

# Annual Report 2016

*Innovation*

*Service*

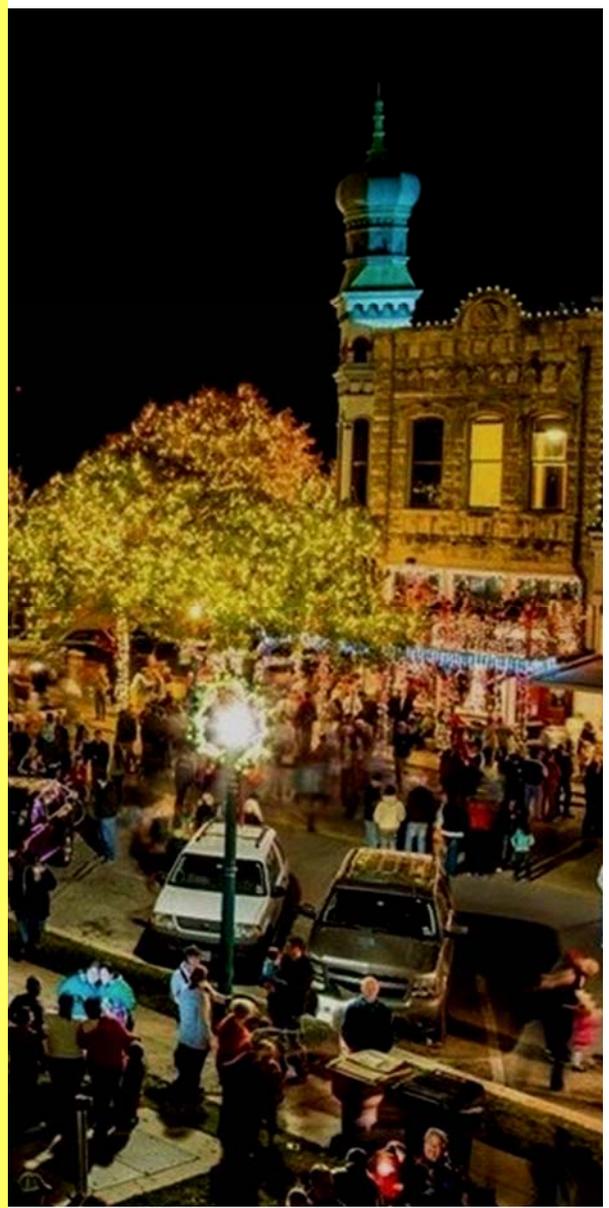
*Collaboration*

*Listening*

*Excellence*

*Accountability*

*Integrity*



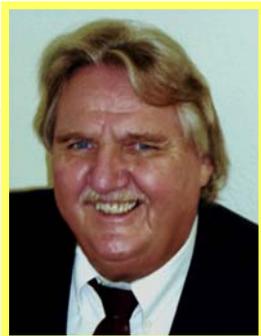
[www.georgetownha.org](http://www.georgetownha.org)

# GHA

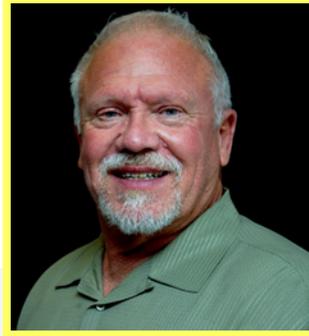
Georgetown Housing Authority

## GHA Board of Commissioners 2016-2017

The GHA Board of Commissioners and staff remain committed to providing quality affordable housing opportunities even with challenges that lay ahead. The GHA will continue to work diligently in 2017 with a focus on preserving these vital assets. We look forward to many more successful years ahead.



*John Gavurnik  
Vice Chair*



*Larry Raper  
Chair*



*Tim Todd  
Commissioner*



*Maureen Poisson  
Commissioner*



*Bryan Schwab  
Commissioner*



*Frank Stover  
Commissioner*



*Amelia Cruz  
Commissioner*

## Executive Director and Key Staff

Dear Friends,

I am pleased to present the Annual Report for the Georgetown Housing Authority Fiscal Year Ending September 30, 2016. This past year has been a success due to the hard work and commitment by the commissioners and staff of the Georgetown Housing Authority (GHA).

2016 was another productive year for Georgetown Housing Authority. We continued to implement and follow the strategic initiatives identified in the agency's plan. This has resulted in our continued ability to provide high performing, sustainable and fiscally responsible affordable housing opportunities. The focus has and will continue to be the long term sustainability of our existing housing portfolio.

Georgetown Housing Authority has a vision. We see a future where everyone has the opportunity for a home that is safe and affordable; people are treated with respect regardless of their income level or background; and a person's income cannot be identified by the neighborhood in which they live. This vision is our target and guides the work we do each day.

We responded to the need for decent, safe, and affordable housing, and today we tenaciously continue this work, while we have also adapted to the changing needs of our society and families. We work to provide our families with the resources and skills to achieve their personal and professional goals.

This holistic approach is doable thanks to our enhanced partnerships with local community organizations and government entities. Our families leverage resources that equip them with the skills, knowledge, and training necessary to achieve financial independence and move from affordable housing to market-rate housing or homeownership.

As we build communities and change lives, we place a strong emphasis on customer service. Despite drastic funding cuts to our programs and services, our priority continues to be serving our program participants, applicants on our waiting lists, and any callers with the highest respect, integrity and superb service.

Respectfully,



Executive Director

Nikki Brennan  
ED



### GHA Mission Statement

"The Georgetown Housing Authority employs imaginative solutions to provide quality affordable homes, communities, and opportunities for self-sufficiency through innovative collaboration with public and private enterprises."

## GHA Key Staff



Shannon Kelly  
Dir. Housing Operations



Tracey Downing  
Stonehaven Manager



Nicola Alleyne  
ROSS Coordinator



Jackie Maloy  
Shady Oaks Manager



Kathy Brumsey  
Section 8



Osbaldo Kancheff  
Maintenance Supervisor

## Working with Partnerships

To Our Partners:



Thanks to our partnerships with The Literacy Council of Williamson County, Rural Capital Area Workforce Solutions, Community Action Inc. of Central Texas, and the Continuing Education Department at Austin Community College - Workforce Development Division, we offer training in HVAC.



The GHA-ALC continues to offer weekly GED and ESL classes in partnership with the Literacy Council of Williamson County, ROSS program coordinated activities for health and socialization, a training facility for the housing industry, a meeting space for supportive groups and nonprofits. Our Stonehaven Resident Council meets monthly to discuss any issues that pertain to housing, hold Neighborhood Watch groups and events.

The GHA-ALC has recently been able to provide a much-needed service to the Georgetown Community. Georgetown is outside of the ACC district and most residents that seek job related training have to leave the city to obtain that training which is often impractical and expensive.

ACC's Workforce Development Department has designed and constructed mobile HVAC training units. The training programs are 6 months in duration and certificates are awarded from ACC's Workforce Development Division. These are high demand occupations and there are literally jobs waiting. Completers of this program receive a "Pre-Apprentice" certificate and the available jobs range from \$24k - \$30K annually but more importantly it places them on a career path to advance even more. Students only have to be reading at a 6<sup>th</sup> grade level as they will receive adult education and tutoring support as they move through the programs. Each class group consists of 12-15 students. Normally these classes are \$3,000 per student but funding has been secured and offered to them for FREE.

Our goal is to be able to offer training in a variety of trades such as Pre-Apprentice Electrician, Apartment Building Maintenance Technician, and Fiber Optics Installer. Training will be free to the participants. This program can help lift folks out of poverty and move toward sustainability.



## Our Programs and Goals

### Resident Opportunities for Self-Sufficiency (ROSS) Program



The Resident Opportunities for Self-Sufficiency (ROSS) Program is designed to help adults and youth living in public housing to achieve goals related to economic self-sufficiency. GHA's ROSS program is goal oriented and assists to coordinate services and referrals to resources related to education, employment, financial literacy, youth programming; nutritional and health, life skills and computer literacy. As for the elderly and disabled, the goal is that of independence and being able to "*age in place*".

**Housing Choice Voucher—** The Housing Choice Voucher Program (HCV), also known as Section 8, is a tenant based program providing assistance for income eligible families in the private rental market. The families' portion of rent is 30% of their monthly adjusted income. The remaining rent is paid with the housing assistance payment subsidy. In the 2016 the voucher program scored a High Performer in the Section Eight Management Assessment Program. The HCV team assisted over 130 needy families. Although the majority of these families are located throughout Georgetown, GHA also provided rental assistance in Dallas County, Franklin County, Centex COG, Sacramento, San Antonio, Waco, Aurora, Marble

Falls, Tangipahoa, Tyler, Abilene, and Virgin Islands. Our goal for the upcoming year is to continue as a High Performing agency.

### Family Self-Sufficiency FSS Program

**Program—**The Family Self-Sufficiency (FSS) Program provides opportunities to HCV participants to become financially independent. Each person has a unique life story to tell with a common denominator of a need for financial independence. The FSS program links members to supportive services specific to their needs and goals. The goals are usually centered around education, employment, financial management and homeownership. The program is voluntary and self-directed. These participants are putting forth the effort to gain their financial independence and our FSS Coordinator is happy to assist them. The FSS coordinator works with family members to identify a five-year plan documenting their goals and achievements. As the participants rent increases due to earning a higher wage, a portion to the rent is matched by the FSS Program and credited monthly to an escrow account. At the end of their five - year plan after reaching their goals the participant graduates from the program with the earned escrow money. Our goal is to continue to grow the FSS program and empower our residents.



## Our Strategic Goals...

GHA has established the following five strategic goals that guide our work every day: Empower and equip families to improve their quality of life and achieve economic stability.

1. Invest in our greatest resource—our employees—and establish a track record for integrity, accountability, collaboration and strong customer service.
2. Preserve and improve existing affordable housing resources and opportunities.
3. Continue our core operations to be high performing and a financially strong organization.
4. Develop a local and national reputation of being an effective leader, partner and advocate for affordable housing and its residents.

I am proud to announce that we met each of our goals. As we plan for another successful year, I thank you for your support and look forward to your feedback.!

## Financial Highlights

Current assets increased by \$112,548 or 9%, in the current fiscal year. Total assets as of September 30, 2016, were \$3,440,209, an increase of \$170,632 from the prior year. Total liabilities as of September 30, 2016, were \$132,848, an increase of \$4,988, from the prior year. The Authority's net position increased by \$165,644 for the year ended September 30, 2016.



### Overview of the Authority-wide Net Position and Operations

The Authority's overall financial position for the past two years is summarized below, based on the current audited financial statements.

Condensed Statement of Net Position As of September 30				
	2016	2015	Variance	% Change
Current Assets	\$1,422,558	\$1,310,010	\$112,548	7%
Non-Current Assets				
Reserves for FSS	19,906	17,415	2,491	14%
Other Non-Current Assets	353,977	393,856	-39,879	-5%
Capital Assets, Net of Accumulated Depreciation	1,643,768	1,548,296	95,472	6%
<b>Total Assets</b>	<b>\$3,440,209</b>	<b>\$3,269,577</b>	<b>\$170,632</b>	<b>5%</b>
Current Liabilities	\$112,942	\$110,445	\$2,497	2%
Non-Current Liabilities	19,906	17,415	2,491	14%
<b>Total Liabilities</b>	<b>\$132,848</b>	<b>\$127,860</b>	<b>\$4,988</b>	<b>4%</b>
Net Position				
Invested in Fixed Assets	\$1,643,768	\$1,548,296	\$95,472	6%
Restricted	-	-	-	-
Unrestricted	1,663,593	1,593,421	70,172	4%
<b>Total Net Position</b>	<b>\$3,307,361</b>	<b>\$3,141,717</b>	<b>\$165,644</b>	<b>5%</b>
<b>Total Liabilities and Net Position</b>	<b>3,440,209</b>	<b>3,269,577</b>	<b>170,632</b>	<b>5%</b>

Current assets include cash, receivables, and other assets available to meet the immediate obligations of the Authority. Total assets increased by \$170,632 which included an increase in unrestricted cash and investments of \$112,648. This included a significant decrease in amounts due to the Authority from HUD owing to the drawdown of operating subsidy and ROSS Grant funds from the prior year.

Non-current assets generally are not available to meet the immediate obligations of the Authority. FSS Reserves are funds held in escrow for participants in the Authority's Family Self Sufficiency (FSS) program. Other Non-Current Assets consist of a mortgage note and other receivables from Shady Oaks GHA Housing, LP.

Current Liabilities consists primarily of accounts payable and accruals. There was an increase of 2%, in current liabilities this fiscal year, primarily the result of timing differences.

Non-current liabilities increased by 14% during this fiscal year. This increase reflects the continued contributions to FSS Escrow funds on behalf of participating tenants.

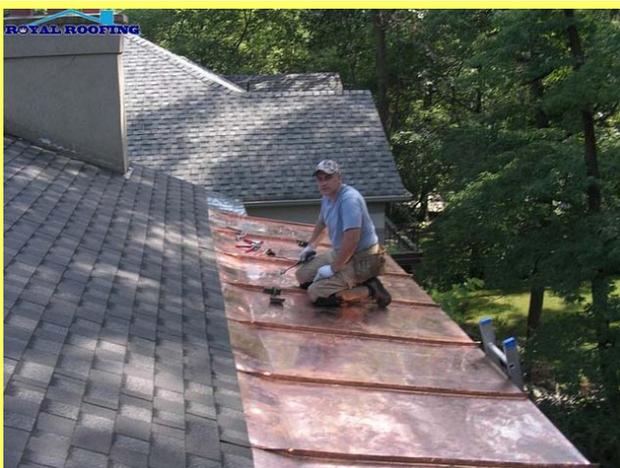
Total Net Position of the Authority increased by 5% during the current fiscal year. The increase in Net Position Invested in Fixed Assets is primarily due to the completion of the HVAC capital fund project, offset by depreciation. Due to HUD's ongoing efforts to reduce the amount of reserves at HCV agencies, there were no funds presented as Restricted Net Position at the end of this fiscal year. The increase of \$70,172 in Unrestricted Net Position represents funds available for future budgets.

The Authority's change in net position as a result of its activities for the year ended September 30, 2016, with comparative numbers from the prior year are summarized below.



	2016	2015	Variance	% Change
Total Operating Revenues	\$2,008,181	\$1,844,948	\$163,233	9%
Total Operating Expenses	-2,147,390	-1,903,238	-244,152	13%
Net Income (Loss) from Operations	-139,209	-58,290	-80,919	139%
Non Operating Revenues	18,914	18,918	-4	0%
HUD Capital Grants	285,939	40,612	245,327	604%
Increase (Decrease) in Net Position	\$165,644	\$1,240	\$164,404	

- Total operating revenues increased by 9%, primarily due to drawdown of operating grants. Operating expenses increased by 13%, or \$244,152. More than half of this was additional Housing Assistance Payments paid by the HCV program. Other significant expenses include higher employee benefits cost, write-off of obsolete inventory items, Section 8 Specialist salary, and soft costs expense from capital funds project. The remaining change in expense represents only about a 2% change from the previous year.
- Non operating revenue historically has been limited to investment income, and did not change significantly.
- HUD capital grant activity during the current year was for the electrical and HVAC upgrades in development two, and asbestos abatement.
- Draw downs of Capital Grants during the current period accounts for the year over year increase in net operating revenues of \$165,644 at September 30, 2016.



### Capital Assets and Long-term Debt Activities

In the coming fiscal year, the Authority has plans to replace roofs and add HVAC modernization in development three on the Public Housing property using CDBG Funds and Operating Reserves.

The Authority does not anticipate the need for long term borrowings in the foreseeable future.

# Our Values

Innovation—We craft and embrace new ideas and solutions. We reduce energy costs, and create healthy communities.

Service—We delight in serving those in need, and others with whom we work, appreciating the diversity and differences in each person. We deliver superior service to our residents, within a safe, secure and caring environment, to support their self-sufficiency and independence.

Collaboration—We work collaboratively with public and private enterprises, and stakeholders, for the benefit of low-income individuals and families in our community. We collaborate with co-workers in managing differences constructively, to contribute to a quality workplace and highly productive organization.

Listening— We listen to understand and affirm others. Through effective listening, we demonstrate compassion for others, seek remedies to resolve problems effectively, and establish working relationships which lead to exceptional results. It's the way we show respect to those we serve, each other, and our partners and stakeholders.

Excellence—We pursue excellence in everything we do. We work daily to enhance our personal skills and behavior. We continuously improve our work processes, programs, and services to be and become a premier organization.

Accountability—We hold ourselves accountable for our actions and decisions. We act as good stewards of the financial, material, and environmental resources gifted to us. We excel in meeting regulatory and job requirements, and the needs of those with whom we work.

Integrity—We speak openly, honestly, and truthfully to others in our communications, relationships, and transactions. We demonstrate integrity and ethical behavior daily, and do the right thing in every situation we find ourselves.



Serve Day



Ice Cream Social



National Night Out



Christmas Donations