



Berlin Housing Authority

Berlin Housing's prime directive this year has been to put private apartment subsidies on the street in the form of Housing Vouchers. Over 200 invitations were sent to local residents. We continue to review our processes to see how we can make our program more accessible. We are focused on bringing more subsidy to Berlin through private rentals.

Our biggest advance this year was creating the specification for, bidding and awarding the contract for the installation of 3 emergency generators. The contract was signed with Ray's Electric to install generators on all the sites. FEMA funds will be used for the project along with federal Capital Grant funds. The City's Public Works Department was instrumental in assisting BHA in applying for the FEMA grant.

Thanks to the hard work of the maintenance staff at Public Housing and St Regis, all sites have earned physical inspection scores in the high 90s for our infrastructure. This is an honor many Housing Authorities strive for through ongoing renovation, pride of place and attention to detail. Excellent results for over 40 year old buildings and one that is over 100 years old.



Indian Artifacts

A wonderful event occurred at St Regis this year. One of our tenants Michael Eastman, gave a talk to over 20 interested residents on the history of American Indians. Many people

in the audience spoke about their heritage and one resident brought pictures to share. Mr.



Grace Chevarie pictured with her grandmother

Eastman has owned a business in Berlin in the past, and has actively supported various projects in the City most recently creating colorful and informative signage for Mt Jasper. We are fortunate to have many active seniors and folks with disabilities contributing to the social and economic network of the City.

BHA continues to be a site for the ABLE program where people who are 55 and over can gain work related skills while receiving a paycheck. BHA is also a site for participants working through the Workplace Success Center where parents on welfare assistance can also gain office or maintenance skills in an on the job environment.

The organization continues to look for ways to innovate and assist the City. Our goal of “decent, safe and sanitary housing” is a primary motivator especially in times of hectic change and funding shortfalls.

Respectfully Submitted,
Mary Jo Landry
 Executive Director
 Berlin Housing Authority

UTILIZATION OF ASSISTED HOUSING PROGRAMS AT JUNE 30, 2014		
	units allocated	units under lease
Public Housing	55	55
St. Regis House	42	42
Vouchers	285	221
TOTALS	382	318
Public Housing Utilization on 6/30 was 100%		
Voucher Utilization on 6/30 was 77%		
Public Housing and St Regis Turnover in 2014		
Public Housing	(12 units in 2013 14 units in 2012)	
St. Regis House	(9 units in 2013, 5 units in 2012)	

Berlin Housing Authority Combined Balance Sheet				
	As of June 30, 2012	As of June 30, 2013	As of June 30, 2014	
ASSETS				
Cash	\$ 503,081	\$ 393,414	\$ 511,697	
Security Deposits	15,326	16,825	17,596	
Accounts Receivable	2,093	47,237	11,099	
Investments	28,633	-	-	
Prepaid Insurance	8,000	8,387	13,890	
Accrued Interest Receivable	-	-	-	
Capital Assets (Net)	1,003,653	1,385,438	1,273,800	
Other Assets	108,620	110,658	112,780	
TOTAL ASSETS	\$ 1,669,406	\$ 1,961,959	\$ 1,940,862	
LIABILITIES				
Accounts Payable	4,267	9,608	11,139	
Other Liabilities	106,994	357,850	355,597	
TOTAL LIABILITIES	111,261	367,458	366,736	
EQUITY/NET ASSETS				
Invested in Capital Assets, Net of Related Debt	1,003,653	1,130,958	1,019,320	
Restricted Net Assets	161,498	18,561	115,942	
Unrestricted Net Assets	392,994	444,982	438,864	
TOTAL EQUITY/NET ASSETS	1,558,145	1,594,501	1,574,126	
TOTAL LIABILITIES AND EQUITY/NET ASSETS	\$ 1,669,406	\$ 1,961,959	\$ 1,940,862	
COMPONENTS OF TOTAL EQUITY/NET ASSETS				
Liquid Equity:				
Cash	\$ 503,081	\$ 393,414	\$ 511,697	
Investments	28,633	-	-	
Other working capital components	22,778	(184,351)	43,109	
Net Liquid Equity	554,492	209,063	554,806	
Non Liquid Equity:				
Land, Structures, and Equipment	1,003,653	1,385,438	1,273,800	
Less: Long-Term Liability	-	-	254,480	
Total Non Liquid Equity	1,003,653	1,385,438	1,019,320	
Total Equity/Net Assets	\$ 1,558,145	\$ 1,594,501	\$ 1,574,126	
Changes in Equity-Year ended 6/30/14				
Equity, 6/30/13	\$ 1,594,501			-
Prior year audit adjustments	-			
Net Income (Loss) from Operations:				
Public Housing and Capital Fund Programs	(120,347)			
All other programs	99,972			
Equity, 6/30/14	\$ 1,574,126			
Public Housing Portion of Equity				
Public Housing	\$ 1,263,132			
All other programs	310,994			
Total Equity	\$ 1,574,126			
NOTE -Public Housing funds can only be used for Public Housing related improvements or expenditures. Public Housing capital expenditures must have HUD approval.				