

BERLIN HOUSING AUTHORITY

Berlin Housing Authority maintained its course during a year of federal funding uncertainty and increased need. Funding for private landlord subsidies did not become fixed until mid spring making service projections difficult. The Authority was able to end its fiscal year fully occupied and with as many vouchers under contract as was feasible.

BHA understands that in these times of reduced subsidies, the Authority is obligated to make its funding go further. In this mindset we turned to the Berlin BetterBuildings Program. Cimbria Badenhausem immediately understood that BHA needed help in creating an energy reduction plan. The program was quick of offer expertise and partial funding. Another program appeared on the horizon called "The Greener Homes Program" through NH Housing Finance Authority. This program funds deep retrofits for subsidized multifamily housing. Some of the requested retrofits are boiler replacements, hot water system replacement, heat pump replacement, crawl space improvements, insulation, programmable thermostats and a fresh air system upgrade. The bid process is well underway and it is hoped that NHHFA will see fit to fund this project in order to reduce utility costs in 97 units.

Tri County Community Action has contributed water reduction expertise through the installation of low flow devices in all sinks and showerheads in the public housing units. BHA has begun a water reduction campaign in order to transition to 100% low flow toilets as well.

Our Housing Voucher Coordinator is new this year due to the unexpected relocation of the last Coordinator. Vickie Plourde is learning the ropes and is a very competent individual who will serve the Authority well and with compassion.

Our Commissioners remain unchanged and their guidance and support is immeasurable and a critical factor in the success of the programs. BHA continues to work with The Neighborhood Stabilization program verifying income for participants. We were asked to participate in a second contract and eagerly accepted.

In summary, the Housing Authority has weathered and unpredictable funding cycle with programs and staffing intact.

A. UTILIZATION OF ASSISTED HOUSING PROGRAMS AT JUNE 30, 2011 (in number of units)

	Units Allocated	Units Under Lease
Public Housing	55	55
St. Regis House	42	42
Vouchers	285	262
TOTAL	382	359

Utilization on June 30, 2011 was 100%. Average voucher utilization for the prior calendar year was 92%

B. Public Housing and St. Regis House turnover in 2011

	Units in 2011	Units in 2010	Units in 2009
Public Housing	14	12	14
St. Regis House	4	4	3

Commissioners:

David Graham Esq. Chair, Margaret McClellan, Charles Dodge, Paul Croteau
Matthew Buteau

Mary Jo Landry, Executive Director

BERLIN HOUSING AUTHORITY
COMBINED BALANCE SHEET

	As of June 30, 2009	As of June 30, 2010	As of June 30, 2011
ASSETS			
Cash	\$ 334,270	\$ 292,675	\$ 522,734
Security Deposits	16,532	17,345	15,108
Accounts Receivable	5,528	2,273	2,151
Investments	198,469	200,149	28,633
Prepaid Insurance	8,438	8,476	8,298
Accrued Interest Receivable	5,038	68	-
Capital Assets (Net)	716,486	885,110	1,041,345
Other Assets	103,352	107,169	108,235
TOTAL ASSETS	\$ 1,388,113	\$ 1,513,265	\$ 1,726,504
LIABILITIES			
Accounts Payable	24,950	17,545	1,935
Other Liabilities	104,584	88,595	101,038
TOTAL LIABILITIES	129,534	106,140	102,973
EQUITY/NET ASSETS			
Invested in Capital Assets, Net of Related Debt	716,486	885,110	1,041,345
Restricted Net Assets	79,714	96,903	138,025
Unrestricted Net Assets	462,379	425,112	444,161
TOTAL EQUITY/NET ASSETS	1,258,579	1,407,125	1,623,531
TOTAL LIABILITIES AND EQUITY/NET ASSETS	\$ 1,388,113	\$ 1,513,265	\$ 1,726,504
<u>COMPONENTS OF TOTAL EQUITY/NET ASSETS</u>			
<u>Liquid Equity:</u>			
Cash	\$ 334,270	\$ 292,675	\$ 522,734
Investments	198,469	200,149	28,633
Other working capital components	9,354	29,191	30,819
Net Liquid Equity	542,093	522,015	582,186
<u>Non Liquid Equity:</u>			
Land, Structures, and Equipment	716,486	885,110	1,041,345
Other Assets	-	-	-
Total Non Liquid Equity	716,486	885,110	1,041,345
Total Equity/Net Assets	\$ 1,258,579	\$ 1,407,125	\$ 1,623,531
<u>Changes in Equity-Year ended 6/30/11</u>			
Equity, 6/30/410	\$ 1,407,125		
Prior year audit adjustments	-		
Net Income (Loss) from Operations:			
Public Housing and Capital Fund Programs	29,663		
All other programs	186,743		
Equity, 6/30/11	\$ 1,623,531		
<u>Public Housing Portion of Equity</u>			
Public Housing	\$ 1,273,166		
All other programs	350,365		
Total Equity	\$ 1,623,531		
NOTE -Public Housing funds can only be used for Public Housing related improvements or expenditures. Public Housing capital expenditures must have HUD approval.			