

AGENDA

SALINA HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING
Conference Room
469 S. 5th Street – Salina, KS 67401
Tuesday, April 30, 2019 – 4:30 PM

AGENDA

- I. CALL TO ORDER
- II. APPROVAL OF AGENDA
- III. OPEN FORUM
 - a. None
- IV. CONSENT AGENDA ITEMS
 - a. Approve the Meeting Minutes of March 26, 2019
 - b. Approve the Secretary & Operations Reports from March 2019
 - c. Approve the Financials for February and March 2019
 - d. Approve the Director's Report
- V. OLD BUSINESS
 - a. BGC Development Update
 - b. Seneca Property Update
- VI. NEW BUSINESS
 - a. FY 2019 Income Limits
- VII. COMMISSIONER'S COMMENTS
- VIII. EXECUTIVE SESSION
 - a. Request for executive session for preliminary discussion relating to the purchase of real property.
 - b. Related Action, if any.
- IX. ADJOURNMENT

OPEN FORUM

The Open Forum item is an opportunity for members of the public to provide input and feedback regarding programs and services of the Salina Housing Authority. Items of a personal, individual or confidential nature should not be addressed during the Open Forum and should be addressed directly with Salina Housing Authority management.

CONSENT AGENDA

- a. Approval of Minutes
- b. Approval of Secretary Report & Operations Report
- c. Approval of Financials
- d. Approval of Director's Report

**SALINA HOUSING AUTHORITY BOARD OF COMMISSIONERS
REGULAR MEETING**

469 S. 5th St., Salina, Kansas

Tuesday, March 26, 2019

4:30 PM

MEMBERS PRESENT: Eric Brown
Kimberly Trigg
Gary Hobbie
Susan Weis

MEMBERS ABSENT: None

CITY COMMISSION LIAISON: None

STAFF PRESENT: Tina Bartlett, Executive Director
Kim Deal, Finance Manager

I. CALL TO ORDER

The regular meeting of the Board of Commissioners of the Housing Authority was called to order at 4:30 PM by Commission Chair Brown.

II. APPROVAL OF AGENDA

Mr. Hobbie moved to approve the agenda. Ms. Weis seconded the motion. The motion carried 4-0.

III. OPEN FORUM

None

IV. CONSENT AGENDA ITEMS

Ms. Bartlett announced the vacancy of the FSS Coordinator position, provided a synopsis of her meeting with City Manager Schrage, and discussed new HUD notices concerning REAC inspections and voluntary conversions of PHAs. She also provided updates on federal funding and the operating reserves litigation. Ms. Weis moved to approve the Consent Agenda Items a. through c., consisting of the minutes of the February 26, 2019 regular meeting, February 2019 Secretary and Operations reports, and the Director's report. Mr. Trigg seconded the motion. There being no further questions or comments, the motion carried 4-0.

V. OLD BUSINESS

a. Update on Development - Ms. Bartlett gave an update on communications with BGC Advantage, including planning for resident meetings and applying for tax exemption for Salina Housing Services Corp.

VI. NEW BUSINESS

a. Resolution No 2019-1025, Disposal of Assets – Ms. Deal reviewed the list of office equipment that has been removed from service. After a brief discussion regarding disposal

methods, Ms. Trigg moved to approve Resolution No 2019-1025. Ms. Weis seconded the motion. The motion carried 4-0.

b. Discussion of Bylaws - Ms. Bartlett presented the current, original housing authority bylaws. Commissioners will review the bylaws and bring any recommended changes to a 4:00 study session on April 30.

VII. COMMISSIONERS' COMMENTS

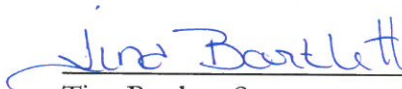
Ms. Trigg shared questions and concerns she has received from the public regarding proposed housing authority development.

VIII. ADJOURNMENT

It was moved by Ms. Trigg and seconded by Ms. Weis to adjourn the meeting at 5:25 PM. Motion carried 4-0.

Next regular meeting will be Tuesday, April 30, 2019 at 4:30 PM at the Salina Housing Authority office.

Our Mission: The Salina Housing Authority is dedicated to providing and advocating affordable, safe living environments and opportunities to become self-sufficient for persons of very low to moderate income.



Tina Bartlett, Secretary

4/30/2019



Eric Brown, Board Chair

4/30/2019

SECRETARIAL REPORT

March 2019

Administration

- Suzanne attended Nelrod training webinars on March 7 and March 14.
- Nichole attended the Homeless Coalition meeting at the Ashby House on March 19

Tenant reports and activity

- Public Housing had 16 inspections in March (13 annual, 3 move-in, 0 transfer, 0 special and 0 move-outs).
- Public Housing had 0 evictions in March.
- 5-Section 8/VASH annual inspections, 7 re-inspections, 8 HCV Move-in inspections, 6 Mainstream Move-in inspections, 0 Shelter Plus Care inspections, 0 Enhanced Tenant Protection inspections, 2 VASH inspection, 0 TBRA inspection, and 0 Special/Complaint inspection.
- 1 HCV orientations, 1 Public Housing orientation, 0 Shelter Plus Care orientations, and 1 VASH orientation were held in March.
- 42 Notices for nonpayment of rent or security deposits were sent March 5th and 1 family was terminated for nonpayment.
- 4 Public Housing Grievance Hearings and 0 Panels were held in March. 1 grievance were upheld and 3 were overturned. 0 HCV Grievances Hearings were held of which 0 were overturned and 0 was upheld. 0 Shelter Plus hearings were held of which 0 was overturned and 0 were upheld. 0 VASH Grievance Hearing were held.
- Public Housing Resident Advisory Board Meeting was set for March 6, but no tenants attended so no meeting was held.
- “Wipeout Meeting” was held on March 14. 1 Public Housing tenant, 0 Section 8 tenants, 1 Shelter Plus Care tenants and 0 VASH tenants attended.
- 1 voucher from other Housing Authorities.

Maintenance and Capital Improvements

- Maintenance received 60 total work orders, 44 routine work orders, 3 emergency work orders, and 13 other work orders. Of the 60 received, 57 had been processed by the end date of this report.
- Number of houses turned over in March was 3.
- The average turnaround time for maintenance in March was 15.67 days. The year to date net turnover time is 19.21 days with 2.73 days for lease up and 1.08 down time.

Completed CFP Projects:

- **933 Beatrice:** This unit is receiving two new energy star doors, kitchen counter and sink, and bath exhaust fan. This project is complete less the installation of the roof mounted hood for the exhaust and installation of an attic vent weather permitting.
- **1538 Pueblo:** This unit to receive a new roof south side. (north previously repaired)
- **1713 Redwood:** This unit had the furnace room door opening enlarged to provide additional combustion air and to allow room for future replacement or repairs of existing components.

- **Appliances Purchased:** 4 new refrigerators and 3 new stoves were purchased and are making their way into the units as required. This process will be ongoing as aged inventory and non-functioning older units are replaced.

Current CFP projects include:

- **1102 Crown Ct:** Living room window replacement. Windows in stock and will be installed as weather and schedule permits.
- **768 Choctaw:** This unit is having the kitchen and bathroom remodeled. Additional work to be completed during the remodel includes 4 new interior doors, 1 new energy star door, 2 windows will be removed, the openings resized and new energy star windows installed. The garage door will be replaced along with the water heater. A living room closet which is an impediment to entry and exit of the unit will also be deleted. Demolition for this project including some mold removal in a bedroom wall, and the repairs to prevent its re-occurrence are now being completed.

OPERATIONS REPORT
3/31/2019

PUBLIC HOUSING

TURNOVERS:

	<u>In March:</u>			
1 bedroom:	0		Move outs:	3
2 bedroom:	3		Terminations:	1
3 bedroom:	0		Evictions:	0
4 bedroom:	0		Transfers:	0
5 bedroom:	0		Skips:	1
			Lease-ups:	3

RENTS:

	<u>3/19</u>	<u>3/18</u>	<u>3/17</u>
Highest	\$822	\$775	\$933
Lowest:	(\$191)	(\$191)	(\$150)
Total:	\$33,145	\$22,867	\$26,679
Average:	\$207	\$145	\$176
Utility checks:	37	51	42

WAITING LIST:

	<u>3/19</u>	<u>3/18</u>	<u>3/17</u>
1 bedroom:	2	0	0
2 bedroom:	62	73	65
3 bedroom:	22	17	27
4 bedroom:	9	5	6
5 bedroom:	<u>2</u>	<u>0</u>	<u>1</u>
	97	95	99

MOVE OUTS:

	<u>MI date</u>	<u>MO date</u>	<u>Rent</u>	<u>SD paid</u>	<u>Owe</u>	<u>Refund</u>	<u>Reason</u>
RC	6/26/18	3/18/19	\$356	\$650	\$336.48		Skip
NM	2/16/17	3/5/19	\$575	\$500		\$897.50	Tenant Notice
KR	4/2/15	3/12/19	\$483	\$500		\$390	Lease Violations

SECTION 8, MAINSTREAM, SHELTER PLUS, & VASH

VOUCHERS:

	<u>3/19</u>	<u>3/18</u>	<u>3/17</u>
Section 8 Baseline units	314	317	317
Total under lease effective 3/31/19:	295	302	314
Total issued but not leased:	2	21	16
Total Shelter Plus under lease	15	16	20
Total VASH under lease	25	28	28
Total Mainstream under lease	22	0	0

Voucher Turnover:

		<u>3/19</u>	<u>3/18</u>	<u>3/17</u>
New Move-ins	Section 8	6	5	12
	Shelter Plus	0	0	1
	VASH	2	3	3
	NED	7	0	0

Move-outs	Section 8	4	8	6
	Shelter Plus	0	1	2
	VASH	1	2	0
	NED	0	0	0
Transfers	Section 8	2	4	2
	Shelter Plus	0	0	1
	VASH	0	0	0
	NED	0	0	0
Waiting list:		294	350	226

Section 8 waiting list was opened on January 2, 2015

FINANCIAL SUMMARY

February 2019

COCC

YTD COCC revenue is under budget by \$4,675. Annual management fees from Public Housing of \$19,440 are budgeted monthly, but are drawn down as a lump sum, accounting for a \$12,960 decrease. Public Housing management and bookkeeping fees are over budget by \$1,795. Interest revenue is over budget by \$4,486.

YTD COCC expenses are under budget by \$3,753. Most of this variance is in staff salaries and training and legal expenses.

Public Housing

YTD Public Housing revenue is over budget by \$16,707. Rental income and other income from tenants are over budget by \$26,002 and \$9,723, respectively. Interest revenue is over budget by \$3,041. HUD operating subsidy is under budget by \$22,993.

YTD Public Housing expenses are under budget by \$917. Net collection loss expenses are over budget by \$11,305 and insurance expense is over budget by \$7,318. The administrative asset management fee of \$19,440 is budgeted monthly, but drawn down as a lump sum, accounting for a decrease of \$12,960. Maintenance staff benefits are below budget by \$4,118.

Section 8

YTD Section 8 administrative revenue is under budget by \$4,496. Administrative fees earned from HUD are most of the variance, due to a decrease in leasing in prior months. Current admin fee proration is 80%.

YTD Section 8 administrative expenses are under budget by \$4,045. Verification expense is over budget by \$1,063 and computer services are over budget by \$1,336. Staff salaries and benefits are under budget by \$6,620.

COCC continues to loan funds to Section 8 to cover the administrative funding shortage. No loan transactions were made in February. The total loan balance is \$23,000. This loan is reflected on the balance sheet of both programs.

As of February 28, the Net Restricted Position is \$5,677. This does not include unspent Mainstream funding of \$10,853. These funds are held by the housing authority and restricted in use for future HAP expenses.

Funding and expenses for VASH Extraordinary Fees are being tracked and reported separately. This funding is for direct services to veterans to increase our leasing success rate.

Shelter Plus Care

YTD Shelter Plus Care administrative revenue is under budget by \$3,907. Other non-HUD grant funding is budgeted to cover this program's budgeted deficit.

YTD Shelter Plus Care administrative expenses are under budget by \$1,005.

COCC has loaned funds to cover the administrative funding shortage and bank balance requirements in Shelter Plus Care. A loan of \$200 was made in February to cover the administrative deficit, resulting in a total loan balance of \$4,800. This loan is reflected on the balance sheet of both programs.

Investments & Pledged Amounts

February 2019

	Bennington State Bank	First Bank Kansas	Total by Program
LOW RENT:			
Petty Cash	\$ 50.00		
Checking	\$ 151,568.96		
Money Market	\$ 393,580.56		
Checking-Cafeteria Plan	\$ 4,839.97		
CD #100014931	\$ 155,426.04		
CD #6710111		\$ 110,785.88	
CD #6713580		\$ 104,633.41	
CD # 6710214		\$ 110,789.10	
CD #6706887		\$ 65,222.43	\$ 1,096,896.35
COCC:			
Checking	\$ 576,486.48		
Money Market FSS Escrow		\$ 33,722.47	\$ 610,208.95
SECTION 8/VASH:			
Checking	\$ 18,232.88		
Checking - VASH EAF	\$ 27,605.69		\$ 45,838.57
HOME:			
Checking	\$ 54,959.64		
CD #100016489	\$ 210,249.04		
CD #6710324		\$ 32,366.45	
CD #101395		\$ 29,847.54	\$ 327,422.67
SHELTER PLUS CARE:			
Checking	\$ 1,426.72		\$ 1,426.72
TBRA:			
Checking	\$ 1,008.96		\$ 1,008.96
SHA Assets:	\$ 1,595,434.94	\$ 487,367.28	\$ 2,082,802.22
Percentage of Total Invest:	77%	23%	100%
			\$ 2,082,802.22
AMOUNTS PLEDGED:	\$ 1,540,000.00	\$ 750,000.00	
PLUS MINIMUM FDIC:	\$ 250,000.00	\$ 250,000.00	
	\$ 1,790,000.00	\$ 1,000,000.00	
Over (Under) Pledged	\$ 194,565.06	\$ 512,632.72	
Date of pledge:	2/28/2019	2/28/2019	

COCC - February 2019

	Actual Month	Budget by Month	%	Actual YTD	Budget YTD	%	Annual Budget
Revenues:							
Bookkeeping/Mgmt Fees	\$ 18,668	\$ 18,677	100%	\$ 140,110	\$ 149,419	94%	\$ 224,128
Rental Fees	\$ 2,861	\$ 2,861	100%	\$ 22,885	\$ 22,887	100%	\$ 34,330
Interest	\$ 935	\$ 333	280%	\$ 7,153	\$ 2,667	268%	\$ 4,000
Other Income	\$ 77	\$ 58	132%	\$ 616	\$ 467	132%	\$ 700
Total Revenue	\$ 22,540	\$ 21,930	103%	\$ 170,764	\$ 175,439	97%	\$ 263,158
Expenses							
Administrative	\$ 18,275	\$ 18,304	100%	\$ 142,456	\$ 146,433	97%	\$ 219,650
Utilities	\$ 210	\$ 117	180%	\$ 1,095	\$ 933	117%	\$ 1,400
Maintenance	\$ 58	\$ 242	24%	\$ 1,637	\$ 1,933	85%	\$ 2,900
Protective Services	\$ -	\$ 21	0%	\$ 190	\$ 167	114%	\$ 250
General/Insurance	\$ 169	\$ 375	45%	\$ 3,336	\$ 3,000	111%	\$ 4,500
Total Expenses	\$ 18,712	\$ 19,058	98%	\$ 148,714	\$ 152,467	98%	\$ 228,700
Profit or (Loss) for Year	3,828	2,871		22,050	22,972		34,458
	Profit	Profit		Profit	Profit		Profit

Public Housing - February 2019

	Actual Month	Budget by Month	%	Actual YTD	Budget YTD	%	Annual Budget
Revenues:							
Rental Income	\$ 31,794	\$ 23,250	137%	\$ 212,002	\$ 186,000	114%	\$ 279,000
Other Income	\$ 13,488	\$ 11,171	121%	\$ 100,024	\$ 89,367	112%	\$ 134,050
Interest	\$ 988	\$ 375	263%	\$ 6,041	\$ 3,000	201%	\$ 4,500
Operating Subsidy	\$ 25,112	\$ 30,417	83%	\$ 220,340	\$ 243,333	91%	\$ 365,000
Total Revenue	\$ 71,381	\$ 65,213	109%	\$ 538,407	\$ 521,700	103%	\$ 782,550
Expenses							
Administrative	\$ 23,561	\$ 26,687	88%	\$ 200,518	\$ 213,497	94%	\$ 320,246
Tenant Services	\$ 480	\$ 321	150%	\$ 2,230	\$ 2,567	87%	\$ 3,850
Utilities	\$ 1,309	\$ 1,342	98%	\$ 8,961	\$ 10,733	83%	\$ 16,100
Maintenance	\$ 25,143	\$ 26,007	97%	\$ 203,657	\$ 208,053	98%	\$ 312,080
General/Insurance/Coll Loss	\$ 6,912	\$ 11,384	61%	\$ 109,641	\$ 91,073	120%	\$ 136,610
Casualty Loss/Grant Receipt	\$ -	\$ -		\$ -	\$ -		\$ -
Total Expenses	\$ 57,405	\$ 65,741	87%	\$ 525,007	\$ 525,924	100%	\$ 788,886
Profit or (Loss) for Year	13,977	(528)		13,400	(4,224)		(6,336)
	Profit	Loss		Profit	Loss		Loss

Section 8 - February 2019

	Actual Month	Budget by Month	%	Actual YTD	Budget YTD	%	Annual Budget
Revenues:							
Admin Fees Earned	\$ 14,728	\$ 13,878	106%	\$ 107,061	\$ 111,022	96%	\$ 166,533
Interest	\$ 9	\$ 4	215%	\$ 65	\$ 33	194%	\$ 50
TBRA and Other Fees	\$ 642	\$ 188	342%	\$ 769	\$ 1,500	51%	\$ 2,250
Fraud Recovery	\$ 185	\$ 163	114%	\$ 1,465	\$ 1,300	113%	\$ 1,950
Total Revenue	15,564	14,232	109%	109,359	113,855	96%	170,783
Expenses							
Administrative	\$ 14,353	\$ 14,944	96%	\$ 115,508	\$ 119,553	97%	\$ 179,330
Total Expenses	14,353	14,944	96%	115,508	119,553	97%	179,330

Profit or (Loss) for Year
 Profit 1,211 Loss (712) Loss (5,698) Loss (8,547)

VASH Extraordinary Admin Funding:

Revenue to Date	\$ -	\$ -	0%	\$ 36,000	\$ -	0%	\$ -
Expenses to Date	\$ 398	\$ -	0%	\$ 8,395	\$ -	0%	\$ -
Balance	\$(398)	\$ -	0%	\$ 27,605	\$ -	0%	\$ -

Shelter Plus Care - February 2019

	Actual Month	Budget by Month	%	Actual YTD	Budget YTD	%	Annual Budget
Revenues:							
Admin Fees Earned	\$ 464	\$ 454	102%	\$ 2,959	\$ 3,632	81%	\$ 5,445
Other Misc Revenue	\$ 6	\$ 417	1%	\$ 96	\$ 3,333	3%	\$ 5,000
Interest	\$ 0	\$ -	0%	\$ 2	\$ -	0%	\$ -
Total Revenue	471	871	54%	3,058	6,965	44%	10,445
Expenses							
Administrative	\$ 677	\$ 991	68%	\$ 6,922	\$ 7,927	87%	\$ 11,890
Total Expenses	677	991	68%	6,922	7,927	87%	11,890

Profit or (Loss) for Year
 Loss (206) Loss (120) Loss (3,864) Loss (961) Loss (1,445)

Salina Housing Authority at 2/28/19
Balance Sheet after 8 Months of Fiscal Year

Assets:	COCC		Section 8		Home		TBRA-Security Deposits		Shelter Plus Care		Total
	This Month	YTD	This Month	YTD	This Month	YTD	This Month	YTD	This Month	YTD	
Checking & other cash	576,486	-	45,839	54,960	1,009	-	1,009	-	1,427	-	1,229,760
Investments	33,722	-	-	272,463	-	-	-	-	-	-	853,042
Total Cash & Invests	610,209	-	45,839	327,423	1,009	-	1,009	-	1,427	-	2,082,802
Tenant Acct Rec	-	-	6,827	-	-	-	-	-	-	-	6,827
Tenant Acct Rec-Fraud	-	-	3,701	-	-	-	-	-	-	-	3,701
Tenant Acct Rec-Sec Dep	-	-	-	-	-	-	-	-	-	-	-
Allow for Doubt Acct	-	-	(790)	-	-	-	-	-	-	-	-
Acct Rec Other Prgms	28,800	-	6,272	-	-	-	-	-	-	-	62,522
Acct Rec Other	-	-	1,547	-	-	-	-	-	-	-	1,797
Prepaid Insurance	-	-	250	-	-	-	-	-	-	-	75,371
Material Inventory	-	-	36,351	-	-	-	-	-	-	-	36,351
Pension Deferred Outflows	9,869	-	3,619	-	-	-	-	-	-	-	32,897
Subsequent Pension Pmts	12,112	-	4,280	-	-	-	-	-	-	-	36,222
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-
Total Current Assets	660,990	-	1,286,592	327,423	1,009	-	1,009	-	1,427	-	2,337,700
Liabilities:											
Security Deposits	-	-	96,766	-	-	-	-	-	-	-	96,766
Payroll Deductions	-	-	1,021	-	-	-	-	-	-	-	1,021
Acct Pay Other Prgms	30,502	-	23,000	-	-	-	-	-	4,800	-	59,302
Acct Pay Other	-	-	-	-	-	-	-	-	-	-	-
Compensated Absence	9,272	-	17,163	-	-	-	-	-	96	-	27,593
Accrued Payroll	11,576	-	19,014	-	-	-	-	-	146	-	33,268
Accrued Payroll Taxes	820	-	1,338	-	-	-	-	-	11	-	2,370
Pension Deferred Inflows	6,404	-	12,594	-	-	-	-	-	-	-	21,346
Miscellaneous	-	-	3,190	-	-	-	-	-	3,246	-	3,246
PILOT: Prior Year	-	-	-	-	-	-	-	-	-	-	-
Current Year	-	-	16,667	-	-	-	-	-	-	-	16,667
FSS Escrow	-	-	27,450	-	-	-	-	-	-	-	33,722
Total Current Liabilities	0.09	58,575	0.15	195,202	0.59	35,470	0.99	1,000	3.54	5,053	295,300

Income Statement after 8 Months of Fiscal Year

Revenues:	COCC		Section 8		Home		TBRA-Security Deposits		Shelter Plus Care		Totals
	This Month	YTD	This Month	YTD	This Month	YTD	This Month	YTD	This Month	YTD	
Admin Fees Earned	-	-	-	-	-	-	-	-	-	-	-
Bookkeeping/Mgmt Fees	18,668	140,110	107,061	-	-	-	1,320	1,520	464	2,959	16,512
Total Rents	2,861	22,885	-	-	-	-	-	-	-	-	18,668
Interest	935	7,153	65	1,676	557	1,676	0	2	0	2	34,654
Misc	77	616	827	2,233	2,233	2,233	-	-	6	6	234,887
Subsidy	-	-	-	-	-	-	-	-	-	-	14,939
Gain/Loss on Sale	-	-	-	-	-	-	-	-	-	-	102,970
Total Revenues	22,540	170,764	109,359	1,676	557	1,676	1,320	1,522	471	3,058	824,787
Expenses											
Administrative	18,275	142,456	245,958	-	-	-	1,320	1,520	677	6,922	512,632
Tenant Services	-	-	480	2,230	2,230	2,230	-	-	-	-	480
Utilities	210	1,095	1,309	8,961	-	-	-	-	-	-	1,519
Maintenance	58	1,644	26,186	205,366	-	-	-	-	-	-	207,010
Insurance/General/Bad Debt	169	3,519	109,641	-	-	-	-	-	-	-	26,245
Other Expenditures	-	-	-	-	-	-	-	-	-	-	7,081
Casualty Loss/Grant receipt	-	-	(12,690)	(112,349)	-	-	-	-	-	-	113,160
Total Expenses	18,712	148,714	459,807	(12,690)	34	268	1,320	1,520	677	6,922	(12,690)
Depreciation Expense	-	-	52,080	459,807	523	1,408	0	2	(206)	(3,864)	732,739
Profit or (Loss) for Year	3,828	22,050	19,302	78,600	523	1,408	0	2	(206)	(3,864)	92,047
PHA Payments to LL											
HUD Payments to PHA	-	-	886,486	-	-	-	-	-	8,927	55,275	941,761
Units Leased	-	-	892,199	-	-	-	-	-	8,927	55,275	947,474
	-	-	336	2,606	14	115	350	2,721	14	115	350

CFP Grant Year 2018 - February 2019

Expenses	Actual Month	Actual Grant YTD	Grant Budget	%
Sewers/Exterior Plumbing	-	-	\$ 3,000	0%
Concrete	-	-	\$ 2,000	0%
Roofs	789	789	\$ 18,000	4%
Floors	(636)	293	\$ 25,000	1%
Kitchens	550	2,008	\$ 35,000	6%
Bathrooms	1,289	1,880	\$ 25,000	8%
HVAC/Electrical	390	390	\$ 16,870	2%
Foundations	-	-	\$ -	
Interior Plumbing	784	2,184	\$ 14,000	16%
Siding	-	-	\$ 1,000	0%
Windows	-	-	\$ 2,000	0%
Other Attached Exterior/Gutters	-	-	\$ 2,000	0%
Doors	1,325	1,967	\$ 10,000	20%
Decks	-	-	\$ -	
Stoves & Refrigerators	835	4,548	\$ 20,000	23%
Maintenance Labor & Benefits	771	1,382	\$ 14,833	9%
Total Unit Expenses	6,096	15,440	\$ 188,703	8%
Sheds	-	-	\$ -	
Maintenance Buildings	-	-	\$ 5,000	0%
Contracting Labor & Benefits	272	327	\$ 4,500	7%
COCC Management Fees	2,430	4,860	\$ 29,244	17%
Transferred to Operations	5,000	10,000	\$ 65,000	15%
Total CFP 2018 Expenses	13,799	30,627	292,447	10%

Grant expenditures began January 2019.

FINANCIAL SUMMARY

March 2019

COCC

YTD COCC revenue is under budget by \$4,117. Annual management fees from Public Housing of \$19,440 are budgeted monthly, but are drawn down as a lump sum, accounting for a \$14,580 decrease. Public Housing management and bookkeeping fees are over budget by \$2,356. CFP administrative fees are over budget by \$2,524. Interest revenue is over budget by \$5,204.

YTD COCC expenses are under budget by \$2,642. Most of this variance is in legal expenses.

Public Housing

YTD Public Housing revenue is over budget by \$19,505. Rental income and other income from tenants are over budget by \$35,856 and \$9,007, respectively. Interest revenue is over budget by \$3,436. HUD operating subsidy is under budget by \$29,386.

YTD Public Housing expenses are under budget by \$17,221. Computer services are over budget by \$3,469, net collection loss expenses are over budget by \$2,800, and insurance expense is over budget by \$8,204. The administrative asset management fee of \$19,440 is budgeted monthly, but drawn down as a lump sum, accounting for a decrease of \$14,580. Maintenance and admin staff salaries and benefits are below budget by \$9,468 and \$7,643, respectively.

Section 8

YTD Section 8 administrative revenue is under budget by \$2,045. Fraud recovery is over budget by \$1,556. Administrative fees earned from HUD are below budget by \$3,460. Current admin fee proration is 80%.

YTD Section 8 administrative expenses are under budget by \$4,551. Verification expense is over budget by \$1,110, computer services are over budget by \$1,453, and insurance expense is over budget by \$1,054. Staff salaries and benefits are under budget by \$8,561.

COCC continues to loan funds to Section 8 to cover the administrative funding shortage. A \$3,000 loan repayment from Section 8 to COCC was made in March, making the total loan balance \$20,000 on March 31. This loan is reflected on the balance sheet of both programs.

As of March 31, the Net Restricted Position is \$10,827. This does not include unspent Mainstream funding of \$10,270. These funds are held by the housing authority and restricted in use for future HAP expenses.

Funding and expenses for VASH Extraordinary Fees are being tracked and reported separately. This funding is for direct services to veterans to increase our leasing success rate.

Shelter Plus Care

YTD Shelter Plus Care administrative revenue is under budget by \$4,391. Other non-HUD grant funding is budgeted to cover this program's budgeted deficit and has not been received.

YTD Shelter Plus Care administrative expenses are under budget by \$1,446.

COCC has loaned funds to cover the administrative funding shortage and bank balance requirements in Shelter Plus Care. There were no loan transactions in March, and the total loan balance is \$4,800 at March 31. This loan is reflected on the balance sheet of both programs.

Investments & Pledged Amounts

March 2019

	Bennington State Bank	First Bank Kansas	Total by Program
LOW RENT:			
Petty Cash	\$ 50.00		
Checking	\$ 181,686.17		
Money Market	\$ 394,315.96		
Checking-Cafeteria Plan	\$ 3,805.72		
CD #100014931	\$ 155,426.04		
CD #6710111		\$ 110,785.88	
CD #6713580		\$ 104,633.41	
CD # 6710214		\$ 110,789.10	
CD #6706887		\$ 65,222.43	\$ 1,126,714.71
COCC:			
Checking	\$ 580,007.11		
Money Market FSS Escrow		\$ 33,775.12	\$ 613,782.23
SECTION 8/VASH:			
Checking	\$ 24,568.81		
Checking - VASH EAF	\$ 26,884.49		\$ 51,453.30
HOME:			
Checking	\$ 54,973.25		
CD #100016489	\$ 210,249.04		
CD #6710324		\$ 32,366.45	
CD #101395		\$ 29,847.54	\$ 327,436.28 *
SHELTER PLUS CARE:			
Checking	\$ 1,268.12		\$ 1,268.12
TBRA:			
Checking	\$ 1,009.22		\$ 1,009.22
SHA Assets:	\$ 1,634,243.93	\$ 487,419.93	\$ 2,121,663.86
Percentage of Total Invest:	77%	23%	100%

\$ 2,121,663.86

AMOUNTS PLEDGED:	\$ 1,540,000.00	\$ 750,000.00
PLUS MINIMUM FDIC:	\$ 250,000.00	\$ 250,000.00
	\$ 1,790,000.00	\$ 1,000,000.00

Over (Under) Pledged \$ 155,756.07 \$ 512,580.07

Date of pledge: 3/31/2019 3/31/2019

* Matured 3/10/2019 and renewed at 1.70% for 12 months.

COCC - March 2019

	Actual Month	Budget by Month	%	Actual YTD	Budget YTD	%	Annual Budget
Revenues:							
Bookkeeping/Mgmt Fees	\$ 18,551	\$ 18,677	99%	\$ 158,661	\$ 168,096	94%	\$ 224,128
Rental Fees	\$ 2,861	\$ 2,861	100%	\$ 25,746	\$ 25,748	100%	\$ 34,330
Interest	\$ 1,052	\$ 333	316%	\$ 8,204	\$ 3,000	273%	\$ 4,000
Other Income	\$ 25	\$ 58	42%	\$ 641	\$ 525	122%	\$ 700
Total Revenue	22,488	21,930	103%	\$ 193,252	197,369	98%	263,158
Expenses							
Administrative	\$ 19,650	\$ 18,304	107%	\$ 162,106	\$ 164,738	98%	\$ 219,650
Utilities	\$ 127	\$ 117	109%	\$ 1,221	\$ 1,050	116%	\$ 1,400
Maintenance	\$ 100	\$ 242	41%	\$ 1,736	\$ 2,175	80%	\$ 2,900
Protective Services	\$ 25	\$ 21	120%	\$ 215	\$ 188	115%	\$ 250
General/Insurance	\$ 268	\$ 375	71%	\$ 3,604	\$ 3,375	107%	\$ 4,500
Total Expenses	20,169	19,058	106%	168,883	171,525	98%	228,700
Profit or (Loss) for Year	2,319	2,871		24,369	25,844		34,458
	Profit	Profit		Profit	Profit		Profit

Public Housing - March 2019

	Actual Month	Budget by Month	%	Actual YTD	Budget YTD	%	Annual Budget
Revenues:							
Rental Income	\$ 33,104	\$ 23,250	142%	\$ 245,106	\$ 209,250	117%	\$ 279,000
Other Income	\$ 10,113	\$ 11,171	91%	\$ 110,137	\$ 100,538	110%	\$ 134,050
Interest	\$ 770	\$ 375	205%	\$ 6,811	\$ 3,375	202%	\$ 4,500
Operating Subsidy	\$ 24,024	\$ 30,417	79%	\$ 244,364	\$ 273,750	89%	\$ 365,000
Total Revenue	68,011	65,213	104%	606,418	586,913	103%	782,550
Expenses							
Administrative	\$ 23,766	\$ 26,687	89%	\$ 224,283	\$ 240,185	93%	\$ 320,246
Tenant Services	\$ -	\$ 321	0%	\$ 2,230	\$ 2,888	77%	\$ 3,850
Utilities	\$ 1,000	\$ 1,342	75%	\$ 9,961	\$ 12,075	82%	\$ 16,100
Maintenance	\$ 20,935	\$ 26,007	80%	\$ 224,592	\$ 234,060	96%	\$ 312,080
General/Insurance/Coll Loss	\$ 3,736	\$ 11,384	33%	\$ 113,377	\$ 102,458	111%	\$ 136,610
Casualty Loss/Grant Receipt	\$ -	\$ -		\$ -	\$ -		\$ -
Total Expenses	49,436	65,741	75%	574,444	591,665	97%	788,886
Profit or (Loss) for Year	18,574	(528)		31,974	(4,752)		(6,336)
	Profit	Loss		Profit	Loss		Loss

Section 8 - March 2019

	Actual Month	Budget by Month	%	Actual YTD	Budget YTD	%	Annual Budget
Revenues:							
Admin Fees Earned	\$ 14,379	\$ 13,878	104%	\$ 121,440	\$ 124,900	97%	\$ 166,533
Interest	\$ 11	\$ 4	261%	\$ 76	\$ 38	202%	\$ 50
TBRA and Other Fees	\$ 776	\$ 188	414%	\$ 1,508	\$ 1,688	89%	\$ 2,250
Fraud Recovery	\$ 1,554	\$ 163	956%	\$ 3,019	\$ 1,463	206%	\$ 1,950
Total Revenue	16,720	14,232	117%	126,042	128,087	98%	170,783
Expenses							
Administrative	\$ 14,438	\$ 14,944	97%	\$ 129,947	\$ 134,498	97%	\$ 179,330
Total Expenses	14,438	14,944	97%	129,947	134,498	97%	179,330
Profit or (Loss) for Year	2,281	(712)		(3,904)	(6,410)		(8,547)
	Profit	Loss		Loss	Loss		Loss

VASH Extraordinary Admin Funding:

Revenue to Date	\$ -	\$ -	0%	\$ 36,000	\$ -	0%	\$ -
Expenses to Date	\$ 721	\$ -	0%	\$ 9,116	\$ -	0%	\$ -
Balance	\$ (721)	\$ -	0%	\$ 26,884	\$ -	0%	\$ -

Shelter Plus Care - March 2019

	Actual Month	Budget by Month	%	Actual YTD	Budget YTD	%	Annual Budget
Revenues:							
Admin Fees Earned	\$ 387	\$ 454	85%	\$ 3,346	\$ 4,086	82%	\$ 5,445
Other Misc Revenue	\$ -	\$ 417	0%	\$ 96	\$ 3,750	3%	\$ 5,000
Interest	\$ 0	\$ -	0%	\$ 3	\$ -	0%	\$ -
Total Revenue	388	871	45%	3,445	7,836	44%	10,445
Expenses							
Administrative	\$ 550	\$ 991	56%	\$ 7,472	\$ 8,918	84%	\$ 11,890
Total Expenses	550	991	56%	7,472	8,918	84%	11,890
Profit or (Loss) for Year	(163)	(120)		(4,027)	(1,082)		(1,445)
	Loss	Loss		Loss	Loss		Loss

Salina Housing Authority at 3/31/19
Balance Sheet after 9 Months of Fiscal Year

Assets:	COCC		Section 8		Home		TBRA-Security Deposits		Shelter Plus Care		Total
	This Month	YTD	This Month	YTD	This Month	YTD	This Month	YTD	This Month	YTD	
Checking & other cash	580,007	-	51,453	54,973	1,009	1,268					1,268,569
Investments	33,775	-	-	272,463	-	-					853,095
Total Cash & Invests	613,782	-	51,453	327,436	1,009	1,268					2,121,664
Tenant Acct Rec	-	-	-	-	-	-					5,155
Tenant Acct Rec-Fraud	-	-	-	-	-	-					4,544
Tenant Acct Rec-Sec Dep	-	-	-	-	-	-					-
Allow for Doubt Acct	-	-	-	-	-	-					(790)
Acct Rec Other Pgms	25,800	-	6,617	27,158	-	-					59,575
Acct Rec Other	-	-	-	2,220	-	-					2,220
Prepaid Insurance	153	-	-	66,997	-	-					67,149
Material Inventory	-	-	-	36,351	-	-					36,351
Pension Deferred Outflows	9,869	-	3,619	19,409	-	-					32,897
Subsequent Pension Pmts	12,112	-	4,280	19,830	-	-					36,222
Miscellaneous	-	-	-	-	-	-					-
Total Current Assets	661,716	-	65,969	327,436	1,009	1,268					2,364,987
Liabilities:											
Security Deposits	-	-	-	-	-	-					97,309
Payroll Deductions	-	-	-	-	-	-					(15)
Acct Pay Other Pgms	33,775	-	20,000	20,000	-	-					59,575
Acct Pay Other	-	-	-	-	-	-					96
Compensated Absence	9,272	-	17,163	17,163	-	-					27,593
Accrued Payroll	11,580	-	20,035	20,035	-	-					34,618
Accrued Payroll Taxes	821	-	206	1,438	-	-					2,476
Pension Deferred Inflows	6,404	-	2,348	12,594	-	-					21,346
Miscellaneous	-	-	56	3,190	-	-					3,246
PILOT: Prior Year	-	-	-	-	-	-					-
Current Year	-	-	-	18,750	-	-					18,750
FSS Escrow	-	-	6,617	27,158	-	-					33,775
Total Current Liabilities	0.09	61,852	0.50	33,141	0.99	1,000	3.99	5,057	0.13	0.13	298,673

Income Statement after 9 Months of Fiscal Year

Revenues:	COCC		Section 8		Home		TBRA-Security Deposits		Shelter Plus Care		Totals	
	This Month	YTD	This Month	YTD	This Month	YTD	This Month	YTD	This Month	YTD	This Month	YTD
Admin Fees Earned	18,551	158,661	14,379	121,440	-	-	1,100	2,620	387	3,347	15,866	127,407
Bookkeeping/Mgmt Fees	2,861	25,746	-	-	-	-	-	-	-	-	18,551	158,661
Total Rents	1,052	8,204	11	76	48	1,724	0	3	0	3	35,965	270,852
Interest	25	641	2,328	4,561	-	-	-	-	-	-	1,881	16,820
Misc	-	-	-	-	-	-	-	-	-	-	12,468	115,438
Subsidy	-	-	-	-	-	-	-	-	-	-	24,024	244,364
Gain/Loss on Sale	-	-	2	2	-	-	-	-	-	-	0	0
Total Revenues	22,488	193,252	16,720	126,079	48	1,724	1,100	2,623	388	3,445	108,754	933,541
Expenses												
Administrative	19,650	162,106	14,438	129,947	34	302	1,100	2,620	550	7,472	66,693	579,325
Tenant Services	127	1,221	-	2,230	-	-	-	-	-	-	2,230	-
Utilities	100	1,744	-	9,961	-	-	-	-	-	-	1,127	11,183
Maintenance	293	3,812	-	226,963	-	-	-	-	-	-	21,697	228,707
Insurance/General/Bad Debt	-	-	-	113,377	-	-	-	-	-	-	4,028	117,188
Other Expenditures	-	-	-	-	-	-	-	-	-	-	-	-
Casualty Loss/Grant receipt	-	-	-	(14,673)	-	-	-	-	-	-	(14,673)	(127,022)
Total Expenses	20,169	168,883	14,438	129,947	34	302	1,100	2,620	550	7,472	78,872	811,611
Depreciation Expense	2,319	24,369	2,281	(3,868)	14	1,422	0	3	(163)	(4,027)	29,882	121,930
Profit or (Loss) for Year	2,319	24,369	2,281	(3,868)	14	1,422	0	3	(163)	(4,027)	29,882	121,930
PHA Payments to LL	-	-	97,226	983,712	-	-	-	-	7,171	62,446	104,397	1,046,158
HUD Payments to PHA	-	-	112,536	1,004,735	-	-	-	-	7,171	62,446	119,707	1,067,181
Units Leased	-	-	339	2,945	-	-	-	-	15	130	354	3,075

CFP Grant Year 2018 - March 2019

Expenses	Actual Month	Actual Grant YTD	Grant Budget	%
Sewers/Exterior Plumbing	-	-	\$ 3,000	0%
Concrete	-	-	\$ 2,000	0%
Roofs	1,502	2,291	\$ 18,000	13%
Floors	158	451	\$ 25,000	2%
Kitchens	1,628	3,635	\$ 35,000	10%
Bathrooms	-	1,880	\$ 25,000	8%
HVAC/Electrical	506	896	\$ 16,870	5%
Foundations	-	-	\$ -	
Interior Plumbing	-	2,184	\$ 14,000	16%
Siding	-	-	\$ 1,000	0%
Windows	-	-	\$ 2,000	0%
Other Attached Exterior/Gutters	-	-	\$ 2,000	0%
Doors	214	2,181	\$ 10,000	22%
Decks	-	-	\$ -	
Stoves & Refrigerators	2,848	7,396	\$ 20,000	37%
Maintenance Labor & Benefits	662	2,044	\$ 14,833	14%
Total Unit Expenses	7,518	22,959	\$ 188,703	12%
Sheds	-	-	\$ -	
Maintenance Buildings	-	-	\$ 5,000	0%
Contracting Labor & Benefits	218	545	\$ 4,500	12%
COCC Management Fees	2,430	7,290	\$ 29,244	25%
Transferred to Operations	5,000	15,000	\$ 65,000	23%
Total CFP 2018 Expenses	15,166	45,793	292,447	16%

Grant expenditures began January 2019.

SALINA HOUSING AUTHORITY

April 2019

TINA R. BARTLETT, MBA, CS-PHM
EXECUTIVE DIRECTOR

Financial:

The Salina Housing Authority (SHA) received \$24,749.20 in Operating Subsidy in April for Public Housing. We received a total of \$107,251 for April HAP funding for the Section 8 programs, which includes \$7,013 restricted for Mainstream vouchers. We have approximately \$3,100 remaining Net Restricted Assets for Section 8 vouchers and an additional \$8,984 in unspent Mainstream funding.

The monthly administrative fee funding for Section 8 was \$14,379 for April. As discussed and approved in the budget, we will continue to assess full management fees to the Section 8 program but loan funds back to the Section 8 program to cover variances. The total amount of the loan as of March 31 is \$20,000, which includes a \$3,000 loan repayment to COCC in March.

Security deposit assistance is currently funded by our 2017 TBRA grant awarded at \$75,000. There is approximately \$56,700 remaining in the 2017 grant, which must be fully committed by November 1, 2019.

Because the SHA was without a Family Self Sufficiency Coordinator for part of April, the SHA received approval to use up to \$6,025 for eligible administrative and training costs consistent with the FY 18 FSS NOFA.

Program Updates:

The SHA would like to welcome Lori McNelly as the new Family Self-Sufficiency Coordinator. She comes to us with years of experience in Case Management and lesson planning. She started on April 23rd by attending the KS NAHRO Conference in Manhattan.

HUD Regulation/Legislative

New York Times (April 17) “The Trump administration proposed a rule on Wednesday night intended to prevent undocumented immigrants from receiving federal housing assistance, the latest step in its efforts to ramp up enforcement of the nation’s immigration laws. The proposal, according to an administration official, is intended to overturn what the official described as a Clinton-era loophole that allowed some undocumented immigrants to obtain public housing without revealing their citizenship status. The rule would ensure that the social safety net is awarded only to verified American citizens and legal residents...”

NBC News (April 18) “[HUD] is drafting the first federal rule requiring carbon monoxide detectors in public housing, after an NBC News investigation revealed the lack of protections for millions of low-income residents. ‘In order to ensure the quick installation of detectors, HUD and Congress must also understand that some agencies that run public housing may need access to additional resources now,’ said Sylvia Gimenez, a spokesperson for the National Association of Housing and Redevelopment Officials, a trade group for housing officials.”

Management

No new information on the Operating Fund litigation against the Government which includes more than 500 other HAs.

Training/Education

The Director attended Project Based Voucher training in Chicago on March 19-21. The class was hosted by Nan McKay and was geared toward the conversion of Public Housing unit to vouchers. The Director tested for certification in Project Based Vouchers.

The Director went to Washington April 5-10th for National NAHRO Legislative Conference. We were able to hear from HUD and NAHRO staff about issues and proposed legislation concerning housing. Four of us met with all our Kansas Congressmen and Senators concerning issues that face us in Kansas and proposed legislation that would help us.

The Director and several staff attended the KS NAHRO Annual Conference in Manhattan on April 22-24. We were privileged to have National NAHRO staff, HUD Representatives and numerous professionals who presented for us.

OLD BUSINESS

- a. BGC Development Update

OLD BUSINESS

b. Seneca Property Update

NEW BUSINESS

b. FY 2019 Income Limits

SALINA HOUSING AUTHORITY
BOARD OF COMMISSIONERS
MEMO

April 26, 2019

From: Tina ^{Bartlett} Lewis, MBA, Executive Director

Meeting: April 30, 2019

Subject: 2019 Revised Income Limits – Public Housing and Section 8 Housing Choice Voucher Programs.

BACKGROUND

The Department of Housing and Urban Development (HUD) is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. The major active assisted housing programs are the Public Housing program, the Section 8 Housing Choice Voucher program, including Veteran Assisted Supportive Housing (VASH), Mainstream Vouchers and the Shelter Plus Care vouchers.

HUD Section 8 Income Limits begin with the production of Median Family Income estimates. HUD uses the Section 8 program's Fair Market Rent (FMR) area definitions in developing median family income estimates (MFIs). Beginning with FY 2010 Income Limits, HUD eliminated its long standing "hold harmless" policy but limited all annual decreases to five percent and all annual increases to the greater of five percent or twice the change in the national median family income.

DISCUSSION

On April 26, 2019 the Salina Housing Authority received notice that the 2019 Income Limits for the Public Housing and Section 8 programs had been revised, effective April 24, 2019.

For FY 2019, the national median family income is \$75,500 which is an increase of five percent compared with the national median income for FY 2018. For FY 2014, HUD updated the methodology to produce Median Family Income (MFI) estimates to take advantage of new data available from the Bureau of the Census' American Community Survey (ACS). The U.S. Census Bureau's 2016 ACS median family income data are used as a basis for calculating HUD's FY2019 MFIs. The consumer Price Index forecast published by the Congressional Budget Office (CBO) is used to bring the ACS forward from mid-2016 to the mid-point of the fiscal year, April 2019.

Income limits are based on MFIs adjusted for family size. Very low income (VLI) limits for four-person families are calculated as 50% of the area median family income, with adjustments for high and low cost areas. Extremely low income (ELI) families are defined as those whose incomes do not exceed the greater of either 30% of the MFI (or 60% of VLI income limit) or the federal poverty guideline published by the Department of Health and Human Services. If the

federal poverty guideline is above the VLI limit for a given family size, the ELI limit is set at the VLI limit.

Income limits are designated by county and by Metropolitan Service Area (MSA). An MSA is a geographic area with a significant population nucleus, along with any adjacent communities that have a high degree of economic and social integration with that nucleus.

ACTION REQUIRED

It appears no action is required by the Board as the Income Limits are a requirement established by HUD. Information is provided for educational purposes and to keep Board adequately informed of changes required as directed by HUD

Attachments:

1. FY 2019 Table of Income Limits published by HUD



FY 2019 INCOME LIMITS DOCUMENTATION SYSTEM

HUD.gov [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2019 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2019 Income Limit Area	Median Family Income Explanation	FY 2019 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Saline County, KS	\$65,100	Very Low (50%) Income Limits (\$) Explanation	22,800	26,050	29,300	32,550	35,200	37,800	40,400	43,000
		Extremely Low Income Limits (\$)* Explanation	13,700	16,910	21,330	25,750	30,170	34,590	39,010	43,000*
		Low (80%) Income Limits (\$) Explanation	36,500	41,700	46,900	52,100	56,300	60,450	64,650	68,800

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2019 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2019 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

FY2018 Median Family Income and Income Limits for Saline County, KS

Select a different county or county equivalent in Kansas:

Executive Session

- i. Recess into Executive Session until _____ p.m. for the purpose of discussing purchase of real property.

- ii. At the close of the Executive Session, the Board will reconvene and take action as deemed appropriate.