

LOUISVILLE METRO HOUSING AUTHORITY

CONSOLIDATED BUDGET FYE 6/30/21

(1000s)

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SOURCES OF FUNDING	2020 - 2021 PUBLIC HSGNG (AMPS) 2,762	2020 - 2021 CENTRAL OFFICE COST CENTER	2020 - 2021 SEC 8 VOUCHERS 11709	2020 - 2021 CONSOLIDATED BUDGET	2019 - 2020 CONSOLIDATED BUDGET	VARIANCE
FEDERAL SUBSIDY	(85%) \$9,782		(97%) \$90,905	\$100,687	\$98,151	\$2,536
DWELLING RENTAL	5,873			5,873	5,859	14
EXCESS UTILITIES	70			70	76	(6)
NON-DWELLING RENTAL	29			29	69	(40)
INTEREST INCOME	131	97	19	247	331	(84)
FEE INCOME		9,084		9,084	9,081	3
INDIRECT SERVICE FEE		0		0	0	0
OTHER INCOME	387	130	1	518	401	117
TRANSFERS (from other funds)	5,242	196		5,438	6,468	(1,030)
TRANSFERS-OPER SUBSIDY SHORTFALL	1,726			1,726	1,300	426
TOTAL SOURCES	\$23,240	\$9,507	\$90,925	\$123,672	\$121,736	\$1,936
USES OF FUNDING						
ADMINISTRATION	\$1,932			\$10,782	\$10,681	\$101
FEE EXPENSE	2,330	\$3,985	\$4,865	4,697	4,591	106
RESIDENT SERVICES	105	227	164	496	525	(29)
UTILITIES	7,066	117		7,183	7,381	(198)
MAINTENANCE	8,538	2,371	7	10,916	12,194	(1,278)
PROTECTIVE SERVICES	66	38	64	168	129	39
GENERAL	3,081	2,769	1,253	7,103	7,520	(417)
EXTRAORDINARY MAINTENANCE				0	0	0
RENTAL ASSISTANCE PAYMENTS	122		71,880	72,002	68,086	3,916
TRANSFERS (to other funds)			7,164	7,164	7,768	(604)
TOTAL USES	\$23,240	\$9,507	\$87,764	\$120,511	\$118,875	\$1,636
SURPLUS (DEFICIT)	\$0	\$0	\$3,161	\$3,161	\$2,861	\$300

*Budget projections could potentially be affected by results of COVID19 pandemic

2020 - 2021 Consolidated Budget Variance Analysis

- A. Federal Subsidy - increased \$2,536, primarily in the Section 8 Voucher Program. The Section 8 Program picked up and additional 241 vouchers in the past year. Additionally, the average per unit cost (PUC) increased significantly due to inflation factors.
- B. Transfers [in] - decreased \$604,000 primarily due to reductions in the COCC operating costs that were offset by a projected operating subsidy shortfall.
- C. Maintenance - decreased \$1,278,000 due in part to Beecher demolition and other reductions in maintenance labor and contracts.
- D. Rental Assistance Payments - increased \$3,916,000. Contained entirely in the Section 8 Voucher Program. LMHA received an additional 241 vouchers over the past year, as well as a significant increase in the average per unit cost (PUC). Also see "A" above.
- E. Transfers [out] - decreased \$604,000. See explanation for "C" above.

Louisville Metro Housing Authority

Capital Fund Program & Central Services Capital Items

(proposed) (1000s)

<u>Capital Fund Work Items</u>	<u>2020 - 2021</u>
Beecher Terrace	1,264
Parkway	2,953
Dosker Manor	1,940
St. Catherine Court	207
Avenue Plaza/550 Apartments	302
Scattered Sites	594
Lourdes Hall/Will E Seay Plaza	888
Park DuValle	
Mixed Finance Capital Contributions	142
Annual Capital Purchase/Services Contracts	482
Administrative Costs	
Construction Administration 10% Transfer under Asset Mgmt	1,000
General Fund for Operations	100
Contingency	128
Total 2020 - 2021 Capital Budget	10,000
<u>Central Services</u>	
Central Maintenance	104
Central Office	300
Total 2020 - 2021 Central Services Capital Budget	404

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Louisville Metro Housing Authority

Capital Fund Program & Central Services Capital Items

(proposed) (1000s)

<u>Capital Fund Work Items</u>	<u>2020 - 2021</u>
Beecher Terrace	
CHOICE - Beecher Implementation	1,264
Parkway	
Replace Windows	1,000
Heat Risers	1,200
Upgrade Washer Hookups	600
Tree Trimming	30
Dwelling Equipment	61
HALO	48
Eviction Prevention Program	14
Dosker Manor	
* Boiler system replacement Bldgs A & C	750
Fire Panel and Medical Alert Panel upgrades A,B and C Buildings	330
Automatic Door Closers (Required by Fire Marshall)	225
Dwelling Equipment	80
High Rise Security	533
Eviction Prevention Program	1
Resident Stipends	20
St. Catherine Court	
Replace Lock System	45
Automatic Door Closers (required by Fire Marsall)	50
Hi-Rise Security	103
Eviction Prevention Program	1
Resident Stipends	8
Avenue Plaza/550 Apartments	
Wash Windows	25
Paint Apartments - 550 Apartments	25
Automatic Door Closers (required by Fire Marsall)	107
Dwelling Equipment	30
Hi-Rise Security	103
Eviction Prevention Program	3
Resident Stipends	9
Scattered Sites	
Gutter Guards (KY 19-22-24) 17 #1	35
Repair/Replace dumpster pads and paving - Noltemeyer 17 #2	15
Repair/Replace dumpster pads and paving - Whipps Mill 17 #2	5
Repair/Replace dumpster pads and paving - Fegenbush 17 #2	5
Repair/Replace dumpster pads and paving - East Pages 17 #2	5
Dwelling Equipment - project 017	16
Gutter Guards (KY 34-35-38-45) 34 #1	29
Norbrook structural repairs to deck 34 #2	40
Norbrook - Replace Vinyl Tile	90
Fencing - 1820 Neville Drive # .34	15
Storm Doors - CH6 units # 47	20

Kitchen & Bath renovation inc dishwasher - Six Mile Lane 34 #2	105
Del Maria - Replace doors for front and back of each unit 34 #2	15
Ford Transit replaces # 1021	42
Ford Transit replaces # 1201	42
Ford Transit replaces # 1450	42
Ford Transit replaces # 1456	42
Dwelling Equipment - project 034	27
Eviction Prevention Program 1-34	3

Lourdes Hall/Will E Seay Plaza

Dwelling Equipment	26
Hi-Rise Security	120
Eviction Prevention Program	5
Resident Stipends	9
Ford Transit, Replaces # 1374	32
Upgrade Elevator System	300
Window replacement	275
Replace Medical Alert System	120

Park DuValle

Mixed Finance Capital Contributions	142
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Annual Capital Purchase/Services Contracts

Environmental Consultant - Remediation Monitoring	150
Annual Asbestos and Lead Removal Contract	150
Annual A/E Contract	150
Annual Microsoft Software	32

Administrative Costs

Construction Administration 10% Transfer under Asset Mgmt	1,000
General Fund for Operations	100
Contingency	129

Total 2020 - 2021 Capital Budget 10,000

Central Services

Central Maintenance

Auto Grounds	
Truck, Mid-size 4X4, Replaces 1211 Auto/Grounds	32
Ford F-700 Dump Truck Replaces 1056	42

Extermination	
Van, Transit Connect, Replaces 1263 Extermination	30

Central Office

Information Technology	
Software updates	300

Total 2020 - 2021 Central Services Capital Budget 404

* Board approved Emergency Procurement for repairs to Dosker Boilers 2/18/20 for \$ 46,046