

FRANKLIN COUNTY HOUSING AUTHORITY
COMMISSIONER MONTHLY MEETING
MONDAY, AUGUST 15, 2022
202 ELDER AVENUE, WAYNESBORO, PA
3:00 PM

AGENDA

- I. Call Meeting to Order
- II. Public Comment
- III. Review and Approval of 7/18/22 Minutes
- IV. New Business
 - a) Resolution 2022-16 Write Off Vacated Tenant Accounts
 - b) Election of Officers for One Year Term
 - c) New FCHA Handbook
- V. Old Business – None
- VI. Fiscal Reports
 - a) COCC Financials – 6/30/22
 - b) Section 8 Financials – 6/30/22
 - c) Public Housing Financials – 6/30/22
 - d) Capital Fund Program Report – 7/31/22
 - e) Occupancy Report – 7/31/22
- VII. Executive Director Report
- VIII. Other General Information
- IX. Executive Session – Wages, HVAC, Asbestos
- X. Adjournment

Next Meeting: September 19, 2022 at 3:00 p.m. in Chambersburg Board Room.

FRANKLIN COUNTY HOUSING AUTHORITY
BOARD MINUTES
JULY 18, 2022
436 WEST WASHINGTON STREET, CHAMBERSBURG, PA

In Attendance: Sam Smith, Hugh Davis (via phone), Maureen O'Malley (via phone), Jessica Runshaw
Staff in Attendance: Susan Pettyjohn, Lisa Bryan

- I. **Call Meeting to Order** – Hugh Davis
- II. **Public Comment** – None
- III. **Review and Approval of 5-16-22 Minutes**–Motion to approve minutes first by Davis, second by O'Malley. Motion carried unanimously.
- IV. **New Business**
 1. Resolution 2022-15 Write Off Vacated Tenant Accounts
 - Motion to approve write offs first by Davis, second by O'Malley. Motion carried unanimously.
- V. **Old Business** – None
- VI. **Fiscal Reports** - Susan Pettyjohn
 - COCC Financials – 3/31/22, 4/30/22 and 5/31/22 reviewed. In March, Land, Structures & Equipment is down from previous month due to yearly depreciation. Investments not doing well; budgeted \$115,000 and earned \$13,000 resulting in \$102,000 less than anticipated. In April, investments had a loss of \$59,000. Budgeted earnings down \$72,000. In May, investments had a gain of \$2,000, deficit of \$57,000. Average rate of return 4.30% over five years.
 - Section 8 Financials – 3/31/22, 4/30/22 and 5/31/22 reviewed. In March, Land, Structures & Equipment is down from previous month due to yearly depreciation. Net income of \$59,856. Expenses were under budget due to being short staffed. In April, net income of \$445. We are holding \$40,000. In May, HUD admin fee was higher than budgeted. HCV/VASH leased 313 in April, 318 in May, and 314 in June. HAP HUD funding for 2022 calendar year is \$1,563,662. We will have enough funds to support 100% leasing. Mainstream leased 47 in April, 48 in May, and 47 in June. Mainstream funding for 2022 calendar year is \$235,395. This funding combined with our reserves will allow FCHA to be fully leased in 2022.
 - Public Housing Financials – 3/31/22, 4/30/22 and 5/31/22 reviewed. In March, Land, Structures & Equipment is down from previous month due to yearly depreciation. Net income for month was up in Chambersburg, down in Waynesboro. All AMPs ended fiscal year with positive net income. In April, accounts receivable & prepaids was higher due to property insurance payment. In May, AMPs 1, 2, and 4 had increase in net income; AMP 3 had a loss of \$2,600.
 - Capital Fund Program Report – 5/31/22 and 6/30/22 reviewed. In May, \$8,000 was expensed for administration; \$1,163 A&E for energy audit, HVAC replacement and window replacement. CF19 has one more project before closing grant. Window replacement and energy audit have been obligated in CF21. In June, \$8,000 was expensed for administration; \$2,104 A&E for energy audit, HVAC replacement and window replacement.
 - Occupancy Report – 5/31/22 and 6/30/22 reviewed. May occupancy: AMP1 has three vacancies, one is offline. AMP2 has five vacancies, two are offline. AMP3 has four vacancies, two are offline; HUD approved one unit offline in April and two in May. AMP4 has three vacancies, one is offline. June occupancy: AMP1 has three vacancies, one is offline. AMP2 has five vacancies, two are offline. AMP3 has three vacancies,

HUD approved three units offline increasing prior month's occupied percentage. AMP4 has two vacancies, HUD approved two units offline increasing prior month's occupied percentage.

1. Executive Director Report

- Jessica Runshaw reviewed demographics reports of FCHA households.
- FCHA occupancy has increased due to units placed in modernization.
- No COVID positive or exposed cases reported since June 10.
- SCCAP has provided \$67,915 for 47 households for rental assistance in 2022. They have provided a total of \$231,000 for 115 households since October 2020.
- Recent events include May of Caring, mini Health Fair, Summer Meals Program, weekly/biweekly produce boxes, Office of Aging giving food vouchers, ROSS grant renewal and upcoming FSS grant renewal.
- FCHA had 12 mandatory FSS participant slots. As participants graduate, the number of mandatory slots is reduced. We now have 0 mandatory slots and are considered voluntary.
- National Night Out will be held on August 2 in Chambersburg. Resident Appreciation Day will be held on August 9 in Waynesboro.
- FCHA's Safety Committee was selected for an audit and passed. 80% of conducted audits do not pass.
- FCHA was selected to receive historic improvement award. The award is for the community center building; it has been upgraded while preserving building.
- No bids were received for HVAC upgrade. Robert Barrick and Lance Hoover opened bidding to a wider scope and are now receiving bids.
- FCHA's end of year party will be held at our community center. The board was invited to attend.
- First Start Partnerships and FCHA will share use of building. First Start is handling necessary upgrades to the playground.
- FCHA's Civic and Community Engagement Committee is holding a shoe drive to benefit Homeless Matters.

2. Other General Information – None

3. Executive Session – Employee Handbook and No Trespassing Policy

- Motion to move to Executive Session first by Davis, second by O'Malley. Motion carried unanimously.

4. Return to Public Session

- Motion to return to Public Session first by Davis, second by O'Malley. Motion carried unanimously.
- Motion to move forward with union matter first by Davis, second by O'Malley. Motion carried unanimously.
- Motion to move forward with continued discussion with solicitor for wages to include CBA first by Davis, second by O'Malley. Motion carried unanimously.

1. Adjournment – Motion to adjourn first by Davis, second by O'Malley. Motion carried unanimously.

Next Meeting: Monday, August 15, 2022 at 3:00 p.m. in the Waynesboro office.

Respectfully Submitted by,

Lenore Wyant
Secretary

FRANKLIN COUNTY HOUSING AUTHORITY
RESOLUTION # 2022-16
WRITING OFF VACATED TENANTS ACCOUNTS

WHEREAS, the Authority's financial statements reflect vacated tenants accounts receivables and,

WHEREAS, at least one month has transpired since the tenants have vacated public housing,

NOW THEREFORE IT IS RESOLVED by the Board of Commissioners that the vacated tenant accounts listed in Public Housing and Section 8 write offs to this resolution totaling \$1,497.46 is written off and the names and addresses forwarded to the collection bureau.

ADOPTED this the 15th day of August, 2022.

Secretary

Franklin County Housing Authority
436 West Washington Street
Chambersburg, PA 17201

ACCOUNTS TO BE WRITTEN OFF PENDING BOARD ACTION
AUGUST 15, 2022 BOARD MEETING

Queenie Keene Willie Keene 236 Hawbaker Avenue Waynesboro, PA 17268	5/16/2022	Voluntary Move-out Rent (\$190.00) Work Order Charge (\$20.00) Move-out Charges (\$1,521.80) Payment (-\$368.00)	\$1,363.80
Yajaira Sencion 329 Irvva Drive West Chambersburg, PA 17201		Duplicate Check Cashed Second check was sent to replace missing check; both were cashed.	\$133.66
		TOTAL:	\$1,497.46

WRITE-OFF UNCOLLECTIBLE ACCOUNTS
BOARD MEETING HELD AUGUST 15, 2022



Jessica Runshaw
Executive Director

FRANKLIN COUNTY HOUSING AUTHORITY

MEMO

TO: FCHA Board

From: Jessica Runshaw

Date: 8/10/2022

RE: Annual Meeting Election of Officers

The Annual Meeting will be held Monday, August 15th at 3:00 PM in the Waynesboro Office.

Election of Officers for a one year term is an action item for the Annual Meeting.

The 2021-2022 current officers of the FCHA Board:

Chair: Hugh Davis

Vice Chair: Samuel Smith

Secretary: Lenore Wyant

FRANKLIN COUNTY HOUSING AUTHORITY
COCC BALANCE SHEET AND INCOME STATEMENT CONDENSED
AS OF JUNE 30, 2022

Balance Sheet		<u>Current Month</u>	<u>Previous Month</u>
Cash and Investments		1,815,875	1,858,030
Accounts Receivable & Prepaids	+	15,015	7,750
Loan Receivable	+	4,057,000	4,057,000
Land, Structures & Equipment	+	5,165	5,165
Total Assets	=	5,893,055	5,927,945
Current Liabilities		148,591	132,553
Non Current Liabilities	+	0	0
Total Liabilities	=	148,591	132,553
Equity		5,870,025	5,870,025
Net Income (Loss)	+	(125,561)	(74,634)
Depreciation	-	0	0
Total Equity	=	5,744,464	5,795,392
Total Liabilities and Equity	=	5,893,055	5,927,945

Income Statement		<u>Actual</u>	<u>Budget</u>	<u>Difference</u>
Total Income		18,326	160,004	(141,677)
Total Expenses	-	143,888	151,974	(8,086)
Net Income (Loss)	=	(125,561)	8,030	(133,591)

**FRANKLIN COUNTY HOUSING AUTHORITY
COCC INVESTMENTS**

Current Value:

F&M Trust	\$1,468,104
Edward Jones	\$274,929
Total	\$1,743,033

Earnings History over 6+ years:

April -June 2022	(\$108,324)
April 2021-March 2022	\$21,803
April 2020-March 2021	\$285,746
April 2019-March 2020	\$3,071
April 2018-March 2019	\$74,890
April 2017-March 2018	\$83,684
April 2016-March 2017	\$67,295

Average Monthly Earnings: \$5,708.88

Average Value (used March 2019 as an estimate): \$1,800,000

Average Rate on Return Roughly: 3.81%

**FRANKLIN COUNTY HOUSING AUTHORITY
HOUSING CHOICE VOUCHER (SECTION 8)
BALANCE SHEET AND INCOME STATEMENT CONDENSED
AS OF JUNE 30, 2022**

Balance Sheet	Current Month	Previous Month
Cash and Investments	829,947	827,778
Accounts Receivable & Prepaids	+ 6,563	6,173
Land, Structures & Equipment	+ 7,185	7,185
Total Assets	= 843,695	841,137
Total Liabilities	225,861	228,145
Administration Equity	553,675	553,675
Net Income (Loss) Admin	+ 16,836	13,598
Total Administration Equity	= 570,512	567,274
HAP Equity	25,207	25,207
Net Income (Loss) HAP	+ 20,243	18,941
Net Income (Loss) Mainstream HAP	+ 1,872	1,571
Total HAP Equity	= 47,322	45,718
Total Equity	617,833	612,992
Total Liabilities and Equity	843,695	841,137

Income Statement	Administration			HAP	Mainstream HAP
	Actual	Budget	Difference	Actual	Actual
Operating Income	78,897	70,705	8,192	399,575	61,803
Total Expenses	- 62,061	69,655	(7,595)	379,332	59,931
Net Income (Loss)	= 16,836	1,050	15,787	20,243	1,872

**FCHA HOUSING CHOICE VOUCHER & VASH PROGRAMS
HOUSING ASSISTANCE PAYMENT MONTHLY UPDATE
ACTUAL, RECOMMENDATIONS, AND PREDICTIONS FOR 2022
AS OF 08/10/22**

Key:
Actual in yellow
Actual Funding in green
RNP = restricted net position

HUD-held RNP Balance 01/01/22	\$158,093
HA-held RNP Balance FYE 01/01/22	\$5,319

A	B	C	D	E	F	G	H	I	(G+H+I-C)	J	K
Date	Units Leased	HAP Payments	Average HAP PUM	CY22 HAP Available Funds	Funds (held)/ given by HUD	CY22 HAP Received Funds	Fraud Recovery	FSS Escrow Forfeitures	Over / (Under) Funded	Current Equity (HA-held RNP)	
01/01/22	317	\$128,732	\$406.09	\$130,305	\$844	\$131,149	\$936	\$0	\$3,353	\$8,672	
02/01/22	315	\$127,652	\$405.24	\$130,305	\$4,775	\$135,080	\$108	\$0	\$7,536	\$16,208	
03/01/22	315	\$128,702	\$408.58	\$130,305	\$4,458	\$134,763	\$105	\$0	\$6,166	\$22,374	
04/01/22	313	\$125,765	\$401.81	\$130,305	\$4,458	\$134,763	\$280	\$5,887	\$15,165	\$37,538	
05/01/22	318	\$127,404	\$400.64	\$130,305	\$26	\$130,331	\$849	\$0	\$3,776	\$41,315	
06/01/22	314	\$126,163	\$401.79	\$130,305	(\$3,146)	\$127,159	\$306	\$0	\$1,302	\$42,617	
07/01/22	314	\$126,223	\$401.98	\$130,305	(\$100)	\$130,205	\$79	\$0	\$4,061	\$46,678	
08/01/22	313	\$122,656	\$391.87	\$130,305	(\$2,025)	\$128,280	\$0	\$0	\$5,624	\$52,302	
09/01/22				\$130,305							
10/01/22				\$130,305							
11/01/22				\$130,305							
12/01/22				\$130,307							
TOTAL	2,519	\$1,013,297	\$402.26	\$1,563,662	\$9,290	\$1,051,730	\$2,663	\$5,887			

Funding:

Notes:

January 2022 HA-held RNP	\$	5,319
CY22 Actual HUD Funding	\$1,563,662	
January 2022 HUD-held RNP	\$158,093	
Fraud Recovery	\$2,663	
(+) FSS Forfeiture	\$5,887	
Total PHA CY22 Available	\$1,735,624	
(-) Total CY22 HAP	\$1,013,297	
(-) HA-held RNP	\$0	
Est. HUD-held RNP 12/31/22	\$722,328	

CY2022 Actual HAP HUD Funding:

FCHA 2022 calendar year actual funding is \$1,563,662 calculated as follows: \$1,526,126 (last year's cost) times 1.04057 inflation factor minus an offset of \$24,379. There is no proration reduction this year. These funds support the 5 VASH vouchers for a total available of 316 vouchers.

Outlook / Recommendations:

Since we were nearly 100% leased last year (99.3%) and funding is directly related to leasing, we will have enough funds to support 100% leasing. We are currently 99.6% leased for the calendar year. There are 9 outstanding vouchers issued.


SUSAN D. PETTYJOHN
COMPTROLLER

**FCHA MAINSTREAM PROGRAM
HOUSING ASSISTANCE PAYMENT MONTHLY UPDATE
ACTUAL AND PREDICTIONS FOR CALENDAR YEAR 2022
AS OF 08/10/22**

Key:
Actual in yellow
Actual Funding in green
RNP = restricted net position

HUD-held RNP Balance 01/01/22	\$72,043
HA-held RNP Balance FYE 01/01/22	(\$666)

A Date	B Units Leased	C HAP Payments	D Average HAP PUM	E CY22 HAP Available Funds	F Funds (held)/ given by HUD	G HUD-held RNP	(E + F + G)	I Fraud Recovery	J FSS Escrow Forfeitures	(H + I + J - C)	L Current Equity (HA-held RNP)
							H CY22 HAP Received Funds			K Over / (Under) Funded	
01/01/22	49	\$20,003	\$408.22	\$19,616	\$733	\$0	\$20,349	\$0	\$0	\$346	(\$320)
02/01/22	48	\$19,390	\$403.96	\$19,616	\$977	\$0	\$20,593	\$0	\$0	\$1,203	\$883
03/01/22	47	\$19,614	\$417.32	\$19,616	\$762	\$0	\$20,378	\$1,186	\$0	\$1,950	\$2,833
04/01/22	47	\$19,995	\$425.43	\$19,616	\$762	\$0	\$20,378	\$0	\$0	\$383	\$3,216
05/01/22	48	\$20,459	\$426.23	\$19,616	\$2,031	\$0	\$21,647	\$0	\$0	\$1,188	\$4,404
06/01/22	47	\$19,477	\$414.40	\$19,616	\$162	\$0	\$19,778	\$0	\$0	\$301	\$4,705
07/01/22	47	\$19,477	\$414.40	\$19,616	\$779	\$0	\$20,395	\$0	\$0	\$918	\$5,623
08/01/22	47	\$19,961	\$424.70	\$19,616	\$779	\$0	\$20,395	\$0	\$0	\$434	\$6,057
09/01/22				\$19,616							
10/01/22				\$19,616							
11/01/22				\$19,616							
12/01/22				\$19,619							
TOTAL	380	\$158,376	\$416.78	\$235,395	\$6,985	\$0	\$163,913	\$1,186	\$0		

Funding

January 2022 HA-held RNP	(\$666)
Add'l 2021 HUD Funding	\$1,269
FY22 HUD Actual Funding	\$235,395
January 2022 HUD-held RNP	\$72,043
Fraud Recovery	\$1,186
(+) FSS Forfeiture	\$0
Total PHA CY22 Available	\$309,227
(-) Total CY22 HAP	\$158,376
(-) HA-held RNP	\$0
HUD-held RNP 12/31/22	\$150,851

Notes:

CY2022 Actual HAP HUD Funding:

FCHA 2022 calendar year actual funding is \$235,395 calculated as follows: \$226,217 (last year's cost) times 1.04057 inflation factor.

Outlook / Comments:

This year's funding combined with our reserves will provide enough funds to allow FCHA to be fully leased in 2022. We are currently 91.3% leased. There are 6 outstanding vouchers issued.


**SUSAN D. PETTYJOHN
COMPTROLLER**

FRANKLIN COUNTY HOUSING AUTHORITY
AMPS (PUBLIC HOUSING) BALANCE SHEET CONDENSED
AS OF JUNE 30, 2022

Chambersburg					
		AMP 1 Elderly Meadow Creek 1		AMP 2 Family Meadow Creek 2	
		Current Month	Previous Month	Current Month	Previous Month
		<u> </u>	<u> </u>	<u> </u>	<u> </u>
Cash and Investments		366,977	371,250	1,705,169	1,698,125
Accounts Receivable & Prepays	+	27,909	25,573	73,603	62,378
Land, Structures & Equipment	+	1,171,189	1,171,189	2,705,264	2,703,018
Total Assets	=	1,566,075	1,568,013	4,484,036	4,463,520
Current Liabilities		160,112	164,046	272,474	277,374
Non Current Liabilities	+	236,112	242,923	384,446	395,541
Total Liabilities	=	396,224	406,969	656,920	672,915
Equity		1,128,412	1,128,412	3,718,197	3,718,197
Net Income (Loss)	+	41,438	32,631	108,919	72,408
Total Equity	=	1,169,851	1,161,043	3,827,116	3,790,605
Total Liabilities and Equity	=	1,566,075	1,568,013	4,484,036	4,463,520

Waynesboro					
		AMP 3 Elderly Village Green		AMP 4 Family Valley View Village	
		Current Month	Previous Month	Current Month	Previous Month
		<u> </u>	<u> </u>	<u> </u>	<u> </u>
Cash and Investments		254,418	263,685	560,477	572,850
Accounts Receivable & Prepays	+	15,579	12,128	32,922	26,062
Land, Structures & Equipment	+	670,886	670,886	981,705	981,705
Total Assets	=	940,882	946,699	1,575,104	1,580,617
Current Liabilities		75,779	77,072	119,490	126,040
Non Current Liabilities	+	123,929	127,499	150,410	154,753
Total Liabilities	=	199,708	204,572	269,900	280,793
Equity		739,457	739,457	1,274,271	1,274,271
Net Income (Loss)	+	1,718	2,671	30,934	25,553
Total Equity	=	741,174	742,127	1,305,204	1,299,823
Total Liabilities and Equity	=	940,882	946,699	1,575,104	1,580,617

FRANKLIN COUNTY HOUSING AUTHORITY
AMPS (PUBLIC HOUSING) INCOME STATEMENT CONDENSED
AS OF JUNE 30, 2022

	Chambersburg					
	AMP 1 Elderly Meadow Creek 1			AMP 2 Family Meadow Creek 2		
	Actual	Budget	Difference	Actual	Budget	Difference
Total Income	91,936	90,109	1,827	151,778	146,380	5,398
Total Expenses	- 142,481	134,818	7,663	218,486	260,247	(41,761)
Net Income before Subsidy	= (50,545)	(44,709)	(5,836)	(66,708)	(113,867)	47,159
Total Operating Subsidy	+ 91,983	65,250	26,733	175,627	148,254	27,374
Net Income (Loss)	= 41,438	20,541	20,897	108,919	34,387	74,533
EPC Principal Loan Payments	- 20,170	20,500	(330)	32,855	33,500	(645)
Net Cash	= 21,268	41	21,227	76,064	887	75,178

	Waynesboro					
	AMP 3 Elderly Village Green			AMP 4 Family Valley View Village		
	Actual	Budget	Difference	Actual	Budget	Difference
Total Income	50,214	54,782	(4,568)	69,520	60,965	8,556
Total Expenses	- 89,542	84,192	5,350	131,259	123,588	7,671
Net Income before Subsidy	= (39,328)	(29,410)	(9,918)	(61,738)	(62,623)	885
Total Operating Subsidy	+ 41,046	37,515	3,531	92,672	57,389	35,283
Net Income (Loss)	= 1,718	8,105	(6,387)	30,934	(5,234)	36,168
EPC Principal Loan Payments	- 10,574	10,750	(176)	12,861	13,000	(139)
Net Cash	= (8,857)	(2,645)	(6,212)	18,073	(18,234)	36,307

**CAPITAL FUND WORK COMPLETED THIS FISCAL YEAR
AS OF JULY 31, 2022**

DESCRIPTION	TOTAL APRIL-JULY 2022	CURRENT MONTH- JULY 2022	PRIOR MONTHS- APRIL-JUN 2022
Soft Costs(Expensed)			
Administration	32,000.00	8,000.00	24,000.00
Operations	0.00	0.00	0.00
Advertising	0.00	0.00	0.00
A & E Misc.	0.00	0.00	0.00
Total Soft Costs (Expensed)	32,000.00	8,000.00	24,000.00
Hard Costs (Capitalized)			
A & E Energy Audit	1,495.47	0.00	1,495.47
A & E HVAC Replacement	1,218.52	0.00	1,218.52
A & E Window Replacement	553.88	0.00	553.88
Window Replacement	0.00	0.00	0.00
Energy Audit	0.00	0.00	0.00
Total Hard Costs (Capitalized)	3,267.87	0.00	3,267.87
Total All Capital Fund Costs	35,267.87	8,000.00	27,267.87

**LOCCS MONTHLY REPORT
MONTH ENDING 07/31/22**

	<u>AVAILABLE</u>	<u>OBLIGATED</u>	<u>EXPENDED</u>	<u>REMAINING</u>
PA01P03450119	883,333.00	883,333.00	853,494.63	29,838.37
% COMPLETE		04/15/23 100.00%	04/15/25 96.62%	
PA01P03450120	946,823.00	875,072.96	435,652.85	511,170.15
% COMPLETE		03/25/24 92.42%	03/25/26 46.01%	
PA01P03450121	979,605.00	181,890.83	14,748.47	964,856.53
% COMPLETE		02/22/23 18.57%	02/22/25 1.51%	

CF50119 CONTRACTS

	<u>OBLIGATED</u>	<u>EXPENDED</u>	<u>REMAINING</u>	
OPERATIONS	87,833.00	87,833.00	0.00	1406
ADMINISTRATION	84,000.00	84,000.00	0.00	1410
A/E FEES-MISC	310.55	310.55	0.00	1430
A/E FEES-ADVERTISING	324.20	324.20	0.00	1430
TOTAL SOFT COSTS	172,467.75	172,467.75	0.00	
A/E FEES-ENVIRON REVIEW	1,722.35	1,722.35	0.00	1450
A/E FEES-SIDEWALKS	2,263.82	2,263.82	0.00	1450
ROOF REPLACEMENT	192,000.00	192,000.00	0.00	1460
A/E-ROOF REPLACEMENT	1,551.26	1,551.26	0.00	1460
A/E-ROOF SIDING & GUTTER	2,443.00	2,443.00	0.00	1460
A/E-FAUCET & SINK	2,439.77	2,439.77	0.00	1460
A/E FEES-FOREIGN LOAD	738.17	738.17	0.00	1460
A/E-ELECTRIC IMPROV.	1,809.33	1,809.33	0.00	1460
ELECTRICAL IMPROVEMENT	158,092.40	158,092.40	0.00	1460
WINDOW REPLACEMENT	29,838.37	0.00	29,838.37	1460
A/E FEES-GARAGE ADDITION	6,153.10	6,153.10	0.00	1470
A/E FEES-COMMUNITY CTR	15,244.45	15,244.45	0.00	1470
COMMUNITY CTR RENO	296,569.23	296,569.23	0.00	1470
TOTAL HARD COSTS	710,865.25	681,026.88	29,838.37	
TOTAL COSTS	883,333.00	853,494.63	29,838.37	

**LOCCS MONTHLY REPORT
MONTH ENDING 07/31/22**

CF50120 CONTRACTS

	OBLIGATED	EXPENDED	REMAINING	
OPERATIONS	18,249.96	18,249.96	0.00	1406
ADMINISTRATION	93,999.00	93,999.00	0.00	1410
A/E FEES-ADVERTISING	396.25	396.25	0.00	1430
TOTAL SOFT COSTS	112,645.21	112,645.21	0.00	
A/E FEES-TREE TRIMMING	233.75	233.75	0.00	1450
A/E FEES-FOREIGN LOAD	8,320.84	8,320.84	0.00	1460
A/E FEES-FAUCET/SINK	2,565.35	2,565.35	0.00	1460
A/E FEES-WINDOW REPLMT	4,298.83	4,298.83	0.00	1460
FAUCET & SINK REPLACMT	178,206.23	178,206.23	0.00	1460
A/E FEES-ENERGY AUDIT	2,176.82	2,176.82	0.00	1460
A/E FEES-ENVIRON REVIEW	197.25	197.25	0.00	1460
WINDOW REPLACEMENT	439,420.11	0.00	439,420.11	1460
A/E FEES-COMMUNITY CTR	10,792.29	10,792.29	0.00	1470
A/E FEES-GARAGE ADDITION	3,073.79	3,073.79	0.00	1470
A/E FEES-HVAC REPLACE	2,427.28	2,427.28	0.00	1470
STORAGE ADDITION	110,715.21	110,715.21	0.00	1470
TOTAL HARD COSTS	762,427.75	323,007.64	439,420.11	
TOTAL COSTS	875,072.96	435,652.85	439,420.11	

CF50121 CONTRACTS

	OBLIGATED	EXPENDED	REMAINING	
ADMINISTRATION	97,960.00	12,643.74	85,316.26	1410
TOTAL SOFT COSTS	97,960.00	12,643.74	85,316.26	
A/E FEES-WINDOW REPLMT	443.10	443.10	0.00	1460
A/E FEES-ENERGY AUDIT	627.73	627.73	0.00	1460
WINDOW REPLACEMENT	42,326.10	0.00	42,326.10	1460
ENERGY AUDIT	39,500.00	0.00	39,500.00	1460
A/E FEES-HVAC REPLACE	1,033.90	1,033.90	0.00	1470
TOTAL HARD COSTS	83,930.83	2,104.73	81,826.10	
TOTAL COSTS	181,890.83	14,748.47	167,142.36	

**CAPITAL FUND PROGRAM
TOTAL EXPENDED
AS OF JULY 31, 2022**

Grant	Total Grant	Expended as of Prev Month	Expended This Month	Expended To Date	Remaining	Percent Remaining
CF50119	883,333	853,494.63	0.00	853,494.63	29,838.37	3%
CF50120	946,823	435,652.85	0.00	435,652.85	511,170.15	54%
CF50121	979,605	6,748.47	8,000.00	14,748.47	964,856.53	98%
		TOTAL	8,000.00			

**TOTAL EXPENDED - FISCAL YEAR TO DATE
ALL CAPITAL FUND GRANTS**

Soft Costs	32,000.00
Hard Costs	3,267.87
Total Costs	35,267.87

Franklin County Housing Authority
TOTAL OCCUPANCY
AS OF JULY 2022
Fiscal Year Ending 3/31/23

	<u>CURRENT MONTH TO DATE</u>	<u>PRIOR MONTH TO DATE</u>		<u>CURRENT MONTH VACANCY</u>
AMP 1 - Chambersburg Elderly	97.2%	96.9%	*	3
AMP 2 - Chambersburg Family	97.7%	98.1%	^	7
AMP 3 - Waynesboro Elderly	98.7%	98.2%	#	3
AMP 4 - Waynesboro Family	98.7%	98.3%	^	2

One unit off line this month *
Two units off line this month ^
Three units off line this month #
Two units off line this month ^

Of the 15 AMP-wide vacancies, 8 units are off line