

DURHAM HOUSING AUTHORITY



AGENDA, REPORTS, FINANCIALS, MINUTES

AND

RESOLUTIONS

FOR

**REGULAR MEETING
BOARD OF COMMISSIONERS**

APRIL 27, 2011

**Thomas M. Niemann
Chairman**

**Dallas J. Parks
Chief Executive Officer**

HOUSING AUTHORITY OF THE CITY OF DURHAM

MEMORANDUM

TO: Board of Commissioners

FROM: Thomas M. Niemann, Chairman

SUBJECT: Regular Meeting Held April 27, 2011

DATE: April 19, 2011

OFFICERS: Chairman – Thomas M. Niemann; Vice Chairman – David J. Haley;
Secretary – Dallas J. Parks; Assistant Secretary – Brenda B. Edwards

The regular meeting of the Housing Authority of the City of Durham will be held at 5:30 p.m. on Wednesday, April 27, 2011, at the Central Office of the Durham Housing Authority, located at 330 East Main Street, Durham, North Carolina.

AGENDA

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I. Call to Order	
II. Comments from the Public	
III. Additions to the Agenda	
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V. <u>Information Items</u>	
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b. Development	93-94
3. Board to Consider and Approve Resolution Authorizing the Write-off of Conventional Housing Collection Losses for the Period Ending February 28, 2011	95-99
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EXECUTIVE SESSION

CHIEF EXECUTIVE OFFICER'S REPORT

ASSET MANAGEMENT

Strategic Result #1: A Financially Viable Real Estate Company – “Today’s Resources/Tomorrow’s Investments”

Goal: Increase Revenue

Task: Collect outstanding debt owed to DHA through fraud accounts and old balances.

Outcome:

- Fraud/Security Manager collected \$2,365.96 in fraud recovery payments and \$2,484.00 in collection loss accounts.

Goal: Decrease Expenses

Task: Identify energy conservation measures and water conservation measures, payback periods, etc. for conventional public housing sites.

Outcome:

- The first phase of the energy and water conservation audit - inspections of DHA’s 13 conventional public housing sites – was completed per HUD requirements. Data analysis and preparation of the draft report is in progress.

Goal: Improve Housing Assets, Infrastructure, and Fleet

Task: Ensure that each community is maintained structurally and aesthetically for the safety and enjoyment of DHA residents in accordance with all applicable Federal, State, and Local Regulations.

Outcome:

- Bids solicitation process is underway for: 1) miscellaneous site improvements, erosion control, landscaping, retaining walls, re-seeding project at McDougald Terrace and 2) fluorescent lighting conversion at Club Boulevard, J. J. Henderson Housing Center, Morreene Road, Damar Court, Oxford Manor and Forest Hill Heights, as well as range hoods installation at Club Boulevard.
- Morreene Road Breezeways/stairs repairs are complete except for the installation of the porch canopies. Contractor continues work on obtaining the required City permit.

- The installation of the remaining crawlspace access doors was completed for the Club Boulevard crawl space drainage, vapor barrier, and miscellaneous exterior work.

Strategic Result #2: A High Performing Organization Fulfilling its Mission, Guided by Core Beliefs – Operational Excellence

Goal: Improve Operational Efficiency

Task: Implement DHA's strategic planning and performance management system, the Blueprint for Success.

Outcome:

- ActiveStrategy Enterprise (ASE) final day of software training was held for designated staff on March 16th. Training focused on what is a business review, the line of questioning, preparation for a business review meeting, and what's right for Durham Housing Authority.

Task: Update the agency Five-Year and Annual Plan, which sets forth the mission, objectives/goals, as well as policies/procedures of the housing authority.

Outcome:

- Preparation of the draft 2012 PHA Five-Year and Annual Plan has started.

Task: Investigate fraud referrals of individuals who may be receiving housing assistance of which they are not entitled to.

Outcome:

- Fraud/Security Manager received ten fraud referrals/complaints and is currently conducting 76 pending inquiries and investigations.

Strategic Result # 3: Strong Community Partnerships – State, County, City, and Community Organizations.

Goal: Improve Partner Relationships

Task: Introduce residents to positivity through enrichment of community activities

Outcome:

- On March 19, 2011, the Damar Court Resident Council held a "Family Fun Day" within the Community. There was plenty of food, music, entertainment, games, educational booths and much more. Also, "Campaign for Change," an activity sponsored by the Resident Services Department, participated by providing anti-gang material encouraging youth to stay in school and avoid gang affiliation.

AFFORDABLE HOUSING

Strategic Result #1: A Financially Viable Real Estate Company – “Today’s Resources/Tomorrow’s Investments”

Goal: Increase Housing Opportunities

Task: Screen applications for eligibility and execute lease-ups in affordable housing communities.

Outcome:

- Edgemont Elms management executed two new leases for the month of March. Two applications are currently being processed for occupancy.
- Edgemont Elms management office received eight telephone inquiries (telephone/walk-ins), and 14 applications were distributed during the month of March.
- Preiss-Steele Place management executed one lease for the month of March. Currently, there is one application being processed for occupancy.
- Preiss-Steele Place management office received 12 inquiries (telephone/walk-ins/on-line) during the month of March.

RESIDENT SERVICES

Strategic Result #1: A Financially Viable Real Estate Company – “Today’s Resources/Tomorrow’s Investments”

Goal: To increase funding through developing and submitting grants to local, state, federal and foundation grants.

Task: Submit two grant applications.

Outcome:

- DHA was awarded the Housing Choice Voucher (HCV) Family Self-Sufficiency (FSS) Coordinator grant in the amount of \$68,680 to continue support of the HCV FSS Program. The purpose of the HCV FSS program is to promote the development of local strategies; coordinate the use of assistance under the HCV program with public and private resources; enable participating families to increase earned income and financial literacy, reduce, or eliminate the need for

welfare assistance; and make progress toward economic independence and self-sufficiency a reality.

- A grant application was submitted to the Juvenile Crime Prevention Councils (JCPC) in the amount of \$60,270 for continued support of the Building Family Strengths Program. The Building Family Strengths (BFS) program is a research-based curriculum developed through Clemson University Cooperative Extension Service. The program consists of 12 core components, which provide a comprehensive, developmentally appropriate approach to strengthen families by focusing on the various developmental stages throughout the lifecycle.

Strategic Result # 3: Strong Community Partnerships – State, County, City, and Community Organizations.

Goal: To coordinate diverse self-sufficiency activities in the community and implement proposed activities to create a comprehensive program that helps residents become self-sufficient.

Task: To conduct monthly meetings with collaborating agencies to coordinate programs and services to assist residents in becoming self-sufficient.

Outcome:

- A total of 147 (HOPE VI-10; HCV/FSS-22, PH/FSS- 38; ROSS-59; Non FSS/ROSS-18) participants were referred to the following community partners for supportive services education, job training and employment opportunities: American Income, Carolina Pointe, Carolina Community Support Services, CAARE, Churches Chicken, Cook Out, , Bojangles, Dunkin Donuts, Dress for Success, Durham Alliance for Childcare, Durham Public Schools, Durham Technical Community College, Employment Security Commission, Express Personnel, Family Legacy Services, Grace Healthcare, Holiday Inn, Lincoln Diabetic Seminar, Maximum Healthcare, Measurement Inc., NC Cooperative Extension, Old Navy, Sentry Staffing, Shaw University, The Thomas Center, Time Warner Cable, Treyburn Nursing, Winston Wood, Workforce Development.
- Two Public Housing FSS participants received escrow disbursements totaling over \$13,681 for successful completion of the FSS program contracts. These residents obtained full-time employment, repaired credit, and established savings to apply toward homeownership. One of the graduates has obtained a pre-qualification for a mortgage through the United States Department of Agriculture (USDA) Rural Housing program.

Goal: To develop, coordinate and implement Safety and Crime Prevention Programs specific to each community's needs through partnerships, referrals, information gathering, and sharing.

Task: Coordinate community specific crime awareness/prevention strategies and events through Resident Councils.

Outcome:

- Two hundred forty-one residents of the Laurel Oaks, Club Boulevard, McDougald Terrace, Damar Court, Oldham Towers, Forest Hill Heights, Liberty Street, Oxford Manor, J.J. Henderson Housing Center and Cornwallis Road communities benefited from workshops held with the Resident Safety Coordinator. Topics of discussion included: Neighborhood Watch, safety needs and concerns in the community and police presence. Residents discussed safety needs and concerns, recent and upcoming community events and the benefits of Neighborhood Watch. Training was provided regarding identity theft, internet safety and the importance of not relaying personal information to unreliable sources.

Strategic Result # 4: Quality Affordable Housing/ NEW H.O.P.E (Housing Opportunities for People Everywhere)

Goal: To provide housing education and supportive counseling to potential homeowners in preparation for homeownership.

Task: To provide homeownership preparation courses and housing counseling services for residents who have expressed an interest in becoming homeowners.

Outcome:

- The Homeownership Coordinators assisted 47 clients (32% of the current counseling caseload of 148) with guidance on the homeownership process, budgeting, credit repair, and post-purchase counseling.
- Forty-three (4-PH; 33-HCV; 6-other) participants completed the Homeownership Institute on March 29, 2011. Participants completed this 10-week series, covering topics such as: Home Inspections, Working with a Lender and Foreclosure Prevention. Guest speakers included Ralphele Reels of Carefree Home Inspections and Sandra Braswell of BB&T. Participants will continue to work with the Homeownership Coordinators to become "buyer ready."

Task: To locate mortgage loan information that will increase homeownership opportunities for residents, and assist program participants in the application and approval process for new homebuyers.

Outcome:

- Four (1-HCV; 1-HCV/FSS; 1-PH/FSS; 1-other) homeownership program participants signed contracts to purchase their first homes. They are completing the home inspection and loan approval processes, with closings tentatively scheduled for May.

Goal: *Provide 30 families with parenting and skill building techniques and activities through the Building Family Strengths (BFS) program.*

Task: To identify individuals and families in need of program services and to coordinate referrals received from the Department of Juvenile Justice.

Outcome:

- The Building Family Strengths program continues its weekly New Horizon programming. The participants discussed goal setting and career exploration during the session. Seven youth participated in the session.

HOUSING CHOICE VOUCHER PROGRAM

Strategic Result #2: A High Performing Organization Fulfilling its Mission, Guided by Core Beliefs – Operational Excellence

- The Department is required to submit the Corrective Action Plan (“CAP”) for the fiscal years ending December 31, 2005, 2006, 2007, 2008, 2009 and 2010 to HUD on the 19th of each month, and each report has been found acceptable. The Department continues to report progress made to correct deficiencies for Indicators C - Adjusted Income and Indicator E – HQS Quality Control Inspections.
- One goal of the Occupancy Team, for the 2011 fiscal year, is to gain SEMAP points for Indicator C (Adjusted Income) and maintain the points gained for Indicator J and K. As part of this goal, samples are drawn on a monthly basis as a requirement of the CAP. Based on the samples drawn, more training is required to overcome the service gap. The HCV Program Manager has scheduled several training sessions during the month of April in an effort to cure a number of deficient areas discovered to help improve the chances of scoring points in this area of operation.
- The Inspections Team continues to update the data for all inspection activity that has been performed, and all outstanding overdue inspections have been completed. The team performed 542 inspections for the month of March.
- The supervisory staff, several members of the Occupancy Team, members of Technical Services and Resident Services departments completed the HQS Class; each passed the final examination. Since the course was conducted on-site, the class was treated to the opportunity to perform an inspection with the Instructor. Additional certified staffers were needed to assist the current Inspection Team to overcome and to combat non-compliance areas in a more effective manner to achieve better outcomes.

- The Inspections Team attended the Advanced HQS course conducted on March 10 and 11. This class challenged the HQS knowledge of the Inspectors and served as an introduction to the Healthy Homes initiative. DHA has been invited to partner with the County Health Department to introduce its participating families and property owners to an overall healthy community approach to the housing inspection process.
- Consultants from TAG and Associates were unable to visit in March as anticipated. Instead, the consultants visited April 6-7 to finalize the reporting tools for the Department, meet with members of the Finance Department and interview the supervisory staff. Some assessments have not been completed; the financial procedures and protocols have not been developed. We anticipate reviewing the draft finance operational procedures at the next visit.

FINANCE AND ADMINISTRATION

- No activity to report this past month; The Banks Law Firm is reviewing and working on issues related to implementation.

Goal: *Complete procurements in a timely manner consistent with applicable regulations*

Task: Complete procurements

Outcome:

- New copier source identified, cooperative purchasing agreement identified to enable DHA to proceed without conducting its own procurement. Staff in process of finalizing order and obtaining HUD approval. If schedule is maintained, new copiers should be deployed before end of month.
- Landscape services procurement completed and services have begun.
- CFP Appliances procurement completed. Delivery and installation anticipated to commence in May 2011.
- Development Consultant procurement completed. Waiting on HUD approval to proceed.
- CNI Master Planner being solicited.
- Moving services procurement being solicited.
- Concrete repairs procurement canceled and will be re-issued.

Goal: *Improve information technology available to staff*

Task: Deploy KACE appliance

Outcome:

- KACE appliance deployed and operational. Staff developing reference materials for end users and plan rollout during April 2011.

Task: Deploy Virtual Private Network (VPN) solution

Outcome:

- VPN solution still in test phase due to problems encountered.

DEVELOPMENT/REAL ESTATE STRATEGIES

Strategic Result #1: A Financially Viable Real Estate Company – “Today’s Resources/Tomorrow’s Investments”

Goal 1: *To reimburse DHA for administrative salaries and to provide mortgage assistance packages associated with the HOPE VI program.*

Task: Complete the necessary actions to request drawdown of the funds.

Outcome: No mortgage assistance packages were issued during the month of March.

Goal 2: *To dispose of four HOPE VI parcels (1003 & 1007 Morning Glory Avenue and 1101 & 1103 Worth Street).*

Task: Complete the necessary HUD requirements to finalize the disposition.

Outcome: DHA received the HUD-executed Partial Releases of Declaration of Trusts necessary to dispose of the four parcels.

Goal 3: *To modify the HOPE VI Regulatory and Operating Agreements to be in compliance with the current HUD regulations regarding operating subsidy.*

Task: Complete and implement the necessary Regulatory and Operating Agreements modifications.

Outcome: Staff responded to The Community Builders’ additional proposed modifications and now awaits a response from it.

Strategic Result #4: To increase the number of quality, safe affordable units through new construction efforts.

Goal 1: *To increase the number of quality, safe affordable units through new construction efforts.*

Task: Complete the necessary actions to develop the HOPE VI Edgemont Homeownership Phase (37 for-sale, single family homes).

Outcome: Staff continued to work with the City of Durham Community Development Department and Metropolitan Housing Community Development Corporation to complete all the actions necessary to submit the HUD-required documents.

CORPORATE COMMUNICATIONS

Strategic Result #2: A High Performing Organization Fulfilling its Mission, Guided by Core Beliefs – Operational Excellence

- The Fraud/Abuse component of the Tipline received 28 calls reporting suspected abuse.
- The Customer Service component of the Tipline received 20 calls reporting a customer service issue.
- The 2010 Annual Report is in draft stages and should be completed by the first week of May.
- On a preliminary basis, NAHRO has agreed to designate DHA as a national training center.
- Work continues in coordination with Operations and Development to boost the marketing efforts for Preiss-Steele Place.
- A Strategic Communications and Media plan has been delivered to the CEO.

Strategic Result # 3: Strong Community Partnerships – State, County, City, and Community Organizations.

- Director continues serving on DSS-directed Rapid Housing Advisory Board, an inter-agency coordination effort driven by the 10 Year Plan to End Homelessness.
- Director continues serving on the Public Information Officers (PIO) Council.
- Director serves on the Mayor's Committee on Persons with Disabilities.

DURHAM CONFERENCE

- ^{on}HOUSING Planning Update:
 - **2011 Housing Conference to be held on June 15, 2011 at the Sheraton Imperial Hotel in Durham.**
 - The promotional website was launch on April 4, 2011 at *Housing2011.com*.
 - Online Registration and hotel reservations are active.
 - Website Analytics are in place to track website activity.
 - "Save the Date" emails have gone out to all Carolinas Council member executive directors and many others. More invitations will go out throughout April.
 - WTVD's Anthony Wilson has agreed to serve as Master of Ceremonies.
 - PHADA's Executive Director Tim Kaiser will be our luncheon speaker.

- Office Depot has agreed to sponsor a vendor trade show during the conference.

American Recovery & Reinvestment Act - 2009 ARRA CFP Reporting Requirements - As of 3/31/2011

PROJECT NAME	PROJECT DESCRIPTION/ACTIVITY	COMPLETION STATUS	Number of Jobs Created and Retained as "Full-time Equivalents" (FTEs) for Quarter Ending 3/31/11	CONTRACT AWARD AMOUNT	OBLIGATED	EXPENDED
NC013011 Damar Court	Playground equipment and playground fence installation	100.00%	0.0000	\$68,900	\$68,900	\$68,900
HADP Architecture, Inc.	Architect/Engineering Services	100.00%	0.0000	\$228,267	\$228,267	\$236,887
DHA - COCC	Administrative expenses	73.84%	0.0938	\$0	\$200,043	\$147,706
DHA - COCC	Construction Manager salary/benefits	49.73%	0.0675	\$0	\$80,316	\$39,945
NC013003 Scattered Sites	HVAC, Elec. Upgrade and Associated Improvements	95.00%	0.1474	\$632,383	\$632,383	\$632,483
NC013008 Hoover Road	HVAC, Elec. Upgrade and Associated Improvements	95.00%	0.0000	\$457,932	\$457,932	\$457,932
PHA-wide Multiple Sites	Miscellaneous Electrical - Smoke Detectors, Carbon Monoxide Detectors, Fluorescent Lighting	98.00%	0.0000	\$807,866	\$807,866	\$734,676
PHA-wide Multiple Sites	Section 504 Renovations	95.00%	0.0000	\$41,387	\$41,387	\$0
NC013005 Cornwallis Road, NC013011 Damar Court, NC013012 Oxford Manor	Washing Machine Connections, Dryer Connections, and Vents	100.00%	0.0000	\$264,400	\$264,400	\$264,400
NC013005 Cornwallis Road, NC013012 Oxford Manor	CPTED Improvements	95.00%	0.0000	\$299,000	\$299,000	\$90,720
NC013006 Liberty Street	Electric Water Heaters Replacement	100.00%	0.0000	\$269,000	\$269,000	\$254,000
NC013003 Scattered Sites, NC013005 Cornwallis Road, NC013006 Liberty Street, NC013010 Morreene Road	Scattered Sites Fencing, Cornwallis Road Fencing, Liberty Street Playgrounds, Morreene Road Community Entrance Signs	99.00%	0.2145	\$251,003	\$251,003	\$184,724
NC013011 Damar Court	Exterior Siding, Coverings, and Miscellaneous Renovations	75.00%	0.3346	\$508,000	\$508,000	\$252,801
NC013007 Club Boulevard	Reroofing, Attic Ventilation, and Miscellaneous Exterior Work	100.00%	0.0000	\$249,000	\$249,000	\$228,141
	TOTALS		0.8578	\$4,077,138	\$4,357,497	\$3,593,315

Report Information				
Award Type	Award Number	Prime DUNS	Calendar Year / Quarter	Final Report
Grant	NC19S01350109	040031031	2011 / 1	No

Award Recipient Information	
Recipient DUNS Number	040031031
Recipient Account Number	
Recipient Congressional District	04
Parent DUNS Number	040031031
Recipient Type	12.8B.C6.MG.VW
Recipient Legal Name	HOUSING AUTHORITY OF THE CITY OF DURHAM INC
Recipient DBA Name	
Recipient Address 1	330 E MAIN ST
Recipient Address 2	
Recipient City	DURHAM
Recipient State	NC
Recipient ZIP Code + 4	277013718
Recipient Country	USA

Project / Award Information	
Funding Agency Code	8600
Awarding Agency Code	8600
Program Source (TAS) Code	86-0305
Sub Account Number for Program Source	
CFDA Number	14.885
Amount of Award	4357497.00
Award Date	03/18/2009
Award Description	Capital Fund Program Grant assistance is to be used for the purpose of assisting Durham Housing Authority to carry out modernization activities at thirteen public housing developments in order to ensure that such developments continue to be available to serve low-income families. Modernization activities include the following: HVAC (heating, ventilation and air conditioning) renovations and electrical improvements at elderly complex; HVAC renovations at family development; fluorescent lighting conversion at five developments; washer/dryer connections and vents at three family developments; roof replacements at one family development; water heaters replacement at one elderly and two family developments; CPTED (Crime Prevention
Total Number of Sub Awards less than \$25,000/award	0
Total Amount Sub Awards less than \$25,000/award	0.00
Total Number of Sub Awards to Individuals	0
Total Amount of Sub Awards to Individuals	0.00
Total Number of Payments to Vendors less than \$25,000/award	0
Total Amount of Payments to Vendors less than \$25,000/award	0.00

Report Information				
Award Type	Award Number	Prime DUNS	Calendar Year / Quarter	Final Report
Grant	NC19S01350109	040031031	2011 / 1	No

Design) improvements at two family developments; exterior renovations at one family development; trash compactor system replacement at one elderly development; playground equipment installation at two family developments; security fence installation at one elderly and one family development; and community entrance signs at one family development. This funding can be expected to result in providing employment for architects and engineers, construction workers and product manufacturers.

Project Information

Project Name or Project/ Program Title	Activity Codes (NAICS or NTEE-NPC) (up to 10)
Public Housing Capital Fund Stimulus (Formula) Recovery Act Funded	
Quarterly Activities/ Project Description	
The following project activities occurred this quarter: Installation of playground equipment is 100% complete at one family development; washer and dryer connections/vents were completed at all 102 units of a family development; dryer connections/vents were completed at all 172 units of a second family development; dryer connections/vents were completed in 200 units at a third family development; the installation of HVAC (heating, ventilation and air conditioning) equipment, ranges, water heaters, and electrical upgrades at a 50 unit elderly complex is 95% complete; the installation of HVAC equipment and water heaters at a 54 unit family complex is 95% complete; the smoke detectors upgrade, carbon monoxide detectors installation and fluorescent lighting conversion project, for 12 developments, is 98% complete; CPTED (Crime	Activity Code 1 238210 Activity Code 2 238220 Activity Code 3 238910 Activity Code 4 238160 Activity Code 5 238170 Activity Code 6 541310 Activity Code 7 541330 Activity Code 8 Activity Code 9 Activity Code 10

Report Information

Award Type	Award Number	Prime DUNS	Calendar Year / Quarter	Final Report
Grant	NC19S01350109	040031031	2011 / 1	No

Prevention Through Environmental Design) improvements at two family developments are 95% complete; the installation of water heaters is 100% complete at a 108 units family development; the replacement of roofs is 100% complete at a 77 unit family development; and exterior renovations is 75% complete at a 102 unit family development; and the fencing installation at a 50 unit elderly site and a 200 unit family development, the playground installation at a 108 unit family site and the installation of two community entrance signs at a 224 unit family site are 99% complete.

Project Status Completed 50% or more

Total Federal Amount ARRA Funds Received/ Invoiced 3587738.74

Number of Jobs 0.85

Description of Jobs Created Contractors employed 1 superintendent, 5 carpenters, 2 electricians, and 2 HVAC mechanics. There were no new jobs created. Durham Housing Authority employed 3 technical positions and 6 nontechnical positions for which Recovery Act funding is used to reimburse a partial cost of the positions.

Total Federal Amount of ARRA Expenditure 3587738.74

Total Federal ARRA Infrastructure Expenditure 0.00

Infrastructure Purpose and Rationale

Report Information

Award Type	Award Number	Prime DUNS	Calendar Year / Quarter	Final Report
Grant	NC19S01350109	040031031	2011 / 1	No

Infrastructure Contact

Name	Street Address 1
Email	Street Address 2
Phone	Street Address 3
Ext	City
	State
	ZIP Code + 4

Primary Place of Performance

Address 1 1002 Sherwood Drive
Address 2
City Durham
Country Code US
State NC
ZIP Code + 4 27705 - 4418
Congressional District 04

Recipient Highly Compensated Officers

Prime Recipient Indication of Reporting Applicability	Yes	Officer 3 Name	Jeffrey Causey
Officer 1 Name	Dallas J. Parks	Officer 3 Compensation	119529.00
Officer 1 Compensation	175000.00	Officer 4 Name	Shannon McLean
Officer 2 Name	Willie McMahan	Officer 4 Compensation	95300.00
Officer 2 Compensation	122000.00	Officer 5 Name	Rhega Taylor
		Officer 5 Compensation	91560.00

Report Audit Trail

Created By Vickie Ellis
Date Created 04/06/2011 03:02 PM
Last Updated By Vickie Ellis
Last Updated On 04/06/2011 03:02 PM

Vendor
Carl Garris & Son, Inc.

Report Information

Award Type	Award Number	Prime DUNS	Calendar Year / Quarter
Grant	NC19S01350109	040031031	2011 / 1

Vendor Information

Sub Award Number		Payment Amount	184724.00
Vendor DUNS Number		Product and Service Description	Fencing, playground, and community entrance signs
Vendor Name	Carl Garris & Son, Inc.		
Vendor HQ ZIP Code + 4	29563 - 1070		

Report Audit Trail

Created By	Vickie Ellis
Date Created	04/06/2011 03:02 PM
Last Updated By	Vickie Ellis
Last Updated On	04/06/2011 03:02 PM

Report Information

Award Type	Award Number	Prime DUNS	Calendar Year / Quarter
Grant	NC19S01350109	040031031	2011 / 1

Vendor Information

Sub Award Number	Payment Amount 254000.00
Vendor DUNS Number	Product and Service Description Water heaters replacement
Vendor Name Carl Garris & Son, Inc.	
Vendor HQ ZIP Code + 4 29563 - 1070	

Report Audit Trail

Created By Vickie Ellis
Date Created 04/06/2011 03:02 PM
Last Updated By Vickie Ellis
Last Updated On 04/06/2011 03:02 PM

Vendor
Carl Garris & Son, Inc.

Report Information

Award Type	Award Number	Prime DUNS	Calendar Year / Quarter
Grant	NC19S01350109	040031031	2011 / 1

Vendor Information

Sub Award Number		Payment Amount	264400.00
Vendor DUNS Number		Product and Service Description	Installation of washer connections, dryer connections and vents
Vendor Name	Carl Garris & Son, Inc.		
Vendor HQ ZIP Code + 4	29563 - 1070		

Report Audit Trail

Created By	Vickie Ellis
Date Created	04/06/2011 03:02 PM
Last Updated By	Vickie Ellis
Last Updated On	04/06/2011 03:02 PM

Vendor
Carl Garris & Son, Inc.

Report Information

Award Type	Award Number	Prime DUNS	Calendar Year / Quarter
Grant	NC19S01350109	040031031	2011 / 1

Vendor Information

Sub Award Number	Payment Amount 90720.00
Vendor DUNS Number	Product and Service Description CPTED improvements
Vendor Name Carl Garris & Son, Inc.	
Vendor HQ ZIP Code + 4 29563 - 1070	

Report Audit Trail

Created By Vickie Ellis
Date Created 04/06/2011 03:02 PM
Last Updated By Vickie Ellis
Last Updated On 04/06/2011 03:02 PM

Report Information

Award Type	Award Number	Prime DUNS	Calendar Year / Quarter
Grant	NC19S01350109	040031031	2011 / 1

Vendor Information

Sub Award Number	Payment Amount 1090415.00
Vendor DUNS Number	Product and Service Description HVAC renovations, electrical upgrade and associated improvements
Vendor Name Central Builders, Inc.	
Vendor HQ ZIP Code + 4 27258 - 0400	

Report Audit Trail

Created By Vickie Ellis
Date Created 04/06/2011 03:02 PM
Last Updated By Vickie Ellis
Last Updated On 04/06/2011 03:02 PM

Report Information

Award Type	Award Number	Prime DUNS	Calendar Year / Quarter
Grant	NC19S01350109	040031031	2011 / 1

Vendor Information

Sub Award Number	Payment Amount 228141.00
Vendor DUNS Number	Product and Service Description Reroofing, attic ventilation and miscellaneous exterior work
Vendor Name Fabco Construction, Inc.	
Vendor HQ ZIP Code + 4 27284 - 2800	

Report Audit Trail

Created By Vickie Ellis
Date Created 04/06/2011 03:02 PM
Last Updated By Vickie Ellis
Last Updated On 04/06/2011 03:02 PM

Vendor
Fabco Construction, Inc.

Report Information

Award Type	Award Number	Prime DUNS	Calendar Year / Quarter
Grant	NC19S01350109	040031031	2011 / 1

Vendor Information

Sub Award Number	Payment Amount 252801.00
Vendor DUNS Number	Product and Service Description Exterior siding, coverings and miscellaneous renovations
Vendor Name Fabco Construction, Inc.	
Vendor HQ ZIP Code + 4 27284 - 2800	

Report Audit Trail

Created By Vickie Ellis
Date Created 04/06/2011 03:02 PM
Last Updated By Vickie Ellis
Last Updated On 04/06/2011 03:02 PM

Report Information

Award Type	Award Number	Prime DUNS	Calendar Year / Quarter
Grant	NC19S01350109	040031031	2011 / 1

Vendor Information

Sub Award Number	Payment Amount 734676.00
Vendor DUNS Number	Product and Service Description Installation of smoke detectors, carbon monoxide detectors, and fluorescent lighting at multiple sites
Vendor Name Fabco Construction, Inc.	
Vendor HQ ZIP Code + 4 27284 - 2800	

Report Audit Trail

Created By Vickie Ellis
Date Created 04/06/2011 03:02 PM
Last Updated By Vickie Ellis
Last Updated On 04/06/2011 03:02 PM

Report Information

Award Type	Award Number	Prime DUNS	Calendar Year / Quarter
Grant	NC19S01350109	040031031	2011 / 1

Vendor Information

Sub Award Number		Payment Amount	236887.00
Vendor DUNS Number	956056030	Product and Service Description	Architectural and engineering services
Vendor Name	HADP Architecture, Inc.		
Vendor HQ ZIP Code + 4	30305 - 2766		

Report Audit Trail

Created By	Vickie Ellis
Date Created	04/06/2011 03:02 PM
Last Updated By	Vickie Ellis
Last Updated On	04/06/2011 03:02 PM

Report Information

Award Type	Award Number	Prime DUNS	Calendar Year / Quarter
Grant	NC19S01350109	040031031	2011 / 1

Vendor Information

Sub Award Number	Payment Amount 68900.00
Vendor DUNS Number	Product and Service Description Installation of playground equipment
Vendor Name White Oak Construction Corporaton of North Carolina	
Vendor HQ ZIP Code + 4 27562 - 9038	

Report Audit Trail

Created By Vickie Ellis
Date Created 04/06/2011 03:02 PM
Last Updated By Vickie Ellis
Last Updated On 04/06/2011 03:02 PM

Work Orders					
Monthly	Actual	Target	H	S	T
Total # of Work Orders Open During Y.T.D. (Included)	5814	-----	---	---	---
Emergency Work Orders					
# Emergency Work Orders Received	69	-----	---	---	---
% Emergency Work Orders Completed Within 24 Hours	100%	100%			
% Emergency Work Orders Completed in More than 24 Hours	0%	-0-%			
Non-Emergency Work Orders					
# Non-Emergency Work Orders Issued During Y.T.D.	5745	-----	---	---	---
# Non-Emergency Work Orders Outstanding	719	-----	---	---	---
Avg. # Days to Complete Non-Emergency Work Orders	3.69				

Monthly	Actual	Target	H	S	T
Vacant Units Prepared for Occupancy	39	30	---	---	---
Average # of Days to Prepare Units for Occupancy	12.91	10			
Annual Inspection of Units	402	317			
% of units inspected by PHA	100	100			

Special Notation: There are 14 units located in the McDougald Terrace community that are damaged and exempted from Annual Inspection of Dwelling Units. Units vacant for the full immediate past fiscal year that are documented to be uninhabitable for reasons beyond the PHA's control due to high/unsafe levels of hazardous/toxic materials, by order of the local health department or a directive from Environmental Protection Agency, natural disasters, and units that became structurally unsound.

PUBLIC HOUSING MONTHLY STATS REPORT

March 2011

Property	Total Units	#Non DU	Total DU	#Occ DU	#Vac DU	% DU Occ	#of Ins	#of Outs	#of 1 Evictions	#of Transfers	Net change in occupancy	Annual Reexaminations	
												# Required	% Completed on time
McDougald 13-01 *	360	2	358	329	29	91.90%	15	6	1	1	9		
Scattered Sites 13-03	50	0	50	50	0	100.00%	1	1	0	0	0		
Oldham Tower 13-04	106	2	104	103	1	99.04%	3	2	0	1	1		
Cornwallis Road 13-05	200	3	197	193	4	97.97%	6	5	1	1	1		
Liberty Street 13-06	108	0	108	105	3	97.22%	5	5	1	1	0		
Club Blvd 13-07	77	0	77	76	1	98.70%	5	4	0	1	1		
Hoover Road 13-08	54	0	54	53	1	98.15%	0	0	0	0	0		
JJ Henderson Tower 13-09	178	1	177	177	0	100.00%	2	2	0	0	0		
Morreene Road 13-10	224	0	224	222	2	99.11%	6	7	1	5	-1		
Damar Court 13-11	102	1	101	101	0	100.00%	3	2	0	0	1		
Oxford Manor 13-12	172	1	171	171	0	100.00%	4	1	0	1	3		
Forest Hill Heights 13-14	55	0	55	55	0	100.00%	0	0	0	0	0		
Laurel Oaks 13-15	30	0	30	30	0	100.00%	1	1	0	0	0		
Calvert Place 13-16	43	0	43	38	5	88.37%	0	2	0	0	-2		
Holman Homes 13-28	46	0	46	41	5	89.13%	0	2	0	0	-2		
Mainsireet Townhomes 13-29	21	0	21	19	2	90.48%	0	0	0	0	0		
Morning Glory 13-30	25	0	25	24	1	96.00%	0	0	0	0	0		
TOTAL	1851	10	1841	1787	54	97.07%	51	40	4	11	11	0	0

Average Unit Turnaround days	29
Total # of applicants denied meeting one strike criteria	19

* NOTE

McDougald has 14 units which are offline due to structural problems. Taking this into consideration, the adjusted occupancy rate would be 94.19%, increasing the overall PH occupancy rate to 98.04%.

AFFORDABLE HOUSING MONTHLY STATS REPORT

March 2011

Property	Total Units	#Non DU	Total DU	#Occ DU	#Vac DU	% DU Occ	#of Ins	#of Outs	#of 1 Evictions	#of Transfers	Net change in occupancy	Annual Reexaminations	
												# Required	% Completed on time
Edgemont Elms	58	0	58	38	20	65.52%	2	0	0	0	2		
Preiss-Steele Place	102	0	102	80	22	78.43%	1	1	0	0	0		
TOTAL	160	0	160	118	42	73.75%	3	1	0	0	2	0	0

CAPITAL IMPROVEMENTS CONTRACT BUDGET SUMMARY

3/31/2011

WORK ITEMS (CFP) = Capital Fund Program Activities	CONTRACTOR	ORIG. CONTRACT AMOUNT	CHANGES	ADJ. CONTRACT AMOUNT	APPROVED BILLINGS	CONTRACT BALANCE
Oldham Tower Front parking awning (entry canopy) (CFP)	Fabco Construction, Inc.	\$44,000.00	\$0.00	\$44,000.00	\$30,600.00	\$13,400.00
Scattered Sites, Hoover Road HVAC renovations, electrical upgrade, etc. (CFP)	Central Builders, Inc. of Mebane	\$1,870,445.00	\$0.00	\$1,870,445.00	\$1,615,968.00	\$254,477.00
Multiple Sites Miscellaneous electrical (CFP) (Smoke detectors, carbon monoxide detectors, and fluorescent lighting)	Fabco Construction, Inc.	\$1,200,000.00	\$0.00	\$1,200,000.00	\$1,065,375.00	\$134,625.00
Multiple Sites Section 504 compliance renovations (CFP)	Fabco Construction, Inc.	\$429,932.00	\$97,185.00	\$527,117.00	\$352,766.19	\$174,350.81
Cornwallis Road, Oxford Manor CPTED improvements (CFP)	Carl Garriss & Son, Inc.	\$339,000.00	\$0.00	\$339,000.00	\$90,720.00	\$248,280.00
Scattered Sites fencing Cornwallis Road fencing Liberty Street playgrounds Morreene Road signage (CFP)	Carl Garriss & Son, Inc.	\$270,000.00	\$0.00	\$270,000.00	\$194,724.00	\$75,276.00
Damar Court Exterior siding, cov erings, miscellaneous renovations (CFP)	Fabco Construction, Inc.	\$508,000.00	\$0.00	\$508,000.00	\$252,801.00	\$255,199.00
Club Boulevard Crawl space drainage, vapor barrier, miscellaneous work (CFP)	Exterior Diagnostic Services, inc.	\$136,510.00	-\$11,284.00	\$125,226.00	\$106,381.72	\$18,844.28
Damar Court Interior painting (CFP)	Central Builders, Inc. of Mebane	\$181,000.00	-\$25,000.00	\$156,000.00	\$156,000.00	\$0.00
JJ Henderson Housing Center Interior painting (CFP)	Central Builders, Inc. of Mebane	\$264,000.00	-\$8,500.00	\$255,500.00	\$188,405.28	\$67,094.72
Morreene Road Breezeways/stairs repairs (CFP)	Blue Ridge Enterprises, Inc.	\$242,000.00	\$0.00	\$242,000.00	\$102,690.00	\$139,310.00
TOTALS (CFP)		\$5,484,887.00	\$52,401.00	\$5,537,288.00	\$4,156,431.19	\$1,380,856.81



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A Commitment to Quality Living

Memorandum

To: Finance Committee Members
From: Jeffrey G. Causey, Chief Financial Officer
Date: April 11, 2011
Subject: HUD Greensboro Submitted Items Log

This item is for information only. Below is a listing of items that have been submitted to HUD Greensboro for review/approval pursuant to the directive issued on August 10, 2009, resulting from the Comprehensive Monitoring Review. Please note the report has been modified to only display items that are new or updated since the last report. If a full listing of items is desired, please contact Jeff Causey.

Durham Housing Authority
 Schedule of HUD Greensboro Procurement Items
 As of April 11, 2011

Item	Date Submitted	Date Approved	Days	Submitted By	Status
Data Suppressed for brevity. Please contact J. Causey for full report.					
Procurement Policy Amendments	02/28/2011				
Procurement – Landscape Services	03/21/2011	03/22/2011	1	J. Causey	Approved 3/22/2011
Procurement – Development Consultant	03/22/2011		20	J. Causey	
Procurement – Appliances (014)	03/29/2011	03/31/2011	2	J. Causey	Approved 3/31/2011
Procurement – Appliances (017)	03/29/2011	03/31/2011	2	J. Causey	Approved 3/31/2012
Procurement – Appliances (019)	03/29/2011	03/31/2011	2	J. Causey	Approved 3/31/2013
Rector & Reeder Pay Request 01	04/08/2011	04/08/2011	0	J. Causey	Approved 4/8/2011

Average Days to Process 8.5

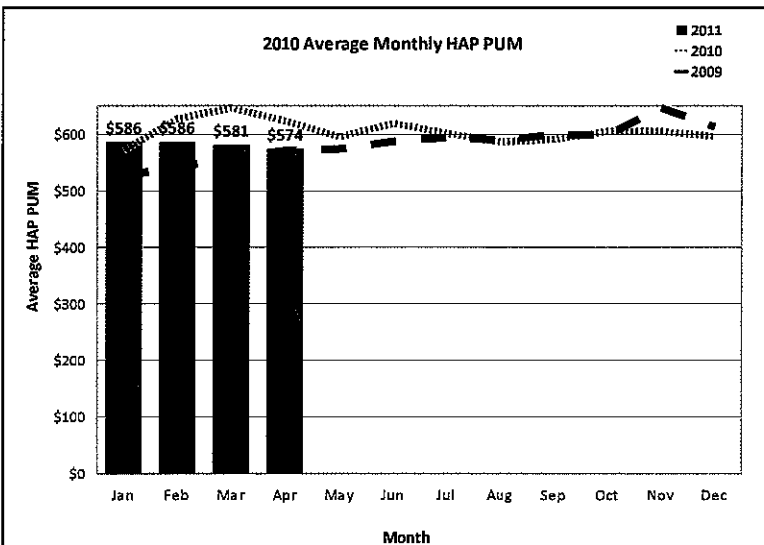
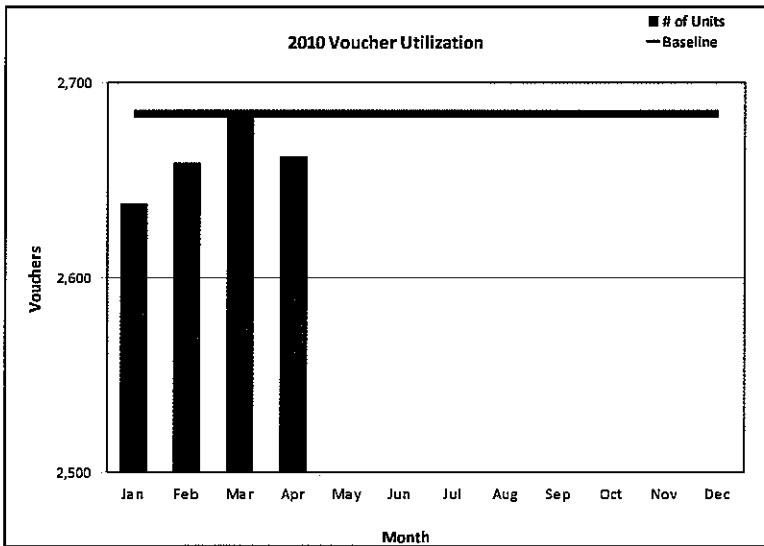
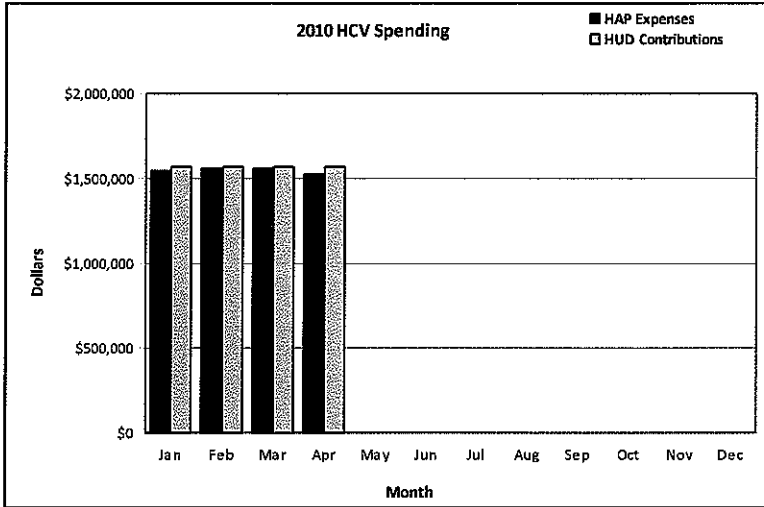
Durham Housing Authority
HAP Spending and Utilization Update
 April 2011

Month	# of Units				Spending		
	Actual	Baseline	Variance	Utilization	HAP Expenses	HUD Contributions	Utilization
Jan	2,638	2,684	46	98.3%	\$ 1,545,540	\$ 1,569,893	98.4%
Feb	2,659	2,684	25	99.1%	1,558,082	1,569,893	99.2%
Mar	2,682	2,684	2	99.9%	1,558,097	1,569,893	99.2%
Apr	2,662	2,684	22	99.2%	1,527,122	1,569,893	97.3%
May							
Jun							
Jul							
Aug							
Sep							
Oct							
Nov							
Dec							
	10,641	10,736	95	99.1%	6,188,841	6,279,572	98.6%
				Available HAP Reserves →	-	1,195,123	
				YTD Balance →	\$ 6,188,841	\$ 7,474,695	82.8%

	Cash In	Cash Out	Monthly Difference	Cumulative Difference
Beginning Balance				
(Excess HAP Res.)	\$ 1,243,591	\$ -	\$ 1,243,591	\$ 1,243,591
Jan	1,569,893	1,545,540	24,353	1,267,944
Feb	1,569,893	1,558,082	11,811	1,279,755
Mar	1,569,893	1,558,097	11,796	1,291,551
Apr	1,569,893	1,527,122	42,771	1,334,322
May	-	-	-	1,334,322
Jun	-	-	-	1,334,322
Jul	-	-	-	1,334,322
Aug	-	-	-	1,334,322
Sep	-	-	-	1,334,322
Oct	-	-	-	1,334,322
Nov	-	-	-	1,334,322
Dec	-	-	-	1,334,322
Total	\$ 7,523,163	\$ 6,188,841	\$ 1,334,322	

Assumptions/Notes:

Durham Housing Authority
HCV Spending and Utilization Charts



Durham Housing Authority
Housing Choice Voucher Program
April 1, 2011

Section 8 Leasing Worksheet
Based on February 12, 2010 Renewal Funding letter

Utilization Calculation

2	Maximum Annual Contributions (based on Feb. 12, 2010 HUD Renewal Funding letter)		\$18,838,716
3	Maximum Unit Months (per ACC)		32,208
4	Calendar Month		4
Year to Date Targets			
5	Spending	6,279,572	
6	Voucher Unit Months Issued	10,736	
Year to Date Actuals			
7	Spending	6,188,841	
8	Voucher Unit Months Issued	10,641	
9	Y-T-D Expense		6,188,841
10	Number of unit months under lease		10,641
11	Current average unit cost (line 9 divided by line 10)		582
12	Insert Line 5 (ACC Available for current period)		6,279,572
13	Insert Line 11 (average unit cost)		582
14	Estimate number of unit months funding could support (line 12 divided by line 13 but no more than line 3)		10,797

Quick Double Check

A	Insert Dollar Amount (Line 5) FY11 HUD Funding	6,279,572
B	Prior Year Excess HAP	1,243,591
C	Insert Dollar Amount (Line 9) FY11 Expenses	6,188,841
D	Remaining Excess HAP (Add A and B, Subtract C)	1,334,322

Comparison to prior Fiscal Year

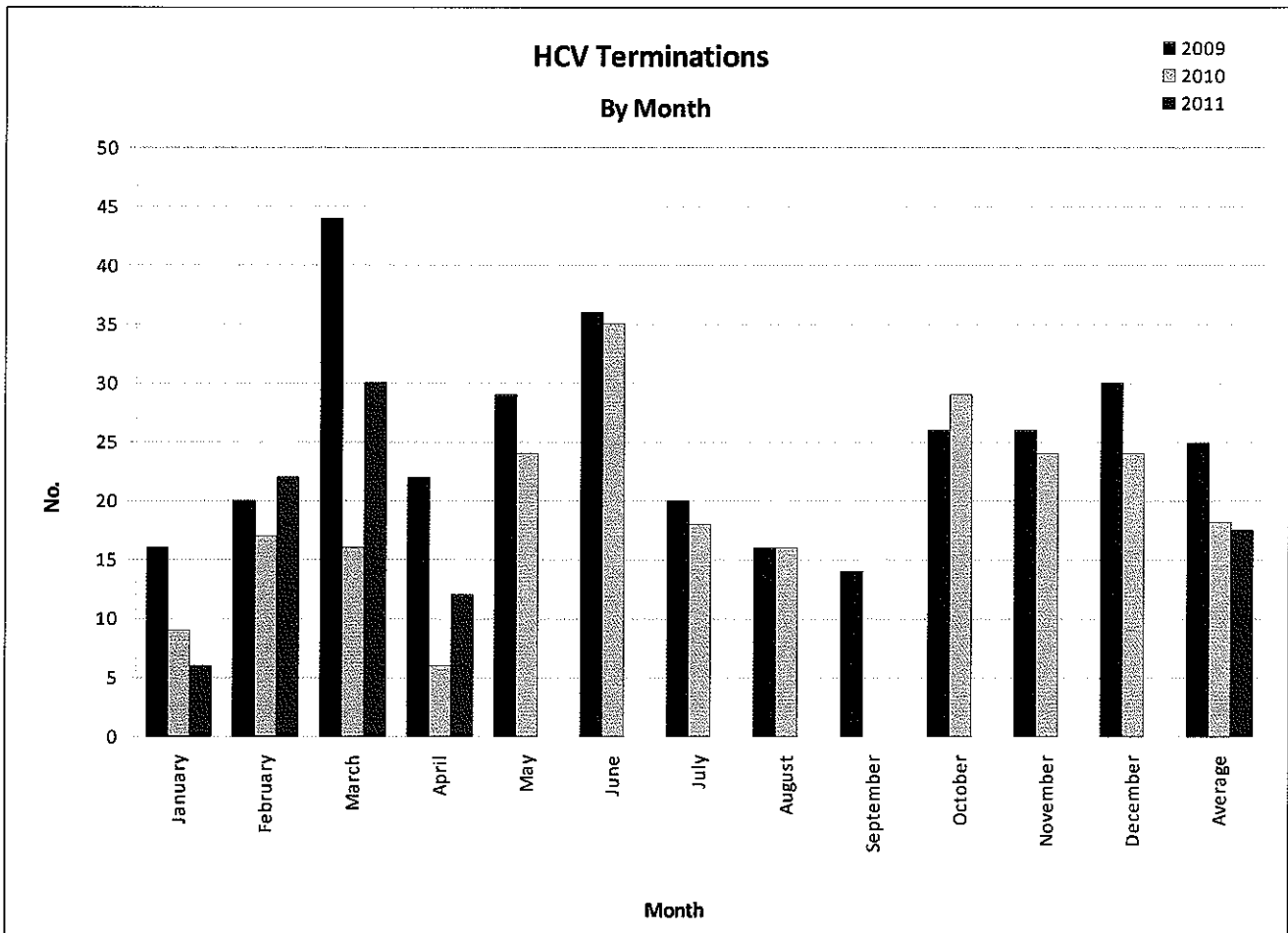
E	Housing assistance payments, FDS (audited 2009)	18,670,003
F	Unit Months Leased, FDS (audited 2009)	32,010
G	Prior Fiscal Year average unit cost*	583
* This number should be compared to Line 11 (explain variance).		

Administrative Fee Impact

H	Additional Unit Months That Could Be Leased (Line 6 minus Line 10)	95
I	Annualized Estimate of Additional Vouchers That Could Be Leased (Line H divided by 12)	8
J	Administrative Fee (Column B, PHA Admin Fees 2009)	58
K	Unrealized Administrative Fees	5,480

HCV
Terminations Data

Month	No. of Terminations			
	2008	2009	2010	2011
January	26	16	9	6
February	26	20	17	22
March	14	44	16	30
April	23	22	6	12
May	15	29	24	
June	22	36	35	
July	10	20	18	
August	25	16	16	
September	35	14	0	
October	15	26	29	
November	20	26	24	
December	14	30	24	
Average	20	25	18	18





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A Commitment to Quality Living

Memorandum

To: DHA Board of Commissioners, Chief Executive Officer
From: Jeffrey G. Causey, Chief Financial Officer
Date: April 18, 2011
Subject: March 2011 Financial Report

Please find attached financial reports and information for March 2011 for all funds.
If you have requests or suggestions for changes, please feel free to contact me.

Summary of the March 2011 Financial Report

Revenues

- Total operating revenue collected through March 2011, was \$8,740,148.
- Operating Income for the AMPs was \$2,919,982, which was 9% below budget. Dwelling rental income was 2% less than budget, while the HUD operating subsidy was 13% less than budget.
- The following AMPs were at less than 95% of budgeted rental income:
 - McDougald Terrace
 - Hoover Road.
- The overall occupancy rate for the AMPs through March 31, 2011, was 96.2%, a slight improvement over the previous month. For the month of March 2011, the occupancy rate was 96.5%. The lowest occupancy rate was at McDougald Terrace at 90.5%. Eleven (11) AMPs were at 98%+.
- Revenue for the Central Office Cost Center was \$665,628, 2% less than budget, an improvement compared to the prior month.
- Revenue for HCV Admin was \$462,763, which is 92% of budget.
- Revenue for HCV HAP payments was \$4,710,290, which is on target with the budget.
- Net rental income for Edgemont Elms Apartments was \$54,795, 85% of budget. Through March, the occupancy rate was 63% for the year. Edgemont Elms operated at a \$20,553 deficit for the month of March.
- Net rental income for Preiss-Steele Place was \$104,944, or 102% of budget. The occupancy rate through March was 76%. Preiss-Steele Place operated at a deficit during the month of March in the amount of \$4,954.

Expenses

- Total operating expenses through March 2011, were \$8,663,568.
- Operating Expenses for the AMPs were \$2,754,832, which is 88% of budget. As a whole, no areas showed a variance of more than 10% higher than budget.
- As of the end of March, as a whole, the AMPs are running an operating surplus of \$165,150.
- Currently, the following AMPs are operating at a deficit:
 - Oldham Towers
 - Hoover Road
 - JJ Henderson
 - Damar Court
 - Calvert Place (HOPE VI)
 - Franklin Village (HOPE VI)
 - Morning Glory (HOPE VI)
- Expenses for the Central Office Cost Center were \$718,383, which is 99% of budget. Maintenance Materials are in excess of budget by more than 10%. Staff is reviewing.
- The Central Office Cost Center is experiencing an operating deficit through March 2011, of \$52,755, which is 23% more than budgeted.
- Expenses for HCV Admin were \$439,861, which was 2% over budget. Both Utilities and Maintenance Contracts are more than 10% over budget, but the dollar amounts are minimal. Staff will continue to monitor.

- HCV Admin is experiencing a net operating surplus of \$22,902 through March 2011.
- HAP expenses were \$4,661,719, which is 102% of budget.
- Operating Expenses for Edgemont Elms were \$81,664, which is 30% over budget. Several areas are over budget. Staff will need to commence a review and possible development of a recovery plan.
- Operating Expenses for Preiss-Steele Place were \$119,700, which is 47% over budget. The primary source of this is in the area of Maintenance Contracts due to significant repairs needed due to theft at the property. It is anticipated insurance proceeds will eventually cover this additional expense.

Prior Period Adjustment

- During the past month, staff discovered that invoices related to temporary chiller unit that was installed at Preiss-Steele Place last year had not been paid. We are reviewing with our auditors as to whether this can be entered as an adjusting entry for FY2010 this late in the process. If not, this will become a prior period adjust for FY2011 and is currently reflected as such.

Annually Budgeted Funds

For the annually budgeted funds, the current operating surplus is \$26,451 compared to a budgeted surplus of \$180,349. However, if we adjust for the surplus in HAP expenses, the annually budgeted funds are at a deficit of \$22,120 versus a budgeted surplus of \$61,542. This is primarily due to the prior period adjustment for Preiss-Steele Place mentioned above.

Durham Housing Authority
Consolidated Statement of Net Assets
For the period ending March 31, 2011

	Public Housing (AMPs)	Central Office Cost Center	HCV Program	HOPE VI	Nonmajor	Component Units	Total
ASSETS							
Current Assets							
Cash							
Cash – Operating	\$ 3,300,412	\$ 1,179,819	\$ 216,223	\$ -	\$ 2,384,829	\$ 615,461	\$ 7,696,744
Cash – Replace. Reserves	-	-	-	-	-	156,925	156,925
Cash – Security Deposits	333,582	-	-	-	-	46,073	379,655
Cash – Other Restricted	113,989	-	1,571,105	-	-	92,634	1,777,728
Total Cash	3,747,983	1,179,819	1,787,328	-	2,384,829	911,093	10,011,052
Accounts Receivable							
A/R – Tenants	17,027	-	-	-	-	37,522	54,549
A/R – Fraud (Net)	2,602	289	19,301	-	-	-	22,192
A/R – HUD	-	-	-	400,336	344,560	-	744,896
A/R – Other	5,621	11,290	-	-	43,482	-	60,393
Allowance for Doubtful Accounts (Tenants)	(22,005)	-	-	-	-	(25,792)	(47,797)
Total Accounts Rec.	3,245	11,579	19,301	400,336	388,042	11,730	834,233
Inventory	(20,412)	905	-	-	-	6,355	(13,152)
Prepaid Items	353,621	174,111	19,197	-	6,686	27,414	581,029
Interprogram Due From	-	1,208,507	-	-	396,443	127	1,605,077
Total Current Assets	4,084,437	2,574,921	1,825,826	400,336	3,176,000	956,719	13,018,239
Noncurrent Assets							
Fixed Assets							
Land	1,157,094	288,401	-	-	-	423,742	1,869,237
Buildings & Equipment	56,848,652	2,498,293	78,057	49,741	-	8,203,746	67,678,489
Accumulated Depreciation	(42,603,089)	(1,481,227)	(78,057)	(49,741)	-	(5,258,323)	(49,470,437)
Total Fixed Assets	15,402,657	1,305,467	-	-	-	3,369,165	20,077,289
Other Assets							
Notes Receivable	-	82,350	-	7,372,909	1,305,775	-	8,761,034
Other Assets	69,793	-	-	-	-	135,658	205,451
Total Other Assets	69,793	82,350	-	7,372,909	1,305,775	135,658	8,966,485
Total Noncurrent Assets	15,472,450	1,387,817	-	7,372,909	1,305,775	3,504,823	29,043,774
Total Assets	\$ 19,556,887	\$ 3,962,738	\$ 1,825,826	\$ 7,773,245	\$ 4,481,775	\$ 4,461,542	\$ 42,062,013
LIABILITIES & NET ASSETS							
LIABILITIES							
Current Liabilities							
Accounts Payable	\$ 5,049	\$ 399,890	\$ 2,733	\$ 1,100	\$ 640	\$ 82,350	\$ 491,762
Accrued Interest Payable	-	-	-	-	-	76,888	76,888
Accrued Liabilities	176,638	126,188	57,474	5,182	20,641	7,818	393,941
FSS Escrow Liability	75,454	-	364,424	-	-	-	439,878
Prepaid Rents	-	-	-	-	-	7,037	7,037
Security Deposits	339,337	-	-	-	-	34,027	373,364
Prepaid Annual Contrib.	-	564,691	-	-	140,654	-	705,345
Interprogram Due To	-	-	135,145	446,892	461,837	561,204	1,605,078
Total Current Liabilities	596,478	1,090,769	559,776	453,174	623,772	769,324	4,093,293
Noncurrent Liabilities							
Long-term Debt	-	-	-	-	-	3,470,470	3,470,470
Total Noncurrent Liabilities	-	-	-	-	-	3,470,470	3,470,470
Total Liabilities	596,478	1,090,769	559,776	453,174	623,772	4,239,794	7,563,763
NET ASSETS							
Net Invest. in Capital Asst.	15,402,657	1,305,467	-	-	-	(174,603)	16,533,521
Restricted Net Assets	-	-	1,206,681	7,320,071	-	37,866	8,564,618
Unrestricted Net Assets	3,557,752	1,566,502	59,369	-	3,858,003	358,485	9,400,111
Total Net Assets	18,960,409	2,871,969	1,266,050	7,320,071	3,858,003	221,748	34,498,250
Total Liabilities & Net Assets	\$ 19,556,887	\$ 3,962,738	\$ 1,825,826	\$ 7,773,245	\$ 4,481,775	\$ 4,461,542	\$ 42,062,013

Durham Housing Authority
Combining Statement of Net Assets – Nonmajor Funds
For the period ending March 31, 2011

	<u>Bond Fund</u>	<u>Turnkey III</u>	<u>HOPE VI Program Income</u>	<u>Grants</u>	<u>Total</u>
ASSETS					
Current Assets					
Cash					
Cash – Operating	\$ 4,833	\$ 2,370,897	\$ 9,099	\$ -	\$ 2,384,829
Total Cash	4,833	2,370,897	9,099	-	2,384,829
Accounts Receivable					
A/R – HUD	-	-	-	344,560	344,560
A/R – Other	-	15,225	-	28,257	43,482
Allowance for Doubtful Accounts (Tenants)	-	-	-	-	-
Total Accounts Rec.	-	15,225	-	372,817	388,042
Prepaid Items	-	-	-	6,686	6,686
Interprogram Due From	256,561	-	-	139,882	396,443
Total Current Assets	261,394	2,386,122	9,099	519,385	3,176,000
Noncurrent Assets					
Fixed Assets					
Buildings & Equipment	-	-	-	-	-
Total Fixed Assets	-	-	-	-	-
Notes Receivable	-	-	1,305,775	-	1,305,775
Other Assets	-	-	-	-	-
Total Noncurrent Assets	-	-	1,305,775	-	1,305,775
Total Assets	\$ 261,394	\$ 2,386,122	\$ 1,314,874	\$ 519,385	\$ 4,481,775
LIABILITIES & NET ASSETS					
LIABILITIES					
Current Liabilities					
Accounts Payable	\$ -	\$ -	\$ 640	\$ -	\$ 640
Accrued Liabilities	-	-	-	20,641	20,641
Prepaid Annual Contrib.	-	-	-	140,654	140,654
Interprogram Due To	-	-	103,747	358,090	461,837
Total Current Liabilities	-	-	104,387	519,385	623,772
Total Liabilities	-	-	104,387	519,385	623,772
NET ASSETS					
Net Invested in Capital Assets	-	-	-	-	-
Unrestricted Net Assets	261,394	2,386,122	1,210,487	-	3,858,003
Total Net Assets	261,394	2,386,122	1,210,487	-	3,858,003
Total Liabilities & Net Assets	\$ 261,394	\$ 2,386,122	\$ 1,314,874	\$ 519,385	\$ 4,481,775

Durham Housing Authority

Combining Statement of Net Assets – Component Units

For the period ending March 31, 2011

	DVI Admin	Edgemont Elms Housing	Edgemont Elms Renovation	Preiss-Steele Place Housing	Learning Assistance, Inc.	Total
ASSETS						
Current Assets						
Cash						
Cash – Operating	\$ 549,274	\$ -	\$ -	\$ 18,581	\$ 47,606	\$ 615,461
Cash – Replace. Reserves	-	91,536	-	65,389	-	156,925
Cash – Security Deposits	-	13,890	-	32,183	-	46,073
Cash – Other Restricted	38,336	54,298	-	-	-	92,634
Total Cash	587,610	159,724	-	116,153	47,606	911,093
Accounts Receivable						
A/R – Tenants	-	17,736	-	19,786	-	37,522
A/R – Other	-	-	-	-	-	-
Allowance for Doubtful Accounts (Tenants)	-	(16,591)	-	(9,201)	-	(25,792)
Total Accounts Rec.	-	1,145	-	10,585	-	11,730
Inventory	-	1,841	-	4,514	-	6,355
Prepaid Items	-	13,106	-	14,108	200	27,414
Interprogram Due From	127	-	-	-	-	127
Total Current Assets	587,737	175,816	-	145,360	47,806	956,719
Noncurrent Assets						
Fixed Assets						
Land	-	101,500	-	322,242	-	423,742
Buildings & Equipment	-	3,068,850	-	5,134,896	-	8,203,746
Accumulated Depreciation	-	(2,173,928)	-	(3,084,395)	-	(5,258,323)
Total Fixed Assets	-	996,422	-	2,372,743	-	3,369,165
Other Assets						
Notes, Loans, Mortgages Receivable	-	-	-	-	-	-
Other Assets	-	4,160	-	131,498	-	135,658
Total Other Assets	-	4,160	-	131,498	-	135,658
Total Noncurrent Assets	-	1,000,582	-	2,504,241	-	3,504,823
Total Assets	\$ 587,737	\$ 1,176,398	\$ -	\$ 2,649,601	\$ 47,806	\$ 4,461,542
LIABILITIES & NET ASSETS						
LIABILITIES						
Current Liabilities						
Accounts Payable	\$ -	\$ -	\$ -	\$ 82,350	\$ -	\$ 82,350
Accrued Interest Payable	-	3,375	-	73,513	-	76,888
Accrued Liabilities	-	3,674	-	3,698	446	7,818
FSS Escrow Liability	-	-	-	-	-	-
Prepaid Rents	-	2,228	-	4,809	-	7,037
Security Deposits	654	9,750	-	23,623	-	34,027
Interprogram Due To	-	184,848	73,298	301,884	1,174	561,204
Total Current Liabilities	654	203,875	73,298	489,877	1,620	769,324
Noncurrent Liabilities						
Long-term Debt	-	898,899	-	2,571,571	-	3,470,470
Total Noncurrent Liabilities	-	898,899	-	2,571,571	-	3,470,470
Total Liabilities	654	1,102,774	73,298	3,061,448	1,620	4,239,794
NET ASSETS						
Net Invested in Capital Assets	-	97,523	(73,298)	(198,828)	-	(174,603)
Restricted Net Assets	37,866	-	-	-	-	37,866
Unrestricted Net Assets	549,217	(23,899)	-	(213,019)	46,186	358,485
Total Net Assets	587,083	73,624	(73,298)	(411,847)	46,186	221,748
Total Liabilities & Net Assets	\$ 587,737	\$ 1,176,398	\$ -	\$ 2,649,601	\$ 47,806	\$ 4,461,542

Durham Housing Authority

Consolidated Statement of Revenues, Expenses, and Changes in Net Assets
For the period ending March 31, 2011

	Public Housing AMPs	Central Office Cost Center	HCV Program	HOPE VI	Nonmajor	Component Units	Eliminations	Total
Operating Revenue								
Gross Potential Rent	\$ 950,453	\$ -	\$ -	\$ -	\$ -	\$ 235,253	\$ -	\$ 1,185,706
Less: Vacancy Loss	(61,798)	-	-	-	-	(75,514)	-	(137,312)
Net Dwelling Rental	888,655	-	-	-	-	159,739	-	1,048,394
Other Income	112,831	-	5,255	-	-	4,535	-	122,621
Interest on Investments	-	3,742	611	-	-	264	-	4,617
Fee Income	-	661,886	-	-	-	-	(586,107)	75,779
Other Grants	-	-	-	-	106,086	-	-	106,086
HUD Grants	1,918,496	-	5,167,187	65,034	231,934	-	-	7,382,651
Total Operating Income	2,919,982	665,628	5,173,053	65,034	338,020	164,538	(586,107)	8,740,148
Operating Expenses								
Administrative Salaries	244,190	340,241	216,222	16,700	30,358	11,226	-	858,937
Other Administrative	121,416	110,578	59,381	766	64,514	8,359	-	365,014
Resident Services	33,805	-	-	8,585	239,837	8,181	-	290,408
Utilities	632,145	5,949	3,903	-	100	24,402	-	666,499
Maintenance Salaries	241,962	76,528	-	-	-	106	-	318,596
Maintenance Materials	103,304	13,390	-	-	1,066	6,822	-	124,582
Maintenance Contracts	634,412	14,680	7,331	-	13,462	84,661	(193,106)	561,440
General Expenses	307,719	157,017	4,772,093	38,983	48,496	26,169	-	5,350,477
Interest Expense	-	-	-	-	-	30,905	-	30,905
Capital Outlay	(13,213)	-	-	-	-	-	-	(13,213)
Property Management Fees	449,092	-	42,650	-	-	11,182	(393,001)	109,923
Total Operating Expenses	2,754,832	718,383	5,101,580	65,034	397,833	212,013	(586,107)	8,663,568
Net Operating Income/ (Deficit)	165,150	(52,755)	71,473	-	(59,813)	(47,475)	-	76,580
Nonoperating Income/(Expenses)								
Mortgages	-	-	-	-	-	49,158	-	49,158
Total Nonoperating Income/ (Expenses)	-	-	-	-	-	49,158	-	49,158
Net Income/(Deficit)	165,150	(52,755)	71,473	-	(59,813)	(96,633)	-	27,422
Operating Transfers In	-	-	-	-	-	(60,545)	-	(60,545)
Operating Transfer (Out)	-	-	-	-	-	-	-	-
Net Operating Transfers	-	-	-	-	-	(60,545)	-	(60,545)
Change in Net Assets	165,150	(52,755)	71,473	-	(59,813)	(157,178)	-	(33,123)

Durham Housing Authority

Consolidated Statement of Revenues, Expenses, and Changes in Net Assets – Nonmajor Funds

For the period ending March 31, 2011

	Bond Fund	Turnkey III Fund	HOPE VI Program Income	Grants	Total
Operating Revenue					
Gross Potential Rent	\$ -	\$ -	\$ -	\$ -	\$ -
Less: Vacancy Loss	-	-	-	-	-
Net Dwelling Rental	-	-	-	-	-
Other Income	-	-	-	-	-
Interest on Investments	-	-	-	-	-
Fee Income	-	-	-	-	-
Other Grants	-	-	-	106,086	106,086
HUD Grants	-	-	-	231,934	231,934
Total Operating Income	-	-	-	338,020	338,020
Operating Expenses					
Administrative Salaries	-	-	-	30,358	30,358
Other Administrative	-	59,807	6	4,701	64,514
Resident Services	-	-	-	239,837	239,837
Utilities	-	-	-	100	100
Maintenance Materials	-	-	-	1,066	1,066
Maintenance Contracts	-	-	-	13,462	13,462
General Expenses	-	-	-	48,496	48,496
Total Operating Expenses	-	59,807	6	338,020	397,833
Net Operating Income/ (Deficit)	-	(59,807)	(6)	-	(59,813)
Net Income/(Deficit)	-	(59,807)	(6)	-	(59,813)
Operating Transfers – In/(Out)	-	-	-	-	-
Change in Net Assets	-	(59,807)	(6)	-	(59,813)

Durham Housing Authority

Consolidated Statement of Revenues, Expenses, and Changes in Net Assets – Component Units

For the period ending March 31, 2011

	DVI Admin	Edgemont Elms Housing, Inc.	Edgemont Elms Renovation	Preiss-Steele Place Housing, Inc.	Learning Assistance, Inc.	Total
Operating Revenue						
Gross Potential Rent	\$ -	\$ 93,621	\$ -	\$ 141,632	\$ -	\$ 235,253
Less: Vacancy Loss	-	(38,826)	-	(36,688)	-	(75,514)
Net Dwelling Rental	-	54,795	-	104,944	-	159,739
Other Income	895	1,471	-	2,169	-	4,535
Interest on Investments	172	44	-	38	10	264
Total Operating Income	1,067	56,310	-	107,151	10	164,538
Operating Expenses						
Administrative Salaries	-	6,836	-	4,390	-	11,226
Other Administrative	829	2,906	-	4,174	450	8,359
Resident Services	-	-	-	-	8,181	8,181
Utilities	-	7,317	-	17,085	-	24,402
Maintenance Salaries	-	60	-	46	-	106
Maintenance Materials	-	3,035	-	3,787	-	6,822
Maintenance Contracts	-	30,717	-	53,944	-	84,661
General Expenses	-	16,874	-	8,106	1,189	26,169
Interest Expense	-	10,083	-	20,822	-	30,905
Property Management Fees	-	3,836	-	7,346	-	11,182
Total Operating Expenses	829	81,664	-	119,700	9,820	212,013
Net Operating Income/ (Deficit)	238	(25,354)	-	(12,549)	(9,810)	(47,475)
Nonoperating Income/(Expenses)						
Mortgages	-	21,828	-	27,330	-	49,158
Total Nonoperating Income/ (Expenses)	-	21,828	-	27,330	-	49,158
Net Income/(Deficit)	238	(47,182)	-	(39,879)	(9,810)	(96,633)
Prior Period Adjustment	-	-	-	(60,545)	-	(60,545)
Change in Net Assets	238	(47,182)	-	(100,424)	(9,810)	(157,178)

Durham Housing Authority
Occupancy Report
For the period ending March 31, 2011

Green text = 16 points
Black text = 12 points
Red text = 8 points or less

AMP	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	UML	UMA	Occ. Rate
McDougald Terrace	324	324	329										977	1,080	90.5%
Scattered Sites	49	50	50										149	150	99.3%
Oldham Towers	100	102	103										305	318	95.9%
Cornwallis Rd	192	193	193										578	600	96.3%
Liberty Street	108	106	105										319	324	98.5%
Club Blvd	77	75	76										228	231	98.7%
Hoover Rd	53	53	53										159	162	98.1%
JJ Henderson	175	176	177										528	534	98.9%
Morreene Rd	223	222	222										667	672	99.3%
Damar Court	100	101	101										302	306	98.7%
Oxford Manor	171	167	171										509	516	98.6%
Forest Hill Heights	55	55	55										165	165	100.0%
Laurel Oaks	30	30	30										90	90	100.0%
Main Street	19	19	38										76	63	120.6%
Calvert Place	41	41	41										123	132	93.2%
Morning Glory	24	24	19										67	75	89.3%
Franklin Village	39	39	24										102	138	73.9%
	1,780	1,777	1,787	-	-	-	-	-	-	-	-	-	5,344	5,556	96.2%
2011 Monthly Occupancy	96.1%	96.0%	96.5%												96.2%
2010 Monthly Occupancy	95.4%	94.8%	93.3%	93.7%	93.8%	94.3%	95.6%	96.6%	96.2%	95.8%	96.2%	96.7%			95.2%
2009 Monthly Occupancy	94.5%	94.4%	94.0%	93.5%	93.7%	93.8%	94.3%	93.8%	95.8%	96.8%	96.1%	96.0%			94.7%

Durham Housing Authority
 Consolidated Budget v. Actual – Annually Budgeted Funds
 As of March 31, 2011

	2011 Budget Revenues	2011 Budget Expenses	2011 Budget Surplus/(Deficit)	2011 YTD Actual Surplus/(Deficit)	2011 YTD Budget Surplus/(Deficit)
AMPs					
McDougald Terrace	\$ 2,704,265	\$ 2,686,714	\$ 17,551	\$ 16,949	\$ (5,663)
Scattered Sites	305,134	305,109	25	11,115	1,171
Oldham Towers	576,251	561,168	15,083	(4,135)	3,250
Cornwallis Road	1,645,856	1,626,892	18,964	2,420	(13,845)
Liberty Street	835,095	822,057	13,038	5,391	(10,974)
Club Blvd	708,254	677,980	30,274	14,924	1,247
Hoover Road	502,623	536,294	(33,671)	(8,458)	(12,757)
JJ Henderson	1,008,923	992,160	16,763	(6,588)	6,347
Morreene Road	1,312,066	1,196,012	116,054	73,419	8,461
Damar Court	805,242	797,653	7,589	(16,490)	(1,166)
Oxford Manor	1,868,130	1,592,581	275,549	73,998	64,378
Birchwood Estates	4,150	9,073	(4,923)	2,152	-
Forest Hill Heights	326,089	321,353	4,736	256	3,322
Laurel Oaks	264,821	260,107	4,714	3,038	(572)
Main Street Townhomes	111,573	66,896	44,677	8,589	11,169
Calvert Place	148,022	136,965	11,057	(706)	2,764
Morning Glory	84,502	104,114	(19,612)	(7,217)	(4,903)
Holman Homes	190,198	142,774	47,424	(3,509)	11,856
Total AMPs	13,401,194	12,835,902	565,292	165,148	64,085
Central Office Cost Center	2,733,153	3,217,359	(484,206)	(52,755)	(43,041)
HCV Program Admin	2,001,823	1,951,691	50,132	22,902	69,749
HCV Program HAP	18,838,716	18,363,484	475,232	48,571	118,807
Edgemont Elms	263,829	346,624	(82,795)	(47,182)	(19,472)
Preiss-Steele Place	421,354	473,516	(52,162)	(100,424)	(3,633)
Learning Assistance, Inc.	32,250	37,084	(4,834)	(9,809)	(6,146)
Total	\$ 37,692,319	\$ 37,225,660	\$ 466,659	\$ 26,451	\$ 180,349
Less: Reverse HAP Pass-through	(18,838,716)	(18,363,484)	(475,232)	(48,571)	(118,807)
DHA Operating Funds Total	\$ 18,853,603	\$ 18,862,176	\$ (8,573)	\$ (22,120)	\$ 61,542

DURHAM HOUSING AUTHORITY
Budget v. Actual Report
Public Housing Developments (AMPs)
For the period ending March 31, 2011

TOTALS - All AMPs					
	YTD Actual	YTD Budget	YTD Variance Better/ (Worse)	% YTD (Actual/ Budget)	YTD PUM
Operating Income					
Gross Potential Rent	\$ 950,453	\$ 947,915	\$ 2,538	100%	\$ 267
Less: Vacancy Loss	(61,798)	(37,558)	(24,240)	165%	(17)
Net Dwelling Rental	888,655	910,357	(21,702)	98%	250
Other Income	112,831	94,974	17,857	119%	32
Interest on Investments	-	2,376	(2,376)	-%	-
HUD Operating Grants	1,918,496	2,192,981	(274,485)	87%	539
CFP Funds – 2010	-	-	-		-
Total Operating Income	2,919,982	3,200,688	(280,706)	91%	821
Operating Expenses					
Administrative Salaries	244,190	261,731	17,541	93%	69
Other Administrative	121,416	130,025	8,609	93%	34
Resident Services	33,805	48,519	14,714	70%	10
Utilities	632,145	881,948	249,803	72%	178
Maintenance Salaries	241,962	229,661	(12,301)	105%	68
Maintenance Materials	103,304	98,500	(4,804)	105%	29
Maintenance Contracts	634,412	670,129	35,717	95%	178
General Expenses	307,719	355,604	47,885	87%	87
Capital Outlay	(13,213)	7,750	20,963	(170%)	(4)
Property Management Fees	449,092	452,735	3,643	99%	126
Total Operating Expenses	2,754,832	3,136,602	381,770	88%	774
Net Income/(Deficit)	\$ 165,150	\$ 64,086	101,064	258%	\$ 46
Operating Transfers					
Operating Transfers In	-	-	-		-
Operating Transfers (Out)	-	-	-		-
Net Operating Transfers	-	-	-		-
Change in Net Assets	\$ 165,150	\$ 64,086	\$ 101,064	258%	\$ 46

DURHAM HOUSING AUTHORITY
Budget v. Actual Report
Public Housing Developments (AMPs)
For the period ending March 31, 2011

McDougal Terrace (AMP 1)					
	YTD Actual	YTD Budget	YTD Variance Better/ (Worse)	% YTD (Actual/ Budget)	YTD PUM
Operating Income					
Gross Potential Rent	\$ 163,401	\$ 163,401	\$ -	100%	\$ 252
Less: Vacancy Loss	(36,246)	(17,703)	(18,543)	205%	(56)
Net Dwelling Rental	127,155	145,698	(18,543)	87%	196
Other Income	6,855	14,591	(7,736)	47%	11
Interest on Investments	-	450	(450)	-%	-
HUD Operating Grants	434,867	478,614	(43,747)	91%	671
CFP Funds – 2010	-	-	-		-
Total Operating Income	568,877	639,353	(70,476)	89%	878
Operating Expenses					
Administrative Salaries	48,169	64,477	16,308	75%	74
Other Administrative	21,994	30,289	8,295	73%	34
Resident Services	8,198	10,770	2,572	76%	13
Utilities	146,383	160,068	13,685	91%	226
Maintenance Salaries	51,168	56,860	5,692	90%	79
Maintenance Materials	27,170	25,476	(1,694)	107%	42
Maintenance Contracts	140,887	153,036	12,149	92%	217
General Expenses	53,679	77,009	23,330	70%	83
Capital Outlay	(13,213)	-	13,213		(20)
Property Management Fees	67,493	67,031	(462)	101%	104
Total Operating Expenses	551,928	645,016	93,088	86%	852
Net Operating Income/(Deficit)	\$ 16,949	\$ (5,663)	\$ 22,612	(299%)	\$ 26
Operating Transfers					
Operating Transfers In	-	-	-		-
Operating Transfers (Out)	-	-	-		-
Net Operating Transfers	-	-	-		-
Change in Net Assets	\$ 16,949	\$ (5,663)	\$ 22,612	(299%)	\$ 26
Variance Information					

DURHAM HOUSING AUTHORITY
Budget v. Actual Report
Public Housing Developments (AMPs)
For the period ending March 31, 2011

Scattered Sites (AMP 3)					
	YTD Actual	YTD Budget	YTD Variance Better/ (Worse)	% YTD (Actual/ Budget)	YTD PUM
Operating Income					
Gross Potential Rent	\$ 38,850	\$ 38,850	\$ -	100%	\$ 392
Less: Vacancy Loss	(86)	(777)	691	11%	(1)
Net Dwelling Rental	38,764	38,073	691	102%	392
Other Income	1,315	1,145	170	115%	13
Interest on Investments	-	50	(50)	-%	-
HUD Operating Grants	32,893	34,965	(2,072)	94%	332
CFP Funds – 2010	-	-	-		-
Total Operating Income	72,972	74,233	(1,261)	98%	737
Operating Expenses					
Administrative Salaries	6,588	6,636	48	99%	67
Other Administrative	2,531	2,809	278	90%	26
Resident Services	538	785	247	69%	5
Utilities	18,724	23,150	4,426	81%	189
Maintenance Salaries	6,542	6,748	206	97%	66
Maintenance Materials	1,871	1,507	(364)	124%	19
Maintenance Contracts	8,578	13,575	4,997	63%	87
General Expenses	6,373	7,594	1,221	84%	64
Capital Outlay	-	-	-		-
Property Management Fees	10,112	10,258	146	99%	102
Total Operating Expenses	61,857	73,062	11,205	85%	625
Net Operating Income/(Deficit)	\$ 11,115	\$ 1,171	\$ 9,944	949%	\$ 112
Operating Transfers					
Operating Transfers In	-	-	-		-
Operating Transfers (Out)	-	-	-		-
Net Operating Transfers	-	-	-		-
Change in Net Assets	\$ 11,115	\$ 1,171	\$ 9,944	949%	\$ 112
Variance Information					

DURHAM HOUSING AUTHORITY
Budget v. Actual Report
Public Housing Developments (AMPs)
For the period ending March 31, 2011

Oldham Towers (AMP 4)					
	YTD Actual	YTD Budget	YTD Variance Better/ (Worse)	% YTD (Actual/ Budget)	YTD PUM
Operating Income					
Gross Potential Rent	\$ 67,260	\$ 67,260	\$ -	100%	\$ 333
Less: Vacancy Loss	(6,794)	(4,192)	(2,602)	162%	(34)
Net Dwelling Rental	60,466	63,068	(2,602)	96%	299
Other Income	3,290	4,240	(950)	78%	16
Interest on Investments	-	175	(175)	-%	-
HUD Operating Grants	68,104	72,122	(4,018)	94%	337
CFP Funds – 2010	-	-	-		-
Total Operating Income	131,860	139,605	(7,745)	94%	653
Operating Expenses					
Administrative Salaries	9,915	9,864	(51)	101%	49
Other Administrative	10,346	7,518	(2,828)	138%	51
Resident Services	1,148	1,310	162	88%	6
Utilities	23,360	26,412	3,052	88%	116
Maintenance Salaries	9,748	7,748	(2,000)	126%	48
Maintenance Materials	7,629	7,780	151	98%	38
Maintenance Contracts	40,307	36,315	(3,992)	111%	200
General Expenses	12,735	18,769	6,034	68%	63
Capital Outlay	-	-	-		-
Property Management Fees	20,807	20,639	(168)	101%	103
Total Operating Expenses	135,995	136,355	360	100%	673
Net Operating Income/(Deficit)	\$ (4,135)	\$ 3,250	\$ (7,385)	(127%)	\$ (20)
Operating Transfers					
Operating Transfers In	-	-	-		-
Operating Transfers (Out)	-	-	-		-
Net Operating Transfers	-	-	-		-
Change in Net Assets	\$ (4,135)	\$ 3,250	\$ (7,385)	(127%)	\$ (20)

Variance Information

Other Administrative – due to increased costs for appeal cases, legal fees.

Maintenance Salaries – regular employee out on leave, cost for temporary employee.

Maintenance Contracts – several fire extinguishers replaced due to vandalism, increased number of vacancy prep contracts, increase in exterminations due to bedbugs, window repairs.

DURHAM HOUSING AUTHORITY
Budget v. Actual Report
Public Housing Developments (AMPs)
For the period ending March 31, 2011

Cornwallis Road (AMP 5)					
	YTD Actual	YTD Budget	YTD Variance Better/ (Worse)	% YTD (Actual/ Budget)	YTD PUM
Operating Income					
Gross Potential Rent	\$ 101,982	\$ 101,982	\$ -	100%	\$ 265
Less: Vacancy Loss	(9,604)	(4,079)	(5,525)	235%	(25)
Net Dwelling Rental	92,378	97,903	(5,525)	94%	240
Other Income	15,978	11,123	4,855	144%	42
Interest on Investments	-	200	(200)	-%	-
HUD Operating Grants	243,655	278,853	(35,198)	87%	633
CFP Funds – 2010	-	-	-		-
Total Operating Income	352,011	388,079	(36,068)	91%	914
Operating Expenses					
Administrative Salaries	32,669	32,887	218	99%	85
Other Administrative	15,254	15,427	173	99%	40
Resident Services	5,161	6,857	1,696	75%	13
Utilities	71,347	123,200	51,853	58%	185
Maintenance Salaries	24,790	28,591	3,801	87%	64
Maintenance Materials	13,484	17,351	3,867	78%	35
Maintenance Contracts	103,446	89,369	(14,077)	116%	269
General Expenses	44,036	48,550	4,514	91%	114
Capital Outlay	-	-	-		-
Property Management Fees	39,404	39,692	288	99%	102
Total Operating Expenses	349,591	401,924	52,333	87%	908
Net Operating Income/(Deficit)	\$ 2,420	\$ (13,845)	\$ 16,265	(17%)	\$ 6
Operating Transfers					
Operating Transfers In	-	-	-		-
Operating Transfers (Out)	-	-	-		-
Net Operating Transfers	-	-	-		-
Change in Net Assets	\$ 2,420	\$ (13,845)	\$ 16,265	(17%)	\$ 6

Variance Information

Maintenance Contracts – higher than budget due to larger than anticipated number of unit turnaround contracts and floor repairs.

DURHAM HOUSING AUTHORITY
Budget v. Actual Report
Public Housing Developments (AMPs)
For the period ending March 31, 2011

Liberty Street (AMP 6)					
	YTD Actual	YTD Budget	YTD Variance Better/ (Worse)	% YTD (Actual/ Budget)	YTD PUM
Operating Income					
Gross Potential Rent	\$ 59,172	\$ 59,172	\$ -	100%	\$ 277
Less: Vacancy Loss	(1,902)	(971)	(931)	196%	(9)
Net Dwelling Rental	57,270	58,201	(931)	98%	268
Other Income	3,743	4,824	(1,081)	78%	17
Interest on Investments	-	140	(140)	-%	-
HUD Operating Grants	122,437	136,902	(14,465)	89%	572
CFP Funds – 2010	-	-	-		-
Total Operating Income	183,450	200,067	(16,617)	92%	857
Operating Expenses					
Administrative Salaries	17,205	16,450	(755)	105%	80
Other Administrative	6,565	7,741	1,176	85%	31
Resident Services	1,990	2,562	572	78%	9
Utilities	47,886	65,179	17,293	73%	224
Maintenance Salaries	17,398	14,736	(2,662)	118%	81
Maintenance Materials	3,714	7,562	3,848	49%	17
Maintenance Contracts	40,781	49,896	9,115	82%	191
General Expenses	20,787	25,107	4,320	83%	97
Capital Outlay	-	-	-		-
Property Management Fees	21,733	21,808	75	100%	102
Total Operating Expenses	178,059	211,041	32,982	84%	832
Net Operating Income/(Deficit)	\$ 5,391	\$ (10,974)	\$ 16,365	(49%)	\$ 25
Operating Transfers					
Operating Transfers In	-	-	-		-
Operating Transfers (Out)	-	-	-		-
Net Operating Transfers	-	-	-		-
Change in Net Assets	\$ 5,391	\$ (10,974)	\$ 16,365	(49%)	\$ 25

Variance Information

Maintenance Salaries – due to temporary staff while regular staff out on leave.