

Boards of Commissioners Update

September 2015



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FRESNO HOUSING

Boards of Commissioners Update – September 2015

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TO: Boards of Commissioners **DATE:** 09/16/2015
Fresno Housing Authority
FROM: Preston Prince
CEO/Executive Director 
AUTHOR Juan Lopez
Sr Housing Analyst
RE: August 2015 Update on Leasing and Housing Assistance
Payments (HAP) Pacing for the Housing Choice Voucher
(HCV) Program

Executive Summary

The U.S. Department of Housing and Urban Development (HUD) has used historical data as a benchmark to determine future funding, and this method will continue for Calendar Year (CY) 2015. HUD has set 2015 HAP proration levels at 101.2% of 2014 HAP expenses. This level of proration will allow us to continue leasing activities at the same level as in 2014. The current Administrative Fee revenue proration is 79%.

As in the past, we will continue to diligently monitor our HAP and voucher utilization rates.

City HCV

HAP expenditures for the month of August totaled \$3,615,914. The Per Unit Cost (PUC) increased from \$516 at July to \$523 for the month of August. HAP expenditures for the year are projected at \$44.29 million, resulting in 97.8% utilization of HAP funding, and an expected year-end balance of \$2.49 million in HAP reserves.

The overall projected voucher utilization for CY 2015 is 99%, ending the month of December at 99.4%.

County HCV

HAP expenditures for the month of August totaled \$3,049,906. The PUC for August increased to \$519 from \$516 in July. HAP expenditures for the year are projected at \$34.95 million, resulting in 99.6% utilization of HAP funding, and an expected year-end balance of \$1.53 million in HAP reserves.

The overall projected voucher utilization for CY 2015 is 99.8%, ending the month of December at 92.1%.

Recommendation

This item is informational only. No action is necessary.

CITY HAP ANALYSIS - CALENDAR YEAR 2015

HAP	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	CY 2015 Total
Total HAP Revenue (101.2%)	3,772,347	3,847,848	3,847,848	3,741,556	3,858,194	3,892,479	3,614,360	3,805,233	3,805,233	3,701,144	3,701,144	3,701,142	45,288,528
HAP Expenses	3,731,670	3,800,170	3,739,637	3,755,600	3,722,948	3,700,875	3,658,571	3,615,914	3,592,919	3,611,733	3,656,677	3,701,621	44,288,336
Net HAP	40,677	47,678	108,211	(14,044)	135,246	191,604	(44,211)	189,319	212,314	89,411	44,467	(479)	1,000,192
Items Impacting NRA*	259	362	366	745	4,815	150	975	975	975	975	975	975	12,547
PHA-Held Reserve Balance	\$89,071	\$137,111	\$217,154	\$232,389	\$372,450	\$564,204	\$520,968	\$711,262	\$924,550	\$1,014,936	\$1,060,378	\$1,060,874	\$1,060,874
Items Impacting HUD Reserve	\$0	\$0	\$0	\$0	\$0	-\$311,198	\$0	\$0	\$254,445	\$0	\$0	-\$373,050	-\$429,803
HUD-Held Reserve Balance	\$1,858,863	\$1,858,863	\$1,858,863	\$1,858,863	\$1,858,863	\$1,547,665	\$1,547,665	\$1,547,665	\$1,802,110	\$1,802,110	\$1,802,110	\$1,429,060	\$1,429,060
Total HAP Reserve Balance	\$1,947,934	\$1,995,974	\$2,076,017	\$2,091,252	\$2,231,313	\$2,111,869	\$2,068,633	\$2,258,927	\$2,726,660	\$2,817,046	\$2,862,488	\$2,489,934	\$2,489,934
Monthly Utilization	98.92%	98.76%	97.19%	100.38%	96.49%	95.08%	101.22%	95.02%	94.42%	97.58%	98.80%	100.01%	
YTD Utilization	98.92%	98.84%	98.29%	98.80%	98.33%	97.78%	98.25%	97.85%	97.46%	97.48%	97.59%	97.79%	97.79%

VOUCHER UTILIZATION													
Baseline	7,081	7,081	7,081	7,081	7,081	7,081	7,128	7,128	7,128	7,128	7,128	7,128	85,254
Total Unit Months Leased	7,073	7,213	7,134	6,979	7,084	7,042	7,090	6,919	6,875	6,911	6,997	7,083	84,400
Variance	(8)	132	53	(102)	3	(39)	(38)	(209)	(253)	(217)	(131)	(45)	(854)
YTD Baseline	7,081	14,162	21,243	28,324	35,405	42,486	49,614	56,742	63,870	70,998	78,126	85,254	85,254
YTD Unit Months Leased	7,073	14,286	21,420	28,399	35,483	42,525	49,615	56,534	63,409	70,320	77,317	84,400	84,400
Monthly Utilization	99.89%	101.86%	100.75%	98.56%	100.04%	99.45%	99.47%	97.07%	96.45%	96.96%	98.16%	99.37%	
YTD Utilization	99.89%	100.88%	100.83%	100.26%	100.22%	100.09%	100.00%	99.63%	99.28%	99.05%	98.96%	99.00%	99.00%

ADMINISTRATIVE FEES													
Administrative Fees Earned (79%)	403,244	415,090	530,188	373,123	383,419	454,924	405,195	395,505	393,011	395,051	399,925	404,799	4,953,474
Administrative Expenses	357,841	441,736	474,004	413,889	505,360	403,883	432,785	432,785	432,785	432,785	432,785	432,785	5,193,425
Monthly Surplus/(Deficit)	45,403	(26,646)	56,184	(40,766)	(121,941)	51,041	(27,590)	(37,281)	(39,774)	(37,734)	(32,860)	(27,987)	
YTD Surplus/(Deficit)	45,403	18,757	74,941	34,175	(87,766)	(36,725)	(64,315)	(101,596)	(141,370)	(179,104)	(211,964)	(239,951)	(239,951)

AVG HOUSEHOLD INCOME													
Avg Household Inc.	10,361	10,395	10,394	10,304	10,398	10,409	10,412	10,397	10,360	10,360	10,360	10,360	10,376
Per Unit Cost	528	527	524	538	526	526	516	523	523	523	523	523	525

*Items impacting NRA include: Fraud Recoveries, FSS Escrow Forfeitures, Interest earned on HAP Reserves, and HUD - Required Reserve Utilization

COUNTY HAP ANALYSIS - CALENDAR YEAR 2015

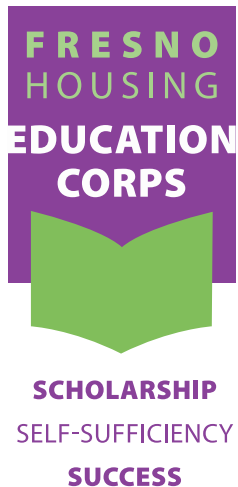
HAP	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	CY 2015 Total
Total HAP Revenue (101.2%)	2,811,731	2,821,292	2,821,292	2,911,256	2,963,606	3,122,334	3,094,197	2,955,212	2,955,212	2,878,291	2,878,291	2,878,292	35,091,006
HAP Expenses	2,722,744	2,883,837	2,978,098	2,965,189	2,986,952	2,995,645	3,082,513	3,049,906	2,953,380	2,856,854	2,773,302	2,702,724	34,951,145
Net HAP	88,987	(62,545)	(156,806)	(53,933)	(23,346)	126,689	11,684	(94,694)	1,832	21,437	104,989	175,568	139,861
Items Impacting NRA*	618	230	3,754	80	-	-	-	-	-	-	-	-	4,682
PHA-Held Reserve Balance	\$305,513	\$243,198	\$90,146	\$36,293	\$12,947	\$139,636	\$151,320	\$56,626	\$58,458	\$79,895	\$184,883	\$360,451	\$360,451
Items Impacting HUD Reserve	\$0	\$0	\$219,618	\$0	\$0	-\$270,877	\$0	\$0	\$166,503	\$0	\$0	-\$239,900	-\$124,656
HUD-Held Reserve Balance	\$1,292,541	\$1,292,541	\$1,512,159	\$1,512,159	\$1,512,159	\$1,241,282	\$1,241,282	\$1,241,282	\$1,407,785	\$1,407,785	\$1,407,785	\$1,167,885	\$1,167,885
Total HAP Reserve Balance	\$1,598,054	\$1,535,739	\$1,602,305	\$1,548,452	\$1,525,106	\$1,380,918	\$1,392,602	\$1,297,908	\$1,466,243	\$1,487,680	\$1,592,668	\$1,528,336	\$1,528,336
Monthly Utilization	96.84%	102.22%	105.56%	101.85%	100.79%	95.94%	99.62%	103.20%	99.94%	99.26%	96.35%	93.90%	
YTD Utilization	96.84%	99.53%	101.54%	101.62%	101.45%	100.46%	100.34%	100.70%	100.61%	100.48%	100.11%	99.60%	99.60%

VOUCHER UTILIZATION													
Baseline	5,652	5,652	5,652	5,652	5,652	5,652	5,652	5,652	5,652	5,652	5,652	5,652	67,824
Total Unit Months Leased	5,335	5,593	5,709	5,794	5,796	5,843	5,978	5,877	5,691	5,505	5,344	5,208	67,673
Variance	(317)	(59)	57	142	144	191	326	225	39	(147)	(308)	(444)	(151)
YTD Baseline	5,652	11,304	16,956	22,608	28,260	33,912	39,564	45,216	50,868	56,520	62,172	67,824	67,824
YTD Unit Months Leased	5,335	10,928	16,637	22,431	28,227	34,070	40,048	45,925	51,616	57,121	62,465	67,673	67,673
Monthly Utilization	94.39%	98.96%	101.01%	102.51%	102.55%	103.38%	105.77%	103.98%	100.69%	97.40%	94.55%	92.14%	
YTD Utilization	94.39%	96.67%	98.12%	99.22%	99.88%	100.47%	101.22%	101.57%	101.47%	101.06%	100.47%	99.78%	99.78%

ADMINISTRATIVE FEES													
Administrative Fees Earned (79%)	303,553	320,652	373,294	308,263	308,316	390,250	341,203	335,480	324,939	314,398	305,274	297,567	3,923,190
Administrative Expenses	250,229	309,050	328,662	297,871	359,728	293,950	317,852	308,192	308,192	308,192	308,192	308,192	3,698,301
Monthly Surplus/(Deficit)	53,324	11,602	44,632	10,392	(51,412)	96,300	23,351	27,288	16,747	6,207	(2,917)	(10,624)	
YTD Surplus/(Deficit)	53,324	64,926	109,558	119,950	68,538	164,838	188,189	215,477	232,224	238,431	235,513	224,889	224,889

AVG HOUSEHOLD INCOME													
Avg Household Inc.	10,259	10,277	10,298	10,271	10,195	10,200	10,174	10,204	10,149	10,149	10,149	10,149	10,206
Per Unit Cost	510	516	522	512	515	513	516	519	519	519	519	519	516

*Items impacting NRA include: Fraud Recoveries, FSS Escrow Forfeitures, Interest earned on HAP Reserves, and HUD - Required Reserve Utilization



BOARD MEMO

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TO:	Boards of Commissioners Fresno Housing Authority	DATE:	9/16/15
		AUTHOR:	AJ Johnston
FROM:	AJ Johnston, Director		
SUBJECT:	Fresno Housing Education Corps update		

Executive Summary

During the June 2015 board meeting an update on FHEC was presented. Two requests were made during the meeting: a list of 2015 applied grants, and copies of marketing material. Please see the attached documents. Please direct any questions to AJ Johnston aj-johnston@fresnohousing.org



Esquivel Family:

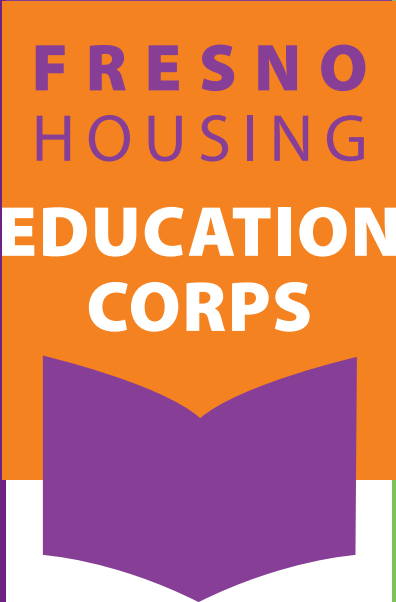
Angelica Bahena, Juan Esquivel, and their four children are building a future around scholastic achievement.

The eldest son, 18-year-old Juan Jr., graduated high school in May, with a 3.8 GPA and multiple honors, including the Ronald Reagan Presidential Leadership Award, President Obama’s Volunteer Service Award, and three scholarships. Juan’s younger brother Alejandro attends Fort Miller Middle School, and is completing advanced level math. He also finds time to translate for monolingual participants at community meetings and to keep up with his baseball team. Sisters Virginia and Sheyla are 9 and 4 years old respectively. Virginia is currently in the third grade at Edison Bethune Charter School and plays the violin, while Sheyla is participating in the First 5 program at Steven Gordon Preschool.

Angelica is active in parent clubs and consistently tutors her children at home. Juan attends ESL classes at Clovis Adult School while working as a welding contractor. He was recently nominated for president of the ILAC program.

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Our Partners

- Caruthers Unified School District
- Central Unified School District
- Clovis Unified School District
- Coalinga-Huron Unified School District
- Firebaugh-Las Deltas Unified School District
- Fowler Unified School District
- Fresno Unified School District
- Kerman Unified School District
- Kings Canyon Unified School District
- Kingsburg Unified School District
- Laton Joint Unified School District
- Mendota Unified School District
- Parlier Unified School District
- Riverdale Unified School District
- Sanger Unified School District
- Selma Unified School District

**FRESNO
HOUSING
EDUCATION
CORPS**



Empowering Fresno families
to achieve self-sufficiency
through education





Education is the core of economic growth.

Fresno Housing Education Corps empowers Fresno Housing Authority families to achieve long-term self-sufficiency through education. We collaborate with local school districts to fill the gaps and extend education beyond the classroom by creating a safe, consistent, and unintimidating environment to make it easy for families to accomplish the personal, educational, and economic goals.

The Ed Corps is not just another nonprofit, we are laser-focused on education for those with the biggest need in our community. We are agile, entrepreneurial, and operate like a business using data-driven decision making to ensure the highest return on investment.

Our Focus

- Teaching participants the value of education while partnering with local institutions to increase student and parent success
- Providing grants to outstanding student participants to assist them in pursuing college degrees
- Monitoring and tracking student achievement
- Providing preschool/ transitional kindergarten opportunities
- Providing reading programs to help students get on track
- Providing education and training for parents to become involved in their students education

Educational advancement leads to wage progression and career growth for Fresno Housing families, in addition to increasing income for basic living expenses, new and increased earnings enable participants to dedicate more income to education, training and savings. Equally important are the benefits of pay raises and promotions; these milestones help to boost morale, increase confidence, and encourage more aggressive goal setting for those who are on the path to economic self-reliance.

Building Bridges to a Brighter Future

Fresno Housing Education Corps empowers clients to set and achieve their own goals, offering assistance in overcoming financial barriers that might stand in their way. We seek to empower self-driven success among all of those we touch. By empowering clients to achieve their own goals, we build confidence, knowledge and critical life skills. Many become newly awakened to the bright possibilities their futures hold in the realms of career, home and family.

We create the bridge to a brighter future through one over-arching strategy: supporting education. Education doesn't just occur in the classroom; in addition to supporting K-12 and higher education, we promote and support preschool/ transitional kindergarten, 3rd grade reading, and parent engagement. We seek to inspire a culture of learning where clients can dream, set goals, and map a course using the educational tools and resources that we provide.

Partnering for Success

Our collective success relies heavily upon the role of our community partners and the private and public sector donors who support our mission. Over the past two years, there have been two areas of effort that stand out most.

Aligning Support: The Fresno Housing Authority and Fresno Housing Education Corps worked closely to adapt our program offerings to successfully meet the current needs and challenges of client families and local school districts in the face of a changing economy.

Empowering Growth in Skills and Knowledge: Fresno Housing Education Corps increased our client service and support with a stronger focus on preschool/transitional kindergarten, 3rd grade reading, and parent engagement to encourage Fresno Housing Families to engage in self-empowering growth.

Our History

The Fresno Housing Authority implemented the Family Self-Sufficiency program in 1995 to improve Fresno County communities by eliminating barriers to economic self-sufficiency at the individual and family level.

Since 2009, the program has expanded its services to include additional families in the Fresno Housing programs as a measure to serve a larger segment of the low-income population of our community.

In 2013, the Family Self-Sufficiency became the Fresno Housing Education Corp.

Where the money goes

The Fresno Housing Education Corps utilizes your corporate and individual donations to provide scholarships, monitor and track student achievement, provide preschool/transitional kindergarten opportunities, reading programs to help students get on track, education and training for parents to become involved in their students education. The successes of client families are made possible by your continued donor support.

Key Builders/Stakeholders

FAMILIES

Fresno Housing Authority provides assistance to 50,000 residents, 15,000 families, and 24,000 children.

FUNDERS

Funders make our work possible and must be included in making big decisions. Our funders include:

- Ashwood
- Baker Manock & Jensen
- Bank of the West
- Barthuli and Associates
- BennettFrost
- CitiBank
- Fresno Regional Foundation
- Fresno Unified School District
- GSF Properties
- Human Capital Initiative
- Placer Tile
- Quiring
- TSF Investments
- US Bank
- Wells Fargo
- Winn Residential

PARTNERS

We are partnering with existing educational programs as well as the school districts that our students attend. Our partners include:

- First 5 Fresno County
- Reading and Beyond
- Caruthers Unified School District
- Central Unified School District
- Coalinga-Huron Unified School District
- Firebaugh-Las Deltas Unified School District
- Fowler Unified School District
- Fresno Unified School District
- Kerman Unified School District
- Kings Canyon Unified School District
- Kingsburg Unified School District
- Laton Joint Unified School District
- Mendota Unified School District
- Parlier Unified School District
- Riverdale Unified School District
- Sanger Unified School District
- Selma Unified School District

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Director
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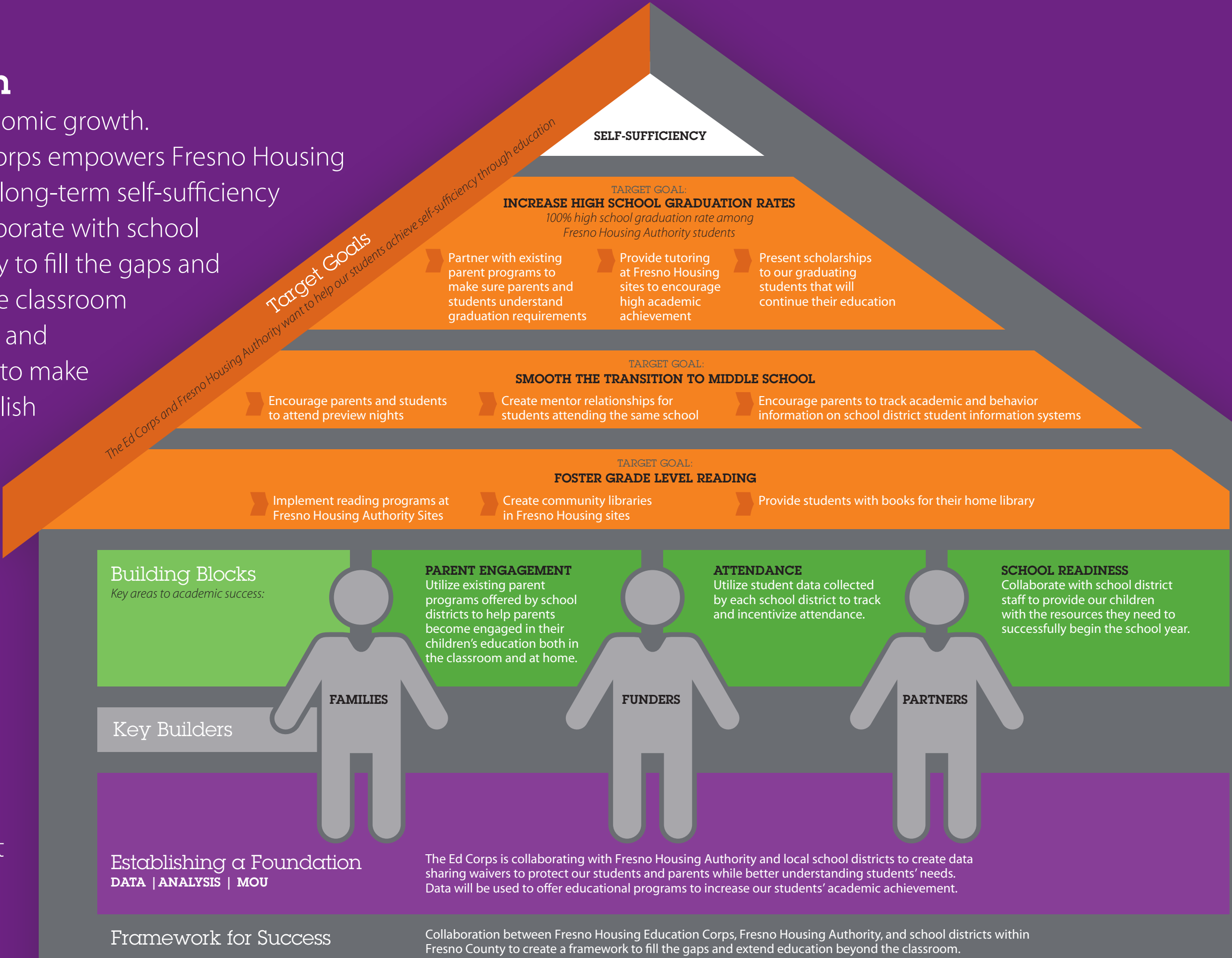
Action Plan for Success



Focus on Education

Education is the core of economic growth. Fresno Housing Education Corps empowers Fresno Housing Authority families to achieve long-term self-sufficiency through education. We collaborate with school districts within Fresno County to fill the gaps and extend education beyond the classroom by creating a safe, consistent, and unintimidating environment to make it easy for families to accomplish the personal, educational, and economic goals.

The Ed Corps is not just another nonprofit, we are laser-focused on education for those with the biggest need in our community. We are agile, entrepreneurial, and operate like a business using data-driven decision making to ensure the highest return on investment.





Possible Grant Funding

• FHL	\$20,000
• Bank of the West	\$10,000
• BBVA	\$ 5,000
• Wells Fargo	\$10,000*
• Bank of America	\$ 8,000
• Fansler Foundation	\$20,000
• Packard Foundation	\$50,000