

## BERLIN HOUSING AUTHORITY

Berlin Housing Authority has been affected by the ups and downs of the economy like most businesses in the area. Demand for services has been strong and steady. Funding has been variable across programs. A waiting list for the Housing Choice voucher program remains stable with over 200 applicants

The Authority received an American Recovery and Reinvestment Act Grant in 2009 for roofing and siding. In 2010 a second grant was received for \$165,000 to renovate units for mobility, sight and hearing accessibility. The 2010 grant was competitive and BHA was one of 44 Authorities in the country to win the award. Strict requirements for American made products, Davis Bacon Wage Rates and an open and fair bid process applied to every stage of the project. Local contractor Brian Lang LLC guided the work in the field. On 2 occasions upon the offer of the unit, tenants had tears in their eyes as removing barriers made it easier for them to age in place. The City can be very proud of this endeavor.

A new Chair took the helm in 2009. David Graham Esq. has been an enthusiastic supporter of our ventures while lending his expertise and advice. Mr. Matthew Buteau began as a new Commissioner and we were thrilled he was able to make this commitment.

Cedric White of Boston HUD Regional conducted a Davis Bacon Wage Rate Audit and the Authority did very well with no findings!

Andre Caron, City Housing Coordinator approached BHA with the offer of a partnership with the New England Family Housing in the Neighborhood Stabilization Program. BHA's experience in verifying incomes was tapped to work with prospective tenants who would enter the units that were covered by the program and certify that these renters met program income guidelines. It was

refreshing to work with this management company and we continue to upgrade the efficiency of the referral process.

Berlin Housing was approached to become the rental agent for the Notre Dame project. While funding is sought, BHA is happy to assist in the formulative process with the Developer, Tri County Community Action and AVER.

Our home for sale at 74 Maynesboro has not sold yet but we hope with the slight uptick in the real estate market that we will have positive news to present to you next year.

Our Housing Authority continues to seek out ways that we can work within the new economy while striving to create strong, sustainable, inclusive communities for Berlin residents.

### A. UTILIZATION OF ASSISTED HOUSING PROGRAMS AT JUNE 30, 2010 (in number of units)

	Units Allocated	Units Under Lease
Public Housing	55	54
St. Regis House	42	42
Vouchers	285	234
TOTAL	382	330

Utilization on June 30, 2010 was 98%. Average voucher utilization for the prior calendar year was 100%

### B. Public Housing and St. Regis House turnover in 2010

	Units in 2010	Units in 2009	Units in 2008
Public Housing	12	14	11
St. Regis House	4	3	4

Respectfully Submitted,  
*Mary Jo Landry*, Executive Director  
Berlin Housing Authority

### **Berlin Housing Authority Combined Balance Sheet**

	As of 6/30/08	As of 6/30/09	As of 6/30/10
<b>ASSETS</b>			
Cash	\$ 314,201	\$ 334,270	\$ 292,675
Security Deposits	15,926	16,532	17,345
Accounts Receivable	1,998	5,528	2,273
Investments	195,013	198,469	200,149
Prepaid Insurance	8,909	8,438	8,476
Accrued Interest Receivable	1,562	5,038	68
Capital Assets (Net)	775,196	716,486	885,110
Other Assets	99,275	103,352	107,169
<b>TOTAL ASSETS</b>	<b>\$ 1,412,080</b>	<b>\$ 1,388,113</b>	<b>\$ 1,513,265</b>
<b>LIABILITIES</b>			
Accounts Payable	22,260	24,950	17,545
Other Liabilities	104,206	104,584	88,595
<b>TOTAL LIABILITIES</b>	<b>126,466</b>	<b>129,534</b>	<b>106,140</b>
<b>EQUITY/NET ASSETS</b>			
Invested in Capital Assets, Net of Related Debt	775,196	716,486	885,110
Restricted Net Assets	115,629	79,714	96,903
Unrestricted Net Assets	394,789	462,379	425,112
<b>TOTAL EQUITY/NET ASSETS</b>	<b>1,285,614</b>	<b>1,258,579</b>	<b>1,407,125</b>
<b>TOTAL LIABILITIES AND EQUITY/NET ASSETS</b>	<b>\$ 1,412,080</b>	<b>\$ 1,388,113</b>	<b>\$ 1,513,265</b>
<b><u>COMPONENTS OF TOTAL EQUITY/NET ASSETS</u></b>			
<u>Liquid Equity:</u>			
Cash	\$ 314,201	\$ 334,270	\$ 292,675
Investments	195,013	198,469	200,149
Other working capital components	1,204	9,354	29,191
Net Liquid Equity	510,418	542,093	522,015
<u>Non Liquid Equity:</u>			
Land, Structures, and Equipment	775,196	716,486	885,110
Other Assets	-	-	-
Total Non Liquid Equity	775,196	716,486	885,110
Total Equity/Net Assets	\$ 1,285,614	\$ 1,258,579	\$ 1,407,125
<b><u>Changes in Equity-Year ended 6/30/08</u></b>			
Equity, 6/30/09	\$ 1,258,579		
Prior year audit adjustments	-		
Net Income (Loss) from Operations:			
Public Housing and Capital Fund Programs	86,599		
All other programs	61,947		
Equity, 6/30/10	<b>\$ 1,407,125</b>		
<b><u>Public Housing Portion of Equity</u></b>			
Public Housing	\$ 1,095,003		
All other programs	312,122		
Total Equity	<b>\$ 1,407,125</b>		
<b>NOTE-Public Housing funds can only be used for Public Housing related improvements or expenditures. Public Housing capital expenditures must have HUD approval.</b>			