



## **AGENDA STUDY SESSION**

**HISTORIC CITY HALL  
and via Zoom teleconference**

**Thursday, July 14, 2022  
4:00 pm**

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### **Board Members:**

**Michelle Miller, Bob Gaiser, Terry Lucero, Dave Rose, Doug Lambert, Spencer Cowen, Adam Cushing, Ann Taddeo**

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- 1. Call to Order** – (Michelle Miller)  
*"I will call this study session to order at \_\_\_\_ P.M. We will now have roll call."*
- 2. Roll Call** – (Anneli Berube)  
*When roll call is completed... "We will now move to the next item."*
- 3. Board Chair Update** – (Michelle Miller)  
*When Board Chair Update is completed... "We will now move to the next item."*
- 4. Executive Director Update** – (Debra Bristol)  
*When Executive Director Update is completed... "We will now move to the next item."*
- 5. City Report** – (Michael Martinez)  
*When City Report is completed... "We will now move to the next item."*
- 6. Adjournment** – (Michelle Miller)  
*When City Report is completed... "This Study Session will adjourn at \_\_\_\_ P.M."*

The Brighton Housing Authority Board Meeting starts  
immediately following the Study Session Meeting.



**AGENDA  
BOARD MEETING  
REVISED**

**HISTORIC CITY HALL  
and via Zoom teleconference**

**Thursday, September 8, 2022  
4:00 pm**

**(To Immediately Follow the Study Session)**

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**Board Members:**

**Michelle Miller, Bob Gaiser, Terry Lucero, Dave Rose, Doug Lambert, Spencer Cowen, Adam Cushing, Ann Taddeo**

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**1. Call to Order – (Michelle Miller)**

Board Chair... *"I will now call the September 8, 2022 Board Meeting to order at \_\_\_\_ P.M. Please rise for the Pledge of Allegiance."*

**2. Pledge of Allegiance – (Michelle Miller)**

When Pledge is completed... *"We will now have roll call."*

**3. Roll Call – (Anneli Berube)**

When roll call is completed... *Michelle Miller announces... "We will now move to the next item."*

**4. Seating of Alternate(s) – (Michelle Miller)**

If need to seat alternate(s)... *"We will now seat the following alternate(s) ..."*

If no need to seat alternate(s)... *"It appears we do not need to seat any alternates today. We will now move on to the next item."*

**5. Public Comment – (Michelle Miller)**

If no public comment... *"It appears we do not have any public comment today. We will now move on to the next item."*

**6. Approval of Agenda – (Michelle Miller)**

Board Chair... *"I will entertain a motion to approve the September 8, 2022 Board Meeting Agenda as presented."*

Recommended motion... *"I move to approve the September 8, 2022 Board Meeting Agenda as presented."*

Board Chair... *"Can I get a second?" (Wait for second.)*

Board Chair... *"All in favor say 'aye.'" (Wait for response.)*

Board Chair... *"Those opposed say 'nay.'" (Wait for response.)*

Board Chair... *"The motion passes/fails and the agenda is approved/disapproved. We will now move on to the next item."*

**7. Approval of Minutes for Regular Board Meeting – (Michelle Miller)**

- *See July 14, 2022 Board Meeting Minutes (attached)*

Board Chair... *"I will entertain a motion to approve the July 14, 2022 Board Meeting Minutes as presented."*

Recommended motion... *"I move to approve the July 14, 2022 Board Meeting Minutes as presented."*

Board Chair... *"Can I get a second?" (Wait for second.)*

Board Chair... *"All in favor say 'aye.'" (Wait for response.)*

Board Chair... *"Those opposed say nay."* (Wait for response.)  
Board Chair... *"The motion passes. We will now move on to the next item."*

## **8. Financial Reports – (Jack Blosky)**

- *Presentation of July Financial Reports*

Board Chair... *"I will entertain a motion to accept the July Financial Reports as presented."*  
Recommended motion... *"I move to accept the July Financial Reports as presented."*  
Board Chair... *"Can I get a second?"* (Wait for second.)  
Board Chair... *"All in favor say 'aye.'" (Wait for response.)*  
Board Chair... *"Those opposed say nay."* (Wait for response.)  
Board Chair... *"The motion passes. We will now move on to the next item."*

## **9. Occupancy Reports – (Elsa Gonzalez)**

- *Presentation of July Occupancy Reports*

Board Chair... *"I will entertain a motion to accept the July Occupancy Reports as presented."*  
Recommended motion... *"I move to accept the July Occupancy Reports as presented."*  
Board Chair... *"Can I get a second?"* (Wait for second.)  
Board Chair... *"All in favor say 'aye.'" (Wait for response.)*  
Board Chair... *"Those opposed say nay."* (Wait for response.)  
Board Chair... *"The motion passes. We will now move on to the next item."*

## **10. Adjournment – (Michelle Miller)**

Board Chair... *"I will entertain a motion to adjourn the September 8, 2022 Board Meeting."*  
Recommended motion... *"I move to adjourn the September 8, 2022 Board Meeting at \_\_\_\_ P.M."*  
Board Chair... *"Can I get a second?"* (Wait for second.)  
Board Chair... *"All in favor say 'aye.'" (Wait for response.)*  
Board Chair... *"Those opposed say 'nay.'" (Wait for response.)*  
Board Chair... *"The motion passes and we are adjourned."*

**Brighton Housing Authority Next Board Meeting Scheduled for November 10, 2022 at 4 PM**  
**Public Location to be Heritage Room at Historic City Hall**  
**22 South 4<sup>th</sup> Avenue, Suite 202**  
**Brighton Colorado 80601**



22 South 4<sup>th</sup> Avenue, Brighton CO 80601

## **DRAFT** Regular Board Meeting Minutes – July 14, 2022

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**1. CALL TO ORDER:**

Board Chair, Michelle Miller called the meeting to order at 6:37PM.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL:**

Commissioners Present: Michelle Miller, Bob Gaiser, Dave Rose, Doug Lambert, Spencer Cowen, Ann Taddeo

Commissioners Not Present: Terry Lucero, Adam Cushing

Commissioners Absent: none

BHA Staff & Consultants Present: Susana Lopez-Baker, Jack Blosky (*Via-teleconference*), Anneli Berube, Debra Bristol, Charlene Montoya, Elsa Gonzalez, Mark Berry (BHA Attorney) (In person)

**4. SEATING OF ALTERNATES:**

No alternates were seated.

**5. PUBLIC COMMENT:**

Ernie Lopez provided public comment regarding his tenancy at 234 N. 10<sup>th</sup>. Ave. He requested to know the process for renewal of his lease and expressed concern about the communication process. Executive Director Debra Bristol responded and outlined the communication response from BHA staff to-date, indicating that staff has responded and is following established procedures for responding to tenant inquiries.

**6. APPROVAL OF AGENDA:**

Commissioner Dave Rose moved, seconded by Commissioner Bob Gaiser, to approve the July 14, 2022 Board Meeting Agenda as presented.

*Vote: Approved by all present.*

**7. APPROVAL OF MINUTES FROM THE May 12, 2022 BOARD MEETING:**

Commissioner Dave Rose moved, seconded by Commissioner Ann Taddeo, to approve the May 12, 2022 Meeting Minutes as presented.

*Vote: Approved by all present.*

**8. OCCUPANCY REPORTS:**

Commissioner Doug Lambert moved, seconded by Commissioner Bob Gaiser, to approve the April, May & June 2022 Occupancy Reports as presented.

**9. FINANCIAL REPORTS:**

Commissioner Bob Gaiser moved, seconded by Commissioner Doug Lambert, to approve the April, May & June 2022 Financial Reports as presented.

**10. RESOLUTIONS/STAFF MEMOS:**

**Resolution No. 22-07-01**

Board Chair, Michelle Miller, read to the authority Resolution No. 22-07-01; A Resolution of the Commissioners of the Housing Authority of the City of Brighton, Colorado to enter into negotiations with D4 Architecture as the Design Build General Contractor, the loan from Bank of Colorado, and an application to the Colorado Department of Local Affairs for a grant pertaining to the RAD II rehabilitation project, and authorizing the Executive Director of the Authority and its affiliate to execute any and all documents associated with the same.

Commissioner Ann Taddeo moved, seconded by Commissioner Doug Lambert, to approve Resolution No. 22-07-01 as presented.

*Vote: Approved by all present.*

**Resolution No. 22-07-02**

Board Chair, Michelle Miller, read to the Authority Resolution No. 22-07-02; A Resolution of the Commissioners of the Housing Authority of the City of Brighton, Colorado to approve the Brighton Housing Authority's 2022 MTW Annual Supplement Plan and modifications to the 5-year plan.

Commissioner Bob Gaiser moved, seconded by Commissioner Doug Lambert, to approve Resolution No. 22-07-02 as presented.

*Vote: Approved by all present.*

**11. ADJOURNMENT:**

The July 14, 2022 board meeting was adjourned at 7:05PM.

**12. NEXT BRIGHTON HOUSING AUTHORITY MEETING:**

Scheduled for September 8, 2022 at 4PM.

**Approved:**

# Brighton Housing Authority

## Financial Reports Synopsis

July 2022

### Combined Programs

- Cash on hand is \$1,560,168.
  - \$203,278 increase from last month (June)
    - This report reflects us including the Hughes Station Development reserve cash account balance of \$287,434, which BHA is currently using to offset Hughes station Construction in progress costs.
- Total Assets increased, from last month by \$258,197
  - Mostly due to increase in cash .
- Total Liabilities increased from last month by \$51,688
  - Due to payroll liability (for Benefits) paid by the City, reimbursed (Q) .
- Change in Net Position is a Loss of \$76,133
  - Currently in the process of closing on sale of properties that will offset this loss.

### Section 8

- Profit through July of \$123,275
  - \$91,422 of profit is excess HAP funding rec'd from HUD, so actual profit is \$31,853, Last year thru July of 2021 had a profit of \$20,703
  - Admin fee revenue is \$18K more than expected due to HUD increasing proration factor
  - Operating expenses under budget by about \$13,000 through July of 2022.
  - Cash on hand at the end of July is \$345,820

### Development

- Loss through July of \$217,900
  - Due to timing of Grant exps and Grant funding
    - We did receive \$47K of Funding for the TBRA exps, still waiting for about \$30,000 for reimbursement
    - CDBG DV exps of \$10,000 waiting on reimbursement
    - \$75,200 of RAD phase II reimbursement paid to Hendricks
    - \$57,602 of insurance proceeds paid to Hughes station
    - \$45,925 of insurance proceeds paid to Hughes station
    - \$28,411 paid in current year for Hughes station project
    - Adams Point exps of \$7,500
  - Cash on hand at end of the month was \$1,066,835 (includes \$287,434 of Development Reserve)

## Jessup

- Profit through July of \$18,492, last year thru July 2021 Jessup had a profit of \$10,845
  - Operating expenses under budget by about \$4,000 through July 2022.
  - Cash on hand at the end of the month was \$145,004

## Budget v. Actual

- % of actual to budget through July of 2022 should be 58%
  - Revenue under budget,
    - Due to timing of MTW Supplemental Funding
    - TBRA Funding
    - Waiting on closing of sale of properties
- Expenses were mostly under budget
  - Admin exps only at 52% of annual budget
  - Utility exps only at 43% of annual budget
  - Maint exps only at 18% of annual budget
    - unit turnover exps only incurred \$5000 through July,
  - General exps , which includes Grant exps, are over budget
    - due to timing of Grant expenses, and when reimbursements are rec'd

BRIGHTON HOUSING AUTHORITY

COMBINED NET POSITION

JULY 31, 2022

ASSETS

CURRENT ASSETS

Cash Unrestricted	\$	1,257,303
Cash Restricted		302,865
Receivables:		-
HUD/CDBG		-
Tenants		42,258
Other		48,295
Due from Other Funds		22,212
Construction in Progress		212,249
Prepaid Expenses		-
Notes Receivable - Tenants		-

TOTAL CURRENT ASSETS 1,885,181

FIXED ASSETS

Notes Receivable - Long Term	3,549,000
Net of accumulated Depreciation	<u>2,154,753</u>

TOTAL ASSETS \$ 7,588,934



BRIGHTON HOUSING AUTHORITY

COMBINED NET POSITION  
JULY 31, 2022

LIABILITIES AND NET POSITION

CURRENT LIABILITIES

Accounts Payable	
HUD	\$ -
Other	3,136
Due to Other Funds	71,651
Accrued Compensated Absences/Payroll	91,204
Bonds Payable-Current Portion	4,665
Mortgage Payable-Current Portion	-
Deferred Inflow of Resources	-
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TOTAL CURRENT LIABILITIES	<u>170,656</u>

DEPOSIT AND PAYMENT LIABILITIES

Tenant Security Deposits	25,346
Escrow Deposits	-
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TOTAL DEPOSIT LIABILITIES	<u>25,346</u>

LONG-TERM LIABILITIES

Notes Payable	398,135
Bonds Payable	-
Mortgage Payable	2,117,850
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TOTAL LONG-TERM LIABILITIES	<u>2,515,985</u>

TOTAL LIABILITIES	<u>2,711,987</u>
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NET POSITION

Net Investments in Capital Assets	36,903
Restricted	-
Unrestricted	4,840,043
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TOTAL NET POSITION	<u>4,876,946</u>

TOTAL LIABILITIES & NET POSITION	<u>\$ 7,588,933</u>
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BRIGHTON HOUSING AUTHORITY

COMBINED STATEMENT OF INCOME, EXPENSES AND  
CHANGES IN NET POSITION  
YEAR-TO-DATE THROUGH PERIOD ENDED JULY 31, 2022

**OPERATING REVENUES**

Rental	\$ 594,868
Rent Supplement-HUD	120,356
Other	<u>1,397,281</u>

**TOTAL OPERATING REVENUES** 2,112,505

TOTAL ADMINISTRATIVE EXPENSES	609,475
TOTAL UTILITY EXPENSES	17,428
TOTAL MAINTENANCE EXPENSE	23,263
TOTAL GENERAL EXPENSES	<u>1,061,129</u>

**TOTAL OPERATING EXPENSES** 1,711,295

**NET OPERATING (LOSS)** 401,209

**NON-OPERATING REVENUES (EXPENSES)**

HUD Annual contribution	1,572,298
Housing Assistance Payments	(1,981,240)
CDBG & CSBG Grants	-
CDBG & CSBG Grants Expenses	(18,812)
Interest Revenue	133
Mortgage Interest Expense	(49,721)
Gain/Loss on Fixed Assets	-

**NET NON-OPERATING REVENUES (EXPENSES)** **(477,343)**

**NET INCOME (LOSS) BEFORE TRANSFERS  
AND CAPITAL CONTRIBUTIONS** (76,133)

**TRANSFERS AND CAPITAL CONTRIBUTIONS**

Operating Transfer In	-
Operating Transfer Out	-
Home Fund & Housing Development Grants	-
Property Betterments & Improvements	<u>-</u>

**CHANGE IN NET POSITION** (76,133)

NET POSITION-BEGINNING 4,953,080

NET POSITION-ENDING \$ 4,876,946

BRIGHTON HOUSING AUTHORITY  
 COMBINED STATEMENT OF CASH FLOWS  
 YEAR-TO-DATE THROUGH PERIOD ENDED JULY 31, 2022  
 Increase (Decrease) in Cash and Cash Equivalents

Cash Flows From Operating Activities:	
Housing Assistance Payments	\$ -
Cash Received from HUD Supplements	120,356
Cash Payments to Employees and Suppliers	(1,981,450)
Cash Received from Tenants	538,820
Cash Received from Others	<u>1,507,844</u>
Net Cash Flows (Used) by Operating Activities	<u>185,570</u>
Cash Flows From Noncapital Financing Activities:	
Grants and Contributions	-
HUD Contributions	(408,942)
Property Betterments & Improvements	-
Net Cash Flows Provided by Noncapital Financing Activities	<u>(408,942)</u>
Cash Flows From Capital and Related Financing Activities:	
Purchase of Fixed Assets	-
Proceeds from Issuance of Long-term Debt	-
Mortgage Principal Payments	(9,683)
Mortgage Interest Payments	(49,721)
CDBG & CSBG Grant Expenses	(18,812)
Gain/loss on Fixed Assets	-
Construction in Progress	<u>-</u>
Net Cash Flows (Used) by Capital and Related Financing Activities	<u>(78,217)</u>
Cash Flows from Investing Activities:	
Purchase of Investments	(1,865)
Interest Cash and Investment Accounts	<u>133</u>
Net Cash Flows Provided by Investing Activities	<u>(1,732)</u>
Net Change in Cash and Cash Equivalents	(303,321)
Cash and Cash Equivalents-Beginning	1,863,489
Cash and Cash Equivalents-Ending	<u>\$ <u>1,560,168</u></u>

BRIGHTON HOUSING AUTHORITY

COMBINED STATEMENT OF NET OPERATING (LOSS)  
TO NET CASH (USED) BY OPERATING ACTIVITIES  
YEAR-TO-DATE THROUGH PERIOD ENDED JULY 31, 2022  
Increase (Decrease) in Cash and Cash Equivalents

Net Operating (Loss)	\$	401,209
Adjustments to Reconcile Net Operating (Loss) to Net Cash (Used) by Operating Activities:		
Depreciation and Amortization		-
Changes In Assets and Liabilities:		
Accounts Receivable		6,453
Security Deposits		-
Other Assets		47,612
Prepaid Expenses		-
Accounts Payable		(322,255)
Due to Other Programs		52,101
Tenant Security Deposits		450
Escrow Deposits		-
		<hr/>
Net Cash (used) by Operating Activities	\$	<u>185,570</u>

BRIGHTON HOUSING AUTHORITY

COMBINING NET POSITION - ALL PROGRAMS  
JULY 31, 2022

	<u>SECTION 8</u>	DEVELOPMENT	BHA <u>DEVELOPMENT</u>	LLC/JESSUP	<u>TOTALS</u>
<b>ASSETS</b>	<u>VOUCHERS</u>				
<b>CURRENT ASSETS</b>					
Cash Unrestricted	\$ 114,402	\$ 995,358	\$ 147,542	\$	\$ 1,257,303
Cash Restricted	231,418	71,447	-		302,865
Receivables:	-	-	-		-
HUD/CDBG	-	-	-		-
Tenants	-	37,264	4,994		42,258
Other	(2,882)	51,177	-		48,295
Due from Other Funds	-	22,212	-		22,212
Construction in Progress		212,249			212,249
Prepaid Expenses	-	-	-		-
Notes Receivable - Tenants	-		-		-
	<u>342,938</u>	<u>1,389,707</u>	<u>152,536</u>		<u>1,885,181</u>
<b>TOTAL CURRENT ASSETS</b>					
<b>FIXED ASSETS</b>					
Notes Receivable -Long Term		3,549,000			3,549,000
Net of accumulated Depreciation	<u>-</u>	<u>968,576</u>	<u>1,186,177</u>		<u>2,154,753</u>
<b>TOTAL ASSETS</b>	<u>\$ 342,938</u>	<u>\$ 5,907,282</u>	<u>\$ 1,338,713</u>	\$	<u>\$ 7,588,934</u>

<b>LIABILITIES AND EQUITY</b>	<u>SECTION 8 VOUCHERS</u>	<u>DEVELOPMENT &amp; HOME</u>	<u>BHA DEVELOPMENT LLC/JESSUP</u>	<u>TOTALS</u>
<b>CURRENT LIABILITIES</b>				
Accounts Payable				
HUD	\$ -	\$ -	\$ -	\$ -
Other	(33,681)	36,818	-	3,136
Due to Other Funds	75,431	-	(3,780)	71,651
Accrued Compensated Absences/Payroll	9,330	79,302	2,572	91,204
Bonds Payable-Current Portion	-	-	4,665	4,665
Mortgage Payable-Current Portion	-	-	-	-
Deferred Inflow of Resources	-	-	-	-
<b>TOTAL CURRENT LIABILITIES</b>	<u>51,079</u>	<u>116,119</u>	<u>3,458</u>	<u>170,656</u>
<b>DEPOSIT AND PAYMENT LIABILITIES</b>				
Tenant Security Deposits	-	12,103	13,243	25,346
Escrow Deposits	-	-	-	-
<b>TOTAL DEPOSIT LIABILITIES</b>	<u>-</u>	<u>12,103</u>	<u>13,243</u>	<u>25,346</u>
<b>LONG-TERM LIABILITIES</b>				
Notes Payable	-	-	398,135	398,135
Bonds Payable	-	-	-	-
Mortgage Payable	-	1,590,970	526,880	2,117,850
<b>TOTAL LONG-TERM LIABILITIES</b>	<u>-</u>	<u>1,590,970</u>	<u>925,015</u>	<u>2,515,985</u>
<b>TOTAL LIABILITIES</b>	<u>51,079</u>	<u>1,719,192</u>	<u>941,716</u>	<u>2,711,987</u>
<b>NET POSITION</b>				
Net Investments in Capital Assets	-	(622,394)	659,297	36,903
Restricted	-	-	-	-
Unrestricted	291,859	4,810,484	(262,300)	4,840,043
<b>TOTAL NET POSITION</b>	<u>\$ 291,859</u>	<u>\$ 4,188,090</u>	<u>\$ 396,997</u>	<u>\$ 4,876,946</u>
<b>TOTAL LIABILITIES &amp; NET POSITION</b>	<u>\$ 342,938</u>	<u>\$ 5,907,283</u>	<u>\$ 1,338,713</u>	<u>\$ 7,588,933</u>

**BRIGHTON HOUSING AUTHORITY**

**COMBINING STATEMENT OF INCOME AND EXPENSES - ALL PROGRAMS  
YEAR-TO-DATE THROUGH PERIOD ENDED JULY 31, 2022**

	SECTION 8 VOUCHERS	DEVELOPMENT	BHA DEVELOPMENT LLC/JESSUP	TOTALS	ANNUAL BUDGET	ANNUAL BUDGET VARIANCE	YTD BUDGET
<b>OPERATING REVENUES</b>							
Rental	\$ -	\$ 516,376	\$ 78,492	\$ 594,868	1,009,341	58.94%	252,335
Rent Supplement-HUD	120,356	-	-	120,356	174,890	0.00%	43,723
Other	524,717	872,404	160	1,397,281	3,980,169	35.11%	995,042
<b>TOTAL OPERATING REVENUES</b>	<b>645,073</b>	<b>1,388,779</b>	<b>78,652</b>	<b>2,112,505</b>	<b>5,164,400</b>	<b>40.91%</b>	<b>1,291,100</b>
TOTAL ADMINISTRATIVE EXPENSES	82,642	500,792	26,041	609,475	1,180,957	51.61%	295,239
TOTAL UTILITY EXPENSES	-	12,607	4,821	17,428	40,400	43.14%	10,100
TOTAL MAINTENANCE EXPENSE	347	14,476	8,440	23,263	135,860	17.12%	33,965
TOTAL GENERAL EXPENSES	29,909	1,022,644	8,577	1,061,129	659,453	160.91%	164,863
<b>TOTAL OPERATING EXPENSES</b>	<b>112,898</b>	<b>1,550,519</b>	<b>47,879</b>	<b>1,711,295</b>	<b>2,016,670</b>	<b>84.86%</b>	<b>504,168</b>
NET OPERATING (LOSS)	532,176	(161,740)	30,773	401,209	3,147,730	12.75%	786,933
NON-OPERATING REVENUES (EXPENSES)							
HUD Annual contribution	1,572,298	-	-	1,572,298	2,543,676	61.81%	635,919
Housing Assistance Payments	(1,981,240)	-	-	(1,981,240)	(3,294,426)	60.14%	-823,607
CDBG & CSBG Grants	-	-	-	-	-	0.00%	0
CDBG & CSBG Grant Expenses	-	(18,812)	-	(18,812)	(886,816)	0.00%	-221,704
Interest Revenue	42	91	-	133	100	0.00%	25
Mortgage Interest Expense	-	(37,440)	(12,282)	(49,721)	(98,259)	50.60%	-24,565
Gain/Loss on Fixed Assets	-	-	-	-	-	0.00%	0
NET NON-OPERATING REVENUES (EXPENSES)	(408,900)	(56,161)	(12,282)	(477,343)	(1,735,725)	27.50%	-433,931
NET INCOME (LOSS) BEFORE TRANSFERS AND CAPITAL CONTRIBUTIONS	123,275	(217,900)	18,492	(76,133)	1,412,005		353,001
TRANSFERS AND CAPITAL CONTRIBUTIONS							
Operating Transfer In	-	-	-	-	-	0.00%	0
Operating Transfer Out	-	-	-	-	-	0.00%	0
Home Fund and Housing Development Grants	-	-	-	-	-	0.00%	0
Property Betterments & Improvements	-	-	-	-	-	0.00%	0
<b>CHANGE IN NET POSITION</b>	<b>123,275</b>	<b>(217,900)</b>	<b>18,492</b>	<b>(76,133)</b>	<b>1,412,005</b>		<b>353,001</b>

## SEPTEMBER 2022 OCCUPANCY REPORT

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### HCV (SECTION 8)

	February	March	April	May	June	July
Total Units	251	251	251	251	251	251
Vouchers Utilized	215	216	215	213	212	212
Vouchers Outstanding	36	35	36	38	39	39
Utilization %	86%	86%	86%	85%	84%	84%
Port-outs	0	0	0	0	0	0
Port-ins	63	63	65	67	67	65
HAP Spent	\$213,947	\$210,893	\$211,244	\$211,104	\$210,442	\$208,500
HUD Allocation	\$216,685	\$214,062	\$214,062	\$276,255	\$218,226	\$218,226
HAP Utilized %	99%	99%	99%	76%	96%	96%
P.U.C. (per unit cost)	\$995	\$976	\$983	\$991	\$993	\$983
P.U.C. (6-month avg.)	\$980	\$983	\$986	\$988	\$988	\$987

Δ

### RAD

	February	March	April	May	June	July
Total Units	12	12	12	12	12	12
Units Under Lease	12	11	12	12	12	12
Units Vacant	0	1	0	0	0	0
Unit Utilization %	100%	92%	100%	100%	100%	100%
Total Rental Income	\$11,355	\$10,424	\$11,355	\$11,355	\$11,395	\$11,415

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### DEVELOPMENT

	February	March	April	May	June	July
Total Units	15	15	15	15	15	15
Units Under Lease	15	15	15	15	15	15
Units Vacant	0	0	0	0	0	0
Unit Utilization %	100%	100%	100%	100%	100%	100%
Total Rental Income	\$20,624	\$20,624	\$20,624	\$20,624	\$19,568	\$21,218

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### ECLT

	February	March	April	May	June	July
Total Units	8	8	8	8	8	8
Units Under Lease	6	4	4	4	4	4
Units Vacant	2	4	4	4	4	4
Unit Utilization %	75%	50%	50%	50%	50%	50%
Total Rental Income	\$6,795	\$4,700	\$4,700	\$4,700	\$4,700	\$4,700
Total BHA Income	\$680	\$470	\$470	\$470	\$470	\$470