Annual Report 2020

Georgetown Texas

Georgetown Housing Authority
Georgetown Housing Authority has received High Performer Designation Status for 2016-2021. This is the 11th year in a row that we have been rated as a High Performer for the public housing program, and the 10th year for Housing Choice Voucher program.
These past two years, Georgetown Housing Authority has weathered many difficulties brought on by the COVID-19 pandemic and a harsh winter storm. We remained strong in finding solutions to continue to maintain our priority of providing safe and affordable housing to low income and elderly families through the Low Rent Public Housing and Housing Choice Voucher (HCV) programs funded by the U.S. Department of Housing and Urban Development (HUD). We also took several steps in protecting our staff during these difficult times helping our staff to continue to strive for excellence in managing successful programs in a safe manner, and we continued to carry out creative and challenging programs to assist low income individuals and families to become self-sufficient. The Authority was able to provided cleaning supplies and safety information to all of our 158 Public Housing residents and Section 8 participants to help our residents stay healthy and protected. Along with that, we were able to communicate instructions to our residents through our website and newsletter to keep them well informed. Georgetown Housing Authority continues to be committed to our mission to provide the best service and support to our residents despite challenging times.

Executive Director,

Nikki Brennan
Executive Director
The COVID-19 pandemic was a challenging time for GHA. We were able to meet that challenge by implementing important changes to meet the needs of our residents and protect our staff during this difficult time. The CARES Act Supplemental Operating Funds were made accessible to GHA to fund eligible immediate needs to prevent, prepare for, and respond to coronavirus, including activities to support or maintain the health and safety of assisted families and our staff.

For Our Staff:
- GHA Administrative staff developed remote work schedules to work both from home and in property offices.
- Offices were kept closed to the public during this time.
- GHA procured new laptops, monitors, printers for staff to work remotely.
- Maintenance staff implemented using PPE, maintain social distancing for servicing the units and for handling maintenance emergencies.

For Our Residents:
- GHA produced in print and online a COVID 2019 informative booklet that was provided in English and Spanish along with the supplies and posted to our website.
- In addition, GHA procured cleaning supplies to hand out to all program assisted families in a tote filled with bleach, antibacterial soap, hand sanitizer, 4 rolls of toilet paper, Lysol toilet bowl cleaner, Lysol wipes, Lysol 4 in 1 cleaner, Lysol Disinfectant spray, microfiber cloths and face masks. GHA website and newsletter were useful tools to advise our residents of how to take precautions and let them know of testing sites where they could obtain free of charge testing for their households. We also included the link for the Daily Statistics update for Williamson county on our website for informational purposes.
The Authority will continue to house on the Voucher program from the current waiting lists and does anticipate reopening to new applications in the foreseeable future. The public housing waiting list remains open, and the Authority estimates that there are enough applicants to house from this list for a period of 24–48 months. There is continuing discussion from HUD regarding budget cuts and funding limitations. This has necessitated the Authority to monitor the amount of assistance more closely and adopt a zero-tolerance policy for clients attempting to commit program fraud.

In 2020, GHA completed the installation of new residential roofs on 28 public housing buildings. The sewer line/asbestos abatement project began during 2020 fiscal year. GHA received $4,105,931 grant funds for emergency replacement of sewer lines and asbestos abatement. This project requires relocating 134 elderly, disabled, and family households to temporary units to replace the existing deteriorated sewer lines and abate the asbestos. The emergency grant scope is to remove items (toilets, sinks, range vents, cabinets, countertops, and bathroom vanities) and replace the existing. These items are 50+ years old and need replacement. GHA was awarded Community Development Block Grant (CDBG) funds for 2018 and 2019 totaling $582,603 and included these modernization funds in the project to replace kitchen cabinets and countertops, install new range vents, toilets, bathroom sinks, faucets, valves, and replace bathroom vanities. Using the emergency grant overhead and labor saved money and utilized the CDBG funds proficiently.

The Authority will continue to apply the 2019 Emergency Capital Fund awarded by HUD toward the following contracts, along with the Authority contributing $750,000 of Capital Funds/Operating Reserves and CDBG grant funds.

- Sewer line contract totaling $4,609,777
- Tenant relocation contract with a moving company totaling $312,484
- Tenant relocation specialist contract for $227,000
- Architect contract for $234,000, and
- RECAP Third Party consultant contract $50,000

A winter snowstorm in February 2021 caused damage to twenty-four residential units, the maintenance shop, and Activity Learning Center. The Authority’s insurance will cover the cost of the damage repairs in excess of the deductible amount.
The Authority’s overall financial position for the past two years is summarized here, based on the current audited financial statements.

### Condensed Statement of Net Position
As of September 30,

<table>
<thead>
<tr>
<th></th>
<th>2020</th>
<th>2019</th>
<th>Variance</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Assets</td>
<td>$2,421,866</td>
<td>$2,176,246</td>
<td>$245,620</td>
<td>11%</td>
</tr>
<tr>
<td>Non-Current Assets:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reserves for FSS</td>
<td>- 45,153</td>
<td>(45,153)</td>
<td></td>
<td>-100%</td>
</tr>
<tr>
<td>Capital Assets, Net of Accumulated Depreciation</td>
<td>3,123,520</td>
<td>2,017,070</td>
<td>1,106,450</td>
<td>55%</td>
</tr>
<tr>
<td>Total Assets</td>
<td>5,545,386</td>
<td>4,238,469</td>
<td>1,306,917</td>
<td>31%</td>
</tr>
<tr>
<td>Current Liabilities</td>
<td>$434,963</td>
<td>$113,768</td>
<td>$321,195</td>
<td>282%</td>
</tr>
<tr>
<td>Non-Current Liabilities</td>
<td>502,373</td>
<td>553,385</td>
<td>(51,012)</td>
<td>-9%</td>
</tr>
<tr>
<td>Total Liabilities</td>
<td>937,336</td>
<td>667,153</td>
<td>270,183</td>
<td>40%</td>
</tr>
<tr>
<td>Net Position:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net Investment in Capital Assets</td>
<td>$2,615,288</td>
<td>$1,502,979</td>
<td>$1,112,309</td>
<td>74%</td>
</tr>
<tr>
<td>Restricted</td>
<td>87,665</td>
<td>172,410</td>
<td>(84,745)</td>
<td>-49%</td>
</tr>
<tr>
<td>Unrestricted</td>
<td>1,905,097</td>
<td>1,895,927</td>
<td>9,170</td>
<td>0%</td>
</tr>
<tr>
<td>Total Net Position</td>
<td>4,508,050</td>
<td>3,571,316</td>
<td>$936,734</td>
<td>29%</td>
</tr>
</tbody>
</table>

### Condensed Statement of Change in Net Position
For the fiscal years ended September 30,

<table>
<thead>
<tr>
<th></th>
<th>2020</th>
<th>2019</th>
<th>Variance</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Operating Revenues</td>
<td>$2,698,655</td>
<td>$2,385,623</td>
<td>$313,032</td>
<td>13%</td>
</tr>
<tr>
<td>Total Operating Expenses</td>
<td>(2,568,377)</td>
<td>(2,326,542)</td>
<td>(241,835)</td>
<td>10%</td>
</tr>
<tr>
<td>Net Operating Income (Loss)</td>
<td>130,278</td>
<td>59,081</td>
<td>71,197</td>
<td>121%</td>
</tr>
<tr>
<td>Non-Operating Income (Expense)</td>
<td>5,298</td>
<td>244,029</td>
<td>(238,731)</td>
<td>-98%</td>
</tr>
<tr>
<td>Capital Grants</td>
<td>901,158</td>
<td>- 901,158</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Change in Net Position</td>
<td>$1,036,734</td>
<td>$303,110</td>
<td>$733,624</td>
<td>242%</td>
</tr>
</tbody>
</table>

Total operating revenues increased by 13%. Operating expenses did not change significantly. More than a third of this amount was additional Housing Assistance Payments paid by the BCV program. The dramatic decrease in non-operating revenue is primarily the absence of the insurance recoveries from the previous year.
Total assets increased by $1,036,734 after depreciation of $164,570.
Current assets include cash, receivables, and other assets available to meet the immediate obligations of the Authority.
Total current assets increased by $1,036,917 which included an increase in unrestricted cash and investments of $175,867.
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 noncurrent assets consist of a mortgage note and other receivables from Shady Oaks GHA Housing, L.P.
Current liabilities consist primarily of accounts payable and accruals.
There was an increase of $321,195 in current liabilities this fiscal year, primarily consisting of payments for construction in progress.
Total Net Position of the Authority increased by 29% during the current fiscal year. The increase in Net Position Invested in Fixed Assets is primarily due to emergency grant projects and completion of roofing repairs.
The $87,665 in Restricted Net Position represents HAP funds and retainage (Note 2). The Authority's change in net position as a result of its activities for the year ended September 30, 2020, with comparative numbers to the prior year are summarized below from the current and prior year reports.
Amounts for the fiscal year ended September 30, 2019 have been restated for the prior period adjustments.

Financial Highlights
- Current assets increased by $245,620 or 11% in the current fiscal year.
- Total assets as of September 30, 2020 were $5,545,386, an increase of $1,306,917 from the prior year.
- Total liabilities as of September 30, 2020, were $937,336, an increase of $270,183, from the prior year.
- The Authority’s net position increased by $1,036,734 or 29% in the current fiscal year.
Gender
Male 42
Female 262

Ethnicities (Families)
Hispanic 82
Non-Hispanic 222

Race (Families)
White 219
Black 77
Asian Pacific 3
American Indian 3
Native Hawaiian 1
Other 1

We Are Building Values

ELDERLY/DISABLED – GHA’s ROSS Program oversees and coordinates the delivery of services, ensuring programs are offered regularly and partnering with various organizations to offer health care, nutritional education, parenting, and life skills.

EDUCATION – Literacy Council and partners are offering a free Heating Ventilation Air Conditioning (HVAC) program at the Activity Learning Center. This course will introduce students to the basic principles of HVAC, the program runs for five months. Upon completion of the program students will be able to earn their certifications in NCCER and EPA 608. Students will be trained in residential systems installation and be able to perform trouble shooting.

FINANCIAL LITERACY – In addition to the financial literacy and other adult education activities described above, the Literacy Council of Williamson County provides GED preparation classes, English as a Second Language classes, Adult Basic Education, computer literacy, and quarterly financial literacy classes.

CHILDCARE/AFTER SCHOOL PROGRAMS support working parents and help to end the generational poverty cycle. The Georgetown Boys & Girls Club provides a safe place for school-age children to play and learn, year-round. The club is within one mile of Stonehaven. During the school year, children are delivered by school buses and parents pick them up.

www.georgetownha.org