

Housing Authority of the Village of Hillside
 Board of Commissioners
 Regular Meeting
 Tuesday, June 28, 2022
 12:30 pm

Housing Authority of St. Louis County
 8865 Natural Bridge
 St. Louis, Missouri 63121

Agenda Item	Individual	Action
1. Roll Call	Terri Acoff-States	Informational
2. Approval of Minutes		
A. Regular Meeting held December 8, 2021	Chairwoman	Motion Second Vote
B. Regular Meeting held March 29, 2022	Chairwoman	Motion Second Vote
3. Public Comments	Chairwoman	Informational
4. Executive Director's Report	Shannon Koenig	Informational
5. Financial Reports		
A. Period ending February 28, 2022	Mark O. Miles	Motion Second Vote
B. Period ending May 31, 2022	Mark O. Miles	Motion Second Vote
6. Other Business		
A. Public Housing Occupancy Report	William Barry	Informational
7. Executive Session	Chairwoman	Motion Second Vote
Subject to an affirmative vote of the Board of Commissioners, an Executive Session may be held to discuss personnel issues, real estate, or litigation matters pursuant to RSMo Sections 610.021 to 610.022.		
8. Schedule Next Meeting September 20, 2022	Chairwoman	Informational
9. Adjournment	Chairwoman	Motion Second Vote

HOUSING AUTHORITY OF THE VILLAGE OF HILLSDALE
BOARD OF COMMISSIONERS MEETING
WEDNESDAY, DECEMBER 8, 2021
MEETING MINUTES

ROLL CALL:

COMMISSIONERS:

Margo McElroy, Chairwoman
Lucille Davenport, Commissioner
Elmira Gilmore, Commissioner

STAFF:

Shannon Koenig, Executive Director
Terri Acoff-States, Executive Assistant
Mike Chapman, Deputy Executive Director
Mark O. Miles, Chief Financial Officer
William Barry, Director of Public Housing
Dianne Robinson, Property Manager

ABSENT:

Dorothy Sledge, Vice Chairwoman

Approval of Minutes of Regular Board Meeting Tuesday, September 21, 2021: Commissioner Davenport moved to approve the minutes of the regular Board meeting, Tuesday, September 21, 2021, which motion was seconded by Commissioner Gilmore. Upon roll call the "Ayes" and "Nays" were as follows:

AYES

McElroy
Davenport
Gilmore

NAYS

None

The Chairwoman thereupon declared said motion passed.

PUBLIC COMMENTS: No public comments

EXECUTIVE DIRECTOR'S REPORT: Ms. Koenig welcomed everyone to the meeting. She updated the board on the Emergency Rental Assistance Program. She stated that in July, seven families living in Hillsdale public housing were in rental arrears totaling roughly \$15,600. Thus far, three families in Hillsdale have utilized the program for approximately \$20,700 in back rent. This amount is higher than the original amount owed due to the fact that families may request rental assistance for future months.

Ms. Koenig informed the board that the Housing Authority staff continues to work remotely with a plan to tentatively return to working at the office in January of 2022.

Ms. Koenig discussed strategic planning that will begin early next year at the Authority. Gateway Community Development Fund, Inc. has provided a scope of work related to the Authority's objectives related to community partnerships and expanding access to affordable housing.

FINANCIAL REPORT: Mr. Miles reviewed the Financial Report for period ending October 31, 2021.

Commissioner Gilmore moved to approve the Financial Report as read and discussed which motion was seconded by Commissioner Davenport. Upon roll call the "Ayes" and "Nays" were as follows:

AYES

McElroy
Davenport
Gilmore

NAYS

None

The Chairwoman declared the motion passed.

OTHER BUSINESS:

- A. Housing Authority of the Village of Hillsdale - FY 2022 Budget - Resolution No. 1396: Mr. Miles presented the board with a detailed Housing Authority of the Village of Hillsdale FY 2022 Budget.

After discussion, Chairwoman McElroy asked for a motion to approve Resolution No. 1396, Housing Authority of the Village of Hillsdale FY 2022 Budget. Commissioner Gilmore motioned for approval, Commissioner Davenport seconded the motion and upon roll call the "Ayes" and "Nays" were as follows:

<u>AYES</u>	<u>NAYS</u>
McElroy Davenport Gilmore	None

The Chairwoman declared the motion passed.

- B. Village of Hillsdale Write Offs - Resolution No. 1391: Mr. Miles presented the board with the quarterly write-offs of uncollectable rents.

After discussion, Chairwoman McElroy asked for a motion to approve Resolution No. 1391, Village of Hillsdale Write Offs. Commissioner Davenport motioned for approval, Commissioner Gilmore seconded the motion and upon roll call the "Ayes" and "Nays" were as follows:

<u>AYES</u>	<u>NAYS</u>
McElroy Davenport Gilmore	None

The Chairwoman declared the motion passed.

- C. Occupancy Report: Mr. Barry reviewed the Occupancy Report.
- D. Capital Fund Action Plan: Mr. Barry presented the Board with a five-year overview of planned capital expenditures for Housing Authority of the Village of Hillsdale properties, which will be submitted with compliance documents adopted in Resolution No. 1393.
- E. Public Housing Authority Plan Compliance and Civil Rights Certifications - Resolution No. 1393: Mr. Barry presented the Board with Resolution No. 1393, Public Housing Authority Plan Compliance and Civil Rights Certification.

After discussion, Chairwoman McElroy asked for a motion to approve Resolution No. 1393, Public Housing Authority Plan Compliance and Civil Rights Certification, which will accompany submission of the Annual Public Housing Authority Plan and the Capital Fund Action Plan. Commissioner Gilmore motioned for approval, Commissioner Davenport seconded the motion and upon roll call the "Ayes" and "Nays" were as follows:

<u>AYES</u>	<u>NAYS</u>
McElroy Davenport Gilmore	None

The Chairwoman declared the motion passed.

F. 2022 Board Meeting Dates: Ms. Koenig presented the board with 2022 Housing Authority of the Village of Hillside monthly board meeting dates.

EXECUTIVE SESSION: An Executive Session was not held.

SCHEDULE NEXT BOARD MEETING: The next Board meeting is scheduled for Tuesday, March 29, 2022. The meeting will be held in person at the Housing Authority of St. Louis County.

ADJOURNMENT OF MEETING: There being no further business to come before the board, Commissioner Gilmore moved for adjournment, which motion was seconded by Commissioner Davenport and upon roll call the "Ayes" and "Nays" were as follows:

AYES

NAYS

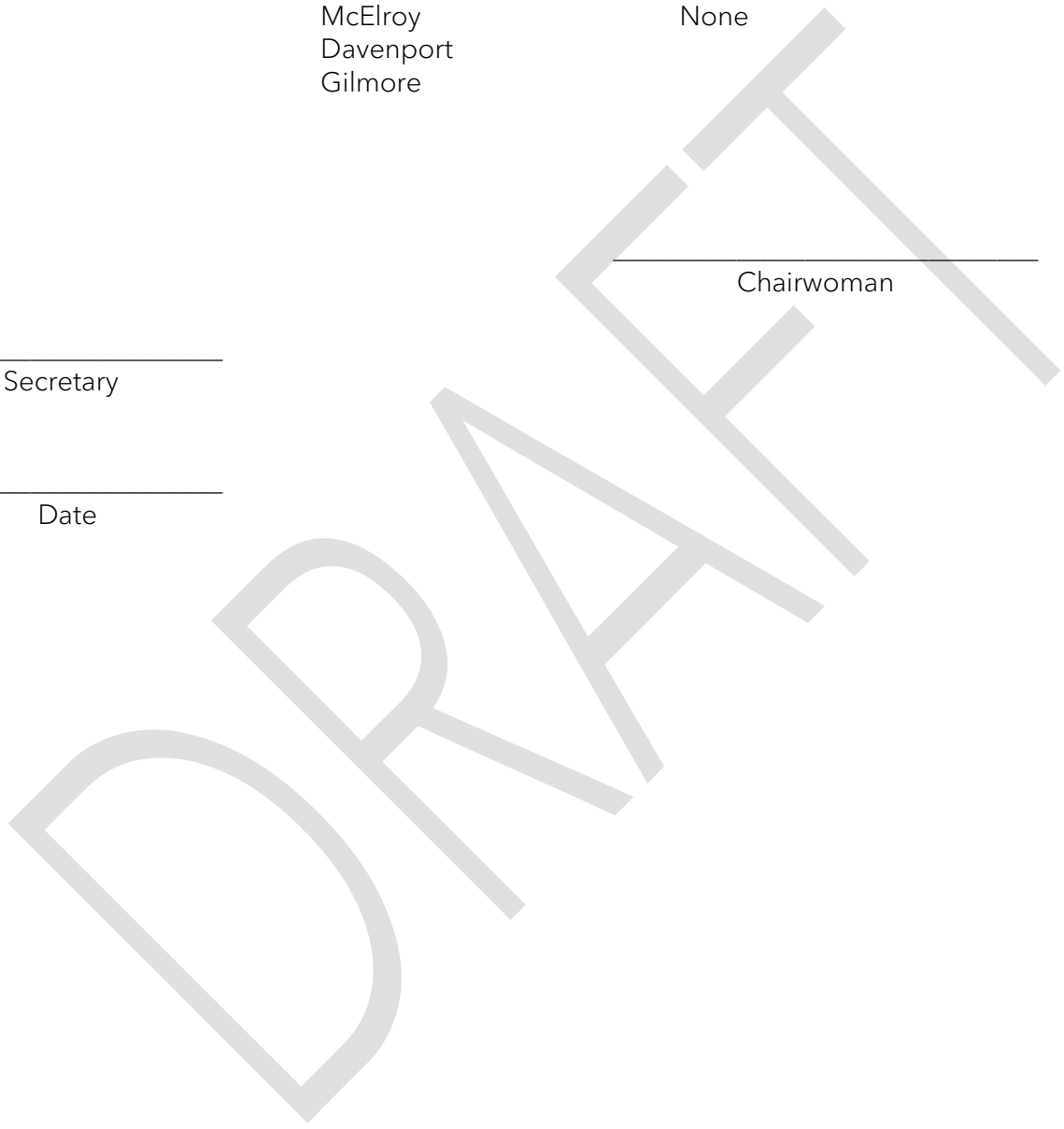
McElroy
Davenport
Gilmore

None

Chairwoman

Secretary

Date



HOUSING AUTHORITY OF THE VILLAGE OF HILLSDALE
BOARD OF COMMISSIONERS MEETING
TUESDAY, MARCH 29, 2022
MEETING MINUTES

ROLL CALL:

COMMISSIONERS:

Margo McElroy, Chairwoman
Brenda Nash, Commissioner

STAFF:

Shannon Koenig, Executive Director
Terri Acoff-States, Executive Assistant
Mike Chapman, Deputy Executive Director
Mark O. Miles, Chief Financial Officer
William Barry, Director, Public Housing
Dianne Robinson, Property Manager

ABSENT:

Dorothy Sledge, Vice Chairwoman
Lucille Davenport, Commissioner
Elmira Gilmore, Commissioner

Approval of Minutes of Regular Board Meeting Wednesday, December 8, 2021:

Without a quorum, this item was tabled until the next meeting.

PUBLIC COMMENTS:

Chairwoman Margo McElroy welcomed Ms. Brenda Nash as a new Board member of the Housing Authority of the Village of Hillsdale.

Commissioner Brenda Nash thanked everyone for their welcome and stated she looks forward to serving on the board.

EXECUTIVE DIRECTOR'S REPORT:

Ms. Koenig greeted everyone and welcomed them to the meeting. She informed the board that the current public housing management contract period with Sansone Group ends in June. She stated that Authority leadership is strongly considering bringing public housing management back in-house. Management has therefore requested that Sansone Group extend the current contract for six months (as opposed to the typical one-year renewal) which will provide sufficient time to conduct a feasibility analysis.

Ms. Koenig informed the Board that strategic planning with consultant Gateway CDFI has begun. Two Authority staff teams will work concurrently with the consultant: one will develop strategies for more access to housing while the other will focus on strategies for increasing community partnerships. Ms. Koenig also informed the Commissioners that they will be asked to provide input into strategic plans.

Ms. Koenig informed the board that Authority staff resumed working at the office on Monday, April 4. The office is tentatively scheduled to begin seeing the public in person on Monday, May 2.

Ms. Koenig introduced an agency status report. She explained that the report includes key information about the agency such as the mission, purpose, and values. The report also shows the Authority's progress on strategic recommendations and core objectives that were adopted last year. She stated this report will be provided regularly so that commissioners, residents, and the general public can monitor the Authority's progress toward its goals and objectives.

FINANCIAL REPORT:

Without a quorum, this item was tabled until the next meeting.

OTHER BUSINESS:

A. Public Housing Occupancy Report:

Mr. Barry reviewed the Occupancy Report.

EXECUTIVE SESSION:

An Executive Session was not held.

SCHEDULE NEXT BOARD MEETING:

The next meeting is scheduled for Tuesday, June 28, 2022.

ADJOURNMENT OF MEETING:

There being no further business to come before the board, Chairwoman McElroy adjourned. There was no quorum.

Chairwoman

Secretary

Date

DRAFT

Memorandum



To: Board of Commissioners, Housing Authority of the Village of Hillsdale

From: Shannon Koenig, Executive Director

Date: June 28, 2022

Subject: *Executive Director's Report*

This memo provides an update on select Housing Authority activities.

I. Public Housing Update

After conducting a feasibility analysis, Authority staff determined it will be most effective to manage public housing in-house. Sansone group will continue to manage the properties through the end of 2022. The transition period is underway.

II. HASLC Now Serving Residents via Appointment

Authority staff resumed working at the office on Monday, April 4. On Monday, May 2, staff began taking appointments to meet with residents in person.

III. Strategic Planning Update

Board members who want to talk directly with the strategic planning consultant are invited to stay for a work session after the board meeting. If not, Terri will share a survey you can complete electronically and submit via email.

IV. Core Values

As Commissioners know, new core values were selected during strategic planning efforts last year. Since then, staff have interpreted those core values and began incorporating them into day-to-day program delivery.

Service: We provide a vital service to residents and families. The quality of our operations is the expression of our commitment to our community. We serve our residents and families in a responsive, reliable, and caring manner.

Respect: We are supportive, compassionate, and courteous to our residents, property owners, community partners and teammates, and we treat them as valued partners in our service mission.

Integrity: In all circumstances, we do the right thing. We follow relevant laws, regulations, policies, and procedures. Our ethical, honest, and transparent actions are the foundation upon which we build trust with our residents, teammates, and community.

Excellence: In our diligent pursuit of excellence, we are not satisfied with anything short of the highest standards of service, respect, and integrity. We embrace innovation and challenge the status quo. We are proactive in the performance of our duties and accept accountability for our work. We celebrate our successes and grow from our lessons learned.

Collaboration: We nurture a work environment in which all team members have a voice. We act with transparency, help each other, and share information freely. We work together - teammates, residents, and communities - to build inclusive relationships and partnerships that enable us to fulfill our service mission.

V. Status Report

Attached to this memo is a report that includes key information about the agency and shows progress toward this year's objectives.

A. Attachment

June Status Report



Status Report

HILLSDALE HOUSING AUTHORITY

June 2022

OUR MISSION

- > Provide decent, safe, and affordable housing
- > Ensure equal housing opportunity
- > Promote self-sufficiency
- > Improve the quality of life and economic vitality for low- and moderate-income families

OUR VALUES

- Service
- Respect
- Integrity
- Excellence
- Collaboration

2022 CORE OBJECTIVES

- 1) Deliver services safely, effectively, and efficiently.
- 2) Ensure residents, landlords, and employees feel respected during their interactions with HASLC.
- 3) Help our residents and families gain self-sufficiency through partnerships with other organizations in the community.
- 4) Expand access to desirable and affordable housing.

OUR "WHY"

Because every person is worthy of a stable foundation that provides the opportunity to lead a healthy, secure, and productive life.

STRATEGIC RECOMMENDATIONS

Create a set of values	● ● ●	Completed
Hire a deputy executive director	● ● ●	
Hire a full-time human resources director	● ● ●	
Delegate budget authority	● ● ●	
Update the phone system	● ● ●	
Finalize objectives, key results	● ● ●	In progress
Designate a contracting officer	● ● ●	
Create an external partnerships plan	● ● ●	
Develop a comprehensive training program	● ● ●	Up next
Update job descriptions, integrate with PM	● ● ●	
Update the website	● ● ●	
Measure and improve customer satisfaction	● ● ●	
Launch a board review process to ensure it is optimized to support HASLC objectives	● ● ●	

KEY RESULTS

(Obj 1) High performer status with no audit or compliance findings



Baseline figures from most recent reporting

	Q1	Q2	Q3	Q4
(Obj 2) Define satisfaction for residents, landlords, & employees	●	●		
(Obj 2) Implement survey tools	●	●		
(Obj 3) Develop partnership strategy	●	●		
(Obj 4) Develop access strategy	●	●		
(Obj 4) Revise Admission and Continued Occupancy Policy	●	●		



Memorandum

To: Board of Commissioners
Housing Authority of the Village of Hillsdale

From: Mark O. Miles, Chief Financial Officer

Date: March 29, 2022

Subject: *Financial Summary*

This memo provides a narrative explanation of the current financial reports.

I. Recommendation

Staff recommend the Board approve financial statements and accompanying narrative, as prepared.

II. General Purpose Financial Statements

Attached are financial reports referred to as the general purpose financial statements. The statements are primarily a Balance Sheet and an Income Statement. The following is a list of items to pay particular attention to when reading these reports.

A. Balance Sheet

- (1) Current Assets: This refers to the amount of cash, receivables (amounts people owe you) and investments that can be quickly turned into cash so that it is available to you today.
- (2) Current Liabilities: This refers to the account payables (bills for the current period) and wages payable this upcoming pay period.
- (3) Working Capital: This is the difference between those two amounts. Working Capital refers to the amount of liquid cash and cash type items you have available today for operations.
- (4) Working Capital Ratio: This ratio is derived by dividing the Current Assets by Current Liabilities. The ratio lets you see how many times your current resources cover your current obligations.

B. Income Statement

- (1) Revenues: Revenues are inflows for the period. Revenues are primarily in the form of cash, however, can be in the form of receivables (IOU'S) or other inflows of resources.
- (2) Expenses: Expenses are outflows of resources either in the form of cash payments or increases in the amounts owed (accounts payables).
- (3) Net Income: The difference is referred to as Net Income or Net Loss for the period ("the bottom line"). Net Income (Net Loss) is a measure of the increase or decrease in assets (resources available for use, and therefore Working Capital) mentioned above for the period then ended.

III. Summary

For the period ending February 28, 2022, below are the financial highlights:

Current Assets: \$ 249,889

Current Liabilities: \$ 14,053

Current Working Capital: \$ 235,836

Working Capital Ratio: Approximately 18 to 1

Revenues: \$ 24,425

Expenses: \$ 18,312

Net income: \$ 6,113

Housing Authority of Hillsdale
Balance Sheet
As of February 28, 2022

		Current Balance
Assets		
10000	Cash - Operations	236,914.17
11000	Cash - Restricted	5,302.00
12000	Receivables	-112.63
13000	Other Current Assets	7,785.50
14000	Property, Net	221,762.66
19999	Total Assets	471,651.70
Liabilities and Net Position		
Liabilities		
20000	Accounts Payable and Accrued Liabilities	13,729.99
21000	Accrued Compensated Absences	323.16
22000	Deferred Revenue	1,387.00
23000	Long-term Liabilities	491.67
29999	Total Liabilities	15,931.82
Net Position		
30000	Invested in Capital Assets	221,762.66
32000	Unrestricted	233,957.22
39998	Total Net Position	455,719.88
39999	Total Liabilities and Net Position	471,651.70

Housing Authority of Hilldale
Income Statement
For the Period ending February 28, 2022

		Period to Date	%	Year to Date	%
40000	Income				
41000	Voucher Grants	0.00	0.00	0.00	-1%
42000	Operating Subsidy	8,107.50	66.04	16,215.00	66%
43000	Capital Grants	0.00	0.00	0.00	1%
44000	Tenant Charges	4,169.00	33.96	8,208.00	34%
45000	Fraud Recovery, Net	0.00	0.00	0.00	0%
46000	Other Income	0.80	0.01	1.68	0%
49999	Total Income	12,277.30	100%	24,424.68	100%
50000	Expenses				
51000	Housing Assistance Payments	435.00	3.54	974.00	5%
52000	Salaries	759.23	6.18	1,518.47	8%
53000	Benefits and Taxes	247.81	2.02	497.51	3%
54000	Occupancy	5,083.71	41.41	9,930.76	54%
55000	Insurance	775.01	6.31	1,550.02	8%
56000	Technology and Telephone	130.54	1.06	223.72	1%
57000	Other Expenses	2,431.80	19.81	3,617.14	20%
59999	Total Expenses	9,863.10	100%	18,311.62	100%
60000	Change in Net Position Before Other Change	2,414.20	na	6,113.06	na
70000	Other Changes				
71000	Depreciation	0.00	0.00	0.00	na
72000	Gains or Losses on Disposition of Assets	0.00	0.00	0.00	
73000	Transfers	0.00	0.00	0.00	
79999	Total Other Changes	0.00		0.00	na
82000	Ending Net Position	2,414.20	na	6,113.06	na

Housing Authority of Hillsdale
Budget Comparison

For the Period ending February 28, 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
40000	Income									
41000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00	
42000	8,107.50	11,027.83	-2,920.33	-26.48	16,215.00	22,055.66	-5,840.66	-26.48	132,333.93	
43000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00	
44000	4,169.00	2,673.89	1,495.11	55.92	8,208.00	5,347.78	2,860.22	53.48	32,086.67	
45000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00	
46000	0.80	1.23	-0.43	-34.96	1.68	2.46	-0.78	-31.71	14.79	
49999	12,277.30	13,702.95	-1,425.65	-5.52	24,424.68	27,405.90	-2,981.22	-4.71	164,435.39	
50000	Expenses									
51000	435.00	576.50	-141.50	-24.54	974.00	1,153.00	-179.00	-15.52	6,918.03	
52000	759.23	666.19	93.04	13.97	1,518.47	1,332.38	186.09	13.97	7,994.22	
53000	247.81	223.92	23.89	10.67	497.51	447.84	49.67	11.09	2,687.08	
54000	5,083.71	4,028.20	1,055.51	26.20	9,930.76	8,056.40	1,874.36	23.27	48,338.20	
55000	775.01	871.21	-96.20	-11.04	1,550.02	1,742.42	-192.40	-11.04	10,454.55	
56000	130.54	105.00	25.54	24.32	223.72	210.00	13.72	6.53	1,260.01	
57000	2,431.80	1,725.38	706.42	40.94	3,617.14	3,450.76	166.38	4.82	20,704.29	
59999	9,863.10	8,196.40	1,666.70	80.52	18,311.62	16,392.80	1,918.82	33.12	98,356.38	
60000	2,414.20	5,506.55	-3,092.35	-86.04	6,113.06	11,013.10	-4,900.04	-37.83	66,079.01	
70000	Other Changes									
71000	0.00	0.00	0.00	N/A	0.00	0.00	-18.95	N/A	0.00	
72000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00	
73000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00	
79999	0.00	0.00	0.00	N/A	-18.95	0.00	-18.95	N/A	0.00	
80000	2,414.20	5,506.55	-3,092.35	NA	6,132.01	11,013.10	-4,881.09	#VALUE!	66,079.01	



Memorandum

To: Board of Commissioners, Housing Authority of the Village of Hilldale

From: Mark O. Miles, Chief Financial Officer

Date: June 28, 2022

Subject: *Financial Summary*

This memo provides a narrative explanation of the current financial reports.

I. Recommendation

Staff recommend the Board approve financial statements and accompanying narrative, as prepared.

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- (2) Current Liabilities: This refers to the account payables (bills for the current period) and wages payable this upcoming pay period.
- (3) Working Capital: This is the difference between those two amounts. Working Capital refers to the amount of liquid cash and cash type items you have available today for operations.
- (4) Working Capital Ratio: This ratio is derived by dividing the Current Assets by Current Liabilities. The ratio lets you see how many times your current resources cover your current obligations.

B. Income Statement

- (1) Revenues: Revenues are inflows for the period. Revenues are primarily in the form of cash, however, can be in the form of receivables (IOU'S) or other inflows of resources.
- (2) Expenses: Expenses are outflows of resources either in the form of cash payments or increases in the amounts owed (accounts payables).
- (3) Net Income: The difference is referred to as Net Income or Net Loss for the period ("the bottom line"). Net Income (Net Loss) is a measure of the increase or decrease in assets (resources available for use, and therefore Working Capital) mentioned above for the period then ended.

III. Summary

For the period ending May 31, 2022, below are the financial highlights:

Current Assets: \$ 272,786

Current Liabilities: \$ 9,441

Current Working Capital: \$ 263,345

Working Capital Ratio: Approximately 29 to 1

Revenues: \$ 67,795

Expenses: \$ 42,160

Net income: \$ 25,635

Housing Authority of Hillsdale
Balance Sheet
As of May 31, 2022

		Current Balance
Assets		
10000	Cash - Operations	260,956.60
11000	Cash - Restricted	5,302.00
12000	Receivables	616.01
13000	Other Current Assets	5,911.46
14000	Property, Net	214,717.66
19999	Total Assets	487,503.73
Liabilities and Net Position		
Liabilities		
20000	Accounts Payable and Accrued Liabilities	8,405.09
21000	Accrued Compensated Absences	1,035.72
22000	Deferred Revenue	10,087.00
23000	Long-term Liabilities	491.67
29999	Total Liabilities	20,019.48
Net Position		
30000	Invested in Capital Assets	214,717.66
32000	Unrestricted	252,766.59
39998	Total Net Position	467,484.25
39999	Total Liabilities and Net Position	487,503.73

Housing Authority of Hilldale
Income Statement
For the Period ending May 31, 2022

		Period to Date	%	Year to Date	%
40000	Income				
41000	Voucher Grants	0.00	0%	0.00	-1%
42000	Operating Subsidy	8,632.00	66%	41,062.00	61%
43000	Capital Grants	0.00	0%	0.00	1%
44000	Tenant Charges	7,388.54	34%	26,712.54	39%
45000	Fraud Recovery, Net	0.00	0%	0.00	0%
46000	Other Income	0.97	1%	20.15	0%
49999	Total Income	16,021.51	100%	67,794.69	100%
50000	Expenses				
51000	Housing Assistance Payments	435.00	4%	2,279.00	5%
52000	Salaries	418.52	6%	3,693.97	9%
53000	Benefits and Taxes	145.61	2%	1,134.86	3%
54000	Occupancy	2,296.74	41%	21,451.35	51%
55000	Insurance	775.01	6%	3,875.05	9%
56000	Technology and Telephone	116.65	1%	559.27	1%
57000	Other Expenses	108.86	20%	9,166.20	22%
59999	Total Expenses	4,296.39	100%	42,159.70	100%
60000	Change in Net Position Before Other Change	11,725.12	na	25,634.99	na
70000	Other Changes				
71000	Depreciation	0.00	0.00	0.00	na
72000	Gains or Losses on Disposition of Assets	0.00	0.00	0.00	
73000	Transfers	0.00	0.00	0.00	
79999	Total Other Changes	0.00		0.00	na
82000	Ending Net Position	11,725.12	na	25,634.99	na

Housing Authority of Hillsdale
Budget Comparison

For the Period ending May 31, 2022

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
40000	Income									
41000	Voucher Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00
42000	Operating Subsidy	8,632.00	11,027.83	-2,395.83	-22%	41,062.00	55,139.15	-14,077.15	-26%	132,333.93
43000	Capital Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00
44000	Tenant Charges	7,388.54	2,673.89	4,714.65	176%	26,712.54	13,369.45	13,343.09	100%	32,086.67
45000	Fraud Recovery, Net	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00
46000	Other Income	0.97	1.23	-0.26	-21%	20.15	6.15	14.00	228%	14.79
49999	Total Income	16,021.51	13,702.95	2,318.56	133%	67,794.69	68,514.75	-720.06	302%	164,435.39
50000	Expenses									
51000	Housing Assistance Payments	435.00	576.50	-141.50	-25%	2,279.00	2,882.50	-603.50	-21%	6,918.03
52000	Salaries	418.52	666.19	-247.67	-37%	3,693.97	3,330.95	363.02	11%	7,994.22
53000	Benefits and Taxes	145.61	223.92	-78.31	-35%	1,134.86	1,119.60	15.26	1%	2,687.08
54000	Occupancy	2,296.74	4,028.20	-1,731.46	-43%	21,451.35	20,141.00	1,310.35	7%	48,338.20
55000	Insurance	775.01	871.21	-96.20	-11%	3,875.05	4,356.05	-481.00	-11%	10,454.55
56000	Technology and Telephone	116.65	105.00	11.65	11%	559.27	525.00	34.27	7%	1,260.01
57000	Other Expenses	108.86	1,725.38	-1,616.52	-94%	9,166.20	8,626.90	539.30	6%	20,704.29
59999	Total Expenses	4,296.39	8,196.40	-3,900.01	-233%	42,159.70	40,982.00	1,177.70	0%	98,356.38
60000	Change in Net Position Before Other Change	11,725.12	5,506.55	6,218.57	3.67	25,634.99	27,532.75	-1,897.76	3.02	66,079.01
70000	Other Changes									
71000	Depreciation	0.00	0.00	0.00	N/A	0.00	0.00	-18.95	N/A	0.00
72000	Gains or Losses on Disposition of Assets	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00
73000	Transfers	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00
79999	Total Other Changes	0.00	0.00	0.00	N/A	-18.95	0.00	-18.95	N/A	0.00
80000	Ending Net Position	11,725.12	5,506.55	6,218.57	NA	25,653.94	27,532.75	-1,878.81	-7%	66,079.01

Memorandum



To: Board of Commissioners, Housing Authority of the Village of Hillsdale

Through: Shannon Koenig, Executive Director

From: William Barry, Director, Facilities and Property Management

Date: June 28, 2022

Subject: *Hillsdale Housing Occupancy Report*

Enclosed is the Hillsdale housing occupancy report for June 2021 to May 2022.



Housing Authority of the Village of Hillsdale Occupancy Report

June 2021 - May 2022

Housing Units Available: 22
 12-Month Occupancy Rate Average: 96%

	<u>Month</u>	<u>Occupied</u>	<u>Vacant</u>
2021	June	21	1
	July	21	1
	August	20	2
	September	21	1
	October	21	1
	November	22	0
	December	22	0
2022	January	22	0
	February	22	0
	March	22	0
	April	20	2
	May	20	2

