



HOUSING AUTHORITY
of the City of Long Beach

Community Development
521 East Fourth Street
Long Beach, CA 90802
Tel 562.570.6985
Fax 562.570.8700

July 13, 2010

AGENDA ITEM 4

HONORABLE HOUSING AUTHORITY COMMISSION
City of Long Beach
California

RECOMMENDATION:

Receive and File the Housing Authority Financial and Operational Performance Report for April and May 2010. (Citywide)

DISCUSSION

The Housing Authority receives funds from the U.S. Department of Housing and Urban Development (HUD) to provide subsidies for low-income individuals and families, so they can afford to obtain decent, safe, and sanitary housing.

Attached are Financial and Operational Performance Reports for the Housing Authority for April and May 2010.

This matter was reviewed by Budget Management Officer, Victoria Bell on June 22, 2010.

TIMING CONSIDERATIONS

This matter is not time critical.


FISCAL IMPACT

There is no fiscal impact or job impact associated with this suggested action.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



DENNIS J. THYS
ASSISTANT EXECUTIVE DIRECTOR

APPROVED:



PATRICK H. WEST
EXECUTIVE DIRECTOR

Attachments

FINANCIAL PERFORMANCE FOR THE PERIOD ENDING APRIL 30, 2010

<u>HAP INCOME/(EXPENSE)</u>	April	
	<u>Month</u>	<u>Year-to-Date</u>
Housing Assistance Payments (HAP) Expended	\$ (5,437,703)	\$ (37,886,893)
HAP Due from HUD	5,402,077	37,388,196
HAP Due from Other Housing Authorities	86,687	542,435
Net HAP	\$ 51,061	\$ 43,738
<u>OPERATING INCOME/(EXPENSE)</u>		
Administrative Fee Income	\$ 589,266	\$ 3,968,383
FSS Coordinator Grant	68,000	133,020
Miscellaneous Revenue	14,106	132,106
Operating Expense	(758,171)	(3,724,702)
Net Operating Income/(Loss)	\$ (86,799)	\$ 508,807
<u>NON-OPERATING INCOME/(EXPENSE)</u>		
Interest Income Total	2,133	18,827
Interest on HUD Advances	3,096	21,294
Total Non-Operating Income	\$ 5,229	\$ 40,121
<u>TOTAL INCOME/(LOSS)</u>	\$ (30,509)	\$ 592,666
<u>AVAILABLE FUND BALANCE</u> ¹		
Operating Reserves Beginning of the Period-Admin	\$ 3,937,388	\$ 3,325,088
Operating Reserves Beginning of the Period-HAP	\$ 7,619,727	\$ 7,608,852
Total Income/(Loss) Admin Fee Reserves	(84,666)	527,634
Total Income Reserved for HAP	54,157	65,032
Balance in Reserve End of Period	\$ 11,526,606	\$ 11,526,606

¹ Available Admin Fee Fund Balance includes funds from a \$2,900,000 loan from the City to the Housing Authority in 2004. Excluding these funds, the unreserved admin fee operating reserve at 4/30/10 is \$952,722. There is a net income for the current year in the amount of \$592,666, which includes interest earned on HUD advances not utilized for FY05-FY10 of \$21,294 plus a addition of HAP funding in the amount of \$43,738. These funds plus prior year HAP reserves of \$7,608,852 are reserved for future HAP payments and may be subject to recapture. The net HAP restricted fund balance at 4/30/10 is \$7,673,884, of which \$6,538,229 is restricted for the HCV program and \$1,135,655 is restricted for the VASH program. It is HUD's policy that the Housing Authority may use the restricted HAP reserves to pay for any excess HAP expenses over and above the amount of HAP subsidy received from HUD and since HUD had over-funded in prior years, they will be under-funding the Housing Authority in this fiscal year so that the HAP reserves can be utilized. The current fiscal year administrative fee net income is \$527,634, which is calculated by subtracting administrative expenses from the total administrative fees earned.

OPERATIONAL PERFORMANCE FOR PERIOD ENDING APRIL 30, 2010

• <u>Leasing Performance</u>		
Total Households Authorized		6,514
Total Households Served		6,231
• <u>Voucher Program</u>		
Total Authorized		6,261
Total Households Served		6,068
• <u>Shelter Plus Care Performance</u>		
Total Households Authorized		78
Total Households Served		79
• <u>VASH – Veterans' Affairs Supportive Housing¹</u>		
Total Households Authorized		175
Total Households Served		84
• <u>Portability Program²</u>		
Port-In Households Served		5
Port-Out Households Served by Other Jurisdictions		131
• <u>Housing Opportunities for Persons with AIDS (HOPWA) Program Leasing Performance</u>		
Total Households Served		42

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- 1 New collaborative program between HUD & Veterans' Affairs (VA) Admin effective 5/08. Slow start up because referrals for assistance come thru VA case management. When the program began, there weren't any case managers assigned. One was hired in 8/08 and the second hired 1/09.
- 2 Incoming Portabilities are households moving into the City of Long Beach from another Public Housing Authority and Outgoing Portabilities are households holding City of Long Beach vouchers or certificates who are moving to another city.

FINANCIAL PERFORMANCE FOR THE PERIOD ENDING MAY 31, 2010

<u>HAP INCOME/(EXPENSE)</u>	March	
	<u>Month</u>	<u>Year-to-Date</u>
Housing Assistance Payments (HAP) Expended	\$ (5,406,571)	\$ (43,293,464)
HAP Due from HUD	5,644,596	43,032,792
HAP Due from Other Housing Authorities	79,466	621,901
Net HAP	\$ 317,491	\$ 361,229
<u>OPERATING INCOME/(EXPENSE)</u>		
Administrative Fee Income	\$ 498,415	\$ 4,466,333
FSS Coordinator Grant	17,000	150,020
Miscellaneous Revenue	20,090	152,196
Operating Expense	(555,537)	(4,273,712)
Net Operating Income/(Loss)	\$ (20,032)	\$ 494,837
<u>NON-OPERATING INCOME/(EXPENSE)</u>		
Interest Income Total	1,796	20,623
Interest on HUD Advances	3,168	24,462
Total Non-Operating Income	\$ 4,964	\$ 45,085
<u>TOTAL INCOME/(LOSS)</u>	\$ 302,423	\$ 901,151
<u>AVAILABLE FUND BALANCE</u> ¹		
Operating Reserves Beginning of the Period-Admin	\$ 3,858,784	\$ 3,325,088
Operating Reserves Beginning of the Period-HAP	\$ 7,673,884	\$ 7,608,852
Total Income/(Loss) Admin Fee Reserves	(18,236)	515,460
Total Income Reserved for HAP	320,659	385,691
Balance in Reserve End of Period	\$ 11,835,091	\$ 11,835,091

¹ Available Admin Fee Fund Balance includes funds from a \$2,900,000 loan from the City to the Housing Authority in 2004. Excluding these funds, the unreserved admin fee operating reserve at 5/31/10 is \$1940,548. There is a net income for the current year in the amount of \$901,151, which includes interest earned on HUD advances not utilized for FY05-FY10 of \$24,462 plus a reduction of HAP funding in the amount of 4361,229. These funds plus prior year HAP reserves of \$7,608,852 are reserved for future HAP payments and may be subject to recapture. The net HAP restricted fund balance at 5/31/10 is \$7,994,543, of which \$6,818,232 is restricted for the HCV program and \$1,173,311 is restricted for the VASH program. It is HUD's policy that the Housing Authority may use the restricted HAP reserves to pay for any excess HAP expenses over and above the amount of HAP subsidy received from HUD and since HUD had over-funded in prior years, they will be under-funding the Housing Authority in this fiscal year so that the HAP reserves can be utilized. The current fiscal year administrative fee net income is \$515,460, which is calculated by subtracting administrative expenses from the total administrative fees earned.

OPERATIONAL PERFORMANCE FOR PERIOD ENDING MAY 31, 2010

• <u>Leasing Performance</u>		
Total Households Authorized		6,514
Total Households Served		6,200
• <u>Voucher Program</u>		
Total Authorized		6,261
Total Households Served		6,040
• <u>Shelter Plus Care Performance</u>		
Total Households Authorized		78
Total Households Served		81
• <u>VASH – Veterans’ Affairs Supportive Housing¹</u>		
Total Households Authorized		175
Total Households Served		79
• <u>Portability Program²</u>		
Port-In Households Served		2
Port-Out Households Served by Other Jurisdictions		125
• <u>Housing Opportunities for Persons with AIDS (HOPWA) Program Leasing Performance</u>		
Total Households Served		41

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- 1 New collaborative program between HUD & Veterans’ Affairs (VA) Admin effective 5/08. Slow start up because referrals for assistance come thru VA case management. When the program began, there weren’t any case managers assigned. One was hired in 8/08 and the second hired 1/09.
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