



MARCH 2025 BCACHA BOARD PACKET

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Summary Page

Items Included in this Packet

Funding Report Tracker

The Funding Report Tracker provides details on grants and funds that BCACHA has applied for, has been approved for, or has received. This also provides details on the source of the funds and the use of the funds. This report is updated as funds are received and the most up to date version is provided with each Board Packet.

Financial Reports

Check back for these reports 2.10.2025

Park Apartments Termination Agreement

The City of Boise had approached BCACHA to assist in the development of housing aimed at supporting individuals at risk of homelessness. This initiative would have utilized the existing University Parks Apartment site, with Northwest Real Estate Capital Corp serving as the developer. The State did not award low-income housing tax credits to this project, the City is requesting to mutually terminate the agreement.

Potential language for the motion:

- Per the request of the City of Boise, I move to terminate the Real Estate Donation Agreement between the City of Boise and the Boise City Housing Authority for the Park Apartments located at 860 W. Sherwood Street, Boise, Idaho, and authorize the Board Chair and Executive Director to sign and deliver all necessary documents on behalf of the Board.
- Given the Board's termination of the Real Estate Donation Agreement with the City of Boise, I move to terminate the Option to Purchase Agreement between the Boise City Housing Authority and Northwest Real Estate Capital Corp. for the Park Apartments located at 860 W. Sherwood Street, Boise, Idaho, and authorize the Board Chair and Executive Director to sign and deliver all necessary documents on behalf of the Board.

Glossary of Terms and Acronyms

For more general Acronyms: <https://www.hud.gov/about/acronyms>

50058 – Form used to generate reports on families who participate in Public Housing or Section 8 rental subsidy programs.

W9 – a form used to pay an individual or entity for tax purposes.

ACH – Automated Clearinghouse. An example of direct deposit.

ACOP – Administrative and continued occupancy Policy

Applicant – An individual or family who is not yet on any of our programs but has submitted an application or is on a waiting list.

BCACHA – Boise City Ada County Housing Authority.

CFR – Code of Federal Regulations.

CFP – Capital Fund Program

CHOIS – Coordinated Housing Options and Individualized Services. Provides rental assistance and case management services to homeless and disabled individuals and families.

EIV – Enterprise Income Verification. Contains Tenant data on their benefits/income.

EFT – Electronic Funds Transfer. An example of direct deposit.

FMR – Fair Market Rate.

FSS – Family Self-Sufficiency. Program designed to assist individuals and families to obtain employment. Participants will work toward reducing dependence on welfare programs and improving financial stability.

FSS Escrow Account – An account maintained by the PHA that grows as the earnings of the participant increases. This is a tax-free savings account that participants will receive after achieving their 5-year goal.

HA – Housing Authority

HAP – Housing Assistance Payment.

HCV – Housing Choice Voucher also referred to as Section 8. The voucher allows participants to pay approximately 30% of their income for rent and utilities.

HIP – Housing Information Portal.

HoH – Head of Household.

HOPE – Homeownership and Opportunity for People Everywhere.

HOTMA - Housing Opportunity through Modernization Act

- This Act creates non-discretionary changes to how the agency processes eligibility related to income and assets, as well as changes inspection standards and policies for households who become over-income.

HQS – Housing Quality Standards.

HUD – U.S Department of Housing and Urban Development.

LIHTC: Low-Income Housing Tax Credit

Live-In Aide - A person who lives with an elderly or disabled person(s) and who: (1) Is determined by the PHA to be essential to the care and well-being of the person(s), (2) Is not obligated to support the person(s), (3) Would not be living in the unit except to provide necessary supportive services.

Market Rate Housing – Apartments that are NOT Subsidized and can be rented out to the general public. These rentals are typically at or below market rate. Apartment Complexes include Vine Terrace, Shoreline North, Nez Perce, Liberty Park, and Hobbler Place.

MTCS – Multifamily Tenant Characteristics System

NAHRO: National Association of Housing and Redevelopment Officials

NSPIRE: National Standard for Physical Inspection of Real Estate

- This is the new inspection standard that BCACHA properties will be inspected under.

OVW – Office on Violence Against Women – Transitional housing program that provides temporary housing for victims of domestic violence, sexual assault, and/or stalking.

Participant – An Individual or family that is on a program.

PH – Public Housing

PHA – Public Housing Agency

PIC – Public and Indian Housing Information Center.

PIH – Public and Indian Housing.

Portability/Port – Process in which participants in the HCV program can transfer their voucher to another jurisdiction.

REAC – Real Estate Assessment Center. Created by HUD to Centralize Portfolio assessment information.

RFTA – Request for Tenancy Approval.

SEMAP – Section Eight Management Assessment Program

SSA – Social Security Administration.

SSI – Supplemental Security income.

SSN – Social Security Number.

TANF – Temporary Assistance for Needy Families.

TIN – Taxpayer Identification Number.

TRACS – Tenant Rental Assistance Certification System.

TTP – Total Tenant Payment.

Utility Allowance - The HA maintains a utility allowance schedule for all participants paid utilities (except for telephone), for cost of participant-supplied refrigerators and ranges, and for other participant paid housing services (e.g., trash collection). The utility allowance schedule is determined based on the typical cost of utilities and services paid by energy-conservative households that occupy housing of similar size and type in the same locality.

VAMC – Veterans Affairs Medical Center.

VASH – Veterans Affairs Supportive Housing. Provides Rental Assistance to homeless veterans.

VAWA – Violence against Women’s Act.

Voyager – YARDI’s Property Management Software Program.

YARDI – Property Management Software.

AGENDA

BOISE CITY HOUSING AUTHORITY COMMISSIONERS
ADA COUNTY HOUSING AUTHORITY COMMISSIONERS
SHORELINE PLAZA, INC. DIRECTORS
AFFORDABLE HOUSING SOLUTIONS, INC. DIRECTORS

**MEETING OF THE BOARD OF COMMISSIONERS
AND DIRECTORS**

Wednesday, March 12, 2025 at 4:00 p.m.
Housing Authority Office – 1001 S. Orchard Street Boise, Idaho

I. ROLL CALL

II. CONSENT AGENDA (ACTION ITEM)

All items with an asterisk (*) are considered to be routine by the Board and will be enacted by one motion. There will be no separate discussion on these items unless a Board member or citizen so requests, in which case the item will be removed from the general order of business and considered in its normal sequence. The vote on the Consent Agenda will be by roll call vote.

A. Minutes, Resolutions and Routine Matters

1. * Board of Commissioners Meeting Minutes February 12, 2025 (ACTION ITEM)

III. REPORTS

- A. Chairman's Report
- B. Executive Director's Report

IV. BUSINESS

- A. Finance Update
- B. Disposition of Moore St Property (ACTION ITEM)
- C. Staff Presentation – Section 8
- D. EXECUTIVE SESSION Per Idaho Code and Idaho Code § 74-206(1)(d)(f)(i) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Related agenda documents are available for public review by visiting:

<https://bcacha.org/about/board-of-commissioners/>

Zoom access:

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/89051837844?pwd=8edbJiqRxmPnfsqbV9bZwAamk6t3J3.1>

[Passcode:019629](#)

Webinar ID: 890 5183 7844

Passcode: 019629

Phone one-tap:

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+12532158782,,89051837844#,,,,*019629# US (Tacoma)

Join via audio:

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 689 278 1000 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 931 3860 US

AGENDA

BOISE CITY HOUSING AUTHORITY COMMISSIONERS
ADA COUNTY HOUSING AUTHORITY COMMISSIONERS
SHORELINE PLAZA, INC. DIRECTORS
AFFORDABLE HOUSING SOLUTIONS, INC. DIRECTORS

**MEETING OF THE BOARD OF COMMISSIONERS
AND DIRECTORS**

Wednesday, February 12, 2025 at 4:00 p.m.
Housing Authority Office – 1001 S. Orchard Street Boise, Idaho

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A. Minutes, Resolutions and Routine Matters

2. * Board of Commissioners Meeting Minutes January 8, 2025 (ACTION ITEM)
3. * Board of Commissioners Special Meeting Minutes January 13, 2025 (ACTION ITEM)

VII. REPORTS

- C. Chairman's Report
- D. Executive Director's Report

VIII. BUSINESS

- E. Finance Update
- F. Moore St Update
- G. Park Apartments Project (860 W. Sherwood Street, Boise, Idaho)
 - a. Termination of the Real Estate Donation Agreement Between the City of Boise and the Boise City Housing Authority (ACTION ITEM)
 - b. Termination of the Option to Purchase Agreement Between the Boise City Housing Authority and Northwest Real Estate Capital Corp. (ACTION ITEM)

Related agenda documents are available for public review by visiting:

<https://bcacha.org/about/board-of-commissioners/>

Zoom access:

When: Feb 12, 2025 04:00 PM Mountain Time (US and Canada)
Topic: BCACHA February Board Meeting

Webinar ID: 813 1688 3721
Passcode: 247892

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/81316883721?pwd=5hpQRjLulVvfoXZeLp2iw1m2YJGOkl.1>
[Passcode:247892](#)

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+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 646 931 3860 US
+1 689 278 1000 US
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)

**BOISE CITY HOUSING AUTHORITY
ADA COUNTY HOUSING AUTHORITY, SHORELINE INC.
AND AFFORDABLE HOUSING SOLUTIONS, INC.**

MEETING OF THE BOARD OF
COMMISSIONERS AND DIRECTORS

TIME AND PLACE OF MEETING:

Chair Julianne Donnelly Tzul called the meeting to order at 4:01 p.m., on Wednesday, February 12, 2025. The meeting was held at the Boise City / Ada County Housing Authorities' Board Room, 1001 S Orchard Street, Boise ID 83705, and via Zoom link.

I. ROLL CALL

Commissioners present: Chair Julianne Donnelly Tzul, Vice Kent Rock, Commissioner Paulsen, Commissioner Marty Jacobs, commissioner Flaherty, Commissioner Bill Roscoe, Ex-Officio Commissioner Kathy Corless, Ex-Officio Commissioner Lynn Bradescu

Commissioners absent: Commissioner Buffy Jones

Others present: Ada County Deputy Attorney Ammon Taylor, Ada County Deputy Attorney Nichole Solberg, City Attorney Christine Dodd, Executive Director Deanna Watson, Deputy Director Jillian Patterson, IT and Operations Administrator Ron Barstow, Finance Director Glenn Luke, Senior Staff Accountant Annette Sampson, Nan McKay consultant John Murphy (via Zoom) CSG Vice President Adam Cray (via Zoom), CSG Vice President Joanie Monaghan, Finance Director Glenn Luke, Housing Operations and asset Manager Marissa Henderson, Maintenance and Project Coordination Supervisor Buddy Boyd and Administrative Services Manager Mallory VanDercar

II. CONSENT AGENDA

Commissioner Flaherty moved that the board approve the Consent Agenda. Vice Chair Rock seconded the motion. A roll call vote was taken:

Chair Donnelly Tzul	Aye
Vice Chair Rock	Aye
Commissioner Paulsen	Aye
Commissioner Flaherty	Aye
Commissioner Jacobs	Aye
Commissioner Roscoe	Aye

The motion passed by roll call vote.

III. REPORTS

A. Chairman's Report

Chair Julianne Donnelly Tzul began by providing an overview of the BCACHA Board for new members. All individuals present at the meeting introduced themselves and their role. Ms. Donnelly Tzul noted that all Board Members should have received a conflict-of-interest policy that they need to complete and return to Administrative Services Manager Mallory VanDercar.

She also shared that a portion of future meeting agendas will be devoted to departmental and programmatic information and updates.

B. Executive Director's Report

Executive Director Deanna Watson noted that a capstone student from Boise State has partnered with BCACHA to evaluate the shifting needs of resident populations within the high-rise properties that BCACHA owns and manages. She shared that the population has shifted from mostly elderly to mostly disabled, meaning the support needs have evolved and staff is hoping to utilize the data to better support residents.

IV. BUSINESS

H. Finance Update

Vice Chair Rock began by sharing that he met with BCACHA staff several times about what financial materials should be provided for the monthly financial reporting to the board. He noted that the previous reports required a lot of manual work, whereas the new reports are generated through the new software system. He shared that if a commissioner would like additional details outside of what the new report structure provides, they may reach out to Finance Director Glenn Luke.

Mr. Luke provided a walkthrough of the reports. He also noted that staff are still working through the final stages of the audit as there are additional difficulties as the auditors are working between the old and new software system. Commissioners Paulsen and Jacobs expressed appreciation for the reports, noting that the summary statements are especially helpful. Ex Officio Coreless also noted that she appreciates the color coding and wondered if it would be possible to include that in the summaries.

Ex Officio Bradescu asked how many units the housing authorities manage. Marissa Henderson shared that over 12 properties, the agency manages 468 units.

I. Moore St Update

Ms. Watson introduced Adam Cray and Joanie Monaghan from CSG Advisors, providing a history of their work with BCACHA as it relates to the Moore St property. Mr. Cray shared an analysis of Moore St demonstrating the different cost between selling the property for highest and best offer compared to developing an RFP for affordable housing. He noted that what the research shows is that selling on the open market vs focusing on affordable housing could produce 9-12 times more units than developing Moore St. Ms. Watson shared that it is not a good property for LIHTC as it is not in an appropriate census tract. The agency has tried twice to get LIHTC and has not been awarded. Commissioners discussed the analysis, and several scenarios related to the sale of the property. Ms. Watson shared that the previous direction from the Board had been to look at going out to RFP to see if there were developers who would want to partner in development of affordable housing. Cray noted that the RFP process is cumbersome, and there are developers who would make an offer on the property but would not go out for the competitive RFP process. He suggested a broker could advise when to sell the property. Chair Donnelly Tzul noted that developing an RFP is quite laborious. Vice Chair Rock noted it would be prudent to hold off on the RFP until the next board meeting, allowing BCACHA time to connect with a broker about the potential sale of the property.

J. Park Apartments Project (860 W Sherwood St, Boise, Idaho)

- a. Termination of the Real Estate Donation Agreement Between the City of Boise and the Boise City Housing Authority (ACTION ITEM)

Mr. Taylor shared background of the Parks Apartment project, noting that the City of Boise had acquired apartments from Boise state University and had approached the housing authority to see about partnership for developing housing for people coming out of homelessness. The model contemplated for this project included an application for LIHTC. The city was not awarded the tax credits. Due to this, the agreements that were executed for the project are nullified, and the city has provided a termination agreement for BCACHA to sign.

Per the request of the City of Boise, Commissioner Flaherty moved to terminate the Real Estate Donation Agreement between the City of Boise and the Boise City Housing Authority for the Park Apartments located at 860 W. Sherwood Street, Boise, Idaho, and authorize the Board Chair and Executive Director to sign and deliver all necessary documents on behalf of the Board. Commissioner Rock seconded the motion. A roll call vote was taken:

Chair Donnelly Tzul	Aye
Vice Chair Rock	Aye

Commissioner Paulsen	Aye
Commissioner Flaherty	Aye
Commissioner Jacobs	Aye
Commissioner Roscoe	Aye

b. Termination of the Option to Purchase Agreement Between the Boise City Housing Authority and Northwest Real Estate Capital Corp. (ACTION ITEM)

Given the Board’s termination of the Real Estate Donation Agreement with the City of Boise, Commissioner Flaherty moved to terminate the Option to Purchase Agreement between the Boise City Housing Authority and Northwest Real Estate Capital Corp. for the Park Apartments located at 860 W. Sherwood Street, Boise, Idaho, and authorize the Board Chair and Executive Director to sign and deliver all necessary documents on behalf of the Board. Commissioner Rock seconded the motion. A roll call vote was taken:

Chair Donnelly Tzul	Aye
Vice Chair Rock	Aye
Commissioner Paulsen	Aye
Commissioner Flaherty	Aye
Commissioner Jacobs	Aye
Commissioner Roscoe	Aye

Commissioner Flaherty motioned to Adjourn the meeting at 5:14 p.m. The motion was seconded by Commissioner Rock.

Documents provided as part of this meeting include:

- BCACHA 01/08/2024 Board Minutes
- BCACHA 01/13/2025 Special Board Meeting Minutes
- Director’s Report
- Funding Report
- Financial Statements
- City Request to Terminate Park Apts Agreement
- City of Boise City and BCHA Donation Agreement
- NWRECC and BCHA Option to Purchase Agreement

Respectfully submitted,

Deanna L. Watson, Executive Director _____

Julianne Donnelly Tzul, Chair _____

Director's Report

Badge Update

Before the start of last month's board meeting, we swapped out and issued new building entry badges. We explained that we were making upgrades based on auditor advice to tighten our access practices to be in compliance with privacy act rules. Since we didn't receive questions, the action quickly slipped from my radar. It has now become clear that I should have followed up with a written clarification. I apologize for that oversight.

As you might know, we are subject to rules of confidentiality pertaining to the people we serve. We have access to identification, financial, health, and other confidential information of those we serve, and we are required by HUD to keep the details on a strictly "as needed for a business purpose" basis. Certainly, I understand that as members of our board you have access rights in order to perform your full due diligence and oversight of my work. The board chair always has a badge for full access. We are held to the requirements of a number of directives and most directly to PIH 2015-06, and ties it to the Privacy Act of 1974 and to various other Federal Acts and regulations. I am happy to list them if you would like more specific information.

People who aren't employees, who may freely come into our work areas where files may be open on a computer screen or a desktop, should have the required training in confidentiality requirements (HUD mandated, hours long). We are happy to arrange that training for board members to take. This isn't an attempt to thwart the board from oversight of the work of your employee and my work in overseeing the day-to-day operations of our staff and service to the community. And certainly, if the board wants to make a policy about board member access to the work areas, we will do our best to be in compliance with board wishes and the federal requirements imposed on us as a contractor/grantee of HUD funds.

Program Update

Finance Department - Boise 5 Audit is complete. Working with Eide Bailly to complete the HUD program audits.

Public Housing and Rental Assistance Programs - Our programs tend to become the destination for many people coming out of homelessness. Sometimes the transition from the street or shelter into a community-living environment can be arduous for everyone involved. We are working with the CATCH program staff to build a better bridge between their rapid rehousing transition (time limited) program and our permanent housing programs. We are working on shifts in our service model to add emphasis and outreach to our landlord community to build those vital relationships.

IT and Administration - Our IT department continuously focuses on the functionality of our technology and the protection of our processes from those with the intent to illegally access or corrupt our processes. They also completed the oversight of the installation of new, state of the art, camera/security system upgrade at Allumbaugh House (the detox and subacute mental health facility we own, and Terry Reilly Health Services operates).

Staff training this month highlights focused on de-escalation training (teaching tools for diffusing tense situations) and Supervisor training on drug and alcohol awareness with recommended policies.

Federal Funding/Program Status

We don't have definitive information regarding the funding status of our programs. We continue to work with our HUD oversight people in Seattle and in Portland who indicate they do not yet know what the future holds. We are aware of some of the federal administration's plans to shrink some HUD offices as much as 84%, most notably the Office of Community Planning and Development, and 50% of the staff in the Public and Indian Housing Office. Every state in the nation has a "Field Policy HUD office" and those offices are slated for dismantling. How the planned staffing cuts foretell funding levels is still an unknown.

Funding Report

Source	Date	Amount	Status	Program	Staff	Use
DOJ- OVW Transitional Housing	10/1/2022	\$500,000	Funded	Ada OVW Program	Jillian Patterson	HAP / Operations / Supportive Services
HUD- CPD Continuum of Care Permanent Supportive Housing	8/1/2023	\$1,026,213	Funded	Ada COC Program	Jillian Patterson	HAP / Operations / Supportive Services
MF Service Coordinator	12/15/2023	\$83,561	Partially Funded	Multifamily Service Coordinator Grant	Marissa Henderson	Fund I FTE Service Coordinator position to assist eighty residents of Shoreline Plaza. Funding is dispersed several times throughout the year
HUD - FSS Coordinator	1/1/2024	\$179,898	Funded	Boise HCV Program	Jillian Patterson	Fund 2 FTE FSS Coordinator positions
HUD - FSS Coordinator	1/1/2024	\$179,898	Funded	Ada HCV Program	Jillian Patterson	Fund 2 FTE FSS Coordinator positions
HUD - Operating Subsidy	1/1/2024	\$327,310	Funded	Boise Low Rent Public Housing	Diana Meo	Operating Funds for Capital Plaza and Franklin Plaza
HUD - Operating Subsidy	1/1/2024	\$15,444	Funded	Ada Low Rent Public Housing	Diana Meo	Operating Funds for ten scattered sites
HUD - Section 8 Emergency Housing Vouchers Subsidy	1/1/2024	\$45,224	<i>Pending HUD Budget</i>	Boise HCV Program	Annette Sampson/Diana Meo	HAP / Operations
HUD - Section 8 HCV Subsidy	1/1/2024	\$971,631	<i>Pending HUD Budget</i>	Boise HCV Program	Annette Sampson/Diana Meo	HAP / Operations

HUD - Section 8 HCV Subsidy	1/1/2024	\$610,862	<i>Pending HUD Budget</i>	Ada HCV Program	Annette Sampson/Diana Meo	HAP / Operations
HUD - Section 8 Mainstream Subsidy	1/1/2024	\$51,375	<i>Pending HUD Budget</i>	Boise HCV Program	Annette Sampson/Diana Meo	HAP / Operations
HUD - Section 8 Mainstream Subsidy	1/1/2024	\$26,839	<i>Pending HUD Budget</i>	Ada HCV Program	Annette Sampson/Diana Meo	HAP / Operations
Youth Homeless Demonstration Program Grants	2/26/2024	\$1,174,533.00	Funded	CHOIS	Jillian Patterson	
HUD - Emergency Capital Fund	4/12/2024	\$2,074,759.00	<i>Pending</i>	Low Rent Public Housing	Marissa Henderson	Replacement of aged and failing water lines serving residents of Capitol Plaza.
Local Government	TBD	\$50,000		Agency	Deanna Watson	Fund Financial Consultant
HUD - Capital Fund	5/13/2024	\$34,446.00	<i>Pending</i>	Ada Low Rent Public Housing	Marissa Henderson	Modernization funds for our Acquisition duplexes
HUD - Capital Fund	5/13/2024	\$348,491.00	<i>Pending</i>	Boise Low Rent Public Housing	Marissa Henderson	Modernization funds for our Capitol & Franklin Plazas
LRPH Service Coordinator	6/1/2024	\$234,060	<i>Pending</i>	Residential Opportunity Self Sufficiency Program	Marissa Henderson	Fund 1 FTE Service Coordinator position to assist 160 residents of Capitol and Franklin Plaza for 3 years
Foster Youth to Independence Grant	6/17/2024	Ten vouchers	<i>Not selected</i>	Ada HCV Program	Jillian Patterson/ Tawna Gulbis	Provides ten vouchers to youth aging out of the foster system or former foster youth 18-21 at risk of becoming homeless

February Staff Trainings

Training Title	Training Organization	Synopsis of Training
Verifying & Calculating Medical Deductions	Nelrod	How to determine eligibility for medical deductions, and a review of proper verification techniques and how to document sensitive medical information.
An Introduction to Navigating HUD's Resources	Nelrod	An introduction to the most common regulations, notices, and references provided by HUD, and how to access these sites and navigate them more effectively.
HUD Policies Impacting Residents	American Association of service Coordinators	The Housing Opportunity Through Modernization Act (HOTMA) new rules in 2025 that impact rent and eligibility determinations in affordable housing. Information about how and when the rule changes will impact residents and applicants.
Effective Communication with Residents	American Association of Service Coordinators	Develop tools for communicating with residents from different backgrounds.
Cyber Awareness Training	Department of Defense	Annual mandatory Cyber Awareness training, focused on developing safe cyber habits, and knowing how to identify indicators of cyber security breaches.
Managing Public Housing Maintenance	NAHRO	Training focused on moving from reactive to strategic maintenance management in public housing.

Financial Statements

Financial Statements begin on the following page.

Ada County H.A. Yardi properties (.achaall)
Ada County (All Properties Summary)
Budget Comparison
 Period = Dec 2024

Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	31,128.00	29,737.00	1,391.00	4.68	88,258.66	89,211.00	-952.34	-1.07	356,846.00
3499-00-000 GRANT INCOME	878,714.52	809,172.00	69,542.52	8.59	2,412,493.63	2,427,516.00	-15,022.37	-0.62	9,757,605.00
3699-00-000 OTHER INCOME	7,441.56	15,003.00	-7,561.44	-50.40	47,550.49	45,009.00	2,541.49	5.65	180,044.00
3999-00-000 TOTAL INCOME	917,284.08	853,912.00	63,372.08	7.42	2,548,302.78	2,561,736.00	-13,433.22	-0.52	10,294,495.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	107,923.09	138,870.24	30,947.15	22.28	326,545.97	416,610.72	90,064.75	21.62	1,666,445.00
4299-00-000 TENANT SERVICES EXPENSES	5,917.03	18,445.00	12,527.97	67.92	30,770.31	55,335.00	24,564.69	44.39	221,333.00
4399-00-000 UTILITY EXPENSES	2,201.28	2,544.00	342.72	13.47	5,411.04	7,632.00	2,220.96	29.10	30,517.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	2,572.43	3,067.00	494.57	16.13	9,069.93	9,201.00	131.07	1.42	36,806.20
4599-00-000 GENERAL EXPENSES	6,077.21	6,535.00	457.79	7.01	13,392.03	19,605.00	6,212.97	31.69	78,435.00
4799-00-000 HOUSING ASSISTANCE PAYMENTS	733,938.98	680,906.00	53,032.98	7.79	2,194,157.92	2,042,718.00	151,439.92	7.41	8,170,867.00
5999-00-000 NON-OPERATING ITEMS	5,505.73	6,168.00	662.27	10.74	16,416.54	18,504.00	2,087.46	11.28	74,021.00
8000-00-000 TOTAL EXPENSES	864,135.75	856,535.24	7,600.51	0.89	2,595,763.74	2,569,605.72	26,158.02	1.02	10,278,424.20
9000-00-000 NET INCOME	53,148.33	-2,623.24	55,771.57	2,126.06	-47,460.96	-7,869.72	-39,591.24	-503.08	16,070.80

Property	Description	Percent
a.cfp-19	ID021- CFP 19	100.000000
a.cfp-20	ID021 - CFP 20	100.000000
a.cfp-21	ID021 - CFP 21	100.000000
a.cfp-22	ID021 - CFP 22	100.000000
a.cfp-23	ID021 - CFP 23	100.000000
a.portin	Administered Portability Participants	100.000000
ada.ff	ADA COUNTY FSS FORFEITURES	100.000000
ada.fssc	ID021 ACHA FSS Coordinator Grant	100.000000
ada.gf	Ada General Fund	100.000000
ada.hcv	ID021-Ada County Housing Choice Vouchers (HCV)	100.000000
ada.home	ID021- Ada County Homeownership Vouchers	100.000000
ada.main	ID021- Ada County Vouchers Mainstream	100.000000
ada.ned	ID021-Ada County Vouchers- NED	100.000000
aer	Ada Emergency Rental Assistance Program	100.000000
coc	ID021- CHOIS - CoC Program Grant	100.000000
coc-21	ID021 CoC CHOIS Program	100.000000
coc-22	ID021 CoC CHOIS Program	100.000000
coc-23	CHOIS ID021 Continuum of Care	100.000000
dor	ID021- Dorothy Duplexes	100.000000
libhse	415 N Liberty	100.000000
lra	ID021 Ada County Acquisition Duplexes	100.000000
ovw.tran	ID021- OVW Transitional Housing Program Grant	100.000000
shd	1905 & 1907 Shoshone	100.000000

Boise City H.A. Properties (.bchaall)
Boise City (All Properties Summary)
Budget Comparison

Period = Dec 2024

Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	361,407.83	356,829.00	4,578.83	1.28	1,058,133.36	1,070,487.00	-12,353.64	-1.15	4,281,955.00
3499-00-000 GRANT INCOME	1,391,147.71	1,112,602.00	278,545.71	25.04	3,916,573.95	3,337,806.00	578,767.95	17.34	16,860,324.00
3699-00-000 OTHER INCOME	84,564.22	67,257.00	17,307.22	25.73	211,205.64	201,771.00	9,434.64	4.68	807,083.00
3999-00-000 TOTAL INCOME	1,837,119.76	1,536,688.00	300,431.76	19.55	5,185,912.95	4,610,064.00	575,848.95	12.49	21,949,362.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	291,243.41	291,745.00	501.59	0.17	778,428.62	875,235.00	96,806.38	11.06	3,500,935.00
4299-00-000 TENANT SERVICES EXPENSES	13,186.36	13,970.00	783.64	5.61	40,583.08	41,910.00	1,326.92	3.17	167,622.40
4399-00-000 UTILITY EXPENSES	38,570.21	32,304.67	-6,265.54	-19.40	75,490.33	96,914.01	21,423.68	22.11	387,671.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	91,443.06	104,799.00	13,355.94	12.74	215,188.11	314,373.00	99,184.89	31.55	1,257,492.60
4599-00-000 GENERAL EXPENSES	51,686.02	76,712.00	25,025.98	32.62	156,589.65	230,136.00	73,546.35	31.96	920,585.00
4799-00-000 HOUSING ASSISTANCE PAYMENTS	1,110,884.98	931,298.00	-179,586.98	-19.28	3,341,429.90	2,793,894.00	-547,535.90	-19.60	11,175,577.00
4899-00-000 FINANCING EXPENSES	30,700.56	30,497.00	-203.56	-0.67	72,919.15	91,491.00	18,571.85	20.30	365,977.00
5999-00-000 NON-OPERATING ITEMS	78,914.10	78,533.00	-381.10	-0.49	244,873.14	235,599.00	-9,274.14	-3.94	994,649.00
8000-00-000 TOTAL EXPENSES	1,706,628.70	1,559,858.67	-146,770.03	-9.41	4,925,501.98	4,679,552.01	-245,949.97	-5.26	18,770,509.00
9000-00-000 NET INCOME	130,491.06	-23,170.67	153,661.73	663.17	260,410.97	-69,488.01	329,898.98	474.76	3,178,853.00

Property	Description	Percent
all	Allumbaugh House	100.000000
b.cfp-19	ID013- CFP 19	100.000000
b.cfp-20	ID013 - CFP 20	100.000000
b.cfp-21	ID013 - CFP 21	100.000000
b.cfp-22	ID013 - CFP 22	100.000000
b.cfp-23	ID013 - CFP 23	100.000000
b.cfp-eg	ID013 - CFP 23 - Emergency Grant	100.000000
b.portin	Administered Portability Participants	100.000000
bc.ehv	ID013- Boise City Emergency Housing Vouchers (EHV)	100.000000
bc.fssc	Boise City FSS Coordinator Grant	100.000000
bc.hcv	ID013-Boise City Housing Choice Vouchers (HCV)	100.000000
bc.home	ID013- Boise City HCV Homeownership Vouchers	100.000000
bc.main	ID013- Boise City Vouchers Mainstream	100.000000
bc.ned	ID013-Boise City Vouchers- NED	100.000000
bc.pbv	ID013- Boise City Project-Based Vouchers (New Path)	100.000000
bc.vapbv	ID013- Boise City VASH Project-Based Vouchers (Valor Pointe)	100.000000
bc.vash	ID013- Boise City Vouchers VASH	100.000000
ber	Boise Emergency Rental Assistance Program	100.000000
boi.ff	BOISE CITY FSS FORFEITURES	100.000000
lgf-pm	Local General Fund-Property Management	100.000000
local.gf	Local General Fund	100.000000
lrb	Low Rent Boise City	100.000000
lrb-c	ID013- Capitol Plaza	100.000000
lrb-f	ID013- Franklin Plaza	100.000000
lrb-sc-c	Service Coordinator - Capital	100.000000
lrb-sc-f	Service Coordinator - Franklin	100.000000
mfsc	ID013- Shoreline Plaza Multifamily Service Coordinator Grant	100.000000
nla	Liberty Park Apartments	100.000000
npa	Nez Perce Apartments	100.000000
orc	BCACHA Office	100.000000
rto	Hobbler Place	100.000000
saf	Shoreline Admin Fund	100.000000
saf-nla	Shoreline Admin fee - North Liberty	100.000000
saf-npa	Shoreline Admin fee - Nez Perce	100.000000
saf-shl	Shoreline Admin Fund - Shoreline Plaza, Inc.	100.000000
saf-sna	Shoreline Admin fee - Shoreline North	100.000000
saf-vta	Shoreline Admin fee - Vine Terrace	100.000000
shl	Shoreline Plaza	100.000000
sna	Shoreline North	100.000000
vta	Vine Terrace	100.000000

(.bc_busa)

Boise Business Activities Properties Budget Comparison

Period = Dec 2024

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	54,540.42	52,885.00	1,655.42	3.13	162,091.26	158,655.00	3,436.26	2.17	634,621.00
3699-00-000 OTHER INCOME	54,692.16	33,711.00	20,981.16	62.24	115,705.37	101,133.00	14,572.37	14.41	404,552.00
3999-00-000 TOTAL INCOME	109,232.58	86,596.00	22,636.58	26.14	277,796.63	259,788.00	18,008.63	6.93	1,039,173.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	54,726.92	50,234.00	-4,492.92	-8.94	151,163.21	150,702.00	-461.21	-0.31	602,818.00
4299-00-000 TENANT SERVICES EXPENSES	0.00	0.00	0.00	N/A	61.61	0.00	-61.61	N/A	0.00
4399-00-000 UTILITY EXPENSES	3,467.40	2,302.00	-1,165.40	-50.63	5,147.26	6,906.00	1,758.74	25.47	27,623.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	8,198.89	12,323.00	4,124.11	33.47	21,543.46	36,969.00	15,425.54	41.73	147,881.00
4599-00-000 GENERAL EXPENSES	8,516.89	11,123.00	2,606.11	23.43	26,118.00	33,369.00	7,251.00	21.73	133,475.00
5999-00-000 NON-OPERATING ITEMS	17,472.18	19,260.00	1,787.82	9.28	52,467.22	57,780.00	5,312.78	9.19	231,125.00
8000-00-000 TOTAL EXPENSES	92,382.28	95,242.00	2,859.72	3.00	256,500.76	285,726.00	29,225.24	10.23	1,142,922.00
9000-00-000 NET INCOME	16,850.30	-8,646.00	25,496.30	294.89	21,295.87	-25,938.00	47,233.87	182.10	-103,749.00

Property	Description	Percent
.fin-saf	Shoreline Admin Fund - Boise 5 properties	100.000000
lgf-pm	Local General Fund-Property Management	100.000000
local.gf	Local General Fund	100.000000
orc	BCACHA Office	100.000000
rto	Hobbler Place	100.000000
		0.000000

All LRB programs (lrb)
Boise Low Rent Public Housing
Budget Comparison

Period = Dec 2024

Book = Accrual ; Tree = ysl_ls

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	51,191.00	49,122.00	2,069.00	4.21	152,280.00	147,366.00	4,914.00	3.33	589,470.00
3499-00-000 GRANT INCOME	34,211.78	33,778.00	433.78	1.28	102,762.22	101,334.00	1,428.22	1.41	3,914,425.00
3699-00-000 OTHER INCOME	12,934.83	13,534.00	-599.17	-4.43	32,371.40	40,602.00	-8,230.60	-20.27	162,400.00
3999-00-000 TOTAL INCOME	98,337.61	96,434.00	1,903.61	1.97	287,413.62	289,302.00	-1,888.38	-0.65	4,666,295.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	36,716.60	44,464.00	7,747.40	17.42	115,332.97	133,392.00	18,059.03	13.54	533,568.00
4299-00-000 TENANT SERVICES EXPENSES	6,457.64	7,070.00	612.36	8.66	19,406.88	21,210.00	1,803.12	8.50	84,833.20
4399-00-000 UTILITY EXPENSES	11,521.89	11,273.00	-248.89	-2.21	22,607.61	33,819.00	11,211.39	33.15	135,280.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	26,164.89	25,699.00	-465.89	-1.81	58,245.20	77,097.00	18,851.80	24.45	308,389.80
4599-00-000 GENERAL EXPENSES	18,988.62	25,460.00	6,471.38	25.42	56,965.90	76,380.00	19,414.10	25.42	305,521.00
5999-00-000 NON-OPERATING ITEMS	20,683.38	23,393.00	2,709.62	11.58	63,506.02	70,179.00	6,672.98	9.51	280,713.00
8000-00-000 TOTAL EXPENSES	120,533.02	137,359.00	16,825.98	12.25	336,064.58	412,077.00	76,012.42	18.45	1,648,305.00
9000-00-000 NET INCOME	-22,195.41	-40,925.00	18,729.59	45.77	-48,650.96	-122,775.00	74,124.04	60.37	3,017,990.00

Property	Description	Percent
b.cfp-19	ID013 - CFP 19	100.000000
b.cfp-20	ID013 - CFP 20	100.000000
b.cfp-21	ID013 - CFP 21	100.000000
b.cfp-22	ID013 - CFP 22	100.000000
b.cfp-23	ID013 - CFP 23	100.000000
b.cfp-eg	ID013 - CFP 23 - Emergency Grant	100.000000
lrb	Low Rent Boise City	100.000000
lrb-c	ID013 - Capitol Plaza	100.000000
lrb-f	ID013 - Franklin Plaza	100.000000
lrb-sc-c	Service Coordinator - Capital	100.000000
lrb-sc-f	Service Coordinator - Franklin	100.000000

Boise City Housing Choice Voucher Program

Budget Comparison

Period = Dec 2024

Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3499-00-000 GRANT INCOME	1,206,410.45	1,072,042.00	134,368.45	12.53	3,457,819.91	3,216,126.00	241,693.91	7.52	12,864,509.00
3699-00-000 OTHER INCOME	8,454.66	9,967.00	-1,512.34	-15.17	35,909.42	29,901.00	6,008.42	20.09	119,600.00
3999-00-000 TOTAL INCOME	1,214,865.11	1,082,009.00	132,856.11	12.28	3,493,729.33	3,246,027.00	247,702.33	7.63	12,984,109.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	103,084.05	143,858.00	40,773.95	28.34	310,291.21	431,574.00	121,282.79	28.10	1,726,289.00
4299-00-000 TENANT SERVICES EXPENSES	32.77	75.00	42.23	56.31	32.77	225.00	192.23	85.44	900.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	89.50	221.00	131.50	59.50	191.31	663.00	471.69	71.14	2,653.00
4599-00-000 GENERAL EXPENSES	2,304.16	4,291.00	1,986.84	46.30	6,836.44	12,873.00	6,036.56	46.89	51,492.00
4799-00-000 HOUSING ASSISTANCE PAYMENTS	1,040,818.98	931,298.00	-109,520.98	-11.76	3,128,962.90	2,793,894.00	-335,068.90	-11.99	11,175,577.00
5999-00-000 NON-OPERATING ITEMS	131.83	189.00	57.17	30.25	434.91	567.00	132.09	23.30	2,267.00
8000-00-000 TOTAL EXPENSES	1,146,461.29	1,079,932.00	-66,529.29	-6.16	3,446,749.54	3,239,796.00	-206,953.54	-6.39	12,959,178.00
9000-00-000 NET INCOME	68,403.82	2,077.00	66,326.82	3,193.40	46,979.79	6,231.00	40,748.79	653.97	24,931.00

Property	Description	Percent
b.portin	Administered Portability Participants	100.000000
bc.hcv	IDO13-Boise City Housing Choice Vouchers (HCV)	100.000000
bc.home	IDO13- Boise City HCV Homeownership Vouchers	100.000000
bc.ned	IDO13-Boise City Vouchers- NED	100.000000
bc.pbv	IDO13- Boise City Project-Based Vouchers (New Path)	100.000000
bc.vapbv	IDO13- Boise City VASH Project-Based Vouchers (Valor Pointe)	100.000000
bc.vash	IDO13- Boise City Vouchers VASH	100.000000

The chart below illustrates the increase in spending . As you can see, the "actual per unit cost" is increasing while the "HUD-funded per unit cost remains level.

Voucher Utilization Report

Property: bc.hcv, bc.ned, bc.vash, bc.vapbv

As of Month: 06/2025

Book: Accrual

Indicates VMS not generated

2025	HAP Allocated (Budgeted)	HAP Posted	HAP Unposted	Total HAP Liability	Variance	% Variance	ACC Units	Unit Months Leased	Percent Leased (monthly)	(Over)/Under Leased by Unit	HUD-Funded PUC	Actual PUC	Max ACC Total Units at Actual PUC	Available Units at Actual PUC
Jul-24	\$0.00	\$1,035,939.00	\$0.00	\$1,035,939.00	(\$1,035,939.00)	0.00%	1,307	1,229	94.03%	78	\$0.00	\$842.91	0	0
Aug-24	\$0.00	\$1,035,674.00	\$0.00	\$1,035,674.00	(\$1,035,674.00)	0.00%	1,307	1,222	93.50%	85	\$0.00	\$847.52	0	0
Sep-24	\$0.00	\$1,030,218.00	\$0.00	\$1,030,218.00	(\$1,030,218.00)	0.00%	1,307	1,210	92.58%	97	\$0.00	\$851.42	0	0
Oct-24	\$931,298.00	\$1,012,717.00	\$0.00	\$1,012,717.00	(\$81,419.00)	-8.74%	1,307	1,193	91.28%	114	\$712.55	\$848.88	1097	0
Nov-24	\$931,298.00	\$1,001,718.00	\$0.00	\$1,001,718.00	(\$70,420.00)	-7.56%	1,307	1,186	90.74%	121	\$712.55	\$844.62	1103	0
Dec-24	\$931,298.00	\$1,004,754.00	\$0.00	\$1,004,754.00	(\$73,456.00)	-7.89%	1,307	1,180	90.28%	127	\$712.55	\$851.49	1094	0
Jan-25	\$931,298.00	\$1,008,784.00	\$0.00	\$1,008,784.00	(\$77,486.00)	-8.32%	1,307	1,175	89.90%	132	\$712.55	\$858.54	1085	0
Feb-25	\$931,298.00	\$1,020,115.00	\$0.00	\$1,020,115.00	(\$88,817.00)	-9.54%	1,307	1,170	89.52%	137	\$712.55	\$871.89	1068	0
Mar-25	\$931,298.00	\$1,026,099.00	\$5,519.00	\$1,031,618.00	(\$100,320.00)	-10.77%	1,307	1,171	89.59%	136	\$712.55	\$880.97	1057	0
Apr-25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0	0	0.00%	0	\$0.00	\$0.00	0	0
May-25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0	0	0.00%	0	\$0.00	\$0.00	0	0
Jun-25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	0	0	0.00%	0	\$0.00	\$0.00	0	0
Total	\$5,587,788	\$9,176,018	\$5,519	\$9,181,537	(\$3,593,749)	-64.31%	11,763	10,736	91.27%	1,027	\$475	\$855	6,503	0

Allumbaugh House (all)
Allumbaugh House
Budget Comparison
 Period = Dec 2024

Book = Accrual ; Tree = ysl_ls

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	12,539.00	12,539.00	0.00	0.00	37,371.00	37,617.00	-246.00	-0.65	150,468.00
3699-00-000 OTHER INCOME	1,199.62	1,552.00	-352.38	-22.70	3,860.22	4,656.00	-795.78	-17.09	18,618.00
3999-00-000 TOTAL INCOME	13,738.62	14,091.00	-352.38	-2.50	41,231.22	42,273.00	-1,041.78	-2.46	169,086.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	5,004.51	5,749.00	744.49	12.95	16,016.97	17,247.00	1,230.03	7.13	68,988.00
4399-00-000 UTILITY EXPENSES	3,839.65	2,860.00	-979.65	-34.25	4,806.25	8,580.00	3,773.75	43.98	34,320.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	10,822.35	10,753.00	-69.35	-0.64	22,194.27	32,259.00	10,064.73	31.20	129,029.40
4599-00-000 GENERAL EXPENSES	1,033.81	1,529.00	495.19	32.38	3,312.54	4,587.00	1,274.46	27.78	18,350.00
5999-00-000 NON-OPERATING ITEMS	7,670.12	7,664.00	-6.12	-0.08	23,010.36	22,992.00	-18.36	-0.08	91,967.00
8000-00-000 TOTAL EXPENSES	28,370.44	28,555.00	184.56	0.65	69,340.39	85,665.00	16,324.61	19.06	342,654.40
9000-00-000 NET INCOME	-14,631.82	-14,464.00	-167.82	-1.16	-28,109.17	-43,392.00	15,282.83	35.22	-173,568.40

Property = bc.main bc.ehv bc.fssc ber boi.ff

Boise Other Properties Budget Comparison

Period = FY25 through Dec 2024

Book = Accrual ; Tree = ysl_js

		Boise Emergency Housing Vouchers	FSS Coordinator Grant	Mainstream Vouchers	Emergency Rental Assistance	FSS Forfeited Escrows	Total
		Actual	Actual	Actual	Actual	Actual	Actual
2999-99-999	Revenue & Expenses						
3000-00-000	INCOME						
3499-00-000	GRANT INCOME	128,902.00	45,614.52	156,988.00	0.00	-	331,504.52
3699-00-000	OTHER INCOME	8.19		16.38	0.00	155.69	180.26
3999-00-000	TOTAL INCOME	128,910.19	45,614.52	157,004.38	0.00	155.69	331,684.78
4000-00-000	EXPENSES						
4199-00-000	ADMINISTRATIVE EXPENSES	7,305.97	45,731.39	13,325.19	0.00	-	66,362.55
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES	6.92		7.93	0.00	-	14.85
4599-00-000	GENERAL EXPENSES	123.27		246.45	0.00	-	369.72
4799-00-000	HOUSING ASSISTANCE PAYMENTS	86,993.00		125,474.00	0.00	-	212,467.00
8000-00-000	TOTAL EXPENSES	94,429.16	45,731.39	139,053.57	0.00	-	279,214.12
9000-00-000	NET INCOME	34,481.03	-116.87	17,950.81	0.00	155.69	52,470.66

This page represents individual grants and programs as reported on the financial data schedule in the audit. These properties are not combined with other programs.

(,ac_busa)

Ada Business Activity Properties Budget Comparison

Period = Dec 2024

Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	9,437.00	8,702.00	735.00	8.45	21,382.00	26,106.00	-4,724.00	-18.10	104,426.00
3699-00-000 OTHER INCOME	490.53	6,773.00	-6,282.47	-92.76	22,845.11	20,319.00	2,526.11	12.43	81,279.00
3999-00-000 TOTAL INCOME	9,927.53	15,475.00	-5,547.47	-35.85	44,227.11	46,425.00	-2,197.89	-4.73	185,705.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	11,163.85	9,425.00	-1,738.85	-18.45	28,240.76	28,275.00	34.24	0.12	113,099.00
4299-00-000 TENANT SERVICES EXPENSES	0.00	1,625.00	1,625.00	100.00	0.00	4,875.00	4,875.00	100.00	19,500.00
4399-00-000 UTILITY EXPENSES	1,614.03	1,663.00	48.97	2.94	3,592.16	4,989.00	1,396.84	28.00	19,947.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	1,365.36	1,361.00	-4.36	-0.32	5,242.68	4,083.00	-1,159.68	-28.40	16,305.20
4599-00-000 GENERAL EXPENSES	606.02	1,033.00	426.98	41.33	1,875.38	3,099.00	1,223.62	39.48	12,396.00
5999-00-000 NON-OPERATING ITEMS	2,000.38	1,961.00	-39.38	-2.01	5,900.41	5,883.00	-17.41	-0.30	23,527.00
8000-00-000 TOTAL EXPENSES	16,749.64	17,068.00	318.36	1.87	44,851.39	51,204.00	6,352.61	12.41	204,774.20
9000-00-000 NET INCOME	-6,822.11	-1,593.00	-5,229.11	-328.26	-624.28	-4,779.00	4,154.72	86.94	-19,069.20

Property	Description	Percent
ada.gf	Ada General Fund	100.000000
dor	ID021- Dorothy Duplexes	100.000000
libhse	415 N Liberty	100.000000
shd	1905 & 1907 Shoshone	100.000000

All LRA programs (Ira)

Ada County Low Rent Public Housing Budget Comparison

Period = Dec 2024

Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	4,588.00	5,485.00	-897.00	-16.35	13,030.00	16,455.00	-3,425.00	-20.81	65,820.00
3499-00-000 GRANT INCOME	1,335.80	1,287.00	48.80	3.79	3,864.26	3,861.00	3.26	0.08	62,979.00
3699-00-000 OTHER INCOME	550.10	558.00	-7.90	-1.42	1,612.69	1,674.00	-61.31	-3.66	6,701.00
3999-00-000 TOTAL INCOME	6,473.90	7,330.00	-856.10	-11.68	18,506.95	21,990.00	-3,483.05	-15.84	135,500.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	2,466.96	2,971.24	504.28	16.97	7,411.69	8,913.72	1,502.03	16.85	35,647.00
4299-00-000 TENANT SERVICES EXPENSES	0.00	40.00	40.00	100.00	0.00	120.00	120.00	100.00	478.00
4399-00-000 UTILITY EXPENSES	587.25	881.00	293.75	33.34	1,818.88	2,643.00	824.12	31.18	10,570.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	1,222.00	1,565.00	343.00	21.92	3,768.72	4,695.00	926.28	19.73	18,791.00
4599-00-000 GENERAL EXPENSES	785.68	1,738.00	952.32	54.79	2,334.07	5,214.00	2,879.93	55.23	20,862.00
5999-00-000 NON-OPERATING ITEMS	1,557.34	2,164.00	606.66	28.03	4,672.08	6,492.00	1,819.92	28.03	25,973.00
8000-00-000 TOTAL EXPENSES	6,619.23	9,359.24	2,740.01	29.28	20,005.44	28,077.72	8,072.28	28.75	112,321.00
9000-00-000 NET INCOME	-145.33	-2,029.24	1,883.91	92.84	-1,498.49	-6,087.72	4,589.23	75.39	23,179.00

Property	Description	Percent
a.cfp-19	ID021 - CFP 19	100.000000
a.cfp-20	ID021 - CFP 20	100.000000
a.cfp-21	ID021 - CFP 21	100.000000
a.cfp-22	ID021 - CFP 22	100.000000
a.cfp-23	ID021 - CFP 23	100.000000
Ira	ID021 Ada County Acquisition Duplexes	100.000000

FDS Ada HCV (.ada_hcv)
Ada Housing Choice Voucher Program
Budget Comparison

Period = Dec 2024

Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	0.00	0.00	0.00	N/A	319.66	0.00	319.66	N/A	0.00
3499-00-000 GRANT INCOME	706,016.17	697,703.00	8,313.17	1.19	1,966,563.95	2,093,109.00	-126,545.05	-6.05	8,372,436.00
3699-00-000 OTHER INCOME	6,293.54	7,152.00	-858.46	-12.00	18,854.07	21,456.00	-2,601.93	-12.13	85,824.00
3999-00-000 TOTAL INCOME	712,309.71	704,855.00	7,454.71	1.06	1,985,737.68	2,114,565.00	-128,827.32	-6.09	8,458,260.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	62,868.36	97,059.00	34,190.64	35.23	192,701.46	291,177.00	98,475.54	33.82	1,164,711.00
4299-00-000 TENANT SERVICES EXPENSES	21.85	50.00	28.15	56.30	21.85	150.00	128.15	85.43	600.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	-29.94	123.00	152.94	124.34	29.75	369.00	339.25	91.94	1,484.00
4599-00-000 GENERAL EXPENSES	4,040.69	2,642.00	-1,398.69	-52.94	7,248.13	7,926.00	677.87	8.55	31,705.00
4799-00-000 HOUSING ASSISTANCE PAYMENTS	616,531.98	611,730.00	-4,801.98	-0.78	1,845,549.92	1,835,190.00	-10,359.92	-0.56	7,340,757.00
5999-00-000 NON-OPERATING ITEMS	1,872.20	1,959.00	86.80	4.43	5,616.59	5,877.00	260.41	4.43	23,509.00
8000-00-000 TOTAL EXPENSES	685,305.14	713,563.00	28,257.86	3.96	2,051,167.70	2,140,689.00	89,521.30	4.18	8,562,766.00
9000-00-000 NET INCOME	27,004.57	-8,708.00	35,712.57	410.11	-65,430.02	-26,124.00	-39,306.02	-150.46	-104,506.00

Property	Description	Percent
a.portin	Administered Portability Participants	100.000000
ada.hcv	ID021-Ada County Housing Choice Vouchers (HCV)	100.000000
ada.home	ID021- Ada County Homeownership Vouchers	100.000000
ada.ned	ID021-Ada County Vouchers- NED	100.000000

**Continuum of Care Program
Budget Comparison**

Period = Dec 2024

Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	17,103.00	15,550.00	1,553.00	9.99	53,527.00	46,650.00	6,877.00	14.74	186,600.00
3499-00-000 GRANT INCOME	85,430.83	96,461.00	-11,030.17	-11.43	272,179.63	289,383.00	-17,203.37	-5.94	1,157,533.00
3699-00-000 OTHER INCOME	107.39	520.00	-412.61	-79.35	538.56	1,560.00	-1,021.44	-65.48	6,240.00
3999-00-000 TOTAL INCOME	102,641.22	112,531.00	-9,889.78	-8.79	326,245.19	337,593.00	-11,347.81	-3.36	1,350,373.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	13,400.88	29,415.00	16,014.12	54.44	43,660.36	88,245.00	44,584.64	50.52	352,988.00
4299-00-000 TENANT SERVICES EXPENSES	5,895.18	16,730.00	10,834.82	64.76	30,748.46	50,190.00	19,441.54	38.74	200,755.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	13.37	18.00	4.63	25.72	25.32	54.00	28.68	53.11	226.00
4599-00-000 GENERAL EXPENSES	562.66	1,122.00	559.34	49.85	1,688.00	3,366.00	1,678.00	49.85	13,472.00
4799-00-000 HOUSING ASSISTANCE PAYMENTS	78,867.00	69,176.00	-9,691.00	-14.01	240,457.00	207,528.00	-32,929.00	-15.87	830,110.00
5999-00-000 NON-OPERATING ITEMS	75.81	84.00	8.19	9.75	227.46	252.00	24.54	9.74	1,012.00
8000-00-000 TOTAL EXPENSES	98,814.90	116,545.00	17,730.10	15.21	316,806.60	349,635.00	32,828.40	9.39	1,398,563.00
9000-00-000 NET INCOME	3,826.32	-4,014.00	7,840.32	195.32	9,438.59	-12,042.00	21,480.59	178.38	-48,190.00

Property	Description	Percent
coc	ID021- CHOIS - CoC Program Grant	100.000000
coc-21	ID021 CoC CHOIS Program	100.000000
coc-22	ID021 CoC CHOIS Program	100.000000
coc-23	CHOIS ID021 Continuum of Care	100.000000

Property = ada.main ovw.tran ada.fssc aer ada.ff

Ada County Other Programs Property Comparison(TB)

Period = Dec 2024

Book = Accrual ; Tree = ysi_is

		Ada FSS Escrow Forfeitures	FSS Service Coordinator	Mainstream Vouchers	Emergency Rental	Violence against Women	Total
2999-99-999	Revenue & Expenses						
3000-00-000	INCOME						
3499-00-000	GRANT INCOME		43,743.05	95,884.00		30,258.74	169,885.79
3699-00-000	OTHER INCOME	3,683.68		16.38			3,700.06
3999-00-000	TOTAL INCOME	3,683.68	43,743.05	95,900.38	0.00	30,258.74	173,585.85
4000-00-000	EXPENSES						
4199-00-000	ADMINISTRATIVE EXPENSES		43,808.98	9,402.34		1,320.38	54,531.70
4499-00-000	MAINTENANCE AND OPERATIONAL EXPENSES			3.46			3.46
4599-00-000	GENERAL EXPENSES			246.45			246.45
4799-00-000	HOUSING ASSISTANCE PAYMENTS			79,251.00		28,900.00	108,151.00
8000-00-000	TOTAL EXPENSES		43,808.98	88,903.25	0.00	30,220.38	162,932.61
9000-00-000	NET INCOME	3,683.68	(65.93)	6,997.13	0.00	38.36	10,653.24

This page represents individual grants and programs as reported on the financial data schedule in the audit. These properties are not combined with other programs.

Liberty Park Apartments (n/a)
Liberty Park Apartments
Budget Comparison

Period = Dec 2024

Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	51,457.00	55,714.00	-4,257.00	-7.64	158,184.10	167,142.00	-8,957.90	-5.36	668,564.00
3699-00-000 OTHER INCOME	1,343.25	1,613.00	-269.75	-16.72	4,350.39	4,839.00	-488.61	-10.10	19,348.00
3999-00-000 TOTAL INCOME	52,800.25	57,327.00	-4,526.75	-7.90	162,534.49	171,981.00	-9,446.51	-5.49	687,912.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	17,600.77	12,071.00	-5,529.77	-45.81	31,170.32	36,213.00	-5,042.68	-13.93	144,856.00
4399-00-000 UTILITY EXPENSES	5,415.10	3,757.00	-1,658.10	-44.13	10,341.64	11,271.00	-929.36	-8.25	45,090.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	11,095.15	14,267.00	-3,171.85	-22.23	31,787.59	42,801.00	-11,013.41	-25.73	171,218.20
4599-00-000 GENERAL EXPENSES	4,658.27	7,974.00	-3,315.73	-41.58	14,013.16	23,922.00	-9,908.84	-41.42	95,699.00
4899-00-000 FINANCING EXPENSES	6,993.49	6,946.00	-47.49	-0.68	16,551.29	20,838.00	-4,286.71	-20.57	83,358.00
5999-00-000 NON-OPERATING ITEMS	5,400.77	5,178.00	-222.77	-4.30	19,401.56	15,534.00	-3,867.56	-24.60	62,137.00
8000-00-000 TOTAL EXPENSES	51,163.55	50,193.00	-970.55	-1.93	123,265.56	150,579.00	-27,313.44	-18.14	602,358.20
9000-00-000 NET INCOME	1,636.70	7,134.00	-5,497.30	-77.06	39,268.93	21,402.00	17,866.93	83.48	85,553.80

Nez Perce Apartments (npa)
Nez Perce Apartments
Budget Comparison
 Period = Dec 2024

Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	27,507.00	26,771.00	736.00	2.75	79,741.42	80,313.00	-571.58	-0.71	321,252.00
3699-00-000 OTHER INCOME	923.69	1,097.00	-173.31	-15.80	3,092.79	3,291.00	-198.21	-6.02	13,164.00
3999-00-000 TOTAL INCOME	28,430.69	27,868.00	562.69	2.02	82,834.21	83,604.00	-769.79	-0.92	334,416.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	8,141.52	6,009.00	-2,132.52	-35.49	13,359.97	18,027.00	4,667.03	25.89	72,103.00
4399-00-000 UTILITY EXPENSES	1,524.98	1,687.00	162.02	9.60	5,278.68	5,061.00	-217.68	-4.30	20,251.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	2,822.32	7,665.00	4,842.68	63.18	7,760.56	22,971.00	15,210.44	66.22	91,873.60
4599-00-000 GENERAL EXPENSES	2,039.55	3,601.00	1,561.45	43.36	6,251.58	10,803.00	4,551.42	42.13	43,221.00
4899-00-000 FINANCING EXPENSES	2,989.82	2,970.00	-19.82	-0.67	7,140.90	8,910.00	1,769.10	19.86	35,645.00
5999-00-000 NON-OPERATING ITEMS	3,100.88	2,978.00	-122.88	-4.13	9,302.63	8,934.00	-368.63	-4.13	35,736.00
8000-00-000 TOTAL EXPENSES	20,619.07	24,910.00	4,290.93	17.23	49,094.32	74,706.00	25,611.68	34.28	298,829.60
9000-00-000 NET INCOME	7,811.62	2,958.00	4,853.62	164.08	33,739.89	8,898.00	24,841.89	279.19	35,586.40

Property = shl mfsc

Shoreline and Multifamily Service Coor. Budget Comparison

Period = Dec 2024

Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	77,008.74	67,509.00	9,499.74	14.07	210,350.74	202,527.00	7,823.74	3.86	810,105.00
3499-00-000 GRANT INCOME	6,724.96	6,782.00	-57.04	-0.84	24,487.30	20,346.00	4,141.30	20.35	81,390.00
3699-00-000 OTHER INCOME	2,642.53	3,308.00	-665.47	-20.12	8,550.19	9,924.00	-1,373.81	-13.84	39,700.00
3999-00-000 TOTAL INCOME	86,376.23	77,599.00	8,777.23	11.31	243,388.23	232,797.00	10,591.23	4.55	931,195.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	20,689.55	12,543.00	-8,146.55	-64.95	33,302.76	37,629.00	4,326.24	11.50	150,513.00
4299-00-000 TENANT SERVICES EXPENSES	6,695.95	6,825.00	129.05	1.89	21,081.82	20,475.00	-606.82	-2.96	81,889.20
4399-00-000 UTILITY EXPENSES	5,737.72	4,453.67	-1,284.05	-28.83	11,391.74	13,361.01	1,969.27	14.74	53,450.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	15,320.23	14,881.00	-439.23	-2.95	35,858.78	44,643.00	8,784.22	19.68	178,542.80
4599-00-000 GENERAL EXPENSES	7,037.51	11,262.00	4,224.49	37.51	21,699.90	33,786.00	12,086.10	35.77	135,150.00
4899-00-000 FINANCING EXPENSES	7,685.51	7,635.00	-50.51	-0.66	18,283.45	22,905.00	4,621.55	20.18	91,625.00
5999-00-000 NON-OPERATING ITEMS	6,412.34	6,613.00	200.66	3.03	22,983.74	19,839.00	-3,144.74	-15.85	79,352.00
8000-00-000 TOTAL EXPENSES	69,578.81	64,212.67	-5,366.14	-8.36	164,602.19	192,638.01	28,035.82	14.55	770,522.00
9000-00-000 NET INCOME	16,797.42	13,386.33	3,411.09	25.48	78,786.04	40,158.99	38,627.05	96.19	160,673.00

Shoreline North (sna)
Shoreline North
Budget Comparison
 Period = Dec 2024
 Book = Accrual ; Tree = ysl_is

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	51,484.67	52,234.00	-749.33	-1.43	148,959.84	156,702.00	-7,742.16	-4.94	626,817.00
3699-00-000 OTHER INCOME	1,686.72	1,511.00	175.72	11.63	5,045.68	4,533.00	512.68	11.31	18,130.00
3999-00-000 TOTAL INCOME	53,171.39	53,745.00	-573.61	-1.07	154,005.52	161,235.00	-7,229.48	-4.48	644,947.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	13,019.10	7,773.00	-5,246.10	-67.49	18,722.40	23,319.00	4,596.60	19.71	93,274.00
4399-00-000 UTILITY EXPENSES	2,898.29	2,281.00	-617.29	-27.06	6,331.01	6,843.00	511.99	7.48	27,368.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	6,114.70	7,285.00	1,170.30	16.06	16,416.91	21,855.00	5,438.09	24.88	87,413.80
4599-00-000 GENERAL EXPENSES	3,934.39	6,717.00	2,782.61	41.43	11,847.10	20,151.00	8,303.90	41.21	80,613.00
4899-00-000 FINANCING EXPENSES	8,121.60	8,068.00	-53.60	-0.66	19,287.45	24,204.00	4,916.55	20.31	96,817.00
5999-00-000 NON-OPERATING ITEMS	13,360.21	13,258.00	-102.21	-0.77	40,160.39	39,774.00	-386.39	-0.97	159,101.00
8000-00-000 TOTAL EXPENSES	47,448.29	45,382.00	-2,066.29	-4.55	112,765.26	136,146.00	23,380.74	17.17	544,586.80
9000-00-000 NET INCOME	5,723.10	8,363.00	-2,639.90	-31.57	41,240.26	25,089.00	16,151.26	64.38	100,360.20

Vine Terrace (vta)
Vine Terrace
Budget Comparison
 Period = Dec 2024
 Book = Accrual ; Tree = ysl_ls

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2999-99-999 Revenue & Expenses									
3000-00-000 INCOME									
3199-00-000 TENANT INCOME	35,680.00	40,055.00	-4,375.00	-10.92	109,155.00	120,165.00	-11,010.00	-9.16	480,658.00
3699-00-000 OTHER INCOME	686.76	964.00	-277.24	-28.76	2,139.92	2,892.00	-752.08	-26.01	11,571.00
3999-00-000 TOTAL INCOME	36,366.76	41,019.00	-4,652.24	-11.34	111,294.92	123,057.00	-11,762.08	-9.56	492,229.00
4000-00-000 EXPENSES									
4199-00-000 ADMINISTRATIVE EXPENSES	11,836.99	9,044.00	-2,792.99	-30.88	22,706.26	27,132.00	-4,425.74	-16.31	108,526.00
4399-00-000 UTILITY EXPENSES	4,165.18	3,691.00	-474.18	-12.85	9,586.14	11,073.00	-1,486.86	-13.43	44,289.00
4499-00-000 MAINTENANCE AND OPERATIONAL EXPENSES	10,808.10	11,705.00	896.90	7.66	21,175.18	35,115.00	-13,939.82	-39.70	140,491.00
4599-00-000 GENERAL EXPENSES	3,049.57	4,755.00	1,705.43	35.87	9,175.31	14,265.00	-5,089.69	-35.68	57,064.00
4899-00-000 FINANCING EXPENSES	4,910.14	4,878.00	-32.14	-0.66	11,656.06	14,634.00	-2,977.94	-20.35	58,532.00
5999-00-000 NON-OPERATING ITEMS	4,682.39	0.00	-4,682.39	N/A	13,606.31	0.00	-13,606.31	N/A	52,251.00
8000-00-000 TOTAL EXPENSES	39,452.37	34,073.00	-5,379.37	-15.79	87,905.26	102,219.00	-14,313.74	-14.00	461,153.00
9000-00-000 NET INCOME	-3,085.61	6,946.00	-10,031.61	-144.42	23,389.66	20,838.00	2,551.66	12.25	31,076.00