

**City of Dearborn
Seniors Apartment Operating Fund
Proposed FY2018 Budget**

This fund accounts for the operating revenue and expenses of Hubbard East and West.

General Comments:

- The Seniors Apartments Operating Fund contains the personnel expenses for the entire Housing Department. The fund's personnel expenses are shared with the Dearborn Housing Commission. The Dearborn Housing Commission reimburses the City of Dearborn for the personnel expenses it consumes. This and other shared expenses are in the revenue section of the budget. The reimbursement line items are Section 8 Housing administrative fee, Housing Commission administrative fee, and Operating Expenses.

Revenue:

- Rents for 2018 were estimated at roughly a 1% increase. Hubbard East current occupancy rate is 56% and increasing, and is expected to be at least 70% by FY20. Hubbard West has a 90% occupancy rate.

Expenditures:

- \$1,983,930 are for salaries and benefits in FY18. This is a 10% increase from FY17 budget. Increase is due to the addition of 3 new positions in order to be compliant with HUD regulations. Wages for 3 new positions will be fully reimbursed to the city from the Federal Housing program.
- Utilities rates are increasing.
- \$20,625 is budgeted each fiscal year for interior painting.
- Undistributed appropriation amounts from upcoming projects:

FY2018

H45614 - Parking Lot Expansion & Renovations	<u>150,000</u>
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Total:	<u><u>\$ 150,000</u></u>
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FY2019

H45614 - Parking Lot Expansion & Renovations	241,721
H45615 - Rooftop Air Handlers	134,000
H45817 - Fire Alarm System Replacement	<u>403,000</u>

Total:	<u><u>\$ 778,721</u></u>
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