

July 15, 2022

COMMISSIONERS: Richard Laferte, Chair Awa Conteh, Vice Chair
Paul Chaiken Christal Curtis
Leah Gulliver Katelyn Michaud
Sarah Loyd

Notice is hereby given that a Regular Meeting of the Board of Commissioners of the Housing Authority City of Bangor will be held on **Wednesday, July 20th at 12:00 PM** at 161 Davis Road in the Board Room.

The purpose of this meeting is to discuss the following:

1. Welcome and Approval of Minutes
2. Management Report
3. Financial Report
4. Old Business
 - a. Executive Session - 1 M.R.S. sec. 405 6 (A) – Personnel Matter (Evaluation)
 - b. Davis Road Senior Housing
 - c. Boys & Girls Club update
5. New Business
6. Open Forum
7. Adjourn

June 22nd, 2022

REGULAR MEETING,

Present: Commissioner Laferte, Commissioner Chaiken, Executive Director, Mike Myatt, Bookkeeper, Lisa Curtis.

By Remote: Commissioner Loyd, Commissioner Conteh, General Counsel, Joseph Bethony, Property Management Assistant, Alexis Dunham and Administration Manager, Angie McCluskey.

Absent: Commissioner Curtis, Commissioner Gulliver, Commissioner Michaud

1. Welcome - Commissioner Laferte welcomed everyone to the meeting.

2. Review of Minutes- Commissioner Chaiken moved to approve minutes. Commissioner Loyd seconded the motion. Vote by roll call: Commissioner. Laferte, yes. Commissioner. Chaiken, yes. Commissioner. Conteh, yes. Commissioner Loyd, yes. Absent from the vote: Commissioner. Curtis, Commissioner. Gulliver, Commissioner. Michaud.

3. Management report – Executive Director, Mike Myatt

Mike opened the meeting sharing information about a new HUD initiative program called Moving to Work. The program allows housing authorities flexibility of funding; be able to allocate resources as needed. The program would also help us converting to RAD with the flexibility of funds. Moving to Work will also allow us to have flexibility in programmatic rules to meet the needs of our residents. HUD is now accepting applications for this program. There are 11 slots and selections are done via a lottery. Will present this program to Resident Council in July.

June 30th is our Annual Block Party at the splash pad.

Occupancy is still high.

4. Committee Reports-

a. Finance Committee/Finance Report– Lisa Curtis, Bookkeeper (Director of Finance, Eric Macdonald was absent) - Finance community met and went over financials last week. Finance department has decided to go with Avid Exchange in efforts to go paperless. Avid Exchange will scan all invoices into the software and Lisa will be notified that there has been something uploaded for review. If there is need for other approval, the invoice will be sent to that person as well. Once approved, Lisa will authorize payment. Avid Exchange can also be linked to our property management software. Using Avid Exchange will allow the finance department to focus more on working with BDO. Go live date for Avid Exchange should be mid-July.

COCC has paid off 17 of our auto loan payments. We currently only have one car that needs to be paid off and we have 3 cars we are leasing. We now only have 3 auto payments.

5. Department Head Updates -

a. Housing Choice Voucher Program – Lisa mentioned that we are currently working getting the 120% fair market value rent approval. Mike included that we need to do this in order to be more appealing to landlords and beneficial, for our participants and our utilization.

5. Old Business- Davis Rd project has a financial budget that works and Maine Housing will be reviewing it with their finance committee. There are some hurdles with Ever North and tax attorneys regarding the debt on the property. Bowman Construction would like to be breaking ground soon.

Commissioner Gulliver has attended 2 meetings on the board of the Boys and Girls Club of Bangor.

6. New Business-

7. Open Forum- Look into hosting a local commissioners training conference

8. Executive Session called.

Michael W. Myatt, Secretary

Executive Director's Report – June 2022

Public Housing

<u>Project Name</u>	<u>Current Occupancy</u>	<u>Year to Date Occupancy</u>
Capehart	98%	98%
Griffin Park	98%	97%
Birch Circle	100%	100%
Nason Park	100%	97%

Managed Properties (BHDC Owned)

<u>Project Name</u>	<u>Current Occupancy</u>	<u>Year to Date Occupancy</u>
Autumn Park	98%	96%
Crestwood	100%	99%
Greenfield	97%	99%
The Lofts	92%	99%
Griffin Square	100%	92%
Ohio Street	100%	100%

- Moving to Work:** Enclosed in the packet is our application for this HUD pilot program. We will need to come back together on the 27th in a special board meeting to approve our application for submission. At our meeting I will call for a special meeting. Our bylaws require a second which I hope to get when we meet. In addition, we had a great tenant meeting earlier this week and they were excited about it. Please check it out and we will discuss when we meet.
- HUD Shortfall funds:** We were deemed eligible again for additional shortfall operating subsidy from HUD. Last year we qualified for, and received, an allocation of approximately \$350,000. I submitted our request for additional funds this week and a second allocation would be amazing.

Bangor Housing Moving to Work Demonstration Plan and Application

Part 1 – Moving to Work Plan and Asset Building Activities

A. Moving to Work Plan

1. Vision for Bangor Housing’s Moving to Work Program

Vision

The Bangor (Maine) Housing Authority (Bangor Housing) provides housing opportunities for low to moderate income households by operating 567 public housing and 174 other affordable and market rate apartments in 7 developments throughout Bangor, and by administering up to 449 Housing Choice Vouchers in the City of Bangor and the surrounding towns of Hermon, Glenburn, Hampden, and Veazie.

Through its provision of quality, affordable, and environmentally responsible housing, Bangor Housing’s mission is to build community for residents and neighbors in Bangor and to create the conditions for long term economic success among Bangor’s poorest families. **Ending multi-generational poverty in Bangor is Bangor Housing’s core vision for participating in the Moving to Work Demonstration Asset Building Cohort.** Expanding and enhancing Bangor Housing’s successful *Families Forward/FSS* program with its participating families and partner agencies is the key vehicle for implementing this vision. MTW makes this possible.

1. Savings from the operating efficiencies envisioned through MTW’s regulatory flexibility will be allocated principally to expanding Bangor Housing’s *Families Forward* family support staff and programmatic activities, including its enhanced implementation of the HUD Family Self Sufficiency program.
2. The specific asset building initiatives in the MTW Demonstration will add new wealth and credit building tools to better enable participating families to become economically self-sufficient.
3. Tying these strategies and tools to the HCV program, and to all future mixed income development created in strong market neighborhoods over the 20-year arc of the MTW Demonstration, Bangor Housing will expand housing choice among participating families by increasing their opportunities for success in economically diverse environments.

Families Forward/FSS is two-generation approach that supports and strengthens Bangor Housing children and parents together, as families, by promoting family stability, educational achievement, and economic independence. The program is staffed and coordinated through a partnership between Bangor Housing and the Boys & Girls Club of Bangor. The partnership provides a structure of two-generation programming, which emphasizes tailored supports and services to parents and children, both individually and together as a family unit. *Families Forward/FSS* connects parents with trained coaches who help them problem solve immediate issues, stabilize their families, and set goals for the future. Additionally, Bangor Housing has

engaged the broader Bangor community in building a strong network of support that aims to strengthen the scope and impact of our collective services.

There are six key components of our two-generation *Families Forward*/FSS approach to supporting family success: Social Capital, Early Childhood Education, Postsecondary & Employment Pathways, Economic Assets, Health & Well-being, and Social Emotional Development. For each of these components, we have several strategies that will be implemented to achieve our outcomes.

Social Capital: To get ahead in life, both adults and children need additional support and help to buffer life's challenges. *Families Forward* will intentionally build social capital for our families by creating space and opportunities for them to build informal networks and relationships with each other, through family dinners, parenting classes, BGCB programming, literacy events, and other classes and workshops.

Early Childhood Education and Social/Emotional Development: Quality early childhood experiences, whether provided by family or a formal program, increase a child's ability to succeed in Kindergarten. School readiness efforts support the development of skills, knowledge, and health, and help children develop a lifelong love of learning. This will be our second year implementing Kindergarten Bootcamp, a week-long summer program for four-year-olds preparing to enter kindergarten, that will focus on developing social skills, self-help skills, and fine and gross motor skills. Other strategies for this component include childcare assistance, family engagement events, and BGCB Programming.

Postsecondary and Employment Pathways: Postsecondary education directly corresponds to success in obtaining a job that offers family-supporting wages and is a key component in achieving stability. Parents and teens will be offered educational assistance and workforce development and/or career training through our education/workforce partners which include Goodwill, Literacy Volunteers, EMDC, and the Career Center.

Health and Well-Being: Mental health, physical health, toxic stress, and access to health care are major barriers for families living in poverty. In order to negate these obstacles, we will continue to provide on-site mental health counseling in collaboration with Sweetser, and assistance with applying for insurance and/or accessing affordable healthcare.

Economic Assets: Income helps people get by; savings helps people get ahead. (Prosperity Now) Recognizing that savings are a "building block of true prosperity," participants will be provided with the knowledge, skills, and financial tools they need to save and build assets for a better future. (Prosperity Now) Strategies used will include the FSS escrow account, matched savings accounts, financial literacy workshops for teens and adults, and one-on-one financial coaching.

Social Emotional Development: Many of the children we serve have faced traumatic or adverse childhood experiences (ACES), placing them at higher risk for negative health and poor educational outcomes. To ensure that all children and youth thrive as they move through school and into their adult lives, we will partner with BGC to provide a multi-tiered approach to working with youth, offering strategies that meet kids at any level. A variety of activities and interventions, including funds available to remove barriers, evidence-based curriculum, staff trained in a trauma-informed approach, club wide practices, group instruction, and one-on-one coaching will ensure that they have the opportunity to develop their skills and competencies.

Experience and Skills

The Bangor Housing Authority is a small agency with a lean staff. The MTW Demonstration will be administered directly by Bangor Housing Executive Director Michael Myatt. Mike has 11 years' experience in that role, guiding Bangor Housing towards continued growth through several recent affordable housing acquisition and/or development projects using PBVs, RAD and LIHTC. Mike has nearly 25 years of experience managing HUD programs effectively and efficiently. Mike will be responsible to develop and oversee MTW waiver activities associated with expanding the Bangor Housing unit portfolio into strong market neighborhoods using HCVs and PBVs.

Implementation of the MTW Asset Building Initiatives will be managed by Elizabeth Marsh who has day-to-day responsibility for the *Families Forward* program. Third party reviews have established that Bangor Housing's *Families Forward* program is showing significant initial success. From late 2017 to fall of 2020, the Urban Institute's Housing Opportunities and Services Together (HOST) team, partnered with Bangor Housing, to do a formative evaluation of the program. The findings from that evaluation showed that families enrolled in *Families Forward* experienced economic gains, such as an increase in annual income and employment, and an increase in social-emotional growth, including greater involvement in their community, better family/social relations and an increase in their parenting skills.

Certifications

Bangor Housing certifies that it has and will continue to Affirmatively Further Fair Housing under 24 CFR 5.151; to carry out this MTW Plan in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 20000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 *et seq.*), and other applicable Federal civil rights laws; and that this MTW Plan is consistent with all of the requirements of the City of Bangor Consolidated Plan and the Fair Housing provisions under 24 CFR 903.15. A Certification of Compliance is attached in Appendix 1.

2. Plan for Future Resident and Community Engagement

COVID has severely constrained resident engagement in civic activities, but Bangor Housing has a direct if socially distanced connection with every one of its residents and is in two-way contact with nearly every single resident household on a regular basis through its resident services team. A newly formed agency-wide resident organization will enhance communication among residents and Bangor Housing leadership and will serve as the primary conduit for public discussion of MTW Demonstration activities. Bangor Housing has created high speed internet access within most of its communities and resident meetings are ZOOM-based and widely accessible. BANGOR HOUSING will continue to communicate through this and other socially distanced modes until public health conditions permit a return to conventional group meetings.

3. Bangor Housing Operating and Inventory Information

Bangor Housing owns and operates 741 affordable and market housing units in the City of Bangor. These include 567 Public Housing Units at 4 multifamily sites as well as 174 PBV, LIHTC, and unrestricted units. All public housing units have either 2- or 3-bedroom and are designated for general occupancy, including persons with disabilities.

Public Housing Units							
	Total	SRO	1BR	2BR	3BR	4 BR	5+BR
Site A – Capehart	442		10	150	282		
Site B – Griffin Park	50			42	8		
Site C – Birch Circle	25			18	7		
Site D – Nason Park	50		50				
Total Public Housing	567						

Bangor Housing uses its HCV program, including PBVs, primarily for housing for seniors and persons with disabilities. Current HCV utilization is 91% (contracted), and the approximately 40 unused but authorized vouchers can be put to good use through the core MTW activities proposed in this application – multiple landlord incentives to expand private unit supply into strong locations of the region, increased use of PBVs in mixed-income development partnerships, and maximizing payment standards for unit types and locations with greatest demand.

Housing Choice Voucher Resources

	Total	SRO	1BR	2BR	3BR	4 BR	5+BR
Authorized HCV	440						
Active Tenant Based	343						
Active Project Based	50						
Temporary Inactive	47						
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Total Contracted							
% Units Contracted	88%						
% Dollars Contracted	99%						

Bangor Housing also administers nine special purpose vouchers, including four Family Unification Program vouchers and five VASH vouchers. Bangor Housing also manages Mod Rehab contracts for 5 authorized units in a property owned by others on behalf of the Maine State Housing Authority:

Bangor Housing’s innovation and capacity are demonstrated by its in-process conversion of all remaining units to Section 8 under RAD and its multiple partnerships to increase units through mixed-income PBV investments. Bangor Housing has received multiple ROSS and FSS grants and over \$700,000 in competitive grant funding from local and national philanthropy for *Families Forward*. As described above, its *Families Forward* program is the subject of a long-term study by the Urban Institute.

4. Plan for Local Moving to Work Program

Bangor Housing is on a trajectory to convert its entire portfolio of public housing units to a Section 8 platform through RAD by 2025, so all of the proposed MTW initiatives, except self-sufficiency initiatives, reflect changes needed to make the HCV program more efficient and a more effective driver of housing choice. Self-sufficiency initiatives will be applied across the portfolio during and after conversion to Section 8.

Bangor Housing intends to implement the following initiatives through the regulatory flexibility and fund fungibility afforded by MTW participation:

Operation Notice Activities

Activity	Initiative	Waiver Request	Statutory Objective
1	Payment Standards – Fair Market Rents	2.b	Housing Choice
2	Vacancy Loss (between HCV tenants)	4.a	Housing Choice
3	Damage Claims	4.b	Housing Choice
4	Other Landlord Incentives – Signing Bonus	4.c	Housing Choice
5	Other Landlord Incentives – Repair Program	4.c	Housing Choice
6	Other Landlord Incentives – Security Deposit	4.c	Housing Choice
7	Pre-Qualifying Unit Inspections	5.a	Cost Effectiveness

8	Alternative Inspection Schedule	5.d	Cost Effectiveness
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Landlord Incentives Activities

Activity	Initiative	Waiver Request	Statutory Objective
9	Waiver Of Mandatory Initial Inspection	4.1	Cost Effectiveness
10	Front-End Vacancy Loss Payment	4.2	Housing Choice

MTW Program-Wide Activities

Activity	Initiative	Waiver Request	Statutory Objective
11	Increase PBV Program Cap	9.a	Cost Effectiveness
12	Alternative PBV Selection Process	9.d	Cost Effectiveness
13	Alternative Family Selection Procedures	11.a	Self-Sufficiency
14	Family Income Increases Policies	11.b	Self-Sufficiency
15	Incentive for Economic Progress	13	Self-Sufficiency

Housing Choice (activities 1, 2, 3, 4, 5, 6, 10)

Bangor Housing may prototype certain Landlord Incentives to expand housing choice with limited local funding from Maine State Housing. Funding fungibility under MTW will permit BANGOR HOUSING to expand and sustain the most successful of these with MTW funds:

1. Landlord Signing Bonus – To encourage landlords to rent to voucher holders, Bangor Housing may offer a signing bonus of up to \$750 for every apartment newly leased to HCV holders, and up to \$1,000 if the HCV holder was homeless just prior to leasing.
2. Landlord Repair Grant – Bangor Housing may provide up to a \$5,000 to repair items that have failed in an initial HQS inspection. The Landlord pays the first \$250 and must enter into a year-long lease with a HCV participant.
3. Security Deposit Assistance – Bangor Housing may pay the security deposit for a first-time voucher applicant. Landlords must hold the deposit consistent with Maine State rental statutes.
4. Damage Reimbursement Grant – Bangor Housing may grant up to \$1,500 per unit and \$6,000 per landlord per year to repair damage created by prior HCV participant tenants in order to re-lease within the HCV program. The prior tenant’s damage deposit must be exhausted first.

Bangor Housing believes that sustaining these early initiatives, creating a program to fund front-end and between-tenant vacancy loss, and increasing the payment standard to 120% FMR will open up HCV opportunities in strong regional neighborhoods adjacent to quality schools, shopping, and jobs.

Cost Effectiveness (activities 7, 8, 9, 11,12)

Several initiatives to responsibly streamline the unit inspection processes (activities 7, 8, 9) will save staff time and expense for Bangor Housing, expedite the availability of quality units, and reduce vacancy loss among landlords, further reducing the perceived risk of participating in the program. Making the inspection process more efficient complements Bangor Housing's other incentives to make the HCV program attractive to new landlords with quality units.

Increasing the PBV program cap to the safe harbor 50% (activity 11) and streamlining the procurement of PBV partners (activity 12) will enable Bangor Housing to deploy its unused voucher authority more quickly and effectively and to expand the supply of permanently affordable hard units.

Self-Sufficiency (activities 13, 14, 15)

Bangor Housing intends to expand the opportunity to participate in *Families Forward*/FSS to fully half (n = 508) of all families in its housing programs. MTW fund fungibility, along with other creative funding approaches will be essential to make this work. Alternative recruitment and selection procedures (activity 13) may be necessary.

Work success should serve as an incentive and reward, not a punishment, so Bangor Housing intends to adopt policies that permit diversion of income-related rent increases to family savings accounts, similar to its current FSS program (activity 14) and consistent with MTW Asset Building Option 3.A, and to extend the period for which a household can be over-income while remaining in their public housing or PBV unit, with subsidy, as a further incentive to economic progress and eventual self-sufficiency (activity 15).

5. Use of Moving to Work Funds

Bangor Housing requests the authority to use Public Housing Operating funds, Public Housing Capital funds, and Housing Choice Voucher funds flexibly and with full fungibility among the programs in order to meet the vision and objectives described herein.

Bangor Housing's HCV budget authority of \$2,750,000 (est. 2022) is projected to be only 89% utilized through year-end. Bangor Housing first proposes to allocate up to 5% of HCV budget authority, or \$137,500 annually, to the *Families Forward* program expansion initiatives for staff positions to support additional non-elderly non-disabled households in its HCV and hard unit portfolios to participate in *Families Forward*. Since Bangor Housing's mission is to continuously serve low-income families, and new low-income families will continuously cycle in to occupancy as successful families cycle out, these initiatives are expected to be needed

indefinitely. As this program grows to its full potential, Bangor Housing anticipates a further need to re-allocate MTW funds to this key initiative.

Bangor Housing further proposes to allocate up to 3% of the annual HCV budget authority, or \$82,500 annually, to fund resident participation in MTW wealth building initiatives, including administrative costs for credit reporting among participating residents of Bangor Housing owned units (Public Housing, RAD AMPs, and PBV), and capitalizing resident savings accounts (see below, Section B.3).

Finally, Bangor Housing proposes to allocate up to 2% of the HCV budget, or \$55,000 annually, for landlord incentives to promote expansion of HCV utilization in stronger market neighborhoods of Bangor and its region. These incentives will ramp up or down over the next several years while they are refined and their effectiveness is assessed. As these incentives are largely one-time rather than recurring investments (signing bonus and front-end vacancy loss for new landlords) or episodic (damage claims, repair program), the budget for these programs may taper to a lower, steady state over time.

Bangor Housing Public Housing and HCV Resources

Sources	Amount
1. Federal Grants	
a) Public Housing Operating Fund	\$2,706,737
b) Public Housing Capital Fund	\$1,669,024
c) HOPE VI Revitalization	0
d) HOPE VI Demolition	0
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$2,938,818
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0
g) Resident Opportunity and Self- Sufficiency Grants	\$57,050
i) HOME	0
Other Federal Grants (list below)	0
2. Prior Year Federal Grants (unobligated funds only) (list below)	
3. Public Housing Dwelling Rental Income	\$2,453,782
4. Non-federal sources	
General Fund Investment interest	\$5,007
Excess Utilities/non-dwelling rents	\$252,955
Laundry/vending	\$2,101
Total:	\$10,085,474

Source: Bangor Housing 2022 Annual Plan

6. Evidence of Significant Partnerships

Bangor Housing's most significant partnerships to-date are those that were generated through its successful implementation of Family Self Sufficiency as expanded in *Families Forward*. The best evidence of success is the strong positive outcomes for residents:

- Through targeted and consistent outreach, over 20% of Bangor Housing households have enrolled in FSS/Families Forward (221 out of 1,006), well above the national penetration rate of 2%.
- Average family income of FSS graduates rose over 300%, from \$750/mo to 3,050/mo.
- Fifteen graduates have become homeowners.
- 46% Increased their income.
- 22% Ended all reliance on welfare
- 39% Reduced welfare assistance
- Household annual income increased an average of \$16,776

These successes are rooted in the deep commitment of Bangor Housing's team of *Families Forward* partners: Goodwill Job Connection Program, Literacy Volunteers of Bangor, Sweetser, Maine Educational Opportunity Center, Penquis, MaineStream Finance, the Boys & Girls Club of Bangor, Bangor School Department, Eastern Maine Development Corporation, and the Bangor Y. Bangor Housing has successfully secured HUD funding through ROSS, and local and national philanthropic funding, totaling over \$ 811,920 to-date, from the John T. Gorman Foundation, and \$49,250 from the Peter Alford Foundation.

Finally, Bangor Housing is a member of the Maine Housing Authority Centralized Waiting List, a consortium of statewide housing authorities that maintains a single application and wait list service for low-income families seeking housing across the state.

B. Asset building Incentives Information

1. Assessment of Existing Asset Building Programs

Bangor Housing households enrolled in the *Families Forward/FSS* program have had extraordinary success building wealth and economic self-sufficiency. There are 159 currently enrolled households, 20 graduates, and 42 exits for a program retention rate of 80%. Participating households remaining in the program experience dramatic improvements to their overall economic well-being, as their average monthly earned income has increased regardless of length of time in the program: \$544/mo at baseline, \$999/mo after year 1, \$1,356/mo after year 2, and \$1,570/mo after year 3. As their incomes increased, over half (57%) of participants have accrued escrows with an average balance of \$2,038 and an average monthly escrow deposit of \$257.

Bangor Housing has developed no structured support for credit building and looks to the flexibility of the MTW Demonstration to do so.

2. Choice of Asset Building Initiatives Option

Bangor Housing Chooses Option 3.C PHA-Designed Asset Building Option in order to bring all asset building strategies to both Public Housing and Section 8 participants.

3. Information Specific to Asset Building Initiatives Option

Bangor Housing intends to harness its Moving to Work Demonstration Asset Building Initiatives to its highly successful *Families Forward/FSS* program, described herein and in Attachment 4, and to make these initiatives available to 50% of its combined Public Housing and HVC households. MTW will provide the regulatory flexibility to adopt alternative rent policies and to escrow shares of rent payments to provide incentives for increasing earned income, and cost savings through more efficient management practices will generate sources to permanently fund the administrative and direct services staff necessary to support the *Families Forward/FSS* expansion and to seed savings accounts for program participants. Bangor Housing is confident that 50% total participation, or 500 households, is achievable given that 221 households have enrolled in *Families Forward/FSS*.

As described above, Bangor Housing owns and operates 567 public housing units which by 2025 will be converted to PBV (Section 8) through RAD capital restructuring. Bangor Housing will continue to own the units through an affiliate. Through the MTW Demonstration, Bangor Housing seeks to bring the opportunities of *Families Forward/FSS* to 50% (n = 280 households) of the households in units that are currently Public Housing and to maintain that participation

as the subsidy base transitions to Section 8. These opportunities include the creation of Opt-Out Savings Accounts (MTW Option 3.A) through which Bangor Housing will contribute to savings accounts established and controlled by participant households; credit creation/repair assistance and Credit Reporting (MTW Option 3.B); and the wealth of Bangor Housing's current education, training, and employment partnerships needed to support residents to create earned income.

Bangor Housing also administers 449 HCVs and intends to bring the same *Families Forward/FSS* opportunities to up to 50% (n = 225 households) of these households as well, noting that developing credit reporting protocols among dozens of private landlords will be a challenge.

AMP 1 Summary: Capehart 1+2, Birch Circle, Griffin Park

Line Item:

- A: Total Income: Due to Finson Road fire - \$582,510K and John T Gorman Grant of \$175,000K – both of these came in and are causing the variance, Finson Road fire offsets with F.
- B: Operation/Off Exp: Due to under spending, budget is based on a 12-month spread.
- C: Admin Sal/Ben: Due to wage adjustments, different from when we did the budget is based on a 12-month spread.
- D: Mgmt. Fees: Due to good leasing numbers and getting more mgmt. fees than budgeted.
- E: Resident Services: Due to resident services starting to do more for the community, budget is based on a 12-month spread.
- F: Work Orders: Due to Finson Road fire, \$582,510K is causing the variance, this offsets with A.
- G: Utilities: Current month is correct, got caught up on water and sewer bills budget is based on previous year by months. Variance is due to the very cold weather we have been having and rate increases.
- H: Pilot: PHA-Web doesn't calculate the pilot; they are working on this.
- I: FSS-Escrow Dep: Due to increase in participants, escrow is more than budgeted.
- J: Equip/EPC: We haven't paid the consultant fee yet; this will catch up as soon as we pay it.

AMP 4 Summary: Nason Park

Line Item:

- K: Total Income: Due to HUD not funding as much as we budgeted.
- L: Work Orders: Due to a large unit turn \$12K, long term tenant. Current month is in line with budget.
- M: Utilities: Current month is correct; budget is based on previous year by months. Variance is due to the very cold weather we have been having and rate increases.

HCV Summary: Housing Choice Voucher Program

Line Item:

N: Total Income: HUD hasn't given us what we expected and budgeted, this is causing the variance.

O: HAP Paid to LL: Actuals are less than budgeted amount due to the number of people leaving the program and new voucher holders can't find a rental.

Mod Rehab Summary: Moderate Rehabilitation Program

Line Item:

Nothing to report on as all variances are under \$15,000.00.

Local Programs: Bangor Housing Development Corp (Management Company)

Line Item:

P: Admin Sal/Ben: Due to allocation changes, actual is less than budgeted. Need to reclass Tenant services salaries. I will correct this. This washes with Mgmt./Book/Fee.

Q: Mgmt./Book/Fee: Due to allocation change for tenant service salaries that are paid back by the individual BHDC properties. This needs to be reclassified to Admi Sal/Ben. I will correct this. This washes with Admin Sal/Ben.

COCC Summary: Central Office Cost Center (Management Company)

Line Item:

R: Total Income: Due to the last two months fee for service being more than budgeted.

S: Admin Sal/Ben: Due to allocation changes, actual is less than budgeted.

T: Work Orders: Due to budgeting more maintenance positions than we currently have.

U: Utilities: Current month is correct; budget is based on previous year by months. Variance is due to the very cold weather we have been having and rate increases.

Bangor Housing Authority
Operating Statement
Six Months Ending 06/30/2022
Program: Public Housing - AMP 1 Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget	
INCOME									
Rental Income	210,627.00	209,474.50	1,152.50	1,258,547.32	1,256,847.00	1,700.32	2,513,694.00	(1,255,146.68)	
Operating	483,618.26	353,031.33	130,586.93	2,512,705.50	2,118,188.00	394,517.50	4,236,376.00	(1,723,670.50)	
TOTAL INCOME	694,245.26	562,505.83	131,739.43	3,771,252.82	3,375,035.00	396,217.82	6,750,070.00	(2,978,817.18)	A
EXPENSES									
FSS/Families Forward	9,838.88	2,818.00	(7,020.88)	30,027.68	16,908.00	(13,119.68)	33,816.00	3,788.32	
Operation/Office Expense	24,778.52	21,968.17	(2,810.35)	115,854.13	131,809.00	15,954.87	263,618.00	147,763.87	B
Admin Salaries/Benefits	113,972.75	87,520.49	(26,452.26)	596,230.44	525,123.00	(71,107.44)	1,050,246.00	454,015.56	C
Mgmt Fees	46,479.38	43,414.00	(3,065.38)	279,429.42	260,484.00	(18,945.42)	520,968.00	241,538.58	D
Asset Mgmt Fee	0.00	0.00	0.00	0.00	0.00	0.00	61,100.00	61,100.00	
Legal	2,582.89	250.00	(2,332.89)	8,041.64	1,500.00	(6,541.64)	3,000.00	(5,041.64)	
Bookkeeping/Fee Account Fee	3,765.00	3,676.33	(88.67)	22,635.00	22,058.00	(577.00)	44,116.00	21,481.00	
Bad Debts/Credit/Bank Charges	1,858.75	4,515.50	2,656.75	13,903.96	27,093.00	13,189.04	54,186.00	40,282.04	
Resident Services	66,600.91	49,803.25	(16,797.66)	326,472.77	298,819.50	(27,653.27)	597,639.00	271,166.23	E
Travel & Training	2,963.22	3,916.67	953.45	14,241.41	23,500.00	9,258.59	47,000.00	32,758.59	
Work Orders - Maint	129,429.43	131,870.75	2,441.32	1,437,430.15	829,332.50	(608,097.65)	1,661,743.00	224,312.85	F
Utilities	143,662.15	81,264.83	(62,397.32)	989,726.90	691,089.00	(298,637.90)	1,332,954.00	343,227.10	G
Pilot	0.00	11,148.50	11,148.50	0.00	66,891.00	66,891.00	133,782.00	133,782.00	H
Insurance	28,720.16	25,528.99	(3,191.17)	156,988.38	153,174.00	(3,814.38)	306,348.00	149,359.62	
FSS-Escrow Deposits	17,212.00	13,906.58	(3,305.42)	104,094.00	83,439.50	(20,654.50)	166,879.00	62,785.00	I
EPC Principal/Interest	9,823.92	11,132.00	1,308.08	60,223.41	66,792.00	6,568.59	133,584.00	73,360.59	
Equipment /EPC Conslt Fee	0.00	11,250.00	11,250.00	3,050.00	67,500.00	64,450.00	135,000.00	131,950.00	J
TOTAL EXPENSES	601,687.96	503,984.06	(97,703.90)	4,158,349.29	3,265,512.50	(892,836.79)	6,545,979.00	2,387,629.71	
SURPLUS	92,557.30	58,521.77	(34,035.53)	(387,096.47)	109,522.50	496,618.97	204,091.00	591,187.47	

Bangor Housing Authority
Operating Statement
Six Months Ending 06/30/2022
Program: Public Housing - AMP 4 Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Rental Income	17,945.00	16,924.00	1,021.00	105,602.44	101,544.00	4,058.44	203,088.00	(97,485.56)
Operating	9,689.07	17,188.76	(7,499.69)	82,493.65	103,132.50	(20,638.85)	206,265.00	(123,771.35)
TOTAL INCOME	27,634.07	34,112.76	(6,478.69)	188,096.09	204,676.50	(16,580.41)	409,353.00	(221,256.91)
EXPENSES								
Operation/Office Expense	1,405.95	1,236.50	(169.45)	6,697.28	7,419.00	721.72	14,838.00	8,140.72
Admin Salaries/ Benefits	8,174.05	5,489.68	(2,684.37)	40,494.37	32,938.00	(7,556.37)	65,876.00	25,381.63
Mgmt Fees	4,609.50	4,207.08	(402.42)	26,827.29	25,242.50	(1,584.79)	50,485.00	23,657.71
Asset Mgmt Fee	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	6,000.00
Bookkeeping/Fee Accounting	375.00	356.25	(18.75)	2,182.50	2,137.50	(45.00)	4,275.00	2,092.50
Bad Debts/Credit/Bank Charges	57.33	338.50	281.17	611.91	2,031.00	1,419.09	4,062.00	3,450.09
Resident Services	(1,399.69)	0.00	1,399.69	473.20	0.00	(473.20)	0.00	(473.20)
Travel Training	58.82	25.00	(33.82)	65.00	150.00	85.00	300.00	235.00
Work Orders - Maint	6,148.29	9,420.34	3,272.05	76,644.76	56,522.00	(20,122.76)	113,044.00	36,399.24
Utilities	4,692.30	5,892.24	1,199.94	66,014.59	35,353.50	(30,661.09)	70,707.00	4,692.41
Pilot	0.00	1,129.33	1,129.33	0.00	6,776.00	6,776.00	13,552.00	13,552.00
Insurance	1,933.00	1,332.50	(600.50)	9,604.95	7,995.00	(1,609.95)	15,990.00	6,385.05
EPC Principle/Interest	1,293.38	1,518.00	224.62	7,927.10	9,108.00	1,180.90	18,216.00	10,288.90
TOTAL EXPENSES	27,347.93	30,945.42	3,597.49	237,542.95	185,672.50	(51,870.45)	377,345.00	139,802.05
SURPLUS	286.14	3,167.34	2,881.20	(49,446.86)	19,004.00	68,450.86	32,008.00	81,454.86

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Bangor Housing Authority
Operating Statement
Six Months Ending 06/30/2022
Program: S8 Vouchers Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Oper Sub -HAP	224,136.00	240,885.50	(16,749.50)	1,349,883.00	1,445,313.00	(95,430.00)	2,890,626.00	(1,540,743.00)
Oper Sub - Admin Fees	29,883.00	29,483.92	399.08	181,984.00	176,903.50	5,080.50	353,807.00	(171,823.00)
Int Earned on UNA	0.00	50.00	(50.00)	218.38	300.00	(81.62)	600.00	(381.62)
Oper Sub - FSS	0.00	626.92	(626.92)	0.00	3,761.50	(3,761.50)	7,523.00	(7,523.00)
Adm Ports- Portables	1,093.94	455.92	638.02	5,189.51	2,735.50	2,454.01	5,471.00	(281.49)
Collection	0.00	208.33	(208.33)	0.00	1,250.00	(1,250.00)	2,500.00	(2,500.00)
TOTAL INCOME	255,112.94	271,710.59	(16,597.65)	1,537,274.89	1,630,263.50	(92,988.61)	3,260,527.00	(1,723,252.11)
EXPENSES								
Operation/Office Expense	3,938.92	2,483.42	(1,455.50)	15,834.55	14,900.50	(934.05)	29,801.00	13,966.45
Admin Salaries/Benefits	22,207.49	18,977.17	(3,230.32)	125,175.76	113,863.00	(11,312.76)	227,726.00	102,550.24
Mgmt/Bookkeeping Fees	8,073.00	8,151.00	78.00	48,438.00	48,906.00	468.00	97,812.00	49,374.00
Legal	0.00	125.00	125.00	0.00	750.00	750.00	1,500.00	1,500.00
Travel & Training	447.00	333.33	(113.67)	1,637.78	2,000.00	362.22	4,000.00	2,362.22
Work Orders	0.00	1,299.83	1,299.83	551.46	7,799.00	7,247.54	15,598.00	15,046.54
Insurance	588.76	767.33	178.57	3,605.73	4,604.00	998.27	9,208.00	5,602.27
HAP Paid to Land Lords	214,522.00	240,885.50	26,363.50	1,284,791.00	1,445,313.00	160,522.00	2,890,626.00	1,605,835.00
HAP Dmgs/Unpd Rent	0.00	0.00	0.00	(2,705.00)	0.00	2,705.00	0.00	2,705.00
HAP Escrow FSS	1,299.00	0.00	(1,299.00)	9,357.00	0.00	(9,357.00)	0.00	(9,357.00)
Port Out HAP Expenses	1,943.00	0.00	(1,943.00)	11,618.00	0.00	(11,618.00)	0.00	(11,618.00)
Port In HAP Expense	510.00	0.00	(510.00)	109.00	0.00	(109.00)	0.00	(109.00)
HAP Admin Fees	170.07	0.00	(170.07)	938.46	0.00	(938.46)	0.00	(938.46)
TOTAL EXPENSES	253,699.24	273,022.58	19,323.34	1,499,351.74	1,638,135.50	138,783.76	3,276,271.00	1,776,919.26
SURPLUS	1,413.70	(1,311.99)	(2,725.69)	37,923.15	(7,872.00)	(45,795.15)	(15,744.00)	(53,667.15)

Bangor Housing Authority
Operating Statement
Six Months Ending 06/30/2022
Program: Mod Rehab I Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Oper Sub - HAP	3,092.00	2,685.00	407.00	18,558.00	16,110.00	2,448.00	32,220.00	(13,662.00)
Oper Sub - Adm Fees	0.00	397.42	(397.42)	0.00	2,384.50	(2,384.50)	4,769.00	(4,769.00)
TOTAL INCOME	3,092.00	3,082.42	9.58	18,558.00	18,494.50	63.50	36,989.00	(18,431.00)
EXPENSES								
Operation/Office Expense	17.83	3.07	(14.76)	236.54	18.50	(218.04)	37.00	(199.54)
Admin Salaries/Benefits	40.70	21.91	(18.79)	220.65	131.50	(89.15)	263.00	42.35
Mgmt/Book Fees	99.00	92.92	(6.08)	586.50	557.50	(29.00)	1,115.00	528.50
Insurance	64.89	1.92	(62.97)	397.44	11.50	(385.94)	23.00	(374.44)
HAP Paid to Land Lords	2,520.00	2,685.00	165.00	15,987.00	16,110.00	123.00	32,220.00	16,233.00
TOTAL EXPENSES	2,742.42	2,804.82	62.40	17,428.13	16,829.00	(599.13)	33,658.00	16,229.87
SURPLUS	349.58	277.60	71.98	1,129.87	1,665.50	(535.63)	3,331.00	(2,201.13)

Bangor Housing Authority
Operating Statement
Six Months Ending 06/30/2022
Program: COCC Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Asset/Mgmt/Book Fees	75,570.63	72,068.58	3,502.05	453,124.71	432,411.50	20,713.21	1,122,263.00	(669,138.29)
Fee for Service -Labor WO's	137,545.50	132,824.17	4,721.33	830,420.25	796,945.00	33,475.25	1,593,890.00	(763,469.75)
Misc	1,950.00	0.00	1,950.00	20,857.02	0.00	20,857.02	0.00	20,857.02
TOTAL INCOME	215,066.13	204,892.75	10,173.38	1,304,401.98	1,229,356.50	75,045.48	2,716,153.00	(1,411,751.02)
EXPENSES								
Operation/Office Expense	8,739.60	8,634.84	(104.76)	43,352.33	51,809.00	8,456.67	103,618.00	60,265.67
Admin/Maint Benefits	67,070.22	68,791.42	1,721.20	389,158.05	412,748.50	23,590.45	825,523.00	436,364.95
Legal	0.00	208.33	208.33	0.00	1,250.00	1,250.00	2,500.00	2,500.00
6391.000 Bank Charges	0.00	0.00	0.00	500.00	0.00	(500.00)	0.00	(500.00)
Travel & Training	1,211.61	3,333.33	2,121.72	6,542.53	20,000.00	13,457.47	40,000.00	33,457.47
Work Orders -Maint	102,905.59	91,330.15	(11,575.44)	513,579.74	547,981.00	34,401.26	1,095,962.00	582,382.26
Utilities	2,327.72	2,708.34	380.62	35,554.53	16,250.00	(19,304.53)	32,500.00	(3,054.53)
Insurance	6,880.32	7,417.00	536.68	40,815.90	44,502.00	3,686.10	89,004.00	48,188.10
Mortgage Principal/Interest	308.02	1,916.67	1,608.65	4,511.76	11,500.00	6,988.24	23,000.00	18,488.24
TOTAL EXPENSES	189,443.08	184,340.08	(5,103.00)	1,034,014.84	1,106,040.50	72,025.66	2,212,107.00	1,178,092.16
SURPLUS	25,623.05	20,552.67	5,070.38	270,387.14	123,316.00	147,071.14	504,046.00	(233,658.86)

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Bangor Housing Authority

Operating Statement

Six Months Ending 06/30/2022

Program: Local Programs Project: Consolidated

	Period Amount	Period Budget	Period Variance	YTD Amount	YTD Budget	YTD Variance	Annual Budget	Remaining Budget
INCOME								
Mgmt Fees	49,213.11	40,149.59	9,063.52	253,365.41	240,897.50	12,467.91	481,795.00	(228,429.59)
Misc	0.00	0.00	0.00	(117.19)	0.00	(117.19)	0.00	(117.19)
TOTAL INCOME	49,213.11	40,149.59	9,063.52	253,248.22	240,897.50	12,350.72	481,795.00	(228,546.78)
EXPENSES								
Operation/Office Expense	308.46	393.00	84.54	2,086.03	2,358.00	271.97	4,716.00	2,629.97
6190.101 LPIP - Tenant Security Deposits	880.00	0.00	(880.00)	3,860.00	0.00	(3,860.00)	0.00	(3,860.00)
6190.102 LPIP - Landlord Incentive Fees	750.00	0.00	(750.00)	9,750.00	0.00	(9,750.00)	0.00	(9,750.00)
Admin Salaries/ Benefits	23,065.33	22,349.99	(715.34)	111,233.18	134,100.00	22,866.82	268,200.00	156,966.82
Mgmt/Book/Fee Acct Fees	19,657.71	13,509.01	(6,148.70)	107,585.39	81,054.00	(26,531.39)	162,108.00	54,522.61
Travel & Training	0.00	20.83	20.83	0.00	125.00	125.00	250.00	250.00
Insurance	314.95	361.66	46.71	1,928.85	2,170.00	241.15	4,340.00	2,411.15
TOTAL EXPENSES	44,976.45	36,634.49	(8,341.96)	236,443.45	219,807.00	(16,636.45)	439,614.00	203,170.55
SURPLUS	4,236.66	3,515.10	721.56	16,804.77	21,090.50	(4,285.73)	42,181.00	(25,376.23)

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BANGOR HOUSING AUTHORITY

	Actual / Projected Units	HUD Funding 2022	HAP Actual/ Projected 2022	Monthly Under/(over) Funded	Cummulative Under/(over) Funded	PUC	HAP Equity Account
Jan-22	401	\$226,956.00	\$ 213,744.00	\$13,212.00	\$13,212.00	\$533.03	\$68,767.15
Feb-22	401	\$220,284.00	\$ 219,741.00	\$ 543.00	\$13,755.00	\$547.98	\$81,979.15
Mar-22	404	\$221,094.00	\$ 218,255.00	\$ 2,839.00	\$16,594.00	\$540.24	\$82,522.15
Apr-22	398	\$221,094.00	\$ 216,042.00	\$5,052.00	\$21,646.00	\$542.82	\$85,361.15
May-22	396	\$236,319.00	\$ 219,064.00	\$17,255.00	\$38,901.00	\$553.19	\$90,413.15
Jun-22	393	\$181,824.00	\$ 218,141.00	(\$36,317.00)	\$2,584.00	\$555.07	\$107,668.15
Jul-22	0	\$0.00	\$ -	\$0.00	\$2,584.00	#DIV/0!	\$71,351.15
Aug-22	0	\$0.00	\$ -	\$0.00	\$2,584.00	#DIV/0!	\$71,351.15
Sep-22	0	\$0.00	\$ -	\$0.00	\$2,584.00	#DIV/0!	\$71,351.15
Oct-22	0	\$0.00	\$ -	\$0.00	\$2,584.00	#DIV/0!	\$71,351.15
Nov-22	0	\$0.00	\$ -	\$0.00	\$2,584.00	#DIV/0!	\$71,351.15
Dec-22	0	\$0.00	\$ -	\$0.00	\$2,584.00	#DIV/0!	\$71,351.15
	<u>2393</u>	<u>\$1,307,571.00</u>	<u>\$ 1,304,987.00</u>	<u>\$2,584.00</u>			

* Before interest income and Fraud Recovery

Baseline Units 2694

Over/Under Leases -301

HAP To Date	<u>\$ 1,304,987.00</u>	Current PUC	<u>\$555.07</u>
Beginning NRA Balance	\$54,574.00	Utilization	
Cummulative Under(over) Funding	\$2,584.00	Dollars	99.80%
Half of Fraud/Interest		Units	88.83%
End of Month NRA	<u>\$57,158.00</u>		
HUD Retained HAP	<u>\$ (849.00)</u>		
Total HAP Reserves	<u>\$ 56,309.00</u>		
Hud Held Reserve 12/31/2021	\$ -		
2021 Funding	\$ 2,635,404.00		
2021 HUD Disbursed	(\$2,636,253.00)		
2021 Ending Huld Held Reserves	<u>\$ (849.00)</u>		
2022 Funding	\$1,307,571.00		
2022 HUD Disbursed	\$ (1,304,987.00)		
2022 Ending Huld Held Reserves	<u>\$ 2,584.00</u>		
Remianing 2022 Funding	<u>\$1,361,736.00</u>		
Amount per month	<u>\$ 226,956.00</u>		