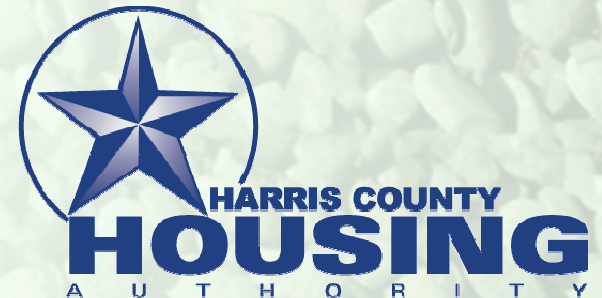


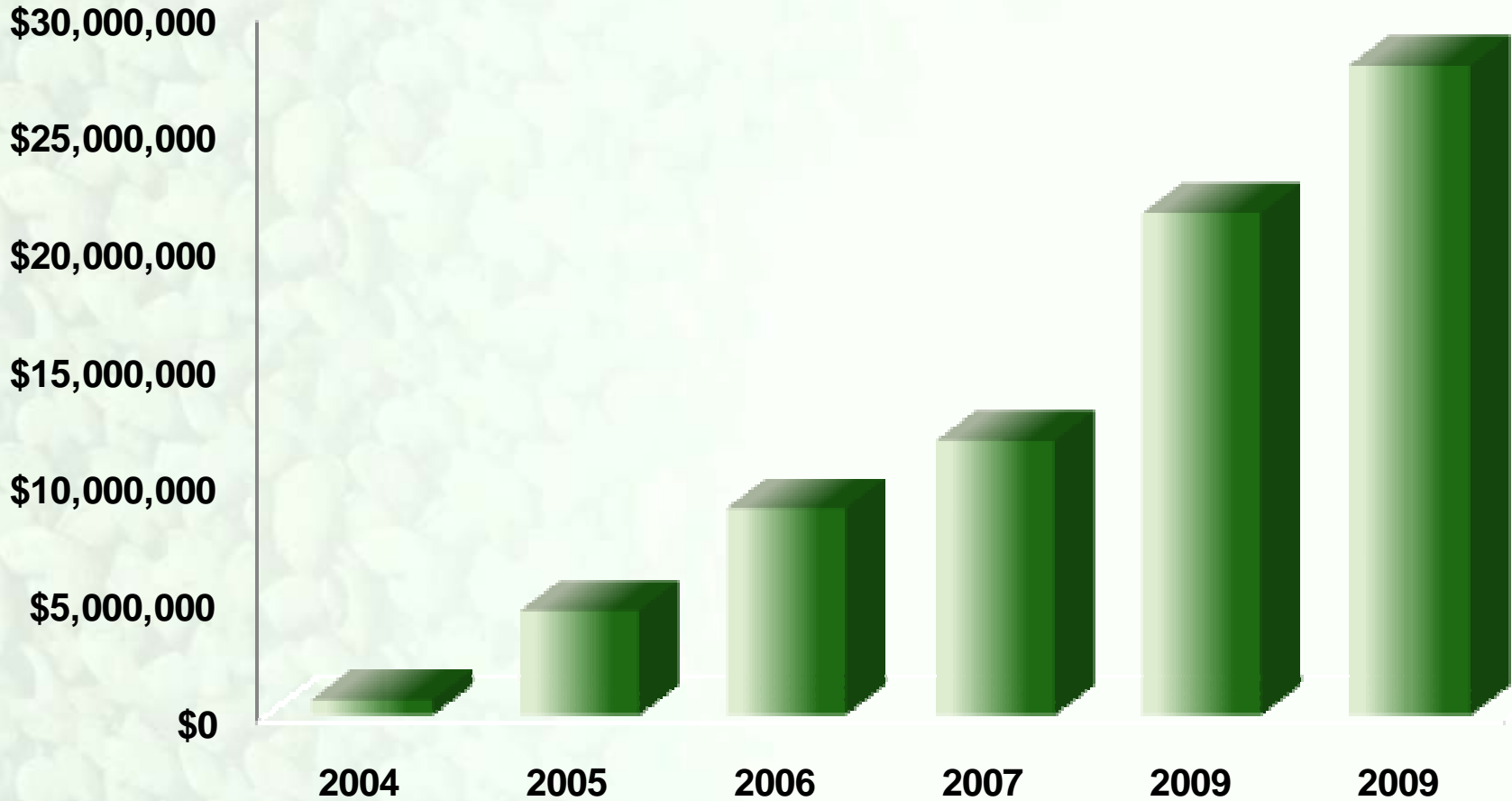
FINANCE PROGRAM

ANNUAL RETREAT

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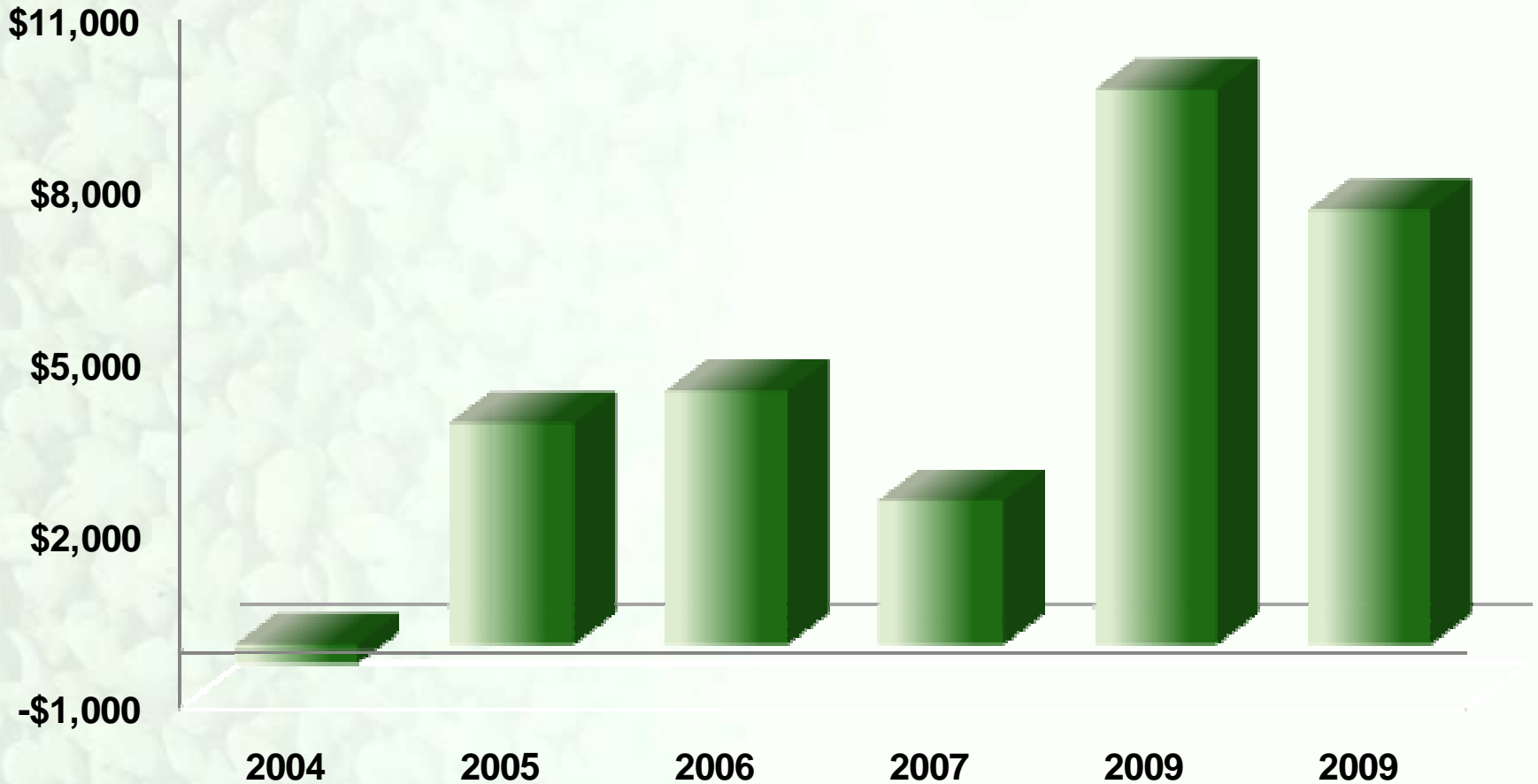
Net Assets



Net Assets

Description	2004	2005	2006	2007	2008	2009
Current Assets	\$ 1,005,548	\$ 1,232,379	\$ 1,986,809	\$ 4,205,254	\$ 32,455,546	\$ 45,341,814
Restricted Assets	512,140	528,654	692,728	710,043	1,190,861	2,564,426
Notes Receivable	0	0	0	3,758,920	4,444,121	4,496,420
Non-Current Assets	0	0	3,284,970	0	0	0
Fixed Assets	125,779	4,643,937	5,266,853	9,063,160	7,507,035	13,909,551
Total Assets	1,643,467	6,404,970	11,231,360	13,978,457	45,597,563	66,312,211
Non-Current Liabilities	518,279	535,795	527,799	114,995	117,802	3,372,952
Current Liabilities	482,460	1,383,224	1,813,294	2,074,687	24,030,669	35,146,428
Total Liabilities	1,000,739	1,919,019	1,927,508	2,189,682	24,148,171	38,519,380
<i>Net Assets</i>	<i>\$ 642,728</i>	<i>\$ 4,485,951</i>	<i>\$ 8,890,267</i>	<i>\$ 11,788,775</i>	<i>\$ 21,449,092</i>	<i>\$ 27,792,831</i>

Change in Net Assets (000's)



Change in Net Assets (000's)

Description	2004	2005	2006	2007	2008	2009
<i>Revenues – Operating</i>						
HUD PHA Grants	\$ 12,954	\$ 14,493	\$ 17,522	\$ 24,552	\$ 23,333	\$ 111,024
Home Grants	0	3,785	3,305	500	0	0
Other Government Grant	0	0	0	0	31,853	520
Ground Lease Revenue	0	740	660	565	70	72
Other Revenue	0	18	288	1,096	1,743	14,960
Total Operating Revenues	13,014	19,036	21,775	26,713	56,999	126,576
<i>Expenses</i>						
Housing Assistance Payments	11,899	13,347	15,375	21,369	33,240	75,038
Salaries and Benefits	953	1,042	1,342	1,467	1,837	2,172
Tenant Services	261	450	585	1,145	2,319	6,454
Other Expenses	239	264	90	247	9,943	35,323
Total Expenses	13,352	15,193	17,371	24,228	47,339	118,987
<i>Change in Net Assets</i>	\$ (338)	\$ 3,843	\$ 4,404	\$ 2,485	\$ 9,660	\$ 7,589

Section 8 Occupancy Report Information

HUD Awarded Units	2006	2007	2008	2009
HCV Units Months Available	22,080	22,080	22,578	26,916
Mod Rehab – Units Months Available	96	96	96	96
<i>Total Awarded / Budgeted</i>	<i>22,176</i>	<i>22,176</i>	<i>22,674</i>	<i>27,012</i>

Leased Units	2006	2007	2008	2009
HCV Units Months Leased	21,769	21,952	21,892	25,859
Mod Rehab – Units Months Leased	95	88	96	96
Total Actual	21,864	22,040	22,988	25,955
<i>Year-to-Date Average % Leased</i>	<i>99%</i>	<i>99%</i>	<i>101%</i>	<i>96%</i>

Financial Highlights as of July 31, 2009

- ❑ Harris County Housing Authority's assets exceeded its liabilities by \$27,614,732 at July 31, 2009.
- ❑ HCHA Cash and Investments as of July 31, 2009 were \$28,842,183.
- ❑ Total vouchers under leased as of July 31, 2009 were 3,277 and is projected to increase to 4,000+.
- ❑ HCHA continues to manage DHAP IKE Harris County and DHAP IKE Texas programs through March 2010.
- ❑ HCHA has developed six (6) senior Low Income Housing Tax Credit developments utilizing HOME dollars provided by the Harris County Community and Economic Development Department.
- ❑ HCHA is continuing its strides in developing Patriots by the Lake, a model community that embodies the American patriotic spirit.

12 Month Projections

- ❑ The HCV program is projected to increase to approximately 3,915 vouchers as a result of the end of DHAP-Katrina transitional rent program.
- ❑ Developers fee from Magnolia Estates is projected at \$500,000.
- ❑ Construction of Sierra Meadows, a 90-unit senior low income housing tax credit development is projected to begin.
- ❑ Construction of Cypresswood Estates, an 88-unit senior development is projected to begin. This project will be 85% funded through Neighborhood Stabilization Program.

24 Month Projections

- ❑ The HCV program is projected to increase to approximately 5,100 vouchers as a result of the end of DHAP-IKE which ends on March 10, 2010.
- ❑ Developers fee of \$450,000 from Cypresswood Estates.
- ❑ Developers fee of \$300,000 from Sierra Meadows.

60 Month Projections

- ❑ The HCV program is projected to increase to approximately 6,000 vouchers.
- ❑ HCHA will develop approximately 8-10 low income housing tax credit developments resulting in approximately eight million dollars in developers fees.
- ❑ Cash flow from each LIHTC development is projected to generated approximately \$50,000 in net cash flow annually.

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