



Charlotte Housing Authority

**BOARD OF
COMMISSIONERS
REGULAR
MEETING
MAY 21, 2013**

**400 EAST BLVD.
CHARLOTTE, NC 28203**

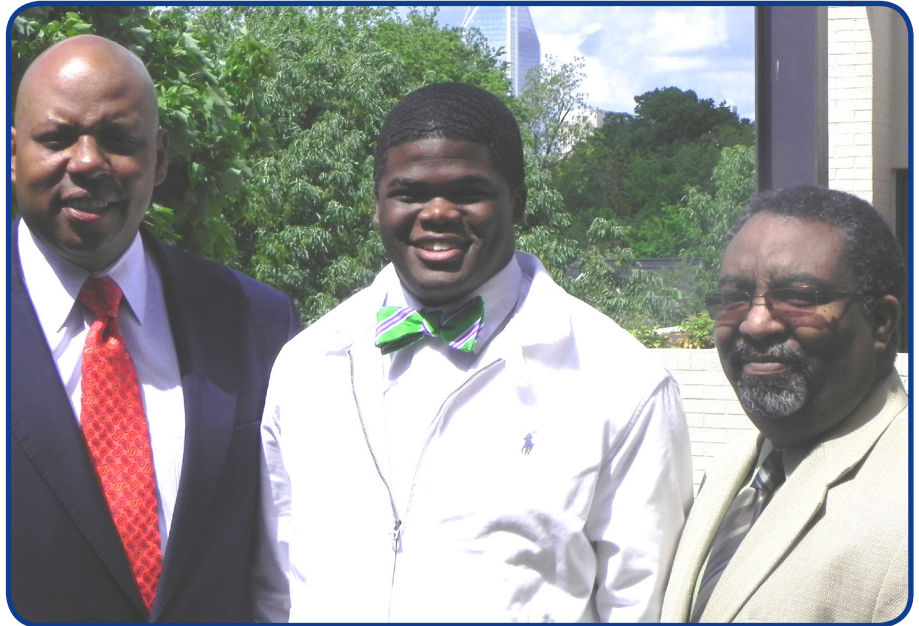
Mission Statement

To lead, develop, and execute community-wide strategies that meet the broad range of housing needs for families who cannot otherwise attain conventional housing.

COMMISSIONERS:

Commissioner Geraldine Sumter - Chair
Commissioner Pamela Gordon - Vice Chair
Commissioner Joel D. Ford
Commissioner Nancy Crown
Commissioner William Scurry

**HOUSING CHOICE VOUCHER PARTICIPANT
WINS NATIONAL SCHOLARSHIP**



CHA would like to congratulate Mr. Javari L. Parks for being awarded the 2013 Stephen J. Bollinger Scholarship awarded by the Public Housing Authority Directors Association (PHADA). The \$7,000 scholarship is awarded annually to one student who embodies the leadership characteristics of the organization's founder, Stephen J. Bollinger.

Javari is a senior at Phillip O. Berry Academy of Technology who embodies a true philanthropic spirit. He consistently gives back to his community as a volunteer at Operation Hungry Child, Lupus Foundation, Young Black Male Leadership Alliance, and through mentoring younger students at the Male Leadership Academy.

In school, Javari shines both on and off the field. He is a member of the National Honor Society, National Beta Club, a participant in the Science Olympiad and a member of the football team. In addition to his community service and scholastic activities, Javaris is also a seasonal employee at Emerald Lakes Golf Course. Through all of these activities, Javari has consistently maintained a 3.96 grade point average.

Javari plans to attend Hampton University and hopes to become a physician at a research laboratory clinic.

Javari and his mother will travel to San Antonio, Texas to attend the annual Bollinger Scholarship Luncheon in May, where he will officially accept both the Bollinger Scholarship and PHADA's Freedom and Civil Rights Scholarship (\$5,000).



**HOUSING AUTHORITY OF THE CITY OF
CHARLOTTE**

PUBLIC NOTICE

***Regular Board Meeting
BOARD OF COMMISSIONERS***

May 21, 2013

NOTICE is hereby given that a Regular Board meeting of the Board of Commissioners of the Housing Authority of the City of Charlotte will be held on ***May 21, 2013*** as follows:

TIME/DATE: ***5:00 p.m.
May 21, 2013***

LOCATION: ***Charlotte Housing Authority
400 East Boulevard
Charlotte, NC 28203***

A handwritten signature in blue ink, appearing to read 'A. Fulton Meachem, Jr.', is written over a horizontal line.

***A. Fulton Meachem, Jr.
President/CEO***

Mission Statement

“To lead, develop, and execute community-wide strategies that meet the broad range of housing needs for families who cannot otherwise attain conventional housing”

**Housing Authority of the City of Charlotte
Regular Meeting of the Board of Commissioners**

*Charlotte Housing Authority
400 East Boulevard
Charlotte, NC 28203*

May 21, 2013

5:00 p.m. - Regular Board Meeting Convenes:

Regular Meeting Agenda:

1. Pledge of Allegiance
2. **Public Hearing – TEFRA (Tax Equity and Fiscal Responsibility Act)**
3. Public Forum
4. Review and Approval of the Agenda
5. Consideration to Approve the Minutes for:
 - Regular Board Meeting held ***April 16, 2013 (p. 5)***
6. Resident Advisory Council (RAC) Report (***p. 11***)
7. Monthly Reports:
 - CEO Report
 - Operations Dashboard (***p.18***)
 - Preliminary Budget to Actual Report as of 3/31/13 (***p.22 – 49***)
 - Preliminary Report of Deposits and Investments as of 3/31/13 (***p. 51***)
 - Preliminary Land Sales Proceeds Details as of 3/31/13 (***p.53 – 54***)
 - Preliminary Notification of Administrative Budget Changes as of 3/13/13 (***p.56***)
8. **Consent Agenda Action Items:** (***p. 58 – 85***)
 - A. Hall House Development Activities and Grant to Horizon Development Properties, Inc.
 - B. 2013 Choice Neighborhoods Planning Coordinator
 - C. CHA Collection Loss Report for the Quarter Ended 03/31/13
 - D. Disparity Study Acceptance and Approval for 2007-2012
 - E. Approve Change Order for Summer Security Coverage at Family Sites
9. **Business Agenda Action Items:**
10. **New Business:**
None
11. **Executive Session**

***MINUTES FOR
REGULAR
BOARD
MEETING***

Regular Board Meeting
April 16, 2013

**MINUTES OF THE REGULAR BOARD MEETING
OF THE COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF CHARLOTTE
HELD ON TUESDAY, APRIL 16, 2013**

The Board of Commissioners of the Housing Authority of the City of Charlotte, North Carolina held a regular meeting at: **Charlotte Housing Authority/400 East Boulevard, Charlotte, NC 28203** at 5:00 p.m. Tuesday, April 16, 2013.

Present:

Chairperson Geraldine Sumter	Commissioner Marcia Simpson
Vice Chairperson Pamela Gordon	Commissioner Joel Ford (via phone)
Commissioner Nancy Crown	

Also Present: Mr. A. Fulton Meachem, Jr., CEO/President
Mr. Sherrod Banks, Banks Law Firm, General Counsel

Additional Attendees:

Barbara Porter, Executive Assistant (scribe)	George Connor, Regional Property Manager
Heather Franklin, Interim CFO	Gwenarda Isley, MTW Coordinator
Shaunté Evans, Interim COO	Donna Green, RAC Secretary
Michelle Allen, Interim RED	Joe Heyward, Asset Management
Deborah Clark, Director of Comm. & Research	Linda Johnson, Legal Aid Attorney
Charlene Wall, Director of Human Resources	Janelle Brown, Senior Development Officer
John Burns, Client Services Director	Carl Harris, Director of Construction
Shawn Williams, Director of HCV	Millard McCluney, Scholarship Coordinator
Allison Preston, Resident Safety Manager	Mary Milliner, Edwin Tower Resident
Shannon Bodnar, Director of Housing	Kenya Hester, HCV FSS Case Manager
Tomico Evans, Family Support Manager	Millard McCluney, Scholarship Coordinator
Zenica Chatman, Corporate Comm. Officer	
Alesia Price, Regional Property Manager	

Pledge of Allegiance:

Chairperson Sumter called the meeting to order and led the Pledge of Allegiance.

Public Hearing:

Chairperson Sumter opened the public hearing for the First Amendment to the FY2014 Moving Forward Annual Plan for the purpose of implementing Biennial Recertification's for all CHA managed properties and Housing Choice Voucher Program.

There were no persons present to speak and the public hearing was closed.

Action:

Motion was made by:	Vice-Chairperson Gordon
Motion was seconded by:	Commissioner Simpson
Outcome:	Passed unanimously

Public Forum:

The public forum was opened, Ms. Mary Milliner, Edwin Tower resident, spoke regarding the election of new board at Edwin Tower. Commissioner Simpson asked Ms. Milliner if she was running for the board to which Ms. Milliner responded she has not been asked. Commissioner Simpson followed with whether she was interested. Ms. Milliner explained that she did not sign up to serve on the election board this year so she has the opportunity to run for a position.

There were no additional persons present to speak for the public forum; the Chairperson solicited a motion to close the public forum.

Action:

Motion was made by:	Vice-Chairperson Gordon
Motion was seconded by:	Commissioner Simpson
Outcome:	Passed unanimously

Review and Approval of the Agenda:

Action:

Motion was made by:	Vice-Chairperson Gordon
Motion was seconded by:	Commissioner Simpson
Outcome:	Passed unanimously

Consideration to Approve the Minutes for:

- Regular Board Meeting held March 16, 2013

Action:

Motion was made by:	Vice Chairperson Gordon
Motion was seconded by:	Commissioner Simpson

Outcome:

Passed unanimously

Resident Advisory Council (RAC) Report:

Ms. Donna Green reported the following:

- RAC partnered with Participant Advisory Council (PAC), Center for Employment Services and Grace Mar in order to provide residents with customer service training that can be used to help secure employment.
- Two elections will be held in May, Strawn and Parktowne.
- RAC provided support to RED for disposition of Youngblood building.

Ms. Sumter asked what were the maximum persons that could be trained. Ms. Green responded 25.

Monthly Reports

CEO Report:

Mr. Meachem reported that a young man in our Housing Choice Voucher program by the name of Javari LeVonte Parks, who participates in a number of school and community events, was nominated and will receive the \$7,000 Bollinger Scholarship and \$5,000 Freedom & Civil Rights Winner from the Public Housing Authority's Directors Association (PHADA). CHA staff hopes to attend the ceremony in May to celebrate his award receipt.

Operations Dashboard:

Ms. Shaunté Evans, Interim COO, gave the following update:

Housing Choice Voucher

- There were 93% of the Housing Choice Vouchers utilized as of March 31, for a total of 4,574 vouchers.
- As of April 15, the percentage of VASH vouchers is at 83%. A meeting was held last week with HUD and VA to discuss the VASH vouchers and the success.
- The waiting list number increased from 972 to 978. Due to the recent purge it resulted in some of the letters being returned and those individuals came to the office and were reinstated due to good cause.
- Chairperson Sumer inquired about the 47 new landlord packets distributed. Was that how many put out or how many approved. Ms. Shawn Williams responded that is how many were delivered to landlords. Chairperson Sumter requested, where do you have information on how many were approved? Ms. Williams stated we do not have that information but she will add that informational request.

Conventional Public Housing

- Occupancy rate at 99%
- The Tenant Accounts Receivable (TAR) remained above target at 99.38%

Regular Board Meeting
April 16, 2013

- Vacancy turn is at 22 days. This is due to one site that is still overcoming the loss of families moving back to Strawn and Parktowne.

Affordable Properties

- Occupancy rate is at 99.49%
- TAR is at 99.33%
- Vacancy turn is at 13 days, which is well below the target.

Private

- Occupancy rate is at 98.86%
- TAR is at 97.96%
- Vacancy turn meets the target at 20 days

Hearing no further questions, Ms. Evans concluded her report.

Consent Agenda Action Items:

- 8.A Authorize CHA to submit a 2013 HUD Choice Neighborhoods Planning Grant Application**
- 8.B Administration Program Budget for the re-appropriation of funds FY ending March 31, 2014**
- 8.C Field Operations Program Budget for FY ending March 31, 2014**
- 8.D Authorize CEO or designee to negotiate and execute a contract for banking services**

Action:

Motion was made for approval by:	Vice-Chairman Gordon
Motion was seconded by:	Commissioner Crown
Outcome:	Passed unanimously

Business Agenda Action Item:

9.A First Amendment to the FY2013-2014 Moving Forward Annual Plan

Biennial Recertification – Ms. Evans explained that CHA is only asking for authorization to submit the request to HUD and that the FAQ is not part of the submission to HUD. CHA anticipates expecting to hear back within 30-60 days. In the meantime, CHA will meet with Legal Aid, RAC and make amendments to the ACOP and Admin Plan (formerly combined as the HOP). Chairperson Sumter thanked Ms. Linda Johnson, Legal Aid, for her feedback and continued cooperation in implementing the activity.

Action:

Motion was made by:	Vice-Chairperson Gordon
Motion was seconded by:	Commissioner Crown Commissioner Simpson
Outcome:	Passed unanimously

Regular Board Meeting
April 16, 2013

Vice-Chairperson Gordon motioned to close Regular meeting of the CHA to go into Horizon Development Properties, Inc. Motion carried unanimously.

Minutes respectfully prepared by:

Barbara G. Porter
Executive Assistant to the CEO

NOTE: The next meeting will be held on June 18, 2013 at Strawn Tower, 1225 S. Caldwell Street, Charlotte, 28203. The meeting will start promptly at 5:00 p.m.

**RESIDENT
ADVISORY
COUNCIL
(RAC)
REPORT**

Resident Advisory Council Report

Tuesday May 21, 2013

The Resident Advisory Council, Center for Employment Services, CHA Client Services Department and Grace Mar Services offered customer service to the residents on April 29-May 2, 2013. The assessment test was given on Friday, May 3, 2013. On a good note we had 11 of the 13 to pass and those individuals will receive their certifications from DC. Those who did not will still be given every opportunity to the pursue employment opportunities that we have.

Each individual has expressed which employment opportunity that they would like to pursue so now we will set up a time for the individual to come in and take the assessment for that employer to let Grace Mar know if they are ready to interview with that employer or if they need additional training. If the individual is ready Grace Mar will arrange for them to complete the job application and Grace Mar will arrange an interview with the company. If they are not ready Grace Mar will come back to the committee with assessments scores and their recommendations for additional training. (i.e. computer, reading comprehension, general office, interviewing skills, etc...)

We are planning to resume our next class after June 4, 2013. We will have another interest meeting to find out what the interests of the prospective residents and to get them geared in the right direction. The RAC is very excited about the success of this training, and we look forward to offering this course throughout the year.

The Strawn election will be held on Tuesday, May 21, 2013 at 4:30 pm, and the Parktown election will be held on Tuesday, June 4, 2013 at 4:30 pm.

To: Mr. A. Fulton Meachem, Jr. and the Charlotte Housing Authority Board of Commissioners

From: Donna Green, President of the Resident Advisory Council

Re: Annual Report 2012-2013

Date: May 21, 2013

The Resident Advisory Council mission is to serve, lead, equip, and empower all residents with integrity, respect, and equality while showing concern, commitment, and communication to connect them to all resources needed to become self reliant. We are committed to the purpose of moving forward!

M- Making a Difference

O- Open Opportunity

V- Venturing for Success

I- Involved in the Community

N- Never Give Up

G- Goal to Move Ahead

F- Focus on a Positive Future

O- Optimistic for Change

R- Respect for Self and Others

W- Wisdom and Knowledge for a Better You

A- All Things are Possible with God

R- Responsible Decisions

D- Drive and Determination

Please review our annual report of success of the Resident Advisory Council. We welcome all new ideas or suggestion to better serve the residents of CHA.

Best regards,

Donna Green

RAC President

Resident Advisory Council
Annual Report
2012-2013

Goal	Activities	Anticipated Completion	Key Players	Achievements	Status			Notes
					Initiated	In Progress	Completed	
	<i>Actions which will need to be taken</i>		<i>Who makes it happen?</i>					
Provide Back to School supplies for 75 children within CHA sites		8/31/2012	RAC Members	Delivered to site managers August 2012			x	
Create and complete elections procedures	To conduct successful RO elections	9/30/2012	CHA and RAC Members	Signed August 2012			x	
Create and complete tenant patrol procedures	To provide procedures for the tenant patrol volunteers	10/1/2012	RAC Members & CHA Staff	Signed November 2012			x	
Create & provide guidelines to ALL Duly Elected Communities	To make all RAC members accountable for their actions	1/31/2013	RAC Board Members		x			The new RAC leadership is reviewing this goal, and we will complete the goal in 2013-2014.
Review Current MOU	Submit any necessary changes to RAC & CHA	1/31/2013	Lekeista & RAC	The RAC has submitted necessary changes		x		
Expand RAC memberships to nonorganized sites	Plan nominating meetings and hold elections	3/31/2013	Nominating Committee	Charlottetown (July 2012) Dillehay (December 2012)			x	
Survey the needs of ALL CHA residents	Survey the needs of residents	3/31/2013	RAC Board Members		x			The new RAC leadership is reviewing this goal, and we will complete the goal in 2013-2014.
Create a budget for RAC Organization	Budget for 2013-2014	9/15/2012	RAC Members	Completed September 2012			x	
National Night Out	Plan and hold activities for this annual event	Annually	Melody Heath	Held at the Charlottetown Terrace August 2012			x	
Extravaganza for ALL Duly Elected Officers	To show appreciation to all RAC members to come together	Annually	Extravaganza Committee	Held at the Carole Hoefner Center August 2012			x	
Follow- up Training for ALL Duly Elected Boards	Develop and hold resident organization training for ALL communities	Annually	RAC Board Members	Completed January 2013			x	

Resident Advisory Council
Annual Report
2012-2013

Goal	Activities	Anticipated Completion	Key Players	Achievements	Status			Notes
Improve Communication within the organization	Create and share calendar of events, useful information, etc.	On-Going	ALL RAC Members	RAC plans ahead and has a shared calendar to inform RAC members sharing the responsibility		x		
Tenant Patrol Recognition	To show appreciation to all tenant patrol volunteers	Annually	Tenant Patrol Coordinator		x			The new RAC leadership is reviewing this goal, and we will complete the goal in 2013-2014.
Complete & Sign MOU	To ensure the MOU is being followed by CHA and RAC	Annually	RAC Board Members	Target date of completion June 01, 2013		x		
Review & provide input in the HOP	To inform CHA of needed improvements and changes	Annually	RAC Members & CHA Staff	Reviewed and Provided input in July 2012			x	
Provide input into the CHA MTW annual plan for 2012	To inform CHA with residents services needs to obtain work or any other MTW related changes	Annually	RAC Members & CHA Staff	MTW Coordinator attended individual resident organization meetings			x	
Attend the Tennessee Community Assistance Corporation Spring Leadership Conference	Section 3 Involvement, Requesting Money from PHA, Why do we have Resident Council?, How do we get residents involved?, How to deal with difficult people?	Annually (December 3-6, 2012)	RAC Members	To obtain information to increase our knowledge of resident councils roles and responsibility			x	
Attend the National Alliance of Resident Services in Affordable and Assisted Housing Conference	Keynote speakers, workshops, networking events, resident caucus, professional development activities to empower activities	Annually (September 26-29, 2012)	RAC Members	To obtain information to increase our knowledge of resident councils roles and responsibility			x	
Collaborate with CHA Client Services Dept. on an annual volunteer project	To help bridge the gap with RAC and Client Services	Annually	RAC Members & CHA Staff	Fatherhood Event in June 2012			x	

Resident Advisory Council
Annual Report
2012-2013

Goal	Activities	Anticipated Completion	Key Players	Achievements	Status			Notes
Collaborate with CHA Client Services Dept. to provide services for the Youth	To provide services and opportunities for the youth	On-Going	Melody, Donna, & CHA Staff	Volunteered for the Resource Fair August 2012			x	
Improve RAC & CHA Client Services relationship	To better serve residents in all communities	On-Going	RAC Members & CHA Staff			x		This goal will be included in the 2013-2014 Annual Plan. We created an Employment Training Committee in April 2013 with Client Services Staff and Grace-Mar Services.
Develop mechanism and recognize RAC achievements	To encourage members to provide services and resources to residents	On-Going	RAC Members	RAC conduct monthly meetings to provide members with information on services and resources available to residents.		x		
Increase the involvement from all members of RAC	To be more involved and effective in RAC sponsored events	On-Going	RAC Members	RAC plans ahead and has a shared calendar to inform RAC members sharing the responsibility		x		
Determine job description and desired qualifications for RAC site presidents	To ensure all members understanding there roles and responsibilities	On-Going	RAC Members		x			The new RAC leadership is reviewing this goal, and we will complete the goal in 2013-2014.
Develop and implement orientation and training program for newly elected RAC sites presidents	To equip newly elected RAC presidents with policies and procedures for RAC as well as policies and procedures for CHA	On-going	RAC Members	After an election the Community makes decision to be a member of RAC. The RAC provide the community with a training manual created to implement to assistance with training the new boards.			x	
Purchase Roberts Rule of Order for new members of RAC	To help sites become accustom to the protocol for meetings	On-Going	Lekeista	Provided Roberts Rules of Order to the newly organized communities			x	

Resident Advisory Council
Annual Report
2012-2013

Goal	Activities	Anticipated Completion	Key Players	Achievements	Status	Notes
Provide trainings for CHA residents	Life skills, Motivation, and keyboarding classes	On-Going	RAC	Provided trainings at Dillehay, Southside, Gladedale, Sunridge, Wallace Woods, Meadow Oaks, and Senior High Rises		
Invite Section 3 Coordinator to the community meetings	To inform resident of job opportunies	On-Going	RAC Members	Section 3 Coordinator attended individual resident organization meetings		x
Invite CHA MTW Coordinator to the community meetings	To inform resident MTW plan and changes	On-Going	RAC Members	MTW Coordinator attended individual resident organization meetings		x
Invite CHA Employment Services Coordinator to the community meetings	To inform residents of job training and opportunities	On-Going	RAC Members	Employment Services Coordinator attended individual resident organization meetings		x

OPERATIONS DASHBOARD

The Charlotte Housing Authority 2013-2014 Operations Dashboard Measure

SECTION 8

SECTION 8 VOUCHER ANALYSIS

Generate Income to Underwrite Key Businesses: Utilize 98% of the housing choice vouchers.	Monthly % of Vouchers Utilized	Monthly # of Vouchers Utilized	Overall Program Voucher Total
Target	98.0%	4,918	
March '13 April '13	93.01% 93.88%	4,574 4,617	

Program	Base	VONED	VASH	FUP	BLVD	STRAWN	TOTAL	NOTES
Voucher Units	4087	275	185	200	170	1	4918	
Vouchers Utilized	(3837)	-266	(154)	(189)	(170)	(1)	(4617)	
Vouchers Issued	(57)	-6	(25)	-7	0	0	(95)	Searching
Balance by Program	193	3	6	4	0	0	206	Bal. - All Programs

VOUCHER AVAILABILITY

Program	TOTAL
Balance All Programs	206
Special Programs	(13)
In base	193
Strawn Relocation/Tenant Protection	0
To be issued	0
Balance of Vouchers being held for PBS8 commitment	89

Current Utilization	93.88%	96.73%	83.24%	94.50%	100.00%	100.00%	93.88%
Utilization - if all issued vouchers were to be leased up	95.28%	98.91%	96.76%	98.00%	100.00%	100.00%	95.81%

Serve a growing proportion of the Charlotte population: Reduce the waiting list by placing voucher holders in housing.	Vouchers on the Street	Portable Vouchers on the Street	Waiting List	New Landlord Packages	New Participating Landlords	Cumulative Number Portables to Charlotte
March '13	61	98	978	47		1250
April '13	57	99	982	44	13	1252

The Charlotte Housing Authority 2013-2014 Operations Dashboard Measure

All Conventional Public Housing Sites - CHA Managed

<i>Maximize Benefit/Cost:</i> Maximize the long-term financial viability of CHA-owned communities.	<u>Occupancy Rate</u>	<u>Collection Loss (QTR)</u>	<u>Total Tenants Accounts Receivable</u> (all outstanding charges)	<u>Tenant Accounts Receivable</u> (uncollected rent without pending action)	<u>Vacancy Turns</u> <u>Make Ready/Lease/Total</u>
Target	98%	2.00%	90%	98%	20 days
March '13 - 24 units turned	99.00%	1.75%	90.37%	99.38%	15+7=22 days
April '13 - 27 units turned	99.23%	-	88.09%	98.87%	10+9 = 19 days

(Exclude 105 units turned under renovation project)

*** The average collection loss for the entire CHA portfolio is 2.15%

* total does not include private management data

Affordable Properties

<i>Sites include:</i> Grove Place, Oak Valley, Valley View, McAlpine Terrace, Seneca Woods, Glen Cove, Woodlawn, Strawn LLC, Parktowne LLC	<u>Occupancy Rate</u>	<u>Collection Loss (QTR)</u>	<u>Total Tenants Accounts Receivable</u> (all outstanding charges)	<u>Tenant Accounts Receivable</u> (uncollected rent without pending action)	<u>Vacancy Turns</u> <u>Make Ready/Lease/Total</u>
Target	98%	2.00%	92%	98%	20 days
March '13 - 8 units turned	99.49%	2.89%	87.57%	99.33%	7+6=13 days
April '13 - 10 units turned	99.86%	-	92.20%	98.80%	10+8 = 18 days

*** The average collection loss for the entire CHA portfolio is 2.15%

The Charlotte Housing Authority 2013-2014 Operations Dashboard Measure

Private Management Companies

<i>Sites include: First Ward, Arbor Glen, Park at Oaklawn, Montgomery Gardens, Nia Point, Rivermere, Stonehaven, Prosperity & McAden</i>	<u>Assisted Occupancy Rate</u>	<u>Collection Loss (QTR)</u>	<u>Total Tenant Accounts Receivables (all outstanding charges)</u>	<u>Tenant Accounts Receivable (uncollected rent without pending action)</u>	<u>Vacancy Turns Make Ready/Lease/Total</u>
Target	98%	2.00%	90%	98%	20 days
March '13 - 9 units turned	98.86%	2.89%	94.40%	97.96%	8+12 = 20 days
April '13 - 14 units turned	98.91%	-	92.72%	98.40%	7+10 = 17 days

**** The average collection loss for the entire CHA portfolio is 2.15%

FY 2012-2013 Private Management Companies			Vacancy Turn Averages					
<u>Property</u>	<u>Overall Community Occupancy Rate</u>	<u>Section 8 & 9 Occupancy Rate</u>	<u>Total Tenant Accounts Receivables (all outstanding charges)</u>	<u>Tenant Accounts Receivable (uncollected rent without pending action)</u>	<u>Make Ready</u>	<u>Lease Up</u>	<u>Vacancy Turn Totals</u>	<u># of Units</u>
940 Brevard (40 Section 9 & 60 PBS8 units)	100%	100%	94%	99%	25	4	29	1
Arbor Glen 50 (25 Section 9 units)	98%	100%	97%	100%	0	0	0	0
Arbor Glen I (60 Section 9 units)	99%	100%	100%	100%	0	0	0	0
Arbor Glen II (40 Section 9 units)	100%	100%	100%	100%	0	0	0	0
Arbor Glen III (12 Section 9 units)	96%	100%	100%	100%	0	0	0	0
Ashley Square (22 Section 9 units & 14 PBS8 units)	96%	100%	85%	100%	0	0	0	0
Fairmarket Square (16 Section 9 units)	98%	100%	100%	100%	0	0	0	0
First Ward (132 Section 9 units)	99%	100%	91%	91%	0	0	0	0
Hampton Creste (60 section 9 units)	96%	97%	81%	100%	0	0	0	0
McAden Park (30 Section 9 & 30 PBS8 units) - 1 vacant	98%	98%	98%	100%	0	0	0	0
McCreesh Place (63 Section 9 & 27 PBS8 units)	98%	98%	88%	94%	7	16	23	5
**McMullen Woods - (No Assisted Units)	100%	100%	100%	100%	0	0	0	0
Mill Pond (51 PBS8)	86%	100%	98%	100%	0	0	0	0
Montgomery Gardens (20 Section 9 units)	99%	95%	71%	100%	0	0	0	0
Moore Place (34 section 9 and 51 PBS8 units)	100%	100%	100%	100%	5	4	0	2
Nia Point (29 Section 9 units)	100%	100%	91%	98%	8	4	12	1
Park @ Oaklawn (89 Section 9 units)	99%	99%	93%	99%	13	1	14	3
Prosperity Creek (72 Section 9 & 84 PBS8 units)	99%	99%	92%	92%	0	0	0	0
Rivermere (20 Section 9 units)	98%	90%	84%	100%	0	0	0	0
Seigle Point (102 Section 9 & 18 PBS8 units)	97%	98%	87%	98%	6	32	38	2
South Oak (20 Section 9 units)	98%	100%	100%	100%	0	0	0	0
SpringCrest at Ashley Park (18 Section 9 & 18 PBS8 units)	100%	100%	100%	100%	0	0	0	0
Springfield Gardens (22 Section 9 units)	95%	100%	81%	90%	0	0	0	0
Steele Creek (60 section 9 & 60 PBS8 units)	99%	99%	99%	99%	0	0	0	0
Stonehaven East (24 Section 9 units)	97%	100%	88%	100%	0	0	0	0
	97.81%	98.91%	92.72%	98.40%	7	10	17	14

* Represents occupancy percentage based on ACC units available for subsidy. Units will occupy upon turnover

** Property is 100% Tax Credit, no section 8/9 units

***BAR REPORT
(BUDGET TO
ACTUAL REPORT)***

Housing Authority of the City of Charlotte
Income Statement -Field Operation Program
For the Twelve Months Ending March 31, 2013

	Annual Budget	Year -To- Date Actual	Year -To- Date Budget	Variance Fav (Unfav)	Comment Code
INCOME					
MTW Funds	56,721,288	55,295,547	56,721,288	(1,425,741)	(A)
Tenant Rents	8,284,777	7,722,979	8,284,777	(561,798)	
Public Housing Fees	859,938	811,577	859,938	(48,361)	
Section 8 Income	3,047,434	1,982,239	3,047,434	(1,065,195)	(A)
Capital/CFRC Fees	367,382	367,382	367,382	-	
Non Dwelling Rents and Other Revenue (Carol Hoefener)	416,650	283,755	416,650	(132,895)	
Other Operating Revenues	2,207,990	1,224,176	2,207,990	(983,814)	
TOTAL OPERATING REVENUE	71,905,459	67,687,655	71,905,459	(4,217,804)	
CONTROLLABLE EXPENDITURES					
SALARIES/BENEFITS	8,594,199	8,018,183	8,594,199	576,016	(B)
OPERATING COSTS	64,811,959	55,213,715	64,811,959	9,598,244	(C)
CAPITAL OUTLAY	487,100	43,666	487,100	443,434	(D)
TOTAL CONTROLLABLE EXPENDITURES	73,893,258	63,275,564	73,893,258	10,617,694	
SURPLUS (DEFICIT) BEFORE UTILITIES	(1,987,799)	4,412,091	(1,987,799)	6,399,890	
Utilities	3,976,546	3,620,808	3,976,546	355,738	(E)
SURPLUS (DEFICIT) FROM OPERATIONS	(5,964,344)	791,283	(5,964,345)	6,755,628	
OTHER ITEMS					
Fund Balance Appropriated-Horizon Development	797,490	-	797,490	(797,490)	(F)
Fund Balance Appropriated - Hoefener	53,561	-	53,561	(53,561)	(F)
Fund Balance Appropriated - Section 8	39061	-	39061	(39,061)	(F)
Fund Balance Appropriated - AMP	1,841,649	-	1,841,649	(1,841,649)	(F)
Operating Transfer In - MTW	3,232,583	533,320	3,232,583	(2,699,263)	(F)
TOTAL OTHER ITEMS	5,964,344	533,320	5,964,344	(5,431,024)	
NET SURPLUS (DEFICIT)	-	1,324,604	-	1,324,606	

COMMENTS

- (A) Unfavorable variance because revenue was over budgeted for VASH and Family Unification vouchers. Less than budgeted MTW funds received.
- (B) Favorable variance due to lapsed salaries and benefits.
- (C) Favorable variance because costs were less than budgeted especially in capital projects at the amps and future appropriations.
- (D) Favorable variance due to fewer purchases of capital items.
- (E) Favorable variance in utilities, especially in gas.
- (F) Unfavorable variance because Fund Balance was not appropriated and MTW transfers are less than budgeted

Housing Authority of the City of Charlotte
Income Statement - Administration Program
For the Twelve Months Ending March 31, 2013

	Annual Budget	Year -To- Date Actual	Year -To- Date Budget	Variance Fav (Unfav)	Comment Code
INCOME					
Section 8 Fees	1,360,476	1,334,125	1,360,476	(26,351)	
MTW Funds	5,602,615	4,422,738	5,602,615	(1,179,877)	(A)
Public Housing Fees	788,095	621,548	788,095	(166,547)	
Maintenance Operations	484,527	369,424	484,527	(115,103)	
Capital Fund Fees	367,380	367,382	367,380	2	
First Ward Income	396,050	126,326	396,050	(269,724)	(A)
Social Services Fees	741,550	257,822	741,550	(483,728)	(A)
Other Revenue	2,657,572	1,885,974	2,657,572	(771,598)	(A)
TOTAL OPERATING REVENUE	12,398,265	9,385,339	12,398,265	(3,012,926)	
CONTROLLABLE EXPENDITURES					
SALARIES/BENEFITS	4,644,064	3,896,395	4,644,065	747,670	(B)
OPERATING COSTS	7,271,694	4,597,410	7,271,694	2,674,284	(C)
CAPITAL OUTLAY	25,000	3,975	25,000	21,025	
TOTAL CONTROLLABLE EXPENDITURES	11,940,758	8,497,781	11,940,759	3,442,978	
SURPLUS (DEFICIT) BEFORE UTILITIES	457,506	887,558	457,506	430,052	
Utilities	270,587	74,568	270,587	196,019	(D)
SURPLUS (DEFICIT) FROM OPERATIONS	186,919	812,991	186,919	626,072	
OTHER ITEMS					
Fund Balance Appropriated - COCC	21,410,734	-	21,410,734	(21,410,734)	(E)
Fund Balance Appropriated - MTW Funds	356,365	-	356,365	(356,365)	(E)
Fund Balance Appropriated - Land Sale Proceeds	303,365	-	303,365	(303,365)	(E)
Operating Transfers-Out Public Housing	(2,488,826)	(533,320)	(2,488,826)	1,955,506	(F)
Operating Transfers-Out Section 8	(743,648)	-	743,648	743,648	(F)
Operating Transfers-Capital Projects	(13,547,460)	(4,738,399)	(13,547,460)	8,809,061	(F)
Loans To Others	(5,477,449)	(5,109,585)	(5,477,449)	367,864	(F)
TOTAL OTHER ITEMS	(186,919)	(10,381,304)	1,300,377	(10,194,385)	
NET SURPLUS (DEFICIT)	-	(9,568,314)	1,487,296	(9,568,314)	

COMMENTS

- (A) Unfavorable variance because Social Services fees, Interest Income, MTW funds and First Ward Income were less than budgeted.
- (B) Favorable variance due to lapsed salaries.
- (C) Favorable variance due to less spending in Professional Consultation, Client Services Contracts, Tenant Education/Training and Tenant Childcare.
- (D) Favorable variance due to less than budgeted utility usage especially in electricity.
- (E) Unfavorable variance because Fund Balance has not been appropriated.
- (F) Favorable variance because transfers were less than budgeted

Housing Authority of the City of Charlotte
Income Statement - Real Estate Program
For the Twelve Months Ending March 31, 2013

	Annual Budget	Year -To- Date Actual	Year -To- Date Budget	Variance Fav (Unfav)	Comment Code
<u>INCOME</u>					
MTW Funds	7,808,485	7,495,223	7,808,485	(313,262)	(A)
Developer Fee Earned	2,035,902	1,178,369	2,035,902	(857,533)	(A)
Other Revenue	735,435	1,217,886	735,435	482,451	(A)
TOTAL OPERATING REVENUE	10,579,822	9,891,478	10,579,822	(688,344)	
<u>CONTROLLABLE EXPENDITURES</u>					
SALARIES/BENEFITS	1,812,476	1,404,760	1,812,476	407,716	(B)
OPERATING COSTS	958,860	438,113	958,860	520,747	(C)
CAPITAL OUTLAY	7,808,485	7,495,223	7,808,485	313,262	(D)
TOTAL CONTROLLABLE EXPENDITURES	10,579,821	9,338,097	10,579,821	1,241,724	
SURPLUS (DEFICIT) FROM OPERATIONS	0	553,381	1	553,380	
NET SURPLUS (DEFICIT)	-	553,381	1	553,380	

COMMENTS

- (A) Unfavorable variance because fewer developer fees received than budgeted.
- (B) Favorable variance due to lapsed salaries.
- (C) Favorable variance due to the inclusion of Future Years' Appropriations.
- (D) MTW Funds are based on expenditures for Capital Projects. Less spending on Capital Projects than budgeted.

Housing Authority of the City of Charlotte
Income Statement - CORE Programs, Inc.
For the Twelve Months Ending March 31, 2013

	<u>Annual Budget</u>	<u>Year -To- Date Actual</u>	<u>Year -To- Date Budget</u>	<u>Variance Fav (Unfav)</u>	<u>Comment Code</u>
<u>INCOME</u>					
Other Income	276,290	2,983	276,290	(273,307)	
TOTAL INCOME	276,290	2,983	276,290	(273,307)	(A)
<u>CONTROLLABLE EXPENDITURES</u>					
OPERATING COSTS	28,238	17,010	28,238	11,228	(B)
TOTAL CONTROLLABLE EXPENDITURES	28,238	17,010	28,238	11,228	
SURPLUS (DEFICIT) FROM OPERATIONS	248,052	(14,028)	248,052	(262,080)	
<u>Other Items</u>					
Fund Balance Appropriated	28,238	-	28,238	28,238	(C)
Operating Transfer Out - First Ward	276,290	-	276,290	276,290	(C)
TOTAL OTHER ITEMS	248,052	-	248,052	248,052	
NET SURPLUS (DEFICIT)	-	(14,028)	-	(14,028)	

COMMENTS

- (A) Unfavorable variance because no funds transferred for the First Ward Program
- (B) Unfavorable variance due to timing of expenses.
- (C) Fund have not been appropriated and funds have not been transferred for First Ward Program.

Housing Authority of the City of Charlotte
 Income Statement - Horizon Acquisition, Inc.
 For the Three Months Ending March 31, 2013

	<u>Annual Budget</u>	<u>Year -To- Date Actual</u>	<u>Year -To- Date Budget</u>	<u>Variance Fav (Unfav)</u>	<u>Comment Code</u>
<u>INCOME</u>					
Other Income	300,000	9,674	75,000	(65,326)	
TOTAL INCOME	300,000	9,674	75,000	(65,326)	(A)
<u>CONTROLLABLE EXPENDITURES</u>					
Operating Costs	300,000	-	75,000	75,000	
Other Uses	-	-	-	-	
TOTAL CONTROLLABLE EXPENDITURES	300,000	-	75,000	75,000	
NET SURPLUS (DEFICIT)	-	9,674	-	9,674	

COMMENTS

(A) Minimal Developer fees received to date

Mill Pond Charlotte, LLC
Budget Comparison Report
For the Three Months Ending March 31, 2013

	Annual Budget	Year -To- Date Actual	Year -To- Date Budget	Variance Fav (Unfav)	Comment Code
<u>INCOME</u>					
Tenant Rents	1,403,922	359,023	350,981	8,043	
Other Operating Revenues	61,292	20,725	15,323	5,402	
TOTAL OPERATING REVENUE	1,465,214	379,748	366,304	13,445	
<u>CONTROLLABLE EXPENDITURES</u>					
SALARIES/BENEFITS	255,709	63,038	63,927	889	
OPERATING COSTS	1,118,365	187,144	279,591	92,447 (A)	
TOTAL CONTROLLABLE EXPENDITURES	1,374,074	250,182	343,519	93,336	
SURPLUS (DEFICIT) BEFORE UTILITIES	91,140	129,566	22,785	106,781	
Utilities	91,140	26,888	22,785	(4,103)	
NET SURPLUS (DEFICIT)	-	102,678	1	102,678	

COMMENTS

(A) Favorable variance due to less than budgeted amount for replacement reserves and debt service.

Horizon Development Properties, Inc.

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

McAlpineTerrace /Glen Cove Apartments Capital Project

For the Period Ended March 31, 2013

	Budget	Prior Years	Actual		Remainder of Project
			Current Period	Total to Date	
Revenue					
City Loan	\$ 279,400	\$ 279,400	\$ -	\$ 279,400	\$ -
Land Sales Proceeds Loan	2,125,278	2,050,041	3,019	2,053,060	72,218
City Housing Trust Fund Loan	2,055,456	2,029,912	-	2,029,912	25,544
Hope VI Loan	1,149,809	1,124,237	421	1,124,658	25,151
Operating Transfer In Horizon	216,307	216,307	-	216,307	-
Total revenue	5,826,250	5,699,897	3,440	5,703,337	122,913
Expenditures					
Capitalized Items	5,826,250	5,341,414	360,508	5,701,922	124,328
Total expenditures	5,826,250	5,341,414	360,508	5,701,922	124,328 (A)
Excess of revenue over expenditures	\$ -	\$ 358,483	\$ (357,068)	\$ 1,415	\$ (1,415)

(A)The total project is 98% expended.

Horizon Development Properties, Inc.

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Seneca Woods Apartments Capital Project

For the Period Ended March 31, 2013

	Budget	Actual		Total to Date	Remainder of Project
		Prior Years	Current Period		
Revenue					
City Loan	\$ 640,000	\$ 640,000	\$ -	\$ 640,000	\$ -
Land Sales Proceeds Loan	650,000	528,537	22,334	550,871	99,129
City Housing Trust Fund Loan	750,000	750,000	-	750,000	-
NCHFA Loan	300,000	300,000	-	300,000	-
Hope VI Loan	1,200,000	1,092,750	-	1,092,750	107,250
Total revenue	3,540,000	3,311,287	22,334	3,333,621	206,379
Expenditures					
Other Expenses	189,500	-	-	-	189,500
Capitalized Items	3,350,500	3,311,287	22,334	3,333,621	16,879
Total expenditures	3,540,000	3,311,287	22,334	3,333,621	206,379 (A)
Excess of revenue over expenditures	\$ -	\$ -	\$ -	\$ -	\$ -

(A)The total project is 94% expended.

Horizon Development Properties, Inc.

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Woodlawn House Apartments Capital Projects

For the Period Ended March 31, 2013

	Budget	Actual		Total to Date	Remainder of Project
		Prior Years	Current Period		
Revenue					
City of Charlotte - NSP Loan	\$ 1,500,000	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -
CHA NSP Grant	2,000,000	2,000,000	-	2,000,000	-
MTW Loan	5,073,756	1,232,928	3,666,043	4,898,971	174,785
Proceeds from Line of Credit	3,525,000	3,433,100	-	3,433,100	91,900
Total revenue	12,098,756	8,166,028	3,666,043	11,832,071	266,685
Expenditures					
General and Administrative	3,525,000	3,433,100	-	3,433,100	91,900
Capitalized Items	8,573,756	4,732,928	3,666,043	8,398,971	174,785
Total expenditures	12,098,756	8,166,028	3,666,043	11,832,071	266,685 (A)
Excess of revenue over expenditures	\$ -	\$ -	\$ -	\$ -	\$ -

(A)The total project is 98% expended.

Strawn Parktowne LLC

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Strawn Parktowne Development Project

For the Period Ended March 31, 2013

	Budget	Actual		Total to Date	Remainder of Project
		Prior Years	Current Period		
Revenue					
HTF Loan	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,000,000
CHA-MTW Loan	2,050,000	-	237,434	237,434	1,812,566
Tax Exempt Bonds Loan	19,900,000	3,293,005	14,926,949	18,219,954	1,680,046
Tax Exempt Tail Loan	1,100,000	50,001	652,960	702,961	397,039
Equity (LIHTC)	13,700,000	2,962,650	5,599,774	8,562,424	5,137,576
Purchase Money Note	5,200,000	5,190,000	-	5,190,000	10,000
EECBG Loan	250,000	-	167,209	167,209	82,791
Total revenue	43,200,000	11,495,656	21,584,326	33,079,982	10,120,018
Expenditures					
Administrative	43,200,000	11,495,656	21,584,326	33,079,982	10,120,018
Total expenditures	43,200,000	11,495,656	21,584,326	33,079,982	10,120,018
Excess of revenue over expenditures	\$ -	\$ -	\$ -	\$ -	\$ -

Horizon Development Properties, Inc.

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

The Lofts at Seigle Point Capital Project

For the Period Ended March 31, 2013

	Budget	Actual		Total to Date	Remainder of Project
		Prior Years	Current Period		
Revenue					
HUD 221(d)(4) Loan	\$ 20,200,000	\$ -	\$ 174,496	\$ 174,496	\$ 20,025,504
MTW Loan	5,000,000	877,161	2,354,955	3,232,116	1,767,884
Total revenue	25,200,000	877,161	2,529,451	3,406,612	21,793,388
Expenditures					
General and Administrative	500,000	-	-	-	500,000
Capitalized Items	24,700,000	877,161	2,529,451	3,406,612	21,293,388
Total expenditures	25,200,000	877,161	2,529,451	3,406,612	21,793,388
Excess of revenue over expenditures	\$ -	\$ -	\$ -	\$ -	\$ -

(A)The total project is 14% expended.

Horizon Development Properties, Inc.

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Hampton Creste Development Project

For the Period Ended March 31, 2013

	Budget	Actual		Total to Date	Remainder of Project
		Prior Years	Current Period		
Revenue					
United Community Bank Loan	\$ 4,440,000	\$ 4,440,000	\$ -	\$ 4,440,000	\$ -
MTW Loan	3,228,362	2,604,716	302,476	2,907,192	321,170
RHF Funds Grant	1,401,800	1,401,800	-	1,401,800	-
City of Charlotte - NSP Loan	1,300,000	1,102,420	197,580	1,300,000	-
Habitat for Humanity Contribution	100,000	-	-	-	100,000
Proceeds from Notes, Loan and Bonds	1,400,000	1,400,000	-	1,400,000	-
Total revenue	11,870,162	10,948,936	500,056	11,448,992	421,170
Expenditures					
General and Administrative	1,400,000	1,400,000	-	1,400,000	-
Capitalized Items	10,470,162	9,548,936	500,056	10,048,992	421,170
Total expenditures	11,870,162	10,948,936	500,056	11,448,992	421,170 (A)
Excess of revenue over expenditures	\$ -	\$ -	\$ -	\$ -	\$ -

(A)The total project is 96% expended.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

HOPE VI - URD

Earle Village Grant (First Ward)

For the Period Ended March 31, 2013

	Grant Authorized	Prior Years	Actual		Remainder of Grant
			Current Period	Total to Date	
Revenue					
Federal Grant - Hope VI	\$ 41,740,155	\$ 41,740,155	\$ -	\$ 41,740,155	\$ -
Program Income	3,058,032	3,043,246	173,050	3,216,296	(158,264)
Total revenue	44,798,187	44,783,401	173,050	44,956,451	(158,264)
Expenditures					
Management Improvements	4,626,254	4,626,254	-	4,626,254	-
Administration	4,900,710	4,864,666	1	4,864,667	36,043
Fees and Costs	4,929,557	4,929,557	-	4,929,557	-
Site Acquisition	1,089,376	1,089,376	-	1,089,376	-
Site Improvement	2,702,101	2,702,101	-	2,702,101	-
Dwelling Structures	15,545,602	15,545,602	-	15,545,602	-
Dwelling Equipment - Nonexpendable	81,111	81,111	-	81,111	-
Nondwelling Structures	3,608,877	3,608,877	-	3,608,877	-
Nondwelling Equipment	822,895	822,895	-	822,895	-
Demolition	3,384,660	3,384,660	-	3,384,660	-
Relocation Costs	411,829	382,318	-	382,318	29,511
Program Income Transfer	2,695,215	2,522,271	169,597	2,691,868	3,347
Total expenditures	44,798,187	44,559,688	169,598	44,729,286	68,901
Excess of revenue over expenditures	\$ -	\$ 223,713	\$ 3,452	\$ 227,165	\$ (227,165)

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

HOPE VI - URD

Dalton Village Grant (Arbor Glen)

For the Period Ended March 31, 2013

	Grant Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grant
Revenue					
Federal Grant - Hope VI	\$ 24,501,684	\$ 24,501,684	\$ -	\$ 24,501,684	\$ -
Local Grant - City of Charlotte	2,450,000	2,450,000	-	2,450,000	-
Program Income	3,220,179	2,917,089	370,122	3,287,211	(67,032)
Total revenue	30,171,863	29,868,773	370,122	30,238,895	(67,032)
Expenditures					
Management Improvements	3,872,705	3,872,705	-	3,872,705	-
Administration	4,402,185	3,188,722	4,188	3,192,910	1,209,275
Fees and Costs	2,980,380	2,976,561	2,161	2,978,722	1,658
Site Acquisition	992,974	992,974	-	992,974	-
Site Improvement - Federal Grant	2,643,881	2,628,982	3,725	2,632,707	11,174
Site Improvement - Local Grant	2,000,000	2,000,000	-	2,000,000	-
Dwelling Structures	9,045,672	9,009,374	4,500	9,013,874	31,798
Dwelling Equipment - Nonexpendable	31,870	31,870	-	31,870	-
Nondwelling Structures	33,445	33,445	-	33,445	-
Nondwelling Equipment	68,628	68,628	-	68,628	-
Demolition	3,040,110	3,040,110	-	3,040,110	-
Relocation Costs	482,854	482,854	-	482,854	-
Program Income Transfer	577,159	376,527	-	376,527	200,632
Total expenditures	30,171,863	28,702,752	14,574	28,717,326	1,454,537
Excess of revenue over expenditures	\$ -	\$ 1,166,021	\$ 355,548	\$ 1,521,569	\$ (1,521,569)

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

HOPE VI - URD

Fairview Homes Grant (The Park at Oaklawn)

For the Period Ended March 31, 2013

	Grant Authorized	Prior Years	Actual		Remainder of Grant
			Current Period	Total to Date	
Revenue					
Federal Grant - Hope VI	\$ 34,724,570	\$ 34,724,570	\$ -	\$ 34,724,570	\$ -
Local Grant - City of Charlotte	1,300,000	1,300,000	-	1,300,000	-
Program Income	2,366,840	2,173,952	170,865	2,344,817	22,023
Restricted Donations	58,500	58,052	-	58,052	448
Total revenue	38,449,910	38,256,574	170,865	38,427,439	22,471
Expenditures					
Management Improvements	2,028,941	2,028,941	-	2,028,941	-
Administration	3,781,763	2,652,700	-	2,652,700	1,129,063
Fees and Costs	2,823,627	2,823,627	-	2,823,627	-
Site Acquisition	2,745,676	2,745,676	-	2,745,676	-
Site Improvement - Federal Grant	6,083,182	6,083,182	-	6,083,182	-
Site Improvement - Local Grant	1,300,000	1,300,000	-	1,300,000	-
Dwelling Structures	14,246,238	14,132,444	-	14,132,444	113,794
Nondwelling Structures	1,091,562	1,091,562	-	1,091,562	-
Nondwelling Equipment	362,000	362,000	-	362,000	-
Demolition	2,986,897	2,986,897	-	2,986,897	-
Relocation Costs	562,938	562,938	-	562,938	-
Restricted Donation Transfers	58,500	58,052	-	58,052	448
Program Income Transfer	378,586	378,586	-	378,586	-
Total expenditures	38,449,910	37,206,605	-	37,206,605	1,243,305
Excess of revenue over expenditures	\$ -	\$ 1,049,969	\$ 170,865	\$ 1,220,834	\$ (1,220,834)

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

HOPE VI - URD

Piedmont Courts (Seigle Point) Grant

For the Period Ended March 31, 2013

	Grant Authorized	Prior Years	Actual		Remainder of Grant
			Current Period	Total to Date	
Revenue					
Federal Grant - Hope VI	\$ 20,000,000	\$ 20,000,000	\$ -	\$ 20,000,000	\$ -
Local Grant - City of Charlotte	5,660,000	5,498,423	15,492	5,513,915	146,085
Other Grants	900,000	400,000	-	400,000	500,000
Program Income	4,773,934	5,715,028	1,235,477	6,950,505	(2,176,571)
Transfer - Horizon Development	45,010	45,010	-	45,010	-
Total revenue	31,378,944	31,658,461	1,250,969	32,909,430	(1,530,486)
Expenditures					
Management Improvements	1,353,179	1,353,179	-	1,353,179	-
Administration	3,487,267	2,092,998	417,834	2,510,832	976,435
Fees and Costs	2,549,023	2,539,206	-	2,539,206	9,817
Site Acquisition - Local Grant	1,291,329	1,197,236	-	1,197,236	94,093
Site Improvement - Federal Grant	2,742,459	2,742,459	-	2,742,459	-
Site Improvement - Local Grant	4,460,000	4,346,198	11,936	4,358,134	101,866
Dwelling Structures	11,547,727	11,116,376	3,409	11,119,785	427,942
Dwelling Structures - Other Grants	900,000	400,000	-	400,000	500,000
Dwelling Equipment - Nonexpendable	47,191	47,191	-	47,191	-
Nondwelling Structures	875,000	875,000	-	875,000	-
Demolition	1,424,232	1,424,232	-	1,424,232	-
Relocation Costs	341,037	341,037	-	341,037	-
Program Income Transfer	360,500	289,051	30,000	319,051	41,449
Total expenditures	31,378,944	28,764,163	463,179	29,227,342	2,151,602
Excess of revenue over expenditures	\$ -	\$ 2,894,298	\$ 787,790	\$ 3,682,088	\$ (3,682,088)

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

HOPE VI - URD

Boulevard Homes Grant

For the Period Ended March 31, 2013

	Grant Authorized	Prior Years	Actual		Remainder of Grant
			Current Period	Total to Date	
Revenue					
Federal Grant - Hope VI	\$ 20,900,000	\$ 1,045,576	\$ 4,496,803	\$ 5,542,379	\$ 15,357,621
Operating Transfer In - MTW	9,000,000	-	-	-	9,000,000
Local Grants - City of Charlotte	12,000,000	-	-	-	12,000,000
Total revenue	41,900,000	1,045,576	4,496,803	5,542,379	36,357,621
Expenditures					
Management Improvements	3,100,000	881,276	1,218,724	2,100,000	1,000,000
Administration	2,500,000	164,300	732,428	896,728	1,603,272
Restricted Donations- Hope VI Grant	1,000,000	-	-	-	1,000,000
Capitalized Items	35,300,000	-	2,375,683	2,375,683	32,924,317
Total expenditures	41,900,000	1,045,576	4,326,835	5,372,411	36,527,589
Excess of revenue over expenditures	\$ -	\$ -	\$ 169,968	\$ 169,968	\$ (169,968)

(A) The total project is 13% expended.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Central Office Capital Project

For the Period Ended March 31, 2013

	Budget	Actual		Total to Date	Remainder of Project
		Current Period	Current Period		
REVENUE					
Proceeds from Notes, Loans and Bonds	\$ 11,500,000	\$ 5,490,058	\$ 5,033,958	\$ 10,524,016	\$ 975,984
EXPENDITURES					
Administration	125,000	42,218	-	42,218	82,782
Capitalized Item	11,375,000	5,447,840	5,033,958	10,481,798	893,202
TOTAL EXPENDITURES	11,500,000	5,490,058	5,033,958	10,524,016	975,984
EXCESS OF REVENUE OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -

(A) The total project is 92% expended.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

CAPITAL GRANTS

Replacement Housing Factor - Program Income

For the Period Ended March 31, 2013

	Grants Authorized	Prior Years	Actual		Remainder of Grants
			Current Period	Total to Date	
REVENUE					
Program Income	\$ 892,000	\$ 976,011	\$ 23,297	\$ 999,308	\$ (107,308)
EXPENDITURES					
Fees and Costs	281	-	-	-	281
Dwelling Structures	889,538	562,115	-	562,115	327,423
Dwelling Equipment	2,181	-	-	-	2,181
TOTAL EXPENDITURES	892,000	562,115	-	562,115	329,885
EXCESS OF REVENUE OVER EXPENDITURES	\$ -	\$ 413,896	\$ 23,297	\$ 437,193	\$ (437,193)

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Robinsdale Apartment Renovation Capital Project

For the Period Ended March 31, 2013

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
REVENUE					
City Housing Trust Funds	\$ 548,366	\$ 548,366	\$ -	\$ 548,366	\$ -
Operating Transfer In - MTW	1,310,983	547,649	277,049	824,698	486,285
	<u>1,859,349</u>	<u>1,096,015</u>	<u>277,049</u>	<u>1,373,064</u>	<u>486,285</u>
EXPENDITURES					
Capitalized Items	1,859,349	1,096,015	277,049	1,373,064	486,285
TOTAL EXPENDITURES	<u>1,859,349</u>	<u>1,096,015</u>	<u>277,049</u>	<u>1,373,064</u>	<u>486,285</u>
EXCESS OF REVENUE OVER EXPENDITURES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

(A) The total project is 74% expended.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Edwin Towers Renovation Capital Project

For the Period Ended March 31, 2013

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
REVENUE					
City Housing Trust Funds	\$ 649,313	\$ 488,878	\$ 160,434	\$ 649,312	\$ 1
Operating Transfer In - MTW	3,460,554	290,417	511,552	801,969	2,658,585
	<u>4,109,867</u>	<u>779,295</u>	<u>671,986</u>	<u>1,451,281</u>	<u>2,658,586</u>
EXPENDITURES					
Capitalized Items	4,109,867	779,295	671,986	1,451,281	2,658,586
TOTAL EXPENDITURES	<u>4,109,867</u>	<u>779,295</u>	<u>671,986</u>	<u>1,451,281</u>	<u>2,658,586</u>
EXCESS OF REVENUE OVER EXPENDITURES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

(A) The total project is 35% expended.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Wallace Woods Renovation Capital Project

For the Period Ended March 31, 2013

	Grants Authorized	Prior Years	Actual Current Period	Total to-Date	Remainder of Grants
REVENUE					
Operating Transfer In - MTW	\$ 1,828,800	\$ 808,341	\$ 465,535	\$ 1,273,876	\$ 554,924
EXPENDITURES					
Capitalized Items	1,828,800	808,341	465,535	1,273,876	554,924
TOTAL EXPENDITURES	1,828,800	808,341	465,535	1,273,876	554,924
EXCESS OF REVENUE OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -

(A) The total project is 70% expended.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

Charlottetown Terrace CFRC Capital Project

For the Period Ended March 31, 2013

	Budget	Actual		Total to Date	Remainder of Project
		Prior Years	Current Period		
Revenue					
City Housing Trust Funds	\$ 1,000,000	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -
Operating Transfer In - MTW	5,200,000	5,077,653	108,572	5,186,225	13,775
Operating Transfer In - LSP	460,000	234,969	158,010	392,979	67,021
CFRC Grant	6,200,000	6,200,000	-	6,200,000	-
Total revenue	12,860,000	12,512,622	266,582	12,779,204	80,796
Expenditures					
Capitalized Items	12,860,000	12,512,622	266,582	12,779,204	80,796 (A)
Total expenditures	12,860,000	12,512,622	266,582	12,779,204	80,796
Excess of revenue over expenditures	\$ -	\$ -	\$ -	\$ -	\$ -

CFRC Grant Period: September 24, 2009 - September 23, 2012; Obligation End Date: September 23, 2010

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

CFFP Capital Project

For the Period Ended March 31, 2013

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
REVENUE					
City Housing Trust Funds	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,000,000
Tax Exempt Bonds (CFFP)	19,900,000	2,043,747	16,176,207	18,219,954	1,680,046
Land Sales Proceeds	1,000,000	-	-	-	1,000,000
EECBG Grant	250,000	-	-	-	250,000
	<u>22,150,000</u>	<u>2,043,747</u>	<u>16,176,207</u>	<u>18,219,954</u>	<u>3,930,046</u>
EXPENDITURES					
Debt Service Reserves	854,000	-	-	-	854,000
Fifth Third Loan Paydown (EPC)	146,000	-	-	-	146,000
TOTAL EXPENDITURES	<u>1,000,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,000,000</u>
OTHER USES					
Loans To Others - HTF	1,000,000	-	-	-	1,000,000
Loans To Others - Bond Proceeds	19,900,000	2,043,747	16,176,207	18,219,954	1,680,046
Loans To Others - EECBG	250,000	-	-	-	250,000
TOTAL EXPENDITURES	<u>21,150,000</u>	<u>2,043,747</u>	<u>16,176,207</u>	<u>18,219,954</u>	<u>2,930,046</u>
EXCESS OF REVENUE OVER EXPENDITURES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

ROSS Grants

2009 ROSS - FSSR Service Coordinators Grant

For the Period Ended March 31, 2013

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
REVENUE					
Federal Grant	\$ 662,417	\$ 237,727	\$ 214,537	\$ 452,264	\$ 210,153
EXPENDITURES					
Coordinator Salary & Benefits	554,417	206,261	178,293	384,554	169,863
Training Costs	18,000	676	568	1,244	16,756
Administrative & Other Costs	90,000	30,790	35,676	66,466	23,534
TOTAL EXPENDITURES	<u>662,417</u>	<u>237,727</u>	<u>214,537</u>	<u>452,264</u>	<u>210,153</u> (A)
EXCESS OF REVENUES OVER EXPENDITURES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Grant Period: August 25, 2010 - August 24, 2013

(A) The total grant has 32% remaining with 13% time remaining in the grant.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

ROSS Grants

2010 ROSS - Federal FSSR Coordinator Grant

For the Period Ended March 31, 2013

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
REVENUE					
Federal Grant	\$ 65,000	\$ 36,397	\$ 28,603	\$ 65,000	\$ -
EXPENDITURES					
Coordinator Salary & Benefits	65,000	36,397	28,603	65,000	-
TOTAL EXPENDITURES	65,000	36,397	28,603	65,000	- (A)
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -

Grant Period: June 22, 2011 - December 21, 2012, including six month extension

(A) The grant is fully expended.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

ROSS Grants

2011 ROSS - Federal FSSR Coordinator Grant

For the Period Ended March 31, 2013

	Grants Authorized	Prior Years	Actual Current Period	Total to Date	Remainder of Grants
REVENUE					
Federal Grant	\$ 65,000	\$ -	\$ 23,556	\$ 23,556	\$ 41,444
EXPENDITURES					
Coordinator Salary & Benefits	65,000	-	23,556	23,556	41,444
TOTAL EXPENDITURES	65,000	-	23,556	23,556	41,444 (A)
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -

Grant Period: September 26, 2011 - September 25, 2013, including 2 six month extensions

(A) The total grant has 64% remaining with 24% time remaining in the grant.

Housing Authority of the City of Charlotte

Schedule of Revenue and Expenditures - Budget and Actual (Non-GAAP)

NSP Grants

2009 Neighborhood Stabilization Program Grant

For the Period Ended March 31, 2013

	Grants Authorized	Prior Years	Actual Current Period	Total to-Date	Remainder of Grants
REVENUE					
NC Dept of Community Assistance	\$ 2,100,000	\$ 2,053,218	\$ 33,685	\$ 2,086,903	\$ 13,097
EXPENDITURES					
Administration	100,000	53,218	33,685	86,903	13,097
Dwelling Structures	2,000,000	2,000,000	-	2,000,000	-
TOTAL EXPENDITURES	2,100,000	2,053,218	33,685	2,086,903	13,097
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -

Grant Period: June 1, 2009 - August 9, 2012; Obligation End Date: July 18, 2010

(A) The total project has .6% remaining with 0% time remaining in the grant.

DEPOSITS
AND
INVESTMENTS

HOUSING AUTHORITY OF THE CITY OF CHARLOTTE
Quarterly Report of Deposits and Investments as of March 31, 2013

	Bank / Broker	Total Balance 12/31/12	Total Balance 03/31/13	Externally Restricted Amount	Internally Restricted Amount	Unrestricted Balance	Comments
Conventional							
Revolving	Fifth Third Bank	\$ 15,912,620.76	\$ 20,910,888.33	\$ -	\$ -	\$ 20,910,888.33	Unrestricted for use by the AMPs
* Revolving - Land Sale Proceeds	Fifth Third Bank	2,882,643.75	2,865,438.07	-	2,865,438.07	-	Restricted By Board for Land Acquisition/Pursuit Costs
Conventional Security Deposits	Fifth Third Bank	309,229.76	298,359.46	298,359.46	-	-	For Payment of Tenant Deposits
Workers Comp Account	Fifth Third Bank	10,995.75	8,626.96	-	8,626.96	-	Self funded Worker's Compensation Program
Healthcare Reimbursement Account	Fifth Third Bank	45,830.79	37,168.95	37,168.95	-	-	Healthcare Reimbursement
Compensating Balance CD	Fifth Third Bank	225,000.00	225,000.00	225,000.00	-	-	Restricted by Fifth Third in lieu of fees
Escrow Accounts	Fifth Third Bank	1,660,765.38	2,056,179.61	2,056,179.61	-	-	For Payment of Escrow Balances
TOTAL:		<u>21,047,086.19</u>	<u>26,401,661.38</u>	<u>2,616,708.02</u>	<u>2,874,065.03</u>	<u>20,910,888.33</u>	
Horizon Development Properties							
Horizon Development	Fifth Third Bank	412,370.97	452,017.05	-	-	452,017.05	
* Horizon - Land Sale Proceeds	Fifth Third Bank	-	-	-	-	-	Used to increase Fifth Third Bond, to be returned July 20
Certificate of Deposit	Fifth Third Bank	1,000,000.00	1,000,000.00	1,000,000.00	-	-	Certificate of Deposit - Strawn Parktowne LLC
Replacement Reserve	Fifth Third Bank	1,277,620.42	1,369,389.47	1,369,389.47	-	-	For Stepping Stone Properties Maintenance
Horizon Development Security Deposits	Fifth Third Bank	102,533.19	94,161.08	94,161.08	-	-	For Payment of Tenant Deposits
Mecklenburg County IDA	Fifth Third Bank	103,098.43	101,718.83	101,718.83	-	-	Restricted by Mecklenburg County
Mill Pond Reserves	Fifth Third Bank	-	-	-	-	-	Operating Reserve for the property
Woodlawn House Reserves	Fifth Third Bank	276,295.62	276,418.16	276,418.16	-	-	Operating Reserve for the property
Hampton Creste Oper Reserves	Fifth Third Bank	55,145.30	55,169.76	55,169.76	-	-	Operating Reserve for the property
Seneca Woods Reserves	Fifth Third Bank	177,706.91	177,785.75	177,785.75	-	-	Operating Reserve for the property
Turnkey III Administrative Use	Fifth Third Bank	-	-	-	-	-	Restricted for use at Oak Valley and Valley View
TOTAL:		<u>3,404,770.84</u>	<u>3,526,660.10</u>	<u>3,074,643.05</u>	<u>-</u>	<u>452,017.05</u>	
Section 8	Fifth Third Bank	<u>3,682,895.47</u>	<u>2,799,523.75</u>	<u>2,799,523.75</u>	<u>-</u>	<u>-</u>	
CORE							
CORE Funds	Fifth Third Bank	<u>1,564,657.30</u>	<u>1,563,404.88</u>	<u>1,563,404.88</u>	<u>-</u>	<u>-</u>	For CORE Mission
STRAWN PARKTOWNE, LLC							
Strawn Parktowne, LLC	Fifth Third Bank	2,542,646.43	383,510.85	383,510.85	-	-	For CORE Mission
Strawn Parktowne, LLC Security Deposits	Fifth Third Bank	-	49,918.11	49,918.11	-	-	
Strawn Parktowne, LLC Rent Reserves	Fifth Third Bank	-	101,000.00	101,000.00	-	-	
TOTAL:		<u>2,542,646.43</u>	<u>534,428.96</u>	<u>534,428.96</u>	<u>-</u>	<u>-</u>	
MTW FUNDS							
MTW Funds	Fifth Third Bank	24,758,670.90	17,722,615.63	17,722,615.63	-	-	For Moving To Work program
Fannie Mae Bond	Fifth Third Bank	-	125,007.50	125,007.50	-	-	For Moving To Work program
Commercial Paper - Deutsche Bank	Fifth Third Bank	4,981,458.35	4,995,500.00	4,995,500.00	-	-	For Moving To Work program
NC Capital Management Trust	NC Capital Management	2,122,335.08	2,122,592.86	2,122,592.86	-	-	For Moving To Work program
TOTAL:		<u>31,862,464.33</u>	<u>24,965,715.99</u>	<u>24,965,715.99</u>	<u>-</u>	<u>-</u>	
Grants							
Arbor Glen Program Income	Fifth Third Bank	1,464,433.09	1,462,310.47	1,462,310.47	-	-	Per HOPE VI agreement
First Ward Program Income	Fifth Third Bank	371,244.29	371,790.43	371,790.43	-	-	Per HOPE VI agreement
RHF Program Income	Fifth Third Bank	431,315.98	437,195.15	437,195.15	-	-	Per HOPE VI agreement
Piedmont Courts Program Income	Fifth Third Bank	2,639,014.45	2,999,013.93	2,999,013.93	-	-	Per HOPE VI agreement
Park @ Oaklawn Program Income	Fifth Third Bank	1,659,113.32	1,567,496.98	1,567,496.98	-	-	Per HOPE VI agreement
TOTAL:		<u>6,565,121.13</u>	<u>6,837,806.96</u>	<u>6,837,806.96</u>	<u>-</u>	<u>-</u>	
GRAND TOTAL:		<u>\$ 70,669,641.69</u>	<u>\$ 66,629,202.02</u>	<u>\$ 42,392,231.61</u>	<u>\$ 2,874,065.03</u>	<u>\$ 21,814,922.43</u>	

***LAND SALE
PROCEEDS***

HOUSING AUTHORITY OF THE CITY OF CHARLOTTE
Land Sale Proceeds Detail
As of March 31, 2013

Sale Description	Date	Sale Proceeds	Interest	Development Purchases	Existing Operations Purchases	Balance	Commitments	Remaining Amount	Comments
Central Office Cost Center (COCC)									
Boulevard Centro (Autumn Place)		Restriction:		<i>"Development fund" for the acquisition, construction & rehabilitation of other properties. This will provide additional affordable housing and replacement housing units for low-income residents, as well as public housing residents.</i>					
Land Sale	8/25/2004	1,278,871.24							debt waiver 6/17/03
	11/8/2012	1,554,933.87							Sale of 915 Caldwell purchased as part of Piedmont land
Interest			81,014.45						
Purchases	12/1/2004			(18,311.86)					Piedmont Land/pursuit costs
	3/31/2006			(80,784.42)					Piedmont Land/pursuit costs
	9/30/2006			(56,543.45)					Piedmont Land/pursuit costs
	10/31/2006			(1,080,602.03)					McAlpine / Glen Cove
	11/21/2006				(118,930.03)				AG 50 Renovations
	8/31/2007			81,811.00					Reimb for McAlpine / Glen Cove from Hope VI
Commitments									
Subtotal		2,833,805.11	81,014.45	(1,154,430.76)	(118,930.03)	1,641,458.77	-	1,641,458.77	
Renwick Property									
Restriction:		<i>For the provision of low-income housing for public housing families and/or families receiving assistance under Section 8. CHA may also exercise its option of creating a commercial enterprise on site at a public housing development for the benefit of the residents.</i>							
Land Sale	10/5/2005	1,144,360.00							
Interest			136,252.93						
Payments	11/19/2008	(400,000.00)							Partial payment for Mews
	2/9/2009	(3,593.50)							Legal/Development Consultant Expenses for Mews
	9/10 - current				(800,000.00)				Hall House Renovation
	3/19/2010	(23,888.14)							Final payment for Mews
Commitments									
Subtotal		716,878.36	136,252.93	-	(800,000.00)	53,131.29	-	53,131.29	
Turnkey III									
Restriction:		<i>For the Development of low-income housing and other eligible uses.</i>							
Property Sales	6/24/2008	92,689.55				92,689.55			
Interest			1,410.50			1,410.50			
Purchases									
Commitments									
Subtotal		92,689.55	1,410.50	-	-	94,100.05	-	94,100.05	
COCC TOTAL		3,643,373.02	218,677.88	(1,154,430.76)	(918,930.03)	1,788,690.11	-	1,788,690.11	
Asset Management Projects (AMP)									
Belvedere		Restriction:		<i>Maintenance of existing housing stock and/or the development of affordable rental units for families with incomes at or below 80% of area median income.</i>					
Land Sale	1/10/2008	1,050,000.00				1,050,000.00			
Interest			22,488.10			22,488.10			
Purchases	2/15/2009			(140,561.50)					Seneca Woods Capital Project
	3/27/2009				(160,000.00)				Hall House Homeless Initiative
	3/30/2009			(316,639.00)					Fairmarket Square Capital Project
	09/09 - current				(408,614.60)	(1,025,815.10)			Seneca Woods Capital Project
Commitments							(46,673.00)		Seneca Woods Capital Project
Subtotal Belvedere		1,050,000.00	22,488.10	(457,200.50)	(568,614.60)	46,673.00	(46,673.00)	-	
Bilbro Billboard Rental (Piedmont Courts)									
Restriction:		<i>No restriction</i>							
Billboard Rental	10/06 - current	51,800.00							
Interest			914.84						
Purchases									
Commitments									
Subtotal		51,800.00	914.84	-	-	52,714.84	-	52,714.84	

HOUSING AUTHORITY OF THE CITY OF CHARLOTTE
Land Sale Proceeds Detail
As of March 31, 2013

Sale Description	Date	Sale Proceeds	Interest	Development Purchases	Existing Operations Purchases	Balance	Commitments	Remaining Amount	Comments
Live Oak <i>Restriction: Maintenance of the existing ACC and/or Section 8 units, or the construction of ACC units or units assisted with Section 8 vouchers.</i>									
Land Sale	5/31/2007	5,051,205.21							
Interest			228,600.57						
Purchases	11/21/2006				(281,069.97)				AG 50 Renovations
	8/07 - 12/07			(2,000,000.00)					940 Brevard Bridge Loan
	Jan-08			2,000,000.00					Repayment of 940 Brevard Loan
	Jan-08		41,905.07						Interest earned on 940 Brevard Loan
	1/23/2008			(1,337,773.00)					Loan to South Park Seniors
	8/08 - 12/08			1,337,773.00					Repayment of South Park Seniors loan
	11/19/2008		60,578.28						Interest Earned on South Park Seniors loan
	2/26/2009				(670,622.00)				McAlpine / Glen Cove Renovation
	9/18/2009			(856,500.00)					Live Oak Multifamily
	1/19/2010			(2,631,423.65)					Mill Pond
	5/10 - 9/10				(400,000.00)				Hall House Renovation
					(32,875.63)				Charlottetown Capital Project
	1/21/2011			(3,186.83)					Expenses related to AG Single Family Home Development
Commitments							(68,770.49)		Charlottetown Capital Project
Subtotal Live Oak		5,051,205.21	331,083.92	(3,491,110.48)	(1,384,567.60)	506,611.05	(68,770.49)	437,840.56	
Ground Lease (Live Oak) <i>Restriction: Maintenance of existing ACC and or Section 8 units or the construction of ACC units or units assisted with Section 8 vouchers.</i>									
Lease Income	5/07, 8/08	350,000.00				350,000.00			
Interest			8,353.88			8,353.88			
Purchases					(358,353.88)	(358,353.88)			Charlottetown Capital Project
Commitments									
Subtotal Ground Lease		350,000.00	8,353.88	-	(358,353.88)	-	-	-	
Ground Lease (First Ward) <i>Restriction: No restriction</i>									
Lease Income	9/07 - current	125,000.00				125,000.00			
Interest			2,593.22			2,593.22			
Purchases									
Commitments							(54,055.64)		Seneca Woods Capital Project
Subtotal Ground Lease		125,000.00	2,593.22	-	-	127,593.22	(54,055.64)	73,537.58	
Strawn Tower <i>Restriction: Development of Mixed-Finance Housing</i>									
Land Sale	12/28/2011	222,193.75				222,193.75			
Interest			499.99			499.99			
Purchases									
Commitments									
Subtotal Ground Lease		222,193.75	499.99	-	-	222,693.74	-	222,693.74	
AMP TOTAL		6,850,198.96	365,933.95	(3,948,310.98)	(2,311,536.08)	956,285.85	(169,499.13)	786,786.72	
Horizon Development Properties, Inc.									
Villa Court <i>Restriction: No Restriction</i>									
Property Sale	7/18/2011	693,895.65				693,895.65			
Interest			2,082.69			2,082.69			
Purchases									
Commitments									
Subtotal Villa Court		693,895.65	2,082.69	-	-	695,978.34	-	695,978.34	
HORIZON DEVELOPMENT TOTAL		693,895.65	2,082.69	-	-	695,978.34	-	695,978.34	
GRAND TOTAL		11,187,467.63	586,694.52	(5,102,741.74)	(3,230,466.11)	3,440,954.30	(169,499.13)	3,271,455.17	

***ADMINISTRATIVE
BUDGET
CHANGES***

ADMINISTRATIVE BUDGET CHANGES

In accordance with the board resolution for operating and grant budgets, the CEO or his designee may transfer funds in amounts not to exceed \$100,000 in the operating budget and \$100,000 in the grant budgets. Further any such transfers should be reported at the regular meeting of the board at which the budget to actual results are discussed and such transfers must be entered in the minutes of that meeting. Listed below are the transfers affecting the operating budget for the quarter ended March 31, 2013.

	<i>Field Operations Program</i>	<i>Administration Program</i>	<i>Real Estate Program</i>
Salaries/Benefits	(113,182)	(8,204)	23,282
Operating Costs	84,046	8,204	(23,282)
Utilities	26,479	-	-
Capital Outlay	2,657	-	-
TOTAL OF BUDGET CHANGES	-	-	-

***CONSENT
AGENDA
ACTION
ITEMS***

8.A Hall House Development Activities and Grant to Horizon Development Properties, Inc.

Action: A. Authorize CEO to Enter Into, Execute and Deliver All Documents Necessary for the Financing, Development and Operation of Hall House.

B. Authorize a Grant from CHA to Horizon Development Properties up to \$487,669 for Affordable Housing Activities Including but not Limited to Hall House.

Staff Resource: Twyla Taylor, Jeff Meadows, Heather Franklin

Strategic Business: Real Estate, Finance and Administration

Strategic Goal: Maximize Economic, Social, and Physical Value of Real Estate; Ensure the Authority's Long-Term Financial Viability

Background/Policy Framework:

In August 2012, staff presented the future use of Hall House to the Board and received authorization to move forward with the planning process for the recommended option. The Board also authorized staff to procure the services of a Developer Partner which was subsequently approved in November 2012. The Community Builders, Inc. (TCB) was selected and staff is in the process of developing and executing the Master Development Agreement. During the interim, TCB and Horizon Development Properties, Inc. prepared and submitted a Preliminary Tax Credit Application to the North Carolina Housing Finance Agency and a Housing Trust Fund Application to the City of Charlotte to obtain funding for the renovation of this historic property. In April 2013, the City Council awarded a commitment of \$1M in Housing Trust Funds.

Explanation:

TCB and Horizon Development Properties, Inc. are currently preparing a final application for submission to the NCHFA by the May 17, 2013 deadline. This agenda item involves requests for authorization to enter into, execute and deliver all documents necessary for the financing, development and operation of Hall House and provision of a grant from CHA to Horizon Development Properties, Inc. for affordable housing purposes including but not limited to Hall House. The proposed mixed-income project consists of 171 residential units comprised of 82 Section 9 units; 69 tax credit units serving 60% AMI and below and 20 market rate units. Plans also include a proposal for 10,000+/- sf of commercial/mixed-use space as well as resident amenities including a multi-purpose room, fitness center and movie room.

Projected Sources

Housing Trust Funds	\$ 1,000,000
CHA Sellers Note	\$ 6,030,000
Federal Tax Credit Equity	\$ 7,678,185
Federal Historic Tax Credits	\$ 2,726,081
State Historic Tax Credits	\$ 1,286,016
State Tax Credit Loan	\$ 1,792,618
General Partner Contribution	\$ 100
Total Sources	\$20,513,000

Projected Uses

Construction	\$10,910,059
Acquisition	\$ 6,030,000
Soft Costs	\$ 3,572,941
Total Uses	\$20,513,000

In pursuit of this project, staff is requesting a grant up to \$487,669 to Horizon Development Properties, Inc. to be used for affordable housing purposes. The grant is being provided to spend up to \$487,669 which represents 70% of the total pre-development cost of \$696,671. The remaining 30% (\$209,001) will be covered by TCB, Inc. In light of the anticipated NCHFA awards announcement in August 2013, the expenditures will be split into two categories; Pre Award and Post Award as indicated in the table below:

	CHA (70%)	TCB (30%)	Total
Pre-Award	\$ 98,545	\$ 42,233	\$140,778
Post Award	\$389,125	\$166,768	\$555,893
Total	\$487,669	\$209,001	\$696,671

The Pre Award expenditures are at risk if the project is not awarded tax credits. However, the Post Award funds will not be expended if credits are not received. If the project is awarded tax credits the Post Award expenditures are only at risk if the project does not close. Should TCB and Horizon Development Properties, Inc. be successful in receiving the requested federal, state and historic tax credits, as well as Housing Trust Funds, the pre-development funds will be repaid to Horizon Development Properties, Inc. at closing to be used for affordable housing activities including but not limited to Hall House.

Committee Discussion:

This item was discussed at the May 9, 2013 Real Estate Committee meeting and unanimously approved for the May 21, 2013 Board of Commissioner meeting Consent Agenda

Funding:

MTW Funds

Attachment:

Resolution

RESOLUTION

AUTHORIZE CEO TO ENTER INTO, EXECUTE AND DELIVER ALL DOCUMENTS NECESSARY FOR THE FINANCING, DEVELOPMENT AND OPERATION OF HALL HOUSE AND AUTHORIZE A GRANT TO HORIZON DEVELOPMENT PROPERTIES, INC. (HDP) UP TO \$487,669 FOR AFFORDABLE HOUSING ACTIVITIES INCLUDING BUT NOT LIMITED TO HALL HOUSE.

WHEREAS, in August 2012, staff presented the future use of Hall House to the Board which identified several options and received authorization to move forward with the planning process for the revitalization of Hall House;

WHEREAS, the Board also authorized staff to procure the services of a Developer Partner which was subsequently approved in November 2012;

WHEREAS, The Community Builders, Inc. (TCB) was selected and staff is in the process of developing and executing the Master Development Agreement;

WHEREAS, TCB and Horizon Development Properties, Inc. prepared and submitted a Preliminary Tax Credit Application to the North Carolina Housing Finance Agency and a Housing Trust Fund Application to the City of Charlotte to obtain funding for the renovation of this historic property;

WHEREAS, the CEO has authorization to enter into, execute and deliver all documents necessary for the financing, development and operation of Hall House;

WHEREAS, the CEO has authorization to provide a grant to Horizon Development Properties, Inc. from the Charlotte Housing Authority up to \$487,669 for affordable housing activities including but not limited to Hall House.

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Charlotte that:

The Chief Executive Officer is hereby authorized to enter into, execute and deliver all documents necessary for the financing, development and operation of the Project and grant from the Charlotte Housing Authority to Horizon Development Properties, Inc. up to \$487.669 for affordable housing activities including but not limited to Hall House.

RECORDING OFFICER'S CERTIFICATION

I, A. Fulton Meachem, Jr. the duly appointed Secretary of the Housing Authority of the City of Charlotte, N.C., do hereby certify that this Resolution was properly adopted at a regular meeting held May 21, 2013.

(SEAL)

BY: _____
A. Fulton Meachem, Jr., Secretary

8.B 2013 Choice Neighborhoods Planning Coordinator

<p>Action: Authorize CHA to Hire The Boulevard Group as the Planning Coordinator for the Tarlton Hills Choice Neighborhood Grant</p>

Staff Resource: Twyla Taylor/Gainor Eisenlohr

Strategic Business: Real Estate Development

Strategic Goal: Maximize economic, physical, and social value of CHA real estate portfolio.

Background/Policy Framework:

On March 25, 2013 HUD posted the Notice of Funding Availability (NOFA) for the FY2013 Choice Neighborhoods Planning Grants which provides up to \$500,000 to Public Housing Authorities to support the development of a comprehensive Neighborhood Transformation Plan. Applications for the Planning Grant are due May 28, 2013.

In April 2013 the Board authorized staff to award a contract for planning grant preparation services to The Boulevard Group in the amount of \$60,650 and to submit a 2013 HUD Choice Neighborhood Planning Grant Application to HUD. The Neighborhood Transformation Plan is a comprehensive neighborhood revitalization strategy that when implemented will achieve the three core goals of Choice Neighborhoods comprised of Housing, People and Neighborhoods. The planning grant will provide the funds necessary to develop a Neighborhood Transformation Plan.

Explanation:

In order to receive the maximum points in the Capacity category the NOFA recommends hiring a Planning Coordinator with the capacity to effectively develop a vision and strategy for a comprehensive Neighborhood Transformation Plan. While CHA has extensive knowledge and experience developing and implementing HOPE VI Grants, the Choice Neighborhood Grant must encompass the surrounding neighborhood and not just the footprint of the targeted public housing community.

The Boulevard Group meets and exceeds this requirement as their experience includes developing a Choice Neighborhood Planning Grant in 2010 that received the highest scoring in the US. Their team boasts extensive experience in working with HUD, PHA's and local governments.

The Planning Coordinator's capacity will only be evaluated if the application includes documentation that demonstrates either a binding contractual agreement is in place or the CHA has selected the Planning Coordinator and will enter into a binding contractual agreement. With that in mind, staff is requesting to hire The Boulevard Group as the Planning Coordinator and to include a selection letter as part of the attachments in the

Choice Neighborhood Grant Application. The fee for providing this service is \$219,905 however if CHA is successful in receiving an award, the Planning Coordinator's fee is an allowable expense and will be paid through the grant.

Committee Discussion:

This item was discussed at the May 9, 2013 Real Estate Committee meeting and unanimously approved for the May 21, 2013 Board of Commissioner meeting Consent Agenda.

MWBE/Section 3:

The Boulevard Group is an M/WBE firm. Qualified M/WBE and Section 3 firms will be notified of subcontracting opportunities and invited to submit proposals. At this time, The Boulevard Group does not anticipate any new hires for the project but if employment and training opportunities occur, they are committed to making every effort to comply with Section 3.

Funding:

CHA has placed funding in the FY13 budget to apply for the Choice Neighborhood Planning Grant and will approach other stakeholders for commitments to maximize our leveraging capacity.

Attachment:

Resolution

RESOLUTION

AUTHORIZE CHA TO HIRE THE BOULEVARD GROUP AS THE PLANNING CORR DINATOR FOR THE TARLTON HILLS CHOICE NEIGHBORHOOD

WHEREAS, on March 25, 2013 HUD posted the Notice of Funding Availability (NOFA) for the FY2013 Choice Neighborhoods Planning Grants which provides up to \$500,000 to Public Housing Authorities;

WHEREAS, the purpose of the planning grant is to support the development of a comprehensive Neighborhood Transformation Plan. Applications for the Planning Grant are due May 28, 2013;

WHEREAS, in April 2013 the Board authorized staff to award a contract for planning grant preparation services to The Boulevard Group in the amount of \$60,650 and to submit a 2013 HUD Choice Neighborhood Planning Grant Application to HUD;

WHEREAS, the Neighborhood Transformation Plan is a comprehensive neighborhood revitalization strategy that when implemented will achieve the three core goals of Choice Neighborhoods comprised of Housing, People and Neighborhoods;

WHEREAS, the planning grant will provide the funds necessary to develop a Neighborhood Transformation Plan;

WHEREAS, in order to receive the maximum points in the Capacity category of the Planning Grant Application, the NOFA recommends hiring a Planning Coordinator with the capacity to effectively develop a vision and strategy for a comprehensive Neighborhood Transformation Plan; and

WHEREAS, the Boulevard Group meets and exceeds this requirement as their experience includes developing a Choice Neighborhood Planning Grant in 2010 that received the highest scoring in the US; and

WHEREAS, the fee for providing this service is \$219,905 however if CHA is successful in receiving an award, the Planning Coordinator's fee is an allowable expense and will be paid through the grant.

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the city of Charlotte that:

The Chief Executive Officer is hereby authorized, empowered, and directed to hire The Boulevard Group as the Planning Coordinator and to include a selection letter as part of the attachments in the Choice Neighborhood Grant Application.

RECORDING OFFICER'S CERTIFICATION

I, A. Fulton Meachem, Jr. the duly appointed Secretary of the Housing Authority of the City of Charlotte, N.C., do hereby certify that this Resolution was properly adopted at a regular meeting held May 21, 2013.

(SEAL)

BY: _____
A. Fulton Meachem, Jr., Secretary

8.C CHA Collection Loss Report for the Quarter Ended 03/31/13

Action: Approve a Resolution for the write-off of \$31,567.85 in accounts receivable due to collection losses for tenants vacated through 12/31/12.

Staff Resource: Heather Franklin

Strategic Business: Finance Administration

Strategic Goal: Ensure the Authority's long-term financial viability.

Background/Policy Framework:

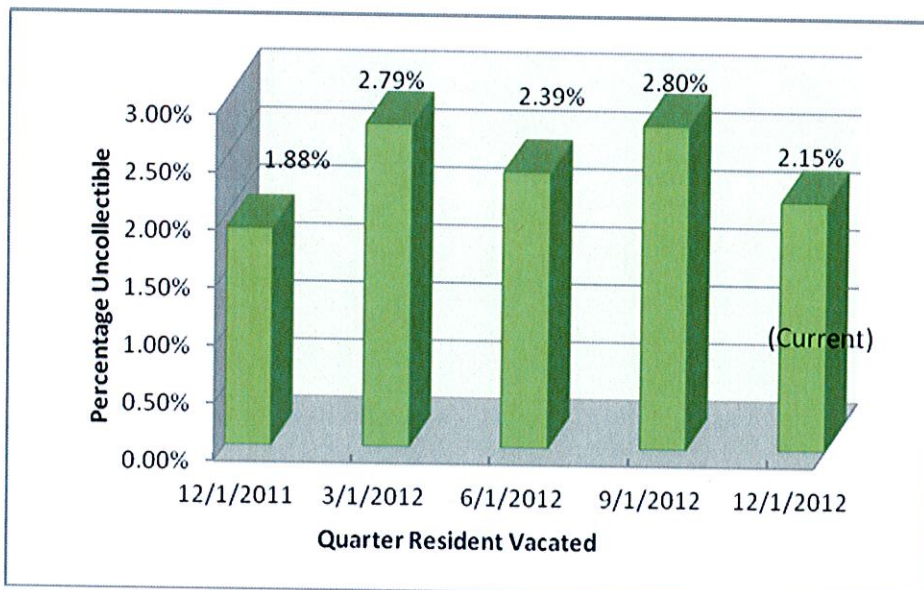
According to Generally Accepted Accounting Principles, organizations must periodically review outstanding receivables. Any receivables found uncollectible must be written off. Quarterly, the tenant accounts receivables for residents who have vacated during the previous quarter are assessed, and written off in accordance with CHA policy.

Explanation:

The receivables outstanding for all conventional public housing properties as of March 31, 2013 from tenants who vacated during the quarter ending December 31, 2012 have been reviewed. The amount proposed for write-off is \$31,567.85, which represents 1.75% of total charges for the respective properties for the quarter then ended.

Following is a graphical depiction of the write-off percentages for CHA, Horizon Development Properties and Mill Pond Charlotte combined. All quarters in the graph compare to Total Charges. The total combined percentage write-off March 31, 2013 is 2.15%.

Total Percentage Write-off for all Vacated Residents



Committee Discussion:

This item was discussed and unanimously approved at the Finance & Audit Committee meeting on May 9, 2013. This item will be on the May 21, 2013 regular Board of Commissioners meeting consent agenda.

Community Input:

None

Summary of Bids:

None

Section 3/MWBE Consideration:

None

Funding:

Conventional

Attachments:

Resolution

Collection Loss Report, 03/31/13

**APPROVE A RESOLUTION FOR THE WRITE-OFF OF \$31,567.85 IN
ACCOUNTS RECEIVABLE DUE TO COLLECTION LOSSES FOR TENANTS
VACATED THROUGH 12/31/12**

WHEREAS, the Collection Loss Report showed receivables outstanding for all conventional public housing properties as of March 31, 2013 from tenants who vacated during the quarter ending December 31, 2012 totaling \$31,567.85 or 1.75% of total charges for the quarter;

WHEREAS, the Board has determined that the proposed write-offs are necessary in the efficient and economical operation of the program for serving low-income families;

WHEREAS, the Budget indicates a source of funds adequate to cover all proposed write-offs;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners does hereby approve this Resolution to approve the Collection Loss write-offs for the quarter ending March 31, 2013 from tenants who vacated during the quarter ending December 31, 2012 totaling \$31,567.85 or 1.75% of total charges for the quarter.

RECORDING OFFICER'S CERTIFICATION

I, A. Fulton Meachem, Jr., the duly appointed Secretary of the Housing Authority of the City of Charlotte, North Carolina, do hereby certify that this Resolution was properly adopted at a regular meeting held May 21, 2013.

BY: _____
A. Fulton Meachem, Jr.
Secretary

**HOUSING AUTHORITY OF THE CITY OF CHARLOTTE
COLLECTION LOSS REPORT
QUARTER ENDING March 31, 2013**

(Residents Vacated During Quarter Ending December 31, 2012)

BREAKDOWN:

Program	Total Charges Oct 1 - Dec 31	Active Rent Loss	% of Loss	Losses RAR	% of Loss	Other Charges Loss	% of Loss	# of ACCOUNTS
Conventional	\$1,806,472.01	\$12,372.27	0.68%	\$1,107.73	0.06%	\$18,087.85	1.00%	54
Horizon Development	\$701,120.06	\$13,146.49	1.88%	\$0.00	0.00%	\$7,107.12	1.01%	20
Other: LLC's	\$277,159.73	\$0.00	0.00%	\$6,250.71	2.26%	\$1,828.85	0.66%	9
GRAND TOTAL	\$2,784,751.80	\$25,518.76	0.92%	\$7,358.44	0.41%	\$27,023.82	0.97%	83

SUMMARY:

Program	Total Loss	% of Loss	Losses Excluding RAR	% of Loss
Conventional	\$31,567.85	1.75%	\$30,460.12	1.69%
Horizon Development	\$20,253.61	2.89%	\$20,253.61	2.89%
Other: LLC's	\$8,079.56	2.92%	\$1,828.85	0.66%
GRAND TOTAL	\$59,901.02	2.15%	\$52,542.58	1.89%

COMPARATIVE SUMMARY

	Current	Quarter ending : 03/31/12 Tenants Vacated through: 12/31/11
1. Percent of Loss including RAR	<u>2.15%</u>	<u>3.23%</u>
2. Percent of Loss Excluding RAR	<u>1.89%</u>	<u>2.26%</u>

**HOUSING AUTHORITY OF THE CITY OF CHARLOTTE
COLLECTION LOSS REPORT SUMMARY BY VACATING REASONS
QUARTER ENDING March 31, 2013**

(Residents Vacated During Quarter Ending December 31, 2012)

CONVENTIONAL

Moved, private housing
 Moved without notice
 Moved to nursing home
 Moved, other reasons
 Evicted, nonpayment
 Evicted, drug related
 Evicted, lease violations
 Deceased
Total

Total Loss	% of Loss
\$4,446.62	14.09%
\$0.00	0.00%
\$0.00	0.00%
\$2,157.54	6.83%
\$12,507.86	39.62%
\$1,481.77	4.69%
\$10,547.92	33.41%
\$426.14	1.35%
\$31,567.85	100.00%

HORIZON DEVELOPMENT

Moved, private housing
 Moved without notice
 Moved to nursing home
 Moved, other reasons
 Evicted, nonpayment
 Evicted, drug related
 Evicted, lease violations
 Deceased
Total

Total Loss	% of Loss
\$251.94	1.24%
\$0.00	0.00%
\$0.00	0.00%
\$7,108.82	35.10%
\$9,700.52	47.90%
\$0.00	0.00%
\$3,192.33	15.76%
\$0.00	0.00%
\$20,253.61	100.00%

OTHER: LLC's

Moved, private housing
 Moved without notice
 Moved to nursing home
 Moved, other reasons
 Evicted, nonpayment
 Evicted, drug related
 Evicted, lease violations
 Deceased
Total

Total Loss	% of Loss
\$881.89	10.92%
\$784.09	9.70%
\$0.00	0.00%
\$0.00	0.00%
\$6,352.70	78.63%
\$0.00	0.00%
\$60.88	0.75%
\$0.00	0.00%
\$8,079.56	100.00%

SUMMARY - ALL SITES

Moved, private housing
 Moved without notice
 Moved to nursing home
 Moved, other reasons
 Evicted, nonpayment
 Evicted, drug related
 Evicted, lease violations
 Deceased
Total

Total Loss	% of Loss
\$5,580.45	9.32%
\$784.09	1.31%
\$0.00	0.00%
\$9,266.36	15.47%
\$28,561.08	47.68%
\$1,481.77	2.47%
\$13,801.13	23.04%
\$426.14	0.71%
\$59,901.02	100.00%

COLLECTION LOSSES
QUARTER ENDING March 31, 2013
(Residents Vacated During Quarter Ending December 31, 2012)

	ACCOUNT	MOVEOUT DATE	MTHLY RENT	ACTIVE RENT	RAR	UTIL	REPAIR CHGS	COURT COST	LATE FEE	RENOV CHGS	TO BE CHG OFF	REASON FOR VACATING	
CONVENTIONAL													
003-003 - phsths03 Southside Homes Site Manager: Stephenie Brown	10016114 10016829	10/16/2012 11/12/2012	\$ 75.00 75.00	\$ - 35.13	\$ - -	\$ 235.33 296.72	\$ 245.00 -	\$ 158.39 252.00	\$ 105.00 154.20	\$ - -	\$743.72 \$738.05	evicted drugs in unit evicted drugs in unit	2
TOTAL				\$35.13	\$0.00	\$532.05	\$245.00	\$410.39	\$259.20	\$0.00	\$1,481.77		
003-005 - phautp32 Autumn Place Site Manager: Johnita Jones	None reported this Quarter												0
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
003-006 - phedwt06 Edwin Towers Site Manager: DeLoris Quick	t001973	10/30/2012	\$ 375.00	\$ 211.00	\$ -	\$ -	\$ -	\$ -	\$ 15.00	\$ -	\$226.00	No longer able to maintain	1
TOTAL				\$211.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15.00	\$0.00	\$226.00		
003-007 - phstrn07 Strawn Apts. Site Manager: Ve Townsend	Under Construction this Quarter to Strawn Parktowne LLC												0
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
003-011 - phblvd11 Boulevard Homes	No longer in operation, site demolished.												0
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
003-012 - phdilh12 Dillehay Courts Site Manager: Alma McCall-Clait	None reported this Quarter												0
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
003-016A - phlfct16 Leafcrest Site Manager: Josephine Santiago	None reported this Quarter												0
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
003-016N - phcdkn27 Cedar Knoll Site Manager: Josephine Santiago	t0004586 t0018932	11/2/2012 10/8/2012	\$ 75.00 75.00	\$ - 49.98	\$ - -	\$ 369.79 70.04	\$ 73.75 10.00	\$ - 181.00	\$ 29.06 120.00	\$ - -	\$472.60 \$431.02	Evicted for criminal activity Evicted for non-payment	2
TOTAL				\$49.98	\$0.00	\$439.83	\$83.75	\$181.00	\$149.06	\$0.00	\$903.62		
003-17F - phmdwo17 Meadow Oaks Site Manager: Tawanna Ross	None reported this Quarter												0
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
003-17M - phsnrd28 Sunridge Site Manager: Vanessa Banner	t0004625	11/5/2012	\$ 188.00	\$ 39.00	\$ -	\$ 44.03	\$ -	\$ -	\$ -	\$ -	\$83.03	moved private housing	1
TOTAL				\$39.00	\$0.00	\$44.03	\$0.00	\$0.00	\$0.00	\$0.00	\$83.03		

	ACCOUNT	MOVEOUT DATE	MTHLY RENT	ACTIVE RENT	RAR	UTIL	REPAIR CHGS	COURT COST	LATE FEE	RENOV CHGS	TO BE CHG OFF	REASON FOR VACATING	
003-018 - phcltw18 Charlottetown Site Manager: Tasha Foote	10017766	11/21/2012	\$ 75.00	33.00	-	-	167.00	126.00	90.00	-	\$416.00	Eviction -- Min. Rent - Non Pmt	1
TOTAL				\$33.00	\$0.00	\$0.00	\$167.00	\$126.00	\$90.00	\$0.00	\$416.00		
003-019 - phpktn19 Parktowne Terrace Site Manager: Vacant		Under Construction this Quarter to Strawn Parktowne LLC											0
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
003-020 - phtlck20 Tall Oaks Site Manager: Sakena Webb	10001040 10001041	12/13/2012 12/18/2012	\$ 188.00 688.00	\$ - 1,197.01	\$ - -	\$ 33.37 90.59	\$ - -	\$ - 181.00	\$ - 60.00	\$ - -	\$33.37 \$1,528.60	Deceased Evicted, lease violations	2
TOTAL				\$1,197.01	\$0.00	\$123.96	\$0.00	\$181.00	\$60.00	\$0.00	\$1,561.97		
003-021M - phsava21 Savanna Woods Site Manager: Sakena Webb	10020280 10017422	12/18/2012 10/22/2012	\$ 75.00 599.00	\$ - 2,209.14	\$ - -	\$ - 151.72	\$ - -	\$ 181.00 181.00	\$ 45.00 150.00	\$ - -	\$226.00 \$2,691.86	Evicted, nonpayment Evicted, lease violations	2
TOTAL				\$2,209.14	\$0.00	\$151.72	\$0.00	\$362.00	\$195.00	\$0.00	\$2,917.86		
003-021P - phmird29 Mallard Ridge Site Manager: Josephine Santiago	10006487 10016285	11/2/2012 12/17/2012	\$ 125.00 75.00	\$ - 405.00	\$ - -	\$ 41.03 1,110.88	\$ - 1,000.00	\$ - 126.00	\$ - 135.00	\$ - 26.32	\$41.03 \$2,803.20	Evicted, nonpayment Evicted, lease violations	2
TOTAL				\$405.00	\$0.00	\$1,151.91	\$1,000.00	\$126.00	\$135.00	\$26.32	\$2,844.23		
003-022 - phhall22 Hall House Site Manager: Ve Townsend	10004476 10016786	11/1/2012 11/1/2012	\$ 188.00 75.00				\$ 318.77 75.00				\$318.77 \$775.00	deceased eviction-non pay-minimum	2
TOTAL				\$253.00	\$50.00	\$0.00	\$393.77	\$247.00	\$150.00	\$0.00	\$1,093.77		
003-023 - phthl20 Tarlton Hills 1 Site Manager: Sakena Webb		None reported this Quarter											0
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
003-023 - phthl23 Tarlton Hills 2 Site Manager: Sakena Webb	10018026 10014789	10/9/2012 11/6/2012	\$ 188.00 125.00	\$ 483.59 376.15	\$ - -	\$ - -	\$ - -	\$ 307.00 126.00	\$ 62.34 90.00	\$ - -	\$852.93 \$592.15	Non payment of rent Criminal	2
TOTAL				\$859.74	\$0.00	\$0.00	\$0.00	\$433.00	\$152.34	\$0.00	\$1,445.08		
003-024 - phrobn24 Robinsdale Site Manager: Vanessa Banner	10013671 10013441	10/4/2012 10/31/2012	\$ 75.00 188.00	\$45.17 188.00	\$0.00 -	\$0.00 11.48	\$0.00 -	\$0.00 -	\$0.00 15.00	\$0.00 -	\$45.17 \$214.48	moved private housing moved private housing	2
TOTAL				\$233.17	\$0.00	\$11.48	\$0.00	\$0.00	\$15.00	\$0.00	\$259.65		
003-025 - phglid25 Gladedale Site Manager: Tawanna Ross		None reported this Quarter											0
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
003-026 - phwalw26 Wallace Woods Site Manager: Tawanna Ross		None reported this Quarter											0
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		

	ACCOUNT	MOVEOUT DATE	MTHLY RENT	ACTIVE RENT	RAR	UTIL	REPAIR CHGS	COURT COST	LATE FEE	RENOV CHGS	TO BE CHG OFF	REASON FOR VACATING	
003-058 - phstrct Strawn Cottages Site Manager: Ve Townsend	10008963 10018849 10016588	11/1/2012 12/20/2012 10/11/2012	\$ 250.00 \$ 188.00 \$ 375.00	\$ 813.44 128.28 95.00	\$ - - -	\$ - - -	\$ 19.56 - -	\$ 307.00 181.00 -	\$ 210.00 45.58 30.00	\$ - - -	\$1,350.00 \$354.86 \$125.00	Eviction-non payment eviction-unauthorized guest moved-private housing	3
TOTAL				\$1,036.72	\$0.00	\$0.00	\$19.56	\$488.00	\$285.58	\$0.00	\$1,829.86		
003-093 - phclar93 Claremont Site Manager: Doug Little	10021224	11/6/2012	\$ 188.00	226.00	-	45.44	-	-	15.00	-	\$286.44	moved, private housing	1
TOTAL				\$226.00	\$0.00	\$45.44	\$0.00	\$0.00	\$15.00	\$0.00	\$286.44		
003-095 - phvics95 Victoria Square Site Manager: Doug Little	10007760 10017314	11/15/2012 11/30/2012	\$ 563.00 \$ 75.00	\$ 165.50 -	\$ - -	\$ 82.92 6.53	\$ - -	\$ - -	\$ - -	\$ - -	\$248.42 \$6.53	Moved, other reasons Moved, other reasons	2
TOTAL				\$165.50	\$0.00	\$89.45	\$0.00	\$0.00	\$0.00	\$0.00	\$254.95		
940 Brevard Site Manager: WRH Realty	113	12/31/2012		\$ 74.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$74.00	Death	1
TOTAL				\$74.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$74.00		
Arbor Glen 50 Site Manager: WRH Realty	2213 D	11/14/2012	\$ 201.00	\$ 201.00	\$ -	\$ -	\$ 117.80	\$ -	\$ -	\$ -	\$318.80	Moved, other reasons	1
TOTAL				\$201.00	\$0.00	\$0.00	\$117.80	\$0.00	\$0.00	\$0.00	\$318.80		
Arbor Glen I Site Manager: WRH Realty	2320 B	12/26/2012	\$ 275.00	\$ 275.00	\$ -	\$ -	\$ 398.33	\$ -	\$ -	\$ -	\$673.33	FSS Termination	1
TOTAL				\$275.00	\$0.00	\$0.00	\$398.33	\$0.00	\$0.00	\$0.00	\$673.33		
Arbor Glen II Site Manager: WRH Realty	None reported this Quarter										\$0.00		0
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Arbor Glen III Site Manager: WRH Realty	None reported this Quarter										\$0.00		0
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Ashley Square Site Manager: WRH Realty	220 419 144	11/5/2012 12/10/2012 10/15/2012	\$ 132.00 \$ 428.00 \$ 33.00	\$ - - -	\$ - 270.67 -	\$ - - -	\$ 854.00 - 131.32	\$ - 180.00 -	\$ - 30.00 -	\$ - - -	\$854.00 \$480.67 \$131.32	Unauthorized Occupant Unauthorized Occupant FSS Violation - Resident had not been em	3
TOTAL				\$0.00	\$270.67	\$0.00	\$985.32	\$180.00	\$30.00	\$0.00	\$1,465.99		
First Ward Place Site Manager: Pinnacle	10256302 10295342 10256778 10309790	10/3/2012 10/31/2012 10/31/2012 10/31/2012	\$ 449.00 \$ 436.00 \$ 364.00 \$ 324.00	\$ - 1,395.45 1,492.00 664.53	\$ - - - -	\$ - - - -	\$ 620.00 315.00 435.00 450.00	\$ - 252.00 252.00 252.00	\$ 15.00 45.00 45.00 30.00	\$ - - - -	\$635.00 \$2,007.45 \$2,224.00 \$1,396.53	4 lease violations 5 Evicted non payment 5 Evicted non payment 5 Evicted non payment	4
TOTAL				\$3,551.98	\$0.00	\$0.00	\$1,820.00	\$756.00	\$135.00	\$0.00	\$6,262.98		
McAden Park Site Manager: Community Mgmt Corp	1212-112 1202-216 1303-231 1202-225 1212-124 1212-131 1212-132 1212-133 1202-211	11/13/2012 11/19/2012 11/19/2012 11/21/2012 11/28/2012 12/3/2012 12/3/2012 12/12/2012 12/20/2012		\$ - - - - - - - - -	\$ - - - - - - - - -	\$ - - - - - - - - -	\$ 601.00 205.50 52.00 465.00 209.00 488.00 354.00 795.00 523.00	\$ - - - - - - - - -	\$ - - - - - - - - -	\$ - - - - - - - - -	\$601.00 \$205.50 \$52.00 \$465.00 \$209.00 \$488.00 \$354.00 \$795.00 \$523.00	Moved, private housing Moved, private housing Moved, private housing Moved, private housing Moved, private housing Moved, private housing Moved, private housing Moved, private housing Moved, private housing	9
TOTAL				\$0.00	\$0.00	\$0.00	\$3,692.50	\$0.00	\$0.00	\$0.00	\$3,692.50		

	ACCOUNT	MOVEOUT DATE	MTHLY RENT	ACTIVE RENT	RAR	UTIL	REPAIR CHGS	COURT COST	LATE FEE	RENOV CHGS	TO BE CHG OFF	REASON FOR VACATING
McCreesh Place Site Manager: St. Peters Homes, Inc.	317	11/10/2012		197.00	182.00	-	-	-	-	-	\$379.00	Resident abandoned unit owing rent.
TOTAL				\$197.00	\$182.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$379.00	1
Montgomery Gardens Site Manager: WRH Realty	None reported this Quarter											
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
Moore Place Site Manager: St. Peters Homes, Inc.	10023077	11/12/2012	\$ 112.00	\$ 112.00	\$ 224.00	\$ 24.00	\$ -	\$ -	\$ 30.00	\$ -	\$390.00	evicted, non-payment of rent.
TOTAL				\$112.00	\$224.00	\$24.00	\$0.00	\$0.00	\$30.00	\$0.00	\$390.00	1
Nia Point Apartments Site Manager: WRH Realty	None reported this Quarter											
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
Park @ Oaklawn Site Manager: WRH Realty		11/8/2012	\$ 416.00	\$ -	\$ 175.93	\$ -	\$ -	\$ -	\$ -	\$ -	\$175.93	graduated FSS program
		10/18/2012	366.00	-	41.00	-	-	-	-	-	\$41.00	graduated FSS program
		11/26/2012	539.00	-	164.13	-	-	-	-	-	\$164.13	graduated FSS program
TOTAL				\$0.00	\$381.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$381.06	3
Prosperity Creek Site Manager: Residential Property Management	None reported this Quarter											
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
Rivermere Site Manager: S.L. Nusbaum	None reported this Quarter											
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
Seigle Point Site Manager: Community Mgmt Corp	1129-101 120-302 819-104 929-205	10/26/2012 8/1/2012 10/19/2012 12/4/2012	\$ 312.00 381.00 44.00 418.00	\$ - - - 1,007.90	\$ - - - -	\$ - - - -	\$ 197.00 303.40 47.00 535.00	\$ - - - 172.00	\$ - - - 60.00	\$ - - - -	\$197.00 \$303.40 \$47.00 \$1,774.90	Eviction Tenant initiated Eviction Eviction
TOTAL				\$1,007.90	\$0.00	\$0.00	\$1,082.40	\$172.00	\$60.00	\$0.00	\$2,322.30	4
South Oak Crossing Site Manager: S.L. Nusbaum	None reported this Quarter											
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
Springcroft @ Ashley Park Site Manager: Residential Property Management	None reported this Quarter											
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
Springfield Gardens Site Manager: WRH Realty	9424B	12/3/2012	\$ -	\$ -	\$ -	\$ -	\$ 3.66	\$ -	\$ -	\$ -	\$3.66	Eviction for breach of FSS Contract
TOTAL				\$0.00	\$0.00	\$0.00	\$3.66	\$0.00	\$0.00	\$0.00	\$3.66	1
Steele Creek Seniors Site Manager: Riverstone Residential	None reported this Quarter											
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
Stonehaven East Site Manager: CAPReit	None reported this Quarter											
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
Conventional Sub-Total				\$12,372.27	\$1,107.73	\$2,613.87	\$10,009.09	\$3,662.39	\$1,776.18	\$26.32	\$31,567.85	54

	ACCOUNT	MOVEOUT DATE	MTHLY RENT	ACTIVE RENT	RAR	UTIL	REPAIR CHGS	COURT COST	LATE FEE	RENOV CHGS	TO BE CHG OFF	REASON FOR VACATING
HORIZON DEVELOPMENT												
003-092A-afvii190 Villa Courts	Sold July 2011											
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
003-085 - afgrvp85 Grove Place Site Manager: Ve Townsend	t0021708	10/31/2012	\$ 505.00	\$1,147.00	\$0.00	\$15.09	\$0.00	\$307.00	\$120.85	\$60.00	\$1,649.94	eviction, non-pay
TOTAL				\$1,147.00	\$0.00	\$15.09	\$0.00	\$307.00	\$120.85	\$60.00	\$1,649.94	1
003-086 - afoakv86 Oak Valley Site Manager: Ve Townsend	None reported this Quarter											
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
003-087 - afvalv87 Valley View Site Manager: Ve Townsend	t0008706 t0018842 t0021266 t0015544	10/16/2012 10/18/2012 10/31/2012 11/13/2012	\$ 430.00 500.00 430.00 430.00	\$409.33 50.00 1,040.00 -	\$0.00 - - -	\$0.00 - - -	\$0.00 - - -	\$126.00 - 181.00 -	\$30.00 15.00 55.00 -	\$80.00 130.00 - 4.17	\$645.33 \$195.00 \$1,276.00 \$4.17	moved during eviction moved during eviction non-pay eviction moved private housing
TOTAL				\$1,499.33	\$0.00	\$0.00	\$0.00	\$307.00	\$100.00	\$214.17	\$2,120.50	4
Fair Market Square Site Manager: WRH Realty	None reported this Quarter											
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
Glen Cove Site Manager: Monica Flemming	6008-I 6024H 6008-H 6008-G	11/13/2012 12/17/2012 12/10/2012 12/19/2012	\$ 550.00 \$ 600.00 \$ 600.00 \$ 550.00	\$ 540.33 600.00 1,521.66 1,100.00				\$ 126.00 846.68 181.00 126.00			\$666.33 \$1,446.68 \$1,702.66 \$2,039.24	Moved, other reasons Moved, other reasons Moved, other reasons Moved, other reasons
TOTAL				\$3,761.99	\$0.00	\$0.00	\$1,659.92	\$433.00	\$0.00	\$0.00	\$5,854.91	4
Hampton Creste Site Manager: Riverstone Residential	1120B 0932B 912D 1040A	10/6/2012 10/1/2012 10/6/2012 10/1/2012	\$ 334.00 \$ 334.00 \$ 334.00 \$ 334.00	\$ - 493.00 - 222.00	\$ - - - -	\$ - - - -	\$ 933.00 - 495.00 -	\$ - - 500.00 -	\$ - - - 15.00	\$ - - - -	\$933.00 \$493.00 \$995.00 \$424.00	Program Termination Move Out/Personal Eviction Eviction
TOTAL				\$715.00	\$0.00	\$0.00	\$1,428.00	\$687.00	\$15.00	\$0.00	\$2,845.00	4
McAlpine Terrace Site Manager: Monica Flemming	219 305 302 307 316 320 102	10/19/2012 10/31/2012 11/5/2012 11/6/2012 12/17/2012 12/21/2012 12/21/2012	\$ 510.00 \$ 515.00 \$ 515.00 \$ 505.00 \$ 515.00 \$ 218.00 \$ 75.00	\$ 3,405.56 133.50 - 1,010.00 760.91 413.20 300.00	\$ - - - - - - -	\$ - - - - - - -	\$ 181.00 261.00 247.77 260.97 181.00 260.97 181.00	\$ - - - 181.00 - 181.00 -	\$ - - - - - - 5.38	\$ - - - - - - -	\$3,586.56 \$394.50 \$247.77 \$1,451.97 \$760.91 \$855.17 \$486.38	Evicted, nonpayment Evicted, nonpayment Moved, private housing Evicted, nonpayment Moved, other reasons Evicted, nonpayment Evicted, nonpayment
TOTAL				\$6,023.17	\$0.00	\$0.00	\$1,030.71	\$724.00	\$5.38	\$0.00	\$7,783.26	7
McMullen Wood Site Manager: WRH Realty	None reported this Quarter											
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
003-081 Seneca Woods Site Manager: Renae Gaither	None reported this Quarter											
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0

	ACCOUNT	MOVEOUT DATE	MTHLY RENT	ACTIVE RENT	RAR	UTIL	REPAIR CHGS	COURT COST	LATE FEE	RENOV CHGS	TO BE CHG OFF	REASON FOR VACATING
Woodlawn House Site Manager: Renae Gaither	None reported this Quarter											
TOTAL				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0
Horizon Development Subtotal				\$13,146.49	\$0.00	\$15.09	\$4,118.63	\$2,458.00	\$241.23	\$274.17	\$20,253.61	20
MILL POND APARTMENTS, LLC												
Mill Pond Site Manager: WRH Realty												
	02-105	12/31/2012	\$ 795.00	\$ -	\$ 1,590.00	\$ 42.51	\$ 220.00	\$ 250.17	\$ -	\$ -	\$ 2,102.68	Evicted, nonpayment
	05-203	11/21/2012	-	-	-	28.59	32.29	-	-	-	\$60.88	Evicted, lease violations
	06-102	11/28/2012	\$ 619.00	-	610.38	18.71	155.00	-	-	-	\$784.09	Moved without notice
	06-201	11/6/2012	\$ 565.00	-	87.37	7.11	45.00	-	-	-	\$139.48	Moved, private housing
	06-204	11/15/2012	\$ 630.00	-	2,664.21	165.72	-	172.00	-	-	\$3,001.93	Evicted, nonpayment
	08-101	11/3/2012	\$ 461.00	-	397.10	18.18	75.00	-	15.00	-	\$505.28	Moved, private housing
	10-105	11/1/2012	\$ 730.00	-	-	24.36	-	-	-	-	\$24.36	Moved, private housing
	04-101	10/1/2012	\$ 845.00	-	70.16	116.47	25.00	-	1.14	-	\$212.77	Moved, private housing
	02-301	11/27/2012	\$ 730.00	-	831.49	11.75	200.00	172.00	32.85	-	\$1,248.09	Evicted, nonpayment
TOTAL				\$0.00	\$6,250.71	\$433.40	\$752.29	\$594.17	\$48.99	\$0.00	\$8,079.56	9
Mill Pond Apartments, LLC Subtotal				\$0.00	\$6,250.71	\$433.40	\$752.29	\$594.17	\$48.99	\$0.00	\$8,079.56	9
GRAND TOTAL				\$25,518.76	\$7,358.44	\$3,062.36	\$14,880.01	\$6,714.56	\$2,066.40	\$300.49	\$59,901.02	83

8.D Disparity Study Acceptance and Approval for 2007-2012

Action: Approve a Resolution to accept and approve the Disparity Study for the period April 1, 2007 to March 31, 2012.
--

Staff Resource: Heather Franklin / Steve Lamphere

Strategic Business: Finance and Administration

Strategic Goal: Ensure the Authority's long-term financial viability.

Background/Policy Framework:

In June 2010, staff was prepared to submit a revision of the 1993 Minority and Women-owned Business Enterprises (MWBE) policy. However, due to changes in the law, and at the recommendation of legal counsel, in order to create an enforceable MWBE policy, a complete disparity study would need to be conducted. The current study in use was completed in 1982 and was conducted by the Urban Institute of the University of North Carolina at Charlotte. The study will provide evidence, in accordance with current law, and to what extent programs for racial or gender discrimination are appropriate.

Explanation:

Staff requests approval and acceptance of the completed Disparity Study submitted by MGT of America, Inc. The results of the study and recommendations by MGT America, Inc. will enable staff to create an enforceable MWBE policy for the agency.

Committee Discussion:

This item was discussed and unanimously approved at the Finance and Audit Committee Meeting on May 9, 2013. This item will be added to the May 21, 2013 Board meeting agenda.

Community Input:

Not applicable

Summary of Bids:

None

Section 3/MWBE Consideration:

None

Funding:

None

Attachment:

Resolution

**APPROVE A RESOLUTION FOR THE DISPARITY STUDY FOR THE PERIOD
APRIL 1, 2007 THROUGH MARCH 31, 2012**

WHEREAS, the CHA was granted approval to procure services to conduct a Disparity Study;

WHEREAS, the Board of Commissioners approved a request to negotiate and award a procurement contract to MGT of America to conduct a Disparity Study;

WHEREAS, MGT of America, Inc. conducted and completed a Disparity Study for the period, April 1, 2007 through March 31, 2012;

WHEREAS, the CHA staff will create an enforceable MWBE policy for the agency;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners does hereby approve this resolution to accept and approve the Disparity Study and to allow CHA staff to create an MWBE policy.

RECORDING OFFICER'S CERTIFICATION

I, A. Fulton Meachem, Jr., the duly appointed Secretary of the Housing Authority of the City of Charlotte, North Carolina, do hereby certify that this Resolution was properly adopted at a regular meeting held on May 21, 2013.

BY: _____
A. Fulton Meachem, Jr.
Secretary

8.E Approve Change Order for Summer Security Coverage at Family Sites

Action: Approve Resolution for a Change Order Not to Exceed \$83,520 to Professional Police and Security Services for Additional Summer Security Coverage at (2) Large Family and (6) Scattered Family Sites.

Staff Resource: Shaunte Evans, Allison Preston, Heather Franklin

Strategic Business: Operations/Finance and Administration

Strategic Goal: Maximize the economic, physical, and social value of CHA real estate portfolio.

Background/Policy Framework:

On June 15, 2010, the CHA Board of Commissioners approved a final update to the CHA Procurement Policy that requires a review and approval by the Board for procurement actions that exceed the dollar threshold set for that individual classification of material or service as set below:

<u>Dollar Threshold</u>	<u>Procurement Classification</u>
\$100,000	New Construction and Substantial Rehabilitation contracts.
\$50,000	Professional Service contracts, consultants, architects and engineers.

Additionally, any procurement that will cause a single vendor to exceed the above amounts during a rolling twelve (12) month period will require prior approval from the CHA Board of Commissioners before additional contracts are awarded to the vendor.

Explanation:

After being selected through a competitive bid process in FY 2012, the current security contract with Professional Police and Security Services at the high-rises states that the CHA may add additional services at other CHA properties as needed.

- The change order to Professional Police and Security Services will provide additional security services (coverage for safety and patrol of the area during peak summer hours) at two large family [Southside and Dillehay] and six scattered family sites [Cedar Knoll, Claremont, Gladedale, Leafcrest, Tall Oaks, and Victoria Square]. This change order requires Board approval to proceed with additional coverage.
- The benefits of the proposed project is as follows: a) to increase the success of the Community Walk and Talk Summer Initiative (attached); b) to allow residents

and security officers to continue to develop relationships that will have a positive impact on the quality of life for the community; and c) private security officers will be available to help maintain order throughout the community and to enforce lease violations.

- The timeframe is approximately 12 weeks beginning the week of June 16, 2013 and ending September 14, 2013.
- The proposed budget is \$83,520.

Committee Discussion:

This item was discussed at the May 9, 2013 Client Relations Committee meeting. The item was approved to be placed on the Board's May 21, 2013 consent agenda.

Section 3/MWBE Consideration:

Section 3: 100% (Prime)

MWBE: 100% (Prime)

Funding:

MTW

Attachments:

Resolution

Summary of Project (Community Walk and Talk Summer Initiative)

Crime Trends, Summer 2010-2012

RESOLUTION

APPROVE CHANGE ORDER FOR \$83,520 TO PROFESSIONAL POLICE AND SECURITY SERVICES FOR ADDITIONAL SUMMER SECURITY COVERAGE AT (2) LARGE FAMILY AND (6) SCATTERED FAMILY SITES.

WHEREAS, the CHA has a requirement to provide Summer Security Coverage at Family and Scattered Sites;

WHEREAS, the CHA has conducted the solicitation process in accordance with 24CFR Part 85.36 Procurement Regulations;

WHEREAS, the current contract has the option to extend Summer Security Coverage for the summer months; and

WHEREAS, the CHA wishes to exercise this option to provide Security Services for 12 weeks beginning June 16, 2013.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Charlotte does hereby authorize the CEO or its designee to approve a change order for \$83,520 to Professional Police and Security Services for additional summer security coverage at (2) large family sites [Southside and Dillehay] and (6) scattered family sites [Cedar Knoll, Claremont, Gladedale, Leafcrest, Tall Oaks and Victoria Square].

RECORDING OFFICER'S CERTIFICATION

I, A. Fulton Meachem, Jr., the duly appointed Secretary of the Housing Authority of the City of Charlotte, North Carolina, do hereby certify that this resolution was properly adopted at a regular meeting held May 21, 2013.

(SEAL)

BY: _____

A. Fulton Meachem, Jr.
Secretary

COMMUNITY WALK AND TALK SUMMER INITIATIVE

SUMMARY OF SCOPE:

The Community Walk and Talk Summer Initiative will provide additional coverage of safety and patrol for residents during peak hours at the family and scattered sites. This initiative will allow residents and security officers to continue to develop relationships that will have a positive impact on the quality of life for the community. Resident Safety is requesting additional hours of service be added by a change order for summer months coverage to the current contract with Professional Police and Security. The Initiative will begin the week of June 16, 2013 – September 14, 2013.

Site of Contract:	Term of Contract	Proposed Days	Proposed Shift Hours
(2) Large Family and (6) Scattered Sites	12 weeks	Sunday – Saturday	Flexible Time Frame

PROFESSIONAL POLICE AND SECURITY SERVICES - DUTIES AND RESPONSIBILITIES:

- Bridge effective communication relationship with residents during patrol (walking and riding)
- Conduct field interviews on all subjects loitering in common areas of the community
- Assist CMPD with responding to incidents within the community
- Enforce lease violations, CHA Ban Policy and curfew violations
- Monitor parking lots to prevent motor vehicle theft and larceny
- Monitor parking lots for abandon and unauthorized vehicles
- All Officers will go through an orientation on CHA Lease Violations and Ban Policy

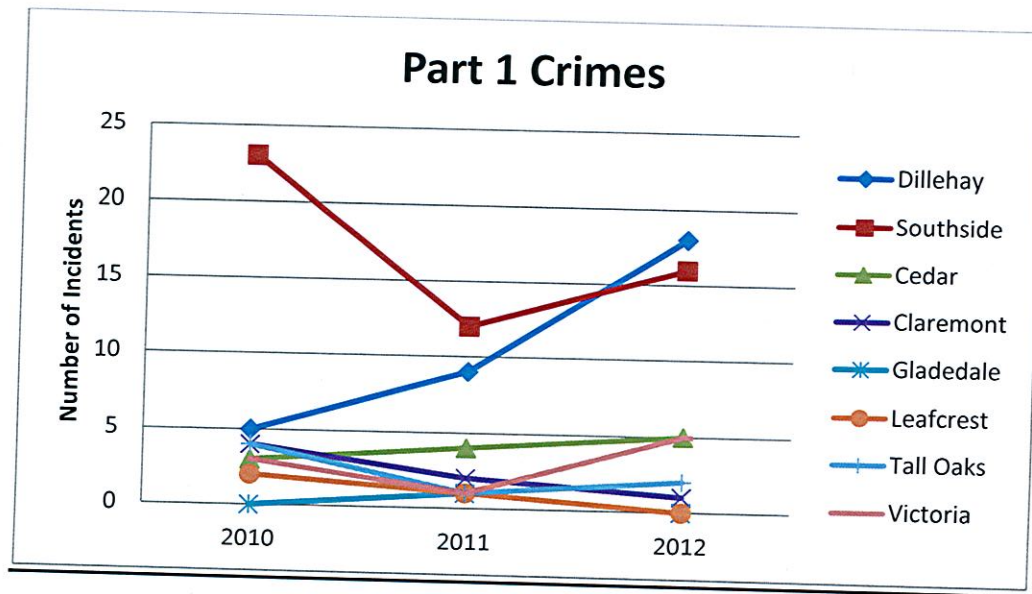
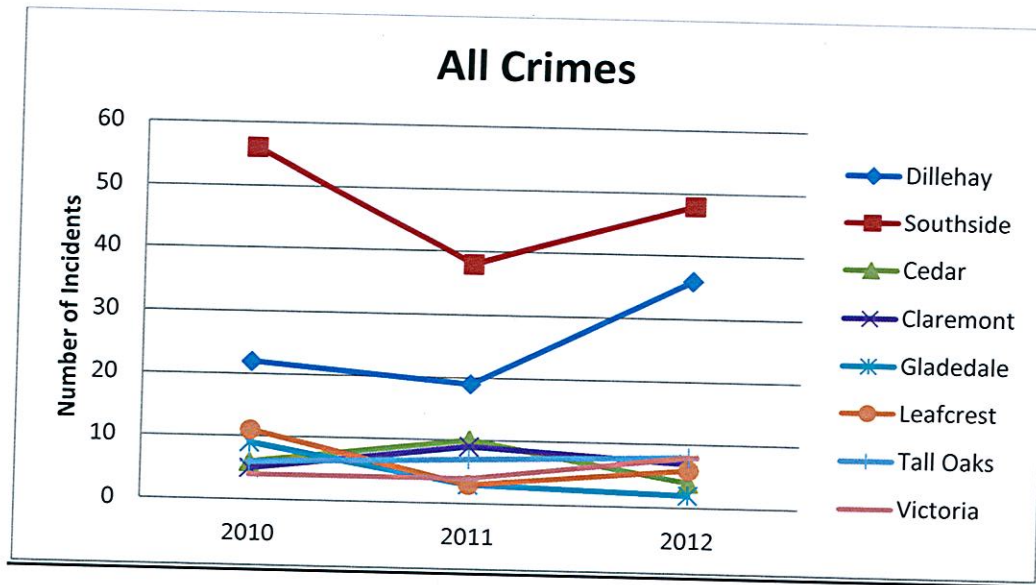
PROPOSED BUDGET:

# of Private Security Officers	# of Hours	Hourly Rate	Wkly Cost	# of Wks	Site Cost	Budget Cost
Scattered Sites (1)	40 per week	\$17.40	\$696.00	12	\$8,352.00 (x6)	\$50,112.00
Large Family Sites (2)	80 per week	\$17.40	\$1,392.00	12	\$16,704.00 (x2)	\$33,408.00
					Total Cost	\$83,520.00

COLLECTION OF REPORTS/COMMUNICATION EFFORTS:

- Resident Safety and Professional Police and Security Services will conduct bi-weekly meetings for:
 - a) Reviewing of crime statistics and incident types;
 - b) Monitoring the number of arrests for trespassing (banned individuals);
 - c) Turning in (by security officers) Activity Log Sheets weekly for review; and
 - d) Reviewing the impact of the Community Walk and Talk Summer Initiative.

CRIME TRENDS SUMMER 2010 – 2012 (JUNE-SEPTEMBER)



***HORIZON
DEVELOPMENT
PROPERTIES,
INC.***

**Horizon Development Properties, Inc.
Board of Directors
AGENDA**

*Charlotte Housing Authority
400 East Boulevard
Charlotte, NC 28203*

April 16, 2013

Directly After CHA Board Meeting – Meeting Convenes:

Regular Meeting Agenda:

1. Review and Approval of the Agenda
2. Consideration to Approve the Minutes for:
 - Regular HDP, Inc. Board meeting held on *April 16, 2013 (p. 88)*
3. **Consent Agenda Action Items: (p.89 – 98)**
 - A. Hall House Pre-Development Budget Adoption
Horizon Development Properties, Inc. (HDP)
 - B. Horizon Development Properties, Inc. Collection Loss Report for the
Quarter Ended 03/31/13
 - C. Mill Pond Charlotte, LLC Collection Loss Report for the Quarter
Ended 03/31/13

**MINUTES OF THE HORIZON DEVELOPMENT PROPERTIES, INC.
BOARD OF DIRECTORS MEETING HELD ON
APRIL 16, 2013**

Regular Meeting

Chairperson Sumter called the meeting to order.

Review and Approval of the Agenda:

Vice-Chairperson Gordon motioned to approve the agenda as submitted.

Motion was seconded by: Commissioner Crown
Outcome: Passed unanimously

Consideration to approve the minutes for :

- Regular Board meeting held *March 19, 2013*

Action:

Motion was made to approve by: Vice-Chairperson Gordon
Motion was seconded by: Commissioner Crown
Outcome: Passed unanimously

Consent Agenda Action Items:

3.A Budget Amendment: Horizon Development Properties, Inc. Administration Program Budget

3.B Budget Amendment: Horizon Development Properties, Inc. Field Operation Program Budget

Action:

Motion was made by: Commissioner Crown
Motion was seconded by: Vice-Chairperson Gordon
Outcome: Passed unanimously

Vice-Chairperson Gordon motioned to adjourn the Horizon Development Properties, Inc. meeting and reconvene the Charlotte Housing Authority's meeting for the purposes of entering into Executive Session.

Minutes respectfully prepared by: Barbara G. Porter
Executive Assistant to the CEO

**3.A Hall House Pre-Development Budget Adoption
Horizon Development Properties, Inc. (HDP)**

- Action:**
- A. Authorize CEO to Enter into, Execute and Deliver All Documents Necessary for the Financing, Development and Operation of Hall House;**
 - B. Approve the Pre-Development Budget up to \$487,669 for the Rehabilitation of Hall House.**
 - C. Accept a Grant from CHA up to \$487,669 for Affordable Housing Activities Including but not Limited to Hall House.**

Staff Resource: Twyla Taylor, Jeff Meadows, Heather Franklin

Strategic Business: Real Estate, Finance and Administration

Strategic Goal: Maximize Economic, Social, and Physical Value of Real Estate;
Ensure the Authority’s Long-Term Financial Viability

Background/Policy Framework:

In August 2012, staff presented the future use of Hall House to the Board and received authorization to move forward with the planning process for the recommended option. The Board also authorized staff to procure the services of a Developer Partner which was subsequently approved in November 2012. The Community Builders, Inc. (TCB) was selected and staff is in the process of developing and executing the Master Development Agreement. During the interim, TCB and HDP prepared and submitted a Preliminary Tax Credit Application to the North Carolina Housing Finance Agency and a Housing Trust Fund Application to the City of Charlotte to obtain funding for the renovation of this historic property. In April 2013, the City Council awarded a commitment of \$1M in Housing Trust Funds.

Explanation:

TCB and HDP are currently preparing a final application for submission to the NCHFA by the May 17, 2013 deadline. This agenda item involves requests for authorization to enter into, execute and deliver all documents necessary for the financing, development and operation of Hall House, approval of the pre-development budget and acceptance of a grant from CHA for affordable housing purposes including but not limited to Hall House. The proposed mixed-income project consists of 171 residential units comprised of 82 Section 9 units; 69 tax credit units serving 60% AMI and below and 20 market rate units. Plans also include a proposal for 10,000+/- sf of commercial/mixed-use space as well as resident amenities including a multi-purpose room, fitness center and movie room.

Projected Sources

Housing Trust Funds	\$ 1,000,000
CHA Sellers Note	\$ 6,030,000
Federal Tax Credit Equity	\$ 7,678,185
Federal Historic Tax Credits	\$ 2,726,081
State Historic Tax Credits	\$ 1,286,016
State Tax Credit Loan	\$ 1,792,618
General Partner Contribution	\$ 100
Total Sources	\$20,513,000

Projected Uses

Construction	\$10,910,059
Acquisition	\$ 6,030,000
Soft Costs	\$ 3,572,941
Total Uses	\$20,513,000

In pursuit of this project, staff is requesting to spend up to \$487,669 which represents 70% of the total pre-development cost of \$696,671. The remaining 30% (\$209,001) will be covered by TCB, Inc. In light of the anticipated NCHFA awards announcement in August 2013, the expenditures will be split into two categories; Pre Award and Post Award as indicated in the table below:

	CHA (70%)	TCB (30%)	Total
Pre-Award	\$ 98,545	\$ 42,233	\$140,778
Post Award	\$389,125	\$166,768	\$555,893
Total	\$487,669	\$209,001	\$696,671

The Pre Award expenditures are at risk if the project is not awarded tax credits. However, the Post Award funds will not be expended if credits are not received. If the project is awarded tax credits the Post Award expenditures are only at risk if the project does not close. Should TCB and HDP be successful in receiving the requested federal, state and historic tax credits, as well as Housing Trust Funds, the pre-development funds will be repaid to HDP at closing to be used for affordable housing activities including but not limited to Hall House.

Exhibit A shows revenue of \$487,669 in MTW funds and the corresponding expenditure is in Capitalized Items in the amount of \$487,669 .

Also, as a part of this amendment, the CEO or his/her designee may transfer funds as provided below. All such transfers must be consistent with state or federal laws and local board policies. The CEO or his/her designee must report any such transfers at the regular board at which the budget to actual results are discussed and transfers between functions must be entered in the minutes of that meeting.

1. The CEO or his/her designee may transfer between sub-functions and objects of expenditure within a function.

2. The CEO or his/her designee may transfer amounts not to exceed \$100,000 between functions.
3. The CEO or his/her designee may not transfer amounts between programs or increase the total amount of a program.

Committee Discussion:

This item will be discussed at the May 9, 2013 Real Estate Committee Meeting. This item was unanimously approved for the Horizon Development Properties, Inc. May 21, 2013 Board meeting consent agenda.

Funding:

MTW Funds

Attachments:

Resolution

Hall House Predevelopment Budget

RECORDING OFFICER'S CERTIFICATION

I, Barbara Porter, the duly appointed Secretary of Horizon Development Properties, Inc., do hereby certify that the above item was properly adopted at a regular meeting held May 21, 2013.

BY: _____
Barbara Porter, Secretary

RESOLUTION

AUTHORIZE CEO TO ENTER INTO, EXECUTE AND DELIVER ALL DOCUMENTS NECESSARY FOR THE FINANCING, DEVELOPMENT AND OPERATION OF HALL HOUSE; APPROVE THE PRE-DEVELOPMENT BUDGET UP TO \$487,669 FOR THE REHABILITATION OF HALL HOUSE; AND ACCEPT A GRANT FROM CHA UP TO \$487,669 FOR AFFORDABLE HOUSING ACTIVITIES INCLUDING BUT NOT LIMITED TO HALL HOUSE.

WHEREAS, in August 2012, staff presented the future use of Hall House to the Board which identified several options and received authorization to move forward with the planning process for the revitalization of Hall House;

WHEREAS, the Board also authorized staff to procure the services of a Developer Partner which was subsequently approved in November 2012;

WHEREAS, The Community Builders, Inc. (TCB) was selected and staff is in the process of developing and executing the Master Development Agreement;

WHEREAS, TCB and Horizon Development Properties prepared and submitted a Preliminary Tax Credit Application to the North Carolina Housing Finance Agency and a Housing Trust Fund Application to the City of Charlotte to obtain funding for the renovation of this historic property;

WHEREAS, the CEO has authorization to enter into, execute and deliver all documents necessary for the financing, development and operation of Hall House;

WHEREAS, in pursuit of this project staff is also requesting to spend up to \$487,669 which represents 70% of the total pre-development cost of \$696,671. The remaining 30% (\$209,001) will be covered by TCB, Inc.;

WHEREAS, the CEO has authorization to accept a grant from CHA up to \$487,669 for affordable housing activities including but not limited to Hall House.

WHEREAS, the CEO or his/her designee may transfer funds consistent with state or federal laws and local board policies;

WHEREAS, the CEO or his/her designee may transfer between sub-functions and objects of expenditure within a function;

WHEREAS, the CEO or his/her designee may transfer amounts not to exceed \$100,000 between functions; and

WHEREAS, the CEO or his/her designee may not transfer amounts between programs or increase the total amount of a program.

NOW THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Horizon Development Properties, Inc. that:

The Chief Executive Officer is hereby authorized to enter into, execute and deliver all documents necessary for the financing, development and operation of the Project, to approve the Hall House Pre-Development Budget in an amount up to \$487,669 for the Rehabilitation of Hall House and to accept the grant from CHA up to \$487.669 for affordable housing activities including but not limited to Hall House.

RECORDING OFFICER'S CERTIFICATION

I, Barbara Porter, the duly appointed Secretary of Horizon Development Properties, Inc., do hereby certify that the above item was properly adopted at a regular meeting held May 21, 2013.

BY: _____
Barbara Porter, Secretary

3.B Horizon Development Properties, Inc. Collection Loss Report for the Quarter Ended 03/31/13

Action: Approve the write-off of \$20,253.61 in accounts receivable due to collection losses for tenants vacated through 12/31/12.

Staff Resource: Heather Franklin

Strategic Business: Finance Administration

Strategic Goal: Ensure the Authority’s long-term financial viability

Background/Policy Framework:

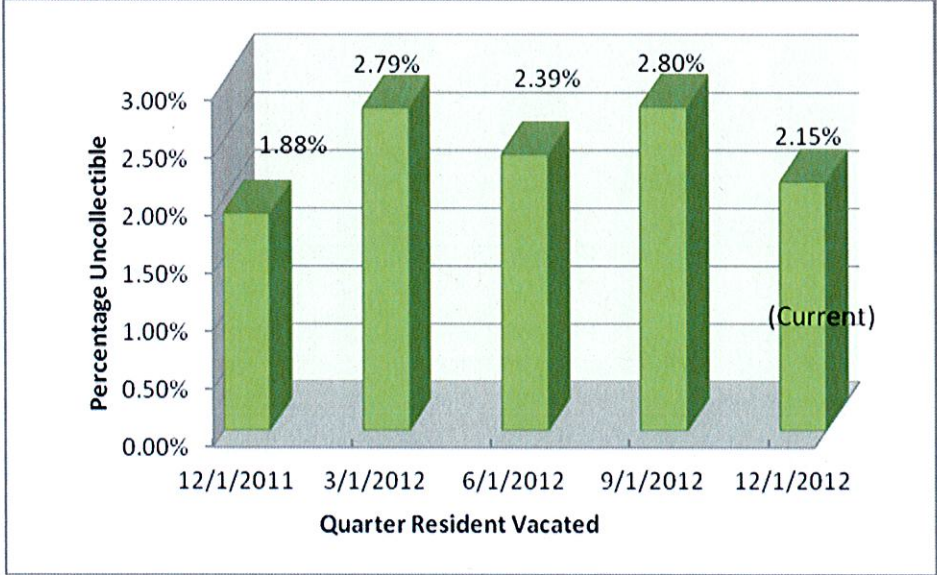
According to Generally Accepted Accounting Principles, organizations must periodically review outstanding receivables. Any receivables found uncollectible must be written off. Quarterly, the tenant accounts receivables for residents who have vacated during the previous quarter are assessed, and written off in accordance with Horizon policy.

Explanation:

The receivables outstanding for all Horizon Development properties as of March 31, 2013 from tenants who vacated during the quarter ending December 31, 2012 have been reviewed. The amount proposed for write-off is \$20,253.61, which represents 2.89% of total charges for the respective properties for the quarter then ended.

Following is a graphical depiction of the write-off percentages for CHA, Horizon Development Properties and Mill Pond Charlotte combined. All quarters in the graph compare to Total Charges. The total combined percentage write-off for March 31, 2013 is 2.15%.

Total Percentage Write-off for all Vacated Residents



Committee Discussion:

This item was discussed and unanimously approved at the Finance & Audit Committee meeting on May 9, 2013 for the Horizon Development Properties, Inc. May 21, 2013 Board meeting consent agenda.

Funding:

Horizon Development

Attachment:

Collection Loss Report, 03/31/13

RECORDING OFFICER'S CERTIFICATION

I, Barbara Porter, the duly appointed Secretary of Horizon Development Properties, Inc., do hereby certify that the above item was properly adopted at a regular meeting held May 21, 2013.

BY: _____
Barbara Porter, Secretary

3.C Mill Pond Charlotte, LLC Collection Loss Report for the Quarter Ended 03/31/13

Action: Approve the write-off of \$8,079.56 in accounts receivable due to collection losses for tenants vacated through 12/31/12.

Staff Resource: Heather Franklin

Strategic Business: Finance Administration

Strategic Goal: Ensure the Authority’s long-term financial viability

Background/Policy Framework:

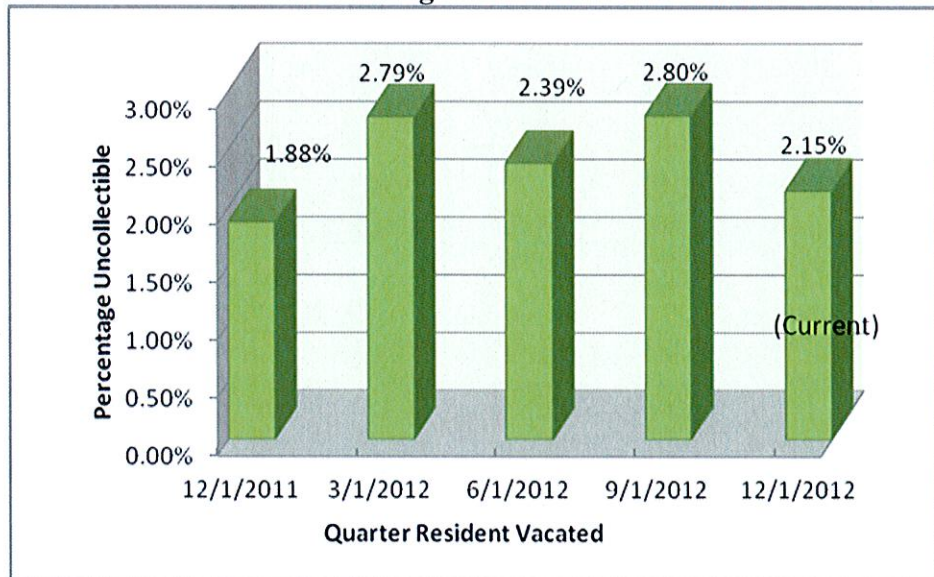
According to Generally Accepted Accounting Principles, organizations must periodically review outstanding receivables. Any receivables found uncollectible must be written off. Quarterly, the tenant accounts receivables for residents who have vacated during the previous quarter are assessed, and written off in accordance with Mill Pond Charlotte, LLC policy.

Explanation:

The receivables outstanding for Mill Pond Charlotte, LLC property as of March 31, 2013 from tenants who vacated during the quarter ending December 31, 2012 have been reviewed. The amount proposed for write-off is \$8,079.56, which represents 2.92% of total charges for the respective properties for the quarter then ended.

Following is a graphical depiction of the write-off percentages for CHA, Horizon Development Properties and Mill Pond Charlotte combined. All quarters in the graph compare to Total Charges. The total combined percentage write-off for March 31, 2013 is 2.15%.

Total Percentage Write-off for all Vacated Residents



Committee Discussion:

This item was discussed and unanimously approved at the Finance & Audit Committee meeting held on May 9, 2013 for the Horizon Development Properties, Inc. May 21, 2013 Board meeting consent agenda.

Funding:

Mill Pond Charlotte, LLC

Attachment:

Collection Loss Report, 03/31/13

RECORDING OFFICER'S CERTIFICATION

I, Barbara Porter, the duly appointed Secretary of Mill Pond Charlotte, LLC, do hereby certify that the above item was properly adopted at a regular meeting held May 21, 2013.

BY: _____
Barbara Porter, Secretary

Exhibit A

REVENUE:	Hall House Pre-Development Budget
MTW Funds	487,669
TOTAL REVENUE:	487,669
EXPENDITURES:	
Capitalized Items	487,669
Total Operating Expenditures	487,669
TOTAL EXPENDITURES	487,669