

# **LOUISVILLE METRO HOUSING AUTHORITY**

## ***Moving to Work Demonstration Program***



**Annual Report FY 2010**

***Revised January 2011***



# **Louisville Metro Housing Authority**

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**Louisville Metro Housing Authority  
FY2010 Moving to Work Annual Report**

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# **I. Introduction**

## ***MTW Goals and Objectives – An Overview***

Each of LMHA's Moving to Work initiatives and activities has been designed to address the three statutory objectives of the MTW demonstration program:

- To provide flexibility to design and test various approaches for providing and administering housing assistance that reduces costs and achieve greater cost effectiveness in federal expenditures;
- To give incentives to families with children where the head of the household is working; is seeking work; or, is preparing for work by participating in job training, educational programs or programs to assist people to obtain employment and become economically self sufficient; and
- To increase housing choices for low-income families.

The Authority's goals for the MTW demonstration are locally-driven refinements of HUD's objectives:

- To provide programs and housing incentives that increase the share of residents moving toward self-sufficiency;
- To achieve a greater income mix at LMHA properties and to expand the spatial dispersal of assisted housing throughout Louisville;
- To improve the quality of the assisted housing stock;
- To expedite access to assisted housing through streamlined occupancy interviewing;
- To reduce and/or reallocate administrative, operational and/or maintenance costs;
- To enhance the Housing Authority's capacity to plan and deliver effective programs; and
- To develop programs and housing stock targeted to populations with special needs, especially those not adequately served elsewhere in the community.

## **Ongoing Moving To Work Activities**

LMHA has a variety of MTW activities that were ongoing in 2010. Activities designed to reduce operating costs include:

- A local definition of elderly as persons aged 55 and over;
- A modified re-examination process for elderly families and disabled families age 55 to 61 for both the Public Housing and HCV programs;
- Lease up incentives for new residents at Dosker Manor as an effort to improve occupancy rates;
- A simplified approach to Public Housing development process;

- An agreement with Catholic Charities for emergency temporary housing for victims of human trafficking;
- A standard medical deduction for elderly families in the Public Housing and HCV programs;
- A flexible third-party verification policy for the S8 Homeownership program.
- Annual concurrent inspections of all units at the housing facilities operated by the non-profit organizations who have a Special Referral Program with LMHA
- A designated YMCA staff person to determine eligibility and expedite housing assistance of young, single men seeking HCV assistance at their single room occupancy facility;
- A designated Center for Women and Families staff person to determine eligibility and expedite housing assistance for applicants interested in their special referral HCV program;

On-going MTW activities that provide incentives to achieve financial self-sufficiency include:

- Term limits and employment/educational work requirements for Clarksdale single family scattered site public housing replacement units;
- Increased flat rents at Clarksdale HOPE VI Replacement Scattered Sites and revised occupancy criteria mandated participation in case management;
- An earned income disregard for elderly families in the HCV program;

Ongoing MTW activities that increase housing choice include:

- A special referral Housing Choice Voucher Program that provides Project Women participants HCV assistance on site while they are enrolled in their program and portable vouchers upon graduation;
- A payment standard adjustment for LMHA's Housing Choice Voucher Homeownership Program to 120% of Fair Market Rent (FMR) in exception payment areas;
- A special referral Housing Choice Voucher Program that provides Center for Women and Families participants HCV assistance at their facility while they are enrolled in their program and portable vouchers upon graduation;

Proposed and approved MTW activities that have not yet been implemented include:

- A special referral Housing Choice Voucher Program that will provide Project Women/Spalding University participants residing at the Villager with HCV assistance while on site and portable vouchers upon graduation; and

Proposed and ongoing activities that are designed to meet at least one of the MTW statutory objectives and that utilize the MTW single fund budget with full flexibility authorization include:

- A Multicultural Family Assistance Program and staff member who will serve as a liaison and interpreter between Somali and African culture immigrants and LMHA staff, and conduct workshops and training that will enhance the quality of life for these families;
- A restructuring of the current homeownership inspection, training and consultation process to be performed by one home maintenance specialist;
- An energy efficiency and weatherization pilot for homebuyers in the Housing Choice Voucher Homeownership Program;

Finally, activities eliminated or suspended from LMHA's MTW Program at FYE 2009 include:

- Limiting the concentration of Housing Choice Voucher assisted units in complexes of one hundred or more units to 25% (excludes both elderly/disabled and project-based sites); and
- A partnership with Day Spring to provide Housing Choice Voucher assistance to persons with developmental disabilities who wish to live independently.
- Exploring HUD's streamlined demolition and disposition procedures

#### **Non-Moving To Work Activities**

Initiatives LMHA has ongoing that achieve the MTW objectives but do not require MTW Authority or waiver include:

- A locally defined Housing Choice Voucher Program that includes changes to the operating procedures to allow families who are remaining in the same residence to submit information for their annual recertification by mail and assigning HCV families to individual case managers for a 3-year period.

A matrix summarizing LMHA's Moving To Work and non-MTW initiatives is following this section.

**TABLE I-A Moving To Work Initiative Matrix**

<b>Plan Year Initiated</b>	<b>Initiative</b>	<b>Status</b>	<b>Page No.</b>
	<b>Public Housing</b>		
2010	Public Housing Sub-lease Agreement with Catholic Charities for Temporary Housing	Ongoing MTW	43
2010	Increased Flat Rents and Occupancy Criteria Changes for Scattered Sites	Ongoing MTW	45
2010	Lease-up Incentives for New Residents at Dosker Manor	Ongoing MTW	47
2010	CFL Trade-in Pilot Program	Proposed Non-MTW	
2009	Simplification of the Public Housing Development Process	Ongoing MTW	49
2009	Multi-Cultural Assistance Program	Proposed Non-MTW	79
2009	Streamlined Demolition and Disposition Application Process for MTW Agencies	Suspended FYE 2009	
2008	Locally Defined Definition of Elderly	Ongoing MTW	57
2008	Biennial Income Review and Recertification of Elderly and Disabled Families (age 55 to 61) for the Public Housing Program	Ongoing MTW	59
2007	Term Limits and Employment/Educational Work Requirements for New Scattered Site Single Family Public Housing Units	Ongoing MTW	65
2008	Rent Simplification for Public Housing and Housing Choice Voucher Programs - Standard Medical Deduction	Ongoing MTW	71
	<b>Section 8 and Housing Choice Voucher Programs</b>		
2010	Special Referral HCV Program - Project Women/Spalding University at Downtown Scholar House	Proposed MTW	42
2009	Special Referral HCV Program - Project Women at Scholar House I	Ongoing MTW	50
2009	Center for Women and Families Program Eligibility/Concurrent Annual Unit Inspections	Ongoing MTW	53
2007	Biennial Reexaminations and Mini-Recerts of Elderly Families and Disabled Families (ages 55 to 61) in the Housing Choice Voucher Program	Ongoing MTW	60
2005	Special Referral HCV Program - Center for Women and Families	Ongoing MTW	62
2008	Earned Income Disregard for Elderly Families in the Housing Choice Voucher Program	Ongoing MTW	69
2007	Spatial Deconstruction of HCV Assisted Units	Ended FYE 2009	
2008	Housing Assistance Agreement with Day Spring	Ended FYE 2009	
2008	SRO Program Eligibility/Concurrent Annual Inspections- YMCA	Ongoing Non-MTW	67
2008	Rent Simplification for Public Housing and Housing Choice Voucher Programs - Standard Medical Deduction	Ongoing MTW	71
	<b>Project-Based or Unit-Based</b>		
	None		
	<b>Housing Choice Voucher Homeownership Program</b>		
2010	Weatherization and Energy Efficiency Pilot with HCV Homebuyers	Ongoing Non-MTW	77
2009	Housing Choice Voucher Homeownership Program - Exception Rent Payment Standard	Ongoing MTW	55
2009	Housing Choice Voucher Program Maintenance Specialist	Proposed Non-MTW	78
2009	Housing Choice Voucher Homeownership Program - Flexibility in Third-Party Verifications	Ongoing MTW	73

## **II. General Housing Authority Operating Information**

### ***A. Housing Stock Information***

Louisville Metro Housing Authority (LMHA) presently owns and manages over just under 4,000 public housing units located at four family housing communities and five housing communities for accessible and senior citizens, and a growing number of scattered site housing. Families participating in the Public Housing Program also live in privately owned and managed housing developments, as well as mixed-finance developments including Liberty Green.

LMHA also administers over 11,000 Housing Choice Vouchers and Section 8 Certificates through its Leased Housing Program. Participants in LMHA's Leased Housing Program live in privately managed units located throughout the Metro area. Following is a summary of the public housing and leased housing units administered by the Agency during fiscal year 2010.

#### **Public Housing Units**

As of June 30, 2010, LMHA had 4,703 Annual Contributions Contract (ACC) units in its public housing stock. LMHA owns and manages 3,991 of these ACC units; the additional 712 ACC units are privately managed. Table II-A.1 shows the changes in our housing inventory from the close of FY 1998 to the close of FY 2010. The table also compares the numbers that were projected in LMHA's FY 2010 MTW Annual Plan with its actual housing stock at the end of the fiscal year.

#### **❖ Units Added/Removed**

During the fiscal year, LMHA saw an overall decrease in its public housing stock by 162 units. This net decrease resulted from the razing of 192 units at KY 1-005 Iroquois Homes and was partially offset by the acquisition of an additional 30 units in KY 1-034 financed using replacement housing factor funds. The Authority intends to replace the remainder of the units that have been demolished at Iroquois Homes through acquired or developed properties using Section 8 reserve funds, as allowed through LMHA's participation in the MTW program, and additional funding sources as they become available.

Due to their obsolete function, Iroquois Homes was slated for a series of phased demolition projects that started in FY 2002. LMHA received approval from HUD in October 2008 to demolish 192 additional units in 16 buildings south of Bicknell on the Iroquois Homes site. The bid for demolition was awarded on June 17, 2009. Subsequent relocation of the residents in the 16 buildings began in mid-March of 2009. The actual began late October 2009 and was completed December FY 2010.

On the heels of Phase IV approval, the demolition application for the remaining 168 units in 27 buildings was submitted to HUD's Special Applications Center on January 7, 2009. This fifth and final phase of demolition is broken into sub-phases that are projected for completion by the close of FY 2012. The Authority will simply notify HUD as each sub-phase is completed.

LMHA had anticipated an additional loss of 326 units resulting from the demolition of KY 1-004. In November 2009, LMHA submitted a HOPE VI Revitalization grant application to redevelop Sheppard Square, a severely distressed public housing development located in downtown Louisville. LMHA had anticipated that relocation of residents at KY 1-004 Sheppard Square would be complete and demolition of 326 units on site would be underway by June 30, 2010, however the application was not awarded. This fall LMHA will again submit an application for HOPE VI funds to implement the Sheppard Square Revitalization Plan.

## **Public Housing Planned Capital Expenditures**

LMHA's emphasis on modernization and extraordinary maintenance to preserve and improve the current public housing stock is evidenced by the \$10,296,385 in capital funds expended during FY 2010. Table II.5 summarizes actual capital funds spent by development. LMHA did not spend more than 30% of the Agency's total budgeted capital expenditures on any single development or capital project.

A list of additional capital projects that have been funded through the American Recovery and Reinvestment Act (ARRA) can be found in Section III of this Annual Report. The Authority also summarizes the proposed capital improvements projects planned at all its sites over the next five years, as shown in Table II-A.6. An additional column has been added to this table to reflect the projects earmarked with ARRA funds. The funds are being used for renovation, rehabilitation, and improvements of our residential buildings. During FY 2010, LMHA completed 19 projects utilizing ARRA funds and 10 were over 90% complete as of 6/30/10. The bulk of these funds were spent on the following projects:

- \$1,915,771 for piping replacement at Beecher Terrace
- \$914,714 for roof replacement at 550 Apts, Scattered Sites, and Bishop Lane
- \$1,308,943 for gas to electrical conversion at Parkway Place
- \$1,606,632 for elevator upgrades at Dosker Manor
- \$432,055 for security system upgrade at Dosker Manor
- \$1,443,966 for demolition at Iroquois Homes
- \$451,936 for construction of 3 lease-to-own units
- \$281,541 for installation of energy efficient light fixtures at Avenue Plaza
- \$245,857 for upgrade of intercom system at Lourdes Hall
- \$150,240 for bedroom reconfiguration on 1 Scattered Site unit

## **Housing Choice Vouchers and Section 8 Certificates Authorized**

LMHA administered 9,878 Section 8 Certificates and Housing Choice Vouchers at FYE, June 30, 2010. LMHA had 9,584 Section 8 certificates and Housing Choice Vouchers at the beginning of FY2010, and, according to the FY 2010 Annual Plan had projected increasing this number by 166 vouchers to 9,750 over the course of the year. The larger increase is due to higher than anticipated HUD funding and authorization of 25 HUD-VASH vouchers in addition to the 105 VASH that HUD had noticed LMHA to expect. The HUD-VASH vouchers are not included in the MTW program.

As of yearend 2010, LMHA was authorized funding for 9,748 housing choice vouchers including 9,548 MTW vouchers and 200 non-MTW vouchers earmarked for the HUD Veterans Administration Supportive Housing (VASH) Program vouchers. This is 294 more units than the total number of vouchers the Agency was funded for at the end of FY09 which was 9,454.

In addition to vouchers, LMHA administers 130 project-based Section 8 Program certificates, bringing the grand total of leased housing units administered to 9,878. The Section 8 certificates are authorized under HUD special programs that have since ended; however, there is no time limit on the subsidies.

## **❖ MTW Housing Choice Vouchers**

The Authority amended its contract with HUD during FY 2005 to treat all of the HCV vouchers absorbed from the Housing Authority of Jefferson County and the Housing Authority of Louisville as Moving to Work vouchers. Now all LMHA MTW-vouchers are funded using the block grant methodology (versus the traditional voucher funding.) The total number of MTW HCVs administered by LMHA at the beginning of FY 2010 was 9,384. During FY 2010 the Agency issued an additional 164 MTW vouchers, a 1.75% increase, bringing the total number of MTW vouchers to 9,548.

LMHA indicated in the MTW Annual Plan FY 2010 that the Authority would apply for other available and appropriate vouchers, especially for relocation of residents during the phases of Iroquois Homes demolition. Iroquois Homes Phase IV and Phase V demolition applications were approved last fall and early this year, respectively. As of June 30, 2009 the Agency had submitted two applications for relocation vouchers for the approved phases of demolition and was still awaiting a response from the office of Fair Housing and Equal Opportunity (FHEO). LMHA was authorized 53 Iroquois Homes relocation vouchers on July 1, 2010, the first day of the new fiscal year 2011.

#### ❖ **MTW Housing Choice Voucher Special Programs**

LMHA has developed several local special programs with area organizations that tie voucher assistance to supportive services. These programs are designed to increase the availability of housing to low-income families, especially those families with very specific needs such as shelter from abuse and homelessness, and women with children who are pursuing higher level education in need of child-care services. Table II-A.4 includes a list of vouchers that LMHA allocated to MTW Special Referral Programs and Direct Access Programs in FY2010. LMHA manages all the MTW HCVs that are allocated to its Special Referral and Direct Access Programs.

##### **- MTW Special Referral Program Housing Choice Vouchers**

LMHA has established MTW Special Referral Programs with three transitional housing and support services providers. The first of these was with the Center for Women and Families. A total of up to 17 HCVs are allocated to this program yearly. LMHA replicated the MTW Referral Program in a partnership with Project Women in 2008, which annually allocates up to 56 vouchers for residents at Scholar House.

The LMHA has also developed a co-venture agreement with Project Women and Spalding University for the Downtown Scholar House located at the Villager, a building purchased by LMHA as a replacement housing site for Clarksdale Homes. A tax credit application to the Kentucky Housing Corporation for this project was successfully awarded in FY 2010 and the facility is currently under construction. LMHA has an MTW initiative to allocate 56 vouchers program participants at Downtown Scholar House. The initiative will be implemented when the project is complete.

These Programs require participants to meet criteria established by both the partnering organization and LMHA to receive a voucher that is originally tied to the “project”. However, once a participant completes the program, they can again utilize the portability of their voucher to move to a location of their choice, or to enter into the Section 8 Homeownership program. LMHA will also replace the partnering organization’s voucher by issuing a new one to the next program participant. In addition to the requirement to reside at the partnering organizations facility while they are in the program, participants must meet initial occupancy criteria (single parent with children, enrolled in school), establish and meet the program’s goals and graduate from school before they can move their voucher to another location.

LMHA currently has MTW Special Referral Programs with the Center for Families and Children - Villager Program (17 authorized), Project Women - Scholar House (56 authorized), Day Spring (3), and Project Women/Spalding – Scholar House II (56 pending).

##### **- MTW Direct Access Housing Choice Vouchers**

LMHA also offers a variety of Participants in LMHA’s MTW Direct Access programs receive portable vouchers tied to direct services provided by authorized agencies, including the Center for Accessible Living, Wellspring, Seven Counties Services and Central State Hospital. MTW provides LMHA with the flexibility to develop opportunities like this for individual disability through accessible systems of cost-effective community-based services.



In FY 2010 LMHA set aside 430 Direct Access Housing Choice Vouchers. The Agency reserved these vouchers for six area service providers including HOPWA – Housing Opportunities for People with Aids (60 authorized), Partnership for Families (PforF) (56 authorized), the Center for Accessible Living – Mainstream (300 authorized), the State Department of Mental Health – Olmstead (50 authorized) and Homeless Families Assistance Program (60 authorized).

#### ❖ **Non-MTW Housing Choice Vouchers and Section 8 Certificates**

LMHA administers 330 non-MTW special program vouchers/units, including 200 vouchers earmarked for the US HUD Veterans Administration Supportive Housing (VASH) Program and 130 units for “project-based” HUD special programs including Moderate-Rehabilitation projects and referral programs.

##### **- Non-MTW HUD Section 8 Certificates**

The Agency administered 130 HUD special program certificates in fiscal year 2009. LMHA provides housing assistance to three “project-based” HUD programs: Willow Place – Mod Rehab (65 authorized), YMCA Single Room Occupancy (SRO) (41 authorized) and St. Vincent De Paul Roberts Hall (24 authorized). Table II-A.3(a) includes a list of these non-MTW S8 certificate programs.

##### **- Non-MTW Special Referral Program Housing Choice Vouchers – HUD-VASH Program**

LMHA was authorized 70 HUD-VASH (Veterans Affairs Supportive Housing) program vouchers in fiscal year 2009. The 2008 Consolidated Appropriations Act enacted December 26, 2007, provided \$75 million dollars of funding for this program which combines rental assistance for homeless veterans, and case management and clinical services provided by Veterans Affairs Medical Centers (VAMC). Locally, LMHA administers 175 vouchers in coordination with services provided by the VAMC on Zorn Avenue. The Agency received the letter of notification of funding for 70 vouchers from the Housing Voucher Financial Division at Headquarters on May 1, 2008 and subsequently accepted. Shortly thereafter, the Agency received an offer on June 12, 2009 for an additional 105 VASH Program vouchers which LMHA accepted on June 16, 2009. The additional 105 vouchers, plus 25 vouchers, were funded in FY 2010, bringing the total number of VASH to 200.

This is a non-MTW special referral program and participants are sent to LMHA from the VA. Generally, the HUD-VASH Program will be administered in accordance with regular HCV Program requirements. However, the Act allows HUD to waive or specify alternative requirements for any provision of any statute or regulation that HUD administers in connection with this program in order to effectively deliver and administer HUD-VASH voucher assistance. LMHA plans to explore developing housing designated for veterans in FY 2010 in anticipation of a growing demand for veteran housing and support service as servicemen return from Iraq and Afghanistan.

#### **Other Housing Managed by LMHA**

Table II-A.7 lists other non-public housing or non-housing choice voucher properties currently managed by LMHA, including four condominium developments, their addresses and the number of units. LMHA provides management services for these units only and no funding assistance.

**TABLE II-A.1 Housing Stock Information**  
**Actual 12/31/98-6/30/10**

	<b>Actual</b>											<b>Plan</b>	<b>Actual</b>
	12/31 1998	12/31 1999	12/31 2000	12/31 2001	12/31 2002	6/30 2004	6/30 2005	6/30 2006	6/30 2007	6/30 2008	6/30 2009	<b>6/30 2010</b>	<b>6/30 2010</b>
<b>PUBLIC HOUSING</b>													
<b>Family Developments</b>													
KY 1-001 Clarksdale Homes	724	724	724	714	714	713	308	-	-	-	-	-	-
KY 1-002 Beecher Terrace	766	763	763	760	760	760	760	760	760	760	760	<b>760</b>	<b>760</b>
KY 1-003 Parkway Place	636	635	635	634	634	634	634	634	634	634	634	<b>634</b>	<b>634</b>
KY 1-004 Sheppard Square	327	326	326	325	325	325	325	326	325	325	326	<b>0</b>	<b>326</b>
KY 1-005 Iroquois Homes	853	853	853	850	704	704	632	632	632	484	484	<b>292</b>	<b>292</b>
<b>Elderly/Disabled Developments</b>													
KY 1-012 Dosker Manor	675	681	681	679	679	679	679	688	688	688	688	<b>688</b>	<b>688</b>
KY 1-013 Saint Catherine Court	172	169	169	169	159	159	159	159	159	159	159	<b>159</b>	<b>159</b>
KY 1-014 Avenue Plaza, 550 Apts*	224	224	224	224	225	225	225	225	297	297	297	<b>297</b>	<b>297</b>
KY 1-018 Lourdes Hall, Bishop Lane Plaza	62	62	62	62	62	151	151	151	151	151	151	<b>151</b>	<b>151</b>
<b>Scattered Sites</b>													
KY 1-017 Scattered Sites I-V, Newburg	185	178	178	179	183	272	272	273	273	273	273	<b>270</b>	<b>270</b>
KY 1-034 Clarksdale I/II Replacement	-	-	-	9	116	130	145	164	186	258	312	<b>343</b>	<b>342</b>
KY 1-047 HPI/NDHC Scattered Sites, LTO	-	-	-	-	-	-	-	-	69	71	72	<b>72</b>	<b>72</b>
<b>HOPE VI/Mixed Finance (Non-LMHA Managed)**</b>													
KY 1-027 Park DuValle Phase I		59	59	59	59	59	59	59	59	59	59	<b>59</b>	<b>59</b>
KY 1-030 Park DuValle Phase II				92	92	92	92	92	92	92	92	<b>92</b>	<b>92</b>
KY 1-031 Park DuValle Phase III					78	78	78	78	78	78	78	<b>78</b>	<b>78</b>
KY 1-032 Park DuValle Phase IV					43	134	134	134	134	134	134	<b>134</b>	<b>134</b>
KY 1-036 St. Francis						10	10	10	10	10	10	<b>10</b>	<b>10</b>
KY 1-043 Stephen Foster								16	16	18	18	<b>18</b>	<b>18</b>
KY 1-046 Village Manor								10	10	10	10	<b>10</b>	<b>10</b>
KY 1-049 Liberty Green On-Site Rental I								11	94	94	94	<b>94</b>	<b>94</b>
KY 1-050 Liberty Green On-Site Rental II										40	42	<b>42</b>	<b>42</b>
KY 1-051 Liberty Green On-Site Rental III										19	127	<b>127</b>	<b>127</b>
KY 1-052 Liberty Green On-Site Rental IV											48	<b>48</b>	<b>48</b>
<b>TOTAL PUBLIC HOUSING UNITS</b>	<b>4624</b>	<b>4674</b>	<b>4674</b>	<b>4756</b>	<b>4833</b>	<b>5125</b>	<b>4663</b>	<b>4422</b>	<b>4667</b>	<b>4654</b>	<b>4865</b>	<b>4378</b>	<b>4703</b>
<b>LEASED HOUSING PROGRAM</b>													
MTW Housing Choice Vouchers Authorized	684	684	760	982	1087	8684	8838	8472	8400	9341	9384	<b>9445</b>	<b>9548</b>
Non-MTW Vouchers – HUD-VASH	-	-	-	-	-	-	-	-	-	-	70	<b>175</b>	<b>200</b>
Non-MTW Section 8 Certificates	-	-	-	-	-	-	-	-	-	-	130	<b>130</b>	<b>130</b>
<b>TOTAL LEASED HOUSING UNITS</b>												<b>9750</b>	<b>9878</b>
<b>TOTAL HOUSING STOCK</b>	<b>5308</b>	<b>5358</b>	<b>5434</b>	<b>5738</b>	<b>5920</b>	<b>13809</b>	<b>13501</b>	<b>12894</b>	<b>13067</b>	<b>13995</b>	<b>14308</b>	<b>13888</b>	<b>14581</b>

**TABLE II-A.2 New Public Housing Units**  
**Actual FY 2010**

	0 BR		1 BR		2 BR		3 BR		4 BR+		Total	
Development	FY 10 Plan	FY 10 Actual	FY 10 Plan	FY 10 Actual	FY 10 Plan	FY 10 Actual	FY 10 Plan	FY 10 Actual	FY 10 Plan	FY 10 Actual	FY 10 Plan	FY 10 Actual
<b>KY 1-034 Clarksdale I/II Replacement</b>												
Detached/Semi-detached						8		5				13
Walk-up				11		4		1				16
Row						1						1
<b>Total</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>11</b>	<b>24</b>	<b>13</b>	<b>3</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>31</b>	<b>30*</b>

\*including 8 units for people with mobility impairment

**TABLE II-A.3 Non-MTW Housing Choice Vouchers and Section 8 Certificates  
Actual FY 2010**

<b>Non-MTW Project-Based HUD Section 8 Certificates</b>	<b>FY 10 Authorized</b>	<b>FY 10 Leased</b>	<b>FY 10 Utilization Rate</b>
Willow Place – Mod Rehab	65	58	89%
YMCA - Single Room Occupancy (SRO)	41	40	98%
St. Vincent De Paul and Roberts Hall - SRO	24	23	96%
<b>Subtotal Section 8 Certificates</b>	<b>130</b>	<b>121</b>	<b>93%</b>
<b>Non-MTW Special Referral Vouchers</b>			
HUD-VASH Program	200	113(a)	100%(a)
<b>Subtotal Special Referral</b>	<b>200</b>	<b>113(a)</b>	<b>100%</b>
<b>Total Section 8 Certificates and Special Referral Vouchers</b>	<b>330</b>	<b>234(a)</b>	<b>97%</b>

(a) w/ 87 vouchers somewhere between accepted and leased

Note: Table II-A.3 MTW Project-Based Housing Choice Vouchers in the FY 2010 MTW Annual Plan is incorrectly titled. The table in the Plan presents the number of Non-MTW Project-Based HUD Section 8 Certificates, not MTW Project Based HCVs, authorized for FY 2010. Above, Table II-A.3 presents the actual number of Non-MTW Project-Based HUD Section 8 Certificates and, in addition, the number of Non-MTW Housing Choice Vouchers that LMHA administered in FY 2010.

**TABLE II-A.4 MTW Special Referral and Direct Access Housing Choice Vouchers  
Actual FY 2010**

<b>MTW Special Referral Vouchers</b>	<b>FY 10 Authorized</b>	<b>FY 10 Leased</b>	<b>FY 10 Utilization Rate</b>
Center for Families and Children (Villager Program)	17	17	100%
Project Women (Scholar House)	56	53	95%
Day Spring	3	1	33%
Project Women/Spalding (Downtown Scholar House)(1)	0	0	N/A
<b>Subtotal MTW Special Referral Vouchers</b>	<b>76</b>	<b>71</b>	<b>93%</b>
<b>MTW Direct Access Vouchers</b>			
Housing Opportunities for People with Aids (HOPWA)	60	24	40%
Partnership for Families (PforF)	20	18	90%
Center for Accessible Living – Mainstream	300	291	97%
State Department of Mental Health – Olmstead	50	10	20%
<b>Subtotal MTW Direct Access Vouchers</b>	<b>430</b>	<b>343</b>	<b>80%</b>
<b>Total MTW Special Referral and Direct Access</b>	<b>506</b>	<b>414</b>	<b>82%</b>

(1) As of 6/30/10 the Downtown Scholar House facility construction was ongoing. Vouchers will be accepted and leased to eligible Program participants when the housing is complete.

Note: MTW Special Referral Vouchers and Direct Access Vouchers are included in the total MTW HCV voucher count.

**TABLE II-A.5 Actual Capital Expenditures by Development**  
**Actual FY 2010**

Development	Description	Amount of Capital
<b>KY 1-002 Beecher Terrace</b>		
	Operating Expenses – Admin	115,532
	Tenant Services	9,620
	Ordinary Maintenance and Operations	26,140
	Extraordinary Maintenance	131,265
	Depreciation Expense	5,592
	Total Expenses	\$2,181,777
<b>KY 1-003 Parkway Place</b>		
	Operating Expenses – Admin	414,092
	Tenant Services	46,945
	Ordinary Maintenance and Operations	50,215
	Extraordinary Maintenance	1,442,497
	Total Expenses	<b>\$1,953,749</b>
<b>KY 1-004 Sheppard Square</b>		
	Operating Expenses – Admin	154,285
	Tenant Services	3,475
	Ordinary Maintenance and Operations	20,571
	Extraordinary Maintenance	209,560
	Depreciation Expense	2,796
	Total Expenses	<b>\$390,687</b>
<b>KY 1-005 Iroquois Homes</b>		
	Operating Expenses – Admin	186,214
	Tenant Services	2,540
	Ordinary Maintenance and Operations	5,602
	Extraordinary Maintenance	7,622
	Total Expenses	<b>\$201,978</b>
<b>KY 1-012 Dosker Manor</b>		
	Operating Expenses – Admin	276,193
	Tenant Services	28,612
	Ordinary Maintenance and Operations	26,140
	Extraordinary Maintenance	131,265
	Total Expenses	\$740,653
<b>KY 1-013 Saint Catherine Court</b>		
	Operating Expenses – Admin	61,047
	Tenant Services	9,000
	Ordinary Maintenance and Operations	5,265
	Extraordinary Maintenance	2,499
	Total Expenses	\$77,811
<b>KY 1-014 Avenue Plaza</b>		
	Operating Expenses – Admin	115,532
	Tenant Services	9,620
	Ordinary Maintenance and Operations	26,140
	Extraordinary Maintenance	131,265
	Total Expenses	\$282,197
<b>KY 1-018 Lourdes Hall, Bishop Lane Plaza</b>		
	Operating Expenses – Admin	102,241
	Tenant Services	10,980
	Ordinary Maintenance and Operations	23,769
	Extraordinary Maintenance	4,765
	Depreciation Expense	10,149
	Total Expenses	\$114,233
<b>KY 1-017 Old Scattered Sites (Scattered Sites I-V, Newburg)</b>		
	Operating Expenses – Admin	64,570
	Tenant Services	2,693
	Ordinary Maintenance and Operations	14,749
	Extraordinary Maintenance	94,663
	Total Expenses	\$214,346
<b>KY 1-034 New Scattered Sites (Clarksdale I/II Replacement)</b>		
	Operating Expenses – Admin	503,381
	Tenant Services	11,521
	Ordinary Maintenance and Operations	19,453
	Extraordinary Maintenance	3,210,464
	Depreciation Expense	106,930
	Total Expenses	\$3,851,749
<b>KY 1-031 Park DuValle Phase III</b>		
	Operating Expenses – Admin	74,899
	Total Expenses	\$74,899
<b>KY 1-032 Park DuValle Phase IV</b>		
	Operating Expenses – Admin	121,394
	Total Expenses	\$121,394
<b>TOTAL EXPENSES</b>		<b>\$10,296,385</b>

**Louisville Metro Housing Authority**

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Louisville Metro Housing Authority

Site	Total	CFP - 07	CFP - 08	CFP - 09	ARRA	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17
9/21/2010 11:43	Funding	508	509	510	Stimulus	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
2007 thru 2017	BUDGET	BUDGET	BUDGET	1,800,000			400,000	800,000					
Boiler Replacement	2,800,000												
Pickup Truck	25,000	26,000											
Basement Window Replacement	32,000												
Replace HVAC System with Central A/C & Heat	26,000												
Install Apartments at end of Building	80,000												
Install Apartments at end of Building	50,000												
Parade/Celebrity Daycare - Interior	120,000												
Annual A/E Contract	291,174	72,921	21,509	26,838		21,226	21,226	21,226	21,226	21,226	21,226	21,226	21,226
Tree Trimming	319,864	20,664	5,200	54,000		30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Dwelling Equipment	373,932	31,424	21,368	30,410		31,831	32,830	34,103	35,513	38,933	38,348	39,905	41,482
Maintenance Equipment													
Resident Stipends													
Site Total	9,435,294	845,269	1,586,990	1,774,846	2,476,651	82,857	484,056	885,329	136,744	88,139	89,574	326,131	459,688
<b>SHEPPARD SQUARE - 004</b>													
Replace Gutters Soffit Downspouts	50,000												
Replace Sidewalks	50,000									50,000			
Replace Basement Doors	72,000									50,000			
Roof Replacement	200,000				200,000								
Move shingles	20,000	20,000											
Garage - three car	85,000												
Pave Streets/Parking Lots	125,000												
Convert gas range to electric													
Drainage Repairs	50,000												
Replace Gas Mains With Plastic													
Parking Lot Repavement	25,000												
Automobile	15,981	13,981								25,000			
Comprehensive Modernization	11,629,000	28,000	1,221,984	408,186		507,400	516,518	2,196,078	285,748	3,215,357	3,178,777	62,942	
Annual A/E Contract	443,814	111,149	32,785	41,058		32,353	32,353	32,353	32,353	32,353	32,353	32,353	32,353
Tree Trimming	319,864	20,664	5,200	54,000		30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Dwelling Equipment	369,938	47,897	32,568	46,362		48,213	50,040	51,981	54,138	58,285	58,432	60,624	63,167
Maintenance Equipment													
Resident Stipends													
Site Total	2,350	2,350	0	0									
	13,653,967	244,041	1,292,538	549,604	200,000	617,966	628,911	2,310,412	412,239	3,459,005	3,579,582	236,119	135,550
<b>IROQUOIS HOMES - 005</b>													
Ramp to Maintenance Shop	25,000												
Demolition	1,463,360				1,462,360								
Robosabot	26,280			26,280									
Admin Salaries													
Annual A/E Contract	184,724	46,282	13,646	17,088		13,468	13,468	13,468	13,468	13,468	13,468	13,468	13,468
Tree Trimming	319,864	20,664	5,200	54,000		30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Dwelling Equipment	237,223	19,935	13,666	19,292		20,087	20,827	21,635	22,533	23,431	24,328	25,316	26,303
Maintenance Equipment													
Resident Stipends													
Site Total	1,350	1,350	0	0									
	2,256,801	88,211	32,402	116,660	1,462,360	63,533	64,293	65,101	90,999	66,897	67,794	68,782	69,769
<b>DOSKER MANOR - 012</b>													
Automatic Doors in elevator vestibules Bldg A													
Site Total	144,000								144,000				

Louisville Metro Housing Authority

Site	Total Funding	CFP - 07	CFP - 08	CFP - 09	ARRA	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17
9/21/2010 11:43	2007 Jan 2017	BUDGET	BUDGET	510	Stimulus	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
Security Systems Upgrade	515,008				415,008				100,000				
Building Lobby B & C	150,000								150,000				
Floor tile - Bldg A, B, C	138,917				138,917								
Replace Stairwell Doors (A)	200,000				200,000							26,000	
Replace Ceiling Tiles - Lobbies	25,000											20,000	
Transfer Switches	20,000											10,000	
Replace A/C units as needed	110,000												
Parapets replacement	100,000												
Remove Parking Lot	246,780				246,780								
Replace Booster Pumps in all Buildings	25,000			25,000									
Repair Sidewalks	60,000											60,000	
Trash Compactors All Buildings	25,000											25,000	
Elevator replacement	300,000			300,000									
Replace 16 boilers	1,408,410	45,390			1,363,020								
Annual A/E Contract	180,000												
Tree Trimming	384,347	98,296	28,992	35,655		28,018	23,018	28,018	28,018	28,018	28,018	28,018	28,018
Dwelling Equipment	493,589	41,479	28,205	40,141		41,753	43,325	45,016	46,884	48,752	50,620	52,675	54,729
Maintenance Equipment													
Resident Stipends	237,500	30,400	20,000	13,100		21,750	21,750	21,750	21,750	21,750	21,750	21,750	21,750
Site Total	4,763,551	213,325	76,597	413,796	2,363,725	91,521	193,103	94,784	490,652	98,520	100,388	342,443	284,497
ST CATHERINE COURT - 013													
Antenna Replacement - Analog to Digital													
Tree Trimming													
Dwelling Equipment													
Maintenance Equipment													
Resident Stipends	86,000	8,100	5,000	8,100		8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100
Site Total	86,000	8,100	5,000	8,100	0								
AVENUE PLAZA/550 Apt - 014													
Exterior Lighting	20,000												
Stairwell Lighting	20,000						20,500						
Automatic Lobby Doors	24,000						24,000						
Elevator Renovation	600,000				600,000								
Repair Parking Lots - Avenue Plaza	50,000			50,000									
Wash Windows	25,000												
Window and Blind Replacement	2,100,000		1,452,000	58,000		588,000						26,000	
Energy Assessment - A&E	7,520				7,520								
Light Fixture Replacement	283,004				283,004								
Chiller Components and Install	154,400												
Riser Replacement	1,000,000					734,484	266,506						
Comprehensive Renovation													
Annual A/E Contract	142,791	35,761	10,548	13,210		10,409	10,409	10,409	10,409	10,409	10,409	10,409	10,409
Roofs - 550 Apartments	492,077				492,077								
Concrete Stairs - 550 Apartments	530,000												
Paint Apartments - 550 Apartments	154,400											164,400	
Replace Counter Tops - Kitchens - 550 Apartments	120,000											120,000	
Parking Lot Repavement - 550 Apartments	80,000												
Tubs, Sinks, Bathroom Replacement	144,000												
Trash Compactor Replacement	50,000			40,000									
Site Total	50,000												50,000



Louisville Metro Housing Authority

Site	Total	CFP - 07	CFP - 08	CFP - 09	ARRA	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17
9/21/2010 11:43	Funding	508	509	510	Stimulus	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
2007 and 2017	BUDGET	BUDGET	BUDGET										
Leaky, Corroded, Worn-out RR, Paint Corps Admin	65,000			65,000									
Admin Salaries													
Tree Trimming													
Dwelling Equipment	183,377	15,410	10,479	14,913		15,512	16,100	16,724	17,418	18,112	18,808	19,570	20,333
Maintenance Equipment													
Automotive Equipment													
Resident Stipends	129,650	11,300	8,000	11,300		13,850	11,300	11,300	11,300	11,300	11,300	11,300	11,300
Site Total	6,375,219	216,871	1,481,027	253,423	1,812,601	1,360,365	457,515	38,433	39,127	39,821	40,515	340,679	276,042
<b>SCATTERED SITE - 017 and 034</b>													
Construct three lease-to-own	435,485				435,485								
Roofs - Scattered Sites A	29,627				29,627								
Roofs - Scattered Sites B	39,515				39,515								
Roofs - Scattered Sites C	17,935				17,935								
Roofs - Scattered Sites D	102,975				102,975								
Cabinets - Scattered Sites (200)	340,000		340,000										
Paint - Scattered Sites	100,000												100,000
2 Pickup Trucks - Scattered Sites	50,000	50,000											
KY 1-19 and 1-22 Lead removal	311,340						311,340						
St. Martins Windows	282,364	282,364											
1448 Hancock Renovation	57,000			57,000									
Fire House Renovations	50,000						50,000						
Coral Avenue	60,000						60,000						60,000
Drainage - Erosion Hope VI Scattered Sites	50,000												50,000
Drainage - Erosion Fegenbush - Whipples	50,000												50,000
Roof Replacements - Hope VI Scattered Sites (50)	200,000											200,000	
Hot Water Heaters - Fegenbush - Whipples	25,000												25,000
Hot Water Heaters - Hope VI Scattered Sites	50,000												50,000
Sidewalks Replaced - Fegenbush - Whipples	50,000												50,000
Furnaces and A/C Replacements - Hope VI Scattered Sites	50,000												50,000
Parking Lot Repairs - Fegenbush - Whipples	25,000												25,000
Paint Exterior - Hope VI Scattered Sites	50,000												50,000
Roof Replacements - Fegenbush - Whipples	50,000												50,000
Sidewalk Replacements - Hope VI Scattered Sites	50,000												50,000
Replace Furnaces/A/C units - Fegenbush - Whipples	50,000												50,000
Basements Waterproofing - Hope VI Scattered Sites	20,000												20,000
Paint Exterior - Fegenbush - Whipples	60,000												60,000
Siding - Hope VI Scattered Sites	40,000												40,000
Siding - Fegenbush - Whipples	40,000												40,000
Window Replacement - Hope VI Scattered Sites	25,000												25,000
Sidewalks at Chickasaw - Hope VI Scattered Sites	30,000												30,000
Windows - Fegenbush - Whipples	20,000												20,000
Parking Lot Repairs - Hope VI Scattered Sites	20,000												20,000
Foundation Repairs - Fegenbush - Whipples	30,000												30,000
Paint Interior - Hope VI Scattered Sites	50,000												50,000
Kitchen Cabinet Replacement - Hope VI Scattered Sites	50,000												50,000
Flood Damage - Oaks	101,292	101,292											
Conversion 637 E Breckinridge to single family home	157,500				157,500								
Acquisitions	2,000,000					1,000,000							
Fluory Comprehensive Modernization	2,087,054						1,087,054						
Brick and Mortar Repair 1512 Pawlucket	50,000											50,000	

Louisville Metro Housing Authority

Site	Total Funding	CFP - 07	CFP - 08	CFP - 09	ARRA	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17
9/21/2010 11:43	2007 thru 2017	508	509	510	Stimulus	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
Replaces Siding and Gutters	198,000	BUDGET	BUDGET									198,000	
EDH Kitchen Renovations	142,914											142,914	
Repave Parking Lots	25,000											25,000	
Annual A/E Contract	124,586	31,202	9,203	11,525		9,082	9,082	9,082	9,082	9,082	9,082	9,082	9,082
Environmental Consultant - Remediation Monitoring	2,850,000	150,000	0	300,000		300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Annual Asbestos and Lead Removal Contract	3,069,618	169,618	0	500,000		300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Other													
<b>Site Total</b>	<b>7,656,868</b>	<b>627,570</b>	<b>9,203</b>	<b>811,525</b>	<b>0</b>	<b>799,082</b>	<b>609,082</b>	<b>609,082</b>	<b>609,082</b>	<b>609,082</b>	<b>609,082</b>	<b>1,414,596</b>	<b>949,082</b>
<b>Mixed Finance Capital Contributions</b>													
Phase II - Park DuValle - 030	2,788,620	78,740	81,890	426,619		628,761	178,417	191,577	206,567	222,266	239,158	257,334	276,891
Phase III - Park DuValle - 031	458,795	35,822	36,896	38,003		59,143	46,317	41,527	42,773	44,056	45,378	46,739	48,141
Phase IV - Park DuValle - 032	743,635	58,660	59,800	61,594		63,441	65,343	67,304	69,326	71,409	73,554	75,764	78,040
<b>Site Total</b>	<b>3,991,050</b>	<b>172,622</b>	<b>178,586</b>	<b>526,216</b>	<b>0</b>	<b>751,345</b>	<b>284,077</b>	<b>300,808</b>	<b>318,666</b>	<b>337,731</b>	<b>358,090</b>	<b>379,837</b>	<b>403,072</b>
<b>Annual Capital Purchase/Services Contracts</b>													
Environmental Consultant - Remediation Monitoring	-	0	0	0		0	0	0	0	0	0	0	0
Annual Asbestos and Lead Removal Contract	-	0	0	0		0	0	0	0	0	0	0	0
Annual A/E Contract	-	0	0	0		0	0	0	0	0	0	0	0
A/E Construction	100,445				100,445								
A/E Mechanical	200,038				200,038								
A/E Roofing	300,038				300,038								
Tree Trimming	-	0	0	0		0	0	0	0	0	0	0	0
Windows Vine Street	-												
Vine Street HVAC Cooling Tower	-												
Capital Equipment	-	0	0	0		0	0	0	0	0	0	0	0
Appliance Replacement	-	0	0	0		0	0	0	0	0	0	0	0
<b>Total Annual Contracts</b>	<b>600,521</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>600,521</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Management Improvements</b>													
Master Specification Upgrade	-	0	0	0		0	0	0	0	0	0	0	0
Technical Staff Training/Development	-	0	0	0		0	0	0	0	0	0	0	0
Stipends	-	0	0	0		0	0	0	0	0	0	0	0
<b>Total Management Improvements</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Administrative Costs</b>													
Construction Administration	2,367,000						282,000	289,000	317,000	336,000	356,000	377,000	400,000
Construction Administration 10% transfer	11,636,243	968,351	1,018,174	1,023,582	1,415,122	1,024,934	858,770	904,117	835,918	854,027	872,318	881,040	889,850
General Fund for Operations	38,300,689	2,352,000	3,992,000	2,446,000	2,446,000	2,428,689	2,446,000	2,446,000	2,446,000	2,446,000	2,446,000	2,446,000	2,446,000
<b>Total Administrative Costs</b>	<b>42,303,932</b>	<b>3,320,351</b>	<b>4,970,174</b>	<b>3,469,582</b>	<b>1,415,122</b>	<b>3,453,623</b>	<b>3,686,770</b>	<b>3,640,117</b>	<b>3,598,918</b>	<b>3,636,027</b>	<b>3,674,318</b>	<b>3,704,040</b>	<b>3,735,850</b>
<b>Total Capital Projects</b>	<b>65,557,984</b>	<b>5,094,141</b>	<b>4,919,899</b>	<b>5,962,954</b>	<b>12,135,575</b>	<b>5,363,736</b>	<b>4,844,767</b>	<b>4,194,526</b>	<b>4,249,197</b>	<b>4,559,806</b>	<b>4,688,226</b>	<b>4,413,707</b>	<b>4,130,450</b>
Contingency	3,908,947	6,789	115,086	277,072	0	700,631	772,082	896,720	192,401	6,710	2,543	312,816	629,128
<b>Total Soft Costs</b>	<b>46,895,503</b>	<b>3,483,013</b>	<b>5,148,760</b>	<b>5,995,798</b>	<b>2,015,643</b>	<b>4,184,968</b>	<b>3,970,847</b>	<b>3,949,923</b>	<b>3,917,584</b>	<b>3,973,738</b>	<b>4,032,408</b>	<b>4,083,877</b>	<b>4,138,922</b>
<b>TOTALS USES</b>	<b>118,362,434</b>	<b>9,568,913</b>	<b>10,181,744</b>	<b>10,235,824</b>	<b>14,151,218</b>	<b>10,249,335</b>	<b>9,587,696</b>	<b>9,041,171</b>	<b>8,568,182</b>	<b>8,540,274</b>	<b>8,723,177</b>	<b>8,810,402</b>	<b>8,898,000</b>
<b>Replacement Housing Amount</b>	<b>20,673,157</b>	<b>2,316,488</b>	<b>987,960</b>	<b>1,181,193</b>	<b>0</b>	<b>1,078,288</b>	<b>1,851,549</b>	<b>2,268,179</b>	<b>2,556,002</b>	<b>2,356,002</b>	<b>2,356,002</b>	<b>2,356,002</b>	<b>1,666,522</b>
<b>RHF Administration 3% Transfer</b>	<b>639,375</b>	<b>71,612</b>	<b>28,837</b>	<b>36,913</b>	<b>0</b>	<b>31,493</b>	<b>57,284</b>	<b>70,145</b>	<b>72,866</b>	<b>72,866</b>	<b>72,866</b>	<b>72,866</b>	<b>51,542</b>

Louisville Metro Housing Authority

Site	Total Funding	CFP - 07	CFP - 08	CFP - 09	ARRA	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17
		508 BUDGET	509 BUDGET	510	Stimulus	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
9/21/2010 11:43	2007 thru 2017												
Replaces Siding and Gutters	198,000											198,000	
EDH Kitchen Renovations	142,914											142,914	
Repave Parking Lots	25,000											25,000	
Annual A/E Contract	124,586	31,202	9,203	11,525		9,082	9,082	9,082	9,082	9,082	9,082	9,082	9,082
Environmental Consultant - Remediation Monitoring	2,850,000	150,000		300,000		300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Annual Asbestos and Lead Removal Contract	3,069,618	169,618	0	500,000		300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Other													
Site Total	7,656,868	627,570	9,203	811,525	0	799,082	609,082	609,082	609,082	609,082	609,082	1,414,596	949,082
Mixed Finance Capital Contributions													
Phase II - Park DuValle - 030	2,788,620	78,740	81,890	426,619		638,761	178,417	191,577	206,567	222,266	239,158	257,334	276,891
Phase III - Park DuValle- 031	458,795	35,822	36,896	38,003		59,143	40,317	41,527	42,773	44,056	45,378	46,759	48,141
Phase IV - Park DuValle - 032	743,635	58,060	59,800	61,594		63,441	65,343	67,304	69,326	71,409	73,554	75,764	78,040
Site Total	3,991,050	172,622	178,586	526,216	0	731,345	284,077	300,808	318,666	337,731	358,090	379,837	403,072
Annual Capital Purchase/Services Contracts													
Environmental Consultant - Remediation Monitoring	-	0	0	0	0	0	0	0	0	0	0	0	0
Annual Asbestos and Lead Removal Contract	-	0	0	0	0	0	0	0	0	0	0	0	0
Annual A/E Contract	-	0	0	0	0	0	0	0	0	0	0	0	0
A/E Construction	100,445					100,445							
A/E Mechanical	200,038					200,038							
A/E Roofing	300,038					300,038							
Tree Trimming	-	0	0	0	0	0	0	0	0	0	0	0	0
Windows Vine Street	-												
Vine Street HVAC Cooling Tower	-												
Capital Equipment	-	0	0	0	0	0	0	0	0	0	0	0	0
Appliance Replacement	-	0	0	0	0	0	0	0	0	0	0	0	0
Total Annual Contracts	600,521	0	0	0	600,521	0	0	0	0	0	0	0	0
Management Improvements													
Meter Specification Upgrade	-	0	0	0	0	0	0	0	0	0	0	0	0
Technical Staff Training/Development	-	0	0	0	0	0	0	0	0	0	0	0	0
Stipends	-	0	0	0	0	0	0	0	0	0	0	0	0
Total Management Improvements	-	0	0	0	0	0	0	0	0	0	0	0	0
Administrative Costs													
Construction Administration	2,367,000					282,000		289,000	317,000	336,000	356,000	377,000	400,000
Construction Administration 10% transfer	11,636,243	968,351	1,018,174	1,023,582	1,416,122	1,024,934	968,770	904,117	895,918	854,027	872,318	881,040	889,960
General Fund for Operations	38,300,689	2,352,000	3,992,000	2,446,000		2,428,689	2,446,000	2,446,000	2,446,000	2,446,000	2,446,000	2,446,000	2,446,000
Total Administrative Costs	42,303,932	3,310,351	4,970,174	3,469,582	1,415,122	3,453,623	3,686,770	3,649,117	3,598,918	3,636,027	3,674,318	3,704,040	3,735,830
Total Capital Projects													
Contingency	65,557,984	6,094,141	4,919,899	5,962,954	12,135,575	5,363,736	4,844,767	4,195,526	4,249,197	4,559,806	4,888,226	4,413,707	4,130,450
Total Soft Costs	3,908,947	6,759	113,066	277,072	0	700,581	772,082	806,720	182,401	2,543	4,032,408	312,816	598,128
TOTALS USES	118,362,434	9,563,913	10,181,744	10,235,824	14,151,218	10,249,335	9,687,696	9,041,171	8,358,182	8,540,274	8,723,177	8,810,400	8,898,500
Replacement Housing Amount													
RHF Administration 3% Transfer	20,673,157	2,316,488	987,960	1,161,193	0	1,016,288	1,851,549	2,288,179	2,356,002	2,356,002	2,356,002	2,356,002	1,686,922
	639,375	71,612	28,637	35,913	0	31,493	57,284	70,150	72,866	72,866	72,866	72,866	81,542

Louisville Metro Housing Authority

Site	Total Funding	CFP - 07	CFP - 08	CFP - 09	ARRA Stimulus	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17
9/21/2010 11:43		508	509	510		Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
2007 Ann 2017	BUDGET	BUDGET	BUDGET										
Total	137,674,686	11,970,983	11,179,641	11,432,630	14,161,218	11,395,115	11,498,509	11,379,500	10,788,050	10,969,142	11,152,045	11,235,268	10,616,564
<b>Replacement Housing Budget</b>													
Used for Capital Projects/Plan Development	0												
Replacement Housing Pledged to Clarkdale Phase I	0												
Replacement Housing Pledged to Clarkdale Phase II	20,673,157	2,315,458	967,960	1,161,163	1,013,238	1,013,238	1,851,549	2,268,179	2,356,002	2,356,002	2,356,002	2,356,002	1,866,522
Total	20,673,157	2,315,458	967,960	1,161,163	0	1,013,238	1,851,549	2,268,179	2,356,002	2,356,002	2,356,002	2,356,002	1,866,522
<b>Sources</b>													
Capital	116,352,434	9,543,913	10,181,744	10,235,824	14,161,218	10,249,335	9,397,656	9,041,171	8,359,182	8,540,274	8,723,177	8,810,400	6,898,500
Replacement Housing Fund	21,312,532	2,397,070	997,897	1,187,106	0	1,049,781	1,508,813	2,338,329	2,428,868	2,428,868	2,428,868	2,428,868	1,718,064
Total Capital and RHF Funding	137,674,686	11,970,983	11,179,641	11,432,930	14,161,218	11,299,116	11,496,509	11,379,500	10,788,050	10,969,142	11,152,045	11,235,268	10,616,564
Surplus (Deficit)		0	0	0	0	0	0	0	0	0	0	0	0
<b>Other Capitalized Expenses - Non - Cap or RHF</b>													
Road Replacement - Vine Street	300,000			300,000									
Server - Information Technology	76,000			16,000									
MS Office Professional 2007 - Information Technology	67,200			57,200									
Central Services	182,000		167,000										
Purchasing Asphalt	65,000												
Registral Maintenance Asphalt	100,000					65,000							
Pool Vehicles (4 Units)	60,000					100,000							
Vine St - Boiler System Replacement	175,000					60,000							
Vine St - Chiller Replacement	150,000					175,000							
Vine St - Upgrade CDC System	25,000					150,000							
Vine St - Replace Fan Coils	110,000					25,000							
Vine St - Replace Fan Coils	20,000					110,000							
Sever Jetter and Teiler - PCAE	35,000					20,000							
Suber Duty Truck for Sewer Equipment	20,000					35,000							
Utility Van for Painters	30,000					20,000							
Office Furniture and Paint - Accounting	30,000					30,000							
Wingline Capital Renovation	340,000					350,000							
Total Other Capitalized Expenses	1,695,200	0	167,000	388,200	0	1,140,000	0	0	0	0	0	0	0
Total Capital, RHF and Other Expenses	139,370,166	11,970,983	11,346,641	11,821,130	14,161,218	12,439,116	11,496,509	11,379,500	10,788,050	10,969,142	11,152,045	11,235,268	10,616,564

**TABLE II-A.7 Other LMHA Managed Properties\***  
**Non-Public Housing and Non-Housing Choice Voucher**

<b>Condominiums</b>	<b>Units</b>
<b>HPP I</b>	<b>36</b>
601 W Breckinridge St	
<b>HPP II</b>	<b>15</b>
601 W Breckinridge St	
<b>HPP III</b>	<b>20</b>
601 W Breckinridge St	
<b>Parkland Place</b>	<b>12</b>
601 W Breckinridge St	
<b>Total Other LMHA Properties</b>	<b>83</b>

\*LMHA manages these properties but does not provide any funding assistance.

## ***B. Lease-Up Information***

Total number of assisted housing units leased at fiscal yearend 2010 was 13,640 (4,279 ACC units and 9361 vouchers and Section 8 certificates) out of 14,581 units (4,703 ACC units and 9,748 authorized vouchers and 130 Section 8 certificates).

### **Public Housing**

At fiscal yearend 2010 there were 4,279 units leased out of 4,703 total units, which is a utilization rate of 91% up from 88% (4,295 out of 4,865 units) at the end of FY 2009. The lower than normal lease-up rate is attributed to the phased demolition of Iroquois Homes. LMHA is in the process of relocating residents at Iroquois and additional units at other sites being held open for those displaced families. Taking into account the number of vacancies due to relocation the utilization rate is 93% which is the same as it was in FY 2008.

### **Housing Choice Vouchers**

In Fiscal Year 2010, LMHA was authorized 9,748 vouchers including 200 HUD-VASH Program vouchers. As of June 30, 2010, the LMHA Housing Choice Voucher program had administered 9,127 MTW vouchers and 200 HUD-VASH Program vouchers (113 were leased as of 6/30/10, 87 were between accepted and leased). HUD-VASH are not included in the MTW Program. Total voucher utilization was 96% (9,327 out of 9,748 vouchers).

#### **❖ MTW Special Programs**

The overall utilization rate was 82% (414 out of 506). Several programs have gone dormant since the vouchers were originally set aside, however there is no time limit on the associated vouchers.

##### **- MTW Special Referral Program Housing Choice Vouchers**

LMHA has established special referral programs with three transitional housing and support services providers. Residents can be referred through by program staff to LMHA directly for voucher assistance provided the resident meets Section 8 eligibility requirements. LMHA currently has MTW special referral programs with the Center for Families and Children - Villager Program (17 auth, 17 leased, 100% utilization), Project Women - Scholar House (56 auth, 53 leased, 95%), Day Spring (3 auth, 1 leased, 33%), and Project Women/Spalding – Scholar House II (56 pending).

##### **- MTW Direct Access Housing Choice Vouchers**

LMHA set aside 430 vouchers for five Direct Access Housing Choice Voucher programs. The utilization rate of the MTW Direct Access vouchers at fiscal yearend 2009 was 80% (343 leased out of 430 authorized). The Agency reserved these vouchers for four area service providers: HOPWA – Housing Opportunities for People with Aids (60 auth, 24 leased, 40% utilization), Partnership for Families (PforF) (20 auth, 18 leased, 90%), the Center for Accessible Living – Mainstream (300 authorized, 291 leased, 97%), and the State Department of Mental Health – Olmstead (50 auth, 10 leased, 20%).

#### **❖ Non-MTW Special Programs**

In FY 2010, LMHA was authorized 200 non-MTW program vouchers and continued to administer 130 non-MTW project-based certificates, including Willow Place, a mod-Rehab project. These combined vouchers and certificates are not part of the MTW block grant.

##### **- Non-MTW HUD Special Program Certificates**

Overall LMHA authorized 130 Project-Based HUD Special Program housing assistance certificates. Of the 130 units, 121 units (93%) were leased in FY 2009. LMHA provides housing assistance to three “project-based” HUD special programs: Willow Place-Mod Rehab (65 authorized, 58 leased, 89%

utilization), YMCA Single Room Occupancy (SRO) (41 authorized, 40 leased, 98% utilization) and St. Vincent De Paul Roberts Hall (24 authorized, 23 leased, 96% utilization).

**- Non-MTW Special Referral Housing Choice Vouchers**

At fiscal yearend 2009, 100% (200 out of 200) of the HUD-VASH program vouchers had been accepted, of which 87 were between accepted and leased. LMHA was funded 70 vouchers in FY 2009 and was funded for an additional 130 vouchers in FY 2010.

**Leasing Issues**

Though LMHA's overall utilization rate had remained relatively high; 93% in public housing and 96% in the leased housing program; the Agency had been experiencing lease-up issues with several programs. Also, the numbers of utilized vouchers authorized for certain HCV special referral programs are lower than intended.

❖ **Elderly High Rises**

For some time, the elderly and family public housing sites had lower than normal occupancy rates, however through a combination of MTW initiatives, LMHA is reaching its goal of 97% occupancy at each development.

❖ **Family Sites**

Marginally low occupancy at LMHA's family sites is directly related to the demolition of Iroquois Homes. When residents are being involuntarily displaced, federal regulation requires that each resident be given at least 3 choices of alternate housing, including the option to move into another public housing unit. Consequently, LMHA must have units available for those residents who choose to continue to live in public housing. While our utilization rate would be higher if LMHA leased all available units to applicants, LMHA will continue to hold units for those residents being displaced, resulting in lower than normal occupancy. Lower occupancy rates will persist until all residents are relocated from Iroquois.

❖ **MTW HCV Special Referral Programs**

Utilization for these programs is based on referrals from other entities. If these entities don't have referrals to send LMHA then the numbers are going to be less than the intended numbers. LMHA has been working closely with Special Referral Program staff to streamline the application process. Utilization of vouchers set aside for these programs, including Project Women - Scholar House I, have been greatly improved by our Special Program Eligibility MTW Initiatives.

❖ **Non-MTW HCV Special Referral – HUD-VASH Program**

This is a non-MTW special referral program and participants are sent to LMHA from the VA. The program goal for 2009 was to have all initial 70 vouchers issued by June 30, 2009, and that goal was met, however there had been high dropout rates in the program as most of these individuals have drug, alcohol or mental problems. In fiscal year, the VA hired 3 additional caseworkers, bringing the total number of caseworkers to five. At the same time, LMHA was authorized 125 additional VASH. As of FYE, June 30, 2010, all 200 vouchers had been accepted and 87 were in the process of being leased.

***C. Waiting List Information***

Prior to merger, the former Housing Authority of Louisville (HAL) maintained a central based waiting list for all of its owned and managed family and elderly public housing sites. HAL also maintained a combined referral list for its public housing scattered site units and its Housing Choice Voucher program. The former Housing Authority of Jefferson County maintained a combined central waitlist for its public housing units and its Housing Choice Voucher program.

Since merger, LMHA maintains one centralized waiting list for its owned and managed family and elderly public housing sites. A referral system is used for all LMHA scattered sites, including the newly acquired replacement units for Park DuValle and Clarksdale, and any future LMHA scattered site acquisitions. Eligibility requirements for scattered sites includes residency in a family or elderly public housing development for a one year period and a recommendation by the site's manager as an outstanding resident. Outstanding resident status is attained by having no late rent payments, passing annual inspections, and by adhering to all other LMHA leasing guidelines. Using the flexibility afforded through the MTW Demonstration, the Authority also recently established time limitations on residency in the new scattered site public housing ACC rental units created off-site under the Clarksdale HOPE VI Revitalization program.

A waitlist is separately maintained for the Housing Choice Voucher program. During Clarksdale relocation, Clarksdale residents went to first place on the Housing Choice Voucher waitlist as well as all other LMHA wait lists. Now that relocation has been completed, Clarksdale residents will receive preference for Clarksdale off-site replacement units and Liberty Green units only. Iroquois residents being relocated due to the phased demolition projects will also have these same preferences.

Site-based waiting lists are currently maintained for all but three of the privately managed and/or owned public housing units - St. Francis, Stephen Foster and Village Manor. Applicants for those sites are recommended from LMHA's referral list for scattered sites. Park DuValle Phase I has a waitlist (which includes applicants for all types of units including public housing/tax credit and market-rate) and a combined waitlist is kept for Park DuValle Phases II, III and IV. The waitlists for Park DuValle contain the total number of applicants by desired unit size only.

The public housing program conducted a complete purge and update of its waiting list in 2005. This was accompanied by intensive applicant interviewing until the public housing waitlist was completely exhausted. Since that time LMHA staff continually updates the waitlist as part of the scheduling process, removing applicants as they are placed in housing or if they fail to show for 2 scheduled interviews. Although the Housing Choice Voucher wait list has been turned over a number of times through utilization and bringing families on the program, there has never been a formal purge of applications.

### **Number and Characteristics of Households on Waiting Lists**

Tables II-C.1-3 show the number families on LMHA's central based waiting list, the site based waiting lists for Park DuValle I, Park DuValle II, III and IV, and KY1-49 Liberty Green, and the Housing Choice Voucher program. The waitlist currently reflects a combined total of 21,572 applicants for all housing programs. The overall number of applicants on the LMHA's waiting lists increased by 25% (up from 17,200 applicants at FYE 2009).

#### **❖ Central-Based Public Housing Wait List**

Tables II-C.1 thru II-C.3 show the number and characteristics of applicants on the central-based waitlist for apartments at LMHA owned-and-managed developments at the beginning and end of FY 2010. As of July 1, 2010, there were a total of 3,743 applicants on LMHA's central-based waitlist, up 735 or 24% from the beginning of the period.

1907 or 50.94% of applicants on LMHA's central-based waitlist needed one-bedroom units (down from 56.01% the previous year), 1127 or 30.11% needed two-bedroom units (up from 27.36%), 570 or 15.23% needed three-bedroom units (compared to 13.43%) and 139 or 3.71% needed four-bedroom units (compared to 3.19% the previous year). The reduction in applicants for one-bedroom units reflects the intensive interviewing activities that LMHA staff has been conducting for this size unit at the family sites for several months, and not a decreased need for this unit size.



3,089 or 82.53% of all applicants on LMHA's central-based waitlist were African-American (down from 84.34% last year), 549 or 14.67% were White (up from 13.76% last year) and 105 or 2.81% were other racial and ethnic minorities (compared to 1.89% last year).

Information on income levels of applicants on the central waitlist is not available. LMHA does not maintain its central-based waitlist by income levels.

#### ❖ **Scattered Sites**

LMHA also maintains a referral list of residents recommended for its scattered site units. Eligibility requirements for scattered sites include residency in a family or elderly public housing development for a one year period and a recommendation by the site manager as an outstanding resident. Outstanding resident status is attained by having no more than 2 late rent payments, passing annual inspections, and by adhering to all other LMHA leasing guidelines. In addition to these criteria, there is also a five-year time limitation on residency for the single family, scattered-site replacement units purchased for Clarksdale. (This time limitation is waived for elderly/disabled households.)

#### ❖ **Mixed-Income Developments**

Tables II-C.1 thru II-C.2 also show the number and characteristics of applicants on the Park DuValle and Liberty Green site-based waiting lists.

The site-based waitlist (which includes applicants for all types of units including public housing/tax credit and market-rate) for Park DuValle Phase I contains only information on the unit size needed by applicants. Other applicant characteristics are not available. . At one time, a combined waitlist was maintained for Park DuValle Phases II, III and IV; however, this list has been closed since 2002. It combines applicants for public housing, market rate and tax credit units. Of the total 1,793 applicants, 0 or 0.00% were eligible for 0 bedroom units, 347 or 19.35% were eligible for one-bedroom units, 756 or 42.16% for two-bedroom units, 549 or 30.62% for three-bedroom units, and 141 or 7.86% for four-bedroom units.

Similarly, the site-based waitlist for Liberty Green On-site Rental Phases I, II, III and IV contains information on unit size but does not include additional applicant characteristics. It also combines applicants for public housing, market rate and tax credit units. Of the total 405 applicants, 25 or 6.17% were eligible for 0 bedroom units, 150 or 37.04% were eligible for one-bedroom units, 100 or 24.69% for two-bedroom units, 105 or 25.93% for three-bedroom units, and 25 or 6.17% for four-bedroom units.

#### ❖ **Housing Choice Voucher Program**

As of July 1, 2009, there were a total of 14,329 applicants on the Authority's Housing Choice Voucher program waitlist, up from 12,112 or 18.30% from the beginning of the period. 6,842 or 47.75% of applicants on the HCV waitlist needed one-bedroom units (down from 50.12% the previous year), 4863 or 33.94% needed two-bedroom units (up from 33.35%), 2,211 or 15.43% needed three-bedroom units (up from 14.15%), and 413 or 2.88% needed four-bedroom or larger units (compared to 2.39% the previous year).

8,983 or 62.29% of all applicants on the HCV waitlist were African-American (down from 63.17% last year), 5,022 or 35.05% were White (up from 34.32%), and 324 or 2.26% were other racial and ethnic minorities (compared to 2.50% last year). 12,807 or 89.38% of applicants had incomes at 30% or below Area Median Income and 14,285 or 99.69% had incomes at 50% or below AMI.

## ***D. Households Served***

Under MTW, as required by HUD, LMHA must continue to substantially serve the same number and mix of households as it would otherwise absent its participation in the Demonstration Program. At the close of FY 2010, LMHA administered housing assistance to 13,640 households in the combined public housing and HCV programs. Separately, there were 4,279 public housing families housed at public housing sites and 9,361 households had been issued housing choice vouchers or Section 8 certificates.

Tables II-D.1 through II-D.2 indicate the planned versus actual number of households served by housing type and unit size, by family type, by income levels compared to average median income levels for Louisville Metro, and by race and ethnicity. Table II-D.5 is a historical summary of households served since 1999 when LMHA was awarded designation from HUD as an MTW Agency.

Table II-D.5 depicts a historical summary of households served since the inception of the MTW program in FY1999. The changes in households served since FY2002 are largely due to the addition of the former HAJC housing programs, and not necessarily from any significant changes in the number or mix of households served by the former HAL. LMHA is well within range of compliance with the statutory objective of “assuring that at least 75 percent of the families assisted by the Agency are very low-income families”. Approximately 94% the families LMHA served in fiscal year 2010 were very low-income or extremely low- income families.

**TABLE II-B Leasing Information  
FY 2010 Projected vs. Actual**

Public Housing	Actual Occupancy as of FYE 2009		Projected Occupancy FYE 2010		Actual Occupancy FYE 2010		
	Units Available	Occup Rate	Units Available	Occup Rate	Units Available	Units Occupied	Occup Rate
<b>LMHA Managed Developments</b>							
<b>Family Developments</b>							
KY 1-002 Beecher Terrace	760	94%	760	97%	760	683	90%
KY 1-003 Parkway Place	634	96%	634	95%	634	604	95%
KY 1-004 Sheppard Square	326	98%	326	97%	326	278	85%
KY 1-005 Iroquois Homes*	484	56%	292	77%	292	182	62%
<b>Elderly/Disabled Developments</b>							
KY 1-012 Dosker Manor	688	87%	688	87%	688	642	93%
KY 1-013 Saint Catherine Court	159	96%	159	91%	159	156	98%
KY 1-014 Avenue Plaza, 550 Apartments	297	86%	297	91%	297	278	94%
KY 1-018 Lourdes Hall, Bishop Lane	151	99%	151	98%	151	149	99%
<b>Scattered Sites</b>							
KY 1-017 Scattered Sites I, II, III, IV, V, Newburg	270	91%	270	95%	270	246	91%
KY 1-034 Clarksdale Replacement	306	94%	337	89%	342	310	91%
KY 1-047 CH6, LTO	72	86%	72	100%	72	64	89%
<b>Average Public Housing Units Leased (unweighted average occupancy rate)</b>	<b>4146</b>	<b>89%, 93%**</b>	<b>3985</b>	<b>92%</b>	<b>3993</b>	<b>3592</b>	<b>90%, 93%**</b>
<b>Mixed-Finance Developments</b>							
KY 1-027 The Oaks at Park DuValle	59	95%	59	97%	59	54	92%
KY 1-030 Park DuValle II	92	89%	92	97%	92	89	96%
KY 1-031 Park DuValle III	78	72%	78	96%	78	74	94%
KY 1-032 Park DuValle IV	134	88%	134	97%	134	124	93%
KY 1-036 Saint Francis (Clarksdale Replacement)	10	100%	10	100%	10	10	100%
KY 1-043 Stephen Foster (Park DuValle Replacement)	18	100%	18	94%	18	16	89%
KY 1-046 Village Manor	10	90%	10	90%	9	9	90%
KY 1-049 Liberty Green On-Site Phase I	94	98%	94	93%	94	92	98%
KY 1-050 Liberty Green On-Site Phase II	42	100%	42	93%	42	42	100%
KY 1-051 Liberty Green On-Site Phase III	127	100%	127	98%	127	126	99%
KY 1-052 Liberty Green On-Site Phase IV	48	100%	48	98%	48	45	94%
<b>Average Mixed-Finance Units Leased</b>	<b>712</b>	<b>92%</b>	<b>712</b>	<b>96%</b>	<b>712</b>	<b>681</b>	<b>96%</b>
<b>Section 8/Housing Choice Voucher Program</b>							
MTW Vouchers	9454	101%	N/A	N/A	9548	9127	96%
Non-MTW Vouchers (VASH)	75	71%	N/A	N/A	200	113(a)	100%
HUD Certificates (Mod Rehab, SRO)	130	94%	N/A	N/A	130	121	93%
<b>Section 8/Housing Choice Vouchers Leased</b>	<b>9659</b>	<b>89%</b>	<b>9515</b>	<b>95%</b>	<b>9878</b>	<b>9448</b>	<b>96%</b>

\*\*Unweighted average occupancy rate without including vacancies at Iroquois Homes.

(a) w/ 87 vouchers somewhere between accepted and leased

**TABLE II-C.1 Waitlist Characteristics by Unit Size**  
**Actual FY 2010**

	7/1 2009	6/30 2010	7/1 2009	6/30 2010	7/1 2009	6/30 2010	7/1 2009	6/30 2010	7/1 2009	6/30 2010	7/1 2009	6/30 2010
<b>Public Housing</b>	<b>0 Bed</b>		<b>1 Bed</b>		<b>2 Bed</b>		<b>3 Bed</b>		<b>4+ Bed</b>		<b>Total</b>	<b>Total</b>
<b>Central-Based Wait Lists**</b>												
Family	0	0	1367	1648	789	1089	380	545	88	128	2624	3410
Elderly	0	0	59	61	6	7	3	3	2	3	70	74
Disabled	0	0	259	198	28	31	21	22	6	8	314	259
<b>Total Central-Based Wait Lists</b>	<b>0</b>	<b>0</b>	<b>1685</b>	<b>1907</b>	<b>823</b>	<b>1127</b>	<b>404</b>	<b>570</b>	<b>96</b>	<b>139</b>	<b>3008</b>	<b>3743</b>
<b>Site-Based/Mixed Finance Wait Lists</b>												
KY 1-027 Park DuValle*/**	0	N/A	309	350	329	520	388	360	44	72	1070	1302
KY 1-030,31,32 Park DuValle II-IV */**/**	N/A	0	N/A	347	N/A	756	N/A	549	N/A	141	N/A	1793
KY 1-049,50,51,52 Liberty Green Rental I-IV*/**	50	25	500	150	200	100	260	105	10	25	1010	405
<b>Total Site-Based Wait Lists (a)</b>	<b>50</b>	<b>25</b>	<b>809</b>	<b>497</b>	<b>529</b>	<b>856</b>	<b>648</b>	<b>654</b>	<b>54</b>	<b>166</b>	<b>2080</b>	<b>3500</b>
<b>Total Public Housing, Site-Based, and Mixed-Finance Wait Lists (a)</b>	<b>50</b>	<b>25</b>	<b>2494</b>	<b>2404</b>	<b>1352</b>	<b>1983</b>	<b>1052</b>	<b>1224</b>	<b>150</b>	<b>305</b>	<b>5088</b>	<b>7243</b>

	7/1 2009	6/30 2010	7/1 2009	6/30 2010	7/1 2009	6/30 2010	7/1 2009	6/30 2010	7/1 2009	6/30 2010	7/1 2009	6/30 2010
<b>Leased Housing Program Wait Lists</b>	<b>0 Bed</b>		<b>1 Bed</b>		<b>2 Bed</b>		<b>3 Bed</b>		<b>4+ Bed</b>		<b>Total</b>	<b>Total</b>
Vouchers	0	0	6070	6842	4039	4863	1714	2211	289	413	12112	14329
<b>Total Leased Housing Program Wait Lists</b>	<b>0</b>	<b>0</b>	<b>6070</b>	<b>6842</b>	<b>4039</b>	<b>4863</b>	<b>1714</b>	<b>2211</b>	<b>289</b>	<b>413</b>	<b>12112</b>	<b>14329</b>

<b>Total of Programs(a)</b>	<b>50</b>	<b>25</b>	<b>8564</b>	<b>9246</b>	<b>5391</b>	<b>6846</b>	<b>2766</b>	<b>3435</b>	<b>439</b>	<b>718</b>	<b>17200</b>	<b>21572</b>
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\*Characteristics by income group are not maintained. Applicants' income is verified during occupancy interviews.

\*\*Wait List contains total number of applicants by desired unit size.

\*\*\*The combined Wait List for Park DuValle Phases II, III & IV has been closed since 2002.

**TABLE II-C.2 Waitlist Characteristics by Income Group**  
**Actual FYE 2010**

	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10
<b>Public Housing</b>	<b>&lt;30%</b>		<b>30-50%</b>		<b>50-80%</b>		<b>&gt;80%</b>		<b>Total</b>	<b>Total</b>
<b>Central-Based Wait Lists**</b>										
Family	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2624	3410
Elderly	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	70	74
Disabled	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	314	259
<b>Total Central-Based Wait Lists</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>3008</b>	<b>3743</b>
<b>Site-Based/Mixed Finance Wait Lists</b>										
KY 1-027 Park DuValle*/**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1070	NA
KY 1-030,31,32 Park DuValle II-IV */**/**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1793
KY 1-049,50,51,52 Liberty Green Rental I-IV */**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1010	405
<b>Total Site-Based Wait Lists</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>2080</b>	<b>2198(a)</b>
<b>Total Public Housing, Site-Based, and Mixed-Finance Wait Lists</b>									<b>5088</b>	<b>5941(a)</b>

	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10
<b>Leased Housing Program Wait Lists</b>	<b>&lt;30%</b>		<b>30-50%</b>		<b>50-80%</b>		<b>&gt;80%</b>		<b>Total</b>	<b>Total</b>
Vouchers	10397	12807	1692	1478	18	25	4	4	12112	14329
<b>Total Leased Housing Program Wait Lists</b>	<b>10397</b>	<b>12807</b>	<b>1692</b>	<b>1478</b>	<b>18</b>	<b>25</b>	<b>4</b>	<b>4</b>	<b>12112</b>	<b>14329</b>

<b>Total of Programs</b>									<b>17200</b>	<b>20270</b>
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\*Characteristics by income group are not maintained. Applicants' income is verified during occupancy interviews.

\*\*Wait List contains total number of applicants by desired unit size.

\*\*\*The combined Wait List for Park DuValle Phases II, III & IV has been closed since 2002.

(a) Total does not include waitlist at Park DuValle I.

**TABLE II-C.3 Waitlist Characteristics by Race and Ethnicity**  
**Actual FY 2010**

	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10
<b>Public Housing</b>	<b>African American</b>		<b>White</b>		<b>Other</b>		<b>Total</b>	<b>Total</b>
<b>Central-Based Wait Lists**</b>								
Family	2241	2853	330	465	50	92	2621	3410
Elderly	50	48	19	21	1	5	70	74
Disabled	246	188	65	63	6	8	317	259
<b>Total Central-Based Wait Lists</b>	<b>2537</b>	<b>3089</b>	<b>414</b>	<b>549</b>	<b>57</b>	<b>105</b>	<b>3008</b>	<b>3743</b>
<b>Site-Based/Mixed Finance Wait Lists</b>								
KY 1-027 Park DuValle I **	N/A	N/A	N/A	N/A	N/A	N/A	1070	NA
KY 1-030,31,32 Park DuValle II-IV ***/****	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1793
KY 1-049,50,51,52 Liberty Green Rental I-IV **	N/A	N/A	N/A	N/A	N/A	N/A	1010	405
<b>Total Site-Based Wait Lists</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>2080</b>	<b>2198(a)</b>
<b>Total Public Housing, Site-Based, and Mixed-Finance Wait Lists</b>							<b>5088</b>	<b>5941(a)</b>

	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10
<b>Leased Housing Program Wait Lists</b>	<b>African American</b>		<b>White</b>		<b>Other</b>		<b>Total</b>	<b>Total</b>
Vouchers	7652	8983	4157	5022	303	324	12112	14913
<b>Total Leased Housing Program Wait Lists</b>	<b>7652</b>	<b>9983</b>	<b>4157</b>	<b>5022</b>	<b>303</b>	<b>324</b>	<b>12112</b>	<b>14913</b>

<b>Total of Programs</b>							<b>17200</b>	<b>20854</b>
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\*Characteristics by income group are not maintained. Applicants' income is verified during occupancy interviews.

\*\*Wait List contains total number of applicants by desired unit size.

\*\*\*The combined Wait List for Park DuValle Phases II, III & IV has been closed since 2002.

(a) Total does not include waitlist at Park DuValle I.

**TABLE II-D.1 Households Served by Housing Type and Unit Size  
Planned Vs. Actual FYE 6/30/09**

	0 Bed		1 Bed		2 Bed		3 Bed		4+ Bed		Total	
	FY 10 Plan	FY 10 Actual	FY 10 Plan	FY 10 Actual	FY 10 Plan	FY 10 Actual	FY 10 Plan	FY 10 Actual	FY 10 Plan	FY 10 Actual	FY 10 Plan	FY 10 Actual
<b>Public Housing</b>												
<b>Family Developments</b>												
KY 1-002 Beecher Terrace	0	0	351	302	235	212	151	142	0	0	737	656
KY 1-003 Parkway Place	1	1	197	195	238	249	117	111	49	44	602	600
KY 1-004 Sheppard Square	0	0	0	0	163	135	130	118	22	22	315	275
KY 1-005 Iroquois Homes	0	0	45	62	104	45	54	89	21	32	224	228
<b>Elderly/Disabled Developments</b>												
KY 1-012 Dosker Manor	4	3	577	620	18	20	0	0	0	0	599	643
KY 1-013 Saint Catherine Court	63	72	81	82	0	0	1	1	0	0	145	155
KY 1-034 Avenue Plaza, 550 Apts	124	124	90	86	31	34	25	34	0	0	270	278
KY 1-018 Lourdes Hall, Bishop Lane Plaza	8	8	140	141	0	0	0	0	0	0	148	149
<b>Scattered Sites</b>												
KY 1-017 Scattered Sites I-V, Newburg	0	0	18	17	63	50	170	166	6	9	257	282
KY 1-034 Clarksdale I/II Replacement	2	2	28	40	136	152	116	93	18	15	300	302
KY 1-047 HPI/NDHC Scattered and LTO	0	0	0	0	0	0	70	64	3	0	73	64
<b>Mixed Finance Sites</b>												
KY 1-027 The Oaks of Park DuValle	0	0	5	5	24	23	21	20	7	6	57	54
KY 1-030 Park DuValle II	0	0	8	8	38	38	40	40	3	3	89	89
KY 1-031 Park DuValle III	0	0	45	40	19	20	10	14	0	0	74	74
KY 1-032 Park DuValle IV	0	0	6	3	68	65	51	51	5	5	130	124
KY 1-036 St. Francis	3	3	4	4	3	3	0	0	0	0	10	10
KY 1-043 Stephen Foster	0	0	13	16	4	0	0	0	0	0	17	16
KY 1-046 Village Manor	0	0	0	0	9	9	0	0	0	0	9	9
KY 1-049 Liberty Green Rental I	1	1	27	35	49	52	9	6	1	0	87	94
KY 1-050 Liberty Green Rental II	0	0	12	8	22	26	4	7	1	1	39	42
KY 1-051 Liberty Green Rental III	1	4	37	24	74	78	11	18	1	3	124	127
KY 1-052 Liberty Green Rental IV	0	4	14	18	28	24	4	2	1	0	47	48
<b>Subtotal Public Housing Units</b>	<b>207</b>	<b>222</b>	<b>1698</b>	<b>1706</b>	<b>1326</b>	<b>1235</b>	<b>984</b>	<b>976</b>	<b>138</b>	<b>140</b>	<b>4353</b>	<b>4279</b>

	0 Bed		1 Bed		2 Bed		3 Bed		4+ Bed		Total	
	FY 10 Plan	FY 10 Actual	FY 10 Plan	FY 10 Actual	FY 10 Plan	FY 10 Actual	FY 10 Plan	FY 10 Actual	FY 10 Plan	FY 10 Actual	FY 10 Plan	FY 10 Actual
<b>Leased Housing Program</b>												
MTW Vouchers	24	3	1116	976	3223	3039	3857	3751	1295	1358	9515	9127
Non-MTW Vouchers (VASH)	N/A	4	N/A	46	N/A	52	N/A	9	N/A	1	N/A	113
Section 8 Certificates	N/A	20	N/A	44	N/A	57	N/A	0	N/A	0	N/A	121
<b>Subtotal Leased Housing</b>		<b>27</b>		<b>1066</b>		<b>3148</b>		<b>3760</b>		<b>1359</b>		<b>9361</b>

<b>Total LMHA Housing Units</b>		<b>249</b>		<b>2772</b>		<b>4383</b>		<b>4736</b>		<b>1499</b>		<b>13649</b>
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**Table II-D.2 Households Served by Family Type  
Planned Vs. Actual FYE 6/30/10**

	Family		Elderly		Disabled		Total	
	FYE 10 Planned	FYE 10 Actual	FYE 10 Planned	FYE 10 Actual	FYE 10 Planned	FYE 10 Actual	FYE 10 Planned	FYE 10 Actual
<b>Public Housing</b>								
<b>Family Developments</b>								
KY 1-002 Beecher Terrace	496	418	40	101	201	137	737	656
KY 1-003 Parkway Place	480	472	21	38	101	90	602	600
KY 1-004 Sheppard Square	272	233	5	10	38	32	315	275
KY 1-005 Iroquois Homes	180	169	1	5	43	54	224	278
<b>Elderly/Disabled Developments</b>								
KY 1-012 Dosker Manor	119	109	107	164	373	370	599	643
KY 1-013 Saint Catherine Court	11	18	69	104	65	33	145	155
KY 1-014 Avenue Plaza, 550 Apts	78	86	37	74	155	118	270	278
KY 1-018 Lourdes Hall, Bishop Lane Plaza	22	22	36	62	90	65	148	149
<b>Scattered Sites</b>								
KY 1-017 Scattered Sites I-V, Newburg	170	161	16	31	71	50	257	242
KY 1-034 Clarksdale I/II Replacement	223	217	9	24	68	61	300	302
KY 1-047 HPI/NDHC Scattered and LTO	60	12	1	0	12	52	73	64
<b>Mixed Finance Sites</b>								
KY 1-027 The Oaks of Park DuValle	41	39	1	9	15	6	57	34
KY 1-030 Park DuValle II	72	24	11	17	6	48	89	89
KY 1-031 Park DuValle III	39	6	13	55	22	11	74	74
KY 1-032 Park DuValle IV	91	64	22	23	17	37	130	124
KY 1-036 St. Francis	6	6	2	2	2	2	10	10
KY 1-043 Stephen Foster	3	0	10	11	4	5	17	16
KY 1-046 Village Manor	9	9	0	0	0	0	9	9
KY 1-049 Liberty Green Rental On-site Phase I	55	59	13	20	19	15	87	94
KY 1-050 Liberty Green Rental On-site Phase II	25	30	7	2	7	10	39	42
KY 1-051 Liberty Green Rental On-site Phase III	79	77	19	20	26	30	124	127
KY 1-052 Liberty Green Rental On-site Phase IV	30	30	7	6	10	12	47	48
<b>Subtotal Public Housing Units</b>	<b>2561</b>	<b>2261</b>	<b>447</b>	<b>779</b>	<b>1345</b>	<b>1239</b>	<b>4353</b>	<b>4279</b>
	Family		Elderly		Disabled		Total	
	FYE 10 Planned	FYE 10 Actual	FYE 10 Planned	FYE 10 Actual	FYE 10 Planned	FYE 10 Actual	FYE 10 Planned	FYE 10 Actual
<b>Leased Housing Program</b>								
MTW Vouchers	5254	4940	322	763	3939	3424	9515	9127
Non-MTW Vouchers (VASH)	N/A	55	N/A	6	N/A	51	N/A	113
Section 8 Certificates	N/A	99	N/A	19	N/A	3	N/A	121
<b>Subtotal Leased Housing</b>		<b>5094</b>		<b>788</b>		<b>3478</b>		<b>9361</b>
<b>Total LMHA Housing Units</b>		<b>7355</b>		<b>1567</b>		<b>4717</b>		<b>13640</b>



**Table II-D.3 Households Served by Income Level  
Planned Vs. Actual FYE 6/30/10**

	0-30%		30-50%		50-80%		>80%		Total	
	FYE 10 Planned	FYE 10 Actual	FYE 10 Planned	FYE 10 Actual	FYE 10 Planned	FYE 10 Actual	FYE 10 Planned	FYE 10 Actual	FYE 10 Planned	FYE 10 Actual
<b>Public Housing</b>										
<b>Family Developments</b>										
KY 1-002 Beecher Terrace	622	554	83	78	28	20	4	4	737	656
KY 1-003 Parkway Place	523	493	59	92	20	15	0	0	602	600
KY 1-004 Sheppard Square	246	210	60	51	9	13	0	1	315	275
KY 1-005 Iroquois Homes	186	183	30	40	8	4	0	1	224	228
<b>Elderly/Disabled Developments</b>										
KY 1-012 Dosker Manor	556	579	32	52	10	11	1	1	599	643
KY 1-013 Saint Catherine Court	121	125	21	27	2	2	1	1	145	155
KY 1-014 Avenue Plaza, 550 Apts	221	226	30	32	15	17	4	3	270	278
KY 1-018 Lourdes Hall, Bishop Lane Plaza	116	111	25	30	6	7	1	1	148	149
<b>Scattered Sites</b>										
KY 1-017 Scattered Sites I-V, Newburg	169	151	54	59	25	24	9	8	257	242
KY 1-034 Clarksdale I/II Replacement	175	179	66	65	51	42	8	16	300	302
KY 1-047 HPI/NDHC Scattered and LTO	39	23	26	33	8	8	0	0	73	64
<b>Mixed Finance Sites</b>										
KY 1-027 The Oaks of Park DuValle	18	18	17	15	17	15	5	6	57	54
KY 1-030 Park DuValle II	32	60	32	22	4	6	1	1	89	89
KY 1-031 Park DuValle III	55	47	15	20	3	6	1	1	74	74
KY 1-032 Park DuValle IV	73	77	47	35	9	12	1	0	130	124
KY 1-036 St. Francis	10	10	0	0	0	0	0	0	10	10
KY 1-043 Stephen Foster	13	15	3	1	1	0	0	0	17	16
KY 1-046 Village Manor	9	9	0	0	0	0	0	0	9	9
KY 1-049 Liberty Green Rental On-site Phase I	32	30	49	54	6	10	0	0	87	94
KY 1-050 Liberty Green Rental On-site Phase II	14	10	22	22	3	10	0	0	39	42
KY 1-051 Liberty Green Rental On-site Phase III	46	30	69	60	9	37	0	0	124	127
KY 1-052 Liberty Green Rental On-site Phase IV	18	20	26	22	3	6	0	0	47	48
<b>Subtotal Public Housing Units</b>	<b>3314</b>	<b>3160</b>	<b>766</b>	<b>810</b>	<b>237</b>	<b>265</b>	<b>36</b>	<b>45</b>	<b>4353</b>	<b>4279</b>
	0-30%		30-50%		50-80%		>80%		Total	
	FYE 10 Planned	FYE 10 Actual	FYE 10 Planned	FYE 10 Actual	FYE 10 Planned	FYE 10 Actual	FYE 10 Planned	FYE 10 Actual	FYE 10 Planned	FYE 10 Actual
<b>Leased Housing Program</b>										
MTW Vouchers	6850	6048	2188	2511	446	514	31	54	9515	9127
Non-MTW Vouchers – HUD VASH	N/A	71	N/A	37	N/A	4	N/A	0	N/A	113
Other – Section 8 certificates	N/A	104	N/A	16	N/A	1	N/A	0	N/A	121
<b>Subtotal Leased Housing</b>		<b>6223</b>		<b>2564</b>		<b>519</b>		<b>54</b>		<b>9361</b>
<b>Total LMHA Housing Units</b>		<b>9383</b>		<b>3374</b>		<b>784</b>		<b>99</b>		<b>13640</b>

**TABLE II-D.4 Households Served by Race and Ethnicity  
Planned Vs. Actual FYE 6/30/10**

	African American		White		Other		Total	
	FYE 10 Planned	FYE 10 Actual	FYE 10 Planned	FYE 10 Actual	FYE 10 Planned	FYE 10 Actual	FYE 10 Planned	FYE 10 Actual
<b>Public Housing</b>								
<b>Family Developments</b>								
KY 1-002 Beecher Terrace	703	641	20	11	14	4	737	656
KY 1-003 Parkway Place	483	573	18	16	101	11	602	600
KY 1-004 Sheppard Square	285	269	8	5	22	1	315	275
KY 1-005 Iroquois Homes	189	199	22	26	13	3	224	228
<b>Elderly/Disabled Developments</b>								
KY 1-012 Dosker Manor	456	501	131	122	12	20	599	643
KY 1-013 Saint Catherine Court	11	116	31	36	3	3	145	155
KY 1-014 Avenue Plaza, 550 Apts	224	236	44	40	2	2	270	278
KY 1-018 Lourdes Hall, Bishop Lane Plaza	88	96	56	49	4	4	148	149
<b>Scattered Sites</b>								
KY 1-017 Scattered Sites I-V, Newburg	219	208	37	32	1	2	257	242
KY 1-034 Clarksdale I/II Replacement	246	254	43	43	11	5	300	302
KY 1-047 HPI/NDHC Scattered and LTO	68	61	5	3	0	0	73	64
<b>Mixed Finance Sites</b>								
KY 1-027 The Oaks of Park DuValle	54	51	2	2	1	1	57	54
KY 1-030 Park DuValle II	88	87	1	1	0	1	89	89
KY 1-031 Park DuValle III	74	74	0	0	0	0	74	74
KY 1-032 Park DuValle IV	127	121	3	3	0	0	130	124
KY 1-036 St. Francis	8	8	2	2	0	0	10	10
KY 1-043 Stephen Foster	15	16	2	0	0	0	17	16
KY 1-046 Village Manor	8	8	1	1	0	0	9	9
KY 1-049 Liberty Green Rental On-site Phase I	84	90	3	3	0	1	87	94
KY 1-050 Liberty Green Rental On-site Phase II	38	40	1	2	0	0	39	42
KY 1-051 Liberty Green Rental On-site Phase III	120	123	4	3	0	1	124	127
KY 1-052 Liberty Green Rental On-site Phase IV	45	46	2	2	0	0	47	48
<b>Subtotal Public Housing Units</b>	<b>3733</b>	<b>3818</b>	<b>436</b>	<b>402</b>	<b>184</b>	<b>59</b>	<b>4353</b>	<b>4279</b>
	African American		White		Other		Total	
	FYE 10 Planned	FYE 10 Actual	FYE 10 Planned	FYE 10 Actual	FYE 10 Planned	FYE 10 Actual	FYE 10 Planned	FYE 10 Actual
<b>Leased Housing Program</b>								
MTW Vouchers	6470	6288	2831	2633	214	206	9515	9127
Non-MTW Vouchers (VASH)	N/A	63	N/A	46	N/A	3	N/A	113
Section 8 Certificates	N/A	85	N/A	35	N/A	1	N/A	121
<b>Subtotal Leased Housing</b>	<b>6470</b>	<b>6436</b>	<b>2831</b>	<b>2714</b>	<b>214</b>	<b>210</b>	<b>9515</b>	<b>9361</b>
<b>Total LMHA Housing Units</b>		<b>10254</b>		<b>3116</b>		<b>269</b>		<b>13640</b>

**TABLE II-D.5 Historical Summary of Households Served**  
**Actual FY 1999 - FY 2010**

	Percentage of Households											
<b>Households by Family Type</b>	<b>FY 2010</b>	<b>FY 2009</b>	<b>FY 2008</b>	<b>FY 2007</b>	<b>FY 2006</b>	<b>FY 2005</b>	<b>FY 2004</b>	<b>FY 2003**</b>	<b>FY 2002</b>	<b>FY 2001</b>	<b>FY 2000</b>	<b>FY 1999</b>
Family	54% 7355	61% 8524	57% 7568	62% 7631	60% 7409	59% 7096	65% 8475	64%	62% 3172	62% 3144	N/A*	N/A*
Elderly	11% 1567	11% 1488	10% 1364	10% 1250	10% 1231	10% 1231	9% 1201	10%	14% 728	14% 690	N/A*	N/A*
Disabled	35% 4717	28% 3897	32% 4245	28% 3524	30% 3671	31% 3782	26% 3333	26%	24% 1207	25% 1250	N/A*	N/A*
<b>TOTAL HOUSEHOLDS</b>	<b>13640</b>	<b>13911</b>	<b>13178</b>	<b>12405</b>	<b>12315</b>	<b>12110</b>	<b>13009</b>		<b>5172</b>	<b>5077</b>	<b>5045</b>	<b>4901</b>
<b>Households by Income Level</b>												
Total with incomes below 30% AMI	69% 9383	72% 9972	72% 9504	79% 9791	78% 9649	80% 9678	86% 11189	86%	90% 4596	88% 4480	92% 4650	93%***
Public Housing Households with Incomes less than 30% AMI	74% 3160	75% 3209	77% 3262	81% 3493	83% 3375	82% 3157	85% 3724	89%	91% 3933	89% 3910	94% 4112	94%***
Leased Housing Households with Incomes less than 30% AMI	66% 6223	70% 6763	70% 6242	78% 6298	76% 6274	79% 6521	87% 7465	85%	86% 663	81% 570	82% 538	87%***
Total with incomes above 50% AMI	6% 883	6% 794	6% 765	4% 436	3% 425	3% 404	2% 283	1%	2% 91	2% 110	1% 60	1%***
<b>Households by Race and Ethnicity</b>												
African American	75% 10254	75% 10295	75% 9932	76% 9499	77% 9455	77% 9277	76% 9853	75%	89% 4542	89% 4521	88%***	87%***
White	23% 3116	23% 3295	23% 2999	22% 2699	22% 2697	21% 2566	23% 2974	23%	10% 525	10% 523	11%***	11%***
Ethnic or Racial Minorities	2% 269	2% 319	2% 247	2% 207	1% 159	2% 267	1% 182	1%	1% 40	1% 33	<1%***	1%***
<b>TOTAL HOUSEHOLDS</b>	<b>13640</b>	<b>13911</b>	<b>13178</b>	<b>12405</b>	<b>12315</b>	<b>12110</b>	<b>13009</b>		<b>5172</b>	<b>5077</b>	<b>5045</b>	<b>4901</b>

\*Information from prior years was not available in this format.

\*\*The increase in the combined programs since the close of FY 2002 and changes in the number of households and characteristics of households served can be attributed to the merger of the former City and County Housing Authorities. Changes in households served since 2002 are largely due to the addition of the former Housing Authority of Jefferson County housing programs, and not necessarily from any significant changes in the number or mix of households served by the former Housing Authority of Louisville.

\*\*\*Underlying numbers of actual households served are not available.

### **III. Non-MTW Related Housing Authority Information**

#### ***A. Sources and Uses of Other HUD or Federal Funds***

##### **Federal Grants - American Recovery and Reinvestment Act**

The American Recovery and Reinvestment Act (ARRA) is an economic stimulus package enacted by the 111th United States Congress in February 2009. HUD is authorized by the ARRA act to award an estimated total of \$2,985,000,000 in Capital Funds to Public Housing Authorities across the nation. The funding is expected to result in employment for thousands of construction workers, providing much needed relief to economies and communities across the country and substantially modernizing tens of thousands of public housing units. PHA's were advised to give priority to projects that: are ready to begin construction rapidly; increase energy efficiency and lower the long-term costs of operating public housing; improve safety; and or employ persons/preserve jobs.

In early April of FY 2009, LMHA received an award of \$14,151,218 million in Public Housing Capital Formula stimulus funds and as of June 30, 2009 had obligated almost 10 million (\$9,787,661) leaving just under \$5 million (\$4,363,557) in funds yet to be allocated. (The remainder of the funds was obligated shortly after the end of the fiscal year, well before the actual Federal obligation deadline March 17, 2010.) The funds are being used for renovation, rehabilitation, maintenance and improvements of our residential buildings. Following this section is a table with information on each ARRA funded project including the project location, a description, the estimated jobs created, amount obligated, amount expended, and project status. This table is updated regularly by LMHA staff and reported to the Louisville at Work Team who is responsible for monitoring and tracking stimulus fund spending in Jefferson County.

The recovery funds are providing a great assist in efforts to modernize existing housing stock and expand overall housing opportunities. As of July 1, 2010 nineteen (19) projects had been 100% completed, and 10 were over 90% complete, and one was well underway for a grand total of \$11.6 million expended during the fiscal year. The actual cost for the projects was below the original estimates so LMHA was able to earmark other Capital Projects for stimulus funding. LMHA was able to expedite the procurement and spending process by using the money to fund capital projects previously budgeted for FY 2009 and FY 2010. The Agency expects to have spent 100% of the funds by calendar year end, December, 31 2010.

**TABLE III-A Capital Fund Program**  
**American Recovery and Reinvestment Act – \$14.1 Million**  
**Planned and Actual FYE 6/30/10**

<b>Projects</b>	<b>% Complete</b>	<b>Estimate</b>	<b>Actual Spent</b>	<b>Certified Jobs</b>
Beecher Terrace pipe replacement	100%	\$2,755,131	\$2,755,131	4
Parkway Place drainage pipe replacement-A/E services	95%	\$27,500	\$24,200	
Iroquois Homes demolition of 16 bdlgs	94%	\$1,472,017	\$1,340,135	19
Dosker Manor elevator upgrade	100%	\$1,606,028	\$1,606,028	6
Dosker Manor parapet replacement	100%	\$245,713	\$245,713	
Dosker Manor interior painting	100%	\$138,165	\$138,165	
Dosker Manor bldg systems integration	98%	\$419,784	\$355,982	
Avenue Plaza energy assessment	100%	\$7,000	\$7,000	
550 Apartments roof replacement	100%	\$490,933	\$490,933	
Scattered Sites lease-to-own units (3)	100%	\$451,686	\$451,686	32
Avenue Plaza lighting	100%	\$280,615	\$266,586	13
Parkway Place gas line and electrical feeder replacement	32%	\$3,091,434	\$1,177,030	
550 Apartment stairs	50%	\$377,000	\$208,491	
Scattered Sites roofs – A	100%	\$76,498	\$76,498	
Scattered Sites roofs – B	100%	\$44,019	\$44,019	
Scattered Sites roofs – C	100%	\$22,772	\$22,772	
Scattered Sites roofs – D	100%	\$64,614	\$64,614	
Avenue Plaza elevators	10%	\$538,500	0	
Dosker Manor floor tile	95%	\$171,800	\$98,312	
Lourdes Hall intercom system	100%	\$223,468	\$191,700	
537 E Breckinridge St unit conversion	95%	\$157,500	\$154,232	2
A/E Mechanical	93%	\$200,000	\$186,690	
A/E Roofing	90%	\$100,000	\$41,800	
A/E Construction	90%	\$300,000	\$137,427	
Scattered Sites stairs – 4 units	100%	\$77,900	\$77,900	
Lourdes Hall generator	100%	\$203,700	\$193,040	
Bishop Lane generator	100%	\$177,000	\$168,150	
Bishop Lane roof	100%	\$215,171	\$165,230	
Bishop Lane generator – A/E services	100%	\$19,750	\$19,750	
Lourdes Hall generator – A/E services	100%	\$18,500	\$18,500	
Administrative costs			\$872,286	
<b>TOTAL</b>		<b>\$13,974,198</b>	<b>\$11,600,000</b>	<b>76</b>

## ***B. Non-MTW Initiatives***

### **Community Revitalization**

Together with our partner organizations and Metro Louisville, LMHA has undertaken two large-scale revitalization projects over the last two decades. Cotter-Lang/Park DuValle was one of the first LMHA public housing complexes redeveloped under the Federal HUD HOPE VI program. Both Park DuValle and Louisville's subsequent HOPE VI Revitalization which transformed Clarksdale Homes into Liberty Green are nationally recognized as model HOPE VI communities.

### **Sheppard Square Revitalization Plan**

LMHA will be submitting an application for a third HOPE VI Revitalization grant for \$22 million this fall to redevelop Sheppard Square. If awarded of the HOPE VI, redevelopment activities will commence immediately and continue through 2015. LMHA has been working closely with Sheppard residents, community organizations and a multi-disciplinary team including designers, engineers and legal advisors to refine the application that was submitted to HUD last fall. The initial application, submitted November 2009, was not awarded; however, the Authority is confident that the revised application will be funded for the full amount requested. The revised application contains a detailed plan to redevelop Sheppard Square as a green community that integrates modern amenities, like broadband internet access, with cost and energy efficient design.

In addition, the Plan outlines LMHA's strategy for developing Sheppard Square off-site replacement housing. LMHA has partnered with one of the region's leading service providers, Project Women, to create replacement housing that ties housing assistance with on-site supportive service. The program will be modeled on LMHA's Special Referral MTW Housing Choice Voucher Programs.

### **Clarksdale Homes HOPE VI Revitalization**

Efforts to redevelop the severely distressed Clarksdale development with assistance from HUD's HOPE VI program began when the Authority first submitted a grant application in June 2001. Although the initial grant was not awarded, the Agency has since submitted two more successful HOPE VI applications to replace all 713 Clarksdale public housing units in a wide variety of building types and locations, both on-site and off-site.

LMHA has to date received a total of \$40 million in Federal HUD HOPE VI Revitalization grant funds, obtained over \$200 million in physical development leverage and partnered with several for-profit and non-profit developers committed to create 1900+ public housing, low-income tax credit, market rate rental and homeownership units. Both the on and off-site components of the Clarksdale HOPE VI project are moving forward steadily. On-site the first rental units were occupied in June 2006. As of June 2009, the build out of the remaining mixed income on-site rental units had been completed. The on-site units are a combination of public housing units, low-income housing tax credit apartments and market rate rental.

### **The Edge at Liberty Green**

The Edge at Liberty Green, the on-site home-ownership component of the Liberty Green-Clarksdale HOPE VI project, will be comprised of at least 275 affordable and market rate homeownership units as well as space for offices and retailers. Housing types in the development will include garden apartments, flats, and brownstone-like townhomes featuring amenities such as roof-top gardens and tuck-under parking. The sharp economic downtown and mortgage foreclosure crisis slowed pre-development activities at The Edge in 2009; however the developer is gaining confidence that the market has now stabilized for units within their projected price points (approximately \$110,000 to \$300,000). Currently, construction of homes is anticipated to begin in fiscal year 2011 and to be completed in phases over the course of the next 8 to 10 years.

## **Liberty Green Community Building**

The Liberty Green Community Center will be the first LMHA owned and managed LEED certified building. The community center will contain a community room, kitchen, classrooms, offices and eight (8) public housing units. Design features that will help the building achieve LEED status include geo-thermal heating and cooling; light colored, high-albedo roofing to reduce solar heat gain; ICF walls; double glazed windows; Energy Star rated high efficiency appliances; and compact fluorescent lighting. In addition, the parking lot has been surfaced with pervious pavers to maximize storm water absorption on-site. Construction of the center is complete and the formal dedication is scheduled for July 8, 2010.

## **801 East Broadway**

LMHA utilized its funding flexibility granted by MTW to design and construct this mixed-use building which stands prominently at the corner of Broadway and Shelby Street in downtown Louisville. The building contains 22 public housing units and roughly 3,000 square feet of commercial/retail space at the street level. LMHA broke ground on the project in 2007, and hosted a press conference with the Mayor on March 17, 2009 celebrating its completion. While LMHA will operate the housing units, the Authority has contracted a separate property manager for the commercial space. LMHA is still pursuing a tenant to lease the commercial space.

## **Scattered Sites**

By the end of fiscal year 2009, LMHA had fulfilled its Clarksdale one-for-one replacement commitment totaling 713 units. The replacement units are comprised of scattered site public housing units and on-site public housing units. The scattered site replacement units consist of mixed finance/private managed multi-family mixed-income units, single family home acquisitions, and LMHA developed and managed single family homes located throughout the Metro area. LMHA continued to aggressively acquire public housing sites during FY 2010 in order to replace general occupancy units being demolished at Iroquois Homes. LMHA acquired 30 scattered site units in the past year.

## **537 East Breckinridge Street**

LMHA acquired this *Freedman House* located near the Sheppard Square public housing development and is restoring it, with ARRA funds, in a collaborative effort with YouthBuild Louisville. The house was originally a duplex which is now being converted to a single family. The finished home will have an ENERGY STAR rating. In order to rehabilitate the house to Energy Star standards the un-insulated wood floor was removed and replaced with a thermally broken slab. Also, the double brick exterior walls were insulated and air sealed with continuous rigid foam insulation prior to erecting interior stud walls with drywall. In addition, a high efficiency hot water heater and furnace have been installed and windows are, high performance double pane windows. The project is scheduled for completion in September, 2010.

## **LMHA's Greening Initiative**

While LMHA has maintained a long-standing commitment to energy efficiency, our efforts went to the next level when Louisville was chosen by the Environmental Protection Agency (EPA) in November 2007 as one of five US cities to become a model partner for its Energy Star program. Mayor Jerry Abramson accepted the EPA's Energy Star Challenge and rolled out his Go Green Louisville! Campaign. LMHA quickly jumped on board for this initiative to adopt sustainable practices, including the goal to reduce energy use in the city by 10% or more by the year 2010.

Rising energy costs have made utility expenses a growing concern in overall housing affordability, as well as a significant portion of LMHA's operating budget. The hundreds of thousands of dollars spent each month on utilities for LMHA's public housing inventory rose even higher during the winter of 2009 due to the 24% increase in gas rates. The Authority also incurs utility costs for units that are privately managed

such as Park DuValle and Liberty Green and for those under lease in our Section 8 program. Once these factors are added in, our targeted 10% reduction in energy use could easily add up to over one million dollars in annual savings. Two initiatives proposed within the 2010 Annual Plan - the Weatherization and Energy Efficiency Pilot and the CFL Trade-In Pilot Program for Avenue Plaza Residents – explore innovative approaches to reducing energy costs that use the funding flexibility provided through the MTW Demonstration Program.

During FY 2009, LMHA competed with other local building owners in the “Kilowatt Crackdown”, a contest initiated by Mayor Abramson to show businesses how “going green can save green.” Because of the tremendous progress the Authority made during 2008 with identifying and implementing energy efficient measures at its Central Offices, LMHA decided to compete with other Louisville building owners in the “Kilowatt Crackdown”, a contest launched by Mayor Jerry Abramson. LMHA selected Avenue Plaza as its first entry in this yearlong contest that will compare 2009 gas and electric usage in commercial buildings to usage during 2008. Avenue Plaza is a 17-floor high-rise that is home to 225 elderly and disabled households. Avenue Plaza also houses LMHA’s Central Office facilities, including 66 staff members and 57 computer stations. A total of 229 Metro area buildings were entered in the contest.

Avenue Plaza underwent an extensive energy overhaul during 2009 based on recommendations from a recent energy audit. Over 500 light fixtures were replaced with energy efficient models. New chillers were installed, as well as weather-stripping and door sweeps on all exterior stairwell doors. HVAC units in all apartments were also cleaned and repaired, in addition to several other energy saving projects. These efforts resulted in an annual utility cost savings equivalent to \$16,606 (based on December 2009 gas and electric rates), as well as recognition of Avenue Plaza as one of five finalists among 102 buildings for the Kilowatt Cup award.

Beyond the monetary impacts to LMHA’s budget are the environmental and health benefits to be reaped from our greening efforts, including cleaner air and water. To champion these benefits, LMHA has formed a Green Team that is comprised of board members, staff and advisors who will assist the Agency in becoming a leader in the nation among affordable housing providers. The Green Team’s goals are to:

- Develop, renovate and maintain housing stock and communities with green materials and energy efficient technologies;
- Conserve energy and other natural resources; and
- Increase the awareness of environmentally responsible business and development practices.

To achieve these goals, LMHA is tackling several large- and small-scale environmentally beneficial projects. LMHA’s premiere green site is Liberty Green, the HOPE VI revitalization project currently under construction on the former Clarksdale site. Liberty Green is the first mixed-income development in Kentucky to receive the EPA’s Energy Star Award for Excellence in Affordable Housing. Each and every homeownership and rental unit has been certified through the Energy Star Program, and all appliances are also Energy Star rated.

The EPA has indicated that Liberty Green units have been verified as 40% more efficient than homes built to the 1993 National Model Energy Code, resulting in dramatic cost savings for those who lease or will purchase homes. The site’s community center, which began construction in 2009 and was completed in 2010, will be the Authority’s first LEED certified building.

Other greening and environmental efforts currently underway at the Authority include:

- Installing Energy Star appliances and HVAC systems in all public housing units as existing appliances are replaced;



- Redeveloping Sheppard Square to be an Enterprise Green Communities certified site;
- Testing concentrated and environmentally friendly cleaners for use in LMHA's offices and public housing developments;
- Continue a weatherization and energy efficiency pilot program with Section 8 homeowners;
- Testing a low-flow showerhead in a public housing unit; and
- Continue to expand green and Energy Star purchasing practices and policies.

Greening strategies that are planned or under consideration include:

- Requiring contractors to use Energy Star labeled equipment and other environmentally friendly products;
- Furthering contractors to use Energy Star guidelines and practices by allotting points in contract award process;
- Revising design specifications and pattern books to reflect sustainable principles; and
- Including Energy Star, energy conservation and greening information in public housing and Section 8 contracts/leases.
- Exploring programs that give incentive to Section 8 landlords to make energy efficiency improvements and/or weatherize units, including those occupied by low-income families.

Implementation of additional greening activities still under consideration may require HUD approval of a regulatory waiver as authorized in the Agency's MTW agreement. In 2011, LMHA will take a closer look at the potential for MTW authorizations to facilitate additional greening activities.

### **Revised Utility Allowance**

The Authority is currently reviewing HUD's latest regulations and guidance on the use of energy and water in Public Housing, especially with regard to calculating utility allowances. Staff expects to complete this review during the upcoming year and to make recommendations on possible revisions.

### **Housing Choice Voucher Program Operating Procedures**

LMHA implemented a new process in FY2008 that allows families who are remaining in the same residence to submit information for their annual re-certification by mail. Families who are requesting approval to move still come in for an appointment and attend a briefing upon conclusion of the re-certification process. Also during FY2008 LMHA also began assigning HCV clients to a specific Housing Specialist for a three-year period, providing clients with a specific contact if they have any questions about their participation in the HCV program. Annual inspections continue to be conducted as usual.

While these revised protocols do not require MTW authority to be carried out, they were devised to help reduce costs and achieve greater cost effectiveness. In the past, LMHA has had a great deal of difficulty getting participants to attend recertification appointments. LMHA Section 8 staff is able to substantially reduce the amount of time spent on no shows and rescheduling appointments, and the time involved in conducting recertification appointments with the revised procedures.

## **IV. Long-term MTW Plan**

The Louisville Metro Housing Authority's vision for the MTW Demonstration Program will continue to focus on 1) expanding Public Housing Stock through geographically dispersed acquisition and development activities; 2) redeveloping conventional Public Housing Stock; 3) increased housing choices through stronger rental options and expanded homeownership opportunities; 4) developing programs and housing stock targeted to populations with special needs not adequately served elsewhere in the community and 5) providing incentives and supportive programs that promote self-sufficiency among Public Housing and Housing Choice Voucher participants.

In implementing these goals, LMHA will focus on the following initiatives:

### ***Reposition and redevelop the conventional Public Housing stock***

The physical stock of the remaining original family developments owned and managed by LMHA needs to be completely redeveloped. These sites – large, dense, urban and often isolated – need major renovation or replacement. LMHA's goal is to transform these communities in the coming years, replacing the current public housing developments with mixed income communities, while at the same time providing replacement units so that the overall number of families served will not decrease. In the elderly developments, modernization efforts will proceed with an eye toward appropriate and expanded service provision.

### ***Increase housing choice through stronger rental communities and options, and expanded homeownership opportunities.***

Homeownership is an important housing choice option for many residents and LMHA program participants and is still an appropriate program given the local market. The former Housing Authority of Jefferson County (HAJC) had a very strong Section 8 Homeownership program, and HAL instituted its own version of such a program (as referenced in the FY2002 MTW Plan.) LMHA intends to continue to move these programs forward, as evidenced by the consolidation of policies and procedures within the general Housing Choice Voucher (HCV) Administration Plan and other recent revisions using MTW flexibilities. For the many other families for whom homeownership isn't a viable option, LMHA will continue to look at its public housing communities to see what policy and program changes might strengthen those communities and make them better places to live.

### ***Develop programs and housing stock targeted to populations with special needs not adequately served elsewhere in the community.***

LMHA is using a combination of available resources to develop targeted programs for people with specific and/or special needs. Some of these needs will be transitional; other programs provide long-term support, particularly for the elderly and younger persons with disabilities. The objective of providing this type of housing is to meet needs not already met by other agencies, and/or to partner with local organizations that have social services strengths and programs that need a housing support element. Developing comprehensive programs in these areas will continue to require MTW regulatory relief.

### ***Encourage program participant self-sufficiency***

The MTW agreement allows LMHA to reinvent the FSS program to make it appropriate to local program participant needs. The Demonstration also allows LMHA to rethink other policies – like the rent policy for Clarksdale HOPE VI replacement scattered sites – to encourage families to work towards housing self-sufficiency.

## **V. Proposed MTW Activities: HUD approval requested**

### **Proposed MTW Initiative – Special Referral HCV Program – Downtown Scholar House**

#### **A. Status of the Proposed Activity**

The activity is to allocate Housing Choice Vouchers annually to a special referral program with Project Women and Spalding University at the Villager, a property purchased by LMHA as a Clarksdale replacement housing site. The activity has not been implemented because the Downtown Scholar House facility is under construction.

While voucher recipients will initially be required to reside at the Villager and meet all Project Women and Spalding University's program requirements (single parent, attending school), their vouchers will resume full portability after they successfully graduate from the program. As a participant moves from the Villager, LMHA will issue a voucher to the next eligible applicant.

This proposed activity will provide incentives to heads of household who are participating in educational and other programs that assist them in obtaining employment and becoming economically self-sufficient. It also increases housing choices for low-income families interested in the Project Women/Spalding University program. The activity has not been implemented because the Downtown Scholar House facility is currently under construction.

## VI. Ongoing MTW Activities: HUD approval previously granted

### Ongoing MTW Initiative – Public Housing Sub-lease Agreement with Catholic Charities for Emergency Temporary Housing

#### A. Date the Activity was Proposed, Approved and Implemented

This activity is to sublease public housing units to Catholic Charities as emergency temporary housing for victims of human trafficking. Units will be provided immediately on an as needed basis. Verification requirements will be waived, as well as age-related occupancy criteria at any of the public housing sites. The activity was proposed in LMHA's FY 2010 MTW Annual Plan and approved by HUD and implemented in FY 2010.

#### B. Actual Impact and Performance of the Activity

The proposed activity will reduce costs and achieve greater cost effectiveness in Federal expenditures, and increase housing choices for low-income individuals and/or families who are victims of human trafficking.

LMHA will sublease public housing units to Catholic Charities on an immediate, as needed basis for victims involved with their anti-trafficking Kentucky Rescue and Restore Program. In many cases, victims either entirely lack identification and other crucial documentation, or are unable to obtain it without great difficulty as they have been trafficked across international borders and/or their perpetrators have confiscated it. Therefore, LMHA will waive all verification requirements for Rescue and Restore victims for the initial six-month occupancy period.

Victims will also receive preference for the regular public housing program at the expiration of the six-month period. (Verification requirements must be met at that time.) Also many of the referred cases are younger, single individuals that only require an efficiency or one-bedroom unit. Because LMHA's generally has a high number of efficiency and one-bedroom units available at its elderly sites, the Authority will use its MTW flexibility to waive age-related occupancy criteria for the Rescue and Restore cases. As of FYE 2010, 3 units had been leased by program participants at Dosker Manor. All three leases were executed in March and will expire in November, 2010, at which time the families may apply for a permanent public housing unit.

Higher occupancy rates at the elderly sites will also improve LMHA's operating revenues and maximize the cost effectiveness of Federal funding. LMHA receives \$75/month rent for the occupied units. During FY 2010, 3 units were each occupied for 3 months, generating \$900 rent revenue. The 9-month leases were signed in March; therefore the activity will generate \$1125 in additional rent revenue during FY 2011.

#### Sub-Lease Agreement with Catholic Charities Actual FY 2010

Metric	FY 09 Baseline	FY 10 Bmk	FY 10 Actual	FY 11 Bmk
No. of households in program that reside in Dosker	0	N/A*	3	N/A*
Occupancy at Dosker Manor	87%	90%	95%	92%
Cost effectiveness of sub-leasing units	\$0	\$75/mos	\$900.00	\$75/mos

\*LMHA admits the families in Kentucky Rescue and Restore Program as-needed, therefore the number of households residing in Dosker depends on the number of cases that Catholic Charities has that fiscal year.

**C. Explanation of challenges/effectiveness and potential new strategies**

Under the current FY 2011 agreement, LMHA will waive all verification requirements for Rescue and Restore victims for the initial nine-month occupancy period due to the onerous process to obtain identification and necessary documentation. This is an increase from the original agreement which was six months. This initiative provided housing for three families in need, and it increased occupancy at Dosker Manor by 3 units. LMHA will continue to monitor the cost effectiveness of the program. Staff anticipate the cost to turn over the units at the end of the 9-month lease period could exceed the revenue generated by the activity.

**D. Revised Metrics and Benchmarks**

Performance metrics were not revised in FY 2010.

**E. Changes to Data Collection Methodology**

Data collection methodology has not changed.

**F. MTW Authorizations per Restated Agreement**

The MTW Authorization has not changed: *Attachment C, Section C.2 Local Preferences and Admission and Continued Occupancy Policies and Procedures, Section 3 of the 1937 Act and 24 C.F.R. 960.206; Section C.10 Special Admissions and Occupancy Policies for Certain Public Housing Communities, Sections 3,6,7,16 and 31 of the 1937 Act and 24 C.F.R. 945 subpart C, 960 Subparts, B, D, E and G.*

## **Ongoing MTW Initiative – Increased Flat Rents for Scattered Sites and Occupancy Criteria Changes for New Scattered Sites**

### **A. Date the Activity was Proposed, Approved and Implemented**

This activity was proposed in the LMHA FY 2010 MTW Annual Plan and approved by HUD. Implementation of the initiative began in 2010.

### **B. Actual Impact and Performance of this MTW Activity**

The FY 2010 MTW Annual Plan included a proposed initiative to increase the flat rents for its New Scattered Sites. LMHA offers its residents the option of a flat rent or income-based rent at all of the public housing properties it owns and manages. The current flat rent structure is the same for all of its public housing units regardless of their square footage, location, age or amenities. Many of the Authority's Scattered Sites, especially the newly acquired or constructed off-site HOPE VI Clarksdale Replacement units, are highly desirable properties that could easily command an increased rent structure. The proposed rent ranges are still below market rate rents for comparable properties.

The existing low rent structures for these properties may in some instances discourage residents from moving out of the unit towards self-sufficiency. It also limits the availability of LMHA's best housing stock for other low-income families. The proposed flat rents could increase the availability of these units and increase rent revenues generated from these properties.

**UPDATE:** The flat rent changes were not implemented in 2010 due to the national recession and high-unemployment in the Metro area. LMHA did not want to increase the potential for undue rent burden on households whose budgets have been stretched thin by the weak economy. LMHA will consider implementing the new flat rents in FY 2011. Because the activity was not implemented, no hardship claims were made in 2010.

The 2010 MTW Annual Plan also included an initiative to revise occupancy criteria for New Single-Family Scattered Site Public Housing units to include mandatory participation in a case management program and active movement towards self-sufficiency. Elderly and disabled households are exempted from these criteria.

Residents who reside in the new stand alone homes must demonstrate progress toward transitioning to a tax credit rental unit, a market rate rental unit, or homeownership. Residents' progress toward their goals is monitored and tracked by Case Managers throughout the five-year period. If an individual does not succeed in transitioning within the five-year frame and is not able to demonstrate advancement toward their goals, but is otherwise lease-compliant, they will be transferred to another appropriately sized public housing unit in LMHA's inventory. If residents are showing significant progress and are meeting the conditions of the program, an extension may be granted. An extension can be up to 2 years. Since 2010, all new residents at the New Scattered Sites sign a lease that outlines their obligation to participate in case management that is tied to the unit.

At FYE 2010, LMHA staff re-evaluated the goals of this initiative, and then selected new metrics and set benchmarks for FY 2011 and 2012. Baselines are FY 2010 data.

There is not enough meaningful information to report fully on the outcomes of the initiative at this time.

### **C. Explanation of challenges/effectiveness and new potential strategies**

Despite the downturn in the economy, LMHA anticipates that case management will give support to heads of household who are participating in educational and other programs that assist them in obtaining

employment and becoming economically self-sufficient. LMHA also anticipates that increased flat rents will reduce costs and achieve greater cost effectiveness in Federal expenditures, and increase housing choices for low-income families interested in LMHA's Scattered Sites.

### **Increased Flat Rents and Mandatory Participation in Case Management Services Actual FY 2010**

<b>Metric – Self-sufficiency</b>	<b>FY 10 Baseline</b>	<b>FY 11 Bmk</b>	<b>FY 12 Bmk</b>
Total term-limited public housing units	100		
Total households enrolled in case management	100	100%	100%
Employment status of non disabled or non elderly households	61	65%	70%
No. of HOHs who completed a major program* during the year	7	15%	20%
No. of households that move to market rate rental or S8 Homeownership	0	5%	10%
General case management services	9	15%	25%
No. HOHs who completed at least 1 goal within the fiscal year	43	55%	60%
Not taking advantage of case management	50	<5%	<5%
Total households enrolled in FSS			
FSS graduates	7	10%	10%
FSS participants	27	30%	35%
Terminated from FSS	7	<5%	<5%
<b>Metric – Cost effectiveness</b>			
Rent revenues for the units			

\*Homeownership counseling, Individual Development Account Program or Family Self-Sufficiency Program

### **D. Revised Metrics and Benchmarks**

Goals were re-evaluated and new benchmarks were selected for FY 2011 and 2012. The baselines are FY 2010 data.

### **E. Changes to Data Collection Methodology**

The length of residency will also be tracked by household and compared to the length of time households have historically resided at LMHA's Scattered Sites. Tracking will also be done on the number of residents that move out of these units into market rate rental or into homeownership opportunities. Progress will be determined by higher rent revenues, shorter lengths of residency and by moving residents into non-subsidized rental housing or homeownership. Participation in Case Management and Completion of goals will all be tracked in the case management tracking system (Tracking At-A-Glance).

### **F. MTW Authorizations per Restated Agreement**

Waiver has not changed: *Attachment C, Section C.10 Special Admissions and Occupancy Policies for Certain Public Housing Communities, Section 3, 6, 7, 16, and 31 of the 1937 Act and 24 C.F.R.945 subpart C, 960 Subparts B, D, E and G, and Section C.11. Rent Policies and Term Limits, Section 3(a)(2), 3(a)(3)(A) and Section 6(1) of the 1937 Act and 24 C.F.R. 5.603,5.611, 5.628, 5.630, 5.6322, 5.634 and 960.255 and 966 Subpart A.*

## Ongoing MTW Initiative – Lease-Up Incentives for New Residents at Dosker Manor

### A. Date the Activity was Proposed, Approved and Implemented

This activity is to give lease-up incentives to new residents at Dosker Manor. The activity was proposed in LMHA's FY 2010 MTW Annual Plan and approved by HUD and implemented in FY 2010.

### B. Actual Impact and Performance of the Activity

Because of the abundance of elderly housing in the downtown Louisville area and the difficulty LMHA has marketing the aging units at Dosker Manor in this competitive market, lease up incentives are given to new residents at this site. The incentives include a waiver of the initial deposit and the first month's rent free. LMHA issued 219 incentives in FY 2010 at a cost of \$25,085 to the Authority. The new leases generated \$165,281 of rent revenue for a net gain of \$140,196 in operating income for the fiscal year. As a result of this and other MTW initiatives designed to increase occupancy at Dosker Manor, occupancy rate at the development at FYE 2010 was 93%. These incentives have helped improve occupancy rates and rent revenues, thereby achieving greater cost effectiveness in Federal expenditures.

### Lease-Up Incentives to New Residents Actual FY 2010

Metric	FYE 09 Baseline	FY 10 Benchmark	FYE 10 Actual
Occupancy Rate	87%	90%	93%
No. of incentives issued	0	200	219
Average cost of incentives	\$0.00	\$120	Approx. \$115
Revenue lost	N/A	\$24,000	\$25,085
Revenue gained	N/A	\$150,000	\$165,281
Net gain/loss of revenue	N/A	+\$126,000	+\$140,196

### C. Explanation of challenges/effectiveness and potential new strategies

Although occupancy rates at Dosker have increased, along with revenue, site management is experiencing more eviction. Many eviction cases can be traced to residents who moved in without paying the first month's rent or the security deposit.

### D. Revised Metrics and Benchmarks

No revisions have been made to the metrics and benchmarks for the Lease-Up Incentive initiative.

### E. Changes to Data Collection Methodology

LMHA has not changed the data collection methodology.

### F. MTW Authorizations per Restated Agreement

Waiver is the same as proposed: *Attachment C, Section C.6 Incentives for Underutilized Developments, Section 3(a)(2) and 3(a)(3)(A) of the 1937 Act and 24 C.F.R. 960 subpart B.*

The waiver is necessary to implement a monetary incentive for applicants to lease units at Dosker Manor.



## **Ongoing MTW Initiative – Simplification of the Public Housing Development Process**

### **A. Date the Activity was Proposed, Approved and Implemented**

This activity was proposed by the Agency, approved by HUD, and implemented during FY 2009.

### **B. Actual Impact and Performance of the Activity**

The activity is a simplified proposal for each acquired or developed public housing property and biannual submittal of a six month report that summarizes the Agency's acquisition and development activities to the Regional HUD Field Office. The summary includes the address, number of units at each location, unit size by bedroom and deed for each property along with the required HUD forms and calculation of TDC. Environmental testing, appraisals and advertising for the public review of environmental reports are done for each separate property.

As demonstrated by the 2010 performance of the activity, simplified procedures reduce costs and decrease the length of time to close on a unit which makes the Authority a more competitive homebuyer in tight housing markets typical of non-impacted areas. All benchmarks were met or exceeded. The new protocol substantially reduced the amount of time and cost required to prepare documents to acquire new public housing units.

The standard public housing development process costs the Agency an average of approximately 25 hours in staff time. Including time conducting negotiations with the seller, staff time to prepare a proposal could range from 11.25 to 34.5 hours depending on the number of units being purchased at the site. However, staff spend an average of 12 hours on each proposal by using the simplified procedures. The activity saves LMHA approximately \$714.13 on each submittal (\$646.86 compared against an average cost of \$1,361). This savings on each proposal amounted to a total savings of \$19,990 in FY 2010.

The activity expedited our efforts to acquire and develop Iroquois demolition replacement housing. As anticipated, LMHA closed on 11 properties (30 units) a home within 4 to 6 weeks. Many of these replacement units are located in mixed-income, non-impacted communities throughout the Metro. at scattered sites in the Metro area located in areas close to jobs, schools and other amenities that could incentivize residents to become self-sufficient.

Another benefit of the activity is a decrease in the length of time from the initial offer by LMHA to the closing. Prior to implementing the simplified process it could take anywhere from 8 to 10 weeks for LMHA to close on a property while waiting on HUD approvals, board approvals, environmental assessments, and appraisals. This length of time made sellers wary of signing a purchase agreement with LMHA. Now LMHA can purchase a home within 4 to 6 weeks, making the Agency more competitive with prequalified homebuyers and private entities looking to purchase properties.

**Simplification of the Public Housing Development Process**  
**Actual FY 2010**

<b>Metrics - Cost Efficiency</b>	<b>FY 08 Baseline</b>	<b>FY 09 Actual</b>	<b>FY 10 BM</b>	<b>FY 10 Actual</b>	<b>FY 11 BM</b>	<b>FY 12 BM</b>
Avg. no. of hours spent preparing a proposal	25	12	12.5	12	12.5	12.5
No. of submittals	9	68	48	30	50	50
No. of hours preparing biannual summaries	0	8	8	8	8	8
<b>Cost savings to prepare applications per new protocol</b>	<b>0</b>	<b>\$47,689</b>	<b>50%</b>	<b>\$19,990</b>	<b>50%</b>	<b>50%</b>
<b>Metrics - Increase Housing Choice</b>						
Length of time to close on a property	8-10 weeks	4-6 weeks	6 weeks	4-6 weeks	6 weeks	6 weeks
<b>No. of units purchased in non-impacted census tracts</b>	<b>N/A</b>	<b>NA</b>	<b>60%</b>	<b>80% (24)</b>	<b>60%</b>	<b>60%</b>

2009, staff hourly rate is \$54.44.

**C. Explanation of challenges/effectiveness and potential new strategies**

Benchmarks were achieved.

**D. Revised Metrics and Benchmarks**

No metrics or future benchmarks were revised.

**E. Changes to Data Collection Methodology**

The data collection methodology for this activity will remain the same in FY 2011.

**F. MTW Authorizations per Restated Agreement**

No change to authorization: *Attachment C, Section C.7. Simplification of the Development Process for Public Housing – Sections 4,5,9,23,32 and 35 of the 1937 Act and 24 C.F.R. 941.*

The authorization is needed to change HUD's public housing acquisition and development procedures and to modify the contents of the development proposals.

## **Ongoing MTW Initiative – Special Referral HCV Program – Project Women**

### **A. Date the Activity was Proposed, Approved and Implemented**

This activity was proposed in the Agency's FY 2008 MTW Annual Plan, approved by HUD, and implemented during FY 2008.

### **B. Actual Impact and Performance of the Activity**

The activity is to allocate up to 56 Housing Choice Vouchers to a special referral program with Project Women at Scholar House. While voucher recipients will initially be required to reside at Scholar House and meet all Project Women program requirements (single parent, attending school) their vouchers will resume full portability after they successfully graduate from the program. As a participant moves from Scholar House, LMHA will issue a voucher to the next eligible applicant.

Single heads of households often face multiple barriers to furthering their education and obtaining employment that will provide their families with adequate income to become self-sufficient. LMHA's special referral HCV program addresses those obstacles and provides a strong incentive for participants to enroll and complete the program as the current waitlist for Section 8 vouchers includes over 11,000 applicants. It also increases housing choices for low-income families interested in the Program Women program.

There is no pre-implementation baseline data for this activity. Prior to FY 2008, no vouchers were allocated for Scholar House participants. In fiscal year 2009, 53 vouchers were issued to program participants, a 95% utilization rate.

In FY 2010, 51 vouchers were administered to Scholar House program participants, 15 of which were issued during the fiscal year. LMHA is encouraged that 11 program participants graduated in 2010 and seven (7) of those graduates left the program. These results indicate that allocating vouchers to the Scholar House program is an effective way to incentivize low-income families to achieve self-sufficiency. Of the seven that exited the program:

- 1 received a promotion at her current job;
- 1 transferred to a new location with her job;
- 1 obtained a job with a local childcare facility;
- 2 are participating in work-study for continued education, and;
- 1 is actively seeking employment.

Furthermore, four (4) of the 7 graduates entered the Housing Choice Voucher Homeownership Program.

Another benefit/impact of Project Women is that it allows children of participants to have stable school environments while their parents are enrolled in the program. Success in school for these children is a key element to ending the cycle of poverty. This year 104 children in families at Scholar House remained in the same school while residing at the development.

**Project Women - Scholar House I - Program Participants  
Actual FY 2009-2010**

Metrics	FY 09 Actual	FY 10 Actual
No. of participants		
No. on the first day of the FY	-	56
No. entering during the FY	-	15
No. who left during the FY	-	-
No. in the program at FYE	-	51
No. of graduates	0	11
No. of graduates who leave the program	-	7

No. of graduates who complete the program in:		
1-2 mos.	-	-
3-6 mos.	-	-
7-12 mos.	-	1
13-24 mos.	-	10
25-36 mos.	-	-

Monthly income level at entry		
No income	2	5
\$1-150	-	3
\$151 – 250	-	3
\$251 – 500	3	14
\$501 – 1,000	6	11
\$1,001 – 1,500	1	15

Income type at entry		
Supplemental Security Income (SSI)	3	1
Temporary Aid to Needy Families (TANF)	2	5
Employment Income	5	6
Food Stamps	8	0
No financial resources	2	3

Income level at graduation/exit		
No income	-	-
\$1-150	-	-
\$151 – 250	-	-
\$251 – 500	-	10
\$501 – 1,000	-	2
\$1,001 – 1,500	-	5

Income type at graduation		
Supplemental Security Income (SSI)	-	-
Temporary Aid to Needy Families (TANF)	-	15
Employment Income	-	15
Food Stamps	-	14
No financial resources	-	-
No. of children that remain at the same school	74	104

**Project Women - Scholar House I - Voucher Utilization  
Actual FY 2010**

<b>Metrics</b>	<b>FY 09 Baseline</b>	<b>FY 10 Actual</b>	<b>FY 11 Bmk</b>	<b>FY 12 Bmk</b>	<b>FY 13 Bmk</b>
No. of vouchers issued in FY	3	15	15	15	15
No. of vouchers administered in FY	53	51	53	53	53
Voucher utilization at FYE	95%	91%	95	95	95
No. of vouchers transferred to other locations	-	1	n/a	n/a	n/a
No. of graduates who enter the S8 HO program	-	4	4	4	4
No. of graduates who leave the S8 Program	-	2	90%	90%	90%

**C. Explanation of challenges/effectiveness and potential new strategies**

Voucher utilization is high which indicates that low-income families who enroll at Scholar House have increased housing choices. The characteristics of program participants in 2010 indicate the activity gives incentive to families to become self-sufficient. Eleven (11) total program participants graduated this year and, after graduation, 7 left the program.

**D. Revised Metrics and Benchmarks**

Benchmarks and metrics will remain as proposed in the FY 2008 Annual Plan.

**E. Changes to Data Collection Methodology**

Data collection methodology will also remain the same.

**F. MTW Authorizations per Restated Agreement**

LMHA found no reason to change the authorization: *Attachment C, Section B.2. Partnerships with For-Profit and Non-Profit Entities – Section 13 and 35 of the 1937 Act and 24 C.F.R. 941 Subpart F, and Section B.4. Transitional/Conditional Housing Program – Section, 3,4,5,8 and 9 of the 1937 Act and 24 C.F.R. 941, and 960 Subpart B.*

The waiver is needed in order for LMHA to establish an MTW Special Referral program with Project Women. The special referral HCV program gives preference for voucher assistance to families based on their participation in the Project Women program.

## Ongoing MTW Activity - Center for Women and Families - Special Program Eligibility

### A. Date the Activity was Proposed, Approved and Implemented

This activity was proposed in the Agency's FY 2009 MTW Annual Plan, approved by HUD, and implemented during FY 2009.

### B. Actual Impact and Performance of the Activity

LMHA allocates up to 17 vouchers for families residing at CFW's long term transitional facility located on their downtown campus. Transitional housing is available for people leaving CFW's shelter who are not yet able to relocate independently, and need a safe place to escape the threat of violence and/or economic hardship. By moving families into long term transitional housing as quickly as possible LMHA can help stabilize these households and maximize the number of families that can be served at CFW's shelter.

To expedite applicant processing, LMHA trained a CFW-hired caseworker to properly determine eligibility for voucher assistance and to provide supportive services to applicants and residents on-site. Eligible applicants are moved to the long-term housing facility as soon as a unit is available, then the applicant packet is sent to LMHA for additional processing, and payments begin for that participant. Initial occupancy inspections units are waived upon move-in and all inspections are conducted once per year concurrently at the site. The activity will achieve greater cost effectiveness in Federal expenditures, and increase housing choices for low-income families interested in the Center for Women and Families programs.

**UPDATE-**The activity noted above was suspended in FY2010 because the Villager was vacated in order to complete a reconstruction project. Consequently, residents of the facility were processed to move to individually owned homes and apartments during the time that the reconstruction is underway. It is anticipated that program participants will be able to return to the new facility in October 2011. The activity will resume in FY2012.

### Center for Women and Families - Special Program Eligibility Actual FY 2010

Metric	FY 09 Baseline**	FY 10 Bmk	FY 10 Actual	FY 11 Bmk
Days transitioning applicants	228	62	N/A	50
No. of days units vacant at turnover	23	7	N/A	7
Hrs processing applicants	1	.25	N/A	.25
No. of applicants	7	N/A	N/A	N/A
<b>Time savings</b>	<b>In 2009, staff spent 7 hours processing applicants</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Cost savings</b>	<b>In 2009, staff spent \$207.48 to process applicants</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Time per inspection	45 min	10 min.	N/A	10 min.
No. of inspections	17	17	N/A	17
<b>Time savings</b>	<b>2009 inspections took 12.75 hrs.</b>	<b>2.8 hrs</b>	<b>N/A</b>	<b>2.8 hrs</b>
<b>Cost savings</b>	<b>2009 inspections cost \$382.50*</b>	<b>\$297</b>	<b>N/A</b>	<b>\$297</b>

\*In 2009, the hourly rate of a Housing Specialist was \$29.63 including benefits; hourly rate of an Inspector is \$30.00.

\*\*As of FYE 2009 no applicants had been processed by the specially trained caseworker at CWF so there was no cost or time savings for this activity. The reported seven (7) program applicants were processed according to standard procedures.

### F. Explanation of challenges/effectiveness and potential new strategies

LMHA cannot report on this initiative in detail as there has not been enough activity in fiscal year 2010 to provide any meaningful data.

**D. Revised Metrics and Benchmarks**

LMHA anticipates this activity will reduce the number of days units are vacant at turnover to 7 (versus the baseline of 23) and reduce the amount of time transitioning applicants to under 70 days (versus the baseline of 228 days). Also, the activity will save the Agency 9.9 hours (\$297) on unit inspections each year.

**E. Changes to Data Collection Methodology**

Data collection methodology has not changed.

**F. MTW Authorizations per Restated Agreement**

No change to the authorization: *Attachment C, Section B.2. Partnerships with For-Profit and Non-Profit Entities – Section 13 and 35 of the 1937 Act and 24 C.F.R. 941 Subpart F, and Section D.3. b. Eligibility of Participants – 24 C.F.R. 982.516 and 982 Subpart E.*

This authorization is necessary to waive inspections of the units upon move-in and implement the modified inspection procedure. The new procedure is to conduct all inspections once per year concurrently at the site. The status of the new inspection protocol will continue to be reported in the MTW Activities Section.

## **Ongoing MTW Activity - Exception Payment Standard for the HCV Homeownership Program**

### **A. Date the Activity was Proposed, Approved and Implemented**

This activity was proposed in the Agency's FY 2009 MTW Annual Plan, approved by HUD, and implemented during FY 2009.

### **B. Actual Impact and Performance of the Activity**

The activity is to adjust payment standards for Housing Choice Voucher Homeownership program to 120% of Fair Market Rent (FMR) in Homeownership Exception Payment areas by modifying 24 CFR 982.503 to use Census 2000 Owner Occupied Median Value instead of Renter Occupied Median Gross Rent in calculating exception payment census tracts.

The Louisville Metro Housing Authority operates a very successful Housing Choice Voucher Homeownership Program. From the start of our program to the end of 2007 LMHA had closed with buyers on a total of 113 units, yet that year was also the first year since program inception that LMHA did not have an increase in new homeowners from the previous year. A substantial factor has been the tightening of the overall mortgage market but a factor that LMHA has some control over is the setting of payment standards.

Exception payments help low-income families find and purchase decent and affordable housing in dispersed locations throughout the Metro area. A Payment Standard increase to 120% promotes residential choice and helps families enrolled in the Housing Choice Voucher Program move closer to areas of job growth, while simultaneously deconcentrating poverty. Families often have trouble finding housing for sale under the program within the terms of the voucher. This activity increases housing choices outside of impoverished areas for enrolled participants.

This activity increases housing choices for Housing Choice Voucher Homeownership program participants. Exception payment is needed to enable families to find housing outside of areas of high poverty and because buyers have trouble finding housing for sale under the program within the terms of the voucher.

The exception payment increase in buying power for 2-bedroom homebuyers was \$12,489 and the average increase in buying power for 3-bedroom homebuyers was not applicable because no exception payment for this bedroom size in this time period. One (1) Section 8 Homeownership program participant used the increased housing assistance to buy in an exception rent payment area bringing the overall number of homeowners living in areas of low-poverty to 12 up from 6 in 2008. Before this Initiative LMHA homebuyers lived in 21 of the 26 Metro Council Districts. As of July 2010 LMHA homebuyers live in 23 of the 26 Metro Council Districts.

LMHA estimated that an increase in payment standard to 120% would allow a 2-bedroom qualified potential homebuyer to increase buying power by approximately \$10,187. For those who are 3 and 4-bedroom qualified, the increase would be approximately \$15,111. As indicated above, one 2-bedroom homebuyer purchased using the increased buying power of \$12,489 which is more than \$2,000 than the benchmark. This is largely due to the overall market decrease in interest rate.

With this MTW initiative LMHA is interested in promoting residential choice outside of high poverty areas. LMHA sought to increase in the number of closings in the Homeownership Exception Payment census tracts. As of March 2008 only 6 of the 118 homebuyers (5%) had bought in exception payment areas. As of July 2010 12 of 161 homebuyers (7%) had bought in exception payment areas.

Our political structure is divided into 26 Metro Council Districts. Before this Initiative LMHA homebuyers lived in 21 of the 26 Metro Council Districts. The 5 remaining districts are all contained within the



Homeownership Exception Payment census tracts. As of July 2010 LMHA homebuyers live in 23 of the 26 Metro Council Districts.

### Homeownership Exception Payment Standard Actual FY 2010

Metric	FY 08 Baseline	FY 09 Actual	FY 10 Bmk	FY 10 Actual	FY 11 Bmk
<b>Increase in buying power</b>					
2-BR qualified	\$10,560.00	\$10,516.00	\$10,187.00	\$12,489	\$10,200.00
3-BR, 4-BR qualified	\$12,324.00	\$14,597.00	\$15,111.00	\$NA	\$15,200.00
<b>No. of closings in exception payment districts</b>	<b>6</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>2</b>
2-BR qualified	2	3	1	1	1
3-BR, 4-BR qualified	4	2	1	0	1
<b>No. of units in exception payment areas</b>	<b>6</b>	<b>11</b>	<b>13</b>	<b>12</b>	<b>15</b>
<b>No. of council districts with homebuyers</b>	<b>21 of 26</b>	<b>22 of 26</b>	<b>23 of 26</b>	<b>23 of 26</b>	<b>24 of 26</b>

Note: The FY 2008 Baselines were calculated using the applicable 2002-2008 payment standards (which varied over this time period) for the 6 exception payment homebuyers.

### C. Explanation of challenges/effectiveness and potential new strategies

Benchmark for 2-bedroom homebuyer was achieved but no 3-bedroom qualified buyer closed in an exception payment area. Only four of the 12 homebuyers in this term had a 3-bedroom or higher payment standard. Staff will continue to emphasize the benefits of exception payment opportunities. One (1) homebuyers bought in the Exception Payment census tracts. This activity increases housing choices because this homeowner would not have been able to purchase a home in this area without using the exception payment standard.

### D. Revised Metrics and Benchmarks

No revisions were made to activity metrics and benchmarks.

### E. Changes to Data Collection Methodology

No changes were made to the data collection methodology.

### F. MTW Authorizations per Restated Agreement

No change to authorization: *Attachment C, Section D.8.a. and D.8.b Homeownership Program – Section 8(o)(15) and 8(y) of the 1937 Act and 24 C.F.R. 982.625 through 982.643.*

In order to achieve an increase in buying power LMHA adjusts payment standards for Housing Choice Voucher Homeownership to 120% of Fair Market Rent (FMR) in Homeownership Exception Payment areas by modifying 24 CFR 982.503 to use Census 2000 Owner Occupied Median Value instead of Renter Occupied Median Gross Rent in calculating exception payment census tracts. This authorization is necessary for achieving the benchmark because the increase in buying power helps program participants purchase homes in exception payment districts.

## **Ongoing MTW Initiative – Locally Defined Definition of Elderly**

### **A. Date the Activity was Proposed, Approved and Implemented**

This activity is to pilot the local definition of elderly at LMHA's elderly and disabled-only high rises was proposed in the Agency's FY 2008 MTW Annual Plan and approved by HUD and implemented FY 2008.

### **B. Actual Impact and Performance of the Activity**

The activity is to pilot the following local definition of elderly: An elderly household is any household in which the head, spouse or sole member is 55 years of age or older; two or more persons at least 55 years of age who live together; or one or more persons at least 55 years of age who live with one or more live-in aides. LMHA experienced decreasing occupancy rates at the elderly and disabled-only high-rises; Dosker Manor, Avenue Plaza, St. Catherine Court, Lourdes Hall and Bishop Lane; for many years prior to adopting a local definition of elderly for these communities. Opening up these sites to non-disabled households between ages 55 and 61 has raised occupancy rates and increased the pool of 1-bedroom units available to these applicants. The elderly/disabled high-rises contain 1-bedroom and studio apartments.

Statistics from previous years are not available for comparison; therefore the FY 2009 figures have been used as the metric baselines in order to evaluate the performance of the activity during FY 2010.

Opening up these sites to non-disabled persons between ages 55 and 61 has increased the pool of available one-bedroom units for these applicants. At FYE June 30, 2009, 138 non-disabled age 55-61 lived in the 5 high-rise developments and at FYE June 30, 2010, 140 of this type of family lived in the same developments. These families now constitute approximately 12% of the number of households living at each development. Also, as anticipated LMHA is experiencing increases in occupancy rates at all the applicable developments. The occupancy rates at the high-rises have increased during the period FYE 2008 to FYE 2010. The average occupancy rate at each development is 96.4% versus 90.8% in 2007. Higher occupancy rates improve LMHA's operating revenues and maximize the cost effectiveness of Federal funding.

The primary goal of this activity is to raise occupancy rates at our elderly-disabled high-rises, thereby improving cost efficiency. Four(4) out of the five sites met or exceeded benchmark occupancy levels in fiscal year 2009. Bishop Lane did not meet the benchmark occupancy level of 98%. The lower rate is likely due to vacancies caused by unit turnover and the leasing process. Also, Bishop Lane is a relatively small site containing only 89 units, so 2 vacancies resulted in a lease-up rate of 97% at yearend, one percentage point shy of the 98% occupancy goal for 2010. However, Bishop Lane did meet the long-term goal which is 97% at all of the high rises. Another goal of the activity is to increase the supply of one-bedroom units to non-disabled families age 55-61. At FYE 2010, 140 qualified families are living at the target sites.

This local definition of elderly helps reduce costs and achieve greater cost effectiveness in Federal expenditures, and increases housing choices for low-income families.

**Locally Defined Definition of Elderly  
Actual FY 2010**

<b>Cost Efficiency Metrics</b>	<b>FY 07 Baseline</b>	<b>FY 08 Actual</b>	<b>FY 09 Actual</b>	<b>FY 10 Bmk</b>	<b>FY 10 Actual</b>	<b>FY 11 Bmk</b>
<b>Occupancy Rate (no. of occupied units)</b>						
Dosker Manor – 688 units	90%	85%	87%	90%	642 units 93%	92%
Saint Catherine – 159 units	76%	89%	91%	97%	156 units 98%	97%
Avenue Plaza – 225 units	96%	89%	94%	93%	210 units 93%	94%
Lourdes Hall – 62 units	98%	97%	98%	98%	62 units 100%	98%
Bishop Lane – 89 units	94%	100%	99%	99%	87 units 98%	98%
<b>Increase Housing Choices</b>						
<b>No. of HH age 55 to 61 (% of occupied units)</b>						
Dosker Manor	0	N/A	90	16%	80/642 12%	18%
Saint Catherine	0	N/A	14	10%	17/156 11%	11%
Avenue Plaza	0	N/A	19	10%	23/210 11%	11%
Lourdes Hall	0	N/A	6	11%	8/62 13%	12%
Bishop Lane	0	N/A	9	11%	12/87 14%	12%
<b>TOTAL</b>	<b>0</b>	<b>N/A</b>	<b>138</b>	<b>11.5%</b>	<b>12%</b>	<b>12.8%</b>

**C. Explanation of challenges/effectiveness and potential new strategies**

Occupancy rates at three of the five high-rise sites increased during 2009. Higher occupancy rates improve the Agency's operating revenues and maximize the cost effectiveness of Federal funding. The activity also increased the supply of units available to non-disabled families age 55-61 on the public housing waiting list who are eligible for one-bedroom apartments. As of FYE 2009, 140 of these families live at the targeted developments, evidence that the activity is increasing housing choice.

**D. Revised Metrics and Benchmarks**

No revisions to metrics and benchmarks.

**E. Changes to Data Collection Methodology**

No changes to the data collection methodology.

**F. MTW Authorizations per Restated Agreement**

The authorization was not changed: *Attachment C, Section B.3. Definition of Elderly Family – Section 3 (b)(3) and (G) of the 1937 Act and 24 C.F.R. 5.403.*

This waiver allows the Agency to define elderly as any person(s) age 55 and above. The new definition of elderly will help LMHA achieve increased occupancy rates at elderly high rise developments and expand the number of one-bedroom units available to non-disabled near-elderly households.

## Ongoing MTW Initiative – Biennial Income Review and Recertification of Elderly Families and Disabled Families Age 55 to 61 for the Public Housing Program

### A. Date the Activity was Proposed, Approved and Implemented

This activity was proposed in the Agency's FY 2008 MTW Annual Plan, approved by HUD, and implemented during FY 2008.

### B. Actual Impact and Performance of the Activity

LMHA conducts biennial income reviews and recertifications for elderly families and disabled families age 55-61<sup>1</sup> in the public housing program. Families must appear every other year for a full reexamination on their lease date.

The two-year recertification procedure will reduce costs and therefore achieve greater cost effectiveness in Federal expenditures. In 2009 LMHA occupancy staff saved 342.75 hours (approx. \$8,534) by conducting biennial recertifications. The cost savings achieved in FY 2010 was \$8,077.

No hardship claims were filed in the fiscal year ending June 30, 2010.

### Two-Year Recertifications for the Public Housing Program Actual FY 2010

Metric	FY 08 Baseline	FY 09 Actual	FY 10 Bmk	FY 10 Actual	FY 11 Bmk
Reduction in the no. of families due for recertification	Total of 894 due for annual recerts	457	460	424	480
Length of time to conduct a recert	45 min	45 min	45 min	45 min	45 min
<b>Time savings</b>	<b>0</b>	<b>342.75</b>	<b>345</b>	<b>318</b>	<b>360</b>
<b>Cost savings</b>	<b>0</b>	<b>\$8534</b>	<b>\$8590</b>	<b>\$8077</b>	<b>\$9,360</b>
<b>No. of hardship claims filed</b>	<b>N/A</b>	<b>0</b>		<b>0</b>	

2009, Staff rate \$24.90/hr.

2010, Staff rate \$25.40/hr.

2011, Projected staff rate \$26.00/hr.

### C. Explanation of challenges/effectiveness and potential new strategies

The activity reduced the amount of time staff spent conducting recertifications and achieved greater effectiveness in Federal expenditures.

### D. Revised Metrics and Benchmarks

Metrics and benchmarks were not revised in 2010.

### E. Changes to Data Collection Methodology

Data collection methodology has not been changed.

### F. MTW Authorizations per Restated Agreement

The activity does not warrant a different authorization than that which was proposed: *Attachment C, Section C.4. Initial, Annual and Interim Income Review Process – Sections 3 (a)(1) and 3(a)(2) of the 1937 Act and 24 C.F.R. 966.4 and 960.257.*

The waiver allows LMHA to restructure the initial, annual and interim review process in order to affect the frequency of the reviews and income verifications.

## Ongoing MTW Initiative - Biennial Re-examination and Mini-Recerts of Elderly and Disabled Families Age 55 to 61 in the HCV Program

### A. Date the Activity was Proposed, Approved and Implemented

This activity was proposed by LMHA, approved by HUD, and implemented during FY 2008.

### B. Actual Impact and Performance of the Activity

The activity is a biennial income reexamination process for clients whose head of household or spouse is age 55+ and is elderly or disabled<sup>1</sup>. During an “on” year clients appear for a full reexamination conducted by a Housing Specialist. In an off year, each household completes a “mini-recertification” packet containing two forms: a Request for Tenancy Approval and Request to Amend Lease/HAP contract. Clients simply complete and mail in the required forms, and an HCV staff performs the necessary rent calculation. HCV staffs continue to use income, deductions and family information from the client’s last full reexamination, and make adjustments for changes in other factors that could affect the rent portions paid by LMHA and the voucher holder, including changes in the utilities allowance and changes in rent requested by the property owner. Annual inspections continue as always.

A Housing Specialist spends approximately 60 minutes per household to conduct standard reexaminations in an “on” year, while each mini-recertification the Specialist conducts in an “off” year requires only 15 minutes, saving the Agency 45 minutes per reexamination. FY 2010 was an “on” year therefore all qualified families in the HCV program were subject to mini-recertification and the cost savings was \$27,810. The Agency saved \$17,390 in FY 2008 by conducting mini-recertifications for these families. There has been a substantial increase in the number of families since 2008 as the result of the massive lease-up efforts that occurred in 2007-2008. Baseline FY 2007 data cannot be retrieved; however performance data for FY 2008 and benchmarks for cost savings in the coming fiscal years are presented in the table below.

The biennial reexamination and mid-term mini-recertification process for elderly and disabled families age 55+ achieves the MTW objective of greater cost effectiveness in Federal expenditures.

No hardship claims were filed in 2010.

### Biennial Reexaminations and Mini-Recertifications Actual FY 2010

Metric	FY 08 Baseline		FY 10 Bmk	FY 10 Actual	FY 12 Bmk
No. of mini-recerts	919		900	1440	1400
Length of time to conduct a mini-recert	15 min		15 min	15 min	15min
Total time savings	689.25hrs		675 hrs	1080hrs	75%
Total cost savings	\$17,397		75%	\$27,810	75%

2009, Staff rate \$25.24/hr.

2010, Staff rate \$25.75/hr.

### C. Explanation of challenges/effectiveness and potential new strategies

The activity achieved a cost savings in FY 2010; however, no benchmark was set for cost savings in fiscal year 2011 because all program participants appear for a standard full reexamination in an “off” (odd) year, therefore the Agency does not save time or money. Fiscal year 2009 was an “off” year.

### D. Revised Metrics and Benchmarks

No revisions to metrics or benchmarks.

**E. Changes to Data Collection Methodology**

No changes to data collection methodology.

**F. MTW Authorizations per Restated Agreement**

No change to the necessary authorization: *Attachment C, Section D.1.c. Operational Policies and Procedures – Section 8(o)(5) of the 1937 Act and 24 C.F.R. 982.516.*

The authorization to waive parts of Section 8(o)(5) of the 1937 Act and 24 C.F.R. 982.516 is necessary for LMHA to modify the frequency of client reexaminations. Also, the waiver is needed to allow third party income verifications to be used for up to 24 months to perform rent recalculations.

## **Ongoing MTW Initiative – Special Referral HCV Program – Center for Women and Families**

### **A. Date the Activity was Proposed, Approved and Implemented**

This activity was proposed by LMHA, approved by HUD, and implemented during FY 2005.

### **B. Actual Impact and Performance of the Activity**

LMHA allocates up to 17 Housing Choice Vouchers to a special referral program with Center for Women and Families for their long term transitional housing on their downtown campus. While voucher recipients are initially required to reside on campus, and meet the Center for Women and Families program requirements, their vouchers resume full portability after they successfully graduate from the program. As a participant moves from the Center for Women's campus, LMHA issues a voucher to the next eligible applicant.

This ongoing activity will provide the voucher as incentive to heads of household who are participating in programs at the Center for Women and Families to become economically self-sufficient. The activity also increases housing choices for low-income families interested in the Center for Women's and Families programs. Programs at the Center focus on the elimination of domestic violence, sexual violence and economic hardship.

Baseline data from 2004 and voucher utilization rates from 2005-2008 cannot be retrieved. There is no benchmark goal for this activity other than 100% utilization of the 17 vouchers. In FY 2010, 17 of the 17 vouchers were administered during the year. Also, 6 portable HCVs were issued to program graduates. One family that exited the program was able to secure unsubsidized housing.

The project goal is to serve seven single adults and ten families (with up to 15 children) at any given point in time. Clients have up to three years to complete the program at which time they may receive a portable voucher. During the 2008-2009 operating year, Center for Women and Families served 8 singles and 10 families with 15 children. LMHA's HCV Program issued administered vouchers to families at the Center for Women and Families this year. During the 2008-09 operating year, 1 singles and 3 families with 7 children entered the program. All of these participants had been residents in CWF's emergency domestic violence shelter. Their income and income sources are summarized in the table following.

Also during the 2009-10 operating year, 4 singles and 4 families with 8 children exited the program. Of those, The Center for Women and Families recommended 6 to receive a portable voucher. A seventh secured permanent, unsubsidized housing. One client was exited from the program for noncompliance. The income levels of the participants that left the program are presented in the table following. Three left the program with employment income, one with SSDI, and three with Social Security Income. All clients were receiving food stamps. Two clients had no financial resources. Among the 7 clients that completed the program (6 of who received a portable voucher), one did so in just under a year, and 2 did so in less than two years and 4 in fewer than 3 years. Length of participation for all of the clients that exited is summarized in the table below.

All children were able to be transported to their home schools, while in the program and before they moved off of CWF property. The Villager was vacated in order to complete a reconstruction project. Consequently, residents of the facility were processed to move to individually owned homes and apartments during the time that the reconstruction is underway. Residents moved from CWF property at the end of the school year and so school was not disrupted for any of these children

### **C. Explanation of challenges/effectiveness and potential new strategies**

The benchmark for this activity is 100% voucher utilization. The benchmark of administering 17 vouchers by FYE 2010 achieved. LMHA had been experiencing low utilization rates of program vouchers; therefore

based on our success at the YMCA, LMHA trained a CWF hired caseworker to process voucher applicants on-site. On-site processing expedites lease-ups, increasing utilization rates. (See Activity 15.)

**Center for Women and Families - The Villager - Program Participants**  
**Actual FY 2009-2010**

<b>Metrics</b>	<b>FY 09 Actual</b>	<b>FY 10 Actual</b>
No. of participants		
No. on the first day of the FY	7	15
No. entering during the FY	7	4
No. who left during the FY	6	8
No. in the program at FYE	8	11
No. of graduates	3	7
No. of graduates who leave the program	3	7

<b>No. of graduates* who complete the program in:</b>	<b>3</b>	<b>8*</b>
1-2 mos.		
3-6 mos.		
7-12 mos.		1
13-24 mos.	1	3
25-36 mos.	2	4

\*one participant exited for noncompliance

<b>Monthly income level at entry</b>		
No income	2	2
\$1-150		
\$151 – 250		1
\$251 – 500	3	3
\$501 – 1,000	6	6
\$1,001 – 1,500	1	3

<b>Income type at entry</b>		
Supplemental Security Income (SSI)	3	0
Temporary Aid to Needy Families (TANF)	2	1
Employment Income	5	3
Food Stamps	8	2
No financial resources	2	0

<b>Income level at graduation/exit</b>		
No income	2	2
\$1-150		
\$151 – 250		
\$251 – 500	1	1
\$501 – 1,000	4	3
\$1,001 – 1,500	1	2

<b>Income type at graduation</b>		
Supplemental Security Income (SSI)	2	3
Social Security Disability Income (SSDI)		1
Temporary Aid to Needy Families (TANF)	1	1
Employment Income	3	3
Food Stamps	8	5
No financial resources	2	2
No. of children that remain at the same school	22	20



**Center for Women and Families - The Villager - Voucher Utilization  
Actual FY 2010**

<b>Metrics</b>	<b>FY 09 Actual</b>	<b>FY 10 Actual</b>	<b>FY 11 Bmk</b>	<b>FY 12 Bmk</b>	<b>FY 13 Bmk</b>
No. of vouchers administered at FYE	7	17	17	22	22
Voucher utilization at FYE	41%	100%	100	100	100
No. of vouchers transferred to other locations	3	6	3	3	3
No. of graduates who enter the S8 HO program	-	-	1	1	1
No. of graduates who leave the S8 Program	-	-	1	1	1

**D. Revised Metrics and Benchmarks**

No revisions to metrics or benchmarks.

**E. Changes to Data Collection Methodology**

No changes to data collection methodology.

**F. MTW Authorizations per Restated Agreement**

No change to MTW authorization: *Attachment C, Section B.2. Partnerships with For-Profit and Non-Profit Entities – Section 13 and 35 of the 1937 Act and 24 C.F.R. 941 Subpart F, and Section B.4.*

*Transitional/Conditional Housing Program – Section, 3,4,5,8 and 9 of the 1937 Act and 24 C.F.R. 941, and 960 Subpart B.*

The waiver is needed in order for LMHA to establish an MTW Special Referral program with the Center for Women and Families. The special referral HCV program gives preference for voucher assistance to families based on their participation in the Center for Women and Families program.

## **Ongoing MTW Initiative - Term Limits and Employment/Educational Work Requirements for New Scattered Site Single-Family Public Housing Units**

### **A. Date the Activity was Proposed, Approved and Implemented**

This activity was proposed in the Agency's FY 2007 MTW Annual Plan, approved by HUD, and implemented during FY 2007.

### **B. Actual Impact and Performance of the Activity**

The activity is a five-year time limitation on residency in the new scattered site, single family public housing ACC rental units created beginning with the Clarksdale HOPE VI Revitalization off-site public housing replacement program. In addition, heads of household must be employed and work at least 20 hours per week to be eligible for these units. This is a decrease, from the original work requirement of 30 hours, granted by LMHA due to the weakened national economy and increased unemployment in the Metro area. The work requirement may be temporarily waived for single heads of household enrolled as full-time students in an accredited post-secondary educational institution. The elderly and persons with disabilities are exempt from the employment or school requirement and the time limitations.

This ongoing MTW initiative uses public housing as an incentive to families with children whose heads of household are either working or participating in educational programs that assist in obtaining employment and becoming economically self-sufficient. It also increases housing choices for low-income families.

Residents who reside in the new stand alone homes must demonstrate progress toward transitioning to a tax credit rental unit, a market rate rental unit, or homeownership. Residents' progress toward their goals is monitored and tracked by Case Managers throughout the five-year period. If an individual does not succeed in transitioning within the five-year frame and is not able to demonstrate advancement toward their goals, but is otherwise lease-compliant, they will be transferred to another appropriately sized public housing unit in LMHA's inventory. If residents are showing significant progress and are meeting the conditions of the program, an extension may be granted. An extension can be up to 2 years.

At FYE 2010, LMHA staff re-evaluated the goals of this initiative, and then selected new metrics and set benchmarks for FY 2011 and 2012. Baselines are FY 2010 data. Data from the earliest years since the initiative was implemented, 2007 and 2008, is not available for comparison.

### **C. Explanation of challenges/effectiveness and potential new strategies**

At FYE 2010, LMHA staff re-evaluated the goals of this initiative and selected new benchmarks for FY 2011 and 2012. Goals and benchmarks were selected to align with the goals and benchmarks of the MTW Initiative that makes participation in case management services mandatory for residents at the New Scattered Site stand alone housing.

**Term Limits and Employment/Educational Work Requirements for New Scattered Site Single-Family Public Housing Units**  
**Actual FY 2010**

<b>Metric – Self-sufficiency*</b>	<b>FY 10 Baseline</b>	<b>FY 11 Bmk</b>	<b>FY 12 Bmk</b>
Total term-limited public housing units	100		
Total households enrolled in case management	100	100%	100%
Employment status of non disabled or non elderly households	61	65%	70%
No. of HOHs who completed a major program* during the year	7	15%	20%
No. of households that move to market rate rental or S8 Homeownership	0	5%	10%
General case management services	9	15%	25%
Not taking advantage of case management	50	<5%	<5%
Total households enrolled in FSS			
FSS graduates	7	10%	10%
FSS participants	27	30%	35%
No. HOHs who completed at least 1 goal within the fiscal year	43	55%	60%
Terminated from FSS	7	<5%	<5%

\*Homeownership counseling, Individual Development Account Program or Family Self-Sufficiency Program

**D. Revised Metrics and Benchmarks**

LMHA staff re-evaluated the goals of this initiative and selected new benchmarks for FY 2011 and 2012.

**E. Changes to Data Collection Methodology**

Tracking will be done on the number of residents that move out of these units into market rate rental or into homeownership opportunities. Progress will be the number of employed residents and the number of residents who move into non-subsidized rental housing or homeownership. Participation in Case Management and Completion of goals will all be tracked in the case management tracking system (Tracking At-A-Glance).

**F. MTW Authorizations per Restated Agreement**

The authorization did not change: *Attachment C, Section C.2. Local Preferences and Admission and Continued Occupancy Policies and Procedures – Section 3 of the 1937 Act and 24 C.F.R. 960.206 and Section C.5. Use of Public Housing as an Incentive for Economic Progress – Section 6 of the 1937 Act and 24 C.F.R. 960.201 subpart B.*

The authorization is needed to establish term limits and work requirements for continued residency at the target sites.

## **Ongoing MTW Initiative - YMCA SRO (Single Room Occupancy) Program Eligibility**

### **A. Date the Activity was Proposed, Approved and Implemented**

This activity was proposed in the Agency's FY 2008 MTW Annual Plan, approved by HUD, and implemented during FY 2008.

### **B. Actual Impact and Performance of the Activity**

LMHA currently has a Housing Assistance Payment (HAP) Contract for a 41-unit SRO program with the YMCA of Louisville. The program has operated since 1989 and had been losing revenue due to occupancy issues in recent years. To address this problem, LMHA trained a YMCA-hired caseworker to properly complete the process for determining eligibility (i.e., to complete the necessary forms and obtain necessary verifications), and to provide supportive services to applicants and residents on-site. After the applicant's eligibility is determined, they are housed immediately, and the applicant packet is sent to LMHA for additional processing, and payments begin for that participant. Also residents do not have to appear at LMHA for a full reexamination. The YMCA caseworker conducts the reexamination and the recertification packet is sent to the Agency for additional processing. In addition, initial occupancy inspections of individual SRO units are waived upon move-in and all inspections are held once per year concurrently at the site.

This ongoing activity reduces cost and achieves greater cost effectiveness in Federal expenditures, and increases housing choices for low-income families interested in the YMCA's programs and housing facility.

The activity increased the occupancy level of the YMCA SRO's to 100% at the end of 2009 and 98% at the end of FY2010. In addition, on-site eligibility determinations by a YMCA hired caseworker and expedited applicant processing saved LMHA

One goal of the activity is to increase voucher utilization at the facility. The occupancy level of the program prior to implementing this activity was 61% (25 out of 41 units). As of June 30, 2009 the occupancy was 100% (41 out of 41 units) and 98% (40 of 41) at June 30, 2010. Another goal of the activity is to reduce the amount of time spent conducting re-certifications and inspecting units at the site. The baseline for staff time spent interviewing and processing an applicant is 1 hour. The amount of time required to conduct final processing of an applicant packet is 15 minutes. In FY 2009, LMHA saved \$1,378 because of the new procedures which call for YMCA staff to determine applicant eligibility and conduct the initial application processing on site, and then send the application packets to LMHA for final processing. LMHA staff processed 55 final application and recertification packets this year.

Before implementing the activity, individual inspections took approximately 45 minutes per unit including 30 minutes time to travel to the site periodically throughout the year. When all 41 inspections are done once per year concurrently at the site, a single unit inspection is 10 minutes long, a savings of 35 minutes per inspection.

The benchmark of 100% occupancy was not achieved because there was a turnover unit unoccupied at the end of the fiscal year. As of June 30, 2010 the occupancy rate of the program was 98% (40 out of 41 units). The activity helped LMHA achieve a total estimated cost savings of \$1981 for this fiscal year, including a \$1247 cost savings in the amount of staff time spent on recertifications and \$734 in annual inspections. LMHA achieved greater efficiency of Federal expenditures by using the on-site eligibility and streamlined application process, waiving move-in inspections, and conducting inspections of units once each year concurrently at the site.

## Program Eligibility - YMCA Single Room Occupancy

Actual FY 2010

Metric	FY 07 Baseline	FY 08 Actual	FY 09 Actual	FY 10 Bmk	FY 10 Actual	FY 11 Bmk
Occupancy level of SROs	25 units 62%	N/A	41 units 100%	100%	40 units 98%	100%
No. of applicants or packets processed	N/A	N/A	62	N/A	55	N/A
Staff time saved processing applicants	1hr. to process an applicant	N/A	.75 hr	.75 hr	.75 hr	.75 hr
LMHA cost savings	N/A	N/A	\$1,378.62	75%	\$1247	75%
Time savings/unit to conduct inspections concurrently	Inspectors spend 45 min per unit	N/A	35 min	35 min	35 min	35 min
No. of inspections	41	N/A	41	41	41	41
Total time savings to conduct inspections concurrently	0	N/A	24 hr	24 hr	24 hr	24 hr
Total cost savings to conduct inspections concurrently	0	N/A	\$734	\$734	\$734	\$734

2009, Housing Specialist rate \$29.64/hr; Inspector rate \$30.00/hr.

2010, Housing Specialist rate \$30.23/hr; Inspector rate \$30.00/hr.

2010, Projected Housing Specialist rate \$30.83/hr; Inspector rate \$30.00/hr.

### C. Explanation of challenges/effectiveness and potential new strategies

The benchmark of 100% occupancy was not achieved but occupancy was 98% as there was a turnover unit unoccupied at the end of the fiscal year.. As of June 30, 2010 the occupancy rate of the program was 98% (40 out of 41 units). The activity helped LMHA achieve an estimated cost savings of \$1981 for this fiscal year, including a \$1247 cost savings in the amount of staff time spent on recertifications and \$734 in annual inspections.

### D. Revised Metrics and Benchmarks

LMHA did not revise the metrics and benchmarks for this activity.

### E. Changes to Data Collection Methodology

LMHA did not make changes to the activity data collection method.

### F. MTW Authorizations per Restated Agreement

The authorization is the same: *Attachment C, Section B.2. Partnerships with For-Profit and Non-Profit Entities – Section 13 and 35 of the 1937 Act and 24 C.F.R. 941 Subpart F, and Section D.3. b. Eligibility of Participants – 24 C.F.R. 982.516 and 982 Subpart E.*

The authorization is needed to establish new inspection procedures for the SRO units and to design and implement streamlined procedures for determining eligibility and processing applicants so that families can be immediately housed at the site.

## **Ongoing MTW Activity - Earned Income Disregard for Elderly Families in the Housing Choice Voucher Program**

### **A. Date the Activity was Proposed, Approved and Implemented**

This activity was proposed in the Agency's FY 2008 MTW Annual Plan, approved by HUD, and implemented during FY 2008.

### **B. Actual Impact and Performance of the Activity**

The activity is a \$7,500 earned income disregard targeted to elderly families in the Housing Choice Voucher Program whose only other source of income are Social Security entitlements. This activity assists elderly families whose only source of income are Social Security entitlements and who may be struggling in today's economy; at the same time it simplifies the rent calculation process for these households and reduces the time spent by LMHA Section 8 staff on those tasks. While the disregard currently affects a small number of elderly families in the HCV program, elderly families who go to work in the future will be able to retain all of the income that falls below the threshold. The earned income disregard helps reduce costs and achieves greater cost effectiveness in Federal expenditures.

The average time savings to conduct rent calculations using the disregard is about 5-15 minutes per family. In FY 2010, 13 families used the deduction therefore the Agency saved approximately \$83.69 ( $\$25.75 \times 13$ )/4. The disregard allowed these families to retain \$17,211 in earned income.

This activity had a negligible impact on the statutory objective of reducing costs and increasing effective expenditure in Federal funds.

Baseline data from FY 2007 is not available. The benchmark for the number of families that use the earned income disregard 2009 was set at 18. The average time savings to conduct rent calculations using the disregard is about 15 minutes per family. In FY 2010, 13 families used the deduction therefore the Agency saved approximately \$84.

Another goal of the activity is to incentivize head of households to go to work. The benchmark was for 18 families to retain \$27,000. In FY 2009, 16 elderly families were granted an earned income disregard for income totaling \$90,420 and enabled these families to retain \$27,126 in income rather than paying this for additional rent. Although the benchmarks were not met for 2010, 13 elderly families were granted and earned income for disregard for income totaling \$57,369 and which enabled them to retain \$17,211 in income rather than paying additional rent.

No hardship claims were filed with LMHA in FY 2010

### **C. Explanation of challenges/effectiveness and potential new strategies**

The cost savings of the activity were negligible. However, the disregard does simplify the rent calculation process for LMHA staff and benefit our clients who do not have to provide verification of income under \$7500. Equally important, the disregard allows these families to enjoy a better standard of living from earned income rather than using it to pay additional rent. Furthermore, 56 of the 770 elderly families participating in the Housing Choice Voucher Program have 80+ minor children in their households. The earned income disregard is incentive to the head of the household to be actively employed in their community, in turn, helping to interrupt the cycle of poverty.

**Earned Income Disregard for Elderly Families in HCV Program  
FY 2010**

<b>Metric - Self-Sufficiency</b>	<b>FY 07 Baseline</b>	<b>FY 08 Actual</b>	<b>FY 09 Actual</b>	<b>FY 10 Bmk</b>	<b>FY 10 Actual</b>	<b>FY 11 Bmk</b>
No. of eligible families	800 est'd	N/A	900	900	<b>770</b>	770
<b>No. of families that used deduction</b>	<b>0</b>	<b>N/A</b>	<b>16</b>	<b>20</b>	<b>13</b>	<b>15</b>
No. of families that did not use deduction	0	N/A	884	880	<b>757</b>	757
No. of families earning more than \$7500	N/A	N/A	0	+4	<b>3</b>	4
Total earned income	N/A	N/A	\$90,420	\$100,000	<b>\$57,369</b>	\$60,000
<b>Total retained family income</b>	<b>\$0</b>	<b>N/A</b>	<b>\$27,126</b>	<b>\$30,000</b>	<b>\$17,211</b>	<b>\$18,000</b>
<b>Metrics - Cost Efficiency</b>						
No. of rent calculations w/ elderly working families who used the disregard	N/A	N/A	16	20	<b>13</b>	15
Total time saved*	N/A	N/A	4 hr	5.0 hr	<b>3.1 hr</b>	3.75 hr
Staff hourly rate	N/A	N/A	25.54	25.54	<b>25.75</b>	26.27
<b>Total Cost Savings</b>	<b>N/A</b>	<b>N/A</b>	<b>\$102.16</b>	<b>\$127.70</b>	<b>\$83.69</b>	<b>\$107.81</b>
<b>No. of families that requested hardship review</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*Income verification takes 15 minutes.

**D. Revised Metrics and Benchmarks**

As noted, the benchmarks were not met in 2010 but the activity is not one that lends itself to goals and reaching specific benchmarks. Consequently, benchmarks for previous years were revised to increase time to ¼ hour per case (increase in five minutes per case) and benchmarks for future years modified to more actually reflect results of past two years.

**E. Changes to Data Collection Methodology**

There was no change to the data collection methodology.

**F. MTW Authorizations per Restated Agreement**

The authorization did not change: *Attachment C, Section D.2.a. Rent Policies and Term Limits - Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 C.F.R. 982.508, 982.503 and 982.518.*

The waiver is necessary in order to implement the earned income disregard for elderly families to test this approach to providing and administering housing assistance that reduces costs and achieves greater cost effectiveness in federal expenditures.

## Ongoing MTW Initiative - Rent Simplification for Public Housing and HCV Programs - Standard Medical Deduction

### A. Date the Activity was Proposed, Approved and Implemented

This activity was proposed in the Agency's FY 2008 MTW Annual Plan, approved by HUD, and implemented during FY 2008.

### B. Actual Impact and Performance of the Activity

LMHA provides a standard medical deduction of \$1600 without any verification information being submitted for families in the Public Housing and Section 8 programs whose head of household or spouse is elderly or disabled. LMHA designed and adopted this standard deduction to function in the same way as a standard IRS deduction. LMHA believes most families will use the standard medical deduction as they will not have to furnish the extensive information currently required to claim the deduction. The standard deduction simplifies the process and virtually eliminates the time staff previously spent on this item during recertification.

In FY 2010, the LMHA Section 8 Program saved \$30,188 because 3,517 disabled and elderly families in the HCV program claimed the standard medical deduction. In addition, the Public Housing Program saved \$4,446 because 518 families claimed the standard medical deduction, bringing the total reduction in FY 2010 costs to \$34,633. This ongoing initiative achieved greater cost effectiveness in Federal expenditures in FY 2010.

No hardship claims were made during fiscal year 2010.

### Standard Medical Deduction Initiative Actual FY 2010

Metric	FY 07* Baseline	FY08* Actual	FY 09 Actual	FY 10 Bmk	FY 10 Actual	FY 11 Bmk
Time savings per recert using standard medical deduction	Medical expense verification takes 20 min./recert	N/A	20 min	20 min	20 min	20 min
<b>No. families claiming deduction</b>	<b>0</b>	<b>N/A</b>	<b>4152</b>	<b>4185</b>	<b>4035</b>	<b>4075</b>
Public Housing	0	N/A	623	685	518	575
Housing Choice Voucher	0	N/A	3529	3500	3517	3500
<b>Cost savings using deduction</b>	<b>0</b>	<b>N/A</b>	<b>\$34,462</b>	<b>\$34,736</b>	<b>\$34,633</b>	<b>\$35,648</b>
<b>Number of families that made hardship claim</b>						
Public Housing	N/A	N/A	N/A	N/A	0	N/A
Housing Choice Voucher	N/A	N/A	N/A	N/A	0	N/A

\*Data for FY 2007 and FY 2008 is not available.  
2009, Staff hourly rate of \$25.25.  
2010, Staff hourly rate of \$25.75.  
2011, Projected staff hourly rate of \$26.27.

### C. Explanation of challenges/effectiveness and potential new strategies

The benchmark goal, generally, of saving over \$34,000 in administrative costs was achieved. The savings in the Public Housing Program were slightly less than anticipated due to the actual number of target households who were due for their biennial recertification.



**D. Revised Metrics and Benchmarks**

No revisions to metrics were made in 2010. Public Housing Program benchmarks were revised to reflect the projected number of eligible households served, who will be due for their biennial recertification in FY 2011.

**E. Changes to Data Collection Methodology**

The data collection methodology will remain the same.

**F. MTW Authorizations per Restated Agreement**

The authorization is as originally proposed: *Attachment C, Section C.4. Initial, Annual and Interim Income Review Process - Section 3(a)(1) and 3(a)(2) of the 1937 Act and Section D.3.b. Eligibility of Participants – 24 C.F.R. 982.516 and 982 Subpart E.*

The waiver is necessary in order to increase the standard medical deduction to \$1,600. By this means, staff time spent verifying medical expenses will be reduced and the Agency will achieve greater cost effectiveness in federal expenditures.

## **Ongoing MTW Initiative - Flexibility in Third-Party Verifications for HCV Homeownership**

### **A. Date the Activity was Proposed, Approved and Implemented**

This activity was proposed in the Agency's FY 2008 MTW Annual Plan, approved by HUD, and implemented during FY 2008.

### **B. Actual Impact and Performance of the Activity**

Applicants for the Section 8 Homeownership program can now provide employment verification directly from their employers, child support verification, statements for all bank accounts (online printouts are not accepted), proof of CDs from the bank, pension plan verification and proof of all medical costs including prescriptions.

LMHA also has made Section 8 HO program changes that allow more flexibility in the income verification process. Federal regulations state that income verification is only valid for 4 months. This makes sense for the rental portion of the Section 8 program, but not for the homeownership portion as potential buyers sometimes need up to a year to finalize their purchase (though LMHA has found that the majority of buyers purchase within 8 months.) Therefore, using our flexibility as a MTW Agency, LMHA has changed its policy to allow income verification data to be used for up to an 8 month period instead of 4.

These changes achieve greater cost effectiveness in Federal expenditures and increase housing choices for lower income families. This ongoing initiative allows LMHA staff to speed up the processing time between the Section 8 HO application and briefing appointments, which ultimately gets families into their new homes quicker. Staff time on the verification process is also reduced.

In FY 2010, briefings were conducted within 30 days of the initial application date in eight of the 12 cases where additional time was not necessitated by the participants' delay in providing required information. In addition, the cost to reverify income data for homeownership cases in FY 2010 was reduced from \$151 to \$0.

The activity achieved the benchmark of spending \$0 to re-verify income for homeownership cases. There were 12 homeownership cases in FY 2009, 10 of which would have required income re-verifications under the income verification policy in place before the activity was implemented. However, none of the 12 cases required reverification in FY 2010 because LMHA used MTW authorization to change its policy to allow income verification data to be used for up to an 8 month period instead of 4. The policy change helped to achieve a savings of \$151 worth of LMHA staff time ( $10 \times .5 \times \$30.23 = \$151$ ).

The facts clearly indicate a time savings for LMHA. As an added bonus for the homebuyers there was a time savings as well. Not having to take a half day off of work (and sometimes a full day if required by employers) was likely important to the 50% of the working clients. For the remaining 50% of homebuyers who are elderly, disabled or handicapped it is a real convenience not to have to come in for an appointment, especially considering their fixed incomes are not likely to change from the first to the second term.

The activity also achieved the goal of reducing the length of the approval process. Prior to implementing the activity, the elapsed time between the initial application date and scheduled briefing was approximately 30 days. LMHA staff estimate that the new policy reduced the length of the approval process by 5 days for the eight cases process where three were no delays caused by the client or the employer.

**HCV Homeownership Program - Flexibility in Third-Party Verifications**  
**Actual FY 2010**

<b>Metric</b>	<b>FY 08 Baseline</b>	<b>FY 09 Actual</b>	<b>FY 10 Bmk</b>	<b>FY 10 Actual</b>	<b>FY 11 Bmk</b>
No. apps in process during the FY	21	23	N/A	12	N/A
No. apps that would have required re-verification	12	18	N/A	10	N/A
Time Spent on third-party verification	0 hrs	0 hrs	0 hrs	0 hrs	0 hrs
<b>Time Savings</b>	<b>6 hrs</b>	<b>9 hrs</b>	<b>N/A</b>	<b>5 hrs</b>	<b>N/A</b>
Cost spent on third-party verifications	\$0	\$0	\$0	\$0	\$0
<b>Cost savings</b>	<b>\$178.68</b>	<b>\$268.00</b>	<b>N/A</b>	<b>\$151</b>	<b>N/A</b>
<b>Avg. no. of days to process application</b>	<b>30</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>

**C. Explanation of challenges/effectiveness and potential new strategies**

The changes to income verification policies for Section 8 Homeownership program participants helped LMHA to reduce the cost to administer housing assistance to homebuyers and get these families into their homes quicker.

The activity saved 5 hours (\$151) of staff time that would have been spent on income reverifications for participants in the S8 Homeownership Program. Also, the activity reduced the length of time between the initial application and client briefing appointments by 5 days (25 days versus 30 days).

**D. Revised Metrics and Benchmarks**

The metrics and benchmarks have not been revised.

**E. Changes to Data Collection Methodology**

The data collection methodology has not been revised.

**F. MTW Authorizations per Restated Agreement**

LMHA found no reason to change the authorization: *Attachment C, Section D.8.a. Homeownership Program – Section 8(o)(15) and 8(y) of the 1937 Act and 24 C.F.R. 982.625.*

The waiver is necessary to allow homebuyers to provide employment verification directly from their employers, child support verification, statements for all bank accounts (online printouts are not accepted), proof of CDs from the bank, pension plan verification and proof of all medical costs including prescriptions. Also, LMHA used MTW flexibility to change its policy to allow income verification data to be used for up to an 8 month period instead of 4 in order to achieve an increase in effective expenditure of funds.

## **VII. Sources and Uses of Funding**

The Sources and Uses of Funds and other pertinent financial information are contained in this section of the annual MTW report. LMHA's FY 2010 MTW Plan details the anticipated sources of funds for the operating year and uses of those funds. The FY 2010 MTW Report contains an analysis of budget costs versus actual expenditures.

### ***A. Sources and Uses of Operating, Capital, and Housing Choice Voucher Funds***

First is a streamlined presentation of the agency's fiscal year in a sources and uses format. Included with that presentation is a "Variance Analysis" that attempts to explain and discuss some of the more significant variances between "actual" and "budget" that occurred during fiscal year ending June 30, 2010.

The Public Housing Program produced a small surplus of \$29,000 for fiscal year ending June 30, 2010, compared to a break even budget. Variances of any significance are explained in more detail in the "Variance Analysis" attached to the Sources and Uses statement.

The Capital Fund program broke even for FYE 6/30/10. However, there were more capital funds drawn down from HUD and expended during the fiscal year than anticipated in the budget. The amount of funds drawn down exceeded budget by approx. \$1,918,000. This was almost entirely due to the additional transfers from the Capital Fund to the Public Housing Program (\$1,634,000 over budget). The additional CFP transfer became necessary because of operating deficits in the Section 8 program. Because of those deficits transfers from the Section 8 program to the public housing AMPs could not be made. Other variances in the Capital Budget are more fully explained in the detailed "Variance Analysis" that immediately follows the Sources and Uses statement.

The Section 8 Voucher Program operated at a \$1,487,000 deficit for the year. Although federal subsidy received for the Section 8 Program was considerably more than budgeted, it was still necessary to transfer an additional \$5,000,000 from the Section 8 Reserves to the Section 8 Voucher Program. This was primarily due to a large overrun for the housing assistance payments line item. Section 8 staff aggressively increased leasing rates in an effort to provide much needed housing to the thousands currently on LMHA's waiting list. This was possible because of the accumulation of significant Section 8 reserves. Reserve levels had risen due to generous HUD funding levels (that exceeded 100% of eligibility) in past years. As explained in the first bullet point of this narrative, LMHA has now taken steps to reduce voucher utilization and to reduce HAP expenses for vouchers currently in place.

Other variances in the Section 8 program are more fully explained in the variance analysis that follows the Sources and Uses statement.

### **Uses of MTW Funds**

MTW's funding fungibility allows LMHA to utilize available resources outside the general guidelines that apply to traditional PHAs. During the fiscal year ending June 30, 2010, LMHA used this authority for the following projects:

- \$5,000,000 was transferred from the Section 8 Reserve fund back to the Section 8 Voucher program. This was necessary because Section 8 leasing staff have been aggressively issuing vouchers in an effort to provide much needed housing to the thousands currently on LMHA's waiting list. This over-leasing situation caused current year expenses to far exceed current year income. Section 8 leasing staff are no longer issuing new vouchers in an attempt to more favorably align expenses with

available income. However, this has been difficult to do. Due to the bad economy, the attrition rate for voucher holders has been less than half of the historical norms. Other measures have been adopted to reduce housing assistance payments costs. These include capping rent increases, becoming more restrictive on the number of bedrooms required for certain family sizes and composition, revising current utility allowance standards, and exploring the possibility of changing payment standards.

- Tenant services projects utilized \$46,000 of Section 8 reserve funding. This was for resident scholarships.
- LMHA also used its MTW funding fungibility to transfer \$4,080,000 from the Capital Fund program to the Public Housing program. This exceeded the planned, budgeted amount. The additional transfer of funds from the CFP became necessary because the transfer originally planned from Section 8 to the public housing AMPs was not made (due to an overleasing situation in the Section 8 program).

LMHA also utilizes fungibility for initiatives that do not require a MTW regulatory waiver, in addition to MTW Single Fund Budget Flexibility. The performance of these activities in FY 2010 is summarized later in this Section.

### **Use of Other Federal Funds - American Recovery and Reinvestment Act (ARRA) Funds**

A detailed account of planned versus actual sources and uses of other Federal Funds is presented in Section III. Non-MTW Related Housing Authority Information. A synopsis of our progress spending stimulus funds is below.

Although ARRA funds are not part of the MTW block grant, LMHA did receive \$11,385,771 in Recovery Act funds for the fiscal year ending 6/30/10. The funds are being used for renovation, rehabilitation, and improvements of our residential buildings. The bulk of these funds were spent on the following projects:

- \$1,915,771 for piping replacement at Beecher Terrace
- \$914,714 for roof replacement at 550 Apts, Scattered Sites, and Bishop Lane
- \$1,308,943 for gas to electrical conversion at Parkway Place
- \$1,606,632 for elevator upgrades at Dosker Manor
- \$432,055 for security system upgrade at Dosker Manor
- \$1,443,966 for demolition at Iroquois Homes
- \$451,936 for construction of 3 lease-to-own units
- \$281,541 for installation of energy efficient light fixtures at Avenue Plaza
- \$245,857 for upgrade of intercom system at Lourdes Hall
- \$150,240 for bedroom reconfiguration on 1 Scattered Site unit

### **In Summary**

Summing up, LMHA finished fiscal year ending 6/30/10 with an overall \$160,000 surplus. The main source of the surplus occurred in the COCC, which was offset by a deficit in the Section 8 program.

### ***B. Sources and Uses of the Central Office Cost Center***

The Central Office Cost Center (COCC) operated at a \$1,618,000 surplus for fiscal year ending June 30, 2010, compared to a break even budget. This was primarily because the budgeted transfer of funds from the COCC to the public housing AMPs did not occur. It became unnecessary when the public housing operating funds were paid by HUD at 100% of eligibility. Additionally, more fee income was generated than anticipated. The public housing AMPs utilized the skilled trades for maintenance available in the COCC at a

higher rate than anticipated. Other variances of any significance are explained in more detail in the “Variance Analysis” attached to the Sources and Uses statement.

### ***C. Asset Management and Fee-For-Service Model***

LMHA has fully implemented HUD’s asset management requirements. A fee for service approach is utilized, and sites are billed only for the services rendered and for time spent at the site. AMP by AMP operating statements as required under HUD’s asset management model are included as an attachment to the Report in Appendix A.

### ***D. Use of MTW Funding Fungibility for Non-MTW Initiatives***

LMHA has a number of initiatives that are devised to meet at least one of the MTW statutory objectives and utilize the MTW single fund budget with full flexibility authorization. This section of the report contains updates on these activities. Two of the activities have not been fully implemented; however, LMHA reserves the authority to utilize fungibility at its discretion in order to execute the proposed initiatives.

#### **Ongoing Initiative - Weatherization and Energy Efficiency Pilot with HCV Homeownership Properties - \$50,000**

This proposed initiative offered participants in LMHA’s HCV Homeownership program up to \$2,000 in weatherization and energy efficiency upgrades to their home. Twenty five houses of homeowners were funded through this pilot using LMHA’s Section 8 DHAP. A lottery system was used to select participants because more than 25 homeowners applied for the pilot.

Youthbuild Louisville, a local non-profit, completed property upgrades. Youthbuild Louisville was paid directly by LMHA for property improvements that included:

- Sealing air leaks and insulating attics;
- Performing blower door testing before and after weatherization to measure the decrease in air infiltration. Blower door testing will also provide guidance for targeting air leakage sites in the home;
- Sealing attic bypasses prior to blowing insulation; and
- Air-sealing measures including:
  - Repairing doors and windows that don’t close properly;
  - Replacing broken window glass;
  - Caulking around doors, windows, plumbing chases and other air leakage sites.

It has been estimated that these relatively inexpensive upgrades can lead to an average 23% reduction in measured rate of air infiltration.

Youthbuild Louisville also conducted in-home consultations with homeowners selected for the pilot to identify opportunities for improvements in home energy management. Examples include:

- Measuring temperature of hot water;
- Inspecting and replacing furnace filters;
- Inspecting furnace supply and return vents (often return vents are covered; being mistaken for non-functional supply vents);
- Reviewing use of appliances; and
- Selecting fixtures for installation of energy-saving light bulbs (CFLs).

In addition, Youthbuild Louisville contracted with a state licensed Heating, Ventilating, Air Conditioning (HVAC) expert to inspect and service the homeowners HVAC system. Homeowners learned about the money-saving benefits of routine HVAC maintenance and given a year supply of furnace filters at no cost.

Dramatically rising utility costs continue to impact affordable homeownership opportunities in Louisville. At a micro level, the types of modest energy related improvements proposed in this initiative should increase housing affordability by reducing homeowner's utility bills and helping stabilize their household budgets. Keeping current with utility costs also reduces a homeowner's risk of falling behind on other household expenses and/or the possibility of having utilities cut off or going into foreclosure. At a macro level, the initiative should help stabilize homeownership and reduce the foreclosure rate within the City, while helping the Authority and the City achieve their demand side management goals of reducing kilowatt consumption.

**Proposed Initiative - Homeownership Management Staff (HMS) Position - \$40,000 to \$60,000**

HMS implementation utilizing LMHA internal staff has been successful; depending on the task, two Construction Managers complete the tasks either as a team or individually; therefore, the program does not necessitate use of fungibility to make a hire at this time. Homeowners have provided positive feedback about their experience with the H.M.S. staff; especially regarding the benefits of the new consultation service LMHA has added to the program. Matters needing consultation have included: how to deal with major plumbing, structural, and electrical issues; caulk & grout bathroom fixtures and surfaces; repair dry wall, doors and yard fencing, and; how to address termite infestation and animal intrusions. Further, as anticipated, the H.M.S. has streamlined communication between LMHA and homeowners by eliminating the involvement of City Inspectors and multiple Housing Authority staff. LMHA staff agree that the services have been implemented successfully and within the capacity of internal staff.

**Proposed Initiative - Multicultural Family Assistance Program - \$40,000 to \$60,000**

The proposed LMHA initiative is to implement a program that will be coordinated by individuals able to translate and communicate topics and issues related to property management, lease enforcement, relocation and supportive services to the immigrant families. LMHA is in the process of identifying the country of origin and language of the Somali and African families residing at LMHA's developments. It is important that the person(s) hired is well versed in the ways of African cultures and language. LMHA has developed a job description and is working closely with Catholic Charities, the Kentucky Refugee Ministries and other grassroots community organizations that routinely assist the target families to select a program coordinator who will serve as both a liaison and teacher in order to enhance the daily living and quality of life for our families.

LMHA had planned to have the person on board by June 30, 2010, but learned from the 2009 Sheppard Square HOPE VI resident assessment conducted in September 2010 that the coordinator must be able to address the needs as well maintain the respect of multiple, diverse African groups, including Somali. For this reason the hiring process had been slow. Plans are to have the staff person hired by January 31, 2010.

**Louisville Metro Housing Authority**  
**Sources and Uses FYE 6/30/10 (1,000s)**

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Sources of Funding	Public Housing AMPs		Central Office Cost Center (COCC)		Capital Budget		Section 8 Voucher Pgm		State & Local Pgm		LMHA Consolidated	
	'09-'10 Planned	'09-'10 Actual	'09-'10 Planned	'09-'10 Actual	'09-'10 Planned	'09-'10 Actual	'09-'10 Planned	'09-'10 Actual	'09-'10 Planned	'09-'10 Actual	'09-'10 Planned	'09-'10 Actual
Federal Subsidy	\$15,501	\$16,662	a		\$11,180	\$13,098	\$61,461	\$68,067	n		\$88,142	\$97,827
Dwelling Rental	5,698	5,992	b								5,698	5,992
Excess Utilities	191	123									191	123
Non-dwelling Rental	92	140		3							92	143
Fee Income			10,335	10,823							10,335	10,823
Interest Income	225	41	c	94	26		58	13			377	80
Other Income	387	334		51				3			402	388
Transfers from Other Funds	5,527	4,080	d					5,000	o		5,527	9,080
<b>Total Sources</b>	<b>\$27,621</b>	<b>\$27,372</b>		<b>\$10,444</b>	<b>\$10,903</b>	<b>\$11,180</b>	<b>\$13,098</b>	<b>\$61,519</b>	<b>\$73,083</b>	<b>\$0</b>	<b>\$110,764</b>	<b>\$124,456</b>
<b>Uses of Funding</b>												
Administration	\$2,919	\$3,056		\$5,437	\$5,422	\$336	\$21	\$3,855	\$3,631	p	\$12,547	\$12,130
Fee Expense	\$2,814	\$2,853				\$1,048	\$1,183	\$2,045	\$2,215	q	\$5,907	\$6,251
Resident Services	501	427		33	198	67	259	1,011	774	r	1,612	1,658
Utilities	7,785	6,307	e	10	46						7,795	6,353
Maintenance	11,757	12,579	f	3,190	3,204		291	5	6		14,952	16,080
Protective Services	1,081	1,017		3	3			20	9		1,104	1,029
General	681	1,013	g	219	249			33	61		933	1,323
Extraordinary Maint/Capital Exp		7		76		7,283	7,264				7,283	7,347
Rental Assistance Payments	83	84						59,151	67,874	s	59,234	67,958
Transfers to Other Funds				1,552	87	2,446	4,080	1,634		t	5,632	4,167
<b>Total Uses</b>	<b>\$27,621</b>	<b>\$27,343</b>		<b>\$10,444</b>	<b>\$9,285</b>	<b>\$11,180</b>	<b>\$13,098</b>	<b>\$67,754</b>	<b>\$74,570</b>	<b>\$0</b>	<b>\$116,999</b>	<b>\$124,296</b>
<b>Surplus (Deficit)</b>	<b>\$0</b>	<b>\$29</b>		<b>\$0</b>	<b>\$1,618</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$6,235)</b>	<b>(\$1,487)</b>	<b>\$0</b>	<b>(\$6,235)</b>	<b>\$160</b>

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**Variance Analysis:**

(all numbers in \$1,000s)

- a. Federal Subsidy (\$1,161 over budget) - the budget for FYE 6/30/10 was prepared very early in calendar year 2009. It was based on actuals for calendar year 2008 (88.96% of eligibility). Calendar year 2009 subsidy was not finally determined until September, 2009. HUD funded calendar year 2009 subsidy at 100% of eligibility. Additionally, any underpayments of subsidy that had occurred from January through June of 2009 were not received until well after FYE 6/30/09 had been closed out. Consequently, those underpayments were received and booked in FYE 6/30/10.  
Note: funding at 100% of eligibility had not occurred since 2002.
- b. Dwelling Rental (\$294 over budget) - average rent per unit has increased slightly. Additionally, units acquired during the fiscal year generated income.
- c. Interest Income (\$184 under budget) - interest rates have remained unusually low during the past fiscal year. Current rates for safe, governmental investments are earning only about .2%.
- d. Transfers from Other Funds (\$1,447 under budget) - due to 100% funding of operating subsidy (see "a" above), and some other small variances, it became unnecessary to transfer the funds from the COCC to the AMPs as originally budgeted.
- e. Utility Expense (\$1,478 under budget) - the utility budget is based on historical spending. Rates for natural gas have fluctuated wildly over the last few years. Currently, they are down about 40%. This caused the budget for gas to be overestimated.
- f. Maintenance Expense (\$822 over budget) - this overrun occurred primarily in the area of Maintenance Contracts. The three areas that contributed the most were extermination costs (\$218,000), HVAC costs (\$212,000), and landscape/grounds (\$110,000). Maintenance materials also exceeded budget. Finally, because employee benefits were over budget (and the largest portion of salaries and benefits are in the maintenance category), overall maintenance costs exceeded budget.
- g. General Expense (\$332 over budget) - insurance costs exceeded budget. This was primarily due to a sizable general liability claim that was paid, and several workers' compensation claims paid. Also, an adjustment to the workers' compensation loss reserve (for future potential liabilities) was required. Please note that LMHA is self insured.
- h. Fee Income (\$488 over budget) - the factors that contributed to fee income exceeding budget include:
  - 1) greater than anticipated utilization of LMHA's central maintenance workforce to complete work orders at public housing sites. These work orders generate fees payable to the COCC based on time worked and skilled trade;
  - 2) increased Section 8 voucher utilization (over-leasing) resulted in additional management and bookkeeping fees earned in the COCC.
- i. Transfers to Other Funds (\$1,465 under budget) - almost this entire surplus is because it was not necessary to transfer COCC funds to the AMPs as originally budgeted. This is the result of operating subsidy for the AMPs being paid at 100% of eligibility (also see "a" above).
- j. Federal Subsidy (\$1,918 over budget) - additional CFP funds were drawn down from HUD to support increased program costs for the year. Most of the additional funds were necessary to support an increase in the "Transfers to Other Funds" line item. These funds were transferred to the public housing AMPs. The increase was a result of the cancellation of the transfer from the Section 8 program to the AMPs (due to a significant operating deficit in the Section 8 program).
- k. Administration Expense (\$315 under budget) - salaries and benefits for LMHA's construction department were absorbed by the ARRA grant.
- l. Resident Services Expense (\$192 over budget) - due to increased relocation costs resulting from accelerated demolition at Iroquois Homes. Also, unexpected flooding at our Park Duvalle site caused additional relocation expenses.
- m. Transfers to Other Funds (\$1,634 over budget) - because of financial difficulties in the Section 8 program, the transfer originally budgeted from the Section 8 program was ultimately transferred from the CFP to the public housing AMPs. Also see "i" below.

**Variance Analysis:**

(all numbers in \$1,000s)

- n. Federal Subsidy (\$6,606 over budget) - the budget is prepared from the best information available at the time. It is important to note that the federal subsidy is calculated on a calendar year basis as opposed to LMHA's fiscal year (June 30th). Consequently, one subsidy calculation covers parts of two LMHA fiscal years. It is extremely difficult to estimate subsidy income when funding levels vary so much from year to year, and the determinations are not made until late in the actual year. When calculating subsidy for calendar year 2009, HUD initially used an annual adjustment factor of 1.026. LMHA realized that this was in error and was able to get HUD to modify the annual adjustment factor to 1.04. This resulted in additional subsidy retroactive to January 1, 2009. However, the retroactive subsidy was all recognized in the new fiscal year (FYE 6/30/10).
- o. Transfers from Other Funds (\$5,000 over budget) - this transfer was not planned at the time of budget preparation. However, LMHA has over leased vouchers due to generous funding levels and significant reserves available from prior years (as allowed under MTW flexibility). The attrition rate for voucher holders fell significantly from prior years, probably due to difficult economic conditions. This kept HAP expense levels very high. Consequently, it became necessary to transfer Section 8 Reserve funds back to the Section 8 Voucher Program.
- p. Administration Expense (\$224 under budget) - administrative salaries are under budget due to vacancy credits (unfilled positions). Various other misc. administrative categories are under budget.
- q. Fee Expense (\$170 over budget) - Section 8 utilization has increased substantially, resulting in increased management and bookkeeping fees paid to the Central Office Cost Center (COCC). Also see "h" above.
- r. Tenant Services Expense (\$237 under budget) - Tenant Services salaries are \$33 under budget due to vacancy credits. The balance of the variance is due to FSS contract costs being under budget.
- s. Rental Assistance Payments (\$8,723 over budget) - Leasing levels are budgeted at 95% of funds estimated to be available. However, with so much additional funding made available in 2007 and 2008, Section 8 staff aggressively increased leasing rates in an effort to provide much needed housing to the thousands currently on LMHA's waiting list. Section 8 staff has now stopped leasing additional vouchers so as to attempt to bring actual HAP expenses back in line with funds available. This has been difficult to achieve as the success rate for finding Section 8 units among previously outstanding voucher holders has increased from approx. 40% to 90%. Additionally, the historical attrition rate has fallen significantly. This is likely due to the poor economic conditions. LMHA is taking steps to reduce HAP costs by capping rent increases, becoming more restrictive on the number of bedrooms required for certain family sizes and composition, revising current utility allowance standards, and exploring the possibility of adjusting payment standards.
- t. Transfers to Other Funds (\$1,634 under budget) - the transfer from Section 8 to the public housing AMPs was not done. This was the result of the Section 8 program continuing to run significant deficits. Instead, the transfer from the Capital Fund program to the public housing AMPs was increased by an alike amount. This served to help with the deficit situation in the Section 8 program.

## **VIII. Administrative**

### ***A. Description of progress on the correction or elimination of observed deficiencies cited in monitoring visits, physical inspections, or other oversight and monitoring mechanisms, if applicable;***

The former Housing Authority of Louisville was rated a high performer under PHMAP for FY 1998 and LMHA retains this score throughout the Moving to Work demonstration. Following this section are tables that describe the Louisville Metro Housing Authority's targeted versus actual performance both for LMHA-managed public housing inventory and privately managed public housing inventory. Figures in Tables VIII-A through VIII-F represent performance by site, and averages of overall site performance.

#### **LMHA Managed Properties**

The Authority directly manages a total of 3,703 public housing units at four family developments, five high-rise sites for the elderly/disabled and numerous low-density scattered site public housing units both with and without tax credits at locations throughout Metro Louisville. This number includes 312 public housing and/or tax-credits units that are off-site replacement units for Clarksdale HOPE VI. With the exception of Sheppard Square and Iroquois homes which is undergoing a phased demolition and Parkway Place, the sister site of Sheppard Square which shares many of its design and site deficiencies, LMHA's owned and managed sites are in good to excellent conditions. LMHA also manages 59 ACC/LIHTC units in Phase I of its Park DuValle HOPE VI through its subsidiary, Louisville Housing Services. These units are also in excellent condition.

#### **Non-LMHA Managed Properties**

The Authority has contractual arrangements with four outside property management firms that run another 712 HOPE VI public housing and low-income tax credits units at the award winning Park DuValle and Liberty Green HOPE VI mixed-income communities, and at three other privately developed sites where the Authority purchased a small number of the total units (St. Francis, Steven Foster and Village Manor apartments).

#### **Property Maintenance**

LMHA firmly believes that sound maintenance practices sustain or increase occupancy rates, as well as, reduce turner and maintenance expenditures. A productive maintenance program depends on timeliness, quality workmanship and equal treatment of all residents. Overall resident satisfaction with LMHA's maintenance services is evidenced by a REAC score of 89.7%, greater than the national average of 87.1%.

The Authority has structured its Maintenance department to include on-site property maintenance and management staff located at each of its family and high-rise sites, and several special shops including HVAC, Plumbing, Electric and Carpentry that are located and dispatched out of its Central Maintenance facility. Both are responsive to all work order requests from LMHA managed properties, as well as routine maintenance issues. All service calls are entered into the Authority's Work Order Management System.

LMHA's property management operations are site-based. The Authority has separate management offices at all the family and high-rise developments, which direct and oversee the operations and occupancy of each respective site on a daily basis. LMHA's property management staffs are highly skilled and certified, and have significant years of experience and proven capacity to manage even the most difficult properties.

LMHA's management and maintenance policies for all properties require that 100% of units receive annual inspections, along with periodic housekeeping inspections which will be conducted in conjunction with extermination services. Maintenance issues cited during these inspections can be addressed in a timely

manner, before small issues become large and expensive. LMHA has also found that immediately addressing problems like damaged playground equipment, broken glass, errant graffiti and litter also deters vandalism, which can result in costly repairs, and enhances the safety and security of a site, basic tenets of crime prevention through environmental design (CPTED). Any larger maintenance issues are addressed in LMHA's Capital Fund improvement plan developed each year in conjunction with its MTW Annual Plan.

### ***B. Agency Directed Evaluations of Moving To Work Program***

The Louisville Metro Housing Authority did not conduct an evaluation of the Authority's Moving To Work Demonstration Program during fiscal year 2010.

### ***C. Performance and Evaluation Reports***

The Performance and Evaluation Report for Capital Fund activities is included as an attachment in Appendix B.

### ***D. Certification that the Agency has met the three statutory requirements***

In order to demonstrate the statutory objective of "assuring that at least 75% of the families assisted by the Agency are very low-income families" is being achieved, LMHA provides the following:

**TABLE VIII-D.1 Initial Incomes of Families Assisted by LMHA  
FY 2009- FY 2018**

Admitted Households	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
Families with incomes below 50% of AMI	1805	796								
Total number of families	1916	835								
Percentage of families with incomes below 50% of AMI	94.21%	95%								

**TABLE VIII-D.2 Baseline for the Number of Eligible Low-Income Families to be Served  
FY 1999**

	No. of families served in FY 1999	Non-MTW adjustments to the number of families served (2)	Baseline no. of families to be served
No. of public housing families served	4254	176*	4430
No. of tenant-based S8 families served	705	6569*	7274
Total no. of families served	4959	6745*	11704

\*The Housing Authority of Louisville (HAL) and the former Housing Authority of Jefferson County (HAJC) merged in 2003 to become the Louisville Metro Housing Authority. The public housing units and housing choice vouchers administered by HAJC were absorbed by HAL. LMHA amended its contract with HUD during FY 2005 to treat all of the HCV vouchers absorbed from the Housing Authority of Jefferson County and the Housing Authority of Louisville as Moving To Work vouchers.

In order to demonstrate that the statutory objective of "continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined" is being achieved, the Agency will provide information in the following formats:

**TABLE VIII-D.3 Number of Low-Income Families Served  
FY 1999 vs. FY 2010**

<b>Baseline no. of families to be served (total no. of families) (3)</b>	11704
<b>Total number of families served this Fiscal Year 2010 (4)</b>	14083
<b>Numerical Difference (5)</b>	2379
<b>Percentage Difference</b>	<b>20.33%</b>

2 “Non-MTW adjustments to the number of families served” are defined as factors that are outside the control of the Agency. Acceptable non-MTW adjustments” include but are not limited to, influences of the economy and of the housing market. If the Agency includes non-MTW adjustments, HUD expects the explanations of the factors to be thorough and to include information substantiating the numbers used.

3 This number will be the same number in the chart above, at the cross-section of “total number of families served” and “baseline number of families served.”

4 The methodology used to obtain this figure will be the same methodology used to determine the “Number of families served when Agency entered MTW” in the table immediately above.

5 The “Numerical Difference” is considered “MTW adjustments to the number of families served.” This number will reflect adjustments to the number of families served that are directly due to decisions the Agency has made. HUD expects that in the course of the demonstration, Agencies will make decisions that may alter the number of families served.

In order to demonstrate that the statutory objective of “maintaining a comparable mix of families (by family size) is served, as would have been provided had the amounts not been used under the demonstration” is being achieved, the Agency will provide information in the following formats:

**TABLE VIII-D.4 Baseline for the Mix of Family Sizes to Be Served  
FY 1999**

<b>Family Size</b>	<b>Occupied PH units FY 1999</b>	<b>Utilized S8 vouchers FY 1999</b>	<b>Non-MTW adjustments (6)</b>	<b>Baseline Number</b>	<b>Baseline Percentages</b>
<b>1 person</b>	N/A	N/A	N/A	N/A	N/A
<b>2 people</b>	N/A	N/A	N/A	N/A	N/A
<b>3 people</b>	N/A	N/A	N/A	N/A	N/A
<b>4 people</b>	N/A	N/A	N/A	N/A	N/A
<b>5 people</b>	N/A	N/A	N/A	N/A	N/A
<b>6+ people</b>	N/A	N/A	N/A	N/A	N/A
<b>Total</b>	N/A	N/A	N/A	N/A	100%

**TABLE VIII-D.5 Mix of Family Sizes Served  
Actual FY 2010**

<b>Family Size</b>	<b>1 person</b>	<b>2 people</b>	<b>3 people</b>	<b>4 people</b>	<b>5 people</b>	<b>6+ people</b>	<b>Total</b>
<b>Baseline percentages of family sizes to be maintained (7)</b>	N/A	N/A	N/A	N/A	N/A	N/A	100%
<b>No. of families served by family size FY 2010</b>	5195	2661	2665	1886	927	749	14083
<b>Percentages of families served by family size FY 2010 (9)</b>	36.88%	18.9%	18.92%	13.39%	6.58%	5.32%	100%
<b>Percentage Difference</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(6) “Non-MTW adjustments to the number of families served” are defined as factors that are outside the control of the Agency. Acceptable non-MTW adjustments” include but are not limited to, influences of the economy and of the housing market. If the Agency includes non-MTW adjustments, HUD expects the explanations of the factors to be thorough and to include information substantiating the numbers used.

(7) These numbers in this row will be the same numbers in the chart above listed under the column “Baseline percentages of family sizes to be maintained.”

(8) The methodology used to obtain these figures will be the same methodology used to determine the “Occupied number of Public Housing units by family size when Agency entered MTW” and “Utilized number of Section 8 vouchers by family size when Agency entered MTW” in the table immediately above.

(9) The “Percentages of family served by family size this fiscal year” will reflect adjustments to the mix of families served that are directly due to decisions the Agency has made. HUD expects that in the course of the demonstration, Agencies will make decisions that may alter the number of families served.

**CERTIFICATION OF COMPLIANCE**  
**WITH MTW STATUTORY OBJECTIVES**

LOUISVILLE METRO HOUSING AUTHORITY

Name of Applicant

MOVING TO WORK DEMONSTRATION PROGRAM

Program/Activity Receiving Federal Funding

Acting on behalf of the Louisville Metro Housing Authority as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the composition of households served:

I certify that the Louisville Metro Housing Authority will or will continue to meet the statutory requirements of the Moving to Work Demonstration Program (MTW) by:

1. Assuring that at least 75% of the families assisted by the Agency are very low-income families;
2. Continuing to assist substantially the same number of families as would have been served had the amounts not been combined: and
3. Maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration.

I hereby certify that all the information stated herein is true and accurate.

TIM BARRY

Name of Authorized Official

EXECUTIVE DIRECTOR

Title

Signature

9/30/10

Date

## **Appendix A**

### **Financial Statements by Individual AMP**



Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 002 BEECHER TERRACE (760 units) Cost Center: 000 NO COST CENTER -- Receipts --

Major	Sub Cst			Annual	Prorata	Actual	Actual	YTD Variance	YTD %	Prorta	Actual
End	Acct	Acct Ctr	Prj	Account Title	Budget	Budget	Cur YTD	Cur Period	to Budget	Var	PUM
001	311000	000	002	*DWELLING RENT	-968,000.00	-968,000.00	-946,735.16	-78,330.19	21,264.84	-2.2	-106.14
001	312000	000	002	*EXCESS UTILITIE	-30,000.00	-30,000.00	-28,944.24	-66.21	9,055.76	-30.2	-3.29
001	31XXXX	XXXXX	000	002*RENTAL INCOME	-998,000.00	-998,000.00	-967,679.40	-78,396.40	30,320.60	-3.0	-109.43
001	361000	000	002	*INTERST-GEN FUN	-39,000.00	-39,000.00	-6,839.87	-720.67	32,160.13	-82.5	-4.28
001	369000	000	002	*OTHER INCOME	-76,000.00	-76,000.00	-65,282.15	-6,024.20	10,717.85	-14.1	-8.33
001	369100	000	002	*Operating Subsi	-3,073,000.00	-3,073,000.00	-3,245,756.30	-313,490.50	-172,756.30	5.6	-336.95
001	369250	000	002	*TRANS FROM CAP	-188,789.00	-188,789.00	-118,746.42	54,310.09	70,042.58	-37.1	-20.70
001	36XXXX	XXXXX	000	002*	-3,376,789.00	-3,376,789.00	-3,436,624.74	-265,925.28	-59,835.74	1.8	-370.26
001	3XXXXX	XXXXX	000	002*OPERATING RECEI	-4,374,789.00	-4,374,789.00	-4,404,304.14	-344,321.68	-29,515.14	0.7	-479.69
001	Receipts	000	002*		-4,374,789.00	-4,374,789.00	-4,404,304.14	-344,321.68	-29,515.14	0.7	-479.69

Fund: 001 GENERAL FUND (4156 units) Project: 002 BEECHER TERRACE (760 units) Cost Center: 000 NO COST CENTER -- Expenditures											
Fund	Major Acct	Sub Acct	Ctr Prj Account Title	Annual Budget	Prorata Budget	Actual Cum YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorata PUM	Actual PUM
001	411000	000	002*ADN SALARIES	329,000.00	329,000.00	261,990.61	19,958.93	-67,009.39	-20.4	36.07	28.73
001	413000	000	002*LEGAL EXPENSE	12,000.00	12,000.00	13,336.94	1,900.54	1,336.94	11.1	1.32	1.46
001	414000	000	002*STAFF TRAINING	1,000.00	1,000.00	272.10	0.00	-727.90	-72.8	0.11	0.03
001	417100	000	002*AUDITING FEES	2,800.00	2,800.00	2,823.93	0.00	23.93	0.9	0.31	0.31
001	418100	000	002*COMP ABSCENCES	0.00	0.00	11,750.19	11,750.19	11,750.19		0.00	1.29
001	418500	000	002*ASSET MGMT FEE-	91,200.00	91,200.00	91,200.00	7,600.00	0.00	0.0	10.00	10.00
001	418600	000	002*MANAGEMENT FEES	396,094.00	396,094.00	392,407.18	32,332.30	-3,686.82	-0.9	43.43	43.03
001	418700	000	002*BOOKKEEPING FEE	65,535.00	65,535.00	61,987.50	4,987.50	-3,547.50	-5.4	7.19	6.80
001	419000	000	002*SUNDRY EXPENSE	4,300.00	4,300.00	6,227.30	144.95	1,927.30	44.8	0.47	0.68
001	419010	000	002*TELEPHONE	11,600.00	11,600.00	10,563.79	895.86	-1,036.21	-8.9	1.27	1.16
001	419015	000	002*MEMBERSHIPS/PUB	500.00	500.00	2,232.79	258.47	1,732.79	346.6	0.05	0.24
001	419021	000	002*COURT COSTS	45,000.00	45,000.00	44,422.50	3,754.00	-577.50	-1.3	4.93	4.87
001	419026	000	002*COMPUTER SUPPOR	1,000.00	1,000.00	10,793.64	1,190.87	9,793.64	979.4	0.11	1.18
001	419060	000	002*OFFICE SUPPLIES	6,000.00	6,000.00	12,028.26	848.49	6,028.26	100.5	0.66	1.32
001	419061	000	002*SERVICE OFFICE	1,000.00	1,000.00	2,635.43	470.73	1,635.43	163.5	0.11	0.29
001	419065	000	002*DUPLICATION & P	500.00	500.00	3,000.95	0.00	2,500.95	500.2	0.05	0.33
001	419090	000	002*POSTAGE	300.00	300.00	143.90	33.21	-156.02	-52.0	0.03	0.02
001	41****	*****	000 002*ADMINISTRATIVE	967,829.00	967,829.00	927,817.09	86,126.04	-40,011.91	-4.1	106.12	101.73
001	421000	000	002*TEX SERV SALARI	28,000.00	28,000.00	27,614.76	2,266.52	-385.24	-1.4	3.07	3.03
001	422000	000	002*RECREATION/PUBL	18,100.00	18,100.00	4,449.16	482.80	-13,650.84	-75.4	1.98	0.49
001	423005	000	002*FAMILY SELF SUF	43,000.00	43,000.00	29,615.90	4,096.30	-13,384.10	-31.1	4.71	3.25
001	423017	000	002*EVICTIION PREV P	18,000.00	18,000.00	12,568.43	223.02	-5,431.57	-30.2	1.97	1.38
001	42****	*****	000 002*ITENANT SERVICES	107,100.00	107,100.00	74,248.25	7,068.64	-32,851.75	-30.7	11.74	8.14
001	431000	000	002*WATER	190,570.00	190,570.00	207,790.76	17,975.69	17,220.76	9.0	20.90	22.78
001	432000	000	002*ELECTRICITY	305,884.00	305,884.00	366,387.41	42,181.74	60,503.41	19.8	33.54	40.17
001	433000	000	002*GAS	754,066.00	754,066.00	336,925.79	6,591.97	-417,140.21	-55.3	82.68	36.94
001	439000	000	002*OTHER	0.00	0.00	468.00	39.00	468.00		0.00	0.05
001	439010	000	002*SEWER	190,776.00	190,776.00	220,800.73	18,575.02	30,024.73	15.7	20.92	24.21
001	43****	*****	000 002*UTILITIES	1,441,296.00	1,441,296.00	1,132,372.69	85,363.42	-308,923.31	-21.4	158.04	124.16
001	441000	000	002*MAINT LABDK	482,000.00	482,000.00	521,338.27	43,235.03	39,338.27	8.2	52.85	57.16
001	442000	000	002*MAINT MATERIALS	35,000.00	35,000.00	58,702.71	7,124.58	23,702.71	67.7	3.84	6.44
001	443000	000	002*AUTOMOTIVE	22,000.00	22,000.00	27,111.09	1,707.21	5,111.09	23.2	2.41	2.97
001	443001	000	002*JANITORIAL SERV	4,000.00	4,000.00	2,453.60	80.08	-1,546.40	-38.7	0.44	0.27
001	443010	000	002*REFUSE COLLECTI	2,000.00	2,000.00	8,071.39	1,198.06	6,071.39	303.6	0.22	0.89
001	443011	000	002*CARPET CLEANING	0.00	0.00	185.77	0.00	185.77		0.00	0.02
001	443015	000	002*RADIO PAGERS	600.00	600.00	540.05	57.71	-59.95	-10.0	0.07	0.06
001	443060	000	002*FIRE ALARM SERV	4,000.00	4,000.00	3,899.43	309.60	-100.57	-2.5	0.44	0.43
001	443061	000	002*FIRE EXTINGUISH	500.00	500.00	869.80	0.00	369.80	74.0	0.05	0.10
001	443065	000	002*WINK ORDER ANSM	1,700.00	1,700.00	1,764.00	147.00	64.00	3.8	0.19	0.19
001	443071	000	002*HEATING & COOLI	181,000.00	181,000.00	243,010.15	36,076.23	62,010.15	34.3	19.85	26.65
001	443072	000	002*LANDSCAPE & GRN	131,000.00	131,000.00	161,811.57	21,776.61	30,811.57	23.5	14.36	17.74
001	443073	000	002*WTR TURNDOWN	262,000.00	262,000.00	289,066.10	32,757.91	27,066.10	10.3	28.73	31.70
001	443074	000	002*ELECTRICAL	60,000.00	60,000.00	90,947.67	5,990.83	30,947.67	51.6	6.58	9.97

## Receipts and Expenditures INCOME AND EXPENSE REPORT For the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 002 BEECHER TERRACE (760 units) Cost Center: 000 NO COST CENTER --- Expenditures

End	Major Acct	Sub Cst Acct Ctr	Prj Account Title	Annual Budget	Prorata Budget	Actual Cum YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorta FUM	Actual FUM
001	443075	000	002*PLUMBING	108,000.00	108,000.00	112,754.85	11,345.34	4,754.85	4.4	11.84	12.36
001	443076	000	002*EXTERMINATION	60,000.00	60,000.00	74,408.02	21,741.57	34,408.02	57.3	6.58	10.35
001	443077	000	002*SNOW REMOVAL	0.00	0.00	7,597.35	0.00	7,597.35		0.00	0.83
001	446000	000	002*SEC LADDER	15,000.00	15,000.00	14,624.53	1,208.58	-375.47	-2.5	1.64	1.60
001	447000	000	002*SEC MATERIALS	1,000.00	1,000.00	1,039.75	195.48	39.75	4.0	0.11	0.11
001	448000	000	002*SEC CONTRACT CD	62,000.00	62,000.00	51,230.00	4,388.36	-10,770.00	-17.4	6.80	5.62
001	448***	000	002*ORDINARY MAINT	1,431,800.00	1,431,800.00	1,671,426.10	189,540.19	259,626.10	18.1	157.00	185.46
001	451000	000	002*INSURANCE	76,230.00	76,230.00	0.00	0.00	-76,230.00	-100.0	8.36	0.00
001	451005	000	002*INSURANCE-LAGIT	0.00	0.00	6,779.00	6,779.00	6,779.00		0.00	0.74
001	451010	000	002*WORKERS COMP IN	0.00	0.00	4,637.94	438.76	4,637.94		0.00	0.51
001	451011	000	002*WORKERS COMP EX	0.00	0.00	3,376.16	1,650.05	3,376.16		0.00	0.37
001	451012	000	002*WORKERS COMP CL	0.00	0.00	135,913.35	112,619.50	135,913.35		0.00	14.90
001	451020	000	002*GEN'L LIABILITY	0.00	0.00	16,971.71	1,349.89	16,971.71		0.00	1.86
001	451030	000	002*PROPERTY INS PR	0.00	0.00	44,223.80	3,801.77	44,223.80		0.00	4.85
001	451040	000	002*AUTO INSURANCE	0.00	0.00	380.77	37.14	380.77		0.00	0.04
001	451050	000	002*EMP DISHASTY DD	0.00	0.00	168.48	14.05	168.48		0.00	0.02
001	453000	000	002*TERMINAL LEAVE	5,285.00	5,285.00	11,481.01	-50,000.00	6,196.01	117.2	0.58	1.26
001	454010	000	002*SOCIAL SECURITY	64,050.00	64,050.00	66,211.16	4,497.44	2,161.16	3.4	7.02	7.26
001	454021	000	002*HUMAN-R POINT OF	115,290.00	115,290.00	146,345.45	13,138.28	31,055.45	26.9	12.64	16.05
001	454023	000	002*MUTUAL BENEFIT	10,248.00	10,248.00	9,321.31	766.39	-926.69	-9.0	1.12	1.02
001	454025	000	002*EMPLOYEE ASSISTAN	772.00	772.00	871.51	58.10	99.51	12.9	0.08	0.10
001	454030	000	002*RETIREMENT	117,126.00	117,126.00	113,182.82	9,286.15	-3,943.18	-3.4	12.84	12.41
001	454040	000	002*UNEMPLOYMENT EX	1,281.00	1,281.00	88.46	-1,866.71	-1,192.54	-93.1	0.14	0.01
001	454050	000	002*TUITION REIMBUR	442.00	442.00	1,297.25	0.00	855.25	193.5	0.05	0.14
001	457000	000	002*COLLECTION LOSS	29,040.00	29,040.00	14,394.76	-897.39	-14,645.24	-50.4	3.18	1.58
001	459000	000	002*OTHER GENERAL E	7,000.00	7,000.00	4,074.07	595.63	-2,925.93	-41.8	0.77	0.45
001	45***	000	002*GENERAL EXPENSE	426,764.00	426,764.00	579,719.01	102,268.05	152,955.01	35.8	46.79	63.57
001	480000	000	002*DEPRECIATION EX	0.00	0.00	1,265,326.77	1,265,326.77	1,265,326.77		0.00	138.74
001	48***	000	002*DEPRECIATION EX	0.00	0.00	1,265,326.77	1,265,326.77	1,265,326.77		0.00	138.74
001	4***	000	002*OPERATING EXPEN	4,374,789.00	4,374,789.00	5,670,909.91	1,735,693.11	1,296,120.91	29.6	479.69	621.81
001	Expe nes	000	002*	4,374,789.00	4,374,789.00	5,670,909.91	1,735,693.11	1,296,120.91	29.6	479.69	621.81

Fund: 001 GENERAL FUND (4156 units) Project: 003 PARKWAY PLACE (633 units) Cost Center: 000 NO COST CENTER -- Receipts --

Fnd	Major	Sub Cst		Annual	Prorata	Actual		YTD Variance	YTD %	Prorta	Actual
	Acct	Acct	Ctr Prj Account Title			Cur YTD	Cur Period				PUM
001	*****	*****	000 002NOO COST CENTER	0.00	0.00	1,266,605.77	1,391,371.43	1,266,605.77		0.00	138.88
001	*****	*****	000 002BEECHER TERRACE	0.00	0.00	1,266,605.77	1,391,371.43	1,266,605.77		0.00	138.88

## Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 003 PARKWAY PLACE (633 units) Cost Center: 000 NO COST CENTER -- Receipts --

Major Fnd Acct	Sub Cst Acct Ctr Prj Account Title	Annual Budget	Prorata Budget	Actual Cum YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorata FUM	Actual FUM
001 311000	000 003*DWELLING RENT	-725,000.00	-725,000.00	-792,059.22	-69,436.43	-67,059.22	9.2	-95.44	-104.27
001 312000	000 003*EXCESS UTILITIES	-60,000.00	-60,000.00	-37,419.33	-0.01	22,580.67	-37.6	-7.90	-4.93
001 319000	000 003*HANDWELLING RENT	-6,000.00	-6,000.00	-6,000.00	-500.00	0.00	-0.0	-0.79	-0.79
001 31****	***** 000 003*RENTAL INCOME	-791,000.00	-791,000.00	-835,478.55	-69,936.44	-44,478.55	5.6	-104.13	-109.99
001 361000	000 003*INTEREST-GEN FUN	-35,000.00	-35,000.00	-6,204.45	-641.43	28,795.55	-82.3	-4.61	-0.82
001 369000	000 003*OTHER INCOME	-71,000.00	-71,000.00	-58,828.14	-5,827.86	12,171.86	-17.1	-9.35	-7.74
001 369100	000 003*Operating Subsi	-2,664,000.00	-2,664,000.00	-2,813,353.10	-285,956.50	-149,353.10	5.6	-350.71	-370.37
001 369250	000 003*TRANS FROM CAP	-680,496.00	-680,496.00	-489,841.86	133,946.14	190,654.14	-28.0	-89.59	-64.49
001 36****	***** 000 003*	-3,450,496.00	-3,450,496.00	-3,368,227.55	-158,479.65	82,268.45	-2.4	-454.25	-443.42
001 3****	***** 000 003*OPERATING RECEI	-4,241,496.00	-4,241,496.00	-4,203,706.10	-228,416.09	37,789.90	-0.9	-558.39	-553.41
001 Receipts	000 003*	-4,241,496.00	-4,241,496.00	-4,203,706.10	-228,416.09	37,789.90	-0.9	-558.39	-553.41

Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 003 PARKWAY PLACE (633 units) Cost Center: 000 NO COST CENTER --- Expenditures ---											
Fnd	Major Acct	Sub Cst Acct	Ctr Prj Account Title	Annual Budget	Prorata Budget	Actual Cum YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorata PUM	Actual PUM
001	411000	000	003*ADM SALARIES	252,000.00	252,000.00	229,238.64	19,457.65	-22,761.36	-9.0	33.18	30.18
001	413000	000	003*LEGAL EXPENSE	9,000.00	9,000.00	10,932.08	1,603.48	1,932.08	21.5	1.18	1.44
001	414000	000	003*STAFF TRAINING	1,000.00	1,000.00	210.86	0.00	-789.14	-78.9	0.13	0.03
001	417100	000	003*AUDITING FEES	2,400.00	2,400.00	2,352.03	0.00	-47.97	-2.0	0.32	0.31
001	418100	000	003*COMP ABSCENCES	0.00	0.00	3,720.35	3,720.35	3,720.35		0.00	0.49
001	418500	000	003*ASSET MGMT FEE-	75,960.00	75,960.00	75,960.00	6,330.00	0.00	0.0	10.00	10.00
001	418600	000	003*MANAGEMENT FEES	317,310.00	317,310.00	343,309.84	29,269.24	25,999.84	8.2	41.77	45.20
001	418700	000	003*BOOKKEEPING FEE	52,500.00	52,500.00	54,210.00	4,515.00	1,710.00	3.3	6.91	7.14
001	419000	000	003*SUNDRY EXPENSE	4,300.00	4,300.00	5,288.78	120.00	988.78	23.0	0.57	0.70
001	419010	000	003*TELEPHONE	16,700.00	16,700.00	16,113.35	1,204.86	-586.65	-3.5	2.20	2.12
001	419015	000	003*MEMBERSHIPS/PUB	500.00	500.00	1,968.82	237.27	1,468.82	293.8	0.07	0.26
001	419021	000	003*COURT COSTS	36,000.00	36,000.00	36,014.50	3,525.00	14.50	0.0	4.74	4.74
001	419026	000	003*COMPUTER SUPPOR	1,000.00	1,000.00	8,226.40	791.87	7,226.40	722.6	0.13	1.08
001	419060	000	003*OFFICE SUPPLIES	5,000.00	5,000.00	9,936.37	162.60	4,936.37	98.7	0.66	1.31
001	419061	000	003*SERVICE OFFICE	1,000.00	1,000.00	2,729.20	392.07	1,729.20	172.9	0.13	0.36
001	419065	000	003*DUPLICATION & P	2,500.00	2,500.00	2,269.96	1,129.20	-230.04	-9.2	0.33	0.30
001	419090	000	003*POSTAGE	400.00	400.00	146.42	37.66	-253.58	-63.4	0.05	0.02
001	419***	*****	000 003*ADMINISTRATIVE	777,570.00	777,570.00	802,632.60	72,696.25	25,062.60	3.2	102.37	105.67
001	421000	000	003*TEN SERV SALARI	24,000.00	24,000.00	23,000.20	1,887.77	-999.80	-4.2	3.16	3.03
001	422000	000	003*RECREATION/PUBL	14,750.00	14,750.00	1,202.82	200.00	-13,547.18	-91.8	1.94	0.16
001	423005	000	003*FAMILY SELF SVF	22,000.00	22,000.00	18,081.65	2,520.80	-3,918.35	-17.8	2.90	2.38
001	423017	000	003*EVICTIION PREV P	10,000.00	10,000.00	19,998.43	1,443.99	9,998.43	100.0	1.32	2.63
001	42***	*****	000 003*YEANT SERVICES	70,750.00	70,750.00	62,283.10	6,052.56	-8,466.90	-12.0	9.31	8.20
001	431000	000	003*WATER	235,520.00	235,520.00	209,203.54	17,866.31	-26,316.46	-11.2	31.01	27.54
001	432000	000	003*ELECTRICITY	242,634.00	242,634.00	310,738.04	36,133.83	68,104.04	28.1	31.94	40.91
001	433000	000	003*GAS	679,245.00	679,245.00	338,504.02	1,631.94	-340,740.98	-50.2	89.42	44.56
001	439000	000	003*OTHER	0.00	0.00	876.00	73.00	876.00		0.00	0.12
001	439010	000	003*SEWER	237,925.00	237,925.00	227,891.45	18,781.87	-10,033.55	-4.2	31.32	30.00
001	43***	*****	000 003*UTILITIES	1,395,324.00	1,395,324.00	1,087,213.05	74,486.95	-308,110.95	-22.1	183.69	143.13
001	441000	000	003*MAINT LABOR	662,000.00	662,000.00	671,741.35	61,217.80	9,741.35	1.5	87.15	88.43
001	442000	000	003*MAINT MATERIALS	62,000.00	62,000.00	133,481.96	30,702.15	71,481.96	115.3	8.16	17.57
001	443000	000	003*AUTOMOTIVE	6,000.00	6,000.00	7,780.10	108.51	1,780.10	29.7	0.79	1.02
001	443001	000	003*JANITORIAL SERV	0.00	0.00	205.21	0.00	205.21		0.00	0.03
001	443005	000	003*FIRE HYDRANT SE	1,000.00	1,000.00	518.33	0.00	-481.67	-48.2	0.13	0.07
001	443010	000	003*REFUSE COLLECTI	2,000.00	2,000.00	1,905.64	969.83	-94.36	-4.7	0.26	0.25
001	443015	000	003*RADIO PAGERS	600.00	600.00	597.43	64.12	-2.57	-0.4	0.08	0.08
001	443060	000	003*FIRE ALARM SERV	5,000.00	5,000.00	8,513.82	-429.87	3,513.82	70.3	0.66	1.12
001	443061	000	003*FIRE EXTINGUISH	2,000.00	2,000.00	2,846.45	610.70	846.45	42.3	0.26	0.37
001	443065	000	003*HUNK ORDER ANSH	900.00	900.00	882.00	73.50	-18.00	-2.0	0.12	0.12
001	443071	000	003*HEATING & COOL	49,000.00	49,000.00	222,643.14	12,481.38	173,643.14	354.4	6.45	29.31
001	443072	000	003*LANDSCAPE & GRN	168,000.00	168,000.00	213,329.26	32,444.59	45,329.26	27.0	22.12	28.08
001	443073	000	003*UNIT TURNARUND	288,000.00	288,000.00	238,416.56	16,962.20	-49,583.44	-17.2	37.91	31.39
001	443074	000	003*ELECTRICAL	98,000.00	98,000.00	35,722.40	2,081.66	-61,277.60	-62.5	12.90	4.83

## Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 003 PARKWAY PLACE (633 units) Cost Center: 000 NO COST CENTER -- Expenditures --

End	Major Acct	Sub Cst Acct Ctr Prj	Account Title	Annual Budget	Prorata Budget	Actual Con YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorta PUM	Actual PUM
001	443075	000	003*PLUMBING	58,000.00	58,000.00	55,550.07	12,658.61	-2,449.93	-4.2	7.64	7.31
001	443076	000	003*EXTERMINATION	91,000.00	91,000.00	101,725.92	15,253.02	10,725.92	11.8	11.98	13.39
001	443077	000	003*SMOKE REMOVAL	0.00	0.00	7,285.15	0.00	7,285.15		0.00	0.96
001	446000	000	003*SEC LABOR	12,000.00	12,000.00	12,180.58	1,006.61	180.58	1.5	1.58	1.60
001	447000	000	003*SEC MATERIALS	700.00	700.00	866.02	162.81	166.02	23.7	0.09	0.11
001	448000	000	003*SEC CONTRACT CD	65,000.00	65,000.00	54,179.23	4,258.36	-10,820.77	-16.6	8.56	7.13
001	449000	000	003*ORDINARY MAINT	1,571,200.00	1,571,200.00	1,771,370.62	190,625.98	200,170.62	12.7	206.85	233.20
001	451000	000	003*INSURANCE	54,560.00	54,560.00	0.00	0.00	-54,560.00	-100.0	7.18	0.00
001	451005	000	003*INSURANCE-LAGIT	0.00	0.00	5,646.00	5,646.00	5,646.00		0.00	0.74
001	451010	000	003*WORKERS COMP IN	0.00	0.00	5,153.97	487.57	5,153.97		0.00	0.68
001	451011	000	003*WORKERS COMP EX	0.00	0.00	3,751.78	1,833.62	3,751.78		0.00	0.49
001	451012	000	003*WORKERS COMP CL	0.00	0.00	8,055.49	64.05	8,055.49		0.00	1.06
001	451020	000	003*GEN'L LIABILITY	0.00	0.00	14,135.63	1,124.31	14,135.63		0.00	1.86
001	451022	000	003*GEN'L LIAB CLAI	0.00	0.00	6,145.00	0.00	6,145.00		0.00	0.81
001	451030	000	003*PROPERTY INS PR	0.00	0.00	31,723.76	2,727.54	31,723.76		0.00	4.18
001	451040	000	003*AUTO INSURANCE	0.00	0.00	356.95	33.15	356.95		0.00	0.05
001	451050	000	003*EMP DISABILITY	0.00	0.00	187.20	15.61	187.20		0.00	0.02
001	453000	000	003*TERMINAL LEAVE	5,873.00	5,873.00	41,050.84	0.00	35,177.84	599.0	0.77	5.40
001	454001	000	003*WORKERS COMP RE	0.00	0.00	-23,228.95	-23,228.95	-23,228.95		0.00	-3.06
001	454010	000	003*SOCIAL SECURITY	71,250.00	71,250.00	73,713.29	5,668.37	2,463.29	3.5	9.38	9.70
001	454021	000	003*HUMANAN-POINT OF	128,250.00	128,250.00	161,722.91	14,600.03	33,472.91	26.1	16.88	21.29
001	454023	000	003*MUTUAL BENEFIT	11,400.00	11,400.00	10,295.64	851.66	-1,104.36	-9.7	1.50	1.36
001	454025	000	003*EMPLOYEE ASSISTAN	859.00	859.00	968.53	64.57	109.53	12.8	0.11	0.13
001	454030	000	003*RETIREMENT	130,293.00	130,293.00	125,020.81	10,319.32	-5,272.19	-4.0	17.15	16.46
001	454040	000	003*UNEMPLOYMENT EX	1,425.00	1,425.00	-431.12	-2,148.09	-1,856.12	-130.3	0.19	-0.06
001	454050	000	003*TUITION REIMBUR	492.00	492.00	0.00	0.00	-492.00	-100.0	0.06	0.00
001	457000	000	003*COLLECTION LOSS	21,750.00	21,750.00	16,065.81	890.70	-5,684.19	-26.1	2.86	2.12
001	459000	000	003*OTHER GENERAL E	500.00	500.00	669.19	89.61	169.19	33.8	0.07	0.09
001	459000	000	003*GENERAL EXPENSE	426,652.00	426,652.00	481,002.73	19,039.07	54,350.73	12.7	56.17	63.32
001	480000	000	003*DEPRECIATION EX	0.00	0.00	198,495.22	198,495.22	198,495.22		0.00	26.13
001	480000	000	003*DEPRECIATION EX	0.00	0.00	198,495.22	198,495.22	198,495.22		0.00	26.13
001	480000	000	003*OPERATING EXPEN	4,241,496.00	4,241,496.00	4,402,997.32	561,396.03	161,501.32	3.8	558.39	579.65
001	Expe nses	000	003*	4,241,496.00	4,241,496.00	4,402,997.32	561,396.03	161,501.32	3.8	558.39	579.65

Fund: 001 GENERAL FUND (4156 units) Project: 004 SHEPPARD SQUARE (327 units) Cost Center: 000 NO COST CENTER -- Receipts --

Major	Sub Cst			Annual	Prorata	Actual	Actual	YTD Variance	YTD %	Prorata	Actual
Fnd	Acct	Acct Ctr	Prj	Account Title	Budget	Budget	Cum YTD	Curr Period	to Budget	Var	PUM
001	*****	*****	000	003*NO COST CENTER	0.00	0.00	199,291.22	332,979.94	199,291.22		0.00
001	*****	*****	***	003*PARKWAY PLACE	0.00	0.00	199,291.22	332,979.94	199,291.22		0.00



Fund: 001    GENERAL FUND (4156 units)    Project: 004    SHEPPARD SQUARE (327 units)    Cost Center: 000    NO COST CENTER    -- Receipts --											
End	Major Acct	Sub Cst Acct Ctr	Prj Account Title	Annual Budget	Prorata Budget	Actual CUM YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorata PUN	Actual PUN
001	311000	000	004*DWELLING RENT	-365,000.00	-365,000.00	-414,439.90	-32,303.46	-49,439.90	13.5	-93.02	-105.62
001	312000	000	004*EXCESS UTILITIE	-37,000.00	-37,000.00	-25,052.48	-5,497.96	11,947.52	-32.3	-9.43	-6.38
001	31****	*****	000 004*RENTAL INCOME	-402,000.00	-402,000.00	-439,492.38	-37,801.42	-37,492.38	9.3	-102.45	-112.00
001	361000	000	004*INTERST-GEN FUN	-18,000.00	-18,000.00	-3,119.16	-326.73	14,880.84	-82.7	-4.59	-0.79
001	367000	000	004*OTHER INCOME	-35,000.00	-35,000.00	-24,625.41	-1,463.50	10,374.59	-27.6	-8.92	-6.28
001	369100	000	004*Operating Subsi	-1,792,000.00	-1,792,000.00	-2,130,000.55	-181,185.75	-338,000.55	18.9	-456.68	-542.81
001	369200	000	004*TRANS FROM 36	-244,518.00	-244,518.00	0.00	0.00	244,518.00	-100.0	-62.31	0.00
001	369250	000	004*TRANS FROM CAP	-272,948.00	-272,948.00	0.00	474,343.86	272,948.00	-100.0	-69.56	0.00
001	36****	*****	000 004*	-2,362,466.00	-2,362,466.00	-2,157,745.12	291,367.88	204,720.88	-8.7	-602.06	-549.88
001	3****	*****	000 004*OPERATING RECEI	-2,764,466.00	-2,764,466.00	-2,597,237.50	253,566.46	167,228.50	-6.0	-704.50	-661.89
001	Rece	ipts	000 004*	-2,764,466.00	-2,764,466.00	-2,597,237.50	253,566.46	167,228.50	-6.0	-704.50	-661.89

## Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 004 SHEPPARD SQUARE (327 units) Cost Center: 000 NO COST CENTER --- Expenditures

Fnd	Major Acct	Sub Cst Acct Ctr	Prj Account Title	Annual Budget	Prorata Budget	Actual CUM YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorta PUM	Actual PUM
001	411000	000	004*ADM SALARIES	180,000.00	180,000.00	173,679.41	14,537.89	-6,320.59	-3.5	45.87	44.26
001	413000	000	004*LEGAL EXPENSE	5,000.00	5,000.00	6,655.38	1,040.54	1,655.38	33.1	1.27	1.70
001	414000	000	004*STAFF TRAINING	1,000.00	1,000.00	382.10	0.00	-617.90	-61.8	0.25	0.10
001	415010	000	004*LOCAL TRAVEL	0.00	0.00	3.00	0.00	3.00		0.00	0.00
001	417100	000	004*AUDITING FEES	1,200.00	1,200.00	1,211.32	0.00	11.32	0.9	0.31	0.31
001	418100	000	004*COMP ABSENCES	0.00	0.00	10,691.29	10,691.29	10,691.29		0.00	2.72
001	418500	000	004*ASSET MGMT FEE--	39,120.00	39,120.00	39,120.00	3,260.00	0.00	0.0	9.97	9.97
001	418600	000	004*MANAGEMENT FEES	173,342.00	173,342.00	170,719.74	13,564.98	-2,622.26	-1.5	44.17	43.51
001	418700	000	004*BOOKKEEPING FEE	28,680.00	28,680.00	26,977.50	2,092.50	-1,702.50	-5.9	7.31	6.88
001	419000	000	004*SUNDRY EXPENSE	3,000.00	3,000.00	3,809.16	0.00	809.16	27.0	0.76	0.97
001	419010	000	004*TELEPHONE	14,000.00	14,000.00	9,629.71	796.49	-4,370.29	-31.2	3.57	2.45
001	419015	000	004*MEMBERSHIPS/PUB	200.00	200.00	957.76	110.87	757.76	378.9	0.05	0.24
001	419021	000	004*COURT COSTS	23,000.00	23,000.00	16,882.50	1,824.50	-6,117.50	-26.6	5.86	4.30
001	419026	000	004*COMPUTER SUPPOR	1,000.00	1,000.00	4,236.67	510.82	3,236.67	323.7	0.25	1.08
001	419060	000	004*OFFICE SUPPLIES	2,000.00	2,000.00	7,372.85	186.06	5,372.85	268.6	0.51	1.88
001	419061	000	004*SERVICE OFFICE	1,500.00	1,500.00	4,080.11	201.92	2,580.11	172.0	0.38	1.04
001	419065	000	004*DUPLICATION & P	2,300.00	2,300.00	1,853.34	964.95	-446.66	-19.4	0.59	0.47
001	419090	000	004*POSTAGE	300.00	300.00	238.47	54.45	-61.53	-20.5	0.08	0.06
001	419***	*****	000 004*ADMINISTRATIVE	475,642.00	475,642.00	478,500.31	49,837.26	2,858.31	0.6	121.21	121.94
001	421000	000	004*TEX SERV SALARI	12,000.00	12,000.00	11,845.42	972.23	-154.58	-1.3	3.06	3.02
001	422000	000	004*RECREATION/PUBL	7,950.00	7,950.00	4,661.06	1,059.36	-3,288.94	-41.4	2.03	1.19
001	423000	000	004*CONTRACTS/TRAIN	0.00	0.00	32.00	0.00	32.00		0.00	0.01
001	423005	000	004*FAMILY SELF SUF	24,000.00	24,000.00	5,583.49	630.20	-18,416.51	-76.7	6.12	1.42
001	423017	000	004*EVICTIOM PREV P	12,000.00	12,000.00	9,410.62	786.15	-2,589.38	-21.6	3.06	2.40
001	423***	*****	000 004*TENANT SERVICES	55,950.00	55,950.00	31,532.59	3,447.94	-24,417.41	-43.6	14.26	8.04
001	431000	000	004*WATER	134,789.00	134,789.00	116,371.68	8,804.95	-18,417.32	-13.7	34.35	29.66
001	432000	000	004*ELECTRICITY	167,418.00	167,418.00	182,297.68	19,708.45	14,879.68	8.9	42.67	46.46
001	433000	000	004*GAS	403,340.00	403,340.00	172,183.58	5,014.32	-231,156.42	-57.3	102.79	43.88
001	439000	000	004*OTHER	0.00	0.00	312.00	26.00	312.00		0.00	0.08
001	439010	000	004*SEWER	119,163.00	119,163.00	143,124.18	8,366.89	23,961.18	20.1	30.37	36.47
001	439***	*****	000 004*UTILITIES	824,710.00	824,710.00	614,289.12	41,920.61	-210,420.88	-25.5	210.17	156.55
001	441000	000	004*MAINT LABOR	450,000.00	450,000.00	320,267.49	27,634.58	-129,732.51	-28.8	114.68	81.62
001	442000	000	004*MAINT MATERIALS	52,000.00	52,000.00	103,143.74	28,015.04	51,143.74	98.4	13.25	26.29
001	443000	000	004*AUTOMOTIVE	18,000.00	18,000.00	5,822.80	1,253.92	-12,177.20	-67.7	4.59	1.48
001	443001	000	004*JANITORIAL SERV	2,000.00	2,000.00	525.00	0.00	-1,475.00	-73.8	0.51	0.13
001	443010	000	004*REFUSE COLLECTI	9,000.00	9,000.00	935.81	0.00	-8,064.19	-89.6	2.29	0.24
001	443015	000	004*RADIO PAGERS	500.00	500.00	414.09	43.78	-85.91	-17.2	0.13	0.11
001	443032	000	004*SECURITY / FIRE	0.00	0.00	1,290.00	995.00	1,290.00		0.00	0.33
001	443060	000	004*FIRE ALARM SERV	0.00	0.00	420.04	0.00	420.04		0.00	0.11
001	443061	000	004*FIRE EXTINGUISH	2,000.00	2,000.00	1,546.60	0.00	-453.40	-22.7	0.51	0.39
001	443065	000	004*WORK ORDER ANSN	900.00	900.00	882.00	73.50	-18.00	-2.0	0.23	0.22
001	443071	000	004*HEATING & COOLI	100,000.00	100,000.00	144,736.19	22,727.02	44,736.19	44.7	25.48	36.88
001	443072	000	004*LANDSCAPE & GRD	83,000.00	83,000.00	86,462.56	7,143.02	3,462.56	4.2	21.15	22.03

## Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 004 SHEPPARD SQUARE (327 units) Cost Center: 000 NO COST CENTER --- Expenditures

Fund	Major Acct	Sub Cat Acct Ctr	Prj Account Title	Annual Budget	Pro rata Budget	Actual Cur YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorta PUM	Actual PUM
001	443073	000	004*UNIT TURNAROUND	172,000.00	172,000.00	138,098.86	10,533.36	-33,901.14	-19.7	43.83	35.19
001	443074	000	004*ELECTRICAL	26,000.00	26,000.00	24,927.36	1,414.53	-1,072.64	-4.1	6.63	6.35
001	443075	000	004*PLUMBING	71,000.00	71,000.00	61,422.74	6,127.43	-9,577.26	-13.5	18.09	15.65
001	443076	000	004*EXTERMINATION	53,000.00	53,000.00	69,168.76	11,464.90	16,168.76	30.5	13.51	17.63
001	443077	000	004*SNOW REMOVAL	0.00	0.00	4,401.00	0.00	4,401.00		0.00	1.12
001	446000	000	004*SEC LABOR	6,000.00	6,000.00	6,273.11	518.42	273.11	4.6	1.53	1.60
001	447000	000	004*SEC MATERIALS	400.00	400.00	446.01	83.85	46.01	11.5	0.10	0.11
001	448000	000	004*SEC CONTRACT CD	65,000.00	65,000.00	53,947.00	4,556.36	-11,053.00	-17.0	16.56	13.75
001	44****	*****	000 004*ORDINARY MAINT	1,110,800.00	1,110,800.00	1,025,131.16	122,584.71	-85,668.84	-7.7	283.08	261.25
001	451000	000	004*INSURANCE	43,780.00	43,780.00	0.00	0.00	-43,780.00	-100.0	11.16	0.00
001	451005	000	004*INSURANCE-LAGIT	0.00	0.00	2,908.00	2,908.00	2,908.00		0.00	0.74
001	451010	000	004*WORKERS COMP IN	0.00	0.00	3,519.93	332.99	3,519.93		0.00	0.90
001	451011	000	004*WORKERS COMP EX	0.00	0.00	2,562.30	1,252.28	2,562.30		0.00	0.65
001	451012	000	004*WORKERS COMP CL	0.00	0.00	22,279.20	4,548.61	22,279.20		0.00	5.68
001	451020	000	004*GEN'L LIABILITY	0.00	0.00	7,279.97	579.03	7,279.97		0.00	1.86
001	451030	000	004*PROPERTY INS PR	0.00	0.00	17,253.29	1,483.47	17,253.29		0.00	4.40
001	451040	000	004*AUTO INSURANCE	0.00	0.00	684.33	64.67	684.33		0.00	0.17
001	451042	000	004*AUTO CLAIMS PAI	0.00	0.00	2,945.00	0.00	2,945.00		0.00	0.75
001	451050	000	004*EMP DISHNSTY BD	0.00	0.00	127.86	10.66	127.86		0.00	0.03
001	453000	000	004*TERMINAL LEAVE	4,011.00	4,011.00	42.04	0.00	-3,968.96	-99.0	1.02	0.01
001	454010	000	004*SOCIAL SECURITY	48,600.00	48,600.00	38,734.54	2,947.90	-9,865.46	-20.3	12.39	9.87
001	454021	000	004*HUMAN-A-POINT OF	87,480.00	87,480.00	112,482.43	9,971.17	25,002.43	28.6	22.29	28.67
001	454023	000	004*MUTUAL BENEFIT	7,776.00	7,776.00	7,172.45	581.65	-603.55	-7.8	1.98	1.83
001	454025	000	004*EMPLOYEE ASSISTA	586.00	586.00	661.48	44.10	75.48	12.9	0.15	0.17
001	454030	000	004*RETIREMENT	88,873.00	88,873.00	87,679.17	7,047.64	-1,793.83	-2.0	22.65	22.19
001	454040	000	004*UNEMPLOYMENT EX	972.00	972.00	-136.48	-1,162.89	-1,108.48	-114.0	0.25	-0.03
001	454050	000	004*TUITION REIMBUR	336.00	336.00	0.00	0.00	-336.00	-100.0	0.09	0.00
001	457000	000	004*COLLECTION LOSS	10,950.00	10,950.00	7,476.33	1.58	-3,473.67	-31.7	2.79	1.91
001	459000	000	004*OTHER GENERAL E	4,000.00	4,000.00	2,604.13	333.20	-1,395.87	-34.9	1.02	0.66
001	45****	*****	000 004*GENERAL EXPENSE	297,364.00	297,364.00	315,675.97	30,944.06	18,311.97	6.2	75.78	80.45
001	471115	000	004*TRANS TO AMPS Q	0.00	0.00	129,801.35	129,801.35	129,801.35		0.00	33.08
001	47****	*****	000 004*HOUSING ASST PA	0.00	0.00	129,801.35	129,801.35	129,801.35		0.00	33.08
001	480000	000	004*DEPRECIATION EX	0.00	0.00	109,457.83	109,457.83	109,457.83		0.00	27.89
001	48****	*****	000 004*DEPRECIATION EX	0.00	0.00	109,457.83	109,457.83	109,457.83		0.00	27.89
001	4****	*****	000 004*OPERATING EXPEN	2,764,466.00	2,764,466.00	2,704,388.33	487,993.76	-60,077.67	-2.2	704.50	689.19
001	Expe nses	000	004*	2,764,466.00	2,764,466.00	2,704,388.33	487,993.76	-60,077.67	-2.2	704.50	689.19

Fund: 001 GENERAL FUND (4156 units) Project: 005 IRONQUOIS HOMES (632 units) Cost Center: 000 NO COST CENTER --- Receipts ---

Major	Sub Cst			Annual	Prorata	Actual	Actual	YTD Variance	YTD %	Prorata	Actual
End	Acct	Acct Ctr	Prj	Account Title	Budget	Budget	Cum YTD	Curr Period	to Budget	Var	PUN
001	*****	*****	000	004*NO COST CENTER	0.00	0.00	107,150.83	741,560.22	107,150.83		0.00 27.31
001	*****	*****	***	004*SHEPPARD SQUARE	0.00	0.00	107,150.83	741,560.22	107,150.83		0.00 27.31

Fund: 001 GENERAL FUND (4156 units) Project: 005 IRONQUIS HOMES (632 units) Cost Center: 000 NO COST CENTER -- Receipts --

Fnd	Major Acct	Sub Acct	Ctr	Prj Account Title	Annual Budget	Prorata Budget	Actual Cum YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorta PUM	Actual PUM
001	311000	000	005	*DWELLING RENT	-500,000.00	-500,000.00	-404,304.89	-31,584.00	95,695.11	-19.1	-65.93	-53.31
001	312000	000	005	*EXCESS UTILITIE	-16,000.00	-16,000.00	-13,312.86	-2,809.61	2,687.14	-16.8	-2.11	-1.76
001	319000	000	005	*NONDWELLING REN	-6,000.00	-6,000.00	-6,000.00	-500.00	0.00	-0.0	-0.79	-0.79
001	31*****	*****	000	005*RENTAL INCOME	-522,000.00	-522,000.00	-423,617.75	-34,893.61	98,382.25	-18.8	-68.83	-55.86
001	361000	000	005	*INTERST-GEN FUN	-35,000.00	-35,000.00	-7,008.69	-664.39	27,991.31	-80.0	-4.61	-0.92
001	369000	000	005	*OTHER INCOME	-78,000.00	-78,000.00	-42,703.85	-4,107.55	35,296.15	-45.3	-10.28	-5.63
001	369100	000	005	*Operating Subsl	-2,707,000.00	-2,707,000.00	-2,811,217.95	-405,054.75	-104,217.95	3.8	-356.94	-370.68
001	369250	000	005	*TRANS FROM CAP	-115,897.00	-115,897.00	0.00	106,238.88	115,897.00	-100.0	-15.28	0.00
001	36*****	*****	000	005*	-2,935,897.00	-2,935,897.00	-2,860,930.49	-303,587.81	74,966.51	-2.6	-387.12	-377.23
001	3*****	*****	000	005*OPERATING RECEI	-3,457,897.00	-3,457,897.00	-3,284,548.24	-338,481.42	173,348.76	-5.0	-455.95	-433.09
001	Rece lpts	000	005*		-3,457,897.00	-3,457,897.00	-3,284,548.24	-338,481.42	173,348.76	-5.0	-455.95	-433.09

## Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 005 IRROQUOIS HOMES (632 units) Cost Center: 000 NO COST CENTER -- Expenditures -

Fnd	Major Acct	Sub Cst Acct Ctr	Prj Account Title	Annual Budget	Prorata Budget	Actual Cum YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorata PUM	Actual PUM
001	411000	000	005*ADM SALARIES	247,000.00	247,000.00	214,997.74	15,609.48	-32,002.26	-13.0	32.57	28.35
001	413000	000	005*LEGAL EXPENSE	7,000.00	7,000.00	5,912.64	798.44	-1,087.36	-15.5	0.92	0.78
001	414000	000	005*STAFF TRAINING	1,000.00	1,000.00	489.94	0.00	-590.06	-59.0	0.13	0.05
001	415000	000	005*TRAVEL	500.00	500.00	0.00	0.00	-500.00	-100.0	0.07	0.00
001	415010	000	005*LOCAL TRAVEL	0.00	0.00	111.25	0.00	111.25		0.00	0.01
001	417100	000	005*AUDITING FEES	2,400.00	2,400.00	1,802.11	0.00	-597.89	-24.9	0.32	0.24
001	418100	000	005*COMP ABSENCES	0.00	0.00	5,744.05	5,744.05	5,744.05		0.00	0.76
001	418500	000	005*ASSET MGMT FEE-	58,200.00	58,200.00	58,200.00	4,850.00	0.00	0.0	7.67	7.67
001	418600	000	005*MANAGEMENT FEES	229,914.00	229,914.00	145,426.02	11,133.98	-84,487.98	-36.7	30.32	19.18
001	418700	000	005*BOOKKEEPING FEE	38,040.00	38,040.00	23,002.50	1,717.50	-15,037.50	-39.5	5.02	3.03
001	419000	000	005*SUNDRY EXPENSE	8,000.00	8,000.00	13,466.25	6,768.05	5,466.25	68.3	1.05	1.78
001	419010	000	005*TELEPHONE	21,200.00	21,200.00	18,453.30	1,580.66	-2,746.70	-13.0	2.80	2.43
001	419015	000	005*MEMBERSHIPS/PUB	400.00	400.00	1,519.87	164.94	1,119.87	280.0	0.05	0.20
001	419021	000	005*COURT COSTS	42,000.00	42,000.00	24,880.00	1,860.50	-17,120.00	-40.8	5.54	3.28
001	419026	000	005*COMPUTER SUPPOR	2,000.00	2,000.00	6,302.99	759.96	4,302.99	215.1	0.26	0.83
001	419060	000	005*OFFICE SUPPLIES	6,500.00	6,500.00	7,210.87	1,123.37	710.87	10.9	0.86	0.95
001	419061	000	005*SERVICE OFFICE	1,000.00	1,000.00	2,220.32	300.40	1,220.32	122.0	0.13	0.29
001	419065	000	005*DUPLICATION & P	500.00	500.00	898.95	131.50	398.95	79.8	0.07	0.12
001	419090	000	005*POSTAGE	200.00	200.00	11.80	3.54	-188.20	-94.1	0.03	0.00
001	41****	*****	000 005*ADMINISTRATIVE	665,854.00	665,854.00	530,570.60	52,546.37	-135,283.40	-20.3	87.80	69.96
001	421000	000	005*TEN SERV SALARI	24,000.00	24,000.00	17,622.47	1,446.40	-6,377.53	-26.6	3.16	2.32
001	422000	000	005*RECREATION/PUBL	10,175.00	10,175.00	1,184.44	22.05	-8,990.56	-88.4	1.34	0.16
001	423000	000	005*CONTRACTS/TRAIN	0.00	0.00	100.00	0.00	100.00		0.00	0.01
001	423005	000	005*FAMILY SELF SUP	8,000.00	8,000.00	11,356.22	1,260.40	3,356.22	42.0	1.05	1.50
001	423017	000	005*EVICTIION PREV P	23,000.00	23,000.00	7,261.90	692.46	-15,738.10	-68.4	3.03	0.96
001	42****	*****	000 005*TENANT SERVICES	65,175.00	65,175.00	37,525.03	3,421.31	-27,649.97	-42.4	8.59	4.95
001	431000	000	005*WATER	139,264.00	139,264.00	112,732.27	9,802.23	-26,531.73	-19.1	18.36	14.86
001	432000	000	005*ELECTRICITY	162,708.00	162,708.00	133,535.79	16,249.01	-29,172.21	-17.9	21.45	17.61
001	433000	000	005*GAS	663,240.00	663,240.00	241,122.17	6,105.59	-422,117.83	-63.6	87.45	31.79
001	439010	000	005*SEWER	137,282.00	137,282.00	125,153.50	10,672.68	-12,128.50	-8.8	18.10	16.50
001	43****	*****	000 005*UTILITIES	1,102,494.00	1,102,494.00	612,543.73	42,829.51	-489,950.27	-44.4	145.37	80.77
001	441000	000	005*MAINT LABOR	506,000.00	506,000.00	425,362.85	36,937.77	-80,637.15	-15.9	66.72	56.09
001	442000	000	005*MAINT MATERIALS	64,000.00	64,000.00	34,110.02	12,354.06	-29,889.98	-46.7	8.44	4.50
001	443000	000	005*AUTOMOTIVE	13,000.00	13,000.00	4,128.74	91.09	-8,871.26	-68.2	1.71	0.54
001	443001	000	005*JANITORIAL SERV	1,000.00	1,000.00	3,309.35	503.05	2,309.35	230.9	0.13	0.44
001	443010	000	005*REFUSE COLLECTI	8,000.00	8,000.00	0.00	0.00	-8,000.00	-100.0	1.05	0.00
001	443011	000	005*CARPET CLEANING	0.00	0.00	107.26	0.00	107.26		0.00	0.01
001	443015	000	005*RADIO Pagers	500.00	500.00	496.27	53.26	-3.73	-0.7	0.07	0.07
001	443060	000	005*FIRE ALARM SERV	4,000.00	4,000.00	5,664.04	-285.38	1,664.04	41.6	0.53	0.75
001	443061	000	005*FIRE EXTINGUISH	1,600.00	1,600.00	1,664.55	0.00	64.55	4.0	0.21	0.22
001	443065	000	005*WORK ORDER ANSW	900.00	900.00	882.00	73.50	-18.00	-2.0	0.12	0.12
001	443071	000	005*HEATING & COOLI	116,000.00	116,000.00	140,351.58	9,695.39	24,351.58	21.0	15.30	18.51
001	443072	000	005*LANDSCAPE & GRV	81,000.00	81,000.00	103,829.75	8,626.79	22,829.75	28.2	10.68	13.69

## Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 005 IRONQUIS HOMES (632 units) Cost Center: 000 NO COST CENTER --- Expenditures ---

Fnd	Major Acct	Sub Cst Acct Ctr	Prj Account Title	Annual Budget	Prorata Budget	Actual Cmn YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorta PUM	Actual PUM
001	443073	000	005*UNIT TURNAROUND	193,000.00	193,000.00	62,754.59	169.00	-130,245.41	-67.5	25.45	8.27
001	443074	000	005*ELECTRICAL	16,000.00	16,000.00	21,807.45	2,635.53	5,807.45	36.3	2.11	2.88
001	443075	000	005*PLUMBING	76,000.00	76,000.00	45,554.86	3,811.63	-30,445.14	-40.1	10.02	6.01
001	443076	000	005*EXTERRINATION	86,000.00	86,000.00	75,015.86	2,912.02	-10,984.14	-12.8	11.34	9.89
001	443077	000	005*SNOW REMOVAL	0.00	0.00	4,604.77	0.00	4,604.77		0.00	0.61
001	446000	000	005*SEC LABOR	12,000.00	12,000.00	9,332.74	771.27	-2,667.26	-22.2	1.58	1.23
001	447000	000	005*SEC MATERIALS	800.00	800.00	663.54	124.75	-136.46	-17.1	0.11	0.09
001	448000	000	005*SEC CONTRACT CD	62,000.00	62,000.00	50,677.00	4,290.35	-11,323.00	-18.3	8.18	6.68
001	44****	*****	000 005*ORDINARY MAINT	1,241,800.00	1,241,800.00	990,317.22	82,764.08	-251,482.78	-20.3	163.74	130.56
001	451000	000	005*INSURANCE	75,020.00	75,020.00	0.00	0.00	-75,020.00	-100.0	9.89	0.00
001	451005	000	005*INSURANCE-LAGIT	0.00	0.00	4,326.00	4,326.00	4,326.00		0.00	0.57
001	451010	000	005*WORKERS COMP IN	0.00	0.00	4,281.67	405.05	4,281.67		0.00	0.56
001	451011	000	005*WORKERS COMP EX	0.00	0.00	3,116.82	1,523.30	3,116.82		0.00	0.41
001	451012	000	005*WORKERS COMP CL	0.00	0.00	48,970.84	23,635.69	48,970.84		0.00	6.46
001	451020	000	005*GEN'L LIABILITY	0.00	0.00	10,830.66	861.44	10,830.66		0.00	1.43
001	451030	000	005*PROPERTY INS PR	0.00	0.00	32,558.65	1,749.47	32,558.65		0.00	4.29
001	451040	000	005*AUTO INSURANCE	0.00	0.00	321.78	29.59	321.78		0.00	0.04
001	451050	000	005*EMP DISHNSTY BU	0.00	0.00	155.55	12.97	155.55		0.00	0.02
001	453000	000	005*TERMINAL LEAVE	4,879.00	4,879.00	51.13	0.00	-4,827.87	-99.0	0.64	0.01
001	454010	000	005*SOCIAL SECURITY	59,175.00	59,175.00	49,689.87	3,630.05	-9,485.13	-16.0	7.80	6.55
001	454021	000	005*HUMANANA-POINT OF	106,515.00	106,515.00	134,334.52	12,128.98	27,819.52	26.1	14.04	17.71
001	454023	000	005*MUTUAL BENEFIT	9,468.00	9,468.00	8,551.97	707.52	-916.03	-9.7	1.25	1.13
001	454025	000	005*EMPLOYEE ASSISTA	713.00	713.00	804.59	53.64	91.59	12.8	0.09	0.11
001	454030	000	005*RETIREMENT	108,211.00	108,211.00	103,847.04	8,572.78	-4,363.96	-4.0	14.27	13.69
001	454040	000	005*UNEMPLOYMENT EX	1,184.00	1,184.00	-423.03	-1,543.27	-1,607.03	-135.7	0.16	-0.06
001	454050	000	005*TUITION REIMBUR	409.00	409.00	0.00	0.00	-409.00	-100.0	0.05	0.00
001	457000	000	005*COLLECTION LOSS	15,000.00	15,000.00	6,560.37	-1,493.82	-8,439.63	-56.3	1.98	0.87
001	459000	000	005*OTHER GENERAL E	2,000.00	2,000.00	439.14	74.44	-1,560.86	-78.0	0.26	0.06
001	45****	*****	000 005*GENERAL EXPENSE	382,574.00	382,574.00	408,417.57	54,673.83	25,843.57	6.8	50.44	53.85
001	471115	000	005*TRANS TO AMPS D	0.00	0.00	708,225.09	708,225.09	708,225.09		0.00	93.38
001	47****	*****	000 005*HOUSING ASST PA	0.00	0.00	708,225.09	708,225.09	708,225.09		0.00	93.38
001	480000	000	005*DEPRECIATION EX	0.00	0.00	257,646.25	257,646.25	257,646.25		0.00	33.97
001	48****	*****	000 005*DEPRECIATION EX	0.00	0.00	257,646.25	257,646.25	257,646.25		0.00	33.97
001	4****	*****	000 005*OPERATING EXPEN	3,457,897.00	3,457,897.00	3,545,245.49	1,202,106.44	87,348.49	2.5	455.95	467.46
001	Expe nses	000	005*	3,457,897.00	3,457,897.00	3,545,245.49	1,202,106.44	87,348.49	2.5	455.95	467.46

Fund: 001 GENERAL FUND (4156 units) Project: 012 BOSKER MANOR (684 units) Cost Center: 000 NO COST CENTER -- Receipts --

Major	Sub Cst			Annual	Prorata	Actual	Actual	YTD Variance	YTD %	Prorata	Actual
Fnd	Acct	Acct Ctr	Prj	Account Title	Budget	Budget	Cum YTD	Curr Period	to Budget	Var	PUM
001	*****	*****	000	005*NO COST CENTER	0.00	0.00	260,697.25	863,625.02	260,697.25		0.00
001	*****	*****	***	005*IRROQUOIS HOMES	0.00	0.00	260,697.25	863,625.02	260,697.25		34.37



## Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 012 DOSKER MANOR (684 units) Cost Center: 000 NO COST CENTER -- Receipts --

End	Major Acct	Sub Cst Acct Ctr	Prj Account Title	Annual Budget	Prorata Budget	Actual Cum YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorta FUN	Actual FUN
001	311000	000	012*DWELLING RENT	-915,000.00	-915,000.00	-1,055,300.38	-94,399.85	-140,300.38	15.3	-111.48	-128.57
001	31****	*****	000 012*RENTAL INCOME	-915,000.00	-915,000.00	-1,055,300.38	-94,399.85	-140,300.38	15.3	-111.48	-128.57
001	361000	000	012*INTERST-GEN FUN	-36,000.00	-36,000.00	-6,309.94	-661.27	29,690.06	-82.5	-4.39	-0.77
001	369000	000	012*OTHER INCOME	-41,000.00	-41,000.00	-51,076.88	-6,104.39	-10,076.88	24.6	-5.00	-6.22
001	369100	000	012*Operating Subsl	-1,749,000.00	-1,749,000.00	-1,835,946.60	-212,614.00	-86,946.60	5.0	-213.08	-223.68
001	369200	000	012*TRANS FROM SB	-980,403.00	-980,403.00	0.00	0.00	980,403.00	-100.0	-119.44	0.00
001	369250	000	012*TRANS FROM CAP	-408,662.00	-408,662.00	-885,292.38	388,017.23	-476,630.38	116.6	-49.79	-107.86
001	36****	*****	000 012*	-3,215,065.00	-3,215,065.00	-2,778,625.80	168,637.57	436,439.20	-13.6	-391.70	-338.53
001	3****	*****	000 012*OPERATING RECEI	-4,130,065.00	-4,130,065.00	-3,833,926.18	74,237.72	296,138.82	-7.2	-503.18	-467.10
001	Rece	1pts	000 012*	-4,130,065.00	-4,130,065.00	-3,833,926.18	74,237.72	296,138.82	-7.2	-503.18	-467.10

## Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 012 DUSKER HANDR (684 units) Cost Center: 000 NO COST CENTER -- Expenditures --

End	Major Acct	Sub Cst Acct Ctr	Prj Account Title	Annual Budget	Prorata Budget	Actual Con YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorata PUM	Actual PUM
001	411000	000	012*ADM SALARIES	199,000.00	199,000.00	208,786.17	18,213.01	9,786.17	4.9	24.24	25.44
001	413000	000	012*LEGAL EXPENSE	6,000.00	6,000.00	7,554.05	829.48	1,554.05	25.9	0.73	0.92
001	414000	000	012*STAFF TRAINING	1,000.00	1,000.00	119.79	0.00	-880.21	-88.0	0.12	0.01
001	415000	000	012*TRAVEL	100.00	100.00	0.00	0.00	-100.00	-100.0	0.01	0.00
001	417100	000	012*AUDITING FEES	2,500.00	2,500.00	2,541.53	0.00	41.53	1.7	0.30	0.31
001	418100	000	012*COMP ABSENCES	0.00	0.00	59,102.49	59,102.49	59,102.49		0.00	7.20
001	418500	000	012*ASSET MGMT FEE-	82,080.00	82,080.00	82,080.00	6,840.00	0.00	0.0	10.00	10.00
001	418600	000	012*MANAGEMENT FEES	312,958.00	312,958.00	354,916.58	31,408.52	41,958.58	13.4	38.13	43.24
001	418700	000	012*BOOKKEEPING FEE	51,780.00	51,780.00	56,002.50	4,845.00	4,222.50	8.2	6.31	6.82
001	419000	000	012*SUNDRY EXPENSE	5,000.00	5,000.00	7,212.78	0.00	2,212.78	44.3	0.61	0.88
001	419010	000	012*TELEPHONE	14,400.00	14,400.00	12,992.40	1,072.68	-1,407.60	-9.8	1.75	1.58
001	419015	000	012*MEMBERSHIPS/PUB	500.00	500.00	2,009.43	232.61	1,509.43	301.9	0.06	0.24
001	419021	000	012*COURT COSTS	29,000.00	29,000.00	33,306.00	2,921.00	4,306.00	14.8	3.53	4.06
001	419026	000	012*COMPUTER SUPPOR	2,000.00	2,000.00	8,889.19	1,071.78	6,889.19	344.5	0.24	1.08
001	419030	000	012*ADVERTISING FEE	0.00	0.00	396.71	0.00	396.71		0.00	0.05
001	419050	000	012*LEASED OFFICE E	0.00	0.00	416.25	0.00	416.25		0.00	0.05
001	419060	000	012*OFFICE SUPPLIES	6,000.00	6,000.00	12,719.57	743.65	6,719.57	112.0	0.73	1.55
001	419061	000	012*SERVICE OFFICE	1,000.00	1,000.00	2,208.49	423.66	1,208.49	120.8	0.12	0.27
001	419065	000	012*DUPLICATION & P	4,500.00	4,500.00	2,598.88	443.01	-1,901.12	-42.2	0.55	0.32
001	419090	000	012*POSTAGE	500.00	500.00	133.01	27.14	-366.99	-73.4	0.06	0.02
001	41****	*****	000 012*ADMINISTRATIVE	718,318.00	718,318.00	853,985.82	128,174.03	135,667.82	18.9	87.51	104.04
001	421000	000	012*TEN SERV SALARI	25,000.00	25,000.00	24,853.25	2,039.86	-146.75	-0.6	3.05	3.03
001	422000	000	012*RECREATION/PUBL	14,625.00	14,625.00	14,625.00	1,778.62	0.00	0.0	1.78	1.78
001	423005	000	012*FAMILY SELF SUF	3,000.00	3,000.00	1,964.19	315.10	-1,035.81	-34.5	0.37	0.24
001	423017	000	012*EVICTION PREV P	4,000.00	4,000.00	13,350.69	1,818.75	9,350.69	233.8	0.49	1.63
001	42****	*****	000 012*TEENANT SERVICES	46,625.00	46,625.00	54,793.13	5,952.33	8,168.13	17.5	5.68	6.68
001	431000	000	012*WATER	95,807.00	95,807.00	114,947.34	1,914.08	19,140.34	20.0	11.67	14.00
001	432000	000	012*ELECTRICITY	423,233.00	423,233.00	432,866.87	64,138.23	9,633.87	2.3	51.56	52.74
001	433000	000	012*GAS	310,709.00	310,709.00	241,346.80	6,548.96	-69,362.20	-22.3	37.85	29.40
001	439010	000	012*SEWER	100,497.00	100,497.00	137,816.80	2,383.61	37,319.80	37.1	12.24	16.79
001	43****	*****	000 012*UTILITIES	930,246.00	930,246.00	926,977.81	74,984.88	-3,268.19	-0.4	113.33	112.94
001	441000	000	012*MAINT LABOR	654,000.00	654,000.00	654,398.99	58,694.57	398.99	0.1	79.68	79.73
001	442000	000	012*MAINT MATERIALS	13,000.00	13,000.00	81,527.74	16,281.22	68,527.74	527.1	1.58	9.93
001	443000	000	012*AUTOMOTIVE	7,000.00	7,000.00	1,806.23	60.13	-5,193.77	-74.2	0.85	0.22
001	443001	000	012*JANITORIAL SERV	4,000.00	4,000.00	20,555.14	1,870.04	16,555.14	413.9	0.49	2.50
001	443010	000	012*REFUSE COLLECTI	2,000.00	2,000.00	8,670.91	8,670.91	6,670.91	333.5	0.24	1.06
001	443015	000	012*RADIO PAGERS	500.00	500.00	557.48	60.13	57.48	11.5	0.06	0.07
001	443032	000	012*SECURITY / FIRE	0.00	0.00	3,973.95	0.00	3,973.95		0.00	0.48
001	443050	000	012*ELEVATOR SERVIC	59,000.00	59,000.00	40,315.39	7,708.47	-18,084.61	-30.7	7.19	4.98
001	443060	000	012*FIRE ALARM SERV	43,000.00	43,000.00	48,984.43	-2,918.89	5,984.43	13.9	5.24	5.97
001	443061	000	012*FIRE EXTINGUISH	4,000.00	4,000.00	1,344.90	0.00	-2,055.10	-51.4	0.49	0.24
001	443062	000	012*FIRE SPRINKLER	2,200.00	2,200.00	2,037.66	0.00	-162.34	-7.4	0.27	0.25
001	443065	000	012*WORK ORDER ANSN	900.00	900.00	882.00	73.50	-18.00	-2.0	0.11	0.11

Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 012 DISKER HARBOR (684 units) Cost Center: 000 NO COST CENTER --- Expenditures ---

End	Major Acct	Sub Cst Acct	Ctr Prj Account Title	Annual Budget	Prorata Budget	Actual Cum YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorata PUM	Actual PUM
001	443071	000	012*HEATING & COOL	339,000.00	339,000.00	395,714.74	49,976.53	56,714.74	16.7	41.30	48.21
001	443072	000	012*LANDSCAPE & GRD	42,000.00	42,000.00	69,597.57	6,362.47	27,597.57	65.7	5.12	8.48
001	443073	000	012*HURTT TURNAROUND	190,000.00	190,000.00	230,476.84	16,498.19	40,476.84	21.3	23.15	28.08
001	443074	000	012*ELECTRICAL	37,000.00	37,000.00	63,125.70	5,155.38	26,125.70	70.6	4.51	7.69
001	443075	000	012*PLUMBING	60,000.00	60,000.00	109,937.39	19,387.53	49,937.39	83.2	7.31	13.39
001	443076	000	012*EXTERMINATION	85,000.00	85,000.00	196,206.47	25,063.34	111,206.47	130.8	10.36	23.90
001	443077	000	012*SNOW REMOVAL	0.00	0.00	9,448.03	0.00	9,448.03		0.00	1.15
001	446000	000	012*SEC LABOK	13,000.00	13,000.00	13,161.91	1,087.71	161.91	1.2	1.58	1.60
001	447000	000	012*SEC MATERIALS	800.00	800.00	935.79	175.93	135.79	17.0	0.10	0.11
001	448000	000	012*SEC CONTRACT CO	447,000.00	447,000.00	410,574.53	33,240.35	-36,425.47	-8.1	54.46	50.02
001	449000	000	012*ORDINARY MAINTN	2,003,400.00	2,003,400.00	2,365,433.79	247,447.51	362,033.79	18.1	244.08	288.19
001	451000	000	012*INSURANCE	74,910.00	74,910.00	0.00	0.00	-74,910.00	-100.0	9.13	0.00
001	451005	000	012*INSURANCE-LAGIT	0.00	0.00	6,101.00	6,101.00	6,101.00		0.00	0.74
001	451010	000	012*WORKERS COMP IN	0.00	0.00	4,834.53	457.35	4,834.53		0.00	0.59
001	451011	000	012*WORKERS COMP EX	0.00	0.00	3,519.25	1,719.98	3,519.25		0.00	0.43
001	451012	000	012*WORKERS COMP CL	0.00	0.00	268.17	0.00	268.17		0.00	0.03
001	451020	000	012*GEN'L LIABILITY	0.00	0.00	15,274.57	1,214.90	15,274.57		0.00	1.86
001	451030	000	012*PROPERTY INS PR	0.00	0.00	37,596.30	3,232.94	37,596.30		0.00	4.58
001	451040	000	012*AUTO INSURANCE	0.00	0.00	79.16	5.65	79.16		0.00	0.01
001	451050	000	012*EMP DISHSTY ED	0.00	0.00	175.68	14.65	175.68		0.00	0.02
001	453000	000	012*TERMINAL LEAVE	5,509.00	5,509.00	57.73	0.00	-5,451.27	-99.0	0.67	0.01
001	454001	000	012*WORKERS COMP RE	0.00	0.00	-108.00	-108.00	-108.00		0.00	-0.01
001	454010	000	012*SOCIAL SECURITY	66,825.00	66,825.00	67,985.55	5,320.92	1,160.55	1.7	8.14	8.28
001	454021	000	012*HUNANA-POINT OF	120,285.00	120,285.00	150,706.66	13,695.14	30,421.66	25.3	14.65	18.36
001	454023	000	012*MUTUAL BENEFIT	10,692.00	10,692.00	9,588.70	798.88	-1,103.30	-10.3	1.30	1.17
001	454025	000	012*EMPLOYEE ASSISTA	805.00	805.00	908.42	60.56	103.42	12.8	0.10	0.11
001	454030	000	012*RETIREMENT	122,201.00	122,201.00	116,444.09	9,679.74	-5,756.91	-4.7	14.89	14.19
001	454040	000	012*UNEMPLOYMENT EX	1,337.00	1,337.00	-200.55	-2,051.10	-1,537.55	-115.0	0.16	-0.02
001	454050	000	012*TUITION REIMBUR	462.00	462.00	4,000.00	0.00	3,538.00	765.8	0.06	0.49
001	457000	000	012*COLLECTION LOSS	27,450.00	27,450.00	49,503.56	4,949.92	22,053.56	80.3	3.34	6.03
001	459000	000	012*OTHER GENERAL E	1,000.00	1,000.00	1,518.25	14.05	518.25	51.8	0.12	0.18
001	459000	000	012*GENERAL EXPENSE	431,476.00	431,476.00	468,253.07	45,106.58	36,777.07	8.5	52.57	57.05
001	471115	000	012*TRANS TO AMPS O	0.00	0.00	-838,026.44	-838,026.44	-838,026.44		0.00	-102.10
001	479000	000	012*HOUSING ASST PA	0.00	0.00	-838,026.44	-838,026.44	-838,026.44		0.00	-102.10
001	480000	000	012*DEPRECIATION EX	0.00	0.00	765,366.14	765,366.14	765,366.14		0.00	93.25
001	480000	000	012*DEPRECIATION EX	0.00	0.00	765,366.14	765,366.14	765,366.14		0.00	93.25
001	490000	000	012*OPERATING EXPEN	4,130,065.00	4,130,065.00	4,596,783.32	429,005.03	466,718.32	11.3	503.18	560.04
001	Expe nses	000	012*	4,130,065.00	4,130,065.00	4,596,783.32	429,005.03	466,718.32	11.3	503.18	560.04

Fund: 001 GENERAL FUND (4156 units) Project: 013 ST CATHERINE (159 units) Cost Center: 000 NO COST CENTER -- Receipts --

Fund	Major	Sub Cst		Annual	Prorata	Actual		YTD Variance	YTD %	Prorata	Actual
	Acct	Acct	Ctr Prj Account Title			Cur YTD	Cur Period				PUM
001	*****	*****	000 012	NO COST CENTER	0.00	0.00	762,857.14	503,242.75	762,857.14	0.00	92.94
001	*****	*****	*** 012	DUSKER MANDR	0.00	0.00	762,857.14	503,242.75	762,857.14	0.00	92.94

Fund: 001 GENERAL FUND (4156 units) Project: 013 ST CATHERINE (159 units) Cost Center: 000 NO COST CENTER -- Receipts --

Fund	Major Acct		Sub Cst Acct Ctr		Prj Account Title	Annual Budget	Prorata Budget	Actual Cum YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorata PUM	Actual PUM
001	311000		000	013	RENTAL INCOME	-309,000.00	-309,000.00	-334,267.79	-28,679.07	-25,267.79	8.2	-161.95	-175.19
001	31XXXX	XXXXXX	000	013	RENTAL INCOME	-309,000.00	-309,000.00	-334,267.79	-28,679.07	-25,267.79	8.2	-161.95	-175.19
001	361000		000	013	INTEREST-GEN FUN	-11,000.00	-11,000.00	-1,886.59	-197.61	9,113.41	-82.8	-5.77	-0.99
001	369000		000	013	OTHER INCOME	-4,000.00	-4,000.00	-3,812.38	-384.05	187.62	-4.7	-2.10	-2.00
001	367100		000	013	Operating Subst	-326,000.00	-326,000.00	-347,925.20	-39,309.00	-21,925.20	6.7	-170.86	-182.35
001	367250		000	013	TRANS FROM CAP	-153,667.00	-153,667.00	-129,321.57	11,539.81	24,345.43	-15.8	-80.54	-67.78
001	36XXXX	XXXXXX	000	013		-494,667.00	-494,667.00	-482,945.74	-28,350.85	11,721.26	-2.4	-259.26	-253.12
001	3XXXXX	XXXXXX	000	013	OPERATING RECEI	-803,667.00	-803,667.00	-817,213.53	-57,029.92	-13,546.53	1.7	-421.21	-428.31
001	Rece	1pts	000	013		-803,667.00	-803,667.00	-817,213.53	-57,029.92	-13,546.53	1.7	-421.21	-428.31

## Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 013 ST CATHERINE (159 units) Cost Center: 000 NO COST CENTER -- Expenditures --

End	Major Acct	Sub Est Acct Ctr	Prj Account Title	Annual Budget	Prorata Budget	Actual Cur YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorata PUM	Actual PUM
001	411000	000	013*ADM SALARIES	66,000.00	66,000.00	62,262.71	5,228.51	-3,737.29	-5.7	34.59	32.63
001	413000	000	013*LEGAL EXPENSE	1,000.00	1,000.00	1,166.92	101.72	166.92	16.7	0.52	0.61
001	414000	000	013*STAFF TRAINING	1,000.00	1,000.00	27.85	0.00	-972.15	-97.2	0.52	0.01
001	417100	000	013*AUDITING FEES	600.00	600.00	590.79	0.00	-9.21	-1.5	0.31	0.31
001	418100	000	013*COMP ABSENCES	0.00	0.00	7,722.94	7,722.94	7,722.94		0.00	4.05
001	418500	000	013*ASSET MGMT FEE-	19,000.00	19,000.00	19,000.00	1,590.00	0.00	0.0	10.00	10.00
001	418600	000	013*MANAGEMENT FEES	76,970.00	76,970.00	87,384.98	7,633.34	10,414.98	13.5	40.34	45.80
001	418700	000	013*BOOKKEEPING FEE	12,735.00	12,735.00	13,792.50	1,177.50	1,057.50	8.3	6.67	7.23
001	419000	000	013*SUNDRY EXPENSE	500.00	500.00	34.88	0.00	-465.12	-93.0	0.26	0.02
001	419010	000	013*TELEPHONE	3,900.00	3,900.00	3,946.89	324.73	46.89	1.2	2.04	2.07
001	419015	000	013*MEMBERSHIPS/PUB	100.00	100.00	467.11	54.07	367.11	367.1	0.05	0.24
001	419021	000	013*COURT COSTS	2,000.00	2,000.00	2,166.50	85.50	166.50	8.3	1.05	1.14
001	419026	000	013*COMPUTER SUPPL	1,000.00	1,000.00	2,066.34	249.14	1,066.34	106.6	0.52	1.08
001	419060	000	013*OFFICE SUPPLIES	1,200.00	1,200.00	2,441.59	270.98	1,241.59	103.5	0.63	1.28
001	419061	000	013*SERVICE OFFICE	500.00	500.00	1,288.69	206.48	788.69	157.7	0.26	0.68
001	419065	000	013*DUPLICATION & P	500.00	500.00	87.76	0.00	-412.24	-82.4	0.26	0.05
001	419090	000	013*POSTAGE	100.00	100.00	1.05	0.00	-98.95	-99.0	0.05	0.00
001	419***	*****	000 013*ADMINISTRATIVE	187,185.00	187,185.00	204,529.50	24,644.91	17,344.50	9.3	98.11	107.20
001	421000	000	013*TEN SERV SALARI	6,000.00	6,000.00	5,777.24	474.18	-222.76	-3.7	3.14	3.03
001	422000	000	013*RECREATION/PUBL	3,600.00	3,600.00	3,600.00	0.00	0.00	0.0	1.89	1.89
001	423000	000	013*CONTRACTS/TRAIN	0.00	0.00	130.00	0.00	130.00		0.00	0.07
001	423005	000	013*FAMILY SELF SUP	0.00	0.00	2,119.88	315.10	2,119.88		0.00	1.11
001	423017	000	013*EVICTIOM PREV P	1,000.00	1,000.00	4,227.15	879.85	3,227.15	322.7	0.52	2.22
001	42****	*****	000 013*TERANT SERVICES	10,600.00	10,600.00	15,854.27	1,669.13	5,254.27	49.6	5.56	8.31
001	431000	000	013*WATER	26,391.00	26,391.00	23,251.10	1,826.29	-3,139.90	-11.9	13.83	12.19
001	432000	000	013*ELECTRICITY	135,723.00	135,723.00	128,874.72	-1,593.88	-6,848.28	-5.0	71.13	67.54
001	433000	000	013*GAS	17,216.00	17,216.00	10,254.87	708.17	-6,961.13	-40.4	9.02	5.37
001	439010	000	013*SEWER	22,988.00	22,988.00	22,046.88	1,712.68	-941.12	-4.1	12.05	11.55
001	43****	*****	000 013*UTILITIES	202,318.00	202,318.00	184,427.57	2,653.26	-17,890.43	-8.8	106.04	96.66
001	441000	000	013*MAINT LABOR	73,000.00	73,000.00	65,453.22	5,799.03	-7,546.78	-10.3	38.26	34.30
001	442000	000	013*MAINT MATERIALS	3,000.00	3,000.00	15,906.93	6,639.06	12,906.93	430.2	1.57	8.34
001	443000	000	013*AUTOMOTIVE	3,000.00	3,000.00	180.60	11.50	-2,819.40	-94.0	1.57	0.09
001	443005	000	013*FIRE HYDRANT SE	500.00	500.00	436.06	0.00	-63.94	-12.8	0.26	0.23
001	443010	000	013*REFUSE COLLECTI	1,000.00	1,000.00	443.10	0.00	-556.90	-55.7	0.52	0.23
001	443015	000	013*RADIO PAGERS	100.00	100.00	94.06	10.01	-5.94	-5.9	0.05	0.05
001	443032	000	013*SECURITY / FIRE	0.00	0.00	75.00	0.00	75.00		0.00	0.04
001	443050	000	013*ELEVATOR SERVIC	8,000.00	8,000.00	7,742.21	347.50	-257.79	-3.2	4.19	4.06
001	443060	000	013*FIRE ALARM SERV	14,000.00	14,000.00	14,544.41	-833.97	544.41	3.9	7.34	7.62
001	443061	000	013*FIRE EXTINGUISH	1,500.00	1,500.00	1,770.70	0.00	270.70	18.0	0.79	0.93
001	443065	000	013*WORK ORDER ANSW	900.00	900.00	882.00	73.50	-18.00	-2.0	0.47	0.46
001	443071	000	013*HEATING & COOL	41,000.00	41,000.00	37,900.57	5,541.80	-3,099.43	-7.6	21.49	19.86
001	443072	000	013*LANDSCAPE & GRD	25,000.00	25,000.00	25,734.26	1,550.12	734.26	2.9	13.10	13.49
001	443073	000	013*UNIT TURNAROUND	8,000.00	8,000.00	7,919.12	1,168.84	-80.88	-1.0	4.19	4.15

Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 013 ST CATHERINE (159 units) Cost Center: 000 NO COST CENTER -- Expenditures --

Fnd	Major Acct	Sub Cst Acct	Ctr Prj	Account Title	Annual Budget	Prorata Budget	Actual Cum YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorata PUM	Actual PUM
001	443074	000	013	*ELECTRICAL	5,000.00	5,000.00	7,043.29	1,756.20	2,043.29	40.9	2.62	3.69
001	443075	000	013	*PLUMBING	26,000.00	26,000.00	16,021.29	391.66	-9,978.71	-38.4	13.63	8.40
001	443076	000	013	*EXTERMINATION	11,000.00	11,000.00	28,876.53	1,260.77	17,876.53	162.5	5.77	15.13
001	443077	000	013	*SNOW REMOVAL	0.00	0.00	1,350.09	0.00	1,350.09		0.00	0.71
001	446000	000	013	*SEC LABOR	3,000.00	3,000.00	3,059.63	252.85	59.63	2.0	1.57	1.60
001	447000	000	013	*SEC MATERIALS	200.00	200.00	217.53	40.90	17.53	8.8	0.10	0.11
001	448000	000	013	*SEC CONTRACT CD	96,000.00	96,000.00	93,275.60	7,673.20	-2,724.40	-2.8	50.31	48.89
001	449***	*****	000	013*ORDINARY MAINTN	320,200.00	320,200.00	328,926.20	31,682.97	8,726.20	2.7	167.82	172.39
001	451000	000	013	*INSURANCE	18,590.00	18,590.00	0.00	0.00	-18,590.00	-100.0	9.74	0.00
001	451005	000	013	*INSURANCE-LAGIT	0.00	0.00	1,418.00	1,418.00	1,418.00		0.00	0.74
001	451010	000	013	*WORKERS COMP IN	0.00	0.00	804.75	76.13	804.75		0.00	0.42
001	451011	000	013	*WORKERS COMP EX	0.00	0.00	585.80	286.31	585.80		0.00	0.31
001	451012	000	013	*WORKERS COMP CL	0.00	0.00	705.93	705.93	705.93		0.00	0.37
001	451020	000	013	*GEN'L LIABILITY	0.00	0.00	3,550.69	282.41	3,550.69		0.00	1.86
001	451022	000	013	*GEN'L LIAB CLAI	0.00	0.00	1,042.54	0.00	1,042.54		0.00	0.55
001	451030	000	013	*PROPERTY INS PR	0.00	0.00	13,516.77	1,162.22	13,516.77		0.00	7.08
001	451050	000	013	*EMP DISHSTY RD	0.00	0.00	29.25	2.44	29.25		0.00	0.02
001	453000	000	013	*TERMINAL LEAVE	917.00	917.00	9.61	0.00	-907.39	-99.0	0.48	0.01
001	454010	000	013	*SOCIAL SECURITY	11,100.00	11,100.00	10,397.16	813.07	-702.84	-6.3	5.82	5.45
001	454021	000	013	*HUMAN-RIGHT OF	19,980.00	19,980.00	25,503.70	2,279.62	5,523.70	27.6	10.47	13.37
001	454023	000	013	*MUTUAL BENEFIT	1,776.00	1,776.00	1,625.06	132.98	-150.94	-8.5	0.93	0.85
001	454025	000	013	*EMPLOYEE ASSISTA	134.00	134.00	151.21	10.08	17.21	12.8	0.07	0.08
001	454030	000	013	*RETIREMENT	20,298.00	20,298.00	19,731.20	1,611.24	-566.80	-2.8	10.64	10.34
001	454040	000	013	*UNEMPLOYMENT EX	222.00	222.00	-102.32	-314.35	-324.32	-146.1	0.12	-0.05
001	454050	000	013	*TUITION REIMBUR	77.00	77.00	0.00	0.00	-77.00	-100.0	0.04	0.00
001	457000	000	013	*COLLECTION LOSS	9,270.00	9,270.00	1,383.67	-60.98	-7,886.33	-85.1	4.86	0.73
001	459000	000	013	*OTHER GENERAL E	1,000.00	1,000.00	190.77	13.99	-809.23	-80.9	0.52	0.10
001	45***	*****	000	013*GENERAL EXPENSE	83,364.00	83,364.00	80,543.99	8,419.09	-2,820.01	-3.4	43.69	42.21
001	480000	000	013	*DEPRECIATION EX	0.00	0.00	395,025.45	395,025.45	395,025.45		0.00	207.04
001	48***	*****	000	013*DEPRECIATION EX	0.00	0.00	395,025.45	395,025.45	395,025.45		0.00	207.04
001	4***	*****	000	013*OPERATING EXPEN	803,667.00	803,667.00	1,209,306.98	464,094.81	405,639.98	50.5	421.21	633.81
001	Expe nses	000	013*		803,667.00	803,667.00	1,209,306.98	464,094.81	405,639.98	50.5	421.21	633.81

Fund: 001 GENERAL FUND (4156 units) Project: 014 AVE PLAZA & 550 APTS (297 units) Cost Center: 000 NO COST CENTER --- Receipts

Major	Sub Cst			Annual	Prorata	Actual	Actual	YTD Variance	YTD %	Prorata	Actual
Ad	Acct	Acct Ctr	Prj Account Title	Budget	Budget	Cur YTD	Cur Period	to Budget	Var	PUM	PUM
001	*****	*****	000 013NO COST CENTER	0.00	0.00	392,093.45	407,064.89	392,093.45		0.00	205.50
001	*****	*****	*** 013ST CATHERINE	0.00	0.00	392,093.45	407,064.89	392,093.45		0.00	205.50



## Receipts and Expenditures INCOME AND EXPENSE REPORT For the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 014 AVE PLAZA &amp; 550 APTS (297 units) Cost Center: 000 NO COST CENTER -- Receipts

Major Fund	Sub Cst Acct Ctr	Prj Account Title	Annual Budget	Prorata Budget	Actual Cum YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorta PUM	Actual PUM
001 311000	000 014*	RENT	-539,000.00	-539,000.00	-539,437.04	-45,684.04	-437.04	0.1-151.23	-151.36	
001 312000	000 014*	EXCESS UTILITIES	0.00	0.00	-7.53	0.00	-7.53	0.00	-0.00	
001 31****	***** 000 014*	RENTAL INCOME	-539,000.00	-539,000.00	-539,444.57	-45,684.04	-444.57	0.1-151.23	-151.36	
001 361000	000 014*	INTEREST-GEN FUN	-14,000.00	-14,000.00	-2,516.54	-264.29	11,483.46	-82.0	-3.93	-0.71
001 369000	000 014*	OTHER INCOME	-15,000.00	-15,000.00	-11,229.67	-899.83	3,770.33	-25.1	-4.21	-3.15
001 369100	000 014*	Operating Subs	-886,000.00	-886,000.00	-874,208.60	-63,587.00	-8,208.60	0.9-248.60	-250.90	
001 369200	000 014*	TRANS FROM SS	-403,946.00	-403,946.00	0.00	0.00	403,946.00	-100.0	-113.34	0.00
001 369250	000 014*	TRANS FROM CAP	-177,446.00	-177,446.00	-609,533.90	-76,591.17	-432,087.70	243.5	-49.79	-171.03
001 36****	***** 000 014*		-1,496,392.00	-1,496,392.00	-1,517,488.71	-141,342.29	-21,096.71	1.4-419.86	-425.78	
001 3****	***** 000 014*	OPERATING RECD	-2,035,392.00	-2,035,392.00	-2,056,933.28	-187,026.33	-21,541.28	1.1-571.10	-577.14	
001	Receipts	000 014*	-2,035,392.00	-2,035,392.00	-2,056,933.28	-187,026.33	-21,541.28	1.1-571.10	-577.14	

## Receipts and Expenditures INCOME AND EXPENSE REPORT For the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 014 AVE PLAZA &amp; 550 APTS (297 units) Cost Center: 000 NO COST CENTER --- Expendit

Major Fund	Sub Cat Acct Ctr	Prj Account Title	Annual Budget	Prorata Budget	Actual Cum YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorata PUM	Actual PUM
001	411000	000 014*ADN SALARIES	123,000.00	123,000.00	116,294.60	9,765.84	-6,705.40	-5.5	34.51	32.63
001	413000	000 014*LEGAL EXPENSE	2,000.00	2,000.00	3,143.98	724.78	1,143.98	57.2	0.56	0.88
001	414000	000 014*STAFF TRAINING	1,000.00	1,000.00	152.01	0.00	-847.99	-84.8	0.28	0.04
001	417100	000 014*AUDITING FEES	1,100.00	1,100.00	1,103.56	0.00	3.56	0.3	0.31	0.31
001	418100	000 014*COMP ABSENCES	0.00	0.00	9,275.69	9,275.69	9,275.69		0.00	2.60
001	418500	000 014*ASSET MGMT FEE-	35,640.00	35,640.00	35,640.00	2,970.00	0.00	0.0	10.00	10.00
001	418600	000 014*MANAGEMENT FEES	142,064.00	142,064.00	152,677.52	13,808.08	10,613.52	7.5	39.86	42.84
001	418700	000 014*BOOKKEEPING FEE	23,505.00	23,505.00	24,090.00	2,130.00	585.00	2.5	6.60	6.76
001	419000	000 014*SUNDRY EXPENSE	1,000.00	1,000.00	1,901.43	221.60	901.43	90.1	0.28	0.53
001	419010	000 014*TELEPHONE	1,800.00	1,800.00	2,346.17	106.21	546.17	30.3	0.51	0.66
001	419015	000 014*MEMBERSHIPS/PUB	200.00	200.00	872.51	101.00	672.51	336.3	0.06	0.24
001	419021	000 014*COURT COSTS	7,000.00	7,000.00	6,967.00	889.50	-33.00	-0.5	1.96	1.95
001	419026	000 014*COMPUTER SUPPOR	1,000.00	1,000.00	3,859.76	465.38	2,859.76	286.0	0.28	1.08
001	419060	000 014*OFFICE SUPPLIES	5,000.00	5,000.00	5,572.41	302.16	572.41	11.4	1.40	1.56
001	419061	000 014*SERVICE OFFICE	1,000.00	1,000.00	1,313.77	183.96	313.77	31.4	0.28	0.37
001	419065	000 014*DUPLICATION & P	2,000.00	2,000.00	599.67	127.27	-1,400.33	-70.0	0.56	0.17
001	419070	000 014*GAS & OIL	0.00	0.00	20.00	0.00	20.00		0.00	0.01
001	419090	000 014*POSTAGE	200.00	200.00	53.10	33.04	-146.90	-73.4	0.06	0.01
001	41****	***** 000 014*ADMINISTRATIVE	347,509.00	347,509.00	365,883.18	41,104.71	18,374.18	5.3	97.51	102.66
001	421000	000 014*MTN SERV SALARI	11,000.00	11,000.00	10,791.56	885.74	-208.44	-1.9	3.09	3.03
001	422000	000 014*RECREATION/PUBL	6,450.00	6,450.00	5,846.34	953.87	-603.66	-9.4	1.81	1.64
001	423000	000 014*CONTRACTS/TRAIN	0.00	0.00	340.00	0.00	340.00		0.00	0.10
001	423005	000 014*FAMILY SELF SUP	3,000.00	3,000.00	908.66	0.00	-2,091.34	-69.7	0.84	0.25
001	423017	000 014*EVICITION PREV P	3,000.00	3,000.00	2,873.47	0.00	-126.53	-4.2	0.84	0.81
001	42****	***** 000 014*TENANT SERVICES	23,450.00	23,450.00	20,760.03	1,839.61	-2,689.97	-11.5	6.58	5.82
001	431000	000 014*WATER	49,528.00	49,528.00	51,574.65	3,738.63	2,046.65	4.1	13.90	14.47
001	432000	000 014*ELECTRICITY	252,834.00	252,834.00	218,805.93	27,041.11	-34,028.07	-13.5	70.94	61.39
001	433000	000 014*GAS	124,632.00	124,632.00	90,615.41	2,058.15	-44,016.59	-35.3	34.97	22.62
001	439010	000 014*SEWER	55,088.00	55,088.00	59,578.06	3,432.83	4,490.06	8.2	15.46	16.72
001	43****	***** 000 014*UTILITIES	482,082.00	482,082.00	410,574.05	36,270.72	-71,507.95	-14.8	135.26	115.20
001	441000	000 014*MAINT LABUR	273,000.00	273,000.00	284,953.54	25,082.80	11,953.54	4.4	76.60	79.95
001	442000	000 014*MAINT MATERIALS	19,000.00	19,000.00	110,715.67	8,448.93	91,715.67	482.7	5.33	31.07
001	443000	000 014*AUTOMOTIVE	2,000.00	2,000.00	5,469.93	149.39	3,469.93	173.5	0.56	1.53
001	443001	000 014*JANITORIAL SERV	4,000.00	4,000.00	3,021.74	817.43	-978.26	-24.5	1.12	0.85
001	443005	000 014*FIRE HYDRANT SE	500.00	500.00	827.76	200.53	327.76	65.6	0.14	0.23
001	443010	000 014*REFUSE COLLECTI	2,000.00	2,000.00	6,838.54	453.67	4,838.54	241.9	0.56	1.92
001	443015	000 014*RADIO PAGERS	200.00	200.00	258.58	27.89	58.58	29.3	0.06	0.07
001	443050	000 014*ELEVATOR SERVIC	11,000.00	11,000.00	7,976.71	440.00	-3,023.29	-27.5	3.09	2.24
001	443060	000 014*FIRE ALARM SERV	15,000.00	15,000.00	16,264.06	-1,189.50	1,264.06	8.4	4.21	4.56
001	443061	000 014*FIRE EXTINGUISH	2,500.00	2,500.00	1,457.55	0.00	-1,042.45	-41.7	0.70	0.41
001	443065	000 014*WORK ORDER ANSH	1,700.00	1,700.00	1,764.00	147.00	64.00	3.8	0.48	0.49
001	443071	000 014*HEATING & COOLI	238,000.00	238,000.00	155,239.23	20,655.04	-82,760.77	-34.8	66.78	43.56
001	443072	000 014*LANDSCAPE & GND	74,000.00	74,000.00	91,656.38	4,875.38	17,656.38	23.9	20.76	25.72

Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 014 AVE PLAZA &amp; 550 APTS (297 units) Cost Center: 000 NO COST CENTER -- Expendit

End	Major Acct	Sub Cst Acct Ctr	Prj Account Title	Annual Budget	Prorata Budget	Actual Cum YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorta PUM	Actual PUM
001	443073	000	014*UNIT TURNAROUND	104,000.00	104,000.00	118,637.65	3,384.97	14,637.65	14.1	29.18	33.29
001	443074	000	014*ELECTRICAL	17,000.00	17,000.00	36,161.41	901.01	19,161.41	112.7	4.77	10.15
001	443075	000	014*PLUMBING	76,000.00	76,000.00	66,961.78	5,853.99	-9,038.22	-11.9	21.32	18.79
001	443076	000	014*EXTERMINATION	35,000.00	35,000.00	45,247.58	4,895.97	10,247.58	29.3	9.82	12.70
001	443077	000	014*SHOW REMOVAL	0.00	0.00	4,126.12	0.00	4,126.12		0.00	1.16
001	446000	000	014*SEC LABOR	6,000.00	6,000.00	5,714.98	472.30	-285.02	-4.8	1.68	1.60
001	447000	000	014*SEC MATERIALS	300.00	300.00	406.31	76.38	106.31	35.4	0.08	0.11
001	448000	000	014*SEC CONTRACT CD	96,000.00	96,000.00	94,229.96	7,978.20	-1,770.04	-1.8	26.94	26.44
001	44*****	*****	000 014*ORDINARY MAINTN	977,200.00	977,200.00	1,057,929.48	63,671.38	80,729.48	8.3	274.17	296.84
001	451000	000	014*INSURANCE	32,890.00	32,890.00	0.00	0.00	-32,890.00	-100.0	9.23	0.00
001	451005	000	014*INSURANCE-LAGIT	0.00	0.00	2,649.00	2,649.00	2,649.00		0.00	0.74
001	451010	000	014*WORKERS COMP IN	0.00	0.00	2,242.19	212.11	2,242.19		0.00	0.63
001	451011	000	014*WORKERS COMP EX	0.00	0.00	1,632.17	797.70	1,632.17		0.00	0.46
001	451012	000	014*WORKERS COMP CL	0.00	0.00	284.80	0.00	284.80		0.00	0.08
001	451020	000	014*GEN'L LIABILITY	0.00	0.00	6,632.36	527.52	6,632.36		0.00	1.86
001	451030	000	014*PROPERTY INS PR	0.00	0.00	15,849.64	1,362.75	15,849.64		0.00	4.45
001	451040	000	014*AUTO INSURANCE	0.00	0.00	123.74	9.47	123.74		0.00	0.03
001	451050	000	014*EMP DISHNSTY BU	0.00	0.00	81.45	6.79	81.45		0.00	0.02
001	453000	000	014*TERMINAL LEAVE	2,555.00	2,555.00	780.82	0.00	-1,774.18	-69.4	0.72	0.22
001	454010	000	014*SOCIAL SECURITY	30,975.00	30,975.00	31,590.84	2,501.40	615.84	2.0	8.69	8.86
001	454021	000	014*HUMANAN-POINT OF	55,755.00	55,755.00	69,913.61	6,351.62	14,158.61	25.4	15.64	19.62
001	454023	000	014*MUTUAL BENEFIT	4,956.00	4,956.00	4,448.36	370.51	-507.64	-10.2	1.39	1.25
001	454025	000	014*EMPLOYEE ASSISTN	373.00	373.00	421.35	28.09	48.35	13.0	0.10	0.12
001	454030	000	014*RETIREMENT	56,643.00	56,643.00	54,020.11	4,489.33	-2,622.89	-4.6	15.89	15.16
001	454040	000	014*UNEMPLOYMENT EX	620.00	620.00	-74.67	-961.29	-694.67	-112.0	0.17	-0.02
001	454050	000	014*TUITION REIMBUR	214.00	214.00	0.00	0.00	-214.00	-100.0	0.06	0.00
001	457000	000	014*COLLECTION LOSS	16,170.00	16,170.00	7,115.79	2,736.13	-9,054.21	-56.0	4.54	2.00
001	459000	000	014*OTHER GENERAL E	4,000.00	4,000.00	1,573.98	237.38	-2,426.02	-60.7	1.12	0.44
001	45*****	*****	000 014*GENERAL EXPENSE	205,151.00	205,151.00	199,205.54	21,318.51	-5,865.46	-2.9	57.56	55.92
001	480000	000	014*DEPRECIATION EX	0.00	0.00	232,447.95	232,447.95	232,447.95		0.00	65.22
001	48*****	*****	000 014*DEPRECIATION EX	0.00	0.00	232,447.95	232,447.95	232,447.95		0.00	65.22
001	4*****	*****	000 014*OPERATING EXPEN	2,035,392.00	2,035,392.00	2,286,880.23	416,652.88	251,488.23	12.4	571.10	641.66
001	Expe nses	000	014*	2,035,392.00	2,035,392.00	2,286,880.23	416,652.88	251,488.23	12.4	571.10	641.66

Fund: 001 GENERAL FUND (4156 units) Project: 017 OLD SCATTERED SITES (273 units) Cost Center: 000 NO COST CENTER -- Receipts

Major		Sub Cst		Annual Budget	Prorata Budget	Actual Cum YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorta PUM	Actual PUM	
End	Acct	Acct	Ctr Prj									Account Title
001	*****	*****	000	014	NO COST CENTER	0.00	0.00	229,946.95	229,626.55	229,946.95	0.00	64.52
001	*****	*****	000	014	QUE PLAZA & 550	0.00	0.00	229,946.95	229,626.55	229,946.95	0.00	64.52

## Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 017 OLD SCATTERED SITES (273 units) Cost Center: 000 NO COST CENTER -- Receipts

End	Major Acct	Sub Cst Acct	Ctrl	Prj Account Title	Annual Budget	Prorata Budget	Actual Cum YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorata PUM	Actual PUM
001	311000	000	017*	OWELLING RENT	-547,000.00	-547,000.00	-537,404.84	-44,850.98	9,595.16	-1.8	-166.97	-164.04
001	312000	000	017*	EXCESS UTILITIES	-20,000.00	-20,000.00	-12,324.53	55.03	7,673.47	-38.4	-6.11	-3.76
001	31****	*****	000	017*RENTAL INCOME	-567,000.00	-567,000.00	-549,731.37	-44,795.95	17,268.63	-3.0	-173.08	-167.81
001	361000	000	017*	INTEREST-GEN FUN	-14,000.00	-14,000.00	-2,508.65	-258.89	11,491.35	-82.1	-4.27	-0.77
001	369000	000	017*	OTHER INCOME	-34,000.00	-34,000.00	-28,656.64	-3,805.00	5,343.36	-15.7	-10.38	-8.75
001	369100	000	017*	Operating Subst	-1,003,000.00	-1,003,000.00	-1,057,808.05	-115,775.25	-54,808.05	5.5	-306.17	-322.90
001	369250	000	017*	TRANS FROM CAP	-163,106.00	-163,106.00	-596,315.64	-446,801.77	-433,209.64	265.6	-49.79	-182.03
001	369260	000	017*	TRANS FROM CNCC	-629,930.00	-629,930.00	0.00	577,435.86	629,930.00	-100.0	-192.29	0.00
001	36****	*****	000	017*	-1,844,036.00	-1,844,036.00	-1,685,288.98	10,794.95	158,747.02	-8.6	-562.85	-514.43
001	3****	*****	000	017*OPERATING RECEI	-2,411,036.00	-2,411,036.00	-2,235,020.35	-34,001.00	176,015.65	-7.3	-735.97	-682.24
001	Receipts	000	017*		-2,411,036.00	-2,411,036.00	-2,235,020.35	-34,001.00	176,015.65	-7.3	-735.97	-682.24

## Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 017 OLD SCATTERED SITES (273 units) Cost Center: 000 NO COST CENTER --- Expenditu

End	Major Acct	Sub Cst Acct	Prj	Account Title	Annual Budget	Prorata Budget	Actual Con YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorata PUM	Actual PUM
001	411000	000	017	*ADM SALARIES	144,000.00	144,000.00	140,835.42	9,783.67	-3,164.58	-2.2	43.96	42.99
001	413000	000	017	*LEGAL EXPENSE	6,000.00	6,000.00	6,131.00	919.68	131.00	2.2	1.83	1.87
001	414000	000	017	*STAFF TRAINING	1,000.00	1,000.00	159.06	0.00	-840.94	-84.1	0.31	0.05
001	415010	000	017	*LOCAL TRAVEL	0.00	0.00	40.50	0.00	40.50	0.00	0.00	0.01
001	417100	000	017	*AUDITING FEES	1,000.00	1,000.00	1,014.38	0.00	14.38	1.4	0.31	0.31
001	418100	000	017	*CONP ABSCENCES	0.00	0.00	1,096.98	1,096.98	1,096.98	0.00	0.00	0.33
001	418500	000	017	*ASSET MGMT FEE-	32,760.00	32,760.00	32,760.00	2,730.00	0.00	0.0	10.00	10.00
001	418600	000	017	*MANAGEMENT FEES	80,506.00	80,506.00	138,938.62	11,668.80	58,432.62	72.6	24.57	42.41
001	418700	000	017	*BOOKKEEPING FEE	13,320.00	13,320.00	21,937.50	1,800.00	8,617.50	64.7	4.07	6.70
001	419000	000	017	*SUNDRY EXPENSE	1,000.00	1,000.00	3,755.96	0.00	2,755.96	275.6	0.31	1.15
001	419010	000	017	*TELEPHONE	1,600.00	1,600.00	3,645.14	248.40	2,045.14	127.8	0.49	1.11
001	419015	000	017	*MEMBERSHIPS/PUB	200.00	200.00	802.02	92.84	602.02	301.0	0.06	0.24
001	419021	000	017	*COURT COSTS	15,000.00	15,000.00	12,435.00	758.50	-2,565.00	-17.1	4.58	3.80
001	419026	000	017	*COMPUTER SUPPUR	2,000.00	2,000.00	3,547.88	427.77	1,547.88	77.4	0.61	1.08
001	419060	000	017	*OFFICE SUPPLIES	200.00	200.00	2,095.24	212.12	1,895.24	947.6	0.06	0.64
001	419061	000	017	*SERVICE OFFICE	0.00	0.00	871.70	169.09	871.70	0.00	0.00	0.27
001	419065	000	017	*DUPLICATION & P	500.00	500.00	219.76	0.00	-280.24	-56.0	0.15	0.07
001	419070	000	017	*GAS & OIL	1,000.00	1,000.00	377.49	49.98	-622.51	-62.3	0.31	0.12
001	419090	000	017	*POSTAGE	100.00	100.00	11.48	11.48	-88.52	-88.5	0.03	0.00
001	41****	*****	000	017*ADMINISTRATIVE	300,186.00	300,186.00	370,675.13	29,969.31	70,489.13	23.5	91.63	113.15
001	421000	000	017	*TEN SERV SALARI	10,000.00	10,000.00	9,919.57	814.16	-80.43	-0.8	3.05	3.03
001	422000	000	017	*RECREATION/PUBL	6,300.00	6,300.00	969.36	32.71	-5,330.64	-84.6	1.92	0.30
001	423005	000	017	*FAMILY SELF SUP	7,000.00	7,000.00	10,773.84	1,575.50	3,773.84	53.9	2.14	3.29
001	42****	*****	000	017*TENANT SERVICES	23,300.00	23,300.00	21,662.77	2,422.37	-1,637.23	-7.0	7.11	6.61
001	431000	000	017	*WATER	104,326.00	104,326.00	100,419.31	10,132.51	-3,906.69	-3.7	31.85	30.65
001	432000	000	017	*ELECTRICITY	166,730.00	166,730.00	193,506.94	20,579.88	26,776.94	16.1	50.89	59.07
001	433000	000	017	*GAS	266,682.00	266,682.00	160,483.16	7,171.99	-106,198.84	-39.8	81.40	48.99
001	439010	000	017	*SEWER	127,540.00	127,540.00	119,286.63	20,309.00	-8,253.37	-6.5	38.93	36.41
001	43****	*****	000	017*UTILITIES	665,278.00	665,278.00	573,696.04	58,193.38	-91,581.96	-13.8	203.08	175.12
001	441000	000	017	*MAINT LABOR	287,000.00	287,000.00	318,591.76	23,295.87	31,591.76	11.0	87.61	97.25
001	442000	000	017	*MAINT MATERIALS	262,000.00	262,000.00	86,560.72	8,936.80	-175,439.28	-67.0	79.98	26.42
001	443000	000	017	*AUTOMOTIVE	22,000.00	22,000.00	7,534.60	1,040.32	-14,465.20	-65.8	6.72	2.30
001	443001	000	017	*JANITORIAL SERV	0.00	0.00	1,171.92	0.00	1,171.92	0.00	0.00	0.36
001	443005	000	017	*FIRE HYDRANT SE	1,000.00	1,000.00	1,340.64	225.22	340.64	34.1	0.31	0.41
001	443010	000	017	*REFUSE COLLECTI	2,000.00	2,000.00	1,043.11	96.23	-956.89	-47.8	0.61	0.32
001	443015	000	017	*RADIO Pagers	200.00	200.00	278.06	30.11	78.06	39.0	0.06	0.08
001	443060	000	017	*FIRE ALARM SERV	0.00	0.00	66.19	0.00	66.19	0.00	0.00	0.02
001	443061	000	017	*FIRE EXTINGUISH	100.00	100.00	114.20	0.00	14.20	14.2	0.03	0.03
001	443065	000	017	*WORK ORDER ANSW	500.00	500.00	0.00	0.00	-500.00	-100.0	0.15	0.00
001	443071	000	017	*HEATING & COOLI	97,000.00	97,000.00	105,031.97	15,298.13	8,031.97	8.3	29.61	32.06
001	443072	000	017	*LANDSCAPE & GRD	166,000.00	166,000.00	119,152.11	12,025.87	-46,847.89	-28.2	50.67	36.37
001	443073	000	017	*UNITY TURNOAROUND	226,000.00	226,000.00	283,756.75	27,124.04	57,756.75	25.6	68.99	86.62
001	443074	000	017	*ELECTRICAL	27,000.00	27,000.00	31,837.67	1,641.19	4,837.67	17.9	8.24	9.72

## Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 017 OLD SCATTERED SITES (273 units) Cost Center: 000 NO COST CENTER --- Expenditu

End	Major Acct	Sub Est Acct	Clr	Prj Account Title	Annual Budget	Prorata Budget	Actual Con YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorta PUM	Actual PUM
001	443075	000	017	*PLUMBING	76,000.00	76,000.00	75,613.40	6,611.29	-386.60	-0.5	23.20	23.08
001	443076	000	017	*EXTERMINATION	37,000.00	37,000.00	56,167.81	7,133.41	19,167.81	51.8	11.29	17.15
001	443077	000	017	*SNOW REMOVAL	0.00	0.00	4,399.63	0.00	4,399.63		0.00	1.34
001	446000	000	017	*SEC LABOR	5,000.00	5,000.00	5,253.17	434.12	253.17	5.1	1.53	1.60
001	447000	000	017	*SEC MATERIALS	300.00	300.00	373.49	70.22	73.49	24.5	0.09	0.11
001	448000	000	017	*SEC CONTRACT CD	1,000.00	1,000.00	1,086.15	60.00	86.15	8.6	0.31	0.33
001	449***	*****	000	017*ORDINARY MAINT	1,210,100.00	1,210,100.00	1,099,373.55	104,022.02	-110,726.45	-9.2	369.38	335.58
001	451000	000	017	*INSURANCE	31,020.00	31,020.00	0.00	0.00	-31,020.00	-100.0	9.47	0.00
001	451005	000	017	*INSURANCE-LAGIT	0.00	0.00	2,435.00	2,435.00	2,435.00		0.00	0.74
001	451010	000	017	*WORKERS COMP IN	0.00	0.00	2,564.51	228.97	2,564.51		0.00	0.78
001	451011	000	017	*WORKERS COMP EX	0.00	0.00	1,761.86	861.08	1,761.86		0.00	0.54
001	451012	000	017	*WORKERS COMP CL	0.00	0.00	4,410.53	390.70	4,410.53		0.00	1.35
001	451020	000	017	*GEN'L LIABILITY	0.00	0.00	6,096.45	484.89	6,096.45		0.00	1.86
001	451030	000	017	*PROPERTY INS PR	0.00	0.00	16,021.48	1,377.07	16,021.48		0.00	4.89
001	451040	000	017	*AUTO INSURANCE	0.00	0.00	318.47	27.76	318.47		0.00	0.10
001	451050	000	017	*EMP DISHSTY RD	0.00	0.00	87.90	7.33	87.90		0.00	0.03
001	453000	000	017	*TERMINAL LEAVE	2,758.00	2,758.00	0.00	-1,353.87	-2,758.00	-100.0	0.84	0.00
001	454001	000	017	*WORKERS COMP RE	0.00	0.00	-81,401.11	-81,401.11	-81,401.11		0.00	-24.85
001	454010	000	017	*SOCIAL SECURITY	33,450.00	33,450.00	35,014.21	-232.70	1,564.21	4.7	10.21	10.69
001	454021	000	017	*HUMANANA-POINT OF	60,210.00	60,210.00	93,325.41	8,402.75	33,115.41	55.0	18.38	28.49
001	454023	000	017	*MUTUAL BENEFIT	5,352.00	5,352.00	6,505.90	544.06	1,153.90	21.6	1.63	1.99
001	454025	000	017	*EMPLOYEE ASSISTA	403.00	403.00	454.80	30.32	51.80	12.9	0.12	0.14
001	454030	000	017	*RETIREMENT	61,169.00	61,169.00	69,720.42	5,821.97	8,551.42	14.0	18.67	21.28
001	454040	000	017	*UNEMPLOYMENT EX	669.00	669.00	-147.25	-1,104.49	-816.25	-122.0	0.20	-0.04
001	454050	000	017	*TUITION REIMBUR	231.00	231.00	0.00	0.00	-231.00	-100.0	0.07	0.00
001	457000	000	017	*COLLECTION LOSS	16,410.00	16,410.00	4,783.96	-435.56	-11,626.04	-70.8	5.01	1.46
001	459000	000	017	*OTHER GENERAL E	500.00	500.00	130.32	42.08	-369.68	-73.9	0.15	0.04
001	45****	*****	000	017*GENERAL EXPENSE	212,172.00	212,172.00	162,082.86	-63,873.75	-50,089.14	-23.6	64.77	49.48
001	480000	000	017	*DEPRECIATION EX	0.00	0.00	338,707.49	338,707.49	338,707.49		0.00	103.39
001	48****	*****	000	017*DEPRECIATION EX	0.00	0.00	338,707.49	338,707.49	338,707.49		0.00	103.39
001	4****	*****	000	017*OPERATING EXPEN	2,411,036.00	2,411,036.00	2,566,197.84	469,441.62	155,161.84	6.4	735.97	783.33
001	Expe nses	000	017*		2,411,036.00	2,411,036.00	2,566,197.84	469,441.62	155,161.84	6.4	735.97	783.33

Fund: 001 GENERAL FUND (4156 units) Project: 018 LOURDES HALL & BISHOP LN (152 units) Cost Center: 000 NO COST CENTER -- Rece

End	Major Acct	Sub Est Acct Ctr	Prj Account Title	Annual Budget	Prorate Budget	Actual Con YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorta PUM	Actual PUM
001	*****	*****	000 017*NO COST CENTER	0.00	0.00	331,177.49	435,440.62	331,177.49		0.00	101.09
001	*****	*****	*** 017*BULD SCATTERED S	0.00	0.00	331,177.49	435,440.62	331,177.49		0.00	101.09



## Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 018 LOURDES HALL &amp; BISHOP LN (152 units) Cost Center: 000 NO COST CENTER -- Rece

Major Fund	Sub Cst Acct	Acct Ctr	Prj	Account Title	Annual Budget	Prorata Budget	Actual Cum YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorata FUN	Actual FUN
001	311000	000	018	018*RELLING RENT	-316,000.00	-316,000.00	-327,411.20	-27,042.97	-11,411.20	3.6	-173.25	-179.50
001	318000	000	018	018*RENTAL INCOME	-316,000.00	-316,000.00	-327,411.20	-27,042.97	-11,411.20	3.6	-173.25	-179.50
001	361000	000	018	018*INTEREST-GEN FUN	-9,000.00	-9,000.00	-1,573.60	-164.87	7,426.40	-82.5	-4.93	-0.86
001	369000	000	018	018*OTHER INCOME	-8,000.00	-8,000.00	-7,447.52	-381.17	-1,447.52	18.1	-4.39	-5.18
001	369100	000	018	018*Operating Subsd	-340,000.00	-340,000.00	-346,934.05	-36,676.25	-6,934.05	2.0	-186.40	-190.21
001	369250	000	018	018*TRANS FROM CAP	-90,814.00	-90,814.00	-668,722.83	-585,476.70	-577,908.83	636.4	-49.79	-366.62
001	369260	000	018	018*TRANS FROM CDDC	-636,155.00	-636,155.00	0.00	583,142.10	636,155.00	-100.0	-348.77	0.00
001	369999	000	018	018*	-1,083,769.00	-1,083,769.00	-1,026,678.00	-39,556.89	57,291.00	-5.3	-594.28	-562.87
001	369999	000	018	018*OPERATING RECEI	-1,399,769.00	-1,399,769.00	-1,354,089.20	-66,599.86	45,879.80	-3.3	-767.53	-742.37
001	Rece lpts	000	018	018*	-1,399,769.00	-1,399,769.00	-1,354,089.20	-66,599.86	45,879.80	-3.3	-767.53	-742.37

## Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 018 LOURDES HALL &amp; BISHOP LN (152 units) Cost Center: 000 NO COST CENTER -- Expe

End	Major Acct	Sub Cat Acct Ctr	Prj Account Title	Annual Budget	Prorata Budget	Actual Con YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorata PUM	Actual PUM
001	411000	000	018*ADM SALARIES	99,000.00	99,000.00	111,487.87	5,741.27	12,487.87	12.6	54.28	61.12
001	413000	000	018*LEGAL EXPENSE	1,800.00	1,000.00	1,345.80	237.90	345.80	34.6	0.55	0.74
001	414000	000	018*STAFF TRAINING	1,000.00	1,000.00	140.38	0.00	-859.62	-86.0	0.55	0.08
001	415010	000	018*LOCAL TRAVEL	0.00	0.00	39.50	0.00	39.50	0.00	0.00	0.02
001	417100	000	018*AUDITING FEES	600.00	600.00	564.79	0.00	-35.21	-5.9	0.33	0.31
001	418100	000	018*COMP ABSENCES	0.00	0.00	885.46	885.46	885.46	0.00	0.00	0.49
001	418500	000	018*ASSET MGMT FEE-	18,240.00	18,240.00	18,240.00	1,520.00	0.00	0.0	10.00	10.00
001	418600	000	018*MANAGEMENT FEES	137,441.00	137,441.00	84,689.14	7,195.76	-52,751.86	-38.4	75.35	46.43
001	418700	000	018*BOOKKEEPING FEE	22,740.00	22,740.00	13,372.50	1,110.00	-9,367.50	-41.2	12.47	7.33
001	419000	000	018*SUNDRY EXPENSE	1,000.00	1,000.00	4,418.18	162.55	3,418.18	341.8	0.55	2.42
001	419010	000	018*TELEPHONE	25,000.00	25,000.00	23,248.64	2,113.77	-1,751.36	-7.0	13.71	12.75
001	419015	000	018*MEMBERSHIPS/PUR	100.00	100.00	446.58	51.70	346.58	346.6	0.05	0.24
001	419021	000	018*COURT COSTS	4,000.00	4,000.00	3,489.00	171.00	-511.00	-12.8	2.19	1.91
001	419026	000	018*COMPUTER SUPPOR	1,000.00	1,000.00	1,975.39	238.18	975.39	97.5	0.55	1.08
001	419050	000	018*LEASED OFFICE E	0.00	0.00	723.24	0.00	723.24	0.00	0.00	0.40
001	419060	000	018*OFFICE SUPPLIES	3,000.00	3,000.00	11,658.65	1,889.94	8,658.65	288.6	1.64	6.39
001	419061	000	018*SERVICE OFFICE	500.00	500.00	3,450.07	2,113.42	2,950.07	590.0	0.27	1.89
001	419065	000	018*DUPLICATION & P	2,000.00	2,000.00	3,926.77	1,346.06	1,926.77	96.3	1.10	2.15
001	419070	000	018*GAS & OIL	1,500.00	1,500.00	127.91	16.94	-1,372.09	-91.5	0.82	0.07
001	419090	000	018*POSTAGE	6,200.00	6,200.00	4,478.14	132.32	-1,721.86	-27.8	3.40	2.46
001	41****	*****	000 018*ADMINISTRATIVE	324,321.00	324,321.00	288,708.01	24,926.27	-35,612.99	-11.0	177.81	158.28
001	421000	000	018*TEEN SERV SALARI	6,000.00	6,000.00	5,523.11	453.32	-476.89	-7.9	3.29	3.03
001	422000	000	018*RECREATION/PUBL	3,625.00	3,625.00	2,601.45	192.03	-1,023.55	-28.2	1.99	1.43
001	423000	000	018*CONTRACTS/TRAIN	0.00	0.00	141.79	16.79	141.79	0.00	0.00	0.08
001	423005	000	018*FAMILY SELF SUF	0.00	0.00	147.31	0.00	147.31	0.00	0.00	0.08
001	423017	000	018*EVICTIION PREV P	7,000.00	7,000.00	10,758.31	821.78	3,758.31	53.7	3.84	5.90
001	42****	*****	000 018*TENANT SERVICES	16,625.00	16,625.00	19,171.97	1,483.92	2,546.97	15.3	9.11	10.51
001	431000	000	018*WATER	20,786.00	20,786.00	16,720.95	3,086.84	-4,065.05	-19.6	11.40	9.17
001	432000	000	018*ELECTRICITY	108,693.00	108,693.00	121,323.30	15,536.73	12,630.30	11.6	59.59	66.51
001	433000	000	018*GAS	54,507.00	54,507.00	25,217.68	960.06	-29,289.32	-53.7	29.88	13.83
001	439010	000	018*SEWER	25,817.00	25,817.00	21,445.07	3,832.34	-4,371.93	-16.9	14.15	11.76
001	43****	*****	000 018*UTILITIES	209,803.00	209,803.00	184,707.00	23,415.97	-25,096.00	-12.0	115.02	101.26
001	441000	000	018*MAINT LABOR	154,000.00	154,000.00	230,523.52	13,901.03	76,523.52	49.7	84.43	126.38
001	442000	000	018*MAINT MATERIALS	64,000.00	64,000.00	71,825.26	13,323.75	7,825.26	12.2	35.09	39.38
001	443000	000	018*AUTOMOTIVE	6,000.00	6,000.00	17,739.37	2,096.04	11,739.37	195.7	3.29	9.73
001	443001	000	018*JANITORIAL SERV	6,000.00	6,000.00	4,976.99	580.00	-1,023.01	-17.1	3.29	2.73
001	443005	000	018*FIRE HYDRANT SE	1,000.00	1,000.00	1,495.44	136.96	495.44	49.5	0.55	0.82
001	443010	000	018*REFUSE COLLECTI	6,000.00	6,000.00	0.00	0.00	-6,000.00	-100.0	3.29	0.00
001	443015	000	018*RADIO PAGERS	100.00	100.00	163.40	17.65	63.40	63.4	0.05	0.09
001	443032	000	018*SECURITY / FIRE	0.00	0.00	1,556.40	0.00	1,556.40	0.00	0.00	0.85
001	443050	000	018*ELEVATOR SERVIC	12,000.00	12,000.00	12,093.05	676.72	93.05	0.8	6.58	6.63
001	443060	000	018*FIRE ALARM SERV	12,000.00	12,000.00	10,772.85	-818.41	-1,227.15	-10.2	6.58	5.91
001	443061	000	018*FIRE EXTINGUISH	500.00	500.00	543.25	0.00	43.25	8.6	0.27	0.30

Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 018 LOURDES HALL &amp; BISHOP LN (152 units) Cost Center: 000 NO COST CENTER -- Expe

Major Fnd	Sub Cst Acct Ctr	Prj Account Title	Annual Budget	Prorata Budget	Actual Cum YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorata PUM	Actual PUM
001	443062	000 018*FIRE SPRINKLER	200.00	200.00	510.00	0.00	310.00	155.0	0.11	0.28
001	443065	000 018*WORK ORDER ANSW	2,100.00	2,100.00	882.00	73.50	-1,218.00	-58.0	1.15	0.48
001	443071	000 018*HEATING & COOL	180,000.00	180,000.00	81,440.09	11,453.50	-98,559.91	-54.8	78.68	44.65
001	443072	000 018*LANDSCAPE & GRO	39,000.00	39,000.00	37,037.16	2,532.41	-1,962.84	-5.0	21.38	20.31
001	443073	000 018*UNITY TURNAROUND	67,000.00	67,000.00	70,837.33	3,616.77	3,837.33	5.7	36.73	38.94
001	443074	000 018*ELECTRICAL	18,000.00	18,000.00	14,197.45	2,771.49	-3,802.55	-21.1	9.87	7.78
001	443075	000 018*PLUMBING	52,000.00	52,000.00	24,103.50	1,529.37	-27,896.50	-53.6	28.51	13.21
001	443076	000 018*EXTERMINATION	28,000.00	28,000.00	20,883.06	2,014.05	-7,116.94	-25.4	15.35	11.45
001	443077	000 018*SNOW REMOVAL	0.00	0.00	7,369.65	0.00	7,369.65		0.00	4.04
001	446000	000 018*SEC LABOK	3,000.00	3,000.00	2,924.37	241.71	-75.13	-2.5	1.64	1.60
001	447000	000 018*SEC MATERIALS	200.00	200.00	207.96	39.09	7.96	4.0	0.11	0.11
001	448000	000 018*SEC CONTRACT CD	74,000.00	74,000.00	89,702.64	9,451.43	15,702.64	21.2	40.57	49.18
001	449***	***** 000 018*ORDINARY MAINT	725,100.00	725,100.00	701,785.24	63,637.06	-23,314.76	-3.2	397.53	384.75
001	451000	000 018*INSURANCE	17,160.00	17,160.00	0.00	0.00	-17,160.00	-100.0	9.41	0.00
001	451005	000 018*INSURANCE-LAGIT	0.00	0.00	1,356.00	1,356.00	1,356.00		0.00	0.74
001	451010	000 018*WORKERS COMP IN	0.00	0.00	1,467.86	134.24	1,467.86		0.00	0.80
001	451011	000 018*WORKERS COMP EX	0.00	0.00	1,032.97	504.85	1,032.97		0.00	0.57
001	451012	000 018*WORKERS COMP CL	0.00	0.00	2,309.36	217.54	2,309.36		0.00	1.27
001	451020	000 018*GEN'L LIABILITY	0.00	0.00	3,394.39	269.98	3,394.39		0.00	1.86
001	451030	000 018*PROPERTY INS PR	0.00	0.00	7,398.96	636.36	7,398.96		0.00	4.06
001	451040	000 018*AUTO INSURANCE	0.00	0.00	86.58	0.00	86.58		0.00	0.05
001	451042	000 018*AUTO CLAIMS PAI	0.00	0.00	6,174.09	4,370.86	6,174.09		0.00	3.38
001	451050	000 018*EMP DISHONSTY BD	0.00	0.00	51.57	4.30	51.57		0.00	0.03
001	453000	000 018*TERMINAL LEAVE	1,617.00	1,617.00	0.00	-363.29	-1,617.00	-100.0	0.89	0.00
001	454001	000 018*WORKERS COMP RE	0.00	0.00	-905.63	-905.63	-905.63		0.00	-0.50
001	454010	000 018*SOCIAL SECURITY	19,650.00	19,650.00	19,781.52	-5,562.24	131.52	0.7	10.77	10.85
001	454021	000 018*HUNANA-POINT OF	35,370.00	35,370.00	62,787.76	5,601.30	27,417.76	77.5	19.39	34.42
001	454023	000 018*MUTUAL BENEFIT	3,144.00	3,144.00	4,577.31	381.86	1,433.31	45.6	1.72	2.51
001	454025	000 018*EMPLOYEE ASSTSTA	237.00	237.00	266.69	17.78	29.69	12.5	0.13	0.15
001	454030	000 018*RETIREMENT	35,933.00	35,933.00	46,087.84	3,839.24	10,154.84	28.3	19.70	25.27
001	454040	000 018*UNEMPLOYMENT EX	393.00	393.00	-124.85	-826.92	-517.85	-131.8	0.22	-0.07
001	454050	000 018*TUITION REIMBUR	136.00	136.00	109.00	0.00	-27.00	-19.9	0.07	0.06
001	457000	000 018*COLLECTION LOSS	9,480.00	9,480.00	172.42	-175.78	-9,307.58	-98.2	5.20	0.09
001	459000	000 018*OTHER GENERAL E	1,000.00	1,000.00	839.14	171.67	-160.86	-16.1	0.55	0.46
001	459***	***** 000 018*GENERAL EXPENSE	124,120.00	124,120.00	156,862.98	9,672.12	32,742.98	26.4	68.05	86.00
001	480000	000 018*DEPRECIATION EX	0.00	0.00	57,819.78	57,819.78	57,819.78		0.00	31.70
001	480***	***** 000 018*DEPRECIATION EX	0.00	0.00	57,819.78	57,819.78	57,819.78		0.00	31.70
001	480***	***** 000 018*OPERATING EXPEN	1,399,969.00	1,399,969.00	1,409,054.98	180,955.12	9,085.98	0.6	767.53	772.51
001	Expe nses	000 018*	1,399,969.00	1,399,969.00	1,409,054.98	180,955.12	9,085.98	0.6	767.53	772.51

Fund: 001 GENERAL FUND (4156 units) Project: 019 SCATTERED SITES II (1 units) Cost Center: 000 NO COST CENTER -- Expenditures

Fnd	Major Acct	Sub Acct	Cst Ctr	Prj	Account Title	Annual Budget	Prorata Budget	Actual Cum YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorata PUM	Actual PUM
001	*****	*****	000	018	MM COST CENTER	0.00	0.00	54,965.78	114,355.26	54,965.78		0.00	30.13
001	*****	*****	***	018	LBURDES HALL A	0.00	0.00	54,965.78	114,355.26	54,965.78		0.00	30.13

## Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 034 NEW SCATTERED SITES (240 units) Cost Center: 000 NO COST CENTER --- Receipts

End	Major Acct	Sub Est Acct Ctr	Prj Account Title	Annual Budget	Prorata Budget	Actual Cum YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorta PUM	Actual PUM
001	311000	000	034*DWELLING RENT	-514,000.00	-514,000.00	-641,140.13	-57,129.90	-127,148.13	24.7	-178.47	-222.62
001	312000	000	034*EXCESS UTILITIES	-28,000.00	-28,000.00	-13,452.94	79.78	14,547.06	-52.0	-9.72	-4.67
001	319000	000	034*NONDWELLING REN	-80,000.00	-80,000.00	-120,275.63	-8,302.00	-48,275.63	60.3	-27.78	-44.54
001	31****	*****	000 034*RENTAL INCOME	-622,000.00	-622,000.00	-782,876.70	-65,432.12	-160,876.70	25.9	-215.97	-271.83
001	361000	000	034*INTEREST-GEN FUN	-14,000.00	-14,000.00	-2,988.26	-482.26	11,011.74	-78.7	-4.86	-1.04
001	369000	000	034*OTHER INCOME	-25,000.00	-25,000.00	-37,942.78	-3,199.52	-12,942.78	51.8	-8.68	-13.17
001	369100	000	034*Operating Subsi	-961,000.00	-961,000.00	-1,179,077.39	-65,131.50	-218,077.30	22.7	-333.68	-409.40
001	369200	000	034*TRANS FROM SB	-5,124.00	-5,124.00	0.00	0.00	5,124.00	-100.0	-1.78	0.00
001	369250	000	034*TRANS FROM CAP	-174,175.00	-174,175.00	-582,216.36	-379,525.62	-368,041.36	199.8	-67.42	-202.16
001	369260	000	034*TRANS FROM CHCC	-181,159.00	-181,159.00	0.00	166,062.37	181,159.00	-100.0	-62.90	0.00
001	36****	*****	000 034*	-1,380,458.00	-1,380,458.00	-1,802,224.70	-322,276.53	-421,766.70	30.6	-479.33	-625.77
001	3****	*****	000 034*OPERATING RECEI	-2,002,458.00	-2,002,458.00	-2,585,101.40	-387,708.65	-582,643.40	29.1	-695.30	-897.60
001	Receipts	000	034*	-2,002,458.00	-2,002,458.00	-2,585,101.40	-387,708.65	-582,643.40	29.1	-695.30	-897.60

Fund: 001 GENERAL FUND (4156 units) Project: 034 NEW SCATTERED SITES (240 units) Cost Center: 000 NO COST CENTER -- Expenditu

End	Major Acct	Sub Cst Acct Ctr	Prj Account Title	Annual Budget	Prorata Budget	Actual Cum YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorata PUM	Actual PUM
001	411000	000	034*ADM SALARIES	119,000.00	119,000.00	144,457.46	16,400.79	25,457.46	21.4	41.32	50.16
001	413000	000	034*LEGAL EXPENSE	6,000.00	6,000.00	8,428.02	1,148.52	2,428.02	40.5	2.08	2.93
001	414000	000	034*STAFF TRAINING	1,000.00	1,000.00	56.91	0.00	-943.09	-94.3	0.35	0.02
001	417000	000	034*ACCTNG FEES	0.00	0.00	612.00	0.00	612.00		0.00	0.21
001	417100	000	034*AUDITING FEES	700.00	700.00	1,207.56	0.00	507.56	72.5	0.24	0.42
001	418100	000	034*COMP ABSENCES	0.00	0.00	16,470.12	16,470.12	16,470.12		0.00	5.72
001	418500	000	034*ASSET MGMT FEE-	39,000.00	39,000.00	39,000.00	3,250.00	0.00	0.0	13.54	13.54
001	418600	000	034*MANAGEMENT FEES	126,833.00	126,833.00	168,902.36	14,683.24	42,069.36	33.2	44.04	58.65
001	418700	000	034*BOOKKEEPING FEE	20,985.00	20,985.00	26,655.00	2,265.00	5,670.00	27.0	7.29	9.26
001	419000	000	034*SUNDRY EXPENSE	1,000.00	1,000.00	1,435.14	0.00	435.14	43.5	0.35	0.50
001	419010	000	034*TELEPHONE	3,200.00	3,200.00	3,942.11	294.84	742.11	23.2	1.11	1.37
001	419015	000	034*MEMBERSHIPS/PUB	100.00	100.00	969.85	125.73	869.85	869.8	0.03	0.34
001	419021	000	034*COURT COSTS	11,000.00	11,000.00	14,805.50	1,231.50	3,805.50	34.6	3.82	5.14
001	419026	000	034*COMPUTER SUPPOR	1,000.00	1,000.00	4,223.52	509.23	3,223.52	322.4	0.35	1.47
001	419060	000	034*OFFICE SUPPLIES	200.00	200.00	1,844.02	13.79	1,644.02	822.0	0.07	0.64
001	419061	000	034*SERVICE OFFICE	0.00	0.00	1,076.11	239.68	1,076.11		0.00	0.37
001	419065	000	034*DUPLICATION & P	500.00	500.00	484.20	0.00	-15.80	-3.2	0.17	0.17
001	419070	000	034*GAS & OIL	1,000.00	1,000.00	670.17	88.74	-329.83	-33.0	0.35	0.23
001	419090	000	034*POSTAGE	100.00	100.00	22.16	0.00	-77.84	-77.8	0.03	0.01
001	41****	*****	000 034*ADMINISTRATIVE	331,618.00	331,618.00	435,262.21	56,721.18	103,644.21	31.3	115.15	151.13
001	421000	000	034*TEN SERV SALARI	7,000.00	7,000.00	11,959.49	1,120.28	4,959.49	70.8	2.43	4.15
001	422000	000	034*RECREATION/PUBL	6,275.00	6,275.00	213.91	0.00	-6,061.09	-96.6	2.18	0.07
001	423005	000	034*FAMILY SELF SHF	11,000.00	11,000.00	19,567.01	3,466.10	8,567.01	77.9	3.82	6.79
001	423017	000	034*EVICTON PREV P	2,000.00	2,000.00	-449.00	0.00	-2,449.00	-122.4	0.69	-0.16
001	42****	*****	000 034*TEHANT SERVICES	26,275.00	26,275.00	31,291.41	4,586.38	5,016.41	19.1	9.12	10.87
001	431000	000	034*WATER	63,470.00	63,470.00	67,045.46	7,431.74	3,575.46	5.6	22.04	23.28
001	432000	000	034*ELECTRICITY	243,568.00	243,568.00	308,500.60	28,623.56	64,932.60	26.7	84.57	107.12
001	433000	000	034*GAS	128,987.00	128,987.00	106,464.65	5,497.17	-22,522.35	-17.5	44.79	36.97
001	439000	000	034*OTHER	0.00	0.00	419.93	0.00	419.93		0.00	0.15
001	439010	000	034*SEWER	95,426.00	95,426.00	97,834.09	10,555.85	2,408.09	2.5	33.13	33.97
001	43****	*****	000 034*UTILITIES	531,451.00	531,451.00	580,264.73	52,108.32	48,813.73	9.2	184.53	201.48
001	441000	000	034*MAINT LABUR	208,000.00	208,000.00	251,244.80	29,609.39	43,244.80	20.8	72.22	87.24
001	442000	000	034*MAINT MATERIALS	103,000.00	103,000.00	99,446.68	11,369.61	-3,553.32	-3.4	35.76	34.53
001	443000	000	034*AUTOMOTIVE	1,000.00	1,000.00	3,103.04	23.50	2,103.04	210.3	0.35	1.08
001	443001	000	034*JANITORIAL SERV	0.00	0.00	1,565.09	0.00	1,565.09		0.00	0.54
001	443005	000	034*FIRE HYDRANT SE	1,000.00	1,000.00	1,575.44	165.70	575.44	57.5	0.35	0.55
001	443010	000	034*REFUSE COLLECTI	6,000.00	6,000.00	15,832.84	1,447.08	9,832.84	163.9	2.08	5.50
001	443015	000	034*RADIO PAGERS	300.00	300.00	210.98	22.85	-89.02	-29.7	0.10	0.07
001	443032	000	034*SECURITY / FIRE	0.00	0.00	1,395.96	0.00	1,395.96		0.00	0.48
001	443050	000	034*ELEVATOR SERVIC	3,000.00	3,000.00	2,349.52	185.92	-650.48	-21.7	1.04	0.82
001	443060	000	034*FIRE ALARM SERV	0.00	0.00	486.81	408.00	486.81		0.00	0.17
001	443065	000	034*WORK ORDER ANSH	500.00	500.00	0.00	0.00	-500.00	-100.0	0.17	0.00
001	443071	000	034*HEATING & COOLI	211,000.00	211,000.00	183,448.92	27,683.54	-27,551.08	-13.1	73.26	63.70

## Receipts and Expenditures INCOME AND EXPENSE REPORT for the Period 06/10 to 06/10

Fund: 001 GENERAL FUND (4156 units) Project: 034 NEW SCATTERED SITES (240 units) Cost Center: 000 NO COST CENTER -- Expenditu

Major Fund	Sub Cst Acct Ctr Prj	Account Title	Annual Budget	Prorata Budget	Actual Cum YTD	Actual Curr Period	YTD Variance to Budget	YTD % Var	Prorata PUM	Actual PUM
001	443072	000 034*LANDSCAPE & GRD	54,000.00	54,000.00	64,548.66	11,663.81	10,548.66	19.5	18.75	22.41
001	443073	000 034*UNIT TURMAROUND	137,000.00	137,000.00	251,175.72	18,548.39	114,175.72	83.3	47.57	87.21
001	443074	000 034*ELECTRICAL	25,000.00	25,000.00	44,892.61	2,527.55	19,892.61	79.6	8.68	15.59
001	443075	000 034*PLUMBING	67,000.00	67,000.00	80,939.27	7,677.94	13,939.27	20.8	23.26	28.10
001	443076	000 034*EXTERMINATION	39,000.00	39,000.00	55,121.12	6,023.43	16,121.12	41.3	13.54	19.14
001	443077	000 034*SNOW REMOVAL	0.00	0.00	4,041.21	0.00	4,041.21		0.00	1.40
001	446000	000 034*SEC LADDER	4,000.00	4,000.00	6,334.26	597.37	2,334.26	58.4	1.39	2.20
001	447000	000 034*SEC MATERIALS	200.00	200.00	444.60	83.59	244.60	122.3	0.07	0.15
001	448000	000 034*SEC CONTRACT CD	700.00	700.00	3,253.08	177.00	2,553.08	364.7	0.24	1.13
001	44XXXX XXXXX	000 034*ORDINARY MAINTEN	860,700.00	860,700.00	1,071,410.61	118,214.67	210,710.61	24.5	298.85	372.02
001	451000	000 034*INSURANCE	25,520.00	25,520.00	0.00	0.00	-25,520.00	-100.0	8.86	0.00
001	451005	000 034*INSURANCE-LAGIT	0.00	0.00	3,316.00	3,316.00	3,316.00		0.00	1.15
001	451010	000 034*WORKERS COMP IN	0.00	0.00	2,092.70	173.76	2,092.70		0.00	0.73
001	451011	000 034*WORKERS COMP EX	0.00	0.00	1,337.05	653.46	1,337.05		0.00	0.46
001	451012	000 034*WORKERS COMP CL	0.00	0.00	60,143.16	53,006.12	60,143.16		0.00	20.88
001	451020	000 034*GEN'L LIABILITY	0.00	0.00	7,367.57	687.38	7,367.57		0.00	2.56
001	451022	000 034*GEN'L LIAB CLAI	0.00	0.00	110,000.00	0.00	110,000.00		0.00	38.19
001	451030	000 034*PROPERTY INS PR	0.00	0.00	18,059.47	2,070.72	18,059.47		0.00	6.27
001	451050	000 034*EMP DISHONESTY CO	0.00	0.00	66.69	5.56	66.69		0.00	0.02
001	453000	000 034*TERMINAL LEAVE	2,093.00	2,093.00	2,253.46	0.00	160.46	7.7	0.73	0.78
001	454010	000 034*SOCIAL SECURITY	25,350.00	25,350.00	33,623.39	2,803.04	8,273.39	32.6	8.80	11.67
001	454021	000 034*HUMANANA-POINT OF	45,630.00	45,630.00	62,658.12	5,675.28	17,028.12	37.3	15.84	21.76
001	454023	000 034*MUTUAL BENEFIT	4,056.00	4,056.00	4,394.05	367.63	338.05	8.3	1.41	1.53
001	454025	000 034*EMPLOYEE ASSISTA	306.00	306.00	345.15	23.01	39.15	12.8	0.11	0.12
001	454030	000 034*RETIREMENT	46,357.00	46,357.00	49,727.15	4,153.25	3,370.15	7.3	16.10	17.27
001	454040	000 034*UNEMPLOYMENT EX	507.00	507.00	-140.81	-922.71	-647.81	-127.8	0.18	-0.05
001	454050	000 034*TUITION REIMBUR	175.00	175.00	0.00	0.00	-175.00	-100.0	0.06	0.00
001	457000	000 034*COLLECTION LOSS	15,420.00	15,420.00	5,596.46	99.39	-9,823.54	-63.7	5.35	1.94
001	459000	000 034*OTHER GENERAL E	4,000.00	4,000.00	2,018.70	331.93	-1,981.30	-49.5	1.39	0.70
001	45XXXX XXXXX	000 034*GENERAL EXPENSE	169,414.00	169,414.00	362,858.31	72,443.82	193,444.31	114.2	58.82	125.99
001	462000	000 034*CASUALTY LOSSES	0.00	0.00	6,689.00	0.00	6,689.00		0.00	2.32
001	46XXXX XXXXX	000 034*NONROUTINE EXPE	0.00	0.00	6,689.00	0.00	6,689.00		0.00	2.32
001	471000	000 034*SUBSIDY PD TO H	83,000.00	83,000.00	84,228.21	7,061.77	1,228.21	1.5	28.82	29.25
001	47XXXX XXXXX	000 034*HOUSING ASST PR	83,000.00	83,000.00	84,228.21	7,061.77	1,228.21	1.5	28.82	29.25
001	480000	000 034*DEPRECIATION EX	0.00	0.00	990,831.62	990,831.62	990,831.62		0.00	344.04
001	48XXXX XXXXX	000 034*DEPRECIATION EX	0.00	0.00	990,831.62	990,831.62	990,831.62		0.00	344.04
001	4XXXX XXXXX	000 034*OPERATING EXPEN	2,002,458.00	2,002,458.00	3,562,836.10	1,301,967.76	1,560,378.10	77.9	695.30	1237.10
001	Expe nses	000 034*	2,002,458.00	2,002,458.00	3,562,836.10	1,301,967.76	1,560,378.10	77.9	695.30	1237.10
001	XXXXXX XXXXX	000 034*NO COST CENTER	0.00	0.00	977,734.70	914,259.11	977,734.70		0.00	339.49
001	XXXXXX XXXXX	000 034*NEW SCATTERED S	0.00	0.00	977,734.70	914,259.11	977,734.70		0.00	339.49
001	XXXXXX XXXXX	000 034*GENERAL FUND	0.00	0.00	3,153,041.03	4,966,293.97	3,153,041.03		0.00	63.22
*** Grand Totals ***			0.00	0.00	3,153,041.03	4,966,293.97	3,153,041.03			

## **Appendix B**

### **Performance and Evaluation Report**



Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>		<b>FFY of Grant:</b>	
<b>PHA Name:</b>	<b>Grant Type and Number</b>	<b>FFY of Grant Approval:</b>	
Louisville Metro Housing Auth	Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	2007	
KY 36 P 001 501 07			
<b>Type of Grant</b>	<b>Original Annual Statement</b>	<b>Revised Annual Statement (revision no: )</b>	
	<b>Performance and Evaluation Report for Period Ending:</b>	<b>X Final Performance and Evaluation Report</b>	
<b>Summary by Development Account</b>	<b>Reserve for Disasters/Emergencies</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
	<b>Original</b>	<b>Revised<sup>2</sup></b>	<b>Obligated</b>
1	Total non-CFP Funds		Expended
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	4,011,230	4,011,230
3	1408 Management Improvements	61,437	61,437
4	1410 Administration (may not exceed 10% of line 21)	1,056,573	1,056,573
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	472,255	472,255
8	1440 Site Acquisition		
9	1450 Site Improvement	150,355	150,355
10	1460 Dwelling Structures	3,337,113	3,337,114
11	1465.1 Dwelling Equipment-Nonexpendable	228,942	228,942
12	1470 Non-dwelling Structures	47,051	47,050
13	1475 Non-dwelling Equipment	92,686	92,686
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs	126,271	126,271
17	1499 Development Activities <sup>4</sup>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2007	
PHA Name:		FFY of Grant Approval: 2007	
Louisville Metro Housing Auth			
Grant Type and Number		KY 36 P 001 501 07	
Capital Fund Program Grant No:			
Replacement Housing Factor Grant No:			
Date of CFFP:			
<b>Type of Grant</b>		<b>Revised Annual Statement (revision no: )</b>	
<b>Original Annual Statement</b>		<b>Final Performance and Evaluation Report</b>	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost <sup>1</sup></b>
		<b>Original</b>	<b>Obligated</b>
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	6,761	-
20	Amount of Annual Grant: (sum of lines 2-19)	9,583,913	9,583,913
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs	-	390
25	Amount of line 20 Related to Energy Conservation Measures		
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>	
<i>[Signature]</i>		<i>[Signature]</i>	
<b>Date</b>		<b>Date</b>	
7/21/10			

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>									
<b>PHA Name:</b>		<b>Grant Type and Number</b>				<b>Federal FFY of Grant:</b>			
Louisville Metro Housing Authority		Capital Fund Program Grant No: KY 36 P 001 501 07 CFFP (Yes/No): No Replacement Housing Factor Grant No:				2007			
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated	Funds Expended <sup>2</sup>		
Clarksdale KY 1-1	Revitalization	1460		3,220,215	2,191,503	2,191,503	2,191,503		
Beecher Terrace KY 1-2	Annual A/E Contract	1430			32,978	32,978	32,978		
Beecher Terrace KY 1-2	Tree Trimming	1450		32,978	4,200	4,200	4,200		
Beecher Terrace KY 1-2	Dwelling Equipment	1465.1		4,200	54,506	54,506	54,506		
Beecher Terrace KY 1-2	Relocation	1495.1		46,000	22,419	22,419	22,419		
Beecher Terrace KY 1-2	Automotive Equipment	1475		21,082	27,962	27,962	27,962		
Beecher Terrace KY 1-2	Stipends	1408		27,962	825	825	825		
Beecher Terrace KY 1-2	Flood Damage repair	1460		450	2,850	2,850	2,850		
Parkway Place KY 1-3	Pickup Truck	1475		25,000	-				
Parkway Place KY 1-3	Annual A/E Contract	1430		34,386	34,386	34,386	34,386		
Parkway Place KY 1-3	Day Care Center Roof	1470		23,260	25,835	25,835	25,835		
Parkway Place KY 1-3	Gymnasium Roof	1470		215,000	669	669	669		
Parkway Place KY 1-3	Gymnasium Floor Repairs	1470		400,000	1,620	1,620	1,620		
Parkway Place KY 1-3	Electrical Gas Conversion Relocation	1460			26,532	26,532	26,532		
Parkway Place KY 1-3	Tree Trimming	1450		23,000	41,900	41,900	41,900		
Parkway Place KY 1-3	Dwelling Equipment	1465.1		35,801	31,408	31,408	31,408		
Parkway Place KY 1-3	Flood Damage Parkway	1460		57,000	56,714	56,714	56,714		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part I: Summary</b>					<b>Federal FFY of Grant:</b>	
<b>PHA Name:</b>					2007	
Louisville Metro Housing Authority					Capital Fund Program Grant No: KY 36 P 001 501 07	
					CFFP (Yes/No): No	
					Replacement Housing Factor Grant No:	
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
			Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
Sheppard Square KY 1-4	Replace Roofs	1460			169,438	169,438
Sheppard Square KY 1-4	Annual A/E Contract	1430		-	52,412	52,412
Sheppard Square KY 1-4	Tree Trimming	1450		2,500	1,675	1,675
Sheppard Square KY 1-4	Miscellaneous Planning	1430		28,000	25,876	25,876
Sheppard Square KY 1-4	Move Shingles left from roof Replacement	1460		20,000	19,232	19,232
Sheppard Square KY 1-4	Automotive Equipment	1475		13,981	13,981	13,981
Sheppard Square KY 1-4	Stipends	1408		2,350	3,400	3,400
Sheppard Square KY 1-4	Dwelling Equipment	1465.1		15,000	15,846	15,846
Iroquois Homes KY 1-5	Tree Trimming	1450		61,800	-	
Iroquois Homes KY 1-5	Dwelling Equipment	1465.1		24,178	4,717	4,717
Iroquois Homes KY 1-5	Stipends	1408		1,350	2,415	2,415
Dosker Manor KY 1-12	Stairwells & Misc Painting	1460			362,111	362,111
Dosker Manor KY 1-12	Dosker Manor A/E-Elevator	1430			13,213	13,213
Dosker Manor KY 1-12	Annual A/E Contract	1430		45,390	45,390	45,390
Dosker Manor KY 1-12	Resident Stipends	1408		30,400	26,102	26,102
Dosker Manor KY 1-12	Dwelling Equipment	1465.1		47,258	50,436	50,436
Dosker Manor KY 1-12	Security Systems Upgrade	1460			390	390
St. Catherine KY 1-13	Dwelling Equipment	1465.1		3,200	4,580	4,580
St. Catherine KY 1-13	Resident Stipends	1408		8,100	8,580	8,580

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part I: Summary</b>									
<b>PHA Name:</b>			<b>Grant Type and Number</b>				<b>Federal FFY of Grant:</b>		
Louisville Metro Housing Authority			Capital Fund Program Grant No: KY 36 P 001 501 07				2007		
			CFFP (Yes/No): No						
			Replacement Housing Factor Grant No:						
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
Avenue Plaza KY 1-14	Annual A/E Contract	1430		16,863	16,863	16,863	16,863		
Avenue Plaza KY 1-14	Install Chiller	1460		154,400	90,063	90,063	90,063		
Avenue Plaza KY 1-14	Additional Chiller Costs	1460			4,875	4,875	4,875		
Avenue Plaza KY 1-14	Community Room Flooring	1470			18,927	18,927	18,927		
Avenue Plaza KY 1-14	Resident Stipends	1408		11,300	8,415	8,415	8,415		
Avenue Plaza KY 1-14	Dwelling Equipment	1465.1		17,557	20,995	20,995	20,995		
Avenue Plaza KY 1-14	550 Bldg Concrete Stairs	1450			368	368	368		
Avenue Plaza KY 1-14	Tree Trimming	1450		2,000	1,175	1,175	1,175		
Lourdes Hall KY 1-18	HVAC Wall Units	1460		30,000	-				
Lourdes Hall KY 1-18	Dwelling Equipment	1465.1		12,000	18,970	18,970	18,970		
Lourdes Hall KY 1-18	Automotive Equipment	1475		50,743	50,743	50,743	50,743		
Lourdes Hall KY 1-18	Resident Stipends	1408		5,700	10,100	10,100	10,100		
Bishop Lane KY 1-18	Replace Carpet	1460		25,000	-				
Bishop Lane KY 1-18	Roof Replacement	1460			426	426	426		
Bishop Lane KY 1-18	Pave Parking Lot	1450		30,000	-				
Bishop Lane KY 1-18	Replace Sidewalk	1450		25,000	-				
550 Apartments KY 1-14	Annual Asbestos Lead Removal	1460		125,000	64,337	64,337	64,337		
550 Apartments KY 1-14	Environmental Consultant	1430		150,000	-				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>									
<b>PHA Name:</b>		<b>Grant Type and Number</b>				<b>Federal FFY of Grant:</b>			2007
Louisville Metro Housing Authority		Capital Fund Program Grant No: KY 36 P 001 501 07 CFFP (Yes/No): No Replacement Housing Factor Grant No:							
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
Scattered Sites KY 1-17	Tree Trimming	1450		4,370	6,270	6,270	6,270		
Scattered Sites KY 1-17	Dwelling Equipment	1465.1		10,097	12,291	12,291	12,291		
Scattered Sites KY 1-17	Stipends	1408		1,225	1,600	1,600	1,600		
Scattered Sites KY 1-17	Exterior Step Replacement	1450		38	70,567	70,567	70,567		
Scattered Sites KY 1-17	Relocation	1495.1		1,018	1,018	1,018	1,018		
Scattered Sites KY 1-17	Kitchen Renovations	1460		-	709	709	709		
Scattered Sites KY 1-34	Ice Storm Damage	1450			17,051	17,051	17,051		
Scattered Sites KY 1-34	Dwelling Equipment	1465.1		10,973	15,193	15,193	15,193		
Scattered Sites KY 1-34	Relocation	1495.1		11,922	11,922	11,922	11,922		
Scattered Sites KY 1-34	Tree Trimming	1450		5,449	7,149	7,149	7,149		
Scattered Sites KY 1-34	St. Martin's Windows	1460		282,364	282,364	282,364	282,364		
Scattered Sites KY 1-34	Fegenbush Burn Unit	1460		64,277	64,277	64,277	64,277		
Scattered Sites KY 1-34	Lease to Own Unit A/E	1430			375	375	375		
Scattered Sites KY 1-34	Flood Damage	1460		1,292	1,292	1,292	1,292		
The Oaks KY 1-27	Flood Damage	1460		100,000					
The Oaks KY 1-27	Relocation	1495.1			90,912	90,912	90,912		
Park DuValle 1-30	Phase II Capital Contribution	1410		78,740	-	-	-		
Park DuValle 1-31	Phase III Capital Contribution	1410		35,822	35,822	35,822	35,822		
Park DuValle 1-32	Phase IV Capital Contribution	1410		58,060	58,065	58,065	58,065		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
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Expires 4/30/2011

## Part I: Summary

PHA Name:	Grant Type and Number	Federal FFY of Grant:
		2007

Capital Fund Program Grant No: KY 36 P 001 501 07

Louisville Metro Housing Authority

Louisville Metro Housing Authority	Capital Fund Program Grant No: KY 36 P 001 501 07
	OFFP (Yes/No): No
	Replacement Housing Factor Grant No:

[illegible]

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
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<b>Part I: Summary</b>				FFY of Grant: 2008	
PHA Name: Louisville Metro Housing Auth		Grant Type and Number Capital Fund Program Grant No: KY 36 P 001 501 08 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2008	
<b>Type of Grant</b>		Original Annual Statement Performance and Evaluation Report for Period Ending: 6/30/2010		Revised Annual Statement (revision no: ) Final Performance and Evaluation Report	
Line	Summary by Development Account	Reserve for Disasters/Emergencies Original	Total Estimated Cost Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup> Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	3,952,000	3,952,000	3,952,000	502,867
3	1408 Management Improvements	38,000	38,450	38,450	5,106
4	1410 Administration (may not exceed 10% of line 21)	1,115,170	1,115,170	1,115,170	1,115,170
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	287,830	311,943	311,943	206,423
8	1440 Site Acquisition				
9	1450 Site Improvement	682,139	686,262	686,262	37,036
10	1460 Dwelling Structures	3,542,721	3,481,395	3,481,395	1,697,721
11	1465.1 Dwelling Equipment-Nonexpendable	156,103	159,287	159,287	62,174
12	1470 Non-dwelling Structures	207,461	208,305	208,305	108,130
13	1475 Non-dwelling Equipment	2,745	6,210	6,210	6,210
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	144,591	170,056	170,056	28,486
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.



<b>Part I: Summary</b>		<b>FFY of Grant:</b> 2008	
<b>PHA Name:</b> Louisville Metro Housing Auth	<b>Grant Type and Number</b> Capital Fund Program Grant No: KY 36 P 001 501 08 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant Approval:</b> 2008	
<b>Type of Grant</b>	<b>Original Annual Statement</b>	<b>Revised Annual Statement (revision no: )</b>	
	<b>Performance and Evaluation Report for Period Ending:</b>	<b>Final Performance and Evaluation Report</b>	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
		<b>Original</b>	<b>Obligated</b>
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	52,984	52,666
20	Amount of Annual Grant: (sum of lines 2-19)	10,181,744	10,181,744
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>	<b>Date</b>

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
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 Expires 4/30/2011

<b>Part I: Summary</b>									
<b>PHA Name:</b>			<b>Grant Type and Number</b>				<b>Federal FFY of Grant:</b>		
Louisville Metro Housing Authority			Capital Fund Program Grant No: KY 36 P 001 501 08				2008		
			CFFP (Yes/No): No						
			Replacement Housing Factor Grant No:						
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
Clarksdale 1-1	Comprehensive Modernization	1460		398,018	669,708	669,708	669,708		
Beecher 1-2	Annual A/E Contract	1430		20,000	10,000	10,000			
Beecher 1-2	Relocation for Heat Piping Replacement	1495.1		3,521	8,572	8,572	8,572		
Beecher 1-2	Tree Trimming	1450		6,000	6,000	6,000	175		
Beecher 1-2	Heat Pipe Replacement	1460		700,000	700,000	700,000	683,685		
Beecher 1-2	Dwelling Equipment	1465.1		34,000	34,000	34,000	11,559		
Beecher 1-2	Admin Salaries / Inspections	1460			767	767	767		
Beecher 1-2	Resident Stipends	1408			75	75	75		
Parkway 1-3	Drainage Lines	1450		600,000	600,000	600,000	31,599		
Parkway 1-3	Electrical / Gas Conversion	1460		1,323,913	1,000,000	1,000,000			
Parkway 1-3	Gym Roof	1470		124,561	124,561	124,561	106,900		
Parkway 1-3	Gym Floor	1470		57,900	57,900	57,900	386		
Parkway 1-3	Annual AE Contract	1430		34,000	24,000	24,000			
Parkway 1-3	Boiler Replacement	1460		1,037,020	1,037,020	1,037,020	330,922		
Parkway 1-3	Boiler Replacement AE	1430		109,611	114,270	114,270	114,270		
Parkway 1-3	Boiler Replacement AE (ARRA-FC-2924-0	1430		10,160	29,380	29,380	29,380		
Parkway 1-3	Electrical Gas Conversion Relocation	1495		10,695	20,414	20,414	20,414		
Parkway 1-3	Tree Trimming	1450		10,000	10,000	10,000			
Parkway 1-3	Dwelling Equipment	1465.1		35,000	35,000	35,000	18,807		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and

Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 4/30/2011

<b>Part I: Summary</b>									
<b>PHA Name:</b>			<b>Grant Type and Number</b>				<b>Federal FFY of Grant:</b>		
Louisville Metro Housing Authority			Capital Fund Program Grant No: KY 36 P 001 501 08				2008		
			CFFP (Yes/No): No						
			Replacement Housing Factor Grant No:						
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated	Funds Expended <sup>2</sup>		
Sheppard Square 1-4	Roof Replacement	1460		9,293	9,366	9,366	9,366		
Sheppard Square 1-4	HOPE VI	1430		-	234	234	234		
Sheppard Square 1-4	Annual A/E Contract	1430		52,000	42,000	42,000			
Sheppard Square 1-4	Tree Trimming	1450		10,000	10,000	10,000			
Sheppard Square 1-4	Resident Stipends	1408			75	75	75		
Sheppard Square 1-4	Dwelling Equipment	1465.1		25,000	25,000	25,000	4,725		
Iroquois Homes 1-5	Dwelling Equipment	1465.1		885	885	885	885		
Iroquois Homes 1-5	Resident Stipends	1408		-	225	225	225		
Iroquois Homes 1-5	Relocation	1495.1		141,070	141,070	141,070	(100)		
Dosker Manor 1-12	Annual A/E Contract	1430		30,000	20,000	20,000	362		
Dosker Manor 1-12	Resident Stipends	1408		20,000	20,000	20,000	2,511		
Dosker Manor 1-12	Stairwells & Misc Painting	1450		1,139	2,712	2,712	2,712		
Dosker Manor 1-12	Tree Trimming	1450		-	600	600	600		
Dosker Manor 1-12	Dwelling Equipment	1465.1		35,000	35,000	35,000	8,850		
St. Catherine Ct 1-13	Dwelling Equipment	1465.1		685	685	685	685		
St. Catherine Ct 1-13	Resident Stipends	1408		5,000	5,000	5,000	420		
Avenue Plaza 1-14	Window and Blind Replacement	1460		-	-				
Avenue Plaza 1-14	Install Chiller	1460		61,261	61,261	61,261			
Avenue Plaza 1-14	Annual A/E Contract	1430		16,000	6,000	6,000			
Avenue Plaza 1-14	Resident Stipends	1408		8,000	8,000	8,000	845		
Avenue Plaza 1-14	Dwelling Equipment	1465.1		13,000	13,000	13,000	5,146		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
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 Expires 4/30/2011

**Part I: Summary**

PHA Name:			Grant Type and Number		Federal FFY of Grant:	
Louisville Metro Housing Authority			Capital Fund Program Grant No: KY 36 P 001 501 08 CFFP (Yes/No): No Replacement Housing Factor Grant No:		2008	
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup> Expended <sup>2</sup>
Avenue Plaza 1-14	Lobby, Corridor, Women's Restroom, & P	1470			844	844
Lourdes Hall 1-18	Resident Stipends	1408		5,000	5,000	880
Lourdes Hall 1-18	Copier	1475		2,745	6,210	6,210
Lourdes Hall 1-18	Tree Trimming	1450		-	1,950	1,950
Lourdes Hall 1-18	Dwelling Equipment	1465.1		9,000	9,000	4,800
Bishop Lane 1-18	Pave Parking Lot	1450		30,000	30,000	
Bishop Lane 1-18	Replace Carpet	1470		25,000	25,000	
Bishop Lane 1-18	Replace Sidewalk	1450		25,000	25,000	
Bishop Lane 1-18	Environmental Consultant - Remediation	1430				
Bishop Lane 1-18	Annual Asbestos/Lead Removal	1460				
Scattered Sites 17/34	Kitchen Renovations	1460		2,521	3,273	3,273
Scattered Sites 17/34	Resident Stipends	1408			75	75
Scattered Sites 17/34	Dwelling Equipment	1465.1		1,397	2,458	2,458
Scattered Sites 17/34	Staircase St. Catherine	1450		-	-	
Scattered Sites 17/34	Dwelling Equipment	1465.1		2,136	4,259	4,259
Scattered Sites 17/34	St. Martin's Windows	1460				-
Scattered Sites 17/34	St. Martin's Relocation	1495				(400)
Park DuValle	Phase II Capital Contribution	1410				
Park DuValle	Phase III Capital Contribution	1410		36,896	36,896	36,896
Park DuValle	Phase IV Capital Contribution	1410		59,800	59,800	59,800

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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U.S. Department of Housing and Urban Development  
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<b>Part I: Summary</b>							
<b>PHA Name:</b>		<b>Grant Type and Number</b>		<b>FFY of Grant:</b>		<b>FFY of Grant Approval:</b>	
Louisville Metro Housing Auth		Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		KY 36 P 001 501 09		2009 2009	
<b>Type of Grant</b>		<b>Original Annual Statement</b>		<b>Revised Annual Statement (revision no: )</b>		<b>Final Performance and Evaluation Report</b>	
<b>Performance and Evaluation Report for Period Ending: 6/30/2010</b>		<b>Reserve for Disasters/Emergencies</b>					
<b>Line</b>	<b>Summary by Development Account</b>	<b>Original</b>	<b>Total Estimated Cost</b>	<b>Revised <sup>2</sup></b>	<b>Obligated</b>	<b>Total Actual Cost <sup>1</sup></b>	
1	Total non-CFP Funds					Expended	
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	2,446,000		2,446,000	-	-	
3	1408 Mangagment Improvements	49,800		49,800	-	-	
4	1410 Administration (may not exceed 10% of line 21)	1,810,798		1,810,798	1,153,383	1,153,383	
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs				-	-	
8	1440 Site Acquisition	898,545		898,545			
9	1450 Site Improvement	435,000		435,000			
10	1460 Dwelling Structures	3,931,000		4,068,416	137,416	-	
11	1465.1 Dwelling Equipment-Nonexpendable	214,901		214,901	-	-	
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment	28,500		28,500	-	-	
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs	26,280		26,280	-	-	
17	1499 Development Activities <sup>4</sup>						

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>	
<b>PHA Name:</b> Louisville Metro Housing Auth	<b>Grant Type and Number</b> Capital Fund Program Grant No: KY 36 P 001 501 09 Replacement Housing Factor Grant No: Date of CFFP:
<b>FFY of Grant:</b> 2009	<b>FFY of Grant Approval:</b> 2009
<b>Type of Grant</b>	
<b>Original Annual Statement</b>	<b>Revised Annual Statement (revision no: )</b>
<b>Performance and Evaluation Report for Period Ending:</b>	<b>Final Performance and Evaluation Report</b>
<b>Line</b>	<b>Summary by Development Account</b>
	<b>Total Estimated Cost</b>
	<b>Original</b>
	<b>Revised <sup>2</sup></b>
	<b>Obligated</b>
	<b>Expended</b>
	<b>Total Actual Cost <sup>1</sup></b>
18a	1501 Collateralization or Debt Service paid by the PHA
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment
19	1502 Contingency (may not exceed 8% of line 20)
20	Amount of Annual Grant: (sum of lines 2-19)
21	Amount of line 20 Related to LBP Activities
22	Amount of line 20 Related to Section 504 Activities
23	Amount of line 20 Related to Security - Soft Costs
24	Amount of line 20 Related to Security - Hard Costs
25	Amount of line 20 Related to Energy Conservation Measure
<b>Signature of Executive Director</b>	
<b>Date</b>	
<b>Signature of Public Housing Director</b>	
<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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Capital Fund Financing Program

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<b>Part I: Summary</b>									
<b>PHA Name:</b>			<b>Grant Type and Number</b>			<b>Federal FFY of Grant:</b>			
Louisville Metro Housing Authority			Capital Fund Program Grant No: KY 36 P 001 501 09 CFFP (Yes/No): No Replacement Housing Factor Grant No:			2009			
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Expended <sup>2</sup>		
Beecher Terrace 1-2	Gator Carts (2)	1475		15,000	15,000				
Beecher Terrace 1-2	Replace Underground piping (Ph II & III)	1460		1,000,000	1,000,000				
Beecher Terrace 1-2	Annual A/E Contract	1430		35,692	35,692				
Beecher Terrace 1-2	Tree Trimming	1450		60,000	60,000				
Beecher Terrace 1-2	Dwelling Equipment	1465.1		37,185	37,185				
Parkway Place 1-3	Replace Sidewalks, correct drainlines	1450		50,000	50,000				
Parkway Place 1-3	Gator Cart	1475		7,500	7,500				
Parkway Place 1-3	Copier	1475		6,000	6,000				
Parkway Place 1-3	Boiler Replacement	1460		563,000	563,000				
Parkway Place 1-3	Annual AE Contract	1430		37,216	37,216				
Parkway Place 1-3	Electrical / Gas Conversion	1460			137,416	137,416			
Parkway Place 1-3	Tree Trimming	1450		60,000	60,000				
Parkway Place 1-3	Dwelling Equipment	1465.1		38,773	38,773				
Sheppard Square 1-4	Comp Mod Planning	1430		408,196	408,196				
Sheppard Square 1-4	Tree Trimming	1450		50,000	50,000				
Iroquois Homes 1-5	Relocation	1495.1		26,280	26,280				
Iroquois Homes 1-5	Annual AE Contract	1430		23,610	23,610				
Iroquois Homes 1-5	Tree Trimming	1450		50,000	50,000				
Iroquois Homes 1-5	Dwelling Equipment	1465.1		24,598	24,598				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



Annual Statement/Performance and Evaluation Report  
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 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
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**Part I: Summary**

PHA Name:		Grant Type and Number			Federal FFY of Grant:		2009
Louisville Metro Housing Authority		Capital Fund Program Grant No: KY 36 P 001 501 09 CFFP (Yes/No): No Replacement Housing Factor Grant No:					
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sub>2</sub>	
					Expended <sup>2</sup>		
Dosker Manor 1-12	Repave Parking Lots	1450		25,000			
Dosker Manor 1-12	Trash Compactor	1460		300,000			
Dosker Manor 1-12	Annual A/E Contract	1430		49,126			
Dosker Manor 1-12	Resident Stipends	1408		13,100			
Dosker Manor 1-12	Dwelling Equipment	1465.1		51,180			
St. Catherine Ct 1-13	Resident Stipends	1408		8,100			
Avenue Plaza 1-14	Repave Parking Lots - Avenue Plaza	1450		50,000			
Avenue Plaza 1-14	Window and Blind Replacement	1460		1,511,000			
Avenue Plaza 1-14	Annual A/E Contract	1430		18,251			
Avenue Plaza 1-14	Repave Parking Lots - 550	1450		40,000			
Avenue Plaza 1-14	Resident Stipends	1408		11,300			
Avenue Plaza 1-14	Dwelling Equipment	1465.1		19,015			
Lourdes Hall 1-18	Resident Stipends	1408		17,300			
Lourdes Hall 1-18	Dwelling Equipment	1465.1		16,590			
Bishop Lane 1-40	Environmental Consultant - Remediation	1430		300,000			
Bishop Lane 1-40	Annual Asbestos/Lead Removal	1460		500,000			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

## Part I: Summary

[illegible]

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>				FFY of Grant: 2009	
PHA Name:		Grant Type and Number		FFY of Grant Approval: 2009	
Louisville Metro Housing Auth		Capital Fund Program Grant No: KY 36 S 001 501 09			
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
<b>Type of Grant</b>		<b>Reserve for Disasters/Emergencies</b>		<b>Revised Annual Statement (revision no: )</b>	
<input checked="" type="checkbox"/> Original Annual Statement		Performance Report for Period Ending: 6/30/2010		Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost	Obligated	Total Actual Cost <sup>1</sup>
1	Total non-CFP Funds				Expended
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	1,415,122	1,415,122	1,415,122	1,034,553
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	673,791	673,791	673,791	416,618
8	1440 Site Acquisition				
9	1450 Site Improvement	2,533,269	2,337,008	2,337,008	1,235,782
10	1460 Dwelling Structures	8,066,676	8,262,937	8,262,937	7,247,291
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	1,462,360	1,462,360	1,462,360	1,256,412
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.


<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>			
<b>PHA Name:</b> Louisville Metro Housing Auth		<b>Grant Type and Number</b> Capital Fund Program Grant No: KY 36 S 001 501 09 Replacement Housing Factor Grant No: Date of CFFP:	
<b>FFY of Grant:</b> 2009		<b>FFY of Grant Approval:</b> 2009	
<b>Type of Grant</b> Original Annual Statement (revision no: ) Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report			
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
		<b>Original</b>	<b>Obligated</b>
		<b>Revised<sup>2</sup></b>	<b>Expended</b>
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		-
20	Amount of Annual Grant: (sum of lines 2-19)	14,151,218	14,151,218
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>	<b>Date</b>

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.


  
7/21/10

Annual Statement/Performance and Evaluation Report

Capital Fund Program, Capital Fund Program Replacement Housing Factor and

Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 4/30/2011

<b>Part I: Summary</b>									
<b>PHA Name:</b>			<b>Grant Type and Number</b>				<b>Federal FFY of Grant:</b>		
Louisville Metro Housing Authority			Capital Fund Program Grant No: KY 36 S 001 501 09 CFFP (Yes/No): No Replacement Housing Factor Grant No:				2009		
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated	Funds Expended <sup>2</sup>		
Beecher 1-2	Heat Pipe Replacement	1460		2,832,164	2,845,179	2,845,179	2,845,179		
Beecher 1-2	Admin Salaries	1410		280,605	280,625	280,625	280,625		
Parkway 1-3	Elec Feeder/Gas Line Replacement	1450		2,152,569	1,954,018	1,954,018	863,562		
Parkway 1-3	Admin Salaries	1410		212,750	212,750	212,750	98,823		
Parkway 1-3	Drainage Line Replacement AE	1430		27,500	27,500	27,500	25,250		
Sheppard Square 1-4	Roof Replacement	1460		34,014	34,014	34,014	33,849		
Sheppard Square 1-4	Admin Salaries	1410		19,899	19,899	19,899	3,385		
Iroquois Homes 1-5	Demolition (16)	1485		1,462,360	1,462,360	1,462,360	1,256,412		
Iroquois Homes 1-5	Admin Salaries	1410		146,236	146,236	146,236	128,054		
Dosker Manor 1-12	Elevators	1460		1,363,020	1,445,880	1,445,880	1,445,880		
Dosker Manor 1-12	Parapets	1460		247,287	247,287	247,287	247,287		
Dosker Manor 1-12	Floor Tile	1460		156,000	171,800	171,800	102,172		
Dosker Manor 1-12	Secure systems	1460		415,008	415,008	415,008	356,321		
Dosker Manor 1-12	Admin Salaries	1410		232,466	232,746	232,746	232,746		
Dosker Manor 1-12	Hallway Painting	1460		138,917	138,917	138,917	138,917		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

Capital Fund Program, Capital Fund Program Replacement Housing Factor and

Capital Fund Financing Program

OMB No. 2577-0226

Expires 4/30/2011

<b>Part I: Summary</b>									
<b>PHA Name:</b>				<b>Grant Type and Number</b>				<b>Federal FFY of Grant:</b>	
Louisville Metro Housing Authority				Capital Fund Program Grant No: KY 36 S 001 501 09 CFFP (Yes/No): No Replacement Housing Factor Grant No:				2009	
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup> Expended <sup>2</sup>			
Avenue Plaza 1-14	Elevators	1460		538,500	538,500	538,500		1,021	
Avenue Plaza 1-14	Replace Roof at 550	146		492,077	492,077	492,077		492,077	
Avenue Plaza 1-14	Concrete Stairs at 550	146		377,038	377,038	377,038		148,581	
Avenue Plaza 1-14	Energy Assessment	1430		7,520	7,520	7,520		7,520	
Avenue Plaza 1-14	Admin Salaries	1410		155,768	155,768	155,768		93,180	
Iroquois Homes 1-5	Lighting	1460		283,004	283,004	283,004		267,899	
Lourdes Hall/BLP 1-14	Admin Salaries	1410		20,000	79,598	79,598		79,598	
Lourdes Hall/BLP 1-14	Emergency Notification System	1460		213,702	213,702	213,702		192,789	
Lourdes Hall/BLP 1-14	AE Bishop Lane Back up Generator	1430		19,750	19,750	19,750		19,750	
Lourdes Hall/BLP 1-14	Bishop Lane Backup Generator	1450		177,000	179,290	179,290		179,290	
Lourdes Hall/BLP 1-14	AE Lourdes Hall Back up Generator	1430		18,500	18,500	18,500		18,500	
Lourdes Hall/BLP 1-14	Lourdes Hall Back Up Generator	1450		203,700	203,700	203,700		192,930	
Lourdes Hall/BLP 1-14	Bishop Lane Roof Replacement	1460		215,171	215,171	215,171		166,740	
Scattered Sites 17/34	Admin Salaries	1410			24,502	24,502		24,502	
Scattered Sites 17/34	Scattered Site Roofs Area A	1460		60,715	110,456	110,456		110,456	
Scattered Sites 17/34	Scattered Site Roofs Area B	1460		39,515	39,515	39,515		33,786	
Scattered Sites 17/34	Scattered Site Roofs Area C	1460		17,959	17,959	17,959		15,530	
Scattered Sites 17/34	Scattered Site Roofs Area D	1460		49,600	67,207	67,207		67,207	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

## U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 4/30/2011

## PHA Name:

2009

Capital Fund Program Grant No: KY 36 S 001 501 09  
CFFP (Yes/No): No

Replacement Housing Factor Grant No:							
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup> Expended <sup>2</sup>	
Scattered Sites 17/34	Construct 3 Lease to Own Units		1460	435,485	452,723	452,723	452,723
Scattered Sites 17/34	537 East Breckinridge Unit Conversion		1460	157,500	157,500	157,500	128,877
Scattered Sites 17/34	Admin Salaries		1410	116,049	116,049	116,049	58,604
PHA Agency	Admin Salaries		1410	231,349	146,949	146,949	35,036
PHA Agency	AE Construction		1430	100,445	100,445	100,445	33,705
PHA Agency	AE Mechanical		1430	200,038	200,038	200,038	174,428
PHA Agency	AE Roofing		1430	300,038	300,038	300,038	137,465

<sup>2</sup> To be completed for the Performance and Evaluation Report.

**Appendix C**

**June 30, 2009 Financial Audit**



**LOUISVILLE METRO HOUSING AUTHORITY**  
**Louisville, Kentucky**

**REPORT ON AUDIT OF FINANCIAL STATEMENTS  
AND SUPPLEMENTARY INFORMATION**

**for the year ended June 30, 2009**

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Independent Auditors' Report

Board of Commissioners  
Louisville Metro Housing Authority  
420 South Eighth Street  
Louisville, Kentucky 40203

We have audited the accompanying basic financial statements of Louisville Metro Housing Authority as of and for the year ended June 30, 2009, as listed in the table of contents. These financial statements are the responsibility of Louisville Metro Housing Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Controller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Louisville Metro Housing Authority as of June 30, 2009, and the results of its operations, changes in net assets and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated December 14, 2009, on our consideration of Louisville Metro Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The Management's Discussion and Analysis on pages 3 through 8 is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and express no opinion on it.

702 North Shore Drive, Suite 500    Jeffersonville, IN 47130-3104    812-288-6621    fax 812-288-2885    [www.mnccpa.com](http://www.mnccpa.com)

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MEMBER

PKF North American Network    American Institute of CPAs    AICPA PCPS Division    Indiana CPA Society    Kentucky Society of CPAs

Our audit was conducted for the purpose of forming an opinion on the basic financial statements of Louisville Metro Housing Authority taken as a whole. The accompanying Schedule of Expenditures of Federal Awards on page 34 is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, "Audits of States, Local Governments, and Non-Profit Organizations," and is not a required part of the basic financial statements. Additionally, the accompanying Financial Data Schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

McCauley, Nicolas & Company, LLC  
Certified Public Accountants

Jeffersonville, Indiana  
December 14, 2009

**MANAGEMENT'S DISCUSSION AND ANALYSIS OF  
FINANCIAL CONDITION AND RESULTS OF OPERATIONS  
JUNE 30, 2009**

**Overview**

The Louisville Metro Housing Authority, or LMHA, is a non-profit agency responsible for the development, operation, and management of federally sponsored low-rent housing in the City of Louisville and Jefferson County. The agency was created by state legislation and derives its authority from KRS 67C.101. The LMHA operates under state statutes and federal U.S. Department of Housing and Urban Development (HUD) regulations, which are applicable to management of housing that receives federal funding assistance.

HUD has direct responsibility for administering the Low-Rent Housing Program under the United States Housing Act of 1937, as amended. HUD is authorized to enter into contracts with housing authorities to make loans to assist in financing the acquisition, construction, and leasing of housing units and to make housing assistance payments and annual contributions available to the housing authorities for the purpose of maintaining the low-rent character of the housing programs.

A nine member Board of Commissioners governs LMHA, which is appointed by the Mayor of the Louisville-Jefferson County Metro Government (LJCMG). The Board recruits and employs the executive staff and has substantial legal authority to control the affairs of LMHA, including approval of its budgets. The Board is solely responsible for its deficits, surplus funds, and other fiscal matters. Therefore, LMHA is not included in any other governmental "reporting entity" as defined in Section 2100, *Codification of Governmental Accounting and Reporting Standards*. The financial statements include all of the programs and funds under the control and administration of LMHA.

LMHA's Management's Discussion and Analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position, and (d) identify individual fund issues or concerns.

Since the Management's Discussion and Analysis (MDA) is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements.

The Authority consists of exclusively Enterprise funds. Enterprise funds utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector.

Many of the funds maintained by the Authority are required by the U. S. Department of Housing and Urban Development. Others are segregated to enhance accountability and control.

**Financial Highlights**

- The Governmental Accounting Standards Board (GASB) issued Statement No. 34, "Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments" (GASB 34), which required LMHA to change its financial statement presentation. As of January 1, 2002 LMHA has adopted GASB 34. Management's Discussion and Analysis (MDA) will be presented along with each year's financial statements.

## **Financial Highlights—Continued**

- Interfund receivables and payables have been eliminated.
- A Statement of Cash Flows accompanies the financial statements.
- Beginning with fiscal year ending June 30, 2008, HUD began requiring public housing authorities (PHA) to account under a new “asset management” model. This new methodology changed the look of the program by program data contained in the “supplementary information” section of the audit report when compared with prior years. Some of the major changes involve accounting for public housing sites (known as AMPs [i.e. asset management projects]) on an AMP by AMP basis. Formerly, site costs could be reported in aggregate for the entire low rent program. The Capital Fund Program is no longer reported separately as well. It has been merged with the data for the low rent program. Additionally, the costs of PHAs’ centralized functions were also included with the low rent program in the past. Now, these centralized costs must be broken out and captured under a new cost center called the “Central Office Cost Center” (COCC). There have also been various other changes such as the institution of an intra-company “fee for service” based process, and the elimination of intra-company fee revenue and expense transactions on the financial statements.

### **Analysis of Financial Condition (all numbers in 1000s)**

LMHA’s total assets decreased from fiscal year ending June 30, 2008 to fiscal year ending June 30, 2009 by \$8,122. The primary items or circumstances that contributed to that decrease are as follows:

- “Current Assets” decreased \$11,265 for 2009. This net decrease had two major components. They were:
  1. “Cash and Investments” – decreased by \$12,718. The Business Activities group recorded the largest decrease of \$6,623. This was primarily the result of a \$5,000 transfer of cash to the Section 8 Voucher Program, and a transfer of \$1,462 to supplement the Liberty Green HOPE VI revitalization effort. The Section 8 Voucher Program’s cash fell \$3,286, even after the \$5,000 transfer from the Business Activities group. This occurred because the Section 8 Voucher Program ran a deficit of approximately \$8,500 for the fiscal year. The COCC’s cash fell \$3,012. This was the result of the payment of the liability for amounts due to other programs being reduced by \$1,474. Additionally, the COCC paid out funds being held on behalf of other entities in the amount of \$1,660 (this also reduced other non-current liabilities on the COCC statement of net assets).
  2. “Accounts and Notes Receivable” increased \$1,371 for 2009. This increase reflects additional amounts due from HUD for the Capital Fund Program as compared to 2008 levels.
- Total “Non-Current Assets” increased by \$3,144. This occurred as interest accrued on all of LMHA’s mixed-finance, tax-credit loans, thus increasing the value of the long term loans. The increase in long-term notes receivable was offset to some degree by a reduction in “Total Fixed Assets, Net of Accumulated Depreciation”. Depreciation expense for the year exceeded the value of new purchases of fixed assets.

## **Analysis of Financial Condition (all numbers in 1000s) —Continued**

LMHA's total liabilities decreased \$3,673 from June 2008 to June 2009. The primary items or circumstances that contributed to that decrease were as follows:

- "Total Current Liabilities" decreased by \$1,824. Most of the decrease (\$1,425) reflected a reduction in accounts payable due to vendors. The reduced payables due to vendors fell primarily in the "Low Rent" program, and reflect fewer obligations owed on capital projects than in the prior year.
- "Total Non-Current Liabilities" decreased by \$1,849. The COCC paid out funds (\$1,660) being held on behalf of other entities, thus reducing the liability. Also see item #1 above under "Current Assets".

LMHA's total Net Assets as of June 30, 2009 decreased by \$4,448 from June 2008 levels. The primary items or circumstances that contributed to that decrease are as follows:

- "Invested in Capital Assets, Net of Related Debt" declined by \$555. Depreciation expense for the current year exceeded the value of new purchases of fixed assets (see explanation relative to total "Non-Current Assets" above). Additionally, \$270 of bond debt relating to fixed assets was paid.
- "Restricted Net Assets" increased by \$3,089. The major contributor to the increase is the mixed-finance, tax-credit projects contained in the "Low Rent" program. Interest income on the long-term notes accrues each year for each project. There are few, if any, offsetting expenses. That interest income is then closed to "Restricted Net Assets" each year.
- "Unrestricted Net Assets" decreased by \$6,982. This was due primarily to surpluses, deficits, or equity transfers (i.e. Section 8 New Construction & Substantial Rehabilitation) in the following programs (after allowing for depreciation expense and for items that are closed to "Restricted Net Assets"):
  1. Low Rent Public Housing Program – \$66
  2. Central Office Cost Center (COCC) - \$2,044
  3. Section 8 MTW Program – (\$3,406)
  4. Other Business Activities – (\$5,260)
  5. Section 8 New Construction & Substantial Rehabilitation - (\$566).
  6. Section 8 Moderate Rehabilitation - \$12.
  7. Disaster Housing Assistance Payments Program - \$128

## **Results of Operations (all numbers in 1000s)**

### Low Rent Program:

The conventional, Low Rent Program formerly consisted of all LMHA owned public housing sites and all LMHA centralized functions (i.e. central office, central maintenance, warehouse, etc.). Due to HUD's implementation of its "asset management" model for all PHAs, the Low Rent Program now consists of all LMHA owned public housing sites, any mixed-finance public housing sites (which are not owned by LMHA), and any Capital Fund costs. LMHA's centralized functions are now reported under the "Central Office Cost Center" (COCC).

The deficit for fiscal year ending June 30, 2009 was \$746. Depreciation expense of \$4,653 accounts for a significant portion of the deficit in the LMHA owned projects. However, interest income associated with the long-term notes for the mixed-finance projects offset most of the depreciation expense previously mentioned, resulting in a net deficit of \$746.

## **Results of Operations (all numbers in 1000s) —Continued**

It should be noted that LMHA transferred \$4,990 from the Capital Fund, \$1,509 from the Section 8 MTW Fund, and \$105 from the COCC to its owned public housing sites. This fungibility of funds is allowed because of LMHA's moving-to-work (MTW) status. The inter-fund transfers would have been greatly reduced if LMHA had received 100% of operating subsidy eligibility from HUD. However, LMHA was funded at approx. 88.96% of eligibility for the six months ending December 31, 2008; and current indications are that the six months ending June 30, 2009 will be funded at 88%.<sup>1</sup>

Additionally, \$1,462 was transferred from the "Other Business Activities" group to the Liberty Green HOPE VI revitalization effort (which is not owned by LMHA).

Income categories for LMHA owned properties tended to stay close to budget projections for the fiscal year, except for federal operating subsidy and transfers in from the Capital Fund.

Federal operating subsidy has become extremely difficult to budget. HUD funds public housing authorities (PHA) on a calendar year; LMHA's fiscal year ends June 30<sup>th</sup>. Thus, HUD's funding spans two LMHA fiscal years. Also, HUD does not make a final determination of funding levels until late in the calendar year (usually September). If any overpayments or underpayments of subsidy have been made in the previous months, they are "netted out" in the final months of the calendar year. For fiscal year ending June 30, 2009, HUD recaptured approximately \$900 that was overpaid during the first six months of 2008, causing actual federal subsidy received to be significantly less than originally budgeted. Consequently, additional transfers of Capital Fund dollars were made to offset the unexpected reduction in federal subsidy. This practice is allowable under LMHA's MTW flexibility. It will continue to be necessary to assist the Low Rent Program with transfers from other funds (i.e. Capital and Section 8) as long as HUD funds operating subsidy eligibility at such low levels.

Total expenses (after adjusting for depreciation expense) remained somewhat close to budgeted levels as well. However, utilities expense was the exception. Utility costs exceeded budget because of a natural gas rate increase of 24%, winter and spring weather fell below average temperatures, and LMHA added approximately 77 new units to its inventory during the year.

### Central Office Cost Center (COCC)

This cost center contains all the income and expenses associated with LMHA's centralized functions (e.g. Finance, Data Processing, Purchasing, Central Maintenance, etc.). The establishment of this cost center was required by HUD regulations relating to asset management.

The COCC operated at a \$1,948 surplus for FYE 6/30/09. This surplus was generated from the following:

- Property management, asset management, and bookkeeping fees charged to the public housing sites.
- Fee for service charges billed to the public housing sites.
- Administrative fees and bookkeeping fees billed to the Capital Fund Program and the Section 8 MTW Program.
- Other miscellaneous income.

---

<sup>1</sup> The calendar year 2009 operating fund calculation has not yet been HUD approved and returned to LMHA. However, both HUD and housing industry groups have indicated that the funding level will be approx. 88%.



#### Central Office Cost Center (COCC) —Continued

Both total income and total expense categories for the COCC tended to stay close to budget projections for the fiscal year. However, fee income did exceed budgeted levels significantly. This was primarily due to additional management and bookkeeping fees earned due to the high voucher utilization rate in the Section 8 Program. The fee for service category also exceeded budget due to the public housing sites' use of the skilled trades function in the COCC.

#### Section 8 Rental MTW Program (Housing Choice Vouchers):

The Section 8 Rental MTW Program operated at a \$3,409 deficit for the fiscal year. There are a number of factors that helped produce the deficit.

Income levels exceeded budget by \$8,418. The largest contributors to that variance were:

- A \$5,000 transfer into the Section 8 Program from the Other Business Activities group. This transfer was not originally budgeted.
- Federal subsidy was \$4,240 more than budgeted. This occurred because 2008 subsidy was funded at 101.453% of eligibility, and 2009 subsidy was funded at 99.1% of eligibility, which was more than anticipated. LMHA also added 113 new vouchers to its inventory during the year.
- Other income was \$822 under budget. This is made up entirely of interest income. Rates fell from 5% at the time of budget preparation, to a current rate of .2%.

Operating expenses exceeded budget by \$12,210. This was almost entirely attributable to Housing Assistance Payments (HAP) expense. Because LMHA had accumulated significant operating reserves from prior years, staff aggressively increased leasing rates in an effort to provide much needed housing to the thousands on the waiting list. However, the historical attrition rate for voucher holders fell substantially, due to the poor economy. The result was that HAP expenses were exceeding current income. Staff has now stopped leasing additional vouchers in order to bring actual expenses back in line with funds available. This situation made it necessary to transfer \$5,000 into the Section 8 Program from the Other Business Activities group as described above.

#### New Construction and Substantial Rehabilitation Section 8 Program:

Beginning July 1, 2007, LMHA is no longer the "contract administrator" for this program. Responsibility and oversight for this program has been transferred to the Kentucky Housing Corporation.

Now that LMHA no longer has this program, the only activity for the fiscal year was to transfer the remaining equity to the Other Business Activities group.

#### Section 8 Moderate Rehabilitation Program:

This unit-based Section 8 Program operated at a \$12 surplus for the fiscal year ending June 30, 2009. The small size of this program makes it difficult to generate efficiencies. Consequently, small surpluses or deficits are generated each year.

### HOPE VI Program:

Some surpluses or deficits generated by this program are attributable to the way that HUD funds the purchase of fixed assets. HUD advances the entire cost of an asset to LMHA at the time of purchase. Of course, the advance is recorded as income in the fiscal year received. Depreciation expense is then recorded appropriately from that time forward. This may result in significant surpluses in the years when the grant income from HUD is recorded, and significant deficits in years when the depreciation expense is recorded, but there is no offsetting income.

Also, because many of the funds received for this program are ultimately recorded as a long term loan for a mixed-finance project (as opposed to an expense), surpluses are generated. These surpluses reside in the "Restricted Net Assets" section of the balance sheet.

### Other Business Activities:

The "Other Business Activities" group produced a \$6,650 deficit for the fiscal year. The two items that made up most of that deficit were:

- A \$5,000 transfer from the Section 8 Reserve Fund to the Section 8 Voucher Program. This became necessary due to the over-leasing situation in the Section 8 Voucher Program. This is further explained in the "Section 8 Rental MTW Program (Housing Choice Vouchers)" section above.
- A \$1,462 transfer from the Section 8 Reserve Fund and the McKinney Act Bond Refunding Fund to the Low-Rent Public Housing Program to aid in the Liberty Green HOPE VI revitalization effort. This transfer helps to supplement other funding sources for the project and contributes to a better, more sustainable product that includes public housing, tax-credit units, and market rate units.

Other programs in this category generate small surpluses and deficits as they are expended for health, housing, educational, training and other similar purposes.

### Contacting Financial Management Personnel:

This financial report is designed to provide readers with a general overview of Louisville Metro Housing Authority's programs and related finances. If you have questions about this report, please contact LMHA's Finance Department at 420 So. 8<sup>th</sup> Street, Louisville, KY, 40203.

**LOUISVILLE METRO HOUSING AUTHORITY**  
Louisville, Kentucky

**STATEMENT OF NET ASSETS-PROPRIETARY FUND**  
June 30, 2009

**ASSETS**

**CURRENT ASSETS**

Cash	\$ 35,984,566
Accounts receivable - HUD	4,587,466
Accounts receivable - other government	625,208
Accounts receivable - miscellaneous	1,164,441
Accounts receivable - tenants, net	195,285
Investments - restricted	1,435,559
Notes receivable - current	576,727
Prepaid expenses and other assets	1,038,535
Inventory	949,365
Assets held for sale	131,587

<b>TOTAL CURRENT ASSETS</b>	<b>46,688,739</b>
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**CAPITAL ASSETS**

Land	10,815,316
Buildings	190,401,491
Furniture, equipment and machinery- administration	4,584,081
Furniture, equipment and machinery- dwellings	134,265
	205,735,153
Less accumulated depreciation	(144,230,899)

Capital assets, net	61,504,254
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**OTHER NONCURRENT ASSETS**

Notes receivable, noncurrent, net of discount	47,766,609
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<b>TOTAL OTHER NONCURRENT ASSETS</b>	<b>47,766,609</b>
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<b>TOTAL ASSETS</b>	<b>\$ 155,959,602</b>
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**LIABILITIES**

**CURRENT LIABILITIES**

Accounts payable	\$ 1,654,786
Accrued wages and payroll taxes	472,850
Accrued compensated absences - current portion	125,402
Accounts payable - HUD	22,300
Tenant security deposits	340,135
Deferred revenue	35,337
Current portion of long-term debt	280,000
Other current liabilities	496,941
Accrued liabilities - other	424,038

<b>TOTAL CURRENT LIABILITIES</b>	<b>3,851,789</b>
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**NONCURRENT LIABILITIES**

Long term debt- less current portion	625,000
Non current liabilities - other	7,562,635
Accrued compensated absences - non current	2,716,494

<b>TOTAL NONCURRENT LIABILITIES</b>	<b>10,904,129</b>
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<b>TOTAL LIABILITIES</b>	<b>14,755,918</b>
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**NET ASSETS**

Invested in capital assets, net of related debt	60,599,254
Restricted net assets	59,443,510
Unrestricted net assets	21,160,920

<b>TOTAL NET ASSETS</b>	<b>141,203,684</b>
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<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 155,959,602</b>
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See notes to financial statements.

**LOUISVILLE METRO HOUSING AUTHORITY**

Louisville, Kentucky

**STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS-PROPRIETARY FUND**  
for the year ended June 30, 2009**OPERATING REVENUE**

Tenant revenue	\$ 6,361,180
Fee income	283,730
HUD PHA operating grants	98,949,588
Other government grants	1,196,679
Mortgage interest income	2,275,467
Other revenue	1,302,087
Gain on sale of property and equipment	<u>52,428</u>

**TOTAL OPERATING REVENUE**110,421,159**OPERATING EXPENSES**

Administrative	14,187,046
Tenant services	2,239,026
Utilities	7,848,135
Maintenance	10,928,401
Protective services	1,118,625
Insurance premiums	763,931
Other general expenses	1,860,950
Interest expense	4,979,087
Housing assistance payments	65,669,273
Depreciation expense	<u>5,400,027</u>

**TOTAL OPERATING EXPENSES**114,994,501

Operating income (loss)

(4,573,342)**NONOPERATING REVENUE (EXPENSES)**

Interest revenue	734,763
Extraordinary maintenance	<u>(5,075,364)</u>

**TOTAL NONOPERATING EXPENSES**(4,340,601)

Income (loss) before capital fund grant

(8,913,943)

Capital fund grant

4,465,868**CHANGE IN NET ASSETS**

(4,448,075)

Net assets, beginning of year

145,651,759

Net assets, end of year

\$ 141,203,684

See notes to financial statements.

**LOUISVILLE METRO HOUSING AUTHORITY**  
Louisville, Kentucky

**STATEMENT OF CASH FLOWS-PROPRIETARY FUND**  
for the year ended June 30, 2009

**OPERATING ACTIVITIES**

Cash received from dwelling rents	\$ 6,372,817
Cash received from HUD grants	97,644,506
Mortgage Interest Income	(142,169)
Other cash received	1,483,290
Cash payments for operating expenses	<u>(105,915,781)</u>

Net cash used by operating activities	<u>(557,337)</u>
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**INVESTING ACTIVITIES**

Purchase of assets held for sale	(131,587)
Purchase of investments	(1,134,845)
Interest received	<u>468,229</u>

Net cash used by investing activities	<u>(798,203)</u>
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**NON-CAPITAL FINANCING ACTIVITIES**

Extraordinary maintenance	(5,075,364)
Payment received on notes receivable	936,815
Loans provided for redevelopment projects	<u>(8,031,707)</u>

Net cash used by non-capital financing activities	<u>(12,170,256)</u>
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**CAPITAL AND RELATED FINANCING ACTIVITIES**

Capital grant receipts	4,465,868
Purchase of capital assets	(4,574,893)
Proceeds from sale of capital assets	52,428
Payments on long-term debt	<u>(270,000)</u>

Net cash used by capital and related financing activities	<u>(326,597)</u>
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Net decrease in cash	(13,852,393)
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**OPERATING CASH AND CASH EQUIVALENTS**

Beginning of year	<u>49,836,959</u>
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End of year	<u>\$ 35,984,566</u>
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See notes to financial statements.

**LOUISVILLE METRO HOUSING AUTHORITY**

Louisville, Kentucky

**STATEMENT OF CASH FLOWS-PROPRIETARY FUND-Continued**  
for the year ended June 30, 2009**OPERATING ACTIVITIES**

Change in net assets	\$ (4,573,342)
Adjustments to reconcile change in net assets to net cash used by operating activities	
Depreciation expense	5,400,027
Bad debt expense	158,969
Gain on sale of property and equipment	(52,428)
Discount of note receivable	4,928,902
Interest accrued on notes receivable	(2,194,367)
Amortization of discount on notes receivable	(233,212)
Amortization of deferred rent income	(35,377)
(Increase) decrease in:	
Accounts receivable - HUD	(885,128)
Accounts receivable - other government	(204,493)
Accounts receivable - miscellaneous	(1,059,336)
Accounts receivable - tenants, net	(136,409)
Prepaid expenses and other assets	(101,741)
Inventory	151,500
Other non current assets	1,647,210
Increase (decrease) in:	
Accounts payable	(1,447,458)
Accrued wages and payroll taxes	160,129
Accrued compensated absences - current portion	(31,217)
Accounts payable - HUD	(419,954)
Tenant security deposits	(981)
Deferred revenue	(3,517)
Other current liabilities	99,880
Accrued liabilities - other	(155,945)
Non current liabilities - other	(1,644,612)
Accrued compensated absences - non current	75,563
Net cash used by operating activities	<u>\$ (557,337)</u>

See notes to financial statements.

# LOUISVILLE METRO HOUSING AUTHORITY

Louisville, Kentucky

## NOTES TO FINANCIAL STATEMENTS

### NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

This summary of significant accounting policies of the Louisville Metro Housing Authority (the "Authority") is presented to assist in understanding the Authority's financial statements. The financial statements and notes are representations of the Authority's management, who is responsible for their integrity and objectivity. These accounting policies conform to accounting principles generally accepted in the United States of America and have been consistently applied in the preparation of the financial statements.

#### Nature of Operations

The Authority is a nonprofit agency organized under the laws of the Commonwealth of Kentucky for the purpose of engaging in the development, acquisition, operation and administration of housing programs for low-income families and the elderly. Subsequent to the merger of Louisville City Government and Jefferson County Governments in January 2003, the Authority was formed by the merger of the former Housing Authority of Louisville and the former Housing Authority of Jefferson County.

The United States Department of Housing and Urban Development (HUD) has direct responsibility for administering the Low-Rent Housing Program under the United States Housing Act of 1937, as amended. HUD is authorized to enter into contracts with housing authorities to make loans to assist in financing the acquisition, construction and leasing of housing units and to make housing assistance payments and annual contributions (subsidies) to the housing authorities for the purpose of maintaining the low-rent character of the housing programs.

#### Reporting Entity

In evaluating the Authority as a reporting entity, management has addressed its relationship with the City of Louisville and concluded that the City does not maintain an oversight responsibility for the Authority's operations. An independent nine member Board of Commissioners governs the Authority, which is appointed by the Mayor of the City of Louisville. The Board recruits and employs the executive staff and has substantial legal authority to control the affairs of the Authority, including approval of its budgets. The Board is solely responsible for its deficits, surplus funds and other fiscal matters. Therefore, the Authority is not included in any other governmental "reporting entity" as defined in Section 2100, *Codification of Governmental Accounting and Reporting Standards*.

The financial statements included in this report comprise all of the programs and funds under the control and administration of the Authority. All inter-program activities have been eliminated in these financial statements.

#### Basis of Presentation

All of the Authority's programs are accounted for as an Enterprise fund for financial reporting purposes. Enterprise designations are used to account for activities (a) which are financed with debt that is solely secured by pledge of the net revenues from fees and charges of the activity; (b) which are governed by laws or regulations that require that the activity's costs of providing services be recovered with fees and charges, rather than taxes or similar revenues; or (c) that the pricing policies of the activity establish fees and charges designated to recover its costs.

**LOUISVILLE METRO HOUSING AUTHORITY**  
Louisville, Kentucky

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES—Continued**

Basis of Presentation—Continued

In accordance with Governmental Accounting Standards Board (GASB) Statement 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting*, the Authority's proprietary funds follow all GASB pronouncements and those Financial Accounting Standards Board Statements and Interpretations, Accounting Principles Board Opinions, and Accounting Research Bulletins that were issued on or before November 30, 1989, except those that conflict with or contradict a GASB pronouncement.

Basis of Accounting

The financial statements of the Authority have been prepared on the accrual basis of accounting.

***Enterprise Fund Accounting***

The accounts of the Authority are organized on the basis of funds as discussed below. All the funds are proprietary fund types (Enterprise Funds). The measurement focus in enterprise fund accounting is upon the flow of economic resources and uses the full accrual basis of accounting to determine net income, financial position, changes in fund balances and changes in cash flows, similar to the accounting found in private business.

Proprietary Fund Types used by the Authority are as follows:

***CONVENTIONAL LOW RENT PROGRAM***

This fund is used to account for all of Authority owned public housing sites, any mixed finance public housing sites (which are not owned by the Authority), and any Capital Funds costs. It is the largest and most active of the funds and is controlled through an annual operating budget, which is approved by the Board of Commissioners.

***CENTRAL OFFICE COST CENTER***

This program contains all the income and expenses associated with the Authority's centralized functions (e.g. finance, data processing, purchasing, central maintenance, etc.) The establishment of the program was required by HUD regulations relating to asset management.

***SECTION 8 VOUCHER PROGRAM***

This fund is used to account for the administration of the Authority's Section 8 vouchers program. It is funded by HUD and seeks to provide prospective residents with greater choice in selection of assisted housing.



**LOUISVILLE METRO HOUSING AUTHORITY**  
Louisville, Kentucky

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES—Continued**

Basis of Accounting—Continued

***Enterprise Fund Accounting—Continued***

***SECTION 8 MODERATE REHABILITATION PROGRAM***

This is a unit-based Section 8 program whereby landlords undertake to lease units in multi-unit buildings that have undergone significant rehabilitation.

***HOPE VI PROGRAM***

This fund has been created to account for the administration of a program funded by the Department of Housing and Urban Development. The goals of this program are to create "mixed income" communities, revitalize distressed areas, leverage private capital and promote home ownership among economically disadvantaged persons.

***RESIDENT OPPORTUNITY AND SUPPORT SERVICES PROGRAM***

This fund accounts for the resident opportunity and support services program funded by HUD.

***LOCAL PROGRAMS***

This fund accounts for one locally funded program administered by the Authority.

***OTHER PROGRAMS AND BUSINESS ACTIVITIES***

This fund accounts for all programs that are neither federal, state nor local that are administered by the Authority.

Use of Estimates

The preparation of financial statements, in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities (and disclosure of contingent assets and liabilities, if any) at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash Equivalents

The Authority considers all short-term investments with an original maturity of three months or less to be cash equivalents. There were no cash equivalents at June 30, 2009.

Allowance for Doubtful Accounts

The Authority uses the allowance for bad debts method of valuing doubtful accounts receivable which is based on historical experience, coupled with a review of the current status of existing receivables. An allowance for doubtful accounts of \$4,493 has been provided by management at June 30, 2009.

Notes Receivable

Notes receivable are carried at their unpaid principal balance. Management has determined that no allowance for doubtful accounts was required at June 30, 2009.

# LOUISVILLE METRO HOUSING AUTHORITY

Louisville, Kentucky

## NOTES TO FINANCIAL STATEMENTS—Continued

### NOTE 1—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES—Continued

#### Inventories

Inventories of materials and supplies are stated at the lower of cost (determined by the weighted average method) or market.

#### Capital Assets

Capital assets are valued at historical cost. Maintenance and repairs are charged to expense as incurred; renewals or betterments are capitalized. Gain or loss on retirements and disposition of assets is credited or charged to operations, and respective costs and accumulated depreciation are eliminated from the accounts. Donated capital assets are valued at their estimated fair market value on the date donated.

Depreciation is computed using the straight-line method over the estimated useful lives of the assets. The estimated useful lives of the assets are as follows:

Buildings and improvements	10 - 20 years
Furniture and equipment	3 - 7 years
Automotive equipment	5 years

#### Revenue and Expenses

Revenue is recorded as earned and expenses are charged against such revenue as incurred without regard to the date of receipt or payment of cash.

#### Subsequent Events

The Agency has evaluated events and transaction for potential recognition or disclosure through December 14, 2009, the date the financial statements were available for issuance.

### NOTE 2—CASH DEPOSITS

In March 2003, the GASB issued Statement No. 40 "Deposits and Investment Risk Disclosures," which is effective for periods beginning after June 15, 2004. Risk disclosures in previous financial statements (under the provisions of GASB Statement No. 3) focused only on custodial credit risk. GASB Statement No. 40 not only addresses custodial credit risk but other common areas of investment risk as well, including interest rate risk, credit risk, and concentration of credit risk.

#### A. **Custodial Credit Risk**

Custodial credit risk for deposits and investments is the risk that, in the event of failure by a financial institution, the Authority may not be able to recover the value of its deposits and investments or collateral securities that are in the possession of the financial institution. The policy of the Authority is to invest, on a daily basis, all idle funds in financial institutions that are secured by collateral of identifiable United States government securities. All cash and investments are insured up to \$250,000 by the Federal Deposit Insurance Corporation (FDIC) or other equivalent insurance company of depository financial institutions. The deposits exceeding the insured or registered limits are collateralized with securities held by the Authority's financial institution.

**LOUISVILLE METRO HOUSING AUTHORITY**

Louisville, Kentucky

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 2—CASH DEPOSITS—Continued**

**B. Interest Rate Risk**

Interest rate risk is the risk that changes in interest rates of investments will adversely affect the fair value of an investment. The Authority's investment policy limits investments to provide the optimum return on the investment consistent with the cash management program of the Authority.

Investments are made based upon prevailing market conditions at the time of the transaction. The Authority reviews its cash and investment needs in order to maintain adequate liquidity to meet its cash flow needs. Investments will typically be limited to securities maturing in periods of up to one year, or such lesser period that coincides with expected disbursements by the Authority.

**C. Credit Risk**

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Investments are made under the 'prudent investor' standard to ensure that (a) due diligence is exercised in accordance with State law, (b) any negative deviations are reported timely and (c) reasonable action is taken to control any adverse developments. The Authority's investment policy requires investments to be made in accordance with HUD Financial Handbook, 7475.1, Chapter 4.

**D. Concentration of Credit Risk**

The Authority's investment policy does not limit the amount it may invest with one financial institution as long as all funds are secured by the FDIC or identifiable United States government securities.

**E. Foreign Currency Risk**

Foreign currency risk is the risk that changes in exchange rates will adversely affect fair value of an investment or a deposit. All of the Authority's deposits and investments are denominated in United States currency.

The carrying value of cash owned at June 30, 2009 was \$35,984,566. The bank balance of cash owned at June 30, 2009 was \$36,865,470.

**NOTE 3—INVESTMENTS**

Investments are carried at market value and are summarized as follows at June 30, 2009:

	<u>Cost</u>	<u>Market Value</u>
Government bonds	<u>\$ 1,420,000</u>	<u>\$ 1,435,559</u>

**LOUISVILLE METRO HOUSING AUTHORITY**  
Louisville, Kentucky

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 4—CAPITAL ASSETS**

The following is the detailed transactions of capital assets during the year ended June 30, 2009:

	Balance 6/30/2008	Additions	Disposals	Transfers	Balance 6/30/2009
Land	\$ 12,236,852	\$ -	\$ -	\$ (1,621,536)	\$ 10,615,316
Buildings	184,458,390	4,321,565	-	1,621,536	190,401,491
Furniture, equipment and machinery- administration	4,983,282	253,328	(518,264)	(134,265)	4,584,081
Furniture, equipment and machinery- dwellings	-	-	-	134,265	134,265
	201,678,524	4,574,893	(518,264)	-	205,735,153
Less accumulated depreciation	(139,349,136)	(5,400,027)	518,264	-	(144,230,899)
	<u>\$ 62,329,388</u>	<u>\$ (825,134)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 61,504,254</u>

Total depreciation expense for the year ended June 30, 2009 was \$5,400,027.

**NOTE 5—FAIR VALUE MEASUREMENTS**

The financial statements reflect the adoption of Statement on Financial Accounting Standards No. 157 (SFAS No. 157), *Fair Value Measurements*. SFAS No. 157 is effective for financial statements issued for fiscal years beginning after November 17, 2007. SFAS No. 157 established a single authoritative definition of fair value, sets a framework for measuring fair value and requires additional disclosures about fair value measurement.

In accordance with SFAS 157, fair value is defined as the price that the Authority would receive upon selling an investment in an orderly transaction to an independent buyer in the principal or most advantageous market of the investment. SFAS 157 established a three-tier hierarchy to maximize the use of observable market data and minimize the use of unobservable inputs, and to establish classification of fair value measurements for disclosure purposes. Inputs refer broadly to the assumptions that market participants would use in pricing the asset or liability, including assumptions about risk. Inputs may be observable or unobservable. Observable inputs are inputs that reflect the assumptions market participants would use in pricing the asset or liability developed based on market data obtained from sources independent of the reporting entity. Unobservable inputs are inputs that reflect the reporting entity's own assumptions about the assumptions market participants would use in pricing the asset or liability developed based on the best information available. The three-tier hierarchy of inputs is summarized in the three broad levels listed below:

- Level 1 – Quoted prices in active markets for identical assets or liabilities. Level 1 assets and liabilities include debt and equity securities that are traded in an active exchange market.

**LOUISVILLE METRO HOUSING AUTHORITY**

Louisville, Kentucky

**NOTES TO FINANCIAL STATEMENTS—Continued****NOTE 5—FAIR VALUE MEASUREMENTS—Continued**

- Level 2 – Observable inputs other than Level 1 prices such as quoted prices in active markets for similar assets or liabilities; quoted prices for identical or similar assets or liabilities in markets that are not active; or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities. Level 2 assets and liabilities include debt securities with quoted prices that are traded less frequently than exchange-traded instruments as well as debt securities and derivative contracts whose value is determined using a pricing model with inputs that are observable in the market or can be derived principally from or corroborated by observable market data.
- Level 3 – Unobservable inputs that are supported by little or no market activity and are significant to the fair value of assets or liabilities. Level 3 includes assets and liabilities whose value is determined using pricing models, discounted cash flow methodologies, or similar techniques reflecting the Authority's assumptions about the assumptions market participants would use as well as those requiring significant management judgment.

The following table summarizes fair value measurements at June 30, 2009 for financial assets measured at fair value on a recurring basis:

	<u>Fair Value</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
Government Bonds	<u>\$ 1,435,559</u>	<u>\$ 1,435,559</u>	<u>\$ -</u>	<u>\$ -</u>

**LOUISVILLE METRO HOUSING AUTHORITY**

Louisville, Kentucky

**NOTES TO FINANCIAL STATEMENTS—Continued****NOTE 6 – NOTES RECEIVABLE**

At June 30, 2009, the Authority's notes receivables consisted of the following:

1) Park DuValle II Limited Partnership	\$ 13,152,307
2) Park DuValle III Limited Partnership	6,253,922
3) Park DuValle III Limited Partnership ground lease	1,098,050
4) Park DuValle IV Limited Partnership	11,310,857
5) Park DuValle IV Limited Partnership	1,388,721
6) St. Francis Unit A, LLC	147,881
7) Stephen Foster Senior Apartments, LLC	197,327
8) Village Manor Partners, LTD	93,198
9) CH6, LTD	940,421
10) Clarksdale Rental I Limited Partnership	1,526,358
11) Clarksdale Rental I Limited Partnership ground lease	192,348
12) Clarksdale Rental II Limited Partnership	4,530,316
13) Clarksdale Rental II Limited Partnership ground lease	86,408
14) Clarksdale Rental III Limited Partnership	2,135,851
15) Clarksdale Rental III Limited Partnership ground lease	24,270
16) Clarksdale Rental IV Limited Partnership	4,591,226
17) Clarksdale Rental IV Limited Partnership ground lease	12,135
18) Chauncey Louisville, LLC	51,136
19) Louisville Real Estate Development Company	21,453
20) Louisville Real Estate Development Company	120,965
21) Louisville Real Estate Development Company	188,358
22) Louisville Real Estate Development Company	240,831
23) Various homebuyers	<u>38,997</u>
Total Notes Receivable	48,343,336
Less current portion	<u>(576,727)</u>
Notes Receivable - less current portion	<u>\$ 47,766,609</u>

- 1) A note receivable was issued to Park DuValle II Limited Partnership on May 15, 1998 in the amount of \$9,350,000. The loan bears interest at 6.85% per annum and is payable solely from the net cash flow of the partnership. In accordance with the terms of the note receivable, principal payments totaling \$3,400,000 were received from the partnership in prior years. The remaining unpaid principal balance of \$5,950,000 and accrued interest is due and payable on May 15, 2018. Accrued interest of \$7,202,307 has been added to the note for a combined balance of \$13,152,307 at June 30, 2009. The note is secured by a mortgage and security agreement and assignment of rents and leases.

**LOUISVILLE METRO HOUSING AUTHORITY**  
Louisville, Kentucky

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 6—NOTES RECEIVABLES—Continued**

- 2) A note receivable was issued to Park DuValle III Limited Partnership on March 1, 2001 in the amount of \$4,191,007. The loan bears interest at the long-term applicable federal rate published by the Internal Revenue Service for the month in which the funds were disbursed. The interest rate adjusts and ranges from 5.08% to 5.72%. Principal and interest is payable from the net cash flow of Park DuValle III Limited Partnership. The unpaid principal balance and accrued interest is due and payable on March 1, 2041. Accrued interest of \$2,062,915 has been added to the note for a combined balance of \$6,253,922 at June 30, 2009. The note is secured by a mortgage and security agreement and assignment of rents and leases.
- 3) A note receivable was issued to Park DuValle III Limited Partnership on December 8, 1999, in the amount of \$719,000 for payment of the rent payable pursuant to the ground lease between the partnership and the Authority. The loan bears interest at 6.29%. The unpaid principal balance and accrued interest is due and payable on December 8, 2039. Accrued interest of \$379,050 has been added to the note for a combined balance of \$1,098,050 at June 30, 2009.
- 4) A note receivable was issued to Park DuValle IV Limited Partnership on June 15, 2002 in the amount of \$8,117,981. The loan bears interest at the highest long-term applicable federal rate published by the Internal Revenue Service for any month during the period in which the funds were disbursed. The interest rate adjusts and ranges from 4.17% to 5.69%. Principal and interest is payable from the net cash flow of Park DuValle IV Limited Partnership. The unpaid principal balance and accrued interest is due and payable on June 15, 2042. Accrued interest of \$3,195,876 has been added to the note for a combined balance of \$11,310,857 at June 30, 2009. The note is secured by a mortgage and security agreement and assignment of rents and leases.
- 5) A note receivable was issued to Park DuValle IV Limited Partnership on November 28, 2001, in the amount of \$882,958. The loan bears interest at 5.98%. Principal of \$385,343 is due and payable upon receipt of the partnership of its final contribution of capital by its investor limited partner. The remaining unpaid principal balance and accrued interest is due and payable on November 28, 2041. Accrued interest of \$505,763 has been added to the note for a combined balance of \$1,388,721 at June 30, 2009.
- 6) A note receivable was issued to St. Francis Unit A, LLC on July 1, 2043 in the amount of \$810,000. The loan is non-interest bearing. An imputed interest rate of 5% was calculated and the note was discounted to its present value of \$147,881 at June 30, 2009. The unamortized discount on the note receivable at June 30, 2009 is \$662,119. Interest income of \$7,198 was recognized during the year ended June 30, 2009. The principal balance is due and payable on July 1, 2043, after which time the note will bear interest at 10% per annum. The note is secured by a mortgage and a fixture financing statement.

**LOUISVILLE METRO HOUSING AUTHORITY**  
Louisville, Kentucky

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 6—NOTES RECEIVABLE—Continued**

- 7) A note receivable was issued to Stephen Foster Senior Apartments, LLC on December 31, 2004 in the amount of \$1,160,000. The loan is non-interest bearing. An imputed interest rate of 5% was calculated and the note was discounted to its present value of \$197,327 at June 30, 2009. The unamortized discount on the note receivable at June 30, 2009 was \$962,673. Interest income of \$9,604 was recognized during the year ended June 30, 2009. The principal balance is due and payable on December 31, 2044. The note is secured by a mortgage and a fixture financing statement.
- 8) A note receivable was issued to Village Manor Partners, LTD. on May 3, 2006 in the amount of \$588,000. The loan is non-interest bearing. An imputed interest rate of 5% was calculated and the note was discounted to its present value of \$93,198 at June 30, 2009. The unamortized discount on the note receivable at June 30, 2009 was \$494,802. Interest income of \$4,536 was recognized during the year ended June 30, 2009. The principal balance is due and payable on May 2, 2046. The note is secured by a mortgage and security agreement.
- 9) A note receivable was issued to CH6, LTD. on November 18, 2005 in the amount of \$800,000. The loan bears interest at 4.48% per annum. The unpaid principal balance and accrued interest is due and payable on November 18, 2045. Accrued interest of \$140,421 has been added to the note for a combined balance of \$940,421 at June 30, 2009. The note is secured by a leasehold mortgage and security agreement.
- 10) A note receivable was issued to Clarksdale Rental I Limited Partnership on May 15, 2006. At June 30, 2009, total disbursements had been made to the partnership totaling \$9,630,001. The loan is non-interest bearing. Therefore, interest was imputed at an effective rate of 5.0% and the note was discounted to its present value of \$1,526,358 at June 30, 2009. The unamortized discount on the note receivable at June 30, 2009 was \$8,103,643. Interest income of \$74,291 was recognized during the year ended June 30, 2009. The principal balance is due and payable on May 15, 2046, after which time the note will bear interest at the prime rate of interest as published in the Wall Street Journal, plus four percent. The note is secured by a leasehold mortgage and security agreement.
- 11) A note receivable was issued to Clarksdale Rental I Limited Partnership on February 10, 2005 in the amount of \$148,000 for payment of the rent payable pursuant to the ground lease between the partnership and the Authority. The loan bears interest at 5.99%. The unpaid principal balance and accrued interest is due and payable on February 10, 2045. Accrued interest of \$44,348 has been added to the note for a combined balance of \$192,348 at June 30, 2009.



**LOUISVILLE METRO HOUSING AUTHORITY**

Louisville, Kentucky

**NOTES TO FINANCIAL STATEMENTS—Continued**

**NOTE 6—NOTES RECEIVABLE—Continued**

- 12) A note receivable was issued to Clarksdale Rental II Limited Partnership on November 15, 2006 for the disbursement of funds up to \$4,043,488. At June 30, 2009, disbursements had been made to the partnership totaling \$4,043,389. The loan bears interest at the greater of 4.90% or the highest long-term annual compounding applicable federal rate in effect for any month in which funds are disbursed. The interest rate for funds disbursed through June 30, 2009 is 5.31%. The unpaid principal balance and accrued interest is due and payable on November 15, 2046. Accrued interest of \$486,927 has been added to the note for a combined balance of \$4,530,316 at June 30, 2009. The note is secured by a leasehold mortgage and security agreement.
- 13) A note receivable was issued to Clarksdale Rental II Limited Partnership on November 15, 2006 in the amount of \$76,000 for payment of the rent payable pursuant to the ground lease between the partnership and the Authority. The loan bears interest at 4.90%. The unpaid principal balance and accrued interest is due and payable on November 15, 2046. Accrued interest of \$10,408 has been added to the note for a combined balance of \$86,408 at June 30, 2009.
- 14) A note receivable was issued to Clarksdale Rental III Limited Partnership on September 20, 2007 for the disbursement of funds up to \$14,402,355. At June 30, 2009, disbursements had been made to the partnership totaling \$14,402,355. The loan is non-interest bearing. Therefore, interest was imputed at an effective rate of 5.0% and the note was discounted to its present value of \$2,135,851 at June 30, 2009. The unamortized discount on the note receivable at June 30, 2009 was \$12,266,504. Interest income of \$133,514 was recognized during the year ended June 30, 2009. The principal balance is due and payable on September 20, 2047, after which time the note will bear interest at the prime rate of interest as published in the Wall Street Journal, plus four percent. The note is secured by a leasehold mortgage and security agreement.
- 15) A note receivable was issued to Clarksdale Rental III Limited Partnership on September 20, 2007 in the amount of \$146,000 for payment of the rent payable pursuant to the ground lease between the partnership and the Authority. The loan bears interest at 1.0%. Therefore, interest was imputed at an effective rate of 5.0% and the note was discounted to its present value of \$24,270 at June 30, 2009. The unamortized discount on the note receivable at June 30, 2009 was \$124,348. Interest income of \$1,054 was recognized during the year ended June 30, 2009. The principal balance is due and payable on September 20, 2047. Accrued interest of \$1,478 has been added to the note for a combined balance of \$24,270 at June 30, 2009.

**LOUISVILLE METRO HOUSING AUTHORITY**  
Louisville, Kentucky

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 6—NOTES RECEIVABLE—Continued**

- 16) A note receivable was issued to Clarksdale Rental IV Limited Partnership on September 20, 2007 for the disbursement of funds up to \$4,416,408. At June 30, 2009, disbursements had been made to the partnership totaling \$4,416,408. The loan bears interest at the highest long-term applicable federal rate published by the Internal Revenue Service for any month during the period in which the funds were disbursed. The unpaid principal balance and accrued interest is due and payable on September 20, 2047. The Authority received \$142,652 in interest payments during the year ended June 30, 2009. Accrued interest of \$285,125 has been added to the note for a combined balance of \$4,591,226 at June 30, 2009. The note is secured by a leasehold mortgage and security agreement.
- 17) A note receivable was issued to Clarksdale Rental IV Limited Partnership on September 20, 2007 in the amount of \$73,000 for payment of the rent payable pursuant to the ground lease between the partnership and the Authority. The loan bears interest at 1.0%. Therefore, interest was imputed at an effective rate of 5.0% and the note was discounted to its present value of \$10,299 at June 30, 2009. The unamortized discount on the note receivable at June 30, 2009 was \$62,174. Interest income of \$527 was recognized during the year ended June 30, 2009. The principal balance is due and payable on September 20, 2047. Accrued interest of \$1,309 has been added to the note for a combined balance of \$12,135.
- 18) A note receivable was issued to Chauncey Louisville, LLC on October 22, 1996 in the amount of \$200,000. The loan is non-interest bearing. An imputed interest rate of 5% was calculated and the note was discounted to its present value of \$51,136 at June 30, 2009. The unamortized discount on the note receivable at June 30, 2009 was \$148,864. Interest income of \$2,488 was recognized during the year ended June 30, 2009. The principal balance is due and payable on September 30, 2036, after which time the note will bear interest at 4% per annum.
- 19) A note receivable was issued to Louisville Real Estate Development Company (LREDC) on March 11, 2008 in the amount of \$559,096. The bears interest at prime per annum as stated in the Wall Street Journal (3.25% at June 30, 2009). Principal and interest are due no later than March 11, 2013. Principal payments of \$559,096 were received during the year ended June 30, 2009. Accrued interest of \$21,453 has been added to the note. The balance of the note at June 30, 2009 is \$21,453. This note is secured by a collateral assignment of notes and security interests between LREDC and LMHA covering the improvements located on real property in Jefferson County, Kentucky and any additional collateral assignment of notes and security interests between LREDC and LMHA that recites that such instrument secures payment of the note.

**LOUISVILLE METRO HOUSING AUTHORITY**

Louisville, Kentucky

**NOTES TO FINANCIAL STATEMENTS—Continued**

**NOTE 6—NOTES RECEIVABLE—Continued**

- 20) A note receivable was issued to Louisville Real Estate Development Company on March 26, 2008 in the amount of \$456,968. The bears interest at prime per annum as stated in the Wall Street Journal (3.25% at June 30, 2009). Principal and interest are due no later than March 26, 2013. Principal payments of \$354,250 were received during the year ended June 30, 2009. Accrued interest of \$18,247 has been added to the note. The balance of the note at June 30, 2009 is \$120,965. This note is secured by a collateral assignment of notes and security interests between LREDC and LMHA covering the improvements located on real property in Jefferson County, Kentucky, the collateral assignment of notes and security interests dated as of March 11, 2008 and any additional collateral assignment of notes and security interests between LREDC and LMHA that recites that such instrument secures payment of the note.
- 21) A note receivable was issued to Louisville Real Estate Development Company on March 27, 2008 in the amount of \$282,688. The bears interest at prime per annum as stated in the Wall Street Journal (3.25% at June 30, 2009). Principal and interest are due no later than March 27, 2013. Principal payments of \$106,000 were received during the year ended June 30, 2009. Accrued interest of \$11,670 has been added to the note. The balance of the note at June 30, 2009 is \$188,358. This note is secured by a collateral assignment of notes and security interests between LREDC and LMHA covering the improvements located on real property in Jefferson County, Kentucky, the collateral assignment of notes and security interests dated as of March 11, 2008, the collateral assignment of notes and security interests dated as of March 26, 2008 and any additional collateral assignment of notes and security interests between LREDC and LMHA that recites that such instrument secures payment of the note.
- 22) A note receivable was issued to Louisville Real Estate Development Company on April 7, 2009 in the amount of \$261,800. The bears interest at prime per annum as stated in the Wall Street Journal (3.25% at June 30, 2009). Principal and interest are due no later than October 1, 2009. Principal payments made during the year ended June 30, 2009 were \$23,800. Accrued interest of \$2,831 has been added to the note for a combined balance of \$240,831 at June 30, 2009. This note is secured by a collateral assignment of notes and security interests between LREDC and LMHA covering the improvements located on real property in Jefferson County, Kentucky, the collateral assignment of notes and security interests dated as of March 11, 2008, the collateral assignment of notes and security interests dated as of March 26, 2008, the collateral assignment of notes and security interest dated as of March 27, 2009 and any additional collateral assignment of notes and security interests between LREDC and LMHA that recites that such instrument secures payment of the note.
- 23) The Authority sold various homes for which notes were obtained. The homebuyers make monthly payments of principal and interest, which is 6% per annum, to the Authority. The notes are for 20 years and expire at various dates. The total mortgage receivable at June 30, 2009 was \$38,997.

**LOUISVILLE METRO HOUSING AUTHORITY**

Louisville, Kentucky

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 7—LEASE REVENUE BONDS**

The Authority issued \$2,785,000 in bonds dated November 2001. The bonds were issued in order to refinance its existing obligation in order to obtain a lower interest rate. The original bonds, issued by the Authority in 1992, were used to finance the acquisition and renovation of land and a building. Upon payment of the bonds, the Authority acquires all rights, title and interest in the land and building.

Bond payments are made to a trustee of the City of Danville, Kentucky to retire Multi-City Lease Revenue Bonds. Interest is payable semi-annually at variable rates ranging from 2.4% to 4.2% (3.90% at June 30, 2009). Interest expense for the year ended June 30, 2009 was \$42,410 and is included in general expense on the Statement of Revenue, Expenses and Changes in Net Assets—Proprietary Fund.

The following is a schedule of future minimum payments under the lease revenue bonds with the present value of net minimum payments as June 30, 2009.

<u>Fiscal Year</u>	
2010	\$ 317,145
2011	330,945
2012	<u>333,440</u>
Total minimum bond payments	981,530
Less amount representing interest	<u>(76,530)</u>
Present value of net minimum bond payments	905,000
Less current portion	<u>(280,000)</u>
Long-term lease revenue bond obligation	<u>\$ 625,000</u>

**LOUISVILLE METRO HOUSING AUTHORITY**  
Louisville, Kentucky

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 8—PENSION PLAN**

The Louisville Metro Housing Authority provides pension benefits for all of its employees through a defined contribution plan. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Employees are eligible to participate after one year of employment. The contribution rate for the Louisville Metro Housing Authority is 13.715% of the employee's base salary. Employees may contribute up to an additional 10% of their base salary on a voluntary basis. Interest attributable to such contributions is non-forfeitable. The balance of the Authority's contributions and interest attributable to such contributions are vested 20% for each year of participation and fully vested after five (5) years.

The Authority's contributions for, and interest forfeited by, employees who leave employment before five years of service are used to reduce the Authority's current-period administrative costs of the plan.

The total payroll for the Authority for the year ended June 30, 2009 was \$14,037,067. Contributions to the plan were calculated using the base salary of \$12,145,799. The required contributions were made and consisted of \$1,665,796 from the Authority.

In an effort to provide additional incentives to those employees who have worked for the Authority in excess of 15 years, are 55 years of age or older and are considering retirement, the Authority decided optional health insurance benefits should remain available for these individuals and their families should they decide to retire early. This benefit would be optional until the employee reaches the age of full eligibility as determined by the Social Security Administration.

The Authority pays the following percentages of the insurance premiums for the employees described above:

<u>Years of Service</u>	<u>Percentage of Premium Paid by the Authority</u>
15	50
20	75
25	100

No amount has been accrued for this incentive as of June 30, 2009.

## **LOUISVILLE METRO HOUSING AUTHORITY**

Louisville, Kentucky

### **NOTES TO FINANCIAL STATEMENTS—Continued**

#### **NOTE 9—COMPENSATED ABSENCES**

Regular full-time employees receive sick leave each year and vacation leave based upon length of employment. The vacation and sick leave benefits accumulate and can be carried forward to successive years; accumulated vacation benefits (up to a maximum of 450 hours) are paid to employees upon termination. The Authority will buy back up to 2 weeks of vacation time for employees that have accumulated at least 450 hours of unused vacation leave. Sick leave is paid upon termination to employees who are 55 years of age and who have completed 15 years of service. In addition, employees that have accrued at least 120 days of unused sick leave may receive a buy back of up to one week of unused sick leave. Accordingly, at June 30, 2009, a liability of \$2,841,896 has been recorded for accrued compensated absences, of which \$125,402 is current and \$2,716,494 is non-current.

#### **NOTE 10—RISK MANAGEMENT AND CONTINGENCIES**

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees and citizens; and natural disasters. In addition to the purchase of certain commercial insurance policies, the Authority participates in the Louisville Area Government – Self Insurance Trust – (LAGIT) to mitigate its exposure for such losses. The various insurance policies are subject to deductible amounts and maximum coverages. If the deductibles and maximums are exceeded, this could cause the Authority to suffer losses if a loss is incurred from any such incidents. The ultimate outcome of uninsured losses cannot presently be determined, and no provision for any liability that may result, if any, has been made in the financial statements.

In addition, the Authority is subject to possible examinations made by Federal and State authorities who determine compliance with terms, conditions, laws and regulations governing grants given to the Authority. There were no examinations made for the year ended June 30, 2009 that resulted in a negative financial impact to the Authority.

#### **NOTE 11—PARK DuVALLE REVITALIZATION PROJECT**

The Park DuValle Redevelopment Project uses public housing development funds to leverage other public and private capital to develop an entire neighborhood in which public housing units will co-exist with private housing. The impact to the Louisville Metro Housing Authority, upon demolition of 1,116 units, has resulted in reductions of revenue. Transition funding through this phase was provided by the Department of Housing and Urban Development. Transitional funding ended during 2000.

During the year ended December 31, 1996, the Louisville Metro Housing Authority (the Authority) moved from research phases to implementation phases on the total re-development of an area classified as a blighted neighborhood. The effect of this activity involved the creation of multiple affiliates to which various types of grants and loans have been made. Additionally, Louisville Housing Services Corporation (an affiliate of the Louisville Metro Housing Authority) and Park DuValle Development Corporation have been involved as pass-through agencies for funds from both the City of Louisville and the Authority.

**LOUISVILLE METRO HOUSING AUTHORITY**  
Louisville, Kentucky

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 11—PARK DuVALLE REVITALIZATION PROJECT—Continued**

Affiliate organizations include:

Park DuValle Development Corporation (a non-profit entity)  
Chauncey Development Corporation (a non-profit entity)

Knowledge of the transactions involved between the Authority and the affiliates involved in the Park DuValle Revitalization Project is imperative to an overall understanding of the Authority's future commitments and contingencies. The rental development has been completed and although the homeownership construction has been completed, homes will continue to be marketed and sold through 2010.

Transaction participants and their roles in the redevelopment are as follows:

***Louisville Housing Services Corporation (LHS)*** – LHS is an affiliate of the Authority. LHS is tax exempt under Section 501(c)(3) of the Internal Revenue Code. LHS acted as the lender for the first phase of this transaction. All public housing development funds and CDBG funds are transferred to LHS. LHS in turn makes construction/permanent loans to Chauncey Louisville, LLC. LHS will also act as the property management entity for the Chauncey project.

***Park DuValle Development Corporation (PDDC)*** – PDDC was created as an affiliate of the Authority. PDDC is tax exempt under Section 501(c)(3) of the Internal Revenue Code and the IRS has determined that PDDC is a publicly supported organization as described in Section 509(a)(1) of the Code. PDDC's Board of Directors must contain at all times two and no more than two commissioners, officers or staff of the Louisville Metro Housing Authority. The remaining three board members cannot be commissioners, officers or employees of the Authority or any entity affiliated with the Authority or related to any such persons. The three non-Louisville Metro Housing Authority directors represent local residents and businesses. The Authority appointed the two initial Authority directors to the PDDC Board of Directors. Those two members elected the three non-Authority board members. PDDC is a lender for phases II, III, and IV.

***Chauncey Development Corporation (CDC)*** – CDC is tax exempt under Section 501(c)(3) of the Internal Revenue Code. The IRS has determined that the organization is exempt as a supporting organization of PDDC under Section 509(a)(3) of the Code. CDC's Board of Directors mirrors PDDC's. CDC is the managing member of Chauncey Louisville, LLC, which is the ownership entity for the project.

***City of Louisville*** – The City is providing a forgivable loan of CDBG monies to LHS. At the end of 20 years, the loan to LHS will have been fully forgiven. LHS will use those funds to make a loan to the LLC pursuant to the construction/permanent loan agreement between LHS and the LLC. LHS will assign its interest in the CDBG mortgage with the LLC to the City.

**LOUISVILLE METRO HOUSING AUTHORITY**  
Louisville, Kentucky

NOTES TO FINANCIAL STATEMENTS—Continued

**NOTE 12—CLARKSDALE REVITALIZATION PROJECT**

The Clarksdale Revitalization Project is similar to LMHA's Park DuValle Redevelopment Project. This project uses public housing funds to leverage other public and private capital to develop an entire neighborhood in which public housing units will co-exist with private housing. The impact to the Louisville Metro Housing Authority, upon demolition of 725 units, has resulted in reductions of revenue. Transition funding was provided by the U.S. Department of Housing and Urban Development.

LMHA received two HOPE VI Grants of \$20 million each, the first in 2002, and the second in 2003. The effect of this will actively involve the creation of multiple affiliates to which various types of grants and loans will be made.

Knowledge of the transactions between the Authority and the affiliates involved in the Clarksdale Revitalization Project is imperative to an overall understanding of the Authority's future commitments and contingencies as well as the full scope of its current activities involving Community Development Block Grants and Comprehensive Grant Program Development Grants. The rental development and homeownership will be completed within the next few years.

Transaction participants and their roles in the redevelopment are as follows:

The Community Builders (TCB) was selected as both the rental and homeownership developer for the onsite portion of the Clarksdale Revitalization Project. TCB developed 4 rental phases and selected East Downtown Development, LCC (EDD) to facilitate the homeownership development. For the rental development, TCB created a limited partnership to own each development as well as a corporation to function as the general partner of the ownership entity. The general partner and the investor limited partner own .01% and 99.99%, respectively. LMHA and TCB have ownership interest in the corporate general partner of 49% and 51%, respectively, effectively allowing LMHA a total ownership position of .0049%. For the homeownership development, TCB created EDD, in which TCB and LMHA are 51% and 49% members, respectively. A subsequent agreement allowed TCB to withdraw from this entity, which led to EDD's dissolution, with all its rights and obligations inuring to LMHA. EDD had entered into an option agreement to sell the LMHA owned land to Downtown Edge, LCC for the development of market rate homeownership as set forth in the Development Agreement (with Included Option) dated August 20, 2008.

The City of Louisville (the City) is providing Community Development Block Grant (CDBG) funding for infrastructure costs over the entire onsite footprint of the development and has also provided \$2.4 million in Home funds for housing development in the first phase of development. Individuals buying homes in the development area may also qualify for other programs offered by the City to promote homeownership.

Kentucky Housing Corporation (KHC) is providing Low Income Tax Credits (LIHTC) to almost every phase of development. In addition to the traditional 9% LIHTC, KHC is supplying Tax Exempt Bond financing and corresponding 4% LIHTC as well as \$1 million in Home funds for the first onsite rental development phase.



## **LOUISVILLE METRO HOUSING AUTHORITY**

Louisville, Kentucky

### **NOTES TO FINANCIAL STATEMENTS—Continued**

#### **NOTE 12—CLARKSDALE REVITALIZATION PROJECT—Continued**

Other Development Partners are also involved. Off-site rental and homeownership development have been facilitated by several other developers' partners including but not limited to Habitat for Humanity, River City Housing, The Housing Partnership, New Directions and Metro Housing Resource Center.

#### **NOTE 13—INCOME TAXES**

The Authority has qualified with the Internal Revenue Service and the Kentucky Department of Revenue as a tax-exempt organization for income tax purposes and, accordingly, there is no provision in the financial statements for federal or state income taxes. Management has determined that the application FIN 48 has no effect on its financial statement.

#### **NOTE 14—MAJOR FUNDING SOURCE**

The Authority is substantially funded by Federal awards. Management does not anticipate any material change in funding.

#### **NOTE 15—CONCENTRATION OF RISK**

Approximately 35% of the Authority's labor force is covered under a collective bargaining agreement. The collective bargaining agreement expires January 1, 2013.

#### **NOTE 16—CONTINGENT LIABILITY**

The Authority has entered into an agreement with various parties whereby the Authority is contingently liable as guarantor for the payment and performance of certain obligations on behalf of an affiliated entity. At June 30, 2009, the Authority does not anticipate any material loss by reason of such guaranty.

#### **NOTE 17—OVERSIGHT AND MONITORING**

As part of the Authority's participation in the Park DuValle Revitalization Project, the Authority is required to provide oversight and monitoring of the activities of the participating entities. During the year ended June 30, 2009, the Authority identified potential noncompliance issues with respect to the various Park DuValle partnerships. The Authority is currently working with the local HUD field office to determine whether these noncompliance issues will have any affect on the Authority.

**LOUISVILLE METRO HOUSING AUTHORITY**

Louisville, Kentucky

**STATEMENT AND CERTIFICATION OF ACTUAL CAPITAL FUND GRANT COSTS**

June 30, 2009

	<u>KY36P001501-04</u>
1) Funds Approved	\$ 11,070,860
Funds Expended	<u>11,070,860</u>
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 11,070,860
Funds Expended	<u>11,070,860</u>
Excess of Funds Advanced	<u>\$ -</u>

- 2) The distribution of costs as shown on the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the Authority's records.
- 3) All modernization costs have been paid and all related liabilities have been discharged through payment.

	<u>KY36P001501-05</u>
1) Funds Approved	\$ 11,131,464
Funds Expended	<u>11,131,464</u>
Excess Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 11,131,464
Funds Expended	<u>11,131,464</u>
Excess Funds Advanced	<u>\$ -</u>

- 2) The distribution of costs as shown on the Actual Modernization Cost Certificate submitted to HUD for approval is in agreement with the Authority's records.
- 3) All modernization costs have been paid and all related liabilities have been discharged through payment.

**LOUISVILLE METRO HOUSING AUTHORITY**  
Louisville, Kentucky

**STATEMENT AND CERTIFICATION OF ACTUAL HOPE VI GRANT COSTS**

	<u>KY36URD001I102</u>
1) Funds Approved	\$ 20,000,000
Funds Expended	<u>20,000,000</u>
Excess Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 20,000,000
Funds Expended	<u>20,000,000</u>
Excess Funds Advanced	<u>\$ -</u>

- 2) The distribution of costs as shown on the Actual Hope VI Cost Certificate submitted to HUD for approval is in agreement with the Authority's records.
- 3) All Hope VI program costs have been paid and all related liabilities have been discharged through payment.

	<u>KY36URD001N102</u>
1) Funds Approved	\$ 200,000
Funds Expended	<u>200,000</u>
Excess Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 200,000
Funds Expended	<u>200,000</u>
Excess Funds Advanced	<u>\$ -</u>

- 2) The distribution of costs as shown on the Actual Hope VI Cost Certificate submitted to HUD for approval is in agreement with the Authority's records.
- 3) All Hope VI program costs have been paid and all related liabilities have been discharged through payment.

**LOUISVILLE METRO HOUSING AUTHORITY**  
Louisville, Kentucky

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
for the year ended June 30, 2009

	<u>FEDERAL C.F.D.A. NUMBER</u>	<u>FEDERAL EXPENDITURES</u>
<u>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</u>		
Direct Cash Assistance:		
Public Housing- Conventional Low Rent Program	14.850a	\$ 15,172,840
Section 8 MTW Program	14.871	64,731,272
Section 8 Moderate Rehabilitation Program	14.856	671,942
Capital Fund Program	14.872	14,315,409
Revitalization of Severely Distressed Public Housing (HOPE VI)	14.866	6,842,277
Resident Opportunity and Support Services	14.870	330,137
Disaster Housing Assistance Payments Grant	97.109	54,351
ARRA - Capital Fund Recovery Grant	14.885	1,297,228
<u>U.S. DEPARTMENT OF AGRICULTURE</u>		
Child and Adult Care Food Program	10.558	12,331
<u>Passed Through the State of Kentucky and the City of Louisville</u>		
Community Development Block Grant/Entitlement Grants	14.218	<u>1,184,348</u>
 TOTAL FEDERAL EXPENDITURES		 <u>\$ 104,612,135</u>

**Basis of Presentation**

The above schedule of expenditures of federal awards includes the federal grant activity of the Authority and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements



REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE  
AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED  
IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Board of Commissioners  
Louisville Metro Housing Authority  
Louisville, Kentucky

We have audited the financial statements of the Louisville Metro Housing Authority (the "Authority") as of and for the year ended June 30, 2009, and have issued our report thereon dated December 14, 2009. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial statements contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of deficiencies, that adversely affects the Authority's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Authority's financial statements that is more than inconsequential will not be prevented or detected by the Authority's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Authority's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily disclose all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

#### Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of the Board of Commissioners, management and grantor agencies and is not intended to be and should not be used by anyone other than these specific parties.

*McCauley, Nicolas & Company, LLC*

McCauley, Nicolas & Company, LLC  
Certified Public Accountants

Jeffersonville, Indiana  
December 14, 2009



REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH  
MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE  
IN ACCORDANCE WITH OMB CIRCULAR A-133

Board of Commissioners  
Louisville Metro Housing Authority  
Louisville, Kentucky

Compliance

We have audited the compliance of the Louisville Metro Housing Authority (the "Authority") with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) *Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended June 30, 2009. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Authority's compliance with those requirements.

In our opinion, the Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended June 30, 2009.

### Internal Control Over Compliance

The management of the Authority is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A control deficiency in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of the Board of Commissioners, management and grantor agencies and is not intended to be and should not be used by anyone other than these specific parties.

*McCauley, Nicolas & Company, LLC*

McCauley, Nicolas & Company, LLC  
Certified Public Accountants

Jeffersonville, Indiana  
December 14, 2009



**LOUISVILLE METRO HOUSING AUTHORITY**  
Louisville, Kentucky

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
for the year ended June 30, 2009

**A. SUMMARY OF AUDIT RESULTS**

1. The auditor's report expresses an unqualified opinion on the financial statements of Louisville Metro Housing Authority (the "Authority").
2. No significant deficiencies relating to the audit of the financial statements are reported in the Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*.
3. No instances of noncompliance material to the financial statements of the Authority were disclosed during the audit.
4. No significant deficiencies relating to the audit of the major federal award programs are reported in the Report on Compliance with Requirements Applicable to Each Major Program and Internal Control over Compliance in Accordance with OMB Circular A-133.
5. The auditor's report on compliance for the major federal award programs for the Authority expresses an unqualified opinion.
6. The audit disclosed no audit findings relating to major programs which are required to be reported under Section 510(a) of OMB Circular A-133.
7. The programs tested as major programs included:

<u>Description</u>	<u>Federal CFDA No.</u>
Public Housing- Conventional Low Rent Program	14.850
Capital Fund Program	14.872
Revitalization of Severely Distressed Public Housing (Hope VI)	14.866
ARRA – Capital Fund Recovery Grant	14.885

8. The threshold for distinguishing Type A and B programs was \$ 3,000,000.
9. The Authority was determined to be a low-risk auditee.

**B. FINDINGS—FINANCIAL STATEMENTS AUDIT**

None.

**C. FINDING—MAJOR FEDERAL AWARD PROGRAMS AUDIT**

There were no findings or questioned costs.

**LOUISVILLE METRO HOUSING AUTHORITY**  
Louisville, Kentucky

**SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS**  
for the year ended June 30, 2009

None



## INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED-UPON PROCEDURE

Board of Commissioners  
Louisville Metro Housing Authority  
Louisville, Kentucky

We have performed the procedure described in the second paragraph, which was agreed to by Louisville Metro Housing Authority (the Housing Authority) and the U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), solely to assist them in determining whether the electronic submission of certain information agrees with related hard copy documents included within the OMB Circular A-133 reporting package. The Housing Authority is responsible for the accuracy and completeness of the electronic submission. This agreed-upon procedures engagement was conducted in accordance with the attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedure is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedure described below either for the purpose for which this report has been requested or for any other purpose.

We compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed documents listed in the "Hard Copy Documents" column. The results of the performance of our agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the attached chart.

We were engaged to perform an audit in accordance with OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations, for the Housing Authority as of and for the year ended June 30, 2009, and have issued our reports thereon dated December 14, 2009. The information in the "Hard Copy Documents" column was included within the scope, or was a by-product of that audit. Further, our opinion on the fair presentation of the Financial Data Schedule (FDS) dated December 14, 2009, was expressed in relation to the basic financial statements of the Housing Authority taken as a whole.

A copy of the financial statement package required by OMB Circular A-133, which includes the auditor's reports, is available in its entirety from the Housing Authority. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

This report is intended solely for the information and use of the Housing Authority and the U.S. Department of Housing and Urban Development, REAC, and is not intended to be and should not be used by anyone other than these specified parties.

*McCauley, Nicolas & Company, LLC*  
McCauley, Nicolas & Company, LLC  
Certified Public Accountants

Jeffersonville, Indiana  
February 15, 2010

ATTACHMENT TO INDEPENDENT ACCOUNTANT'S REPORT  
ON APPLYING AGREED-UPON PROCEDURE

<b>UFRS Rule Information</b>	<b>Hard Copy Document(s)</b>	<b>Findings</b>
Balance Sheet and Revenue and Expense (data line items 111 to 13901)	Financial Data Schedule, all CFDA's	Agrees
Footnotes (data element G5000-010)	Footnotes to audited basic financial statements.	Agrees
Type of opinion on FDS (data element G3100-040)	Auditor's supplemental report on FDS	Agrees
Audit Findings Narrative (data element G5200-010)	Schedule of Findings and Questioned Costs	Agrees
General information (data element series G2000, G2100, G2200, G9000, G9100)	OMB Data Collection Form	Agrees
Financial statement report information (data element G3000-010 to G3000-050)	Schedule of Findings and Questioned Costs, Part 1 and OMB Data Collection Form	Agrees
Federal program report information (data element G4000-020 to G4000-040)	Schedule of Findings and Questioned Costs, Part 1 and OMB Data Collection Form	Agrees
Type of Compliance Requirement (G4200-020 & G4000-030)	OMB Data Collection Form	Agrees
Basic financial statements and auditor's reports required to be submitted electronically	Basic financial statements (inclusive of auditor reports)	Agrees

LOUISVILLE METRO HOUSING AUTHORITY

Financial Data Submission Summary  
Entity Wide Balance Sheet Summary  
June 30, 2009

	Project Total	Business Activities	14.182 N/C S/R Section 8	14.871 Housing Choice Vouchers	State/Local	14.870 Resident Opportunity and Support Service	10.558 Child and Adult Care Food Program	97.109 Disaster Housing Assistance	14.218 Community Development Block Grant	14.885 ARRA Capital Fund Recovery Grant
<b>ASSETS</b>	<b>\$ 7,485,362</b>	<b>\$ 14,767,781</b>	<b>\$ -</b>	<b>\$ 4,597,415</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
111 Cash - Unrestricted										
112 Cash - Restricted - Modernization and Development										
113 Cash - Other Restricted		581,022								
114 Cash - Tenant Security Deposits	341,902									
115 Cash - Restricted for Payment of Current Liabilities				15,502						
100 Total Cash	7,837,264	15,348,803		4,612,917						
121 Accounts Receivable - PHA Projects										
122 Accounts Receivable - HUD Other Projects	3,275,401					73,872	2,222		548,666	764,207
123 Accounts Receivable - Other Government	74,320									
124 Accounts Receivable - Miscellaneous	238,966	33,503								
125 Accounts Receivable - Tenants	199,778									
126.1 Allowance for Doubtful Accounts - Tenants	(4,493)									
126.2 Allowance for Doubtful Accounts - Other										
127 Notes, Loans, & Mortgages Receivable - Current		5,120								
128 Fraud Recovery										
128.1 Allowance for Doubtful Accounts - Fraud										
128 Accrued Interest Receivable										
120 Total Receivables, Net of Allowances for Doubtful Accounts	3,753,972	38,623				73,872	2,222		548,666	764,207
131 Investments - Unrestricted										
132 Investments - Restricted		1,435,559								
133 Investments - Restricted for Payment of Current Liability										
142 Prepaid Expenses and Other Assets	969,486	19,039		1,578						
143 Inventories										
143.1 Allowance for Obsolete Inventories										
144 Inter Program Due From	10,529,413	2,976,990			78,000			127,959		
145 Assets Held for Sale										
150 Total Current Assets	23,120,135	19,819,014		4,614,485	78,000	73,872	2,222	127,959	548,666	764,207
161 Land										
162 Buildings	5,105,548									
163 Furniture, Equipment & Machinery - Buildings	177,974,988	4,416,445								
164 Furniture, Equipment & Machinery - Administration	134,265									
165 Leasehold Improvements	698,670	30,200		900,157						
166 Accumulated Depreciation	(136,591,790)	(2,143,110)		(870,186)						
167 Construction in Progress										
168 Infrastructure										
160 Total Capital Assets, Net of Accumulated Depreciation	47,221,681	2,306,535		29,971						
171 Notes, Loans and Mortgages Receivable - Non-Current										
172 Notes, Loans, & Mortgages Receivable - Non-Current - Past Due	47,732,732	33,877								
173 Grants Receivable - Non-Current										
174 Other Assets										
176 Investments in Joint Ventures										
180 Total Non-Current Assets	94,954,413	2,340,412		29,971						
190 Total Assets	\$ 118,074,548	\$ 22,159,426	\$ -	\$ 4,644,456	\$ 78,000	\$ 73,872	\$ 2,222	\$ 127,959	\$ 548,666	\$ 764,207

LOUISVILLE METRO HOUSING AUTHORITY

Financial Data Submission Summary  
Entity Wide Balance Sheet Summary  
June 30, 2009

	Project Total	Business Activities	14.182 N/C S/R Section 8	14.871 Housing Choice Vouchers	State/Local	14.870 Resident Opportunity and Support Service	10.558 Child and Adult Care Food Program	97.109 Disaster Housing Assistance	14.218 Community Development Block Grant	14.885 ARRA Capital Fund Recovery Grant
<b>LIABILITIES</b>										
311 Bank Overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312 Accounts Payable < 90 Days	428,694	20,062	-	39,070	-	8,547	-	-	546,812	566,284
313 Accounts Payable > 90 Days Past Due	-	-	-	-	-	-	-	-	-	-
321 Accrued Wage/Payroll Taxes Payable	144,312	5,216	-	53,747	-	3,124	-	-	-	-
322 Accrued Compensated Absence - Current Portion	59,017	-	-	10,263	-	-	-	-	-	-
324 Accrued Compensated Absence - Non-Current	-	-	-	-	-	-	-	-	-	-
325 Accrued Interest Payable	-	-	-	-	-	-	-	-	-	-
331 Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-	-	-	-
332 Accounts Payable - PHA Projects	-	-	-	-	-	-	-	-	-	-
333 Accounts Payable - Other Government	-	-	-	-	-	-	-	-	-	-
341 Tenant Security Deposits	340,135	-	-	-	-	-	-	-	-	-
342 Deferred Revenues	35,337	-	-	-	-	-	-	-	-	-
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds	-	280,000	-	-	-	-	-	-	-	-
344 Current Portion of Long-term Debt - Operating Borrowings	-	30,725	-	-	-	-	-	-	-	-
345 Other Current Liabilities	154,369	-	-	15,502	-	-	-	-	-	30,109
346 Accrued Liabilities - Other	403,981	-	-	20,057	-	-	-	-	-	-
347 Inter Program - Due To	28,027,132	282,195	-	632,023	-	62,201	2,213	-	1,854	187,814
348 Loan Liability - Current	-	-	-	-	-	-	-	-	-	-
310 Total Current Liabilities	29,592,977	618,298	-	770,862	-	73,872	2,222	-	548,666	784,207
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	625,000	-	-	-	-	-	-	-	-
352 Long-term Debt, Net of Current - Operating Borrowings	-	-	-	-	-	-	-	-	-	-
353 Non-current Liabilities - Other	1,599,118	-	-	977,826	-	-	-	-	-	-
354 Accrued Compensated Absence - Non-Current	999,210	-	-	278,028	-	-	-	-	-	-
355 Loan Liability - Non-Current	-	-	-	-	-	-	-	-	-	-
356 FASB 5 Liabilities	-	-	-	-	-	-	-	-	-	-
357 Accrued Pension and OPEB Liabilities	-	-	-	-	-	-	-	-	-	-
350 Total Non-Current Liabilities	2,598,328	625,000	-	1,253,854	-	-	-	-	-	-
300 Total Liabilities	32,181,305	1,243,298	-	2,024,516	-	73,872	2,222	-	548,666	784,207
<b>NET ASSETS</b>										
508.1 Invested in Capital Assets, Net of Related Debt	-	-	-	-	-	-	-	-	-	-
509.2 Fund Balance - Reserved	47,221,681	1,401,535	-	29,971	-	-	-	-	-	-
511.2 Unreserved, Designated Fund Balance	-	-	-	-	-	-	-	-	-	-
511.1 Restricted Net Assets	39,599,943	4,924,642	-	-	-	-	-	-	-	-
512.1 Unrestricted Net Assets	(928,381)	14,589,951	-	2,589,979	-	-	-	127,959	-	-
512.2 Unreserved, Undesignated Fund Balance	-	-	-	-	-	-	-	-	-	-
513 Total Equity/Net Assets	85,893,243	20,916,128	-	2,619,950	78,000	-	-	127,959	-	-
600 Total Liabilities and Equity/Net Assets	\$ 118,074,548	\$ 22,159,426	\$ -	\$ 4,644,466	\$ 78,000	\$ 73,872	\$ 2,222	\$ 127,959	\$ 548,666	\$ 784,207

## LOUISVILLE METRO HOUSING AUTHORITY

Financial Data Submission Summary  
Entity Wide Balance Sheet Summary  
June 30, 2009

	14.866 Hope VI	14.866 Section 8 Mod Rehab	Central Office Cost Center	Subtotal	Eliminations	Total
<b>ASSETS</b>						
111. Cash - Unrestricted	\$	\$ 60,018	\$ 8,125,564	\$ 35,046,140	\$	\$ 35,046,140
112. Cash - Restricted - Modernization and Development	-	-	-	-	-	-
113. Cash - Other Restricted	-	-	-	581,022	-	581,022
114. Cash - Tenant Security Deposits	-	-	-	341,902	-	341,902
115. Cash - Restricted for Payment of Current Liabilities	-	-	-	15,502	-	15,502
100. Total Cash	-	60,018	8,125,564	35,984,566	-	35,984,566
121. Accounts Receivable - PMA Projects	-	-	-	-	-	-
122. Accounts Receivable - HUD Other Projects	-	-	-	-	-	-
123. Accounts Receivable - Other Government	-	84,425	5,675	4,587,466	-	4,587,466
125. Accounts Receivable - Miscellaneous	-	-	-	625,208	-	625,208
126. Accounts Receivable - Tenants	-	-	891,972	1,164,441	-	1,164,441
128.1 Allowance for Doubtful Accounts - Tenants	-	-	-	199,778	-	199,778
128.2 Allowance for Doubtful Accounts - Other	-	-	-	(4,493)	-	(4,493)
127. Notes, Loans, & Mortgages Receivable - Current	-	-	571,607	576,727	-	576,727
128. Fiscal Recovery	-	-	-	-	-	-
128.1 Allowance for Doubtful Accounts - Fraud	-	-	-	-	-	-
129. Accrued Interest Receivable	-	-	-	-	-	-
120. Total Receivables, Net of Allowances for Doubtful Accounts	-	84,425	1,469,254	7,149,127	-	7,149,127
131. Investments - Unrestricted	-	-	-	-	-	-
132. Investments - Restricted	-	-	-	1,435,559	-	1,435,559
135. Investments - Restricted for Payment of Current Liability	-	-	-	-	-	-
142. Prepaid Expenses and Other Assets	-	-	48,432	1,038,535	-	1,038,535
143. Inventories	-	-	949,365	949,365	-	949,365
143.1 Allowance for Obsolete Inventories	-	-	-	-	(32,551,675)	(32,551,675)
144. Inter Program Due From	14,709,338	9,072	4,121,903	32,551,675	-	131,587
145. Assets Held for Sale	131,587	-	-	131,587	-	-
150. Total Current Assets	15,224,811	152,515	14,714,518	79,240,414	(32,551,675)	46,688,739
161. Land	-	-	-	-	-	-
162. Buildings	-	-	5,509,768	10,615,316	-	10,615,316
163. Furniture, Equipment & Machinery - Overlays	6,189,956	-	1,917,200	190,401,491	-	190,401,491
164. Furniture, Equipment & Machinery - Administration	-	-	-	134,265	-	134,265
165. Leasehold Improvements	21,648	-	2,933,406	4,584,081	-	4,584,081
166. Accumulated Depreciation	(438,743)	-	(4,167,070)	(144,230,899)	-	(144,230,899)
167. Construction in Progress	-	-	-	-	-	-
168. Infrastructure	-	-	-	-	-	-
160. Total Capital Assets, Net of Accumulated Depreciation	5,772,793	-	6,173,304	61,504,254	-	61,504,254
171. Notes, Loans and Mortgages Receivable - Non-Current	-	-	-	-	-	-
172. Notes, Loans, & Mortgages Receivable - Non Current - Past Due	-	-	-	47,766,609	-	47,766,609
173. Grants Receivable - Non Current	-	-	-	-	-	-
174. Other Assets	-	-	-	-	-	-
176. Investments in Joint Ventures	-	-	-	-	-	-
180. Total Non-Current Assets	5,772,793	-	6,173,304	109,270,863	-	109,270,863
190. Total Assets	\$ 20,997,574	\$152,515	\$ 20,887,822	\$ 189,511,277	\$ (32,551,675)	\$ 155,959,602

LOUISVILLE METRO HOUSING AUTHORITY

Financial Data Submission Summary  
Entity Wide Balance Sheet Summary  
June 30, 2009

	14,886 Hope VI	14,886 Section 8 Mod Rehab	Central Office Cost Center	Subtotal	Eliminations	Total
<b>LIABILITIES</b>						
311 Bank Overdraft	\$ -	\$ -	\$ 45,308	\$ -	\$ -	\$ 45,308
312 Accounts Payable < 90 Days	-	-	-	1,854,786	-	1,854,786
313 Accounts Payable > 90 Days Past Due	-	-	-	-	-	-
321 Accrued Wage/Payroll Taxes Payable	-	-	266,351	472,850	-	472,850
322 Accrued Compensated Absences - Current Portion	-	-	56,122	125,402	-	125,402
324 Accrued Contingency Liability	-	-	-	-	-	-
325 Accrued Interest Payable	-	-	-	-	-	-
331 Accounts Payable - HUD PHA Programs	-	22,300	-	22,300	-	22,300
332 Accounts Payable - PHA Projects	-	-	-	-	-	-
333 Accounts Payable - Other Government	-	-	-	-	-	-
341 Tenant Security Deposits	-	-	-	-	-	-
342 Deferred Revenues	-	-	-	340,135	-	340,135
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds	-	-	-	35,337	-	35,337
344 Current Portion of Long-term Debt - Operating Borrowings	-	-	-	280,000	-	280,000
345 Other Current Liabilities	201,875	-	94,551	496,941	-	496,941
346 Accrued Liabilities - Other	-	-	424,038	-	-	424,038
347 Intra Program - Due To	182,211	-	3,194,032	32,551,875	(32,551,875)	-
348 Loan Liability - Current	-	-	-	-	-	-
310 Total Current Liabilities	383,886	22,300	3,626,374	36,403,464	(32,551,875)	3,861,789
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	-	-	625,000	-	625,000
352 Long-term Debt, Net of Current - Operating Borrowings	-	-	-	-	-	-
353 Non-current Liabilities - Other	-	-	4,995,691	7,562,835	-	7,562,835
354 Accrued Compensated Absences - Non Current	-	-	1,441,256	2,716,494	-	2,716,494
355 Loan Liability - Non Current	-	-	-	-	-	-
356 FASB 5 Liabilities	-	-	-	-	-	-
357 Accrued Pension and OPEB Liabilities	-	-	-	-	-	-
350 Total Non-Current Liabilities	-	-	6,436,947	10,904,129	-	10,904,129
300 Total Liabilities	383,886	22,300	10,063,321	47,307,593	(32,551,875)	14,759,018
<b>NET ASSETS</b>						
508.1 Invested in Capital Assets, Net of Related Debt	5,772,763	-	6,173,304	60,599,254	-	60,599,254
509.2 Fund Balance Reserved	-	-	-	-	-	-
511.2 Unreserved, Designated Fund Balance	-	-	-	-	-	-
511.1 Restricted Net Assets	14,840,925	-	-	-	-	14,840,925
512.1 Unrestricted Net Assets	-	130,215	4,651,197	59,443,510	-	59,443,510
512.2 Unreserved, Unassigned Fund Balance	-	-	-	21,160,920	-	21,160,920
513 Total Equity/Net Assets	20,613,688	130,215	10,824,501	141,203,684	-	141,203,684
600 Total Liabilities and Equity/Net Assets	\$ 20,693,574	\$ 152,515	\$ 20,887,822	\$ 188,511,277	\$ (32,551,875)	\$ 155,959,602



LOUISVILLE METRO HOUSING AUTHORITY

Financial Data Submission Summary  
Entity Wide Revenue and Expense Summary  
June 30, 2009

	Project Total	Business Activities	14.182 N/C S/R Section 8	14.871 Housing Choice Vouchers	State/Local	14.870 Resident Opportunity and Support Services	10.558 Child and Adult Care Food Program	97.109 Disaster Housing Assistance
<b>REVENUE</b>								
70300 Net Tenant Rental Revenue	\$ 5,932,791	\$ 640,994	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70400 Tenant Revenue - Other	184,397	-	-	-	-	-	-	-
70500 Total Tenant Revenue	6,117,188	640,994	-	-	-	-	-	-
70600 HUD PHA Operating Grants	28,735,463	-	-	64,731,272	-	330,137	-	54,351
70610 Capital Grants	752,786	-	-	-	-	-	-	-
70700 Management Fee	-	-	-	-	-	-	-	-
70720 Asset Management Fee	-	-	-	-	-	-	-	-
70730 Book Keeping Fee	-	-	-	-	-	-	-	-
70740 Front Line Service Fee	-	-	-	-	-	-	-	-
70750 Other Fees	-	-	-	-	-	-	-	-
70700 Total Fee Revenue	-	-	-	-	-	-	-	-
70800 Other Government Grants	-	-	-	-	-	-	-	-
71100 Investment Income - Unrestricted	121,338	129,584	-	145,532	-	-	12,331	-
71200 Mortgage Interest Income	2,272,819	2,648	-	-	-	-	-	-
71300 Proceeds from Disposition of Assets Held for Sale	-	-	-	-	-	-	-	-
71310 Cost of Sale of Assets	-	-	-	-	-	-	-	-
71400 Fraud Recovery	-	-	-	-	-	-	-	-
71500 Other Revenue	828,595	419,143	-	-	-	-	-	-
71600 Gain or Loss on Sale of Capital Assets	25,460	-	-	-	-	-	-	-
72000 Investment Income - Restricted	245,320	41,723	-	-	-	-	-	-
70000 Total Revenue	39,096,969	1,234,092	-	64,876,804	-	330,137	12,331	54,351
<b>EXPENSES</b>								
91100 Administrative Salaries	1,908,680	127,176	-	1,951,583	-	-	-	-
91200 Auditing Fees	15,219	-	-	13,984	-	-	-	-
91300 Management Fee	3,067,366	-	-	1,358,860	-	-	-	-
91310 Book-keeping Fee	330,263	-	-	849,302	-	-	-	-
91400 Advertising and Marketing	278	-	-	-	-	-	-	-
91500 Employee Benefit Contributions - Administrative	527,208	56,493	-	624,453	-	-	-	-
91600 Office Expenses	520,672	4,854	-	1,093	-	-	-	-
91700 Legal Expense	64,089	3,244	-	12,091	-	-	-	-
91800 Travel	520	-	-	-	-	-	-	-
91810 Allocated Overhead	-	-	-	-	-	-	-	-
91900 Other	2,016,473	10,887	-	1,092,268	-	-	-	-
91000 Total Operating - Administrative	8,450,748	202,654	-	5,903,664	-	-	-	-
92000 Asset Management Fee	492,170	-	-	-	-	-	-	-
92100 Tenant Services - Salaries	143,055	95,327	-	185,789	-	205,526	-	3,672
92200 Relocation Costs	137,015	5,874	-	-	-	-	-	-
92300 Employee Benefit Contributions - Tenant Services	52,374	-	-	59,447	-	18,186	-	1,102
92400 Tenant Services - Other	271,129	58,319	-	448,686	-	106,425	13,757	-
92500 Total Tenant Services	903,573	160,520	-	693,922	-	330,137	13,757	4,774

LOUISVILLE METRO HOUSING AUTHORITY

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	Project Total	Business Activities	14.182 N/C S/R Section 8	14.871 Housing Choice Vouchers	State/Local	14.870 Resident Opportunity and Support Services	10.558 Child and Adult Care Food Program	97.109 Disaster Housing Assistance
93100 Water	986,748	-	-	-	-	-	-	-
93200 Electricity	2,531,953	97,703	-	-	-	-	-	-
93300 Gas	3,081,778	23,207	-	-	-	-	-	-
93400 Fuel	-	-	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-	-	-
93600 Sewer	-	-	-	-	-	-	-	-
93700 Employee Benefit Contributions - Utilities	1,117,776	-	-	-	-	-	-	-
93800 Other Utilities Expense	-	-	-	-	-	-	-	-
93900 Total Utilities	7,718,255	120,910	-	-	-	-	-	-
94100 Ordinary Maintenance and Operations - Labor	-	-	-	-	-	-	-	-
94200 Ordinary Maintenance and Operations - Materials and Other	3,560,804	91,329	-	-	-	-	-	-
94300 Ordinary Maintenance and Operations Contracts	847,614	30,094	-	1,047	-	-	-	-
94500 Employee Benefit Contributions - Ordinary Maintenance	5,995,477	169,993	-	20,510	-	-	-	-
94600 Total Maintenance	1,301,821	28,039	-	-	-	-	-	-
	11,706,716	319,455	-	21,557	-	-	-	-
95100 Protective Services - Labor	73,910	-	-	-	-	-	-	-
95200 Protective Services - Other Contract Costs	991,819	588	-	-	-	-	-	-
95300 Protective Services - Other	4,029	-	-	-	-	-	-	-
95500 Employee Benefit Contributions - Protective Services	27,105	-	-	-	-	-	-	-
95600 Total Protective Services	1,096,863	588	-	-	-	-	-	-
96110 Property Insurance	195,819	3,165	-	366	-	-	-	-
96120 Liability Insurance	163,133	-	-	-	-	-	-	-
96130 Workmen's Compensation	174,917	-	-	63,687	-	-	-	-
96140 All Other Insurance	18,528	-	-	-	-	-	-	-
96100 Total Insurance Premiums	552,397	3,165	-	64,073	-	-	-	-
96200 Other General Expenses	-	-	-	-	-	-	-	-
96210 Compensated Absences	1,283,502	23,350	-	475	-	-	-	-
96300 Payments in Lieu of Taxes	81,517	-	-	76,221	-	-	-	-
96400 Bad debt - Tenant Rents	149,027	-	-	-	-	-	-	-
96500 Bad debt - Mortgages	-	9,942	-	-	-	-	-	-
96600 Bad debt - Other	-	-	-	-	-	-	-	-
96800 Severance Expense	21,599	-	-	10,062	-	-	-	-
96900 Total Other General Expenses	1,535,645	33,292	-	86,758	-	-	-	-
96710 Interest of Mortgage for Bonds Payable	-	-	-	-	-	-	-	-
96720 Interest on Notes Payable (Short and Long Term)	4,928,902	42,410	-	-	-	-	-	-
96730 Amortization of Bond Issue Costs	-	7,775	-	-	-	-	-	-
96700 Total Interest Expense and Amortization Cost	4,928,902	50,185	-	-	-	-	-	-
96900 Total Operating Expenses	37,085,269	890,769	-	5,769,974	-	330,137	13,757	4,774
97000 Excess of Operating Revenue over Operating Expenses	2,013,700	343,323	-	58,106,830	-	-	(1,426)	49,577

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Entity Wide Revenue and Expense Summary  
June 30, 2009

	Project Total	Business Activities	14.182 N/C S/R Section 8	14.871 Housing Choice Vouchers	14.870 Resident Opportunity and Support Services	10.558 Child and Adult Care Food Program	97.109 Disaster Housing Assistance
97100 Extraordinary Maintenance	1,162,345	307,245	-	-	-	-	-
97200 Casualty Losses - Non-capitalized	-	-	-	-	-	-	-
97300 Housing Assistance Payments	19,098	-	-	64,997,352	-	-	47,816
97350 HAP Portability-In	-	-	-	-	-	-	-
97400 Depreciation Expense	4,653,059	224,438	-	9,902	-	-	-
97500 Fraud Losses	-	-	-	-	-	-	-
97600 Capital Outlays - Governmental Funds	-	-	-	-	-	-	-
97700 Debt Principal Payment - Governmental Funds	-	-	-	-	-	-	-
97800 Dwelling Units Rent Expense	-	-	-	-	-	-	-
98000 Total Expenses	42,919,811	1,422,452	-	71,777,226	330,137	13,757	52,590
10010 Operating Transfer In	-	-	-	-	-	-	-
10020 Operating Transfer Out	4,989,939	-	-	5,000,000	-	-	-
10030 Operating Transfers from/to Primary Government	(4,989,939)	(5,000,000)	-	-	-	-	-
10040 Operating Transfers from/to Component Unit	-	-	-	-	-	-	-
10050 Proceeds from Notes, Loans and Bonds	-	-	-	-	-	-	-
10060 Proceeds from Property Sales	-	-	-	-	-	-	-
10070 Extraordinary Items, Net Gain/Loss	-	-	-	-	-	-	-
10080 Special Items (Net Gain/Loss)	-	-	-	-	-	-	-
10091 Inter Project Excess Cash Transfer In	-	-	-	-	-	-	-
10092 Inter Project Excess Cash Transfer Out	-	-	-	-	-	-	-
10093 Transfers between Program and Project - In	3,075,336	-	-	-	-	-	-
10094 Transfers between Program and Project - Out	-	(1,462,138)	-	(1,508,614)	-	-	-
10100 Total Other Financing Sources (Uses)	3,075,336	(6,462,138)	-	3,491,366	-	-	-
10900 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	(745,506)	(6,650,496)	-	(3,409,038)	-	(1,426)	1,761
11020 Required Annual Debt Principal Payments	-	270,000	-	-	-	-	-
11030 Beginning Equity	79,170,297	27,000,485	566,141	6,017,000	78,000	1,426	126,198
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	-	-	-	-	-
11050 Changes in Compensated Absence Balance	7,466,452	566,141	(566,141)	11,988	-	-	-
11060 Changes in Contingent Liability Balance	-	-	-	-	-	-	-
11070 Changes in Unrecognized Pension Transition Liability	-	-	-	-	-	-	-
11080 Changes in Special Term/Severance Benefits Liability	-	-	-	-	-	-	-
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-	-	-
11100 Changes in Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-
11170 Administrative Fee Equity	-	-	-	2,886,030	-	-	-
11180 Housing Assistance Payments Equity	-	-	-	(266,080)	-	-	-
11190 Unit Months Available	49,128	-	-	113,068	-	-	240
11210 Number of Unit Months Leased	44,035	-	-	113,240	-	-	134
11270 Excess Cash	2,867,148	-	-	-	-	-	-
11610 Land Purchases	-	-	-	-	-	-	-
11620 Building Purchases	-	-	-	-	-	-	-
11630 Furniture & Equipment - Dwelling Purchases	630,133	-	-	-	-	-	-
11640 Furniture & Equipment - Administrative Purchases	64,482	-	-	-	-	-	-
11650 Leasehold Improvements Purchases	58,171	-	-	-	-	-	-
11660 Infrastructure Purchases	-	-	-	-	-	-	-
13510 CFFP Debt Service Payments	-	-	-	-	-	-	-
13801 Replacement Housing Factor Funds	715,731	-	-	-	-	-	-

LOUISVILLE METRO HOUSING AUTHORITY

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Entity Wide Revenue and Expense Summary  
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	14.218 Community Development Block Grant	14.885 ARRA Capital Fund Recovery Grant	14.866 Hope VI	14.866 Section 8 Mod Rehab	Central Office Cost Center	Subtotal	Eliminations	Total
<b>REVENUE</b>								
70300 Net Tenant Rental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,573,785	\$ (397,002)	\$ 6,176,783
70400 Tenant Revenue - Other	-	-	-	-	-	184,397	-	-
70500 Total Tenant Revenue	-	-	-	-	-	6,758,182	(397,002)	6,361,180
70600 HUD PHA Operating Grants	-	1,297,228	3,129,195	671,942	-	98,949,588	-	98,949,588
70610 Capital Grants	-	-	3,713,082	-	-	4,465,868	-	4,465,868
70710 Management Fee	-	-	-	-	4,426,247	4,426,247	(4,426,247)	-
70720 Asset Management Fee	-	-	-	-	492,170	492,170	(492,170)	-
70730 Book Keeping Fee	-	-	-	-	1,179,565	1,179,565	(1,179,565)	-
70740 Front Line Service Fee	-	-	-	-	4,120,552	4,120,552	(4,120,552)	-
70750 Other Fees	-	-	-	-	405,312	405,312	(121,592)	283,730
70700 Total Fee Revenue	-	-	-	-	10,623,846	10,623,846	(10,340,116)	283,730
70800 Other Government Grants	1,184,348	-	-	-	-	1,196,679	-	1,196,679
71100 Investment Income - Unrestricted	-	-	-	761	50,505	447,720	-	447,720
71200 Mortgage Interest Income	-	-	-	-	-	2,275,467	-	2,275,467
71300 Proceeds from Disposition of Assets Held for Sale	-	-	-	-	-	-	-	-
71310 Cost of Sale of Assets	-	-	-	-	-	-	-	-
71400 Fraud Recovery	-	-	-	-	-	-	-	-
71500 Other Revenue	-	-	-	-	-	-	-	-
71900 Gain or Loss on Sale of Capital Assets	-	-	-	-	54,349	1,302,087	-	1,302,087
72000 Investment Income - Restricted	-	-	-	-	26,968	52,428	-	52,428
70000 Total Revenue	1,184,348	1,297,228	6,842,277	672,703	10,755,668	126,358,908	(10,737,118)	115,621,790
<b>EXPENSES</b>								
91100 Administrative Salaries	-	62,916	338,649	23,784	3,219,478	7,632,246	-	7,632,246
91200 Auditing Fees	-	-	-	199	6,088	35,500	-	35,500
91300 Management Fee	-	-	-	-	-	4,426,246	(4,426,246)	-
91310 Book-keeping Fee	-	-	-	-	-	1,179,565	(1,179,565)	-
91400 Advertising and Marketing	-	-	-	-	24,467	24,745	-	24,745
91500 Employee Benefit Contributions - Administrative	-	-	-	7,605	1,086,374	2,302,133	-	2,302,133
91600 Office Expenses	-	-	-	-	570,248	1,095,774	-	1,095,774
91700 Legal Expense	-	-	-	13	43,517	111,956	-	111,956
91800 Travel	-	-	-	146	14,746	27,503	-	27,503
91810 Allocated Overhead	-	-	-	-	-	-	-	-
91900 Other	2,071	1,950	217,894	12,618	-	3,354,191	(397,002)	2,957,189
91000 Total Operating - Administrative	2,071	64,896	556,543	44,365	4,964,918	20,189,859	(6,002,813)	14,187,046
92000 Asset Management Fee	-	-	-	-	-	492,170	(492,170)	-
92100 Tenant Services - Salaries	-	-	-	2,264	8,743	644,376	-	644,376
92200 Relocation Costs	-	-	135	-	-	144,024	-	144,024
92300 Employee Benefit Contributions - Tenant Services	-	-	-	724	2,901	134,734	-	134,734
92400 Tenant Services - Other	-	-	384,196	6,204	27,176	1,315,892	-	1,315,892
92500 Total Tenant Services	-	-	384,331	9,192	38,820	2,239,026	-	2,239,026

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	14,218 Community Development Block Grant	14,885 ARRA Capital Fund Recovery Grant	14,866 Hope VI	14,856 Section 8 Mod Rehab	Central Office Cost Center	Subtotal	Eliminations	Total
93100 Water	-	-	-	-	1,138	987,946	-	987,946
93200 Electricity	-	-	-	-	4,347	2,634,003	-	2,634,003
93300 Gas	-	-	-	-	2,014	3,106,999	-	3,106,999
93400 Fuel	-	-	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-	-	-
93600 Sewer	-	-	-	-	-	-	-	-
93700 Employee Benefit Contributions - Utilities	-	-	-	-	1,411	1,119,187	-	1,119,187
93800 Other Utilities Expense	-	-	-	-	-	-	-	-
93900 Total Utilities	-	-	-	-	8,970	7,848,135	-	7,848,135
94100 Ordinary Maintenance and Operations - Labor	-	-	-	-	-	-	-	-
94200 Ordinary Maintenance and Operations - Materials and Other	-	-	-	-	2,144,820	5,796,953	-	5,796,953
94300 Ordinary Maintenance and Operations Contracts	-	-	-	12	113,472	992,239	-	992,239
94500 Employee Benefit Contributions - Ordinary Maintenance	-	-	-	250	140,489	6,327,719	(4,242,135)	2,085,584
94000 Total Maintenance	-	-	-	262	723,765	2,063,625	-	2,063,625
95100 Protective Services - Labor	-	-	-	-	3,122,546	15,170,536	(4,242,135)	10,928,401
95200 Protective Services - Other Contract Costs	-	-	-	-	-	73,910	-	73,910
95300 Protective Services - Other	-	-	-	-	21,135	1,013,542	-	1,013,542
95500 Employee Benefit Contributions - Protective Services	-	-	-	-	39	4,068	-	4,068
95000 Total Protective Services	-	-	-	-	21,174	1,118,625	-	1,118,625
96110 Property Insurance	-	-	-	-	4,494	203,864	-	203,864
96120 Liability Insurance	-	-	-	-	-	163,133	-	163,133
96130 Workmen's Compensation	-	-	-	773	100,402	339,779	-	339,779
96140 All Other Insurance	-	-	-	-	38,627	57,155	-	57,155
96100 Total Insurance Premiums	-	-	-	773	143,523	763,931	-	763,931
96200 Other General Expenses	-	-	-	6	2,569	1,309,902	-	1,309,902
96210 Compensated Absences	-	-	-	929	146,610	305,277	-	305,277
96300 Payments in Lieu of Taxes	-	-	-	-	-	-	-	-
96400 Bad debt - Tenant Rents	-	-	-	-	-	149,027	-	149,027
96500 Bad debt - Mortgages	-	-	-	-	-	9,942	-	9,942
96600 Bad debt - Other	-	-	-	-	-	-	-	-
96800 Severance Expense	-	-	-	122	55,019	86,802	-	86,802
96000 Total Other General Expenses	-	-	-	1,057	204,198	1,860,950	-	1,860,950
96710 Interest of Mortgage (or Bonds) Payable	-	-	-	-	-	-	-	-
96720 Interest on Notes Payable (Short and Long Term)	-	-	-	-	-	42,410	-	42,410
96730 Amortization of Bond Issue Costs	-	-	-	-	-	4,928,902	-	4,928,902
96700 Total Interest Expense and Amortization Cost	-	-	-	-	-	7,775	-	7,775
96800 Total Operating Expenses	-	-	-	-	-	4,979,087	-	4,979,087
97000 Excess of Operating Revenue over Operating Expenses	2,071	64,896	940,874	55,649	8,504,149	54,692,319	(10,737,118)	43,925,201
	1,182,277	1,232,332	5,901,403	617,054	2,251,519	71,696,589	-	71,696,589

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	14.218 Community Development Block Grant	14.885 ARRA Capital Fund Recovery Grant	14.865 Hope VI	14.856 Section 8 Mod Rehab	Central Office Cost Center	Subtotal	Eliminations	Total
97100 Extraordinary Maintenance	1,182,277	1,232,332	1,191,165	-	-	5,075,364	-	5,075,364
97200 Casualty Losses - Non-Capitalized	-	-	-	-	-	-	-	-
97300 Housing Assistance Payments	-	-	-	605,007	-	65,669,273	-	65,669,273
97350 MAP Portability-In	-	-	-	-	-	-	-	-
97400 Depreciation Expense	-	-	-	-	-	-	-	-
97500 Fraud Losses	-	-	313,822	-	198,766	5,400,027	-	5,400,027
97600 Capital Outlays - Governmental Funds	-	-	-	-	-	-	-	-
97700 Debt Principal Payment - Governmental Funds	-	-	-	-	-	-	-	-
97800 Dwelling Units Rent Expense	-	-	-	-	-	-	-	-
99000 Total Expenses	1,184,348	1,297,228	2,445,861	660,656	8,702,915	130,806,983	(10,737,118)	120,069,865
10010 Operating Transfer In	-	-	-	-	-	-	-	-
10020 Operating Transfer Out	-	-	-	-	-	-	-	-
10030 Operating Transfers from/to Primary Government	-	-	-	-	-	9,989,939	-	9,989,939
10040 Operating Transfers from/to Component Unit	-	-	-	-	-	(9,989,939)	-	(9,989,939)
10050 Proceeds from Notes, Loans and Bonds	-	-	-	-	-	-	-	-
10060 Proceeds from Property Sales	-	-	-	-	-	-	-	-
10070 Extraordinary Items, Net Gain/Loss	-	-	-	-	-	-	-	-
10080 Special Items (Net Gain/Loss)	-	-	-	-	-	-	-	-
10091 Inter Project Excess Cash Transfer In	-	-	-	-	-	-	-	-
10092 Inter Project Excess Cash Transfer Out	-	-	-	-	-	-	-	-
10093 Transfers between Program and Project - In	-	-	-	-	(104,584)	2,970,752	-	2,970,752
10094 Transfers between Project and Program - Out	-	-	-	-	(104,584)	(2,970,752)	-	(2,970,752)
10100 Total Other financing Sources (Uses)	-	-	-	-	(104,584)	-	-	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-	-	4,396,416	12,047	1,948,169	(4,448,075)	-	(4,448,075)
11020 Required Annual Debt Principal Payments	-	-	-	-	-	-	-	-
11030 Beginning Equity	-	-	-	-	-	270,000	-	270,000
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	23,726,954	118,168	8,847,090	145,651,759	-	145,651,759
11050 Changes in Compensated Absence Balance	-	-	(7,509,682)	-	29,242	-	-	-
11060 Changes in Contingent Liability Balance	-	-	-	-	-	-	-	-
11070 Changes in Unrecognized Pension Transition Liability	-	-	-	-	-	-	-	-
11080 Changes in Special Term/Severance Benefits Liability	-	-	-	-	-	-	-	-
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-	-	-	-	-
11100 Changes in Allowance for Doubtful Accounts - Other	-	-	-	-	-	-	-	-
11170 Administrative Fee Equity	-	-	-	-	-	-	-	-
11180 Housing Assistance Payments Equity	-	-	-	-	-	2,886,030	-	2,886,030
11190 Unit Months Available	-	-	-	-	-	(266,080)	-	(266,080)
11210 Number of Unit Months Leased	-	-	-	1,560	-	164,016	-	164,016
11270 Excess Cash	-	-	-	1,382	-	158,791	-	158,791
11610 Land Purchases	-	-	-	-	-	2,867,148	-	2,867,148
11620 Building Purchases	-	-	-	-	-	-	-	-
11630 Furniture & Equipment - Dwelling Purchases	-	-	-	-	-	630,133	-	630,133
11640 Furniture & Equipment - Administrative Purchases	-	-	-	-	-	64,482	-	64,482
11650 Leasehold Improvements Purchases	-	-	-	-	102,613	160,784	-	160,784
11660 Infrastructure Purchases	-	-	-	-	-	-	-	-
13510 CFFP Debt Service Payments	-	-	-	-	-	-	-	-
13901 Replacement Housing Factor Funds	-	-	-	-	-	716,731	-	716,731

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111 Cash - Unrestricted	KY001000005	KY001000002	KY001000003	KY001000004	KY001000012	KY001000013	KY001000014	KY001000017	KY001000018	KY001000027	KY001000030
112 Cash - Restricted - Modernization and Development	\$ 1,225,022	\$ 1,288,784	\$ 1,298,531	\$ 564,709	\$ 1,154,674	\$ 383,539	\$ 564,811	\$ 589,923	\$ 300	\$	\$
113 Cash - Other Restricted											
114 Cash - Tenant Security Deposits	34,355	63,460	53,805	30,830	33,366	9,661	20,630	24,128	12,966		
115 Cash - Restricted for Payment of Current Liabilities											
100 Total Cash	<u>1,259,417</u>	<u>1,352,244</u>	<u>1,352,336</u>	<u>695,539</u>	<u>1,188,040</u>	<u>393,200</u>	<u>585,441</u>	<u>614,051</u>	<u>13,266</u>		
121 Accounts Receivable - PHA Projects											
122 Accounts Receivable - HUD Other Projects											
124 Accounts Receivable - Other Government	13,600	3,350	3,495	12,970		975	1,485	18,790	657,464	995	
125 Accounts Receivable - Miscellaneous											
126 Accounts Receivable - Tenants	39,219	39,967	37,729	27,044	13,196	1,027	4,651	19,374	1,836	(29)	
126.1 Allowance for Doubtful Accounts - Tenants	(878)	(1,450)	(439)	(171)	(854)	(15)	(75)	(574)			
126.2 Allowance for Doubtful Accounts - Other											
127 Notes, Loans, & Mortgages Receivable - Current											
128 Fraud Recovery											
129 Allowance for Doubtful Accounts - Fraud											
129.1 Allowance for Doubtful Accounts - Fraud											
120 Total Receivables, Net of Allowances for Doubtful Accounts	<u>51,941</u>	<u>41,863</u>	<u>40,785</u>	<u>39,843</u>	<u>12,342</u>	<u>1,987</u>	<u>6,061</u>	<u>37,590</u>	<u>640,266</u>		
131 Investments - Unrestricted											
132 Investments - Restricted											
135 Investments - Restricted for Payment of Current Liability											
142 Prepaid Expenses and Other Assets	139,383	179,857	150,275	77,526	161,429	37,656	70,119	64,764	36,510		
143 Inventories											
143.1 Allowance for Obsolete Inventories											
144 Inter Program Due From									638,414		
145 Assets Held for Sale											
150 Total Current Assets	<u>1,450,741</u>	<u>1,573,964</u>	<u>1,543,596</u>	<u>812,908</u>	<u>1,361,811</u>	<u>432,883</u>	<u>661,621</u>	<u>716,405</u>	<u>1,328,456</u>		
161 Land											
162 Buildings	18,988,119	39,801,871	16,316,197	14,095,556	27,235,781	429,006	34,734	1,651,515	682,921		
163 Furniture, Equipment & Machinery - Dwellings						12,256,382	9,122,621	13,550,279	6,969,699		
164 Furniture, Equipment & Machinery - Administration											
165 Leasehold Improvements	78,612	100,063	94,561	143,331	16,439		54,544	56,027			
166 Accumulated Depreciation	(17,850,877)	(31,324,390)	(15,643,912)	(13,756,085)	(20,176,106)	(8,099,597)	(7,087,969)	(11,698,424)	(6,562,866)		
167 Construction in Progress											
168 Infrastructure											
160 Total Capital Assets, Net of Accumulated Depreciation	<u>1,215,854</u>	<u>8,577,544</u>	<u>766,846</u>	<u>482,802</u>	<u>7,117,850</u>	<u>4,585,791</u>	<u>2,123,930</u>	<u>3,559,397</u>	<u>1,089,754</u>		
171 Notes, Loans and Mortgages Receivable - Non-Current											
172 Notes, Loans, & Mortgages Receivable - Non-Current - Post Due									51,136	13,152,307	
173 Grants Receivable - Non-Current											
174 Other Assets											
176 Investments in Joint Ventures											
180 Total Non-Current Assets	<u>1,215,854</u>	<u>8,577,544</u>	<u>766,846</u>	<u>482,802</u>	<u>7,117,850</u>	<u>4,585,791</u>	<u>2,123,930</u>	<u>3,559,397</u>	<u>1,089,754</u>	<u>51,136</u>	<u>13,152,307</u>
190 Total Assets	<u>\$ 2,666,595</u>	<u>\$ 10,151,508</u>	<u>\$ 2,310,242</u>	<u>\$ 1,239,710</u>	<u>\$ 8,479,661</u>	<u>\$ 5,018,674</u>	<u>\$ 2,785,551</u>	<u>\$ 4,275,802</u>	<u>\$ 2,418,210</u>	<u>\$ 51,136</u>	<u>\$ 13,152,307</u>

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	KY001000005	KY001000002	KY001000003	KY001000004	KY001000012	KY001000013	KY001000014	KY001000017	KY001000018	KY001000027	KY001000030
311 Bank Overdraft	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
312 Accounts Payable - < 90 Days	13,444	13,659	6,693	8,406	25,204	5,061	7,468	10,641	10,142		
313 Accounts Payable - > 90 Days Past Due											
321 Accrued Wage/Payroll Taxes Payable	17,190	21,816	22,863	14,111	22,281	3,448	9,839	12,694	9,518		
322 Accrued Compensated Absences - Current Portion	5,846	6,317	12,972	11,023	5,303	3,730	5,174	4,802	2,930		
324 Accrued Contingency Liability											
325 Accrued Interest Payable											
331 Accounts Payable - HUD PHA Programs											
332 Accounts Payable - PHA Projects											
333 Accounts Payable - Other Government											
341 Tenant Security Deposits	34,150	63,025	53,575	30,625	33,000	9,630	20,519	24,060	12,935		
342 Deferred Revenues											
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bond											
346 Current Portion of Long-term Debt - Operating Borrowings											
345 Other Current Liabilities	4,665	19,769	10,350	18,131	7,721	10,259	44,251	4,298	1,636		
346 Accrued Liabilities - Other	44,399	36,516	62,586	38,870	57,625	4,258	22,112	39,309	9,498		
347 Inter Program - Due To											
348 Loan Liability - Current											
310 Total Current Liabilities	117,694	161,122	169,039	121,166	149,134	36,385	109,363	95,804	1,008,229	200,000	
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue											
352 Long-term Debt, Net of Current - Operating Borrowings											
353 Non-current Liabilities - Other	145,048	67,882	49,346	20,778	108		5,931	115,071	11,028		
354 Accrued Compensated Absences - Non Current	73,074	120,018	246,473	117,540	100,757	70,876	98,307	61,670	34,632		
355 Loan Liability - Non Current											
356 FASB 5 Liabilities											
357 Accrued Pension and OPEB Liabilities											
350 Total Non-Current Liabilities	218,122	187,900	295,819	138,318	100,865	70,876	104,238	176,741	45,660		
300 Total Liabilities	335,816	349,022	464,858	259,484	249,999	107,262	213,601	272,545	1,053,889	200,000	
508.1 Invested in Capital Assets, Net of Related Debt											
509.2 Fund Balance Reserved	1,215,954	8,577,544	766,946	482,802	7,117,850	4,585,791	2,123,930	3,559,397	1,089,754		
511.2 Unreserved, Designated Fund Balance											
511.1 Unrestricted Net Assets	96,969	113,904	95,170	69,092	102,008	23,864	44,414	41,138	22,814		
512.1 Unrestricted Net Assets	1,017,956	1,111,038	983,368	504,332	1,009,304	301,757	403,606	402,722	251,753		
512.2 Unreserved, Un-designated Fund Balance											
513 Total Equity/Net Assets	2,330,779	9,802,486	1,845,384	1,036,226	8,229,662	4,911,412	2,571,950	4,003,257	1,364,321	1,148,864	13,152,307
600 Total Liabilities and Equity/Net Assets	2,666,595	10,151,508	2,310,242	1,295,710	8,479,661	5,018,674	2,785,551	4,275,802	2,418,210	51,136	13,152,307



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	KY001000031	KY001000032	KY001000034	KY001000036	KY001000043	KY001000046	KY001000047	KY001000049	KY001000050	Other Project	Total
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
111 Cash - Unrestricted											
112 Cash - Restricted - Modernization and Development											
113 Cash - Other Restricted											
114 Cash - Tenant Security Deposits			58,661								341,902
115 Cash - Restricted for Payment of Current Liabilities			383,730								7,837,264
100 Total Cash											
121 Accounts Receivable - PMA Projects											
122 Accounts Receivable - HUD Other Projects											
123 Accounts Receivable - Other Government			18,660							2,637,937	3,275,401
124 Accounts Receivable - Miscellaneous			232,122								74,320
125 Accounts Receivable - Tenants			15,735				6,844				238,966
126 Accounts Receivable - Other			(4)								199,778
126.1 Allowance for Doubtful Accounts - Tenants											4,493
126.2 Allowance for Doubtful Accounts - Other											
127 Notes, Loans, & Mortgages Receivable - Current											
128 Fraud Recovery											
128.1 Allowance for Doubtful Accounts - Fraud											
129 Accrued Interest Receivable											
130 Total Receivables, Net of Allowances for Doubtful Accounts			266,513				6,844			2,637,937	3,783,972
131 Investments - Unrestricted											
132 Investments - Restricted											
135 Investments - Restricted for Payment of Current Liability											
142 Prepaid Expenses and Other Assets			51,927								969,486
143 Inventories											
143.1 Allowance for Obsolete Inventories											
144 Inter Program Due From										9,890,999	10,529,413
145 Assets Held for Sale											
150 Total Current Assets			702,170				6,844			12,528,936	23,120,135
161 Land											
162 Buildings			2,269,636								5,105,548
163 Furniture, Equipment & Machinery - Dwellings			19,328,695							205,788	177,874,988
164 Furniture, Equipment & Machinery - Administration										134,265	134,265
165 Leasehold Improvements										155,093	698,670
166 Accumulated Depreciation			(4,160,402)							(231,162)	(136,591,790)
167 Construction in Progress											
168 Infrastructure											
169 Total Capital Assets, Net of Accumulated Depreciation			17,437,929							263,984	47,221,681
171 Notes, Loans and Mortgages Receivable - Non-Current											
172 Notes, Loans, & Mortgages Receivable - Non-Current - Paid due				147,881	197,327	93,198	940,421	1,718,706	4,616,724	6,763,482	47,732,732
173 Grants Receivable - Non-Current											
174 Other Assets											
176 Investments in Joint Ventures											
180 Total Non-Current Assets				147,881	197,327	93,198	940,421	1,718,706	4,616,724	7,027,466	94,954,413
190 Total Assets				147,881	197,327	93,198	947,265	1,718,706	4,616,724	19,556,402	\$118,074,548

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	KY001000031	KY001000032	KY001000034	KY001000036	KY001000043	KY001000046	KY001000047	KY001000049	KY001000050	Other Project	Total
311 Bank Overdraft	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
312 Accounts Payable - < 90 days			13,957				231			315,808	428,694
313 Accounts Payable - 90 days Past Due							420				144,312
321 Accrued Wages/Payroll Taxes Payable			10,132								59,017
322 Accrued Compensated Absences - Current Portion			2,920								
324 Accrued Contingency Liability											
325 Accrued Interest Payable											
331 Accounts Payable - HUD PHA Programs											
332 Accounts Payable - PHA Projects											
333 Accounts Payable - Other Government											
341 Tenant Security Deposits											
342 Deferred Revenues			58,616								340,135
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds	17,975	6,287					3,700		1,900	5,475	35,337
344 Current Portion of Long-term Debt - Operating Borrowings											
345 Other Current Liabilities			33,269								154,369
346 Accrued Liabilities - Other			25,711							63,097	403,981
347 Inter Program - Due To							6,193	8,758,216	298,567	17,802,586	28,027,132
348 Loan Liability - Current											
310 Total Current Liabilities	17,975	6,287	144,585				6,844	8,761,916	300,467	18,186,966	29,592,977
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue											
352 Long-term Debt, Net of Current - Operating Borrowings											
353 Non-current Liabilities - Other	528,765	191,760	52,620				127,958		69,033	203,790	1,589,118
354 Accrued Compensated Absences - Non Current			75,863								999,210
355 Loan Liability - Non Current											
356 PAFS S Liabilities											
357 Accrued Pension and OPEB Liabilities											
350 Total Non-Current Liabilities	528,765	191,760	128,483					127,958	69,033	203,790	2,589,328
500 Total Liabilities	546,740	198,047	273,068				6,844	8,889,874	369,500	18,390,756	32,181,305
508.1 Invested in Capital Assets, Net of Related Debt											
509.2 Fund Balance Reserved			17,437,929							263,984	47,221,681
511.2 Unreserved, Designated Fund Balance											
511.1 Restricted Net Assets	6,805,232	12,501,531	23,787	147,881	197,327	93,198	940,421		4,247,224	901,662	39,599,943
512.1 Unrestricted Net Assets			405,515								692,381
512.2 Unreserved, Undesignated Fund Balance											
513 Total Equity/Net Assets	6,805,232	12,501,531	17,867,031	147,881	197,327	93,198	940,421		4,247,224	1,165,646	85,893,243
600 Total Liabilities and Equity/Net Assets	7,351,972	12,699,578	18,140,099	147,881	197,327	93,198	947,265	1,718,706	4,616,724	19,556,402	118,074,548

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	KY001000005	KY001000002	KY001000003	KY001000004	KY001000012	KY001000013	KY001000014	KY001000017	KY001000018	KY001000027	KY001000030	KY001000031
7000 Net Tenant Rental Revenue	\$ 947,717	\$ 974,335	\$ 733,951	\$ 367,233	\$ 914,332	\$ 510,691	\$ 528,961	\$ 538,545	\$ 314,109	\$	\$	\$
7000 Tenant Revenue - Other	19,720	27,859	62,137	29,846			4	20,747				
7000 Total Tenant Revenue	967,437	1,002,194	796,088	396,879	914,332	510,691	528,965	559,292	314,109			
7000 HUD PMA Operating Grants	2,667,236	2,981,201	2,562,468	1,571,479	1,937,953	400,308	900,557	877,747	919,744	195,895	245,336	199,026
7000 Capital Grants												
7010 Management Fee												
7020 Asset Management Fee												
7030 BOCA Leasing Fee												
7040 First Line Service Fee												
7050 Other Fee												
7070 Total Fee Revenue												
7000 Other Government Grants												
7100 Investment Income - Unrestricted	19,001	21,170	19,075	9,620	19,388	5,805	7,661	7,708	4,838		868,374	398,736
7100 Investment Income - Restricted												
7100 Proceeds from Disposition of Assets Held for Sale												
7100 Other Sale of Assets												
7100 Other Revenue												
7100 Other Revenue	65,825	65,918	50,325	30,045	35,012	2,098	8,068	27,895	6,809			17,975
7100 Gain or Loss on Sale of Capital Assets	500	425		4,500	12,160		1,775	2,450	3,250			
7200 Investment Income - Restricted												
7000 Total Revenue	3,320,398	4,067,643	3,434,301	2,013,523	2,918,805	718,902	1,444,946	1,075,092	1,248,790	198,384	1,113,710	555,737
8100 Administrative Salaries	224,520	305,978	216,612	165,517	194,014	59,981	111,685	150,235	107,908			
8100 Auditing Fee	1,803	2,825	2,353	1,212	2,543		1,104	1,015	565			
8100 Brokerage Fee	379,894	582,626	479,556	253,386	483,900	117,206	226,697	203,356	118,347			
8100 Consulting and Marketing	57,140	65,228	53,377	28,508	52,060	12,877	23,273	22,462	13,343			
8100 Employee Benefit Contributions - Administrative	69,104	84,435	76,655	39,271	64,737	23,883	36,971	43,839	38,790			
8100 Office Expenses	75,913	70,563	68,842	47,784	66,294	8,820	16,030	22,005	47,117			
8100 Legal Expenses	8,733	14,218	10,177	6,021	7,851	698	2,216	6,635	1,180			
8100 Travel	427	87							6			
8100 Other												
8100 Total Operating - Administrative	795,534	1,134,894	907,750	541,689	873,199	224,036	418,234	449,547	327,256			
9000 Asset Management Fee	62,460	61,200	75,960	39,120	82,080	19,080	35,640	32,760	18,240			
9100 Tenant Services Salaries	19,572	20,467	22,080	11,365	23,793	5,559	10,338	9,519	5,295			
9200 Relocation Costs												
9300 Employee Benefit Contributions - Tenant Services	7,081	9,915	7,814	5,362	7,937	2,202	3,425	3,285	1,801			
9300 Tenant Services - Other	34,907	54,923	28,223	28,540	20,964	5,236	9,298	10,275	9,806			
9300 Total Tenant Services	61,510	91,502	59,097	45,267	52,394	12,977	23,062	23,059	17,002			
9400 Water	126,800	211,918	181,217	115,509	88,973	41,094	45,496	97,405	19,737			
9400 Electricity	216,481	365,595	332,863	194,006	446,366	129,152	256,801	193,129	120,831			
9400 Gas	552,457	613,102	633,642	342,914	370,359	15,413	98,149	246,964	48,822			
9400 Fuel												
9400 Labor												
9400 Sewer												
9400 Other Utilities												
9400 Employee Benefit Contributions - Utilities	136,321	229,856	201,204	112,956	107,390	40,603	52,006	127,190	24,826			
9400 Total Utilities	1,032,109	1,420,471	1,348,926	765,385	1,014,088	226,262	452,552	664,688	214,316			
9500 Ordinary Maintenance and Operations - Labor	496,306	474,554	634,377	343,822	613,444	66,366	261,586	316,094	193,337			
9500 Ordinary Maintenance and Operations - Materials and Other	36,750	54,955	68,087	44,660	40,048	7,300	28,415	156,107	71,594			
9500 Ordinary Maintenance and Operations - Contracts	526,357	814,176	695,579	497,850	910,627	154,967	559,813	883,237	357,470			
9500 Employee Benefit Contributions - Ordinary Maintenance	165,463	177,488	225,097	162,683	204,683	26,641	86,601	108,416	69,497			
9500 Total Maintenance	1,194,876	1,521,173	1,613,140	1,008,414	1,788,802	255,474	956,415	1,463,854	691,888			
9500 Protective Services - Labor	10,010	13,675	11,398	5,872	12,295	2,862	5,341	4,918	2,736			
9500 Protective Services - Other Contract Costs	51,228	51,410	53,486	54,446	425,776	93,367	94,198	2,046	72,673			
9500 Protective Services - Other	548	746	622	320	670	156	251	268	148			
9500 Employee Benefit Contributions - Protective Services	3,631	5,127	4,048	2,780	4,110	1,136	1,778	1,682	990			
9500 Total Protective Services	65,417	70,958	69,554	63,418	442,849	97,521	101,608	8,914	76,548			

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	KY001000005	KY001000002	KY001000003	KY001000004	KY001000012	KY001000013	KY001000014	KY001000017	KY001000018	KY001000027	KY001000030	KY001000031
96110 Property Insurance	32,197	56,399	26,117	14,207	30,949	11,130	13,048	13,197	6,094			
96120 Liability Insurance	21,655	23,364	26,016	13,402	30,622	6,533	12,196	11,224	6,245			
96150 Workers Compensation	37,857	6,852	25,436	7,910	9,675	1,230	3,893	30,665	33,875			
96160 All Other Insurance	921	957	3,278	6,172	2,423	33	492	954	1,418			
96100 Total Insurance Premiums	92,610	67,572	79,847	41,691	73,669	18,926	29,629	56,020	47,632			
96200 Other General Expenses	24	3,298	20	1,882	1,145	817	4,075	886	620	195,895	245,336	139,026
96210 Compensated Absences	3,910	6,425	13,332	11,150	7,043	2,254	4,279	4,910	3,237			
96300 Payments in Lieu of Taxes												
96400 Bad Debt - Tenant Rents	10,813	55,885	7,602	1,937	56,173	4,447	8,489	16,415	5,264			
96500 Bad Debt - Mortgages												
96600 Bad Debt - Other												
96800 Severance Expense												
96900 Total Other General Expenses	14,727	45,594	21,354	10,807	66,708	7,518	16,843	26,919	12,074	195,895	245,336	139,026
96710 Interest on Mortgage for Bonds Payable												
96720 Interest on Notes Payable Short and Long Term												
96730 Amortization of Bond Issue Costs												
96700 Total Interest Expense and Amortization Cost												
96900 Total Operating Expenses	3,309,093	4,043,164	4,175,628	2,570,270	4,973,790	861,794	2,014,003	2,725,761	1,404,906	195,895	245,336	139,026
97000 Excess of Operating Revenue Over Operating Expenses	11,308	(375,521)	(741,327)	(558,247)	(1,454,945)	(112,892)	(569,057)	(1,250,669)	(156,116)	2,489	868,374	416,711
97100 Extraordinary Maintenance												
97200 Casualty Losses - Non-capitalized												
97300 Housing Assistance Payments												
97350 AAP Portability-in												
97400 Depreciation Expense	257,646	1,282,730	202,489	105,921	768,711	395,025	233,159	340,410	57,391			
97500 Fraud Losses												
97600 Capital Outlays - Governmental Funds												
97700 Debt Principal Payment - Governmental Funds												
97800 Dwelling Units Rent Expense												
98000 Total Expenses	5,566,739	5,125,894	4,378,117	2,680,691	5,142,501	1,236,819	2,247,162	3,066,171	1,462,297	195,895	245,336	139,026
10010 Operating Transfer in												
10020 Operating Transfer Out		319,195	527,848									
10030 Operating Transfers from/to Primary Government												
10040 Operating Transfers from/to Component Unit												
10050 Proceeds from Notes, Loans and Bonds												
10060 Proceeds from Property Sales												
10070 Extraordinary Items, Net Gains/Losses												
10080 Special Events, Net Gains/Losses												
10090 Inter Project Capital Transfer in												
10091 Inter Project Capital Transfer Out												
10092 Inter Project Grants Transfer in												
10093 Training between projects and program - in												
10094 Training between projects and program - out												
10100 Total Other Financing Sources/Uses		56,326	213,479	50,947	281,793		104,692	614,019	91,344			
10000 Excess of Total Revenue Over Total Expenses	(246,340)	(1,282,730)	(202,489)	(109,921)	(768,711)	(395,025)	(233,159)	(340,410)	(57,391)	2,489	868,374	416,711
11020 Required Annual Debt Principal Payments												
11030 Beginning Equity	2,577,119	11,085,216	2,047,873	1,146,147	8,998,373	5,306,439	2,805,109	4,343,667	1,421,712	(151,359)	12,283,933	6,386,521
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors												
11050 Changes in Compensated Absence Balance												
11060 Changes in Contingent Liability Balance												
11070 Changes in Unrecognized Pension Transition Liability												
11080 Changes in Special Term-Sovereign Benefits Liability												
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents												
11100 Changes in Allowance for Doubtful Accounts - Other												
11170 Administrative Fee Equity												
11180 Housing Assistance Payments Equity												
11190 Unit Months Available	5,820	9,120	7,596	3,912	8,208	1,908	3,564	3,276	1,820			
11210 Number of Unit Months Leased	4,952	8,697	7,117	3,801	6,944	1,717	3,103	2,893	1,779			
11270 Excess Cash	974,510	945,890					367,992		199,495			
11610 Land Purchases												
11620 Building Purchases												
11630 Furniture & Equipment - Dwelling Purchases												
11640 Furniture & Equipment - Administrative Purchases												
11650 Leasehold Improvements Purchases												
11660 Infrastructure Purchases												
13510 CFPD Debt Service Payments												
13901 Replacement Housing Factor Funds												

LOUISVILLE METRO HOUSING AUTHORITY  
Financial Data Submission Summary  
Project Revenue and Expense Summary  
June 30, 2009

	KY001000032	KY001000034	KY001000036	KY001000043	KY001000046	KY001000047	KY001000049	KY001000050	OTHER PROJ	Total
70300 Net Tenant Rental Revenue	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
70400 Tenant Revenue - Other										
70500 Total Tenant Revenue	729,321	796,882	27,620	41,056	41,469	86,398	118,327	48,232	11,876,098	28,735,463
70600 AUD PHA Operating Grants									124,524	752,786
70610 Capital Grants										
70710 Management Fee										
70720 Asset Management Fee										
70730 Book Keeping Fee										
70740 Front Line Service Fee										
70750 Other Fees										
70760 Total Fee Revenue										
70800 Other Government Grants										
71000 Investment Income - Unrestricted										
71100 Mortgage Interest Income										
71300 Proceeds from Disposition of Assets Held for Sale										
71310 Cost of Sale of Assets										
71400 Fraud Recovery										
71500 Other Revenue										
71600 Gain or Loss on Sale of Capital Assets										
72000 Investment Income - Restricted										
72000 Total Revenue	889,637	2,185,069	7,198	9,604	45,536	215,336	207,474	288,037	12,672,661	39,098,969
91000 Administrative Salaries										
91100 Auditing Fees										
91200 Management Fee										
91310 Book-keeping Fee										
91400 Advertising and Marketing										
91500 Employee Benefit Contributions - Administrative										
91600 Office Expenses										
91700 Legal Expenses										
91800 Travel										
91900 Allocated Overhead										
91900 Other										
91900 Total Operating - Administrative										
92000 Asset Management Fee										
92100 Tenant Services - Salaries										
92200 Reproduction Costs										
92300 Employee Benefit Contributions - Tenant Services										
92400 Tenant Services - Other										
92500 Total Tenant Services										
93100 Water										
93200 Electricity										
93300 Gas										
93400 Fuel										
93500 Labor										
93600 Sewer										
93700 Employee Benefit Contributions - Utilities										
93800 Other Utilities Expense										
93900 Total Utilities										
94000 Ordinary Maintenance and Operations - Labor										
94100 Ordinary Maintenance and Operations - Materials and Other										
94200 Ordinary Maintenance and Operations - Contract										
94300 Ordinary Maintenance and Operations - Contract										
94400 Employee Benefit Contributions - Ordinary Maintenance										
94500 Total Maintenance										
95100 Protective Services - Labor										
95200 Protective Services - Other Contract Costs										
95300 Protective Services - Other										
95400 Employee Benefit Contributions - Protective Services										
95500 Total Protective Services										

LOUISVILLE METRO HOUSING AUTHORITY

Financial Data Submission Summary  
Project Revenue and Expense Summary  
June 30, 2009

	KY001000032	KY001000034	KY001000036	KY001000043	KY001000046	KY001000047	KY001000049	KY001000050	OTHER PROJ	Total
96100 Property Insurance		11,098							1,383	155,819
96120 Liability Insurance		11,885								163,133
96130 Workers Compensation		17,524								174,917
96140 All Other Insurance		67				2,833				18,528
96100 Total Insurance Premiums		40,585				2,833			1,383	552,397
96200 Other General Expenses	300,411	88,910	27,620	41,056	41,469	88,398	78,496	26,140		1,283,502
96210 Compensated Absences		24,557								81,517
96230 Payments in Lieu of Taxes		4								
96400 Bad debt - Tenant Rents										
96500 Bad debt - Mortgages										
96600 Bad debt - Other										149,027
96800 Severance Expense		2,863								21,599
96900 Total Other General Expenses	300,411	116,336	27,620	41,056	41,469	88,398	78,496	26,140		1,535,645
96710 Interest on Mortgage or Bonds Payable										
96720 Interest on Notes Payable Short and Long Term										
96730 Amortization of Bond Issue Costs										
96700 Total Interest Expense and Amortization Cost									4,928,902	4,928,902
96800 Total Operating Expenses	300,411	2,168,651	27,620	41,056	41,469	155,112	118,327	48,232	7,725,225	37,085,269
97000 Excess of Operating Revenue Over Operating Expenses	588,226	16,418	7,198	9,604	4,536	60,224	89,147	239,805	4,947,436	2,013,700
97100 Extraordinary Maintenance									1,162,345	1,162,345
97200 Casualty Losses - Non-capitalized										
97300 Housing Assistance Payments						19,098				19,098
97350 HAP Payroll-in										
97400 Depreciation Expense		966,435							39,182	4,653,059
97500 Fraud Losses										
97600 Capital Outlays - Governmental Funds										
97700 Debt Principal Payment - Governmental Funds										
97800 Dwelling Units Rent Expense										
98000 Total Expenses	300,411	3,135,086	27,620	41,056	41,469	174,210	118,327	48,232	8,926,752	42,919,811
10010 Operating Transfer In										
10020 Operating Transfer Out		515,827								4,989,939
10030 Operating Transfers From/to Primary Government									(4,352,000)	(4,989,939)
10040 Operating Transfers From/to Component Unit										
10050 Proceed from Notes, Loans and Bonds										
10060 Proceed from Property Sales										
10070 Extraordinary Items Net Gain/Loss										
10080 Special Items Net Gain/Loss										
10091 Inter Project Balances Cash Transfer In										
10092 Inter Project Balances Cash Transfer Out										
10093 Transfers between Program and Project - In		96,016							1,566,720	3,075,336
10094 Transfers between Project and Program - Out									(2,785,280)	
10100 Total Other Financing Sources (Use)		611,843								3,075,336
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	588,226	(338,174)	7,198	9,604	4,536	41,126	89,147	239,805	960,629	(745,506)
11030 Required Annual Debt Principal Payments										
11030 Beginning Equity										
11040 Prior Period Adjustments (Equity) Transfers and Correction of Errors	11,912,305	5,668,423	140,683	187,723	88,662	899,295	(7,260,315)	599,695	8,681,071	79,170,297
11050 Changes in compensated absence balance		12,536,782						3,407,724	(8,476,054)	7,468,452
11060 Changes in Contingent Liability Balance										
11070 Changes in Unrecognized Pension Transition Liability										
11080 Changes in Special Term Severance Benefits Liability										
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents										
11100 Changes in Allowance for Doubtful Accounts - Other										
11110 Administrative Fee Equity										
11120 Housing Assistance Payments Equity										
11130 Unit Months Available		3,900								49,128
11140 Unit Months Cash		2,930								44,035
11150 Land Purchases		379,261								2,867,148
11160 Building Purchases		628,262								
11170 Furniture & Equipment - Dwelling Purchases									1,871	630,133
11180 Furniture & Equipment - Administrative Purchases									64,482	64,482
11190 Leasehold Improvements Purchases									58,171	58,171
11200 Infrastructure Purchases										
13510 CIP Debt Service Payments										
13901 Replacement Housing Factor Funds		716,731								716,731