>Investment in partnership valuation change</i>				
Net Income Accrual Basis	(32,203)	(6,984)	(11,945)	(26,250)
ENDING NET POSITION:				
Net investment in capital assets	(169,292)	(175,154)	(174,757)	(180,222)
Restricted net position	36,121	36,121	36,121	36,121
Unrestricted net position	(7,572)	(8,694)	(14,052)	(34,837)
Total Net Position	(140,743)	(147,727)	(152,688)	(178,938)

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
 FY2021-22 Budget
 ALOHA PARK PROPERTY

	Aloha Pk FY20 Actual	Aloha Pk FY21 Budget	Aloha Pk FY21 Projection	Aloha Pk FY22 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD CARES Funds	-	-	-	-
County Contribution	-	-	-	-
Other Local Grants	-	-	-	-
Total intergovernmental revenues	-	-	-	-
Tenant revenues	535,470	533,535	520,558	511,515
Other revenues	13,063	14,500	15,026	12,200
Total operating revenues	548,533	548,035	535,584	523,715
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	29,923	12,000	27,109	24,880
Repairs and maintenance-Contracted services	69,554	66,640	98,430	59,670
Maintenance payroll-Property Management Co.	57,591	51,387	58,862	56,803
Maintenance staff payroll	-	-	-	-
Administrative-supplies & materials	9,824	4,700	7,700	5,901
Administrative-Contracted services	49,584	51,276	51,546	44,776
Program payroll-Property Management Co.	45,926	82,891	81,177	84,597
Program staff payroll	-	-	-	-
DHS admin overhead	-	-	-	-
Internal asset manager allocation	-	-	-	-
County & DHS overhead	-	-	-	-
Utilities	98,358	61,217	77,131	78,953
Insurance	22,035	21,393	20,876	23,531
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
Extraordinary expense	-	-	-	-
Bad debt, net of recoveries	466	3,000	1,897	1,200
Total operating expenses	383,261	354,504	424,728	380,311
Net program income	165,272	193,531	110,856	143,404

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
 FY2021-22 Budget
 ALOHA PARK PROPERTY

	Aloha Pk FY20 Actual	Aloha Pk FY21 Budget	Aloha Pk FY21 Projection	Aloha Pk FY22 Budget
Other ongoing cash outflows:				
Debt service payment	114,703	114,703	114,703	114,703
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	114,703	114,703	114,703	114,703
Cash flow from operations	50,569	78,828	(3,847)	28,701
Other Unrestricted cash flows:				
Investment income	-	-	-	-
Capital fund receipts	-	-	-	-
Capitalized modernization/purchased	-	-	-	-
Debt service payment	114,703	114,703	114,703	114,703
Debt service interest	(81,496)	(80,081)	(80,221)	(78,731)
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	(43,458)	(36,000)	(36,000)	(36,000)
Total Other Unrestricted cash flows	(10,251)	(1,378)	(1,518)	(28)
Net Unrestricted cash flows	40,318	77,450	(5,365)	28,673
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) unrestricted cash - HAP	-	-	-	-
Transfers from unrestricted cash-Repl Res	43,458	36,000	69,000	36,000
Reserve Releases	-	-	-	-
Total restricted cash flows	43,458	36,000	69,000	36,000
Net cash flows	83,776	113,450	63,635	64,673
Depreciation/Amortization Expense	60,299	60,299	60,299	60,299
Investment in partnership valuation change	-	-	-	-
Net Income Accrual Basis	23,477	53,151	3,336	4,374
ENDING NET POSITION:				
Net investment in capital assets	237,150	176,851	176,851	116,552
Restricted net position	433,472	469,472	502,472	538,472
Unrestricted net position	(1,513,790)	(1,436,340)	(1,519,155)	(1,490,482)
Total Net Position	(843,168)	(790,017)	(839,832)	(835,457)

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
 FY2021-22 Budget
 CORNELIUS VILLAGE PROPERTY

	Cornelius FY20 Actual	Cornelius FY21 Budget	Cornelius FY21 Projection	Cornelius FY22 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD CARES Funds	-	-	-	-
County Contribution	697	276	114	-
Other Local Grants	-	-	-	-
Total intergovernmental revenues	697	276	114	-
Tenant revenues	128,092	205,933	188,098	217,288
Other revenues	3,710	1,991	5,508	6,224
Total operating revenues	132,499	208,200	193,720	223,512
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	3,089	8,652	13,400	9,810
Repairs and maintenance-Contracted services	5,497	16,392	13,371	15,900
Maintenance payroll-Property Management Co.	8,213	8,395	19,088	19,258
Maintenance staff payroll	3,959	-	21	-
Administrative-supplies & materials	1,236	612	1,243	930
Administrative-Contracted services	6,060	11,325	10,580	12,833
Program payroll-Property Management Co.	4,948	10,328	22,336	24,712
Program staff payroll	-	-	-	-
DHS admin overhead	1,597	-	459	348
Internal asset manager allocation	2,860	3,935	2,248	2,583
County & DHS overhead	1,779	878	565	395
Utilities	17,215	28,920	30,628	33,404
Insurance	2,577	3,768	5,197	5,707
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow	-	-	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
Extraordinary expense	-	-	-	-
Bad debt, net of recoveries	-	1,200	6,254	2,040
Total operating expenses	59,030	94,405	125,390	127,920
Net program income	73,469	113,795	68,330	95,592

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
 FY2021-22 Budget
 CORNELIUS VILLAGE PROPERTY

	Cornelius FY20 Actual	Cornelius FY21 Budget	Cornelius FY21 Projection	Cornelius FY22 Budget
Other ongoing cash outflows:				
Debt service payment	42,618	95,162	105,088	105,088
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	42,618	95,162	105,088	105,088
Cash flow from operations	30,851	18,633	(36,758)	(9,496)
Other Unrestricted cash flows:				
Investment income	18	-	52	41
Capital fund receipts (HPOF grants)	500,000	-	-	-
Capitalized modernization/purchased	385,000	-	-	-
Debt service payment	42,618	95,162	105,088	105,088
Debt service interest	(114,131)	(84,842)	(84,887)	(83,931)
Transfers from Local Fund	-	-	-	-
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	(13,794)	(6,894)	(6,894)	(6,894)
Total Other Unrestricted cash flows	799,711	3,426	13,359	14,304
Net Unrestricted cash flows	830,562	22,059	(23,399)	4,808
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) unrestricted cash - HAP	-	-	-	-
Transfers from unrestricted cash-Repl Res	13,794	6,894	6,894	6,894
Reserve Releases	-	-	-	-
Total restricted cash flows	13,794	6,894	6,894	6,894
Net cash flows	844,356	28,953	(16,505)	11,702
<i>Depreciation/Amortization Expense</i>	-	63,586	65,476	67,022
<i>Investment in partnership valuation change</i>	-	-	-	-
Net Income Accrual Basis	844,356	(34,633)	(81,981)	(55,320)
ENDING NET POSITION:				
Net investment in capital assets	797,144	733,558	883,495	816,473
Restricted net position	13,794	20,688	20,688	27,582
Unrestricted net position	33,418	55,477	(141,808)	(137,000)
Total Net Position	844,356	809,723	762,375	707,055

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
FY2021-22 Budget

TOTAL AFFORDABLE HOUSING

	AFF HOU FY20 Actual	AFF HOU FY21 Budget	AFF HOU FY21 Projection	AFF HOU FY22 Budget
Operating revenues:				
Intergovernmental revenues:				
Public Housing Operating Subsidy	-	-	-	-
Public Housing Cap Fund - operations	-	-	-	-
HCV Housing Assistance Payments Revenue	-	-	-	-
HCV (Section 8) Admin	-	-	-	-
FSS Coordinator	-	-	-	-
HUD CARES Funds	-	-	-	-
County Contribution	16,504	28,169	14,262	-
Other Local Grants	-	-	-	-
Total intergovernmental revenues	16,504	28,169	14,262	-
Tenant revenues	4,833,687	4,863,084	5,034,269	5,669,670
Other revenues	369,657	376,222	333,956	358,136
Total operating revenues	5,219,848	5,267,475	5,382,487	6,027,806
Operating expenses:				
Program operations:				
Repairs and maintenance-supplies & materials	325,901	155,310	208,823	176,369
Repairs and maintenance-Contracted services	787,193	378,492	607,781	541,816
Maintenance payroll-Property Management Co.	259,725	436,266	333,000	485,463
Maintenance staff payroll	9,615	5,240	24,227	33,356
Administrative-supplies & materials	57,125	20,930	40,495	27,416
Administrative-Contracted services	346,313	473,115	394,586	356,981
Program payroll-Property Management Co.	382,892	465,069	422,810	507,460
Program staff payroll	44,365	203,900	94,822	238,442
DHS admin overhead	37,623	47,759	41,795	50,146
Internal asset manager allocation	107,298	179,815	84,140	96,670
County & DHS overhead	41,926	55,445	51,443	56,895
Utilities	724,034	648,690	754,302	771,274
Insurance	132,481	154,509	161,532	190,731
PILOT	-	-	-	-
Housing Assistance Payments	-	-	-	-
Port-in HAP expense	-	-	-	-
Other (port-out HAP, admin fees & PH FSS Escrow)	10,596	14,982	-	-
HUD CARES Funds, HCV Admin & PH Ops	-	-	-	-
Extraordinary expense	-	-	9,100	27,088
Bad debt, net of recoveries	117,244	24,400	52,448	24,200
Total operating expenses	3,384,331	3,263,922	3,281,304	3,584,307
Net program income	1,835,517	2,003,553	2,101,183	2,443,499

FY2021-22 HAWC Operating Budget

Housing Authority of Washington County
FY2021-22 Budget

TOTAL AFFORDABLE HOUSING

	AFF HOU FY20 Actual	AFF HOU FY21 Budget	AFF HOU FY21 Projection	AFF HOU FY22 Budget
Other ongoing cash outflows:				
Debt service payment	1,085,388	1,497,483	1,497,483	1,455,250
Transfers to (from) restricted cash - HAP	-	-	-	-
Replacements-operating	-	-	-	-
Total other ongoing outflows	1,085,388	1,497,483	1,497,483	1,455,250
Cash flow from operations	750,129	506,070	603,700	988,249
Other Unrestricted cash flows:				
Investment income	23,983	21,260	208	-
Capital fund receipts (Other grants)	-	(6,880)	-	-
Capitalized modernization/purchased	-	(2,335,365)	-	(7,500,000)
Debt service payment	1,085,388	1,497,483	1,497,483	1,455,250
Debt service interest	(920,250)	(906,875)	(911,000)	(880,250)
Transfers from Local Fund	-	2,000,000	-	7,500,000
Transfers to Affordable Housing Fund	-	-	-	-
Transfers from (to) restricted cash - Repl Reserve	(136,680)	(136,680)	(136,680)	(136,680)
Total Other Unrestricted cash flows	52,441	132,943	450,011	438,320
Net Unrestricted cash flows	802,570	639,013	1,053,711	1,426,569
Restricted cash flows:				
Other incomes for HCV HAP account - restricted	-	-	-	-
Transfers from (to) unrestricted cash - HAP	-	-	-	-
Transfers from unrestricted cash-Repl Res	136,680	136,680	136,680	136,680
Reserve Releases	-	-	-	-
Total restricted cash flows	136,680	136,680	136,680	136,680
Net cash flows	939,250	775,693	1,190,391	1,563,249
Depreciation/Amortization Expense	988,770	988,769	988,769	1,011,449
Investment in partnership valuation change	-	-	-	-
Net Income Accrual Basis	(49,520)	2,122,289	201,622	8,051,800
ENDING NET POSITION:				
Net investment in capital assets	(10,116,651)	(8,770,055)	883,495	7,372,046
Restricted net position	2,572,962	2,709,642	2,709,642	2,846,322
Unrestricted net position	(856,146)	(217,132)	(11,791,350)	(10,364,781)
Total Net Position	(8,399,835)	(6,277,546)	(8,198,213)	(146,413)