

## H A C S A M E M O

**TO:** HACSA Board of Commissioners

**FROM:** Larry Abel, Executive Director  
Valerie Warner, Finance Director

**AGENDA ITEM TITLE:** ORDER/In the Matter of Adopting the 2015-2016  
Budget and Making Appropriations

**AGENDA DATE:** September 29, 2015

### **I. MOTION**

IT IS MOVED THAT THE ORDER BE APPROVED WHICH ADOPTS THE 2015/2016 AGENCY BUDGET AND MAKES APPROPRIATIONS.

### **II. ISSUE**

It is necessary for the Board to adopt the Agency FY 2016 budget prior to October 1, 2015.

### **III. DISCUSSION**

#### **A. Background**

This Order approves the Agency's budget for the fiscal year beginning October 1, 2015.

#### **B. Analysis**

Attached is the joint memorandum of the Executive Director and Finance Director transmitting the proposed HACSA budget for FY 2016 and the budget documents.

#### **C. Alternatives/Options**

The Board can either approve the proposed budget Motion as recommended or make changes before adopting the budget.

#### **D. Recommendation**

Approval of the proposed Motion is recommended.

E. Timing

Upon Board approval, the proposed budget will become effective on October 1, 2015.

**IV. IMPLEMENTATION/FOLLOW-UP**

Same as Item III.E.

**V. ATTACHMENTS**

Memorandum  
Budget

## HACSA MEMORANDUM

**TO:** HACSA Board of Commissioners

**FROM:** Jacob Fox, Executive Director  
Valerie Warner, Deputy Director  
Vicki Nutter, Finance Manager

**AGENDA ITEM TITLE:** ORDER/In the Matter of Adopting the 2015-16 Budget and Making Appropriations

**DATE:** September 29, 2015

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HACSA's FY 2016 budget is attached for your review and approval. It has been prepared in accordance with guidelines established by federal granting agencies, most particularly the Federal Department of Housing and Urban Development (HUD). Program summaries are shown for the Community Services, Housing and Section 8 divisions. Federal funding accounts for 85% of HACSA's revenues. HUD funding alone comprises 75%.

This budget totals \$29,585,730 a net increase of \$1,013,257 over the FY 2015 budget of \$28,572,473.

We have made some structural changes to the 2016 budget, including:

- significant changes to the components of the three divisions, Community Services, Housing and Section 8,
- changes to overhead allocation plan,
- the addition of Jacobs Lane, a 63 unit complex in Eugene, which until this year was not in HACSA's budget because it was a limited partnership.

Any time that changes like these occur, it becomes difficult to analyze year over year changes at the division level, so we have reformatted the FY15 budget into a format similar to the FY16 budget. Following is the year over year analysis at the functional level:

- Total personal services for FY2016 are \$6,531,278, an increase of \$89,737 over the FY2015 budget of \$6,441,541. The FTE total has increased from 87 to 89.28. The 2.28 FTE increase is due to an additional IT staff person, an additional Energy Auditor, and several fractional changes in FTE in other positions. HACSA experienced an unusual amount of turnover during FY2015 and new hires replaced staff with longevity, bringing down the average cost per FTE from \$74,041 to \$73,155.
- Total materials and services for FY2016 are \$20,785,316 an increase of \$692,329 over the FY2015 budget of \$20,092,987. The budget for S8 is decreasing by \$282,500. Significant components of the increase include \$197,700 for Jacobs Lane, which was not included in the HACSA budget last year and \$186,750 for Development. The remaining \$212,129 increase is attributable to the revised methodology for overhead cost allocation. Previously, costs related to maintaining the administration buildings and costs related to

the overhead functions (software maintenance, etc) were allocated fractionally to all HACSA programs. For FY2016, such costs were gathered in the central office cost center and reimbursed by HACSA programs thereby causing a doubling up of those expenses in the budget. (other terms for this budgetary doubling phenomenon include *interfund transfers* or *overhead cost allocation* or *indirect cost allocation*)

- Total capital outlay for FY2016 is \$1,448,835, an increase of \$59,694 over the FY2015 budget of \$1,389,141. The FY2016 capital outlay includes a net of \$183,600 of pre-development costs on HACSA pipeline projects. These costs will be reimbursable if the projects are funded.
- Total debt service (including contributions to replacement reserves) for FY2016 is \$820,300, an increase of \$171,496 over the FY2015 budget of \$648,804. The increase is primarily due to the addition of Jacobs Lane, with debt service of \$69,700 and an increase in the required reserve contribution for 14 Pines, of \$85,000.

The FY2016 budget includes \$29,088,249 in revenue, an increase of \$944,888 over the FY2015 budget of \$28,143,361. The increase is partially due to the addition of Jacobs Lane of \$318,300, an increase in revenue from Development/Asset Management of \$672,597, netted with a decrease in Section 8 revenue of \$779,100, which is related to a new HUD methodology for Admin Fees. The remaining increase is attributable to the revised methodology for overhead cost allocation.

Cash flow for FY2016, (the difference between total revenues and total expenses for operations, capital and debt service) is a negative \$497,480. This budget draws \$68,368 more from reserves than the FY2015 budget, with a cash flow of negative \$429,112. However, the FY2016 net income of \$1,771,654 is an improvement of \$162,821 over the FY2015 net income of \$1,608,833. That means the additional negative cash flow is going into capital improvements, debt reduction and accumulation of replacement reserves.

A statement of purpose and a list of 2016 objectives will follow for HACSA's three divisions: Community Services, Housing and Section 8.

HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY, OREGON

COMPARATIVE SUMMARY OF RESOURCES AND EXPENDITURES

	<u>2013-14</u> <u>ACTUAL</u>	<u>2014-15</u> <u>BUDGET</u>	<u>2014-15</u> <u>ESTIMATED</u>	<u>2015-16</u> <u>BUDGET</u>
<b>RESOURCES</b>				
Fund Balance				\$ 4,085,300
Loans				
Revenues:				
Federal grants	22,209,100	22,279,900	20,382,200	21,729,200
Rent	4,260,300	4,091,700	4,140,900	4,330,400
Interest	4,900	341,200	1,300	600
Other	1,950,400	1,430,600	2,784,700	3,028,100
	<u>\$ 28,424,700</u>	<u>\$ 28,143,400</u>	<u>\$ 27,309,100</u>	<u>\$ 29,088,300</u>
<b>EXPENDITURES</b>				
Personal Services	\$ 5,791,200	\$ 6,441,500	\$ 5,762,900	\$ 6,531,300
Materials and Services	21,110,900	20,093,000	20,417,900	20,785,300
Capital Outlay	1,227,800	1,389,100	360,000	1,448,800
Debt Service	732,400	648,900	713,300	820,300
	<u>\$ 28,862,300</u>	<u>\$ 28,572,500</u>	<u>\$ 27,254,100</u>	<u>\$ 29,585,700</u>
<b>PROGRAM EXPENDITURES</b>				
Community Services	\$ 2,492,500	\$ 2,938,300	\$ 2,423,200	\$ 3,682,900
Housing	9,997,100	8,820,500	8,870,100	9,950,000
Section 8	16,372,700	16,813,700	15,960,800	15,952,800
	<u>\$ 28,862,300</u>	<u>\$ 28,572,500</u>	<u>\$ 27,254,100</u>	<u>\$ 29,585,700</u>
<b>FULL-TIME EQUIVALENT POSITIONS</b>				
	<u>83.93</u>	<u>87.00</u>	<u>88.25</u>	<u>89.28</u>

PROGRAM SUMMARY (continued)

COMMUNITY SERVICES

	<u>2013-14</u> <u>ACTUAL</u>	<u>2014-15</u> <u>BUDGET</u>	<u>2014-15</u> <u>ESTIMATE</u>	<u>2015-16</u> <u>PROPOSED</u>
<b>EXPENDITURES</b>				
Personal Services	\$ 761,000	\$ 1,084,000	\$ 1,035,000	\$ 1,359,100
Materials and Services	1,577,500	1,734,700	1,265,900	1,928,200
Capital Outlay	0	0	0	258,600
Debt Service	154,000	119,600	122,300	137,000
	<u>\$ 2,492,500</u>	<u>\$ 2,938,300</u>	<u>\$ 2,423,200</u>	<u>\$ 3,682,900</u>
<b>FULL-TIME EQUIVALENT POSITIONS</b>				
	<u>16.75</u>	<u>17.05</u>	<u>17.00</u>	<u>16.90</u>

## PROGRAM SUMMARY

### COMMUNITY SERVICES STATEMENT OF PURPOSE

The Community Services Division is comprised of all Agency programs, other than Housing and Section 8. The Low-income Weatherization Program helps qualified Lane County homeowners and renters conserve energy and save money by providing comprehensive conservation services at no cost to the household. Cost effective measures are installed by private contractors and paid for with public and private funds from federal grants and participating electric and natural gas utilities. The Development/Asset Management Program works with the Lane County Intergovernmental Housing Policy Board to create permanent, affordable low-income housing in Lane County and to provide ongoing oversight for HACSA limited partnerships. Heeran Center, Signpost House and Shelter Plus Care provide housing for special needs populations. ROSS and FSS programs provide resident services to tenants of Public Housing or tenants in S8.

### **FISCAL YEAR 2015-16 OBJECTIVES**

#### **Weatherization Program**

- Provide comprehensive and cost effective weatherization services to 150 households.
- Weatherize one HACSA complex.
- Install new ENERGY STAR approved refrigerators and high efficiency washing machines in 50 income qualified households.
- Provide in home energy education to HACSA new lease up tenants. Offer classroom energy ed to EWEB customers who are in arrears with their utility payments. Deliver on site energy education to all weatherization clients as part of the qualification process.
- Maintain and expand long-term partnerships with local utilities, municipalities and service organizations.
- Monitor all HACSA utility bills and develop a plan with site managers to maximize conservation measure and ensure optimal utility consumption.
- Continue HACSA's commitment to install renewable energy systems to reduce energy costs for income eligible households.
- Continue providing administrative and operational support to the LIHEAP Heating Crisis Program administered by the Lane County Human Services Division and replace 50 non-functioning heating systems.
- Continue to expand HACSA's partnership with all Lane County public electric utilities and NWNG to provide maximum benefits to eligible clients

#### **Development Program**

- Increase the number of affordable housing units available to Lane County Residents
- Bascom Village (Phase II) Construction of 48 affordable family size units started in August. Completion is expected in Fall of 2016

- The Oaks at 14th – Partnership with Sponsors to provide 54 units of permanent housing for ex-offenders with a strong program to reduce recidivism. Construction is expected to begin in spring of 2016 with completion in summer of 2017.
- 6th & Oak – Urban workforce housing over commercial near 5th Street Public Market. In design, expect to pursue funding in 2017.
- Glenwood Place – Workforce housing in a very central area on the EmX line. Working with City of Springfield to determine timing of development in regards to new infrastructure in Franklin Blvd.
- Hope Loop – Collaboration with UO architecture students. HACSA provides the lot and UO students design and build homes to sell as affordable homes.

### **Asset Management**

- Asset preservation: Secure funding for rehabilitation of sites that are at risk due to their age and condition.
- Advise during the planning process of new construction for integrating durable building components to lower operating costs and extend the useful life of units and buildings.
- Increase resident services budgets to expand partnerships with local service providers for added resident services in communities.
- Prepare and implement new Management Plans at each site.
- Prepare and implement new Preventative Maintenance plans for each site.

### **Resident Services Coordination**

- Utilize the HUD/ROSS Service Coordinator Grant to provide staff to assist Public Housing Residents to access the Community services they need to move toward Self Sufficiency or to age in place.
- Oversee the Resident Advisory Board (RAB) which is comprised of resident representatives from Public and Assisted Housing Complexes. Provide staff support to set up meetings, assure that elections happen annually, and that lines of communication are open to engage in activities that allow a resident voice to be present in policy and procedures for HACSA.
- Provide opportunities that will positively affect residents' quality of life and their involvement in activities by supporting resident newsletters, complex wide resident meetings, summer employment opportunities, and activities that engage residents and increase a sense of community and participation.

### **Family Self Sufficiency Program**

- Provide ongoing supportive services and community referrals to 200 Housing Choice Voucher Program and Public Housing residents to assist these families in moving towards Self Sufficiency, increase opportunities to move from subsidized housing, and maintain long term stability.
- Engage residents in this program by providing outreach through newsletters, at lease up and annual reviews, and through education of the Property Managers and Housing



Specialists to encourage referrals. Have 15 participants graduate from the program and receive Escrow Funds with at least 3 graduates moving to Home Ownership.

- Continue to offer the S8 Homeownership Program to eligible S8 participants and offer the supportive services to increase the success rate of this program. Utilize the FSS Escrow benefit along with Individual Development Accounts to FSS participants to increase opportunities for down payments for home ownership, Post-Secondary education, and debt relief.
- Continue to do ongoing outreach to Veterans Services' Case Managers to assure that Vets in HACSA PH and S8 programs are aware of, and can utilize, the services of the FSS Program to assist in Self Sufficiency and stabilization

PROGRAM SUMMARY (continued)

HOUSING

	<u>2013-14</u> <u>ACTUAL</u>	<u>2014-15</u> <u>BUDGET</u>	<u>2014-15</u> <u>ESTIMATED</u>	<u>2015-16</u> <u>PROPOSED</u>
<b>EXPENDITURES</b>				
Personal Services	\$ 3,396,200	\$ 3,550,900	\$ 3,234,000	\$ 3,943,900
Materials and Services	4,794,700	3,351,300	4,685,100	4,132,600
Capital Outlay	1,227,800	1,389,100	360,000	1,190,200
Debt Service	578,400	529,200	591,000	683,300
	<u>\$ 9,997,100</u>	<u>\$ 8,820,500</u>	<u>\$ 8,870,100</u>	<u>\$ 9,950,000</u>
<b>FULL-TIME EQUIVALENT POSITIONS</b>				
	<u>45.25</u>	<u>50.39</u>	<u>51.75</u>	<u>54.83</u>

## PROGRAM SUMMARY

### HOUSING

#### STATEMENT OF PURPOSE

The Housing Division provides for the coordinated management and maintenance of 955 Agency-owned low-income housing units.

#### FISCAL YEAR 2015-2016 OBJECTIVES

- Provide opportunities that will positively affect residents' quality of life and their involvement in Division activities, by continuing the use of newsletters, residents handbooks, notices, meetings and trainings. Also provide a multitude of services to residents, including leadership skills development, community organizing, summer employment opportunities, access to computers and the internet, resident groups at individual housing developments, feedback from elected Resident Representatives at the Resident Advisory Board (RAB) meetings, use of an Agency Hot Line, and the services of an Agency Ombudsman, as funding allows.
- Continue to protect the Division's assets, through a concerted effort to maintain and upgrade Agency-owned housing units on a regular basis. In accordance with HUD's mandate, refine the project based/asset management reorganization for our 708 public housing units.
- Plans to sell up to 119 public housing scattered sites at fair market value and use the realized funds to leverage other funds to increase the total number of affordable housing units in the Eugene/Springfield metropolitan area are currently on hold as we await HUD approval to move forward. We hope for the approval in FY 2016.
- Utilize the Capital Fund grant to modernize our public housing units. Integrate the Agency's allocation of capital funds into all aspects of the Division's operations, including occupancy, management and maintenance, as regulations allow.
- Maintain our high achiever Public Housing Assessment System (PHAS) rating.
- Continue resident requested and planned physical improvements to Agency-owned housing units, required under Section 504 of the Rehabilitation Act of 1973, as amended, and the Americans with Disabilities Act Amendments Act (ADAAA) of 2008.
- Continue providing safe and decent housing with extensive applicant screening, review of daily police calls for service, maintain a no smoking policy and a zero tolerance for drug activity.

PROGRAM SUMMARY (continued)

**SECTION 8**

	<u>2013-14</u> <u>ACTUAL</u>	<u>2014-15</u> <u>BUDGET</u>	<u>2014-15</u> <u>ESTIMATED</u>	<u>2015-16</u> <u>PROPOSED</u>
<b>EXPENDITURES</b>				
Personal Services	\$ 1,634,000	\$ 1,806,700	\$ 1,493,900	\$ 1,228,300
Materials and Services	14,738,700	15,007,000	14,466,900	14,724,500
Capital Outlay	0	0	0	0
Debt Service	0	0	0	0
	<u>\$ 16,372,700</u>	<u>\$ 16,813,700</u>	<u>\$ 15,960,800</u>	<u>\$ 15,952,800</u>
<b>FULL-TIME EQUIVALENT POSITIONS</b>				
	<u>21.93</u>	<u>19.56</u>	<u>19.50</u>	<u>17.55</u>

## PROGRAM SUMMARY

### SECTION 8

#### STATEMENT OF PURPOSE

- Housing Choice Voucher: This is the largest program in the division with 2989 families currently participating. Section 8 applicants who are at the top of the waiting list receive a voucher which is a rent subsidy grant based on their family size and income levels. This grant subsidy is paid directly to a participating landlord on the private rental market, while providing decent and safe housing for low income families. The rental subsidy will funnel approximately 15 million federal dollars in Lane County during the fiscal year 2015-2016.
- Veterans Administration Supportive Housing (VASH): In partnership with VA we have 166 families participating in the VASH Program. These vouchers are dedicated to homeless veterans. The VA selects the veteran, provides the case management and we provide the rental subsidy on the private rental market

#### FISCAL YEAR 2015-2016 OBJECTIVES

- With continued increases in area rents and severely reduced funding, the Section 8 Division will strive to maximize limited resources, to serve as many families that funding will allow.
- The Section 8 waiting list opened in March 2015 and is now closed. 3000 families were selected from the wait list process. We have provided vouchers to the first 1600 from that list. We will continue working through the rest of the waiting list and anticipate opening the Section 8 waiting list again sometime during 2017-18.
- We will continue to educate participants in the value of home ownership program through education, counseling in the FSS Program and partnerships with local housing providers and lenders.
- Continue to maintain positive working relationships with area property managers/owners to achieve a wide choice of housing opportunities for our low-income, elderly and disabled clients.
- Emphasize self-sufficiency for clients and families. Facilitating access to education, employment and services to assist them in reaching their self-sufficiency goals.
- Continue to educate staff, landlords and other service providers regarding the laws and regulations pertaining to reasonable accommodation for disabled individuals and regarding the new Oregon Section 8 Housing Choice Law, effective July 1, 2014.

HACSA BUDGET - SUMMARY OF EXPENDITURES - FY 16

DIVISIONS/ PROGRAM	REVENUES & EXPENSES										CAPITAL OUTLAY				DEBT SERVICE			TOTAL OF PERSONAL SVCS		RESERVES		
	REVENUE	TOTAL WAGES & FR	MATERIALS SERVICES	TOTAL EXPENSES	TOTAL REV-EXP	LAND		BUILDGINGS & MACH. & EQUIP'T		TOTAL CAPITAL	PRINCIPAL	INTEREST ON DEBT	REPLACMT. RESERVE	TOTAL DEBT SVC	MATERIALS & SVCS CAPITAL & DEBT SVC	CASH FLOW REV-EXP LESS CAP & DEBT SVC	EST BEGINNING FY16	EST ENDING FY16	EST FY16			
						IMPVMS	EQUIP'T	BUILDINGS	MACH. & EQUIP'T													
<b>COMMUNITY SERV:</b>																						
HACSA Corporate (Formerly Agency Fee)	0.00	32,605	-	12,200	20,405	75,000	75,000	-	-	75,000	2,000	15,600	-	17,800	87,200	(54,995)	857,842	803,247	803,247	(0)		
Waiverization	8.34	1,800,327	646,602	1,253,725	1,800,327	-	-	-	-	-	-	-	-	-	1,880,927	(0)	0	0	0	(0)		
Development/Asset Management	4.86	1,017,700	361,382	192,250	553,627	464,068	183,600	183,600	-	-	2,000	15,600	-	17,800	755,032	262,668	169,900	432,568	432,568	(0)		
ROGS	1.13	100,508	95,808	4,700	100,508	(0)	(0)	-	-	-	-	-	-	-	100,508	(0)	0	0	0	(0)		
FSS	3.00	205,373	229,245	-	229,245	(23,972)	-	-	-	-	-	-	-	-	229,245	(23,972)	(2,900)	(5,400)	(5,400)	(23,972)		
Family Shelter House	0.00	12,000	9,684	2,600	9,400	-	-	-	-	-	10,800	1,000	-	11,900	14,500	(2,500)	420,653	480,269	480,269	(5,400)		
Human Center	0.13	186,600	9,684	15,100	24,784	155,316	-	-	-	-	49,200	25,000	-	94,200	120,984	59,616	256,886	267,386	267,386	(5,400)		
Support House	0.02	85,600	-	44,000	44,000	51,600	-	-	-	-	9,700	1,400	-	11,100	55,100	40,500	(33,000)	(33,000)	(33,000)	(0)		
Shelter + Care	0.23	440,000	16,353	423,647	440,000	-	-	-	-	-	71,800	43,300	-	117,000	440,000	-	1,639,281	1,639,281	1,639,281	(0)		
	16.90	3,964,633	1,559,075	1,928,222	3,387,257	677,316	183,600	75,000	258,600	71,800	43,300	21,500	137,000	3,632,897	281,716	-	-	-	-	-		
	45.95	4,874,506	3,253,203	1,982,201	5,235,405	(663,999)	-	-	-	-	6,500	11,300	-	33,400	5,235,405	(663,999)	1,370,537	1,016,639	1,016,639	(0)		
Conventional	0.86	215,400	53,227	93,200	146,527	80,000	80,000	-	-	-	15,600	6,500	-	33,400	259,927	(44,527)	270,440	235,913	235,913	(0)		
Abbie Lane	2.46	414,500	150,943	164,200	315,243	130,000	130,000	-	-	-	31,600	500	-	171,100	562,443	(44,543)	(133,803)	(281,646)	(281,646)	(0)		
Fourteen Pines	2.46	357,800	143,002	210,700	353,702	4,098	120,235	-	-	-	97,900	45,000	-	140,900	577,357	(80,137)	(80,657)	(60,794)	(60,794)	(0)		
Village Oaks	0.00	530,400	104,112	212,500	316,612	-	-	-	-	-	-	-	-	-	457,512	7,488	1,234	74,182	74,182	(0)		
Forest	0.00	231,600	-	181,900	181,900	99,700	-	-	-	-	-	-	-	-	271,500	10,100	(190,800)	(180,700)	(180,700)	(0)		
Necromen Village	0.00	224,100	-	193,300	193,300	37,900	-	-	-	-	11,600	7,400	-	27,100	258,200	(34,200)	49,990	15,790	15,790	(0)		
Canaan Pines	0.00	203,100	-	188,300	188,300	14,300	-	-	-	-	-	-	-	-	238,200	(35,100)	184,070	148,970	148,970	(0)		
Richardson Bridge	0.00	318,300	-	197,700	197,700	13,500	-	-	-	-	23,800	23,800	-	47,600	280,900	37,480	204,895	242,295	242,295	(0)		
Jacob's Lane	0.00	169,300	-	148,800	148,800	13,400	-	-	-	-	16,600	8,200	-	24,800	200,300	(31,000)	97,139	66,139	66,139	(0)		
Lained Gardens	0.00	183,100	-	125,100	125,100	14,400	-	-	-	-	24,000	6,400	-	30,400	190,500	(7,400)	21,825	16,425	16,425	(0)		
Walnut Park	0.00	109,300	-	125,500	125,500	66,900	-	-	-	-	6,900	23,200	-	30,100	232,900	(63,200)	916	(62,584)	(62,584)	(0)		
The Orchards	3.10	1,274,400	239,437	308,493	547,930	676,500	-	-	-	-	-	-	-	-	1,224,430	(0)	1,806,824	1,806,824	1,806,824	(0)		
Capital Fund	54.83	15,959,800	3,943,935	4,132,594	8,076,529	1,087,915	1,190,235	-	-	1,190,235	226,300	389,900	2,671,100	683,300	9,950,055	(786,219)	1,806,824	1,010,065	1,010,065	(0)		
	17.55	15,959,800	1,228,278	1,472,490	15,959,778	7,022	-	-	-	-	-	-	-	-	15,959,278	7,022	639,072	646,094	646,094	(0)		
Voucher	17.45	15,959,800	1,228,278	1,472,490	15,959,778	7,022	-	-	-	-	-	-	-	-	15,959,278	7,022	639,072	646,094	646,094	(0)		
	89.28	29,085,249	6,511,278	20,785,216	27,316,595	1,771,654	1,372,835	75,000	1,448,835	298,190	333,200	289,000	828,300	29,585,790	(497,480)	4,085,277	3,587,297	3,587,297	(0)	(0)		

SECTION 8:  
Voucher

HACSA BUDGET - SUMMARY OF EXPENDITURES - FY 15

DIVISION/ PROGRAM	REVENUES & EXPENSES										CAPITAL OUTLAY				DEBT SERVICE			TOTAL OF PERSONAL SVCS MATERIALS & SVCS		CASH FLOW	
	REVENUE	TOTAL WAGES & FR	TOTAL MATERIALS SERVICES	TOTAL EXPENSES	TOTAL REV - EXP	LAND, BUILDINGS & MACH & IMPVMS EQUIPT	TOTAL CAPITAL	PRINCIPAL	INTEREST ON DEBT	CONTRIB REPLCMT. DEBT SVC RESERVE	TOTAL	TOTAL DEBT SVC	CAPITAL & DEBT SVC	PERSONAL SVCS	MATERIALS & SVCS	REV-EXP LESS CAP & DEBT SVC	CASH FLOW				
																		TOTAL	REVENUE	EXPENSES	EXPENSES
<b>COMMUNITY SERV:</b>																					
HACSA Corporate (formerly Agency Fair)	0.00	15,900	-	4,100	11,800	-	-	-	-	-	-	-	-	-	4,100	11,800	-				
Weatherization	8.75	1,929,564	683,501	1,246,063	1,929,564	-	-	-	-	-	-	-	-	-	1,929,564	0	-				
Development/Asset Management	3.49	345,103	339,603	5,500	345,103	-	-	-	-	-	-	-	-	-	345,103	0	-				
*ROSS	1.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-				
*FSS	3.60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-				
Family Shelter House	0.00	12,000	-	-	12,000	-	-	9,978	2,195	-	12,173	-	-	-	12,173	(173)	-				
Heenan Center	0.35	166,996	27,396	39,200	100,400	-	-	47,287	26,796	21,900	95,283	-	-	-	162,879	4,117	-				
Signpost House	0.10	93,900	6,995	36,400	43,295	-	-	9,265	1,847	11,112	-	-	-	-	54,507	39,393	-				
Shelter + Care	0.36	429,986	26,544	403,442	429,986	-	-	-	-	-	-	-	-	-	429,986	0	-				
	17.05	2,593,449	1,084,039	1,734,705	2,818,744	-	-	66,830	30,838	21,900	119,568	-	-	-	2,938,312	55,137	-				
<b>HOUSING PROJECTS:</b>																					
Conventional	38.03	3,938,628	2,606,903	1,735,125	4,342,028	(403,400)	-	-	-	-	-	-	-	-	4,342,028	(403,400)	-				
Abbie Lane	1.45	255,200	107,358	81,400	188,758	66,442	-	18,696	6,901	11,300	36,897	-	-	-	225,655	29,545	-				
Fourteen Pines	2.94	419,800	223,960	202,550	426,510	(6,710)	-	31,612	484	-	37,096	-	-	-	428,606	(38,806)	-				
Village Oaks	1.94	441,200	218,526	174,750	393,276	47,924	-	-	64,000	64,000	-	-	-	-	457,276	(16,076)	-				
Firwood	1.94	493,000	147,701	187,500	335,001	157,999	-	84,437	59,495	143,932	-	-	-	-	478,933	14,067	-				
Norseman Village	0.16	281,184	10,901	182,480	193,381	87,803	-	7,932	43,712	38,000	89,444	-	-	-	283,025	(1,841)	-				
Canas Place	0.14	218,009	9,664	178,160	187,824	30,185	-	10,835	8,164	8,661	27,060	-	-	-	214,884	3,125	-				
Richardson Bridge	0.08	209,434	4,882	138,667	143,549	65,885	-	-	6,396	6,396	-	-	-	-	202,458	6,976	-				
**Jacob's Lane	0.00	-	-	-	-	52,513	-	-	-	-	-	-	-	-	-	0	-				
Laurel Gardens	0.00	151,200	-	122,900	122,900	28,300	-	15,680	14,096	9,000	38,776	-	-	-	161,676	(10,476)	-				
Walnut Park	0.00	151,200	-	98,200	98,200	53,000	-	19,151	30,253	5,004	54,408	-	-	-	151,688	(1,408)	-				
The Orchards	0.00	170,100	-	125,250	125,250	44,850	-	6,479	23,644	5,904	36,027	-	-	-	161,277	8,823	-				
Capital Fund	2.71	1,682,057	220,929	124,500	345,429	1,336,628	-	-	-	1,336,628	-	-	-	-	1,682,057	0	-				
	47.59	8,411,012	3,650,824	3,351,282	6,902,106	1,389,141	-	194,822	186,749	147,655	529,236	-	-	-	8,820,483	(409,471)	-				
<b>SECTION 8:</b>																					
Voucher	19.56	16,738,900	1,806,678	15,007,000	16,813,678	(74,778)	-	-	-	-	-	-	-	-	16,813,678	(74,778)	-				
	19.56	16,738,900	1,806,678	15,007,000	16,813,678	(74,778)	-	-	-	-	-	-	-	-	16,813,678	(74,778)	-				
	87.00	28,143,361	6,441,541	20,082,987	26,534,528	1,608,833	-	261,652	217,587	169,565	648,804	-	-	-	28,572,473	(429,112)	-				

\*ROSS and FSS in Voucher budget in FY15  
\*\*Jacob's Lane in Tax Credit Properties in FY15

**IN THE BOARD OF COMMISSIONERS OF THE  
HOUSING AND COMMUNITY SERVICES AGENCY  
OF LANE COUNTY, OREGON**

ORDER NO. 15-09-29-01H

) IN THE MATTER OF ADOPTING  
) THE 2015/2016 BUDGET AND  
) MAKING APPROPRIATIONS

WHEREAS, it is necessary for the Board to adopt a 2015/2016 fiscal year budget for the Housing And Community Services Agency of Lane County, Oregon; and

WHEREAS, the HACSA Executive Director has recommended approval of the proposed HACSA budget for the 2015/2016 fiscal year; and

WHEREAS, the Board having fully considered the Executive Director's recommendation, NOW, THEREFORE, IT IS HEREBY

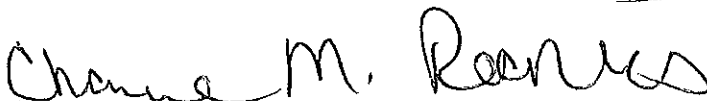
ORDERED, that the 2015/2016 fiscal year budget for the Housing And Community Services Agency of Lane County, Oregon, as set forth below, is hereby adopted; and

FURTHER ORDERED, that the amounts for the fiscal year beginning October 1, 2015, and for the purposes shown below, are hereby appropriated:

GENERAL FUND

Community Services Division	\$3,682,900
Housing Division	\$9,950,000
Section 8 Division	<u>\$15,952,800</u>
Total	<u>\$29,585,700</u>

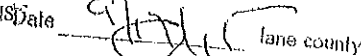
ADOPTED, by the Housing And Community Services Agency of Lane County, Oregon, this 29th day of September, 2015.



Chair, HACSA Board of Commissioners

IN THE MATTER OF ADOPTING THE 2015/2016 BUDGET AND MAKING APPROPRIATIONS Date

APPROVED AS TO FORM

 lane county

OFFICE OF LEGAL COUNSEL