

HOUSING AUTHORITY OF THE CITY OF SOUTH BEND

BOARD OF COMMISSIONERS MEETING

August 2024

Transforming Communities



HASB MISSION

IT IS THE MISSION OF THE HOUSING AUTHORITY OF THE CITY OF SOUTH BENDS (HASB) TO PROVIDE SAFE AND AFFORDABLE HOUSING ASSISTANCE TO INDIVIDUALS AND FAMILIES IN A MANNER THAT IS RESPECTFUL, PROFESSIONAL, AND SERVICE-ORIENTED. HASB IS COMMITTED TO MAXIMIZE ITS EXISTING RESOURCES AND WORK IN PARTNERSHIP WITH THE COMMUNITY TO ASSIST RESIDENTS IN REACHING INDIVIDUAL AND FAMILY GOALS, INCLUDING THOSE OF SELF-SUFFICIENCY, THROUGH EDUCATION, INCREASING EMPLOYMENT AND HOMEOWNERSHIP OPPORTUNITIES.



BOARD OF COMMISSIONERS MEETING
August 2024

AGENDA

- I. ROLL CALL**
- II. JULY MEETING MINUTES APPROVAL**
- III. NEW BUSINESS**
 - a. Board Resolution: Approval of 2025 Fiscal Year Budget
 - b. Board Resolution: Approval of Modification to 2025 Administrative Plan and 2025 Payment Standards
- IV. AGENCY REPORTS**
 - a. PUBLIC HOUSING
 - b. HOUSING CHOICE VOUCHER
 - c. FAMILY SELF SUFFICIENCY
 - d. FINANCE
 - e. EXECUTIVE. DIRECTOR - GENERAL AGENCY OPERATIONS
- V. PUBLIC COMMENT (each speaker – limited to 3 minutes)**
- VI. BOARD MEMBER COMMENTS**
- VII. BOARD CHAIR CLOSING REMARKS**
- VIII. ADJOURNMENT**



This page intentionally left blank



RESOLUTION NO. 2024-4417

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SOUTH BEND, INDIANA, APPROVING THE CHANGES TO THE ADMINISTRATIVE PLAN UPDATING THE INCLUSION OF THE CURRENT FAIR MARKET RENTS PUBLISHED BY HUD

WHEREAS, The PURPOSE OF THE Administrative Plan is to establish policies for carrying out our programs in a manner consistent with HUD requirements and the HASB Mission Statement,

WHEREAS, Changes to the Administrative Plan must be approved by the HASB Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of The Housing Authority of the City of South Bend, Indiana, approves the HASB Administrative Plan 16-II.B. PAYMENT STANDARDS [24 CFR 982.503; HCV GB; Chapter 7 and Notice PIH 2021-34] updated with 2025 HUD Fair Market Rents for St. Joseph County, Indiana.

The Board of Commissioners of the Housing Authority of the City of South Bend, Indiana, also approves the removal of the five (5%) percent cap for requested rent increases.

The Board of Commissioners of the Housing Authority of the City of South Bend, Indiana, recommits to the use of the rent reasonableness study as the only determinant of rent increase approvals and denials as required by 24 CFR 982.308(e), 24 CFR 982.507, and 24 CFR 982.507(a)(4).

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effect from October 1, 2024, through September 30, 2025, or any extended date allowed by HUD and shall be filed in the permanent records of The Housing Authority of the City of South Bend, Indiana.

BEND,

THE HOUSING AUTHORITY OF SOUTH

INDIANA BOARD OF COMMISSIONERS

By: 

Virginia B. Calvin, Chairman

By: 

Marsha J. Parham-Green, Executive Director

DATE APPROVED 



To: Board of Commissioners
From: Marsha J. Parham-Green, Executive Director
Re: Approval of Resolutions 2024-4417

This memorandum recommends that the Housing Authority of South Bend's Board of Commissioners approve the resolution authorizing the Executive Director to Amend the HCVP Administrative Plan to include the HUD approved updated Fair Market Rents effective 10/1/2024 and make other Plan adjustments.

BACKGROUND:

The U.S. Department of Housing and Urban Development (HUD) has published the Fair Market Rents for St Joseph County, IN, for 2025. The HASB Board of Commissioners approved the continued use of the 2023 Fair Market Rents to maintain Payment Standards [24 CFR 982.503; HCV GB, Chapter 7] in August 2023 through a hold harmless resolution.

HUD has advised Public Housing Authority's that they may apply for certain regulatory waivers that were originally offered as part of the CARES Act waivers in Notice PIH 2021-14 to provide continued flexibility during the pandemic and pandemic recovery [Notice PIH 2021-34]. The Coronavirus Aid, Relief, and Economic Security (CARES) Act (Public Law 116-136) provided HUD with authority, in the context of the public health emergency, to waive statutes and regulations (except for requirements related to fair housing, nondiscrimination, labor standards, and the environment) for the Housing Choice Voucher (HCV) and Public Housing programs. These waivers provided public housing agencies and authorities (PHAs) with the flexibility to adjust program practices where necessary so that PHAs could prioritize mission critical functions. CARES Act waivers and alternative requirements provided administrative relief to PHAs in response to COVID-19 to assist in complying with public health advisories, social distancing requirements and efforts to decrease the spread of the virus.

As PHAs and HUD gain a greater understanding of whether market shifts are temporary or will result in permanent changes, additional flexibility is needed for HCV programs to respond to fluctuations in rents more rapidly. The ability to establish payment standards more closely aligned to current rent is crucial to being able to use all available federal resources to provide housing to people experiencing homelessness, seniors, individuals with disabilities, and families with children.

HUD is allowing PHAs, to notify HUD if using up to 120% FMR Payment standard. This had previously been a waiver request and approval process.

The HUD Local Field Office would also like to adjust the HASB Administrative Plan to remove the 5% cap on requested rent increases and only utilize the HASB's outlined Rent Reasonableness determination; HASB has alerted HUD that this will likely lead to landlords leaving the program as few of the requested rent increases are likely to be approved utilizing only the rent reasonableness study of assisted versus unassisted comparable units.

RECOMMENDATION:

Accordingly, I recommend that the Board approve this resolution allowing the Executive Director to move forward with the amendment to the Administrative Plan for the inclusion of the updated 2025 FMR's at 120% for the HASB Payment Standards effective 10/1/2024 and remove the five (5%) rent request increase provision from the HCV Administrative Plan.

Current Fair Market Rents:

The FY 2023 South Bend-Mishawaka, IN HUD Metro FMR Area FMRs for All Bedroom Sizes

| Final FY 2023 & Final FY 2022 FMRs By Unit Bedrooms | | | | | |
|---|------------|-------------|-------------|---------------|--------------|
| Year | Efficiency | One-Bedroom | Two-Bedroom | Three-Bedroom | Four-Bedroom |
| FY 2023 FMR | \$755 | \$923 | \$1,099 | \$1,397 | \$1,476 |
| FY 2022 FMR | \$708 | \$823 | \$981 | \$1,252 | \$1,330 |

Current Payment Standards (120% FMR):

| Unit Size | Payment Standard |
|-----------|------------------|
| 0 | \$906 |
| 1 | \$1,107 |
| 2 | \$1,318 |
| 3 | \$1,676 |
| 4 | \$1,771 |
| 5 | \$2,036 |

2025 Fair Market Rents, effective 10/1/2024:

The FY 2025 South Bend-Mishawaka, IN HUD Metro FMR Area FMRs for All Bedroom Sizes

| Final FY 2025 & Final FY 2024 FMRs By Unit Bedrooms | | | | | |
|---|------------|-------------|-------------|---------------|--------------|
| Year | Efficiency | One-Bedroom | Two-Bedroom | Three-Bedroom | Four-Bedroom |
| FY 2025 FMR | \$751 | \$936 | \$1,095 | \$1,350 | \$1,452 |
| FY 2024 FMR | \$689 | \$862 | \$1,017 | \$1,267 | \$1,354 |

2025 Payment Standards (120% FMR), effective 10/1/2024:

| Unit Size | Payment Standard |
|-----------|------------------|
| 0 | \$901 |
| 1 | \$1,123 |
| 2 | \$1,314 |
| 3 | \$1,620 |
| 4 | \$1,742 |
| 5 | \$2,004 |



This page intentionally left blank



Resolution No. 24-4418

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SOUTH BEND, INDIANA AUTHORIZING THE APPROVAL OF THE ANNUAL OPERATING BUDGET FOR FISCAL YEAR 2025

WHEREAS, the Housing Authority of the City of South Bend (HASB) has prepared its Fiscal Year (FY) 2025 budget; and

WHEREAS the HASB finds the proposed total expenditures necessary for an efficient and economical operation, the provision of resident services, and the continuation of modernization and development activities; and

WHEREAS the projected total revenue provides sufficient funds to support the HASB's activities as follows:

- 2025 Total Budget Sources \$31,909,563
- 2025 Total Budget Uses \$31,310,586
- 2025 Net Surplus \$598,977 (before depreciation)

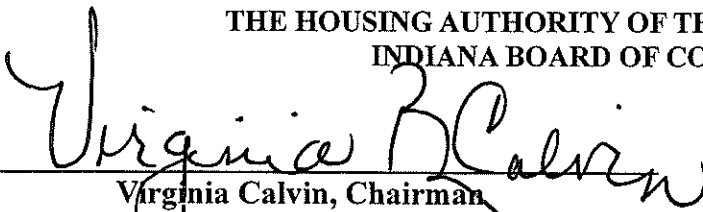
NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of South Bend:

Section 1. The Fiscal year Budget of \$31,909.563 is hereby approved: and

Section 2. The Executive Director is hereby authorized and shall take such measures as may be necessary to place the FY 2025 Budget into effect.

THE HOUSING AUTHORITY OF THE CITY OF SOUTH BEND,
INDIANA BOARD OF COMMISSIONERS

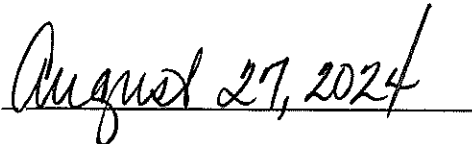
BY:


Virginia Calvin, Chairman

BY:


Marsha Parham-Green, Executive Director

Date Approved:





11-11-11



HOUSING AUTHORITY OF SOUTH BEND
BOARD OF COMMISSIONERS
RESOLUTION NO. 2024- 4418

A Resolution to Approve the Fiscal Year 2025 Operating Budgets
for Housing Authority of South Bend Properties

WHEREAS, the Housing Authority of South Bend ("Authority") is a duly organized public housing agency, existing under the laws of the City of South Bend, State of Indiana, and United States of America; and

WHEREAS, the Authority is required by the United States Department of Housing and Urban Development ("HUD") to annually adopt and maintain operating budgets for each one of its Low-Income Public Housing ("LIPH") properties; and

WHEREAS, HUD further recommends that Public Housing Agencies annually adopt operating budgets for their Housing Choice Voucher Programs and their Central Office Cost Centers; and

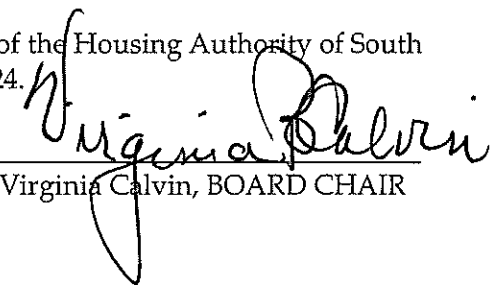
WHEREAS, the Authority has accordingly developed Fiscal Year 2025 Operating Budgets, which have been attached hereto as Exhibit A, which incorporate the planned revenues, expenses, and assumptions for each LIPH property, the Housing Choice Voucher Program, and the Central Office Cost Center for Fiscal Year 2025; and

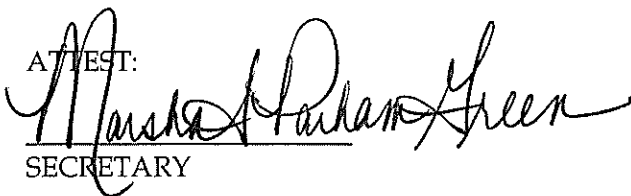
WHEREAS, the review, approval, and adoption of operating budgets is consistent and compliant with applicable HUD regulations, state statutes, and local ordinances;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF SOUTH BEND THAT:

The Housing Authority of South Bend's Operating Budgets for Fiscal Year 2025, as attached hereto as an exhibit, have been reviewed by the Board and are hereby APPROVED.

PASSED AND ADOPTED by the Board of Commissioners of the Housing Authority of South Bend on the 29th day of August, 2024.


Virginia Calvin, BOARD CHAIR

ATTEST:

SECRETARY

FOR CLERK USE ONLY

RESOLUTION NO. _____

DATE ADOPTED: _____





This page intentionally left blank



South Bend Annual Operating Budget
 FY 2025
 October 1, 2024-September 30, 2025

| Unit Count | 96 | 179 | 165 | 146 | 586 | COCC | HCVP HAP | HCVP Ops | Total HCVP | Grants (FSS) |
|------------------------------------|------------------|------------------|------------------|------------------|-------------------|------------------|-------------------|------------------|-------------------|---------------|
| Revenue | AMP1 | AMP2 | AMP3 | AMP4 | Total AMPs | | | | | |
| Rental Income | 127,160 | 420,041 | 495,596 | 342,835 | 1,385,631 | - | - | - | - | - |
| Other Tenant Income | 10,599 | 7,679 | 18,525 | 15,923 | 52,726 | - | - | - | - | - |
| Other Income | 2,588 | 2,137 | 4,364 | 1,690 | 10,779 | 55,000 | - | - | - | - |
| Shortfall funding | | | | | 368,052 | | | | | |
| Fraud Income | 100 | 100 | 100 | 100 | 400 | - | 50,000 | 50,000 | 100,000 | 76,450 |
| Grant Income | | | 200,000 | 600,000 | 800,000 | - | - | - | - | - |
| Operating Subsidy | 902,050 | 1,080,290 | 806,290 | 623,000 | 3,411,630 | - | 22,780,000 | 1,660,000 | 22,780,000 | - |
| HAP Subsidy | | | | | - | - | - | 650,000 | 1,660,000 | - |
| Admin Fee Income | | | | | - | - | - | 27,464 | 650,000 | - |
| Port In (HAP) | | | | | - | - | - | - | 27,464 | - |
| Port In (Admin Fee) | | | | | - | 299,827 | - | - | - | - |
| Capital Fund Management Fee (1410) | 98,237 | 243,171 | 108,845 | 149,402 | 599,655 | - | - | - | - | - |
| Capital Fund Ops Transfer (1406) | | | | | - | 243,749 | - | - | - | - |
| Bookkeeping Fee | | | | | - | 48,840 | - | - | - | - |
| Asset Management Fee | | | | | - | 664,571 | - | - | - | - |
| Management Fee | | | | | - | 1,311,987 | - | - | - | - |
| Total Revenue | 1,140,734 | 1,753,418 | 1,633,719 | 1,732,950 | 6,628,873 | 1,311,987 | 22,830,000 | 2,387,464 | 25,217,464 | 76,450 |
| Expenses | | | | | | | | | | |
| Administrative Salaries | 110,418 | 149,222 | 111,479 | 105,250 | 476,370 | 653,637 | - | 646,755 | 646,755 | - |
| Office Expense | 33,952 | 47,033 | 37,261 | 34,370 | 152,616 | 134,246 | - | 73,450 | 73,450 | - |
| Other Administrative Expense | 584 | 4,458 | 11,731 | 799 | 17,572 | 29,179 | - | 2,125 | 2,125 | - |
| HQS Inspections | - | - | - | - | - | - | - | 112,000 | 112,000 | - |
| Legal Expense | 5,427 | 4,221 | 8,125 | 19,358 | 37,130 | 8,325 | - | 30,700 | 30,700 | - |
| Audit Expense | 6,553 | 12,218 | 11,263 | 9,966 | 40,000 | 10,000 | - | 10,000 | 10,000 | - |
| Advertising | - | - | - | - | - | 2,000 | - | - | - | - |
| Travel and Training | 15,000 | 15,000 | 15,000 | 15,000 | 60,000 | 20,000 | - | 20,000 | 20,000 | - |
| Bookkeeping Exp | 6,210 | 10,770 | 12,848 | 9,585 | 39,413 | - | - | 204,336 | 204,336 | - |
| Asset Management Fee | 11,520 | - | 19,800 | 17,520 | 48,840 | - | - | 326,938 | 326,938 | - |
| Management Fee Exp | 53,199 | 92,263 | 110,060 | 82,112 | 337,634 | - | - | 1,426,303 | 1,426,303 | - |
| Total Admin Expenses | 242,863 | 335,185 | 337,566 | 293,959 | 1,209,574 | 857,386 | - | 1,426,303 | 1,426,303 | - |







This page intentionally left blank



Public Housing

Occ Rate%

| | | | | | | |
|----------------------|--------------------|-------------|----------------|--------------|--|-------------------|
| Waiting List | 1025 | | | | | |
| Bdr 1-5 | | | | | | |
| Occupancy Rate | | | | | | |
| Rent Collection TAR | | | | | | |
| Vacated Accounts | | | | | | |
| | | | | | | |
| Unit Turnaround Time | | | | | | Units Under |
| | | | | | | vacancy reduction |
| | | | | | | Program with a |
| AMP | | | | | | Contractor |
| | | Total Units | Units Occupied | Units Vacant | | |
| | Monroe Circle | N/A | N/A | N/A | | |
| 1 | Laurel Court | 42 | 28 | 14 | | |
| | Harbor Homes | 52 | 36 | 17 | | (2) rental office |
| | | | | | | community room |
| | Rabbi Shulman/628 | N/A | N/A | N/A | | |
| 2 | West Scott/501 | 127 | 66 | 61 | | |
| | Quads | 52 | 47 | 5 | | |
| | South Bend Ave | 20 | 17 | 1 | | (2) rental office |
| | Edison Gardens | 20 | 18 | 0 | | (1)community room |
| 3 | Twyckenham Dr | 18 | 13 | 5 | | |
| | Scattered Sites 09 | 46 | 34 | 12 | | |
| | Scattered Sites 10 | 60 | 45 | 15 | | |
| | | | | | | |

66.67%

69.23%

51.97%

90.38%

85.00%

90%

72.22%

73.91%

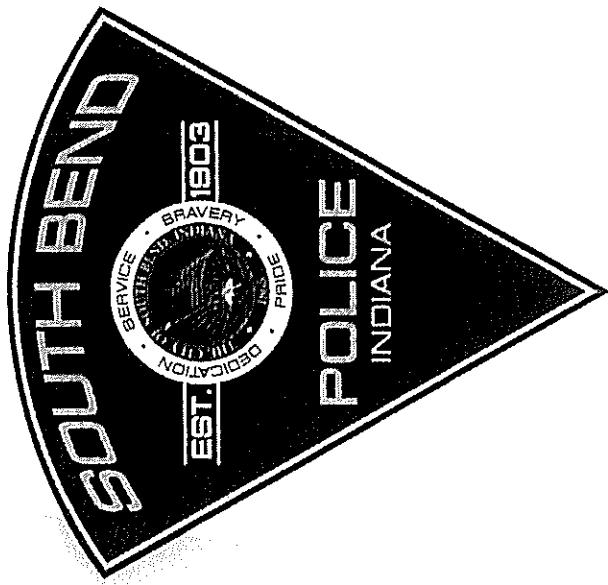
75.00%

| | | | | | |
|---|--------------------|------------|------------|------------|---------------|
| | LaSalle Landing | 24 | 21 | 3 | 87.50% |
| | Scattered Sites 12 | 41 | 28 | 13 | 68.29% |
| | Scattered Sites 17 | 53 | 33 | 20 | 62.26% |
| 4 | Scattered Sites 18 | 26 | 12 | 14 | 46.15% |
| | TOTAL | 581 | 398 | 180 | 68.50% |

| ORDER | AMP | Property Name | 12/31/2023 | | 1/31/2024 | | 2/29/2024 | | 3/31/2024 | | 4/30/2024 | | 5/31/2024 | | 6/30/2024 | | 7/31/2024 | |
|-------|-------|---|------------|----------|-----------|----------|-----------|----------|-----------|----------|-----------|----------|-----------|----------|-----------|----------|-----------|----------|
| | | | Available | Occupied | Available | Occupied | Available | Occupied | Available | Occupied | Available | Occupied | Available | Occupied | Available | Occupied | Available | Occupied |
| 1 | AMP 1 | Monroe Circle | 92 | 0 | 0 | 0 | 0 | 0 | 42 | 25 | 42 | 26 | 42 | 26 | 42 | 28 | 42 | 28 |
| 2 | AMP 1 | Laurel Court | 42 | 23 | 42 | 24 | 42 | 25 | 42 | 25 | 42 | 26 | 42 | 26 | 42 | 28 | 42 | 28 |
| 3 | AMP 1 | Harber Homes | 54 | 33 | 54 | 34 | 54 | 34 | 54 | 34 | 54 | 35 | 54 | 35 | 52 | 35 | 54 | 36 |
| 4 | AMP 2 | Plaza Apartments / Rabbi Shulman / 628 Building | 127 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5 | AMP 2 | Westcott Apartments / 501 Building | 127 | 64 | 127 | 63 | 127 | 64 | 127 | 64 | 127 | 64 | 127 | 64 | 127 | 64 | 127 | 66 |
| 6 | AMP 2 | Quads | 52 | 47 | 52 | 46 | 52 | 45 | 52 | 45 | 52 | 47 | 52 | 47 | 52 | 47 | 52 | 47 |
| 7 | AMP 3 | South Bend Avenue | 20 | 16 | 20 | 16 | 20 | 17 | 20 | 17 | 20 | 17 | 20 | 17 | 20 | 17 | 20 | 17 |
| 8 | AMP 3 | Edison Gardens | 19 | 20 | 18 | 20 | 18 | 20 | 18 | 19 | 20 | 19 | 20 | 19 | 20 | 18 | 20 | 18 |
| 9 | AMP 3 | Twyckenham | 18 | 13 | 18 | 14 | 18 | 15 | 18 | 15 | 18 | 15 | 18 | 15 | 18 | 15 | 18 | 15 |
| 10 | AMP 3 | Scattered Sites (15-09) | 47 | 31 | 47 | 30 | 47 | 31 | 47 | 31 | 47 | 34 | 47 | 34 | 47 | 34 | 47 | 34 |
| 11 | AMP 3 | Scattered Sites (15-10) | 66 | 39 | 66 | 40 | 66 | 43 | 66 | 43 | 66 | 46 | 66 | 46 | 66 | 45 | 66 | 45 |
| 12 | AMP 4 | Lasalle Landing | 24 | 18 | 24 | 19 | 24 | 21 | 24 | 21 | 24 | 21 | 24 | 21 | 24 | 21 | 24 | 21 |
| 13 | AMP 4 | Scattered Sites (M15-12) | 44 | 44 | 44 | 44 | 44 | 44 | 44 | 44 | 44 | 44 | 44 | 44 | 44 | 44 | 44 | 44 |
| 14 | AMP 4 | Scattered Sites (M15-17) | 55 | 30 | 55 | 29 | 55 | 29 | 55 | 29 | 55 | 32 | 55 | 32 | 55 | 36 | 55 | 33 |
| 15 | AMP 4 | Scattered Sites (M15-18) | 31 | 14 | 31 | 12 | 31 | 12 | 31 | 12 | 31 | 10 | 31 | 10 | 31 | 14 | 31 | 12 |
| | | | 818 | 600 | 370 | 600 | 369 | 600 | 378 | 599 | 378 | 600 | 394 | 675 | 415 | 598 | 401 | 675 |

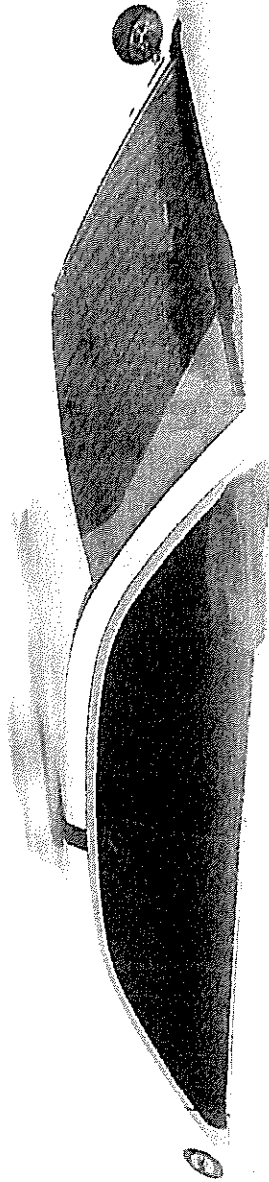
| | 12/31/2023 | | 1/31/2024 | | 2/29/2024 | | 3/31/2024 | | 4/30/2024 | | 5/31/2024 | | 6/30/2024 | | 7/31/2024 | |
|-------|------------|------------|-----------|------------|-----------|------------|-----------|------------|-----------|------------|-----------|------------|-----------|------------|-----------|------------|
| | Avail | % Occupied | Avail | % Occupied | Avail | % Occupied | Avail | % Occupied | Avail | % Occupied | Avail | % Occupied | Avail | % Occupied | Avail | % Occupied |
| AMP 1 | 96 | 58% | 96 | 60% | 96 | 61% | 96 | 61% | 96 | 64% | 96 | 64% | 94 | 67% | 94 | 67% |
| AMP 2 | 179 | 62% | 179 | 61% | 179 | 61% | 179 | 61% | 179 | 62% | 179 | 62% | 179 | 62% | 179 | 62% |
| AMP 3 | 171 | 68% | 171 | 69% | 171 | 73% | 171 | 73% | 171 | 77% | 171 | 77% | 171 | 77% | 171 | 75% |
| AMP 4 | 154 | 56% | 154 | 55% | 154 | 56% | 154 | 56% | 154 | 59% | 154 | 59% | 154 | 64% | 154 | 64% |
| | 600 | 62% | 600 | 62% | 600 | 63% | 600 | 63% | 600 | 66% | 675 | 61% | 598 | 67% | 598 | 67% |





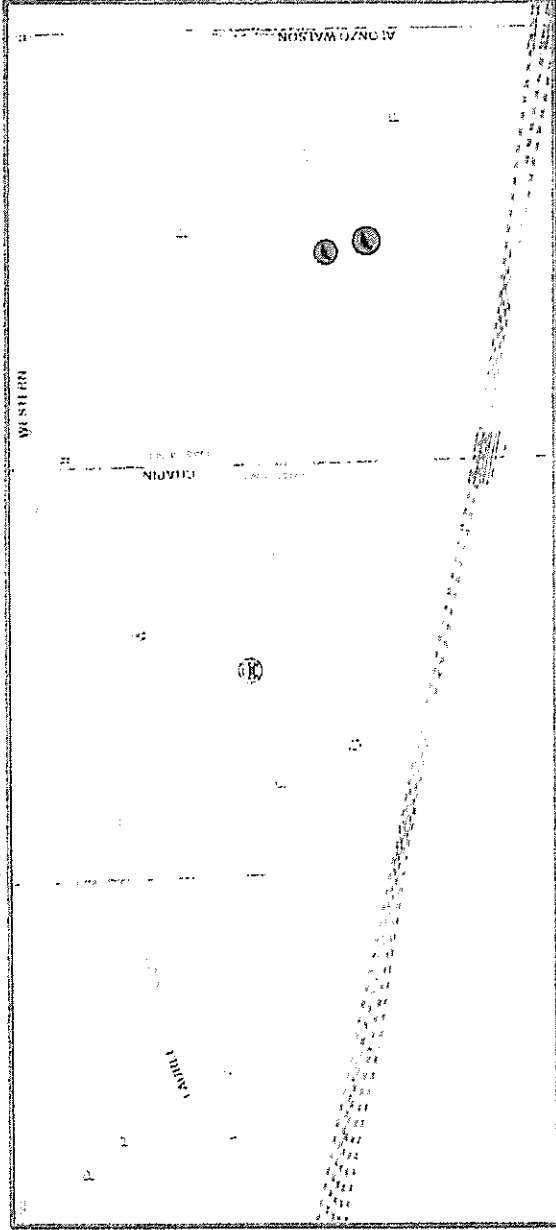
South Bend Police Department

Monthly Crime Stat Meeting
August 14th, 2024



SBHA - Quads / Westscott / Laurel Court

| INCIDENTS | |
|-------------------|----------------------|
| | AGG ASSAULT |
| | BURG/NON_RESIDENCE |
| | BURG/RESIDENCE |
| | DRUG ARREST |
| | JUSTIFIABLE HOMICIDE |
| | LARC/VEHICLE |
| | MURDER |
| | MVT |
| | RAPE |
| | ROB/COMMERCIAL |
| | ROB/PERSON |
| | ROB/RESIDENCE |
| | WEAPONS ARREST |
| SHOTS FIRED CALLS | |
| | CASE RPT GENERATED |
| | INFORMAL RPT |

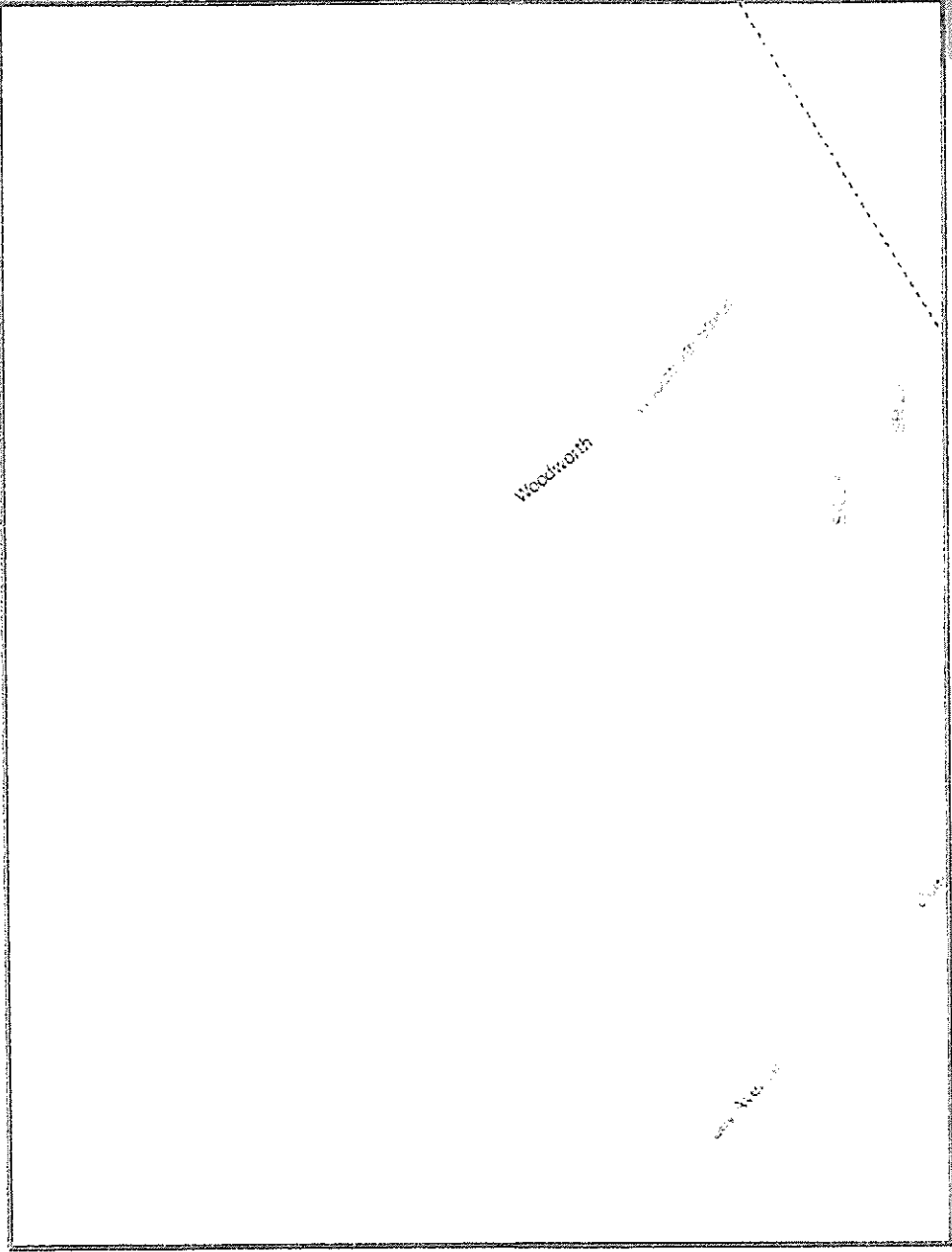

















| | | |
|--------------|----------|----------|
| 07/01/24 | 19:14:41 | UNWANTED |
| 07/30/24 | 13:29:29 | THREAT |
| WESTSCOTT | | |
| 07/12/24 | 13:11:22 | MISC |
| 07/15/24 | 10:23:35 | LOCKOUT |
| 07/15/24 | 13:36:08 | VANDAL |
| 07/19/24 | 22:54:01 | WELFARE |
| 07/20/24 | 02:03:11 | DOMESTIC |
| 07/20/24 | 03:37:01 | UNKNOWN |
| 07/22/24 | 17:39:20 | DOMESTIC |
| 07/22/24 | 22:41:08 | UNWANTED |
| 07/23/24 | 02:10:28 | OVERDOSE |
| 07/25/24 | 02:32:44 | UNKNOWN |
| 07/26/24 | 04:59:01 | ASSIST |
| 07/26/24 | 04:59:09 | ASSIST |
| 07/29/24 | 01:19:15 | UNWANTED |
| 07/30/24 | 16:34:49 | THREAT |
| LAUREL COURT | | |
| 07/14/24 | 23:35:48 | MISC |
| 07/23/24 | 06:11:39 | VANDAL |
| 07/27/24 | 01:14:47 | VANDAL |
| 07/27/24 | 01:14:47 | VANDAL |
| 07/30/24 | 18:29:22 | 911 |
| 07/31/24 | 12:16:41 | DOMESTIC |

| CALLS FOR SERVICE | | |
|-------------------|----------|----------|
| QUADS | | |
| 07/01/24 | 19:14:41 | UNWANTED |
| 07/30/24 | 13:29:29 | THREAT |
| WESTSCOTT | | |
| 07/12/24 | 13:11:22 | MISC |
| 07/15/24 | 10:23:35 | LOCKOUT |
| 07/15/24 | 13:36:08 | VANDAL |
| 07/19/24 | 22:54:01 | WELFARE |
| 07/20/24 | 02:03:11 | DOMESTIC |
| 07/20/24 | 03:37:01 | UNKNOWN |
| 07/22/24 | 17:39:20 | DOMESTIC |
| 07/22/24 | 22:41:08 | UNWANTED |
| 07/23/24 | 02:10:28 | OVERDOSE |
| 07/25/24 | 02:32:44 | UNKNOWN |
| 07/26/24 | 04:59:01 | ASSIST |
| 07/26/24 | 04:59:09 | ASSIST |
| 07/29/24 | 01:19:15 | UNWANTED |
| 07/30/24 | 16:34:49 | THREAT |
| LAUREL COURT | | |
| 07/14/24 | 23:35:48 | MISC |
| 07/23/24 | 06:11:39 | VANDAL |
| 07/27/24 | 01:14:47 | VANDAL |
| 07/27/24 | 01:14:47 | VANDAL |
| 07/30/24 | 18:29:22 | 911 |
| 07/31/24 | 12:16:41 | DOMESTIC |

SBHA - South Bend Ave Apts

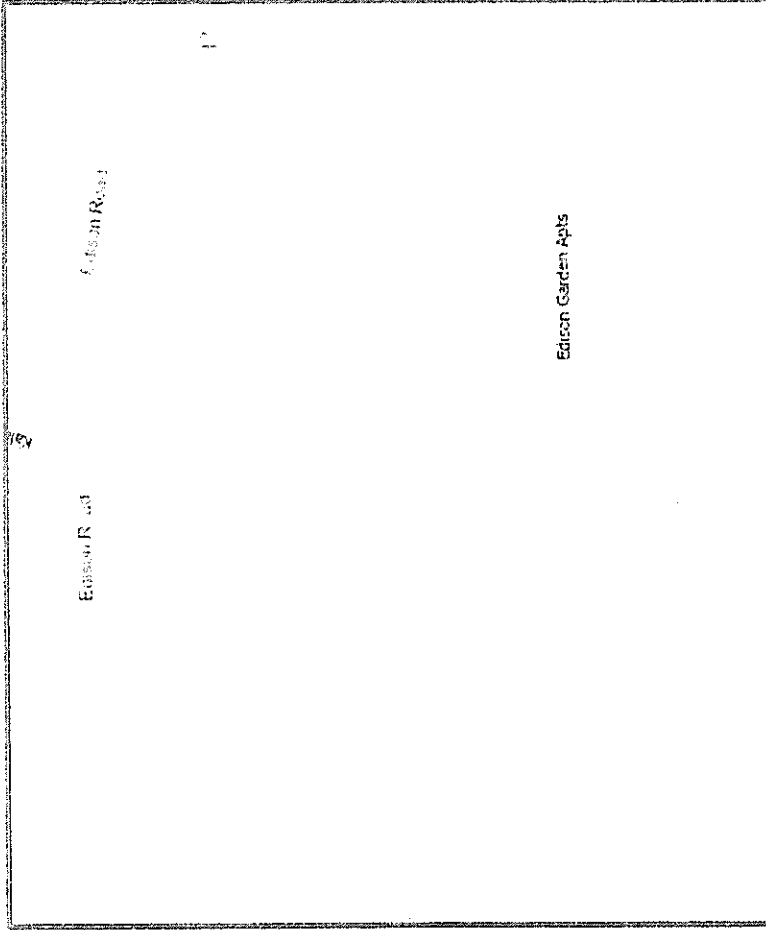
CALLS FOR SERVICE
 SOUTH BEND APTS
 07/04/24 15:32:09 DOMESTIC



| INCIDENTS | |
|---|----------------------|
|  | AGG ASSAULT |
|  | BURG/NON_RESIDENCE |
|  | BURG/RESIDENCE |
|  | DRUG ARREST |
|  | JUSTIFIABLE HOMICIDE |
|  | LARC/VEHICLE |
|  | MURDER |
|  | MVT |
|  | RAPE |
|  | ROB/COMMERCIAL |
|  | ROB/PERSON |
|  | ROB/RESIDENCE |
|  | WEAPONS ARREST |
| SHOTS FIRED CALLS | |
|  | CASE RPT GENERATED |
|  | INFORMAL RPT |

SBHA - Edison Gardens
















CALLS FOR SERVICE
 EDISON GARDENS
 07/17/24 09:39:34 UNWANTED



Edison Rd

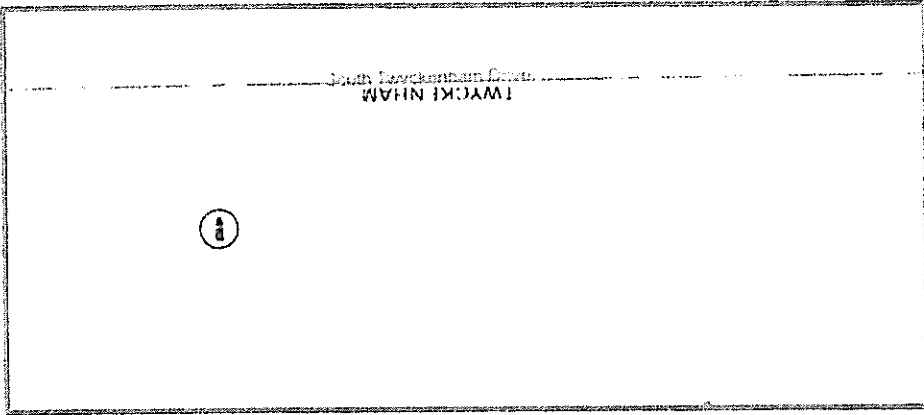
Edison Road

Edison Garden Apts

| INCIDENTS | |
|---|----------------------|
|  | AGG ASSAULT |
|  | BURG/NON_RESIDENCE |
|  | BURG/RESIDENCE |
|  | DRUG ARREST |
|  | JUSTIFIABLE HOMICIDE |
|  | LARC/VEHICLE |
|  | MURDER |
|  | MVT |
|  | RAPE |
|  | ROB/COMMERCIAL |
|  | ROB/PERSON |
|  | ROB/RESIDENCE |
|  | WEAPONS ARREST |
| SHOTS FIRED CALLS | |
|  | CASE RPT GENERATED |
|  | INFORMAL RPT |

SBHA - TWYCKENHAM APTS

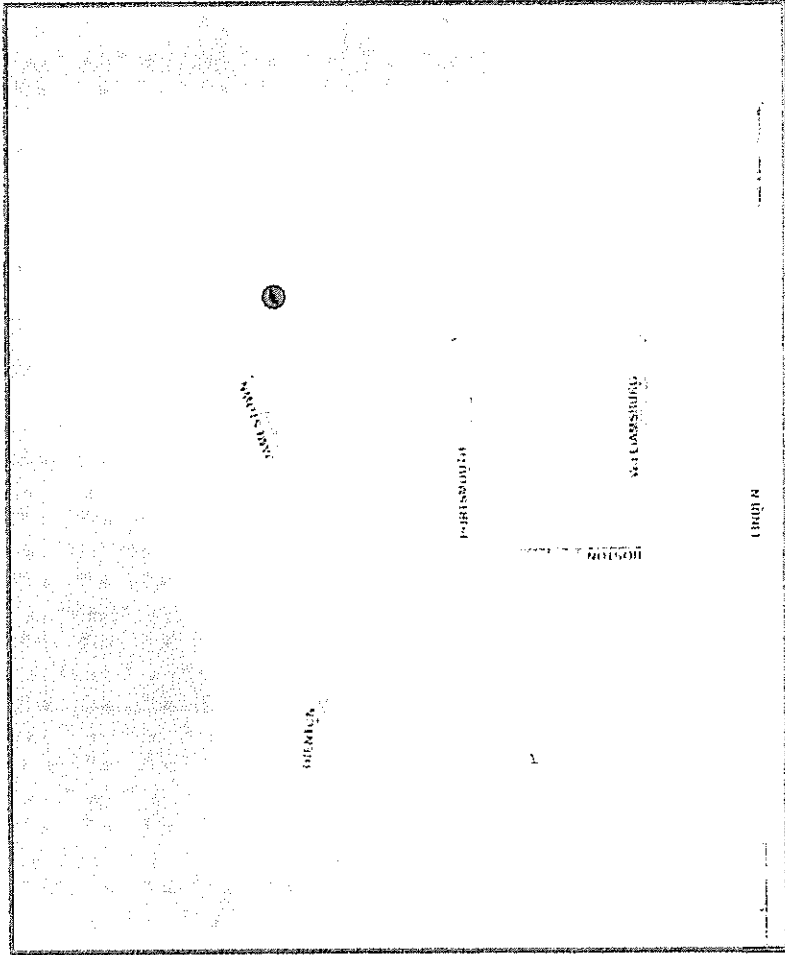
| CALLS FOR SERVICE | |
|-------------------|----------|
| TWYCKENHAM APTS | |
| 07/06/24 23:20:46 | SHOTS |
| 07/14/24 17:23:31 | INDECENT |
| 07/26/24 15:35:19 | RUNAWAY |



| | |
|-------------------|-------|
| 07/06/24 23:20:46 | SHOTS |
|-------------------|-------|

| INCIDENTS |
|----------------------|
| AGG ASSAULT |
| BURG/NOV_RESIDENCE |
| BURG/RESIDENCE |
| DRUG ARREST |
| JUSTIFIABLE HOMICIDE |
| LARC/VEHICLE |
| MURDER |
| MVT |
| RAPE |
| ROB/COMMERCIAL |
| ROB/PERSON |
| ROB/RESIDENCE |
| WEAPONS ARREST |
| SHOTS FIRED CALLS |
| CASE RPT GENERATED |
| INFORMAL RPT |

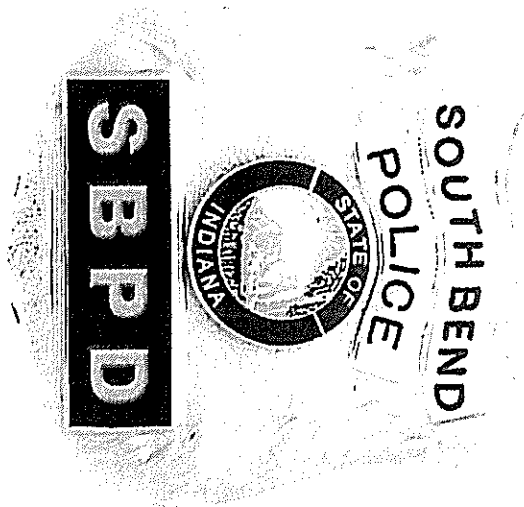
SBHA: Harbor Homes



07/03/24 00:46:16 07/16/24 21:31:41 07/16/24 23:48:34 07/24/24 22:17:06

| CALLS FOR SERVICE | |
|-------------------|------------|
| HARBOR HOMES | |
| 07/03/24 00:46:16 | ASSIST |
| 07/16/24 21:31:41 | WEAPONS |
| 07/16/24 23:48:34 | SUSPICIOUS |
| 07/24/24 22:17:06 | RUNAWAY |

| INCIDENTS | |
|-------------------|----------------------|
| | AGG ASSAULT |
| | BURG/NON_RESIDENCE |
| | BURG/RESIDENCE |
| | DRUG ARREST |
| | JUSTIFIABLE HOMICIDE |
| | LARC/VEHICLE |
| | MURDER |
| | MVT |
| | RAPE |
| | ROB/COMMERCIAL |
| | ROB/PERSON |
| | ROB/RESIDENCE |
| | WEAPONS ARREST |
| SHOTS FIRED CALLS | |
| | CASE RPT GENERATED |
| | INFORMAL RPT |



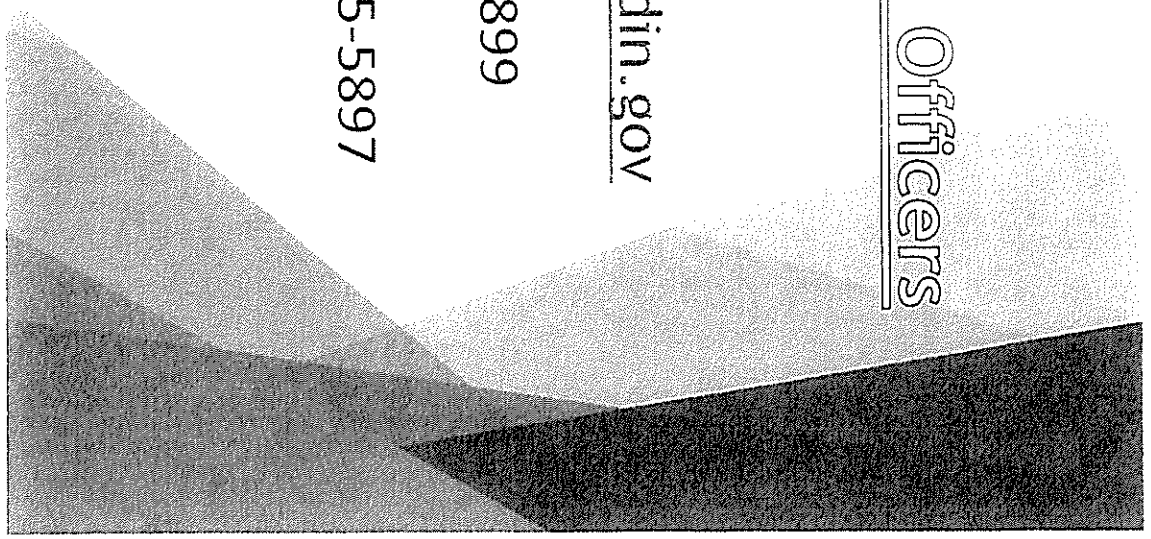
Community Resource Officers

PH# 574-235-9401

SBPDOutreach@southbend.in.gov

West Side: PFC J. Cole 235-5899

East Side: PFC B. Meador 235-5897



South Bend Police Department - Nuisance Report by Complex - 911 Calls for Service

Execution Time: 08/12/24 10:46:34

Incidents from: 07/01/2024 to 07/31/2024

Total Distinct Incidents: 8

Complex: > 1 Selected

Total Incident Count: 8

Sorted by Complex,Street Name,Street Number,Date/Time/Descending

| Inc# | Inc Date | Location | Str | Apt | Bldg | Report# | Inc Type | All Dispo | Complex |
|-------------------|-------------------|-----------------|-----|-----|------|---------|-----------|-----------|---------------|
| SBP-2024-00050492 | 07/05/24 00:24:58 | 427 N TAYLOR ST | 427 | | | | MISSING | 1 | MONROE CIRCLE |
| SBP-2024-00050642 | 07/05/24 13:01:15 | 520 FELLOWS ST | 520 | | | | THREAT | 1 | MONROE PARK |
| SBP-2024-00050119 | 07/03/24 16:28:04 | 520 FELLOWS ST | 520 | | | | WELFARE | 1 | MONROE PARK |
| SBP-2024-00051584 | 07/08/24 18:51:59 | 507 RUSH ST | 507 | | | | ASSIST | 1 | MONROE PARK |
| SBP-2024-00058455 | 07/31/24 03:37:29 | 513 RUSH ST | 513 | | | | REPO | 1 | MONROE PARK |
| SBP-2024-00052035 | 07/10/24 13:52:11 | 421 E SOUTH ST | 421 | | | | WELFARE | 1 | MONROE PARK |
| SBP-2024-00057116 | 07/26/24 23:21:27 | 501 W SOUTH ST | 501 | | | | ORDINANCE | 1 | MONROE PARK |
| SBP-2024-00057104 | 07/26/24 23:03:46 | 503 E SOUTH ST | 503 | | | | NUISANCE | 1 | MONROE PARK |

Housing Authority of the City of South Bend

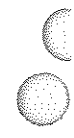
AMP Listing / By Location

AMP 1 Monroe Circle 92 Units (Demolished)
 Laurel Court 42 Units
 Harber Homes 53 Units

AMP 2 Rabbi Shulman 127 Units (Offline)
 Westcott Apartments - 133 Units
 Quads - 52 Units

AMP 3 South Bend Avenue - 17 Units
 Edison Gardens - 19 Units
 Twyckkenham - 18 Units
 Scattered Sites (15-09) 46 Units
 Scattered Sites (15-10) 62 Units

AMP 4 LaSalle Landing – 24 Units
 Scattered Sites (IN15-12) 40 Units
 Scattered Sites (IN 15-17) 55 Units
 Scattered Sites (IN 15-18) 27 Units





This page intentionally left blank



Housing Choice Voucher (HCV) Program - July 2024

Housing Authority of the City of South Bend Budget Authority Worksheet

July 2024 CY (As of July 1, 2024)

| Description | \$ Budgeted | \$ Expended | \$ Available |
|---|----------------------------------|----------------------------------|----------------------------|
| <u>Voucher Budget Authority (VBA):</u> | | | |
| Annual HAP | \$ 22,000,000 | \$ 12,798,006 | \$ 9,201,994 |
| Monthly HAP | \$ 1,833,333 | \$ 1,844,129 | \$ (10,796) |
| Description | Number Per Month Budgeted | Number Per Month Leased | Number Per Month Available |
| Monthly Average # of UNITS | 2,343 | 2,166 | 177 |
| Description | Avg. Per Unit Per Month Budgeted | Avg. Per Unit Per Month Expended | |
| Monthly Per Unit HAP | \$ 823 | \$ 851 | |

*Housing Authority of South Bend
Housing Program Portfolio M/E July 31, 2024*

| Program | Description | # Allotted | # Filled | Vouchers Issued | Current Lease Rate | Program Potential | Potential Lease Rate |
|-------------------------|--|--------------|--------------|-----------------|--------------------|-------------------|----------------------|
| HCV | Housing Choice Voucher – Federally funded rental assistance program provides assistance towards rent and utilities on behalf of the family. | 2,343 | 2,177 | 0 | 94% | 2,207 | 94% |
| FYI | Foster Youth to Independence – Provides vouchers for individuals at least 18 years old, and not more than 24 years of age, and who has left foster care, or will leave foster care within 90 days, and is homeless or is at risk of becoming homeless. | 15 | 16 | 1 | 94% | 17 | 94% |
| Total Allocation | | 2,376 | 2,193 | 1 | 94% | 2,224 | 94% |

Ports

| Description | # | Vouchers Issued | Program Potential |
|-------------|-----|-----------------|-------------------|
| Incoming | 148 | 15 | 163 |
| Outgoing | 30 | 0 | 30 |

Family Self-Sufficiency

| Description | # Allotted | # Filled |
|--|------------|----------|
| Enables families assisted through the Housing Choice Voucher (HCV) program, to increase their earned income and reduce their dependency on welfare assistance and rental subsidies. Under the FSS program, low-income families are provided opportunities for education, job training, counseling and other forms of social service assistance, while living in assisted housing, so they can obtain skills necessary to achieve self-sufficiency. | 19 | 52 |

| Housing Choice Voucher Metrics FY 10/2023-9/2024 | | | | | | | | | | | | |
|--|-------|-------|-------|-------|-------|-------|-------|-------|------------------|------------------|-------|------|
| | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | June | July | Aug | Sept |
| Leasing Activity Report | 2,298 | 2,309 | 2,321 | 2,329 | 2,333 | 2,318 | 2,331 | 2,323 | 2,333 | 2,340 | | |
| Utilization Rate | 92.0% | 92.4% | 93.7% | 94.2% | 94.5% | 93.8% | 94.2% | 93.9% | 93.9% | 92.9% | | |
| Waiting List Report | 1,424 | 1,274 | 1,273 | 1,273 | 1,272 | 1,272 | 1,272 | 1,272 | 1,272 | 1,272 | 1,272 | |
| Vouchers Issued Report | 51 | 51 | 29 | 15 | 60 | 47 | 31 | 81 | 0 | 0 | 0 | |
| Voucher Success Rate | 72.5% | 64.7% | 58.6% | 64.3% | 48.6% | 60.0% | 51.3% | 42.6% | 66.7% PI only | 21.4% PI only | | |

| HCV Process Report FY 10/2023-9/2024 | | | | | | | | | | | | |
|--------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|------|------|-----|------|
| | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | June | July | Aug | Sept |
| Reexaminations | 141 | 128 | 145 | 131 | 155 | 154 | 159 | 117 | 133 | 134 | | |
| Interim Changes | 65 | 65 | 73 | 86 | 141 | 99 | 97 | 104 | 109 | 118 | | |
| EOPs | 20 | 11 | 14 | 22 | 16 | 19 | 22 | 11 | 15 | 15 | | |

| HCV Move About Report FY 10/2023-9/2024 | | | | | | | | | | | | |
|---|-----|-----|-----|-----|-----|-----|-----|-----|------|------|-----|------|
| | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | June | July | Aug | Sept |
| Port Ins | 2 | 1 | 4 | 2 | 0 | 0 | 2 | 5 | 2 | 0 | | |
| Port Outs | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | | |
| Tenants Moving About | 18 | 20 | 16 | 14 | 17 | 12 | 19 | 23 | 15 | 5 | | |

| Housing Authority of South Bend HQS Inspections Monthly Quality Control Report For July 2024 | | | | | | | | | | | |
|--|---------------|--------|--------------|--------------|-----------------------|------------------|--------------------------|------------------------|---------------|--|--|
| Number of Inspections Raquel Love | | | | | | | | | | | |
| Scheduled | Completed | Annual | Reinspection | Initials | Initial Re-inspection | Special | Abatement/Terminate Insp | Cancelled/Moved Out | Not Completed | | |
| 163 | 161 | 90 | 36 | 17 | 10 | 3 | 5 | 2 | 0 | | |
| Passed | 1st Time Fail | Abate | Cancelled/MO | No Show | 24 Hr | Weather Deferred | Refused | Terminate | | | |
| 86 | 23 | 15 | 2 | 32 | | | 5 | | | | |
| No Show Rate | | | | 20% | | | | | | | |
| Number of Inspections Jalissa Brown | | | | | | | | | | | |
| Scheduled | Completed | Annual | Reinspection | Initials | Initial Re-inspection | Special | Abatement/Terminate Insp | Cancelled/Moved Out | Not Completed | | |
| 182 | 179 | 106 | 28 | 33 | 2 | 2 | 8 | 3 | 0 | | |
| Passed | 1st Time Fail | Abate | Cancelled/MO | No Show | 24 Hr | Weather Deferred | Refused | Terminate | | | |
| 120 | 19 | 9 | 3 | 22 | 2 | | 7 | | | | |
| No Show Rate | | | | 12% | | | | | | | |
| Initial Inspections Carried Out | | | | RTAs | | | | Inspections Due August | | | |
| Total | Passed | Failed | | Received | Scheduled | | Inspections | | | | |
| 62 | 52 | 10 | | 62 | 62 | | 208 | | | | |
| 24 Hours | | | | Email's | | | | Calls/Texts | | | |
| | | | | 2 | | | | 2 | | | |
| Due August: Inspections Scheduled | | | | | | | Scheduled | Letters/Reports | | | |
| HQS Reports/Letters for Re-Inspections (30DaysOut) | | | | | | | 208 | 208 | | | |
| HQS Reports for Re-Inspections (24hrs) | | | | | | | 48 | 48 | | | |
| | | | | | | | 2 | 2 | | | |
| Inspections Completed by Inspector | | | | | | | | | | | |
| | Total | Passed | Failed | Cancelled/MO | No Show | No Show % | | | | | |
| Raquel Love | 163 | 86 | 43 | 2 | 32 | 20% | | | | | |
| Jalissa Brown | 182 | 120 | 37 | 3 | 22 | 12% | | | | | |
| Inspector 3 | 0 | 0 | 0 | 0 | 0 | #DIV/0! | | | | | |
| Total | 345 | 206 | 80 | 5 | 54 | | | | | | |



This page intentionally left blank



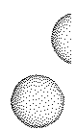
FSS Program Participates

The Family Self Sufficiency Program (FSS) promotes the development of local strategies to coordinate public and private resources that help housing choice voucher program participants and public housing tenants obtain employment that will enable participating families to achieve economic independence.

| | Number FSS Participants enrolled | HCV Program Participants | LIPH Program Participants | Number with Escrow Accounts | Total Amount of Escrow Accounts |
|----------------|----------------------------------|--------------------------|---------------------------|-----------------------------|---------------------------------|
| January 2024 | 67 | 58 | 9 | 39 | \$99,437.00 |
| February 2024 | 66 | 57 | 9 | 37 | \$97,044.00 |
| March 2024 | 64 | 55 | 9 | 37 | \$104,851.00 |
| April 2024 | 63 | 54 | 9 | 38 | \$112,720.00 |
| May 2024 | 61 | 54 | 7 | 38 | \$120,056.00 |
| June 2024 | 60 | 53 | 7 | 38 | \$125,338.00 |
| July 2024 | 59 | 52 | 7 | 39 | \$120,324.13 |
| August 2024 | | | | | |
| September 2024 | | | | | |
| October 2024 | | | | | |
| November 2024 | | | | | |
| December 2024 | | | | | |

***December 2023 (balance \$92,241.00)**

Board Report August 2024





This page intentionally left blank



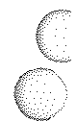
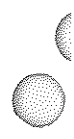
JULY 2024 Financial Overview

| | AMP 1 | AMP 2 | AMP 3 | AMP 4 | COCC | HAP | HAP ADM | FSS |
|--|------------------|--------------------|--------------------|------------------|--------------------|---------------------|--------------------|-----------------|
| 2024 Budget - Revenue | \$1,105,014 | \$1,804,202 | \$1,107,783 | \$1,254,310 | \$1,532,626 | \$22,028,426 | \$2,333,237 | \$99,400 |
| Oct - July Revenue Projection | \$920,845 | \$1,503,502 | \$923,153 | \$1,045,258 | \$1,277,188 | \$18,357,022 | \$1,944,364 | \$82,833 |
| ACTUAL REVENUE | \$891,931 | \$1,492,268 | \$1,098,124 | \$803,838 | \$1,081,546 | \$18,666,827 | \$2,355,718 | \$61,317 |
| Prior Year Revenue | \$888,572 | \$1,362,040 | \$1,135,733 | \$785,304 | \$1,146,927 | \$15,637,667 | \$1,944,963 | \$65,649 |
| 2024 Budget - Expense | \$1,046,587 | \$1,813,736 | \$1,056,916 | \$1,165,406 | \$1,088,541 | \$22,028,426 | \$2,215,228 | \$99,400 |
| Oct - June Projected Expense | \$872,156 | \$1,510,652 | \$880,763 | \$971,172 | \$907,118 | \$18,357,022 | \$1,846,023 | \$82,833 |
| Actual EXPENSE | \$629,307 | \$1,091,760 | \$846,577 | \$742,625 | \$975,588 | \$18,496,143 | \$2,106,669 | \$61,317 |
| Prior Year Expense | \$649,837 | \$1,109,193 | \$830,333 | \$760,089 | \$848,986 | \$15,900,461 | \$1,791,450 | \$65,649 |
| 2024 Budget - Net Income | \$58,427 | -\$9,534 | \$50,867 | \$88,904 | \$444,085 | \$0 | \$118,009 | \$0 |
| Oct - June Projected Net Income | \$48,689 | -\$7,151 | \$42,389 | \$74,087 | \$370,071 | \$0 | \$98,341 | \$0 |
| Actual Net Income Before depreciation | \$262,624 | \$400,508 | \$251,547 | \$61,213 | \$105,958 | \$170,684 | \$249,049 | \$0 |
| Prior Year Net Income | \$238,735 | \$252,847 | \$305,400 | \$25,215 | \$297,941 | -\$262,794 | \$153,513 | \$0 |





This page intentionally left blank





AGENCY OPERATIONS

July/August 2024

➤ **Recruitment**

- The agency has one (1) open position – Maintenance Technician. Position(s) have been posted externally and internally.

➤ **Development**

- RFQ for Development of Rhabbi Shulman was released on August 22, 2024. HASB, Community Foundation and the City of South Bend representatives have agreed on the document, with the assistance of CVR. The request includes 30% Project Based Vouchers, 40% Low Income Housing Tax Credits (LITHC), and 30% Market Rate units. The unit mix (unit sizes) are still under review pending responses from responding developers. Total units for families under 60% of AMI will be 145.
- Sign design is still pending. Awaiting renderings from the sign companies. Board of Commissioners will have the opportunity to review prior to agreement confirmation.
Still Pending – Seeking other vendors at this time

➤ **General Business**

- Resident Community Room located in the 501 Building will be reopened on September 2, 2024.



**THE HOUSING AUTHORITY OF THE
CITY OF SOUTH BEND, INDIANA**

REGULAR BOARD MEETING MINUTES

501 Alonzo Watson Drive South Bend In 46601

July 23rd, 2024 @ 9 a.m.

<https://us04web.zoom.us/j/4039499191?pwd=Nkt2KzNPOFJXNEVtQnRXUTdDSFhoQT09>

Meeting ID: 403 949 9191 Passcode: ZttFy3

CALL TO ORDER:

Commissioner Calvin called the meeting to order at 9:00 a.m.

ROLL CALL:

Commissioner Calvin, Commissioner Luecke, Commissioner Chamblee, Commissioner Daniel, Commissioner McNally.

HASB STAFF:

Marsha Parham-Green; Executive Director, Lori Wallace; Director of HCV (Housing Choice Voucher), Brian Hueni; CFO, Mansel Carter; Director of Property Management, Princess Thomas, Executive Assistant to Executive Director/Board Secretary, Diona Jones; Resident Service Coordinator.

OTHERS:

Attorney J. Harris

Public:

Doris Agnew

Sara Schafer

Vote to Approve June Board Minutes

Commissioner Luecke **AYE**
Commissioner Chamblee (Absent)
Commissioner Daniel **AYE**
Commissioner McNally **AYE**
Commissioner Calvin **AYE**

Vote for the Resolution Plan

Commissioner Luecke **AYE**
Commissioner Chamblee (Absent)
Commissioner Daniel **AYE**
Commissioner McNally **AYE**
Commissioner Calvin **AYE**

NEW BUSINESS:

MOU Resolution Plan

Executive Director Report:

The Director stated the draft version of the developer RFP has been received from CVR (7/16). Hasb and the city of South Bend representatives will review and comment no later than the end of the week of 7/22/2024.

The South Bend Commons signs design is currently pending. Awaiting renderings from sign companies, the Board of Commissioners will have a chance to review before agreement confirmation.

The Director stated that the Management team would be in Leadership Training with Unearthed Coaching & Counseling, as of July 2024.

The agency has three (3) open positions because of resignations. Positions have been posted externally and internally.

Marsha also stated that there have been significant improvements to the warehouse location since April 2024. Structural and physical renovations have been ongoing.

Family Self Sufficiency (FSS)

The Family Self Sufficiency Program (FSS) promotes the development of local strategies to coordinate public and private resources that help housing choice voucher program participants and public housing tenants obtain employment that will enable participating families to achieve economic independence.

60 participants enrolled in the FSS Program, 53 are HCV Program participants; and 38 participants with Escrow accounts, with a total of \$125,338.00 in escrow accounts.

FSS attended a training, Discrimination based on Familial Status Workshop, presented by Katrina Lee, South Bend Human Rights Commission. FSS continues using gift cards as an incentive to increase participation and help participants achieve their goals.

Termination (0) HCV (2) Public Housing -2) Tenants moved out.

LOW-INCOME PUBLIC HOUSING (LIPH)

Mansel Carter, Director of Public Housing stated the waiting list as of July 2024 is 1,456; There are 576 units online. 401 units were occupied and 175 were vacant. The vacant units are in rehab. 8 units are ready to be leased up.

Mansel also stated that he is working with the South Bend Police Department. He believes this is the best practice for HASB, to provide safety and security for our residents and families we serve.

The director has a plan to install more cameras overall HASB properties, to help the families feel more secure and safe in the neighborhood.

HOUSING CHOICE VOUCHER PROGRAM (HCVP)

Lori Wallace, HCV Director reviewed calendar year expenditures versus budget authority. To date, the HCV Program has spent \$7,240,822 of the \$22,000,000 allocated. The HCV Program spent \$1,805,144 on HAP (Housing Assistance Payment) expenses. The program is allocated 2,340 vouchers and 2,183 were leased. The Average Per Unit Cost was slightly below budget.

The HCV waiting list has not moved as we are working through the backlog of files for applicants who have already attended orientation briefings.

Lori reviewed the portfolio, showing 94% utilization in the HCV program and 100% utilization in the FYI program.

Lori also stated The HCV Program is entering a shortfall effective 6/1/2024.

Finance

Brian Hueni, CFO stated that June is the 9th month in our Fiscal Year. The year-to-date net income before depreciation in all 4 amps is well above the budgeted amount by about 800K. The reduced costs are the main driver for profitability

THE COCC IS currently 160K behind the budgeted net income budgeted. The expenses in COCC are up due to the restructuring of the organization.

Brian also stated Hap Administration's net income before depreciation is 100K above budget. This is very good since we are moving into a shortfall which will reduce the vouchers that are being managed.

Shortfall should continue until the end of December. Each month we will have a reduction in vouchers managed, this will hurt our profitability.

The FSS grant has been awarded now waiting for HUD to make the funds available to draw down.

Public Comments

Currently there are no comments from the public.