

City of Kingsport – Community Development Block Grant 2022-2023 Subrecipient Program Application

General Information

Please review the questions listed below and provide accurate information.

Organization/Agency Legal Name: The Greater Kingsport Alliance for Development (GKAD)

Organization/Agency Address: 906 E Sevier Avenue, Kingsport, TN 37660

Organization/Agency Phone Number: 423-245-0135 **Website:** www.kingsporthousing.org

Contact Person: Emily Chase **Contact Person Email:** emilychase@kingsporthousing.org

Select Type of Organization: 501(c)(3) Non-profit **Is this a Faith Based Organization:** No

Days/Hours of Operation: Monday through Friday, 8:00 - 5:00

Agency DUNS number: 831732362 **Federal Tax ID number:** 58-1851079

Project Information

Please review the questions listed below and provide accurate information.

Project Title: The Grove at Poplar Dale

Project start date: 8/1/2022 **Anticipated end date:** 6/30/2023

Project Address(es), if different from agency address: 735 and 737 Boone Street (duplex), 113 Tennessee Street, 122 Tennessee Street, 117 Tennessee Street, 126 Tennessee Street

Please select a CDBG national objective: Benefiting low & moderate income person

Please select a performance objective: Provide decent affordable housing

Please select a performance outcome: Affordability

Please identify the anticipated number of clients to be served: 126 families

Will the project serve Individual Clients/Persons or Households: Households

Please select a Beneficiary Classification: Family Size & Income

If you selected *Presumed Benefit*, please select the item that describes the beneficiaries of the proposed service: N/A

Please select the applicable eligible activity that the project addresses: 04 Clearance and Demolition
Other: N/A

Funding Request

Please review the questions listed below and provide accurate information.

Please identify the project-funding category: Clearance & Demolition

How much total CDBG funding are you requesting in this application? 40,000

(Please attach a detailed budget for the project)

What is the estimated total cost to complete proposed project? 73,300

Agency Capacity & Experience

Please review the questions listed below and provide brief but detailed and accurate information.

1. Briefly describe your organization's history, mission, year established, and services provided.

The Greater Kingsport Alliance for Development (GKAD) is a non-profit organization located in Kingsport, and created through the efforts of Kingsport Housing & Redevelopment Authority and private citizens. The purpose of the partnership is to provide a means for the public and private sector to cooperate in providing affordable housing to low-income families in Kingsport. Originally chartered in 1989 as the Housing Partnership of Kingsport, its name was changed to GKAD in 1999 to better reflect its mission for the development of affordable housing and services for low-income persons in Kingsport and the surrounding area. GKAD has a long and productive history of helping improve the quality and affordability of housing in Kingsport, in addition to a number of other initiatives aimed at supporting and serving low-income families and individuals. The agency works hand in hand with KHRA to provide high quality income-based housing.

2. Who will be the person responsible for the overall oversight of the proposed project?

Emily Chase

3. Who will be the person(s) responsible for the day-to-day operations and management of your organization?

Terry Cunningham

4. Please describe your organization's experience and major accomplishments in providing services to LMI residents and/or communities.

Since 1997, GKAD has owned Green Valley Manor, a 24-unit apartment complex for low-income individuals and families. GKAD has been the not-for-profit sponsor on three (3) affordable housing projects in Northeast Tennessee in recent years: Beason Well Apartments, a 76-unit affordable housing complex; Hidden Oaks Apartments, a 72-unit affordable housing complex; and George Washington School Senior Apartments, a 540unit affordable housing complex for low-income elderly and disabled. Additionally, GKAD owns multiple scattered-site single family rental homes that provide affordable housing to low-income families in Kingsport. And in November 2014, GKAD completed construction of two supportive living homes for six intellectually challenged adults who receive round0the-clock care through Frontier Health. These homes were constructed with the help of a 2012 Housing Trust Fund grant from THDA. In 2022 the agency opened it's third group home, providing housing for women with opioid use disorder. Also in 2022, the Alliance will renovate a single-family home funded by the Tennessee

Department of Mental Health. GKAD has successfully administered the Emergency Payment Program for the City of Kingsport's CDBG program. The agency also runs THDA's Emergency solutions grant.

KHRA operates 419 units of LIHTC in Kingsport, and operates a Housing Choice Voucher program with a baseline of 1,575 vouchers in a six-county area of Northeast Tennessee. In addition, the agency manages the HOPWA grant and Continuum of Care grant in upper East Tennessee. KHRA also successfully operates the Family Self Sufficiency and Homeownership programs.

5. Please describe your organization's overall experience managing Federal grants, particularly CDBG.

Currently GKAD manages the following programs: 2021 City of Kingsport EPP-CDBG, 2021 THDA Emergency Solutions Grant, 2020 THDA Emergency Solutions Grant, 2021 Housing Opportunities for Persons with Aids (HOPWA), 2021 COC Grant for Chronically Homeless, 2016 National Housing Trust Fund, 2017 National Housing Trust Fund, 2020 Tennessee Cares Grant, 2022 Creating Homes Initiative. The agency has a proven track record of successfully administering grants to create and improve low income housing.

6. Has your organization carried out or attempted this project before, with, or without the assistance of CDBG funds? If yes, what were the results of the project?

Yes, the Greater Kingsport Alliance for Development has successfully purchased and demolished multiple blighted properties in the greater Kingsport area. The cleared land has been utilized to build three successful group homes. The programs house low-income persons with disabilities and substance abuse disorders.

Applicant Risk Assessment

All applicants must complete this risk assessment. Please answer all questions. Failure to complete this risk assessment will result in your program not being funded.

MANAGEMENT SYSTEMS

1. **Has your organization had any changes to key staff or positions in the past 12 months?**

Yes

If yes, explain.

Deputy Director Sam Edwards left the organization to take the Executive Director position at Johnson City Housing Authority in August 2022. Grants and Redevelopment Manager Michael Price left the organization to take the Community Planner position with the City of Kingsport in September 2022. The Deputy Director position has not been filled. Emily Chase has assumed the role of Grants and Redevelopment Manager.

2. **Has your organization had any changes to *business systems in the past 12 months?**

No

If yes, please explain.

N/A

**A business system is a documented procedure that outlines how to do something in your organization to achieve your business goals.*

3. **Does your organization have policies and procedures for the following items?**

Procurement	Yes
Drug Free Workplace	Yes
Conflicts of Interest	Yes
Financial Management	Yes
Property/Equipment Management Disposition	Yes
Retention of Records of Policy	Yes
Civil Rights/Equal Opportunity/ Fair Housing	Yes

AUDIT REPORTS AND MONITORING

4. **Did your organization expend \$750,000 or more in Federal grant funds in the previous fiscal year?**

Yes

5. **Has your organization had a Single Audit or other financial audit in the last 12 months?**

Yes

6. **Does your organization have an accounting system in place to segregate expenditures by funding source?**

Yes

7. **Does the accounting system produce a budget vs. expenditures report?**

Yes

8. **Does your organization maintain central files for grants, loans, or other types of financial assistance documentation and records?**

Yes

9. **Does your organization have a time and effort system that:**
- | | |
|---------------------------------------------------------------------------|-----|
| a) Records all time worked, including time not charged to awards? | Yes |
| b) Records employee time specifically by cost objective/activity? | Yes |
| c) Is signed off by the employee and a supervisor? | Yes |
| d) Complies with the established accounting policies of the organization? | Yes |

PERFORMANCE HISTORY

10. **Is your organization presently debarred or suspended by a Federal, State, or Local Agency?** No
If yes, please explain.
N/A
11. **Has your agency received CDBG funding from the City of Kingsport in the past two fiscal years?**
Yes
12. **Has your agency received other federal funds in the past two fiscal years?** Yes
13. **Has your organization been defunded or had a reduction in a grant, loan, or other type of financial assistance in the past 12 months?** No
If yes, please explain.
N/A
14. **Does your organization obtain prior written approval from a funding agency when:**
- | | |
|-----------------------------------------------------------|-----|
| a) The scope or objective of the program/project changes? | Yes |
| b) A budget revision or adjustment is desired? | Yes |
15. **Has your organization been subject to conditional approvals for a grant due to compliance issues?** No

Project Narrative

Please review the questions listed below and provide brief but detailed and accurate information.

1. In no less than one paragraph, please clearly describe the project your organization is proposing.

The Greater Kingsport Alliance for Development seeks CDBG funding for blight elimination in the Downtown Kingsport area. The housing was built in the 1930's and 1940's and has met the end of their lifecycle. Rehabilitation of these properties would not be cost effective, and therefore should be demolished to create new housing opportunities. It is the intention of GKAD to partner with the Kingsport Housing and Redevelopment Authority in development of a new community named The Grove at Poplar Dale. Once complete, the Grove will house over 126 low-income families in newly constructed single-family homes, duplexes and apartments. The funding granted by CDBG is the opening stage for the development of new housing for low-income families. This proposal would result in the removal of hazardous buildings, as well as create the opportunity to build back new housing that is both modern and affordable to residents.

2. Explain how this project is a new or expanded service.

The project will open up a new property from which to develop new housing opportunities for low and very low income families.

3. Does your organization use an intake form to track client information and collect demographic data such as race, income level, disability, age, etc.? If yes, please attach one copy of your intake form. If no, how is demographical data is collected?

The Agency subscribes to ARCH's HMIS program for the tracking of homeless programs and resources. For housing we use KHRA's standard housing applicatin. Please see the attached application.

4. What are your goals and measurable objectives for the project?

The goals of the project are the elimination of blight and slum within the City of Kingsport. Objectives will be measured by the number of obsolete properties removed. Also, success will be seen in the number of new housing opportunities created for low and very low income households.

Certifications Required of All Recipients of CDBG Funding

*Every person or agency awarded a CDBG contract or grant by the City of Kingsport for the provision of services shall be required to certify to the City that they will comply with federal requirements including, but not limited to, those listed below. **The person authorized to sign CDBG agreements should initial each certification listed to indicate you or your agency can and will comply with these requirements if funded.***

Lobbying Activities –

Initial TC

Certify that no Federal appropriated funds have been paid or will be paid, by or on behalf of the agency, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

Minority Business Enterprise (MBE), Women’s Business Enterprise (WBE), Small Business Contracting

Initial TC

Certify that it will comply with 24 CFR 85.369(E) to take all necessary affirmative steps to assure that minority firms, women business enterprises, and labor surplus area firms are used when possible. Further, certify that it will submit to City of Kingsport at the time of project completion a report of the MBE and WBE status of all subcontractors to be paid with CDBG funds with contracts of \$10,000 or greater, in a format that will be provided by the County.

Real Property

Initial TC

Certify that it will comply with real property standards (24 CFR 570.505) applicable to any property within the owner’s control that is acquired or improved in whole or in part using CDBG funds in excess of \$25,000.

Religious Activities

Initial TC

Certify and agree that funds provided to the agency will not be utilized for inherently religious activities prohibited by 24 CFR 570.200(j), such as worship, religious instruction, or proselytization.

Section 3

Initial TC

Certify and agree to ensure compliance with Section 3, a provision of the Housing and Urban Development (HUD) Act of 1968 that helps foster local economic development, neighborhood economic improvement, and individual self-sufficiency. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low or very-low income residents in connection with projects and activities in their neighborhoods.

Section 504 of the Rehabilitation Act of 1973:

Initial TC

Certify that it has read and understands all of its obligations under Section 504 to prohibit discrimination against persons with disabilities in the operation of programs receiving federal financial assistance.

Americans with Disabilities Act

Initial TC

Certify that this agency has reviewed its projects, programs, and services for compliance with all applicable regulations contained in Title II, Americans with Disabilities Act of 1990.

Audits

Initial TC

Agrees to have an annual audit conducted in accordance with current City of Kingsport policy regarding audits and 2 CFR 200.501, and shall comply with current City of Kingsport policy concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided through the grant.

Conflict of Interest

Initial TC

Certify and agree that no covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-assisted activity, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or agreement with respect to the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of one (1) year thereafter. A "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the agency. (24 CFR 84.42, 24 CFR 570.611, and 2 CFR 200)

Civil Rights Act

Initial TC

Certify that it complies with and prohibits discrimination in accordance with Title VI of the Civil Rights Act of 1964.

Debarred/Suspended Contractor

Initial TC

Certify that, to the best of its knowledge and belief, that it and its principals will not knowingly enter into any subcontract with a person who is, or organization that is, debarred, suspended, proposed for debarment, or declared ineligible from award of contracts by any Federal agency.

<https://www.sam.gov/SAM/pages/public/searchRecords/search.jsf>

Drug-Free Workplace

Initial TC

Certify that it will provide a drug-free workplace.

Financial Management

Initial TC

Accounting Standards:

Agrees to comply with 2 CFR 200 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

Cost Principles:

Shall administer its program in conformance with 2 CFR 200.500.

Procurement Policies:

Certify and agree to procure all materials, property, or services in accordance with the requirements of 24 CFR 84.40-48 and 2 CFR 200.

Designated Authorized Signatures

Please provide the information listed below to certify the designated individuals authorized to sign documents on the agency's behalf. This person is expected to sign all CDBG grant agreement, program reports, and reimbursement requests.

ORGANIZATION: The Greater Kingsport Alliance for Development

PROJECT: Demolition of Slum and Blight

AUTHORIZED OFFICIAL TO SIGN CDBG AGREEMENTS, PROGRAM REPORTS, AND PAY REQUESTS:

NAME/TITLE (Print): Emily Chase - Grants and Redevelopment Manager

SIGNATURE: Emily Chase

Certification


To the best of my knowledge, I certify that the information in this application is true and correct.

I, also acknowledge that any information contained in this application, which is found at any time to be deliberately falsified, will necessarily trigger certain consequences as follows:


(1) If falsified information is discovered during application process, then further consideration of the application will cease immediately;

(2) If falsified information is discovered during program year of approved funding, then all or part of program funds spent year-to-date will be repaid to the City of Kingsport.

Agency/Organization Director:

Print Name: TERRY CUNNINGHAM Title: EXECUTIVE DIRECTOR
Signature:  Date: 3/15/2023

Non-Profit Board Chairman:

Print Name: SETH JERVIS Title: BOARD CHAIR
Signature:  Date: 3/15/23

CDBG Application Checklist

Applicants should attach the following documentation:

- ☒ Detailed project budget
- ☒ List of Board of Directors
- ☒ Organizational chart
- ☒ List of Program and/or key Volunteer Staff; provide a description of role in organization and past work experience
- ☒ Official documentation attesting to your non-profit status (if applicable)
- ☒ Your organization's most recently approved budget for program year 2022-2023

Optional:

- ☒ List any letters of support or additional documentation supplied

If funded, applicants will be asked to provide additional information including but not limited to the following:

- ☐ Copy of your organization's Articles of Incorporation and Bylaws
- ☐ Your organization's most recent audit (if it has one)
- ☐ Your organization's most recent 990 (if applicable)
- ☐ Your organization's most current financial statements

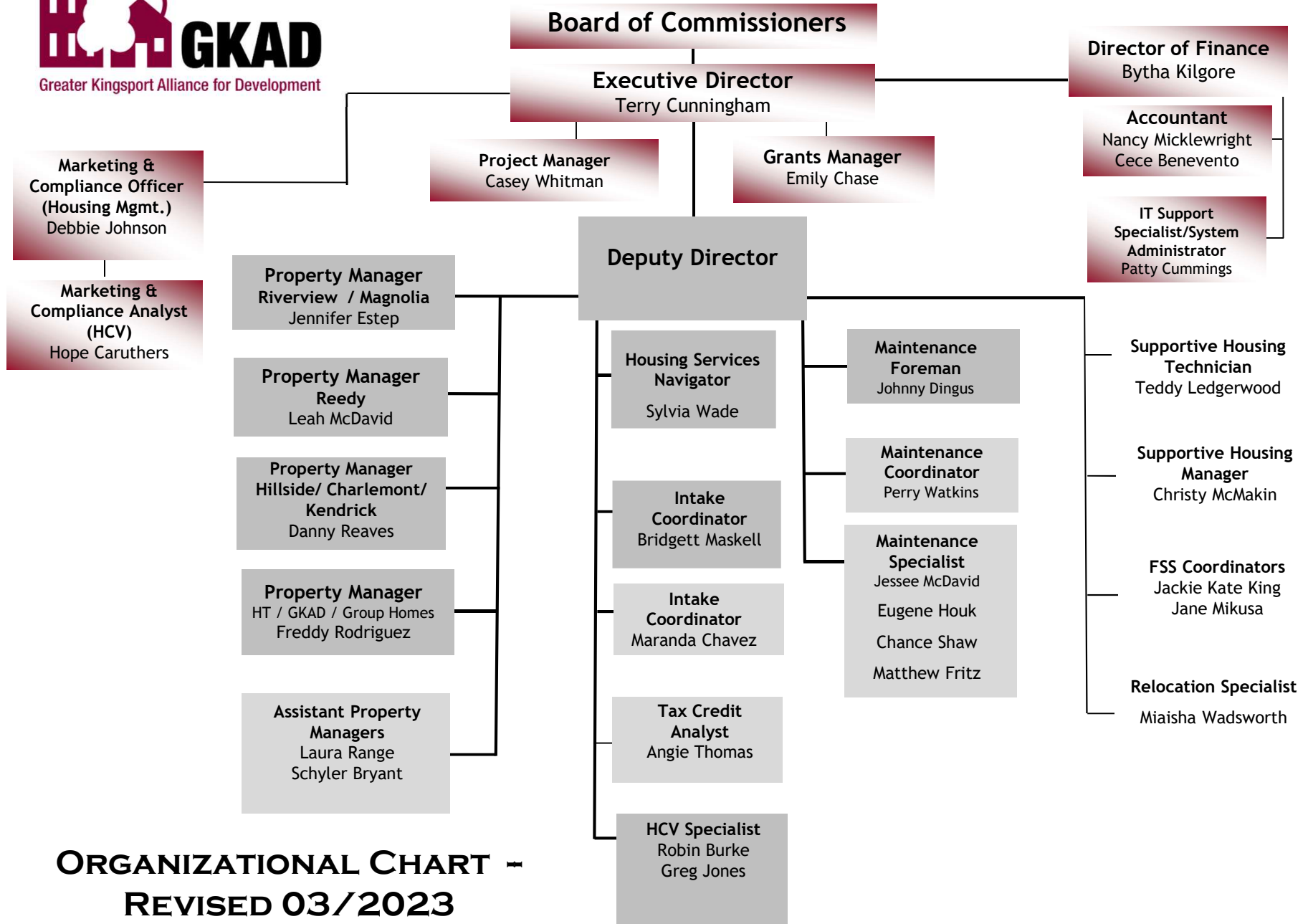
The Greater Kingsport Alliance for Development
2022-2023 CDBG Demolition Budget

	Address:	Demolition Expense
1	126 Tennessee Street Kingsport, TN 37660	\$7,800
2	113 Tennessee St Kingsport, TN 37660	\$7,500.00
3	122 Tennessee St Kingsport, TN 37660	\$8,000.00
4	733 & 735 Tennessee St Kingsport, TN 37660	\$16,658.00
5	117 Tennessee St Kingsport, TN 37660	\$7,800
	Total Budget:	\$47,758.00

Demolition to include teardown of building, hauling off of debris, grading site back to level, and seeding of grass with straw. Any safety hazards will be removed and addressed on a case by case basis.

The Greater Kingsport Alliance for Development
2022-2023 CDBG Demolition Budget

Board Member	Home Address	Race	Occupation	Primary Contribution	Length of Service	Income Range	Date term of service expires
Linda Calvert	PO Box 2084, 37662	African American	Vice President for Administration & Grant Development, Northeast State Community College	Personnel Chair, background in EEOC and hiring processes	18 years	\$0.00	2/28/2025
Esther Rodolphe	933 Larry Neil Way, Apt 8, 37660	African American	Business Owner, Sister's Cravings Juice Bar and Grill	Tenant board member, MBA, entrepreneurship	6 years	\$0.00	3/31/2024
Seth Jervis	1046 Wateree Street, 37660	Caucasian	Realtor, Century 21 Legacy	Real estate, acquisitions advice and purchases	5 years	\$0.00	2/28/2027
Tony Jennings	271 Old Cooks Valley Road, 37664	Caucasian	CFO, Burke IT	Accounting background, forensic accounting, financial statement review	14 years	\$0.00	2/28/2023
Greg Perdue	205 Lynnwood Court, 37664	Caucasian	Vice President, Commercial Banking, First Horizon Bank	Banking background, financial management	3 months	\$0.00	4/30/2024



**ORGANIZATIONAL CHART -
REVISED 03/2023**



**906 East Sevier Avenue
Kingsport, TN 37662-0044**

gkad.org
Telephone (423) 245-0135 Fax (423) 392-2530
TTY/TDD 423-246-2273 (Contact Concern)

The Greater Kingsport Alliance for Development is governed by a five member board of directors. The Executive Director of the Kingsport Housing and Redevelopment Authority (KHRA), Terry Cunningham, serves as the Secretary for GKAD. Mr. Cunningham has been involved in the affordable housing industry for over 30 years.

GKAD staff also includes the following who are also employees of KHRA:

Bytha Kilgore, Director of Finance – 12 years
Emily Chase, Grants and Redevelopment Manager – 6 years
Freddy Rodriguez-Honda, Property Manager – 5 years
Hope Caruthers, Marketing and Compliance Analyst – 15 years
Debbie Johnson, Marketing and Compliance Officer – 15 years



Greater Kingsport Alliance for Development shall not discriminate because of race, color, sex, religion, familial status, disability, handicap or national origin in the leasing, rental or other disposition of housing.

Internal Revenue Service**Date:** October 11, 2006

GREATER KINGSPORT ALLIANCE FOR
DEVELOPMENT INC
PO BOX 44
KINGSPORT TN 37662-0044 440

Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201

Person to Contact:

MS. K. HILSON ID# 31-07340
Customer Service Representative

Toll Free Telephone Number:
877-829-5500

Federal Identification Number:
58-1851079

Dear Sir:

This is in response to your request of October 11, 2006, regarding your organization's tax-exempt status.

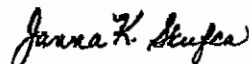
In October 1989 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records indicate that your organization is also classified as a public charity under sections 509(a)(1) and 170(b)(1)(A)(vi) of the Internal Revenue Code.

Our records indicate that contributions to your organization are deductible under section 170 of the Code, and that you are qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Internal Revenue Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,



Janna K. Skufca, Director, TE/GE
Customer Account Services

**GREATER KINGSPORT ALLIANCE FOR DEVELOPMENT
BUDGET WORKSHEET
FOR FYE 03/31/2022**

				8/31/2020	3/31/2021	3/31/2022
				<u>YTD</u>	<u>Forecast</u>	<u>Budget</u>
<u>OPERATING REVENUE</u>						
400	0	311000	400 Dwelling Rent	72,212	173,029	292,620
400	0	313001	400 Late Fees Revenue	(50)	(75)	-
400	0	313002	400 Maint Fee Revenue	24	58	-
400	0	313003	400 Retro Rent Revenue	-	-	-
400	0	313004	400 NSF Check Revenue	-	-	-
400	0	313006	400 Court Costs Revenue	-	-	-
400	0	313010	400 Pet Fees Revenue	-	-	-
400	0	369000	400 Other Income	2,000	2,400	-
TOTAL OPERATING REVENUE				74,186	175,412	292,620

OPERATING EXPENSES

400	0	411000	400 Salaries-Admin	11,342	27,220	59,306
400	0	411010	400 Contract Labor-Temp	-	-	-
400	0	411100	400 Salaries-Admin O/T	24	58	-
400	0	413000	400 Legal Expense	2,563	6,150	6,500
400	0	414000	400 Staff Training/Workshop	-	-	-
400	0	415001	400 Travel-Local	-	-	-
400	0	417000	400 Accounting/Auditing Fees	4,450	10,680	11,000
400	0	417001	400 Management Fee	8,418	20,203	10,800
400	0	419001	400 Court Costs/Attorney Fees	-	-	-
400	0	419002	400 Collection Agent Fees	-	-	-
400	0	419003	400 Office Supplies	-	-	-
400	0	419004	400 Postage	-	-	-
400	0	419005	400 Publications	-	-	-
400	0	419006	400 Prof Memb Dues/Fees	-	-	-
400	0	419007	400 Telephone	441	1,058	1,000
400	0	419009	400 Sundry Other	2,795	6,708	1,151
400	0	419010	400 Answering Service	228	547	550
400	0	419011	400 Resident Reimbursement	3,627	8,706	300
400	0	419013	400 Office Equipment	-	-	-
400	0	419014	400 Credit Reports	-	-	-
400	0	419015	400 Meeting Expenses	-	-	-
400	0	419017	400 Phys Exam/Drug Screen	-	-	-
400	0	419022	400 Fingerprints	-	-	-
400	0	419025	400 Advertising	-	-	-
400	0	419027	400 Cell Phones	152	364	367
400	0	419029	400 Subscriptions	-	-	-
400	0	419051	400 Public Notice/Hearing Expense	-	-	-
400	0	419070	400 Contract-Software Lic	400	960	1,000
400	0	419071	400 Contract-IT Support Svc	1,433	3,440	4,000
400	0	451010	400 Insurance-WC	1	3	480
400	0	454001	400 OASD-Medicare Tax	783	1,879	4,538
400	0	454003	400 SUTA	-	-	160
400	0	454010	400 Retirement Exp	-	-	6,935
400	0	454020	400 Hosp Insurance	3,043	7,302	17,913

400	0	454030	400 DAC Expense	-	-	104
400	0	454035	400 Group Dis Ins Exp	-	-	712
400	0	454040	400 Group Life Ins Exp	-	-	445
400	0	457000	400 Collection Losses	-	-	-
400	0	490004	400 Fee for Service-IT	-	-	-
400	0	451030	400 Insurance-Prop & Liab	1,767	4,240	4,500
400	0	452000	400 Payments in Lieu of Taxes	2,106	5,055	5,000
400	0	459101	400 Property Mgmt Fee	-	-	-
400	0	459102	400 Bookkeeping Fee	-	-	-
400	0	459103	400 Asset Mgmt Fee	-	-	-
400	0	422001	400 Tenant Services-Misc	-	-	-
400	0	422003	400 Tenant Services-HUD	-	-	-
400	0	431000	400 Water	3,685	8,525	11,049
400	0	432000	400 Electricity	4,465	10,512	11,143
400	0	432002	400 Electricity-Outdoor Light	1,177	2,824	2,993
400	0	432003	400 Electricity-Community	-	-	-
400	0	432004	400 Electricity-Shop	-	-	-
400	0	433000	400 Natural Gas	-	-	-
400	0	411007	400 Salaries-Maint	-	-	23,449
400	0	411107	400 Salaries-Maint O/T	-	-	-
400	0	441000	400 Maint Labor	-	-	-
400	0	442000	400 Maint Materials	32	76	36,500
400	0	442001	400 Maint Material-Appliances	-	-	-
400	0	443000	400 Contract-Other	14,046	33,464	9,896
400	0	443001	400 Contract-Work Orders	21,785	50,925	2,312
400	0	443002	400 Contract-HVAC	452	1,084	11,789
400	0	443010	400 Contract-Office Cleaning	-	-	-
400	0	443015	400 Contract-Garbage	1,043	2,455	2,864
400	0	443016	400 Contract-Dumpster Run	-	-	-
400	0	443017	400 Landfill	-	-	-
400	0	443020	400 Contract-Pest Control	1,450	3,414	3,800
400	0	443021	400 Contract-Security	1,226	2,532	3,000
400	0	443025	400 Contract-Mowing	7,912	18,988	17,136
400	0	443025	400 Vacant Unit Turn	-	-	3,000
400	0	444000	400 Vehicle-Maint & Supplies	-	-	1,000
400	0	444001	400 Vehicle-Fuel	-	-	1,000
400	0	451011	400 Insurance-WC Maint	-	-	1,843
400	0	454004	400 OASD-Medicare Tax-Maint	-	-	1,794
400	0	454006	400 SUTA Maint	-	-	100
400	0	454011	400 Retirement Maint	-	-	2,741
400	0	454021	400 Hosp Insurance-Maint	-	-	7,941
400	0	454031	400 DAC Expense-Maint	-	-	41
400	0	454036	400 Group Dis Ins Exp-Maint	-	-	281
400	0	454041	400 Group Life Ins Exp-Maint	-	-	186
400	0	480100	400 Depreciation Exp	-	-	-

TOTAL OPERATING EXPENSES

100,843 239,372 292,620

TOTAL NET INCOME/(LOSS)

(26,657) (63,960) 0

Green Valley Manor
BUDGET WORKSHEET
FOR FYE 03/31/2022

				8/31/2020	3/31/2021	3/31/2022
				<u>YTD</u>	<u>Forecast</u>	<u>Budget</u>
<u>OPERATING REVENUE</u>						
400	0	311000	400 Dwelling Rent	42,177	101,225	216,000
400	0	313001	400 Late Fees Revenue	-	-	-
400	0	313002	400 Maint Fee Revenue	24	58	-
400	0	313003	400 Retro Rent Revenue	-	-	-
400	0	313004	400 NSF Check Revenue	-	-	-
400	0	313006	400 Court Costs Revenue	-	-	-
400	0	313010	400 Pet Fees Revenue	-	-	-
400	0	369000	400 Other Income	-	-	-
TOTAL OPERATING REVENUE				42,201	101,282	216,000

OPERATING EXPENSES

400	0	411000	400 Salaries-Admin	11,342	27,220	59,306
400	0	411010	400 Contract Labor-Temp	-	-	-
400	0	411100	400 Salaries-Admin O/T	24	58	-
400	0	413000	400 Legal Expense	1,911	4,586	5,000
400	0	414000	400 Staff Training/Workshop	-	-	-
400	0	415001	400 Travel-Local	-	-	-
400	0	417000	400 Accounting/Auditing Fees	4,450	10,680	11,000
400	0	417001	400 Management Fee	8,418	20,203	10,800
400	0	419001	400 Court Costs/Attorney Fees	-	-	-
400	0	419002	400 Collection Agent Fees	-	-	-
400	0	419003	400 Office Supplies	-	-	-
400	0	419004	400 Postage	-	-	-
400	0	419005	400 Publications	-	-	-
400	0	419006	400 Prof Memb Dues/Fees	-	-	-
400	0	419007	400 Telephone	441	1,058	1,000
400	0	419009	400 Sundry Other	2,795	6,708	420
400	0	419010	400 Answering Service	228	547	550
400	0	419011	400 Resident Reimbursement	117	282	300
400	0	419013	400 Office Equipment	-	-	-
400	0	419014	400 Credit Reports	-	-	-
400	0	419015	400 Meeting Expenses	-	-	-
400	0	419017	400 Phys Exam/Drug Screen	-	-	-
400	0	419022	400 Fingerprints	-	-	-
400	0	419025	400 Advertising	-	-	-
400	0	419027	400 Cell Phones	152	364	367
400	0	419029	400 Subscriptions	-	-	-
400	0	419051	400 Public Notice/Hearing Expense	-	-	-
400	0	419070	400 Contract-Software Lic	400	960	1,000
400	0	419071	400 Contract-IT Support Svc	1,433	3,440	4,000
400	0	451010	400 Insurance-WC	1	3	480
400	0	454001	400 OASD-Medicare Tax	783	1,879	4,538
400	0	454003	400 SUTA	-	-	160
400	0	454010	400 Retirement Exp	-	-	6,935
400	0	454020	400 Hosp Insurance	3,043	7,302	17,913

400	0	454030	400 DAC Expense	-	-	104
400	0	454035	400 Group Dis Ins Exp	-	-	712
400	0	454040	400 Group Life Ins Exp	-	-	445
400	0	457000	400 Collection Losses	-	-	-
400	0	490004	400 Fee for Service-IT	-	-	-
400	0	451030	400 Insurance-Prop & Liab	1,767	4,240	4,500
400	0	452000	400 Payments in Lieu of Taxes	2,106	5,055	5,000
400	0	459101	400 Property Mgmt Fee	-	-	-
400	0	459102	400 Bookkeeping Fee	-	-	-
400	0	459103	400 Asset Mgmt Fee	-	-	-
400	0	422001	400 Tenant Services-Misc	-	-	-
400	0	422003	400 Tenant Services-HUD	-	-	-
400	0	431000	400 Water	2,056	4,933	5,229
400	0	432000	400 Electricity	2,701	6,482	6,871
400	0	432002	400 Electricity-Outdoor Light	1,177	2,824	2,993
400	0	432003	400 Electricity-Community	-	-	-
400	0	432004	400 Electricity-Shop	-	-	-
400	0	433000	400 Natural Gas	-	-	-
400	0	411007	400 Salaries-Maint	-	-	23,449
400	0	411107	400 Salaries-Maint O/T	-	-	-
400	0	441000	400 Maint Labor	-	-	-
400	0	442000	400 Maint Materials	32	76	10,000
400	0	442001	400 Maint Material-Appliances	-	-	-
400	0	443000	400 Contract-Other	3,551	8,523	1,000
400	0	443001	400 Contract-Work Orders	14,990	35,976	2,312
400	0	443002	400 Contract-HVAC	452	1,084	1,000
400	0	443010	400 Contract-Office Cleaning	-	-	-
400	0	443015	400 Contract-Garbage	720	1,728	2,000
400	0	443016	400 Contract-Dumpster Run	-	-	-
400	0	443017	400 Landfill	-	-	-
400	0	443020	400 Contract-Pest Control	550	1,320	1,500
400	0	443021	400 Contract-Security	884	2,122	2,500
400	0	443025	400 Contract-Mowing	-	-	2,688
400	0	443025	400 Vacant Unit Turn	-	-	3,000
400	0	444000	400 Vehicle-Maint & Supplies	-	-	1,000
400	0	444001	400 Vehicle-Fuel	-	-	1,000
400	0	451011	400 Insurance-WC Maint	-	-	1,843
400	0	454004	400 OASD-Medicare Tax-Maint	-	-	1,794
400	0	454006	400 SUTA Maint	-	-	100
400	0	454011	400 Retirement Maint	-	-	2,741
400	0	454021	400 Hosp Insurance-Maint	-	-	7,941
400	0	454031	400 DAC Expense-Maint	-	-	41
400	0	454036	400 Group Dis Ins Exp-Maint	-	-	281
400	0	454041	400 Group Life Ins Exp-Maint	-	-	186
400	0	480100	400 Depreciation Exp	-	-	-

TOTAL OPERATING EXPENSES

66,523 159,654 216,000

TOTAL NET INCOME/(LOSS)

(24,322) (58,372) 0

Scattered Sites
BUDGET WORKSHEET
FOR FYE 03/31/2022

				8/31/2020 <u>YTD</u>	3/31/2021 <u>Forecast</u>	3/31/2022 <u>Budget</u>
<u>OPERATING REVENUE</u>						
400	0	311000	402 Dwelling Rent	17,883	42,919	41,412
400	0	313001	402 Late Fees Revenue	(25)	(45)	-
400	0	313002	402 Maint Fee Revenue	-	-	-
400	0	313003	402 Retro Rent Revenue	-	-	-
400	0	313004	402 NSF Check Revenue	-	-	-
400	0	313006	402 Court Costs Revenue	-	-	-
400	0	313010	402 Pet Fees Revenue	-	-	-
400	0	369000	402 Other Income	2,000	2,400	-
TOTAL OPERATING REVENUE				19,858	45,274	41,412

OPERATING EXPENSES

400	0	411000	402 Salaries-Admin	-	-	-
400	0	411010	402 Contract Labor-Temp	-	-	-
400	0	411100	402 Salaries-Admin O/T	-	-	-
400	0	413000	402 Legal Expense	652	1,564	1,500
400	0	414000	402 Staff Training/Workshop	-	-	-
400	0	415001	402 Travel-Local	-	-	-
400	0	417000	402 Accounting/Auditing Fees	-	-	-
400	0	417001	402 Management Fee	-	-	-
400	0	419001	402 Court Costs/Attorney Fees	-	-	-
400	0	419002	402 Collection Agent Fees	-	-	-
400	0	419003	402 Office Supplies	-	-	-
400	0	419004	402 Postage	-	-	-
400	0	419005	402 Publications	-	-	-
400	0	419006	402 Prof Memb Dues/Fees	-	-	-
400	0	419007	402 Telephone	-	-	-
400	0	419009	402 Sundry Other	-	-	421
400	0	419010	402 Answering Service	-	-	-
400	0	419011	402 Resident Reimbursement	3,510	8,424	-
400	0	419013	402 Office Equipment	-	-	-
400	0	419014	402 Credit Reports	-	-	-
400	0	419015	402 Meeting Expenses	-	-	-
400	0	419017	402 Phys Exam/Drug Screen	-	-	-
400	0	419022	402 Fingerprints	-	-	-
400	0	419025	402 Advertising	-	-	-
400	0	419027	402 Cell Phones	-	-	-
400	0	419029	402 Subscriptions	-	-	-
400	0	419051	402 Public Notice/Hearing Expense	-	-	-
400	0	419070	402 Contract-Software Lic	-	-	-
400	0	419071	402 Contract-IT Support Svc	-	-	-
400	0	451010	402 Insurance-WC	-	-	-
400	0	454001	402 OASD-Medicare Tax	-	-	-
400	0	454003	402 SUTA	-	-	-
400	0	454010	402 Retirement Exp	-	-	-
400	0	454020	402 Hosp Insurance	-	-	-
400	0	454030	402 DAC Expense	-	-	-

400	0	454035	402 Group Dis Ins Exp	-	-	-
400	0	454040	402 Group Life Ins Exp	-	-	-
400	0	457000	402 Collection Losses	-	-	-
400	0	490004	402 Fee for Service-IT	-	-	-
400	0	451030	402 Insurance-Prop & Liab	-	-	-
400	0	452000	402 Payments in Lieu of Taxes	-	-	-
400	0	459101	402 Property Mgmt Fee	-	-	-
400	0	459102	402 Bookkeeping Fee	-	-	-
400	0	459103	402 Asset Mgmt Fee	-	-	-
400	0	422001	402 Tenant Services-Misc	-	-	-
400	0	422003	402 Tenant Services-HUD	-	-	-
400	0	431000	402 Water	771	1,850	3,915
400	0	432000	402 Electricity	-	-	-
400	0	432002	402 Electricity-Outdoor Light	-	-	-
400	0	432003	402 Electricity-Community	-	-	-
400	0	432004	402 Electricity-Shop	-	-	-
400	0	433000	402 Natural Gas	-	-	-
400	0	411007	402 Salaries-Maint	-	-	-
400	0	411107	402 Salaries-Maint O/T	-	-	-
400	0	441000	402 Maint Labor	-	-	-
400	0	442000	402 Maint Materials	-	-	15,000
400	0	442001	402 Maint Material-Appliances	-	-	-
400	0	443000	402 Contract-Other	9,516	22,839	4,896
400	0	443001	402 Contract-Work Orders	4,530	10,872	-
400	0	443002	402 Contract-HVAC	-	-	-
400	0	443010	402 Contract-Office Cleaning	-	-	-
400	0	443015	402 Contract-Garbage	203	487	576
400	0	443016	402 Contract-Dumpster Run	-	-	-
400	0	443017	402 Landfill	-	-	-
400	0	443020	402 Contract-Pest Control	790	1,896	2,000
400	0	443021	402 Contract-Security	-	-	-
400	0	443025	402 Contract-Mowing	7,474	17,937	13,104
400	0	443025	402 Vacant Unit Turn	-	-	-
400	0	444000	402 Vehicle-Maint & Supplies	-	-	-
400	0	444001	402 Vehicle-Fuel	-	-	-
400	0	451011	402 Insurance-WC Maint	-	-	-
400	0	454004	402 OASD-Medicare Tax-Maint	-	-	-
400	0	454006	402 SUTA Maint	-	-	-
400	0	454011	402 Retirement Maint	-	-	-
400	0	454021	402 Hosp Insurance-Maint	-	-	-
400	0	454031	402 DAC Expense-Maint	-	-	-
400	0	454036	402 Group Dis Ins Exp-Maint	-	-	-
400	0	454041	402 Group Life Ins Exp-Maint	-	-	-
400	0	471501	402 Vacancy Loss	-	-	-
400	0	480100	402 Depreciation Exp	-	-	-
TOTAL OPERATING EXPENSES				27,445	65,868	41,412
TOTAL NET INCOME/(LOSS)				(7,587)	(20,594)	0

HTF Group Homes
BUDGET WORKSHEET
FOR FYE 03/31/2022

	8/31/2020	3/31/2021	3/31/2022
	<u>YTD</u>	<u>Forecast</u>	<u>Budget</u>
<u>OPERATING REVENUE</u>			
400 0 311000 414 Dwelling Rent	11,919	28,606	31,608
400 0 313001 414 Late Fees Revenue	-	-	-
400 0 313002 414 Maint Fee Revenue	-	-	-
400 0 313003 414 Retro Rent Revenue	-	-	-
400 0 313004 414 NSF Check Revenue	-	-	-
400 0 313006 414 Court Costs Revenue	-	-	-
400 0 313010 414 Pet Fees Revenue	-	-	-
400 0 369000 414 Other Income	-	-	-
TOTAL OPERATING REVENUE	11,919	28,606	31,608

OPERATING EXPENSES

400 0 411000 414 Salaries-Admin	-	-	-
400 0 411010 414 Contract Labor-Temp	-	-	-
400 0 411100 414 Salaries-Admin O/T	-	-	-
400 0 413000 414 Legal Expense	-	-	-
400 0 414000 414 Staff Training/Workshop	-	-	-
400 0 415001 414 Travel-Local	-	-	-
400 0 417000 414 Accounting/Auditing Fees	-	-	-
400 0 417001 414 Management Fee	-	-	-
400 0 419001 414 Court Costs/Attorney Fees	-	-	-
400 0 419002 414 Collection Agent Fees	-	-	-
400 0 419003 414 Office Supplies	-	-	-
400 0 419004 414 Postage	-	-	-
400 0 419005 414 Publications	-	-	-
400 0 419006 414 Prof Memb Dues/Fees	-	-	-
400 0 419007 414 Telephone	-	-	-
400 0 419009 414 Sundry Other	-	-	310
400 0 419010 414 Answering Service	-	-	-
400 0 419011 414 Resident Reimbursement	-	-	-
400 0 419013 414 Office Equipment	-	-	-
400 0 419014 414 Credit Reports	-	-	-
400 0 419015 414 Meeting Expenses	-	-	-
400 0 419017 414 Phys Exam/Drug Screen	-	-	-
400 0 419022 414 Fingerprints	-	-	-
400 0 419025 414 Advertising	-	-	-
400 0 419027 414 Cell Phones	-	-	-

400 0 419029 414 Subscriptions	-	-	-
400 0 419051 414 Public Notice/Hearing Expense	-	-	-
400 0 419070 414 Contract-Software Lic	-	-	-
400 0 419071 414 Contract-IT Support Svc	-	-	-
400 0 451010 414 Insurance-WC	-	-	-
400 0 454001 414 OASD-Medicare Tax	-	-	-
400 0 454003 414 SUTA	-	-	-
400 0 454010 414 Retirement Exp	-	-	-
400 0 454020 414 Hosp Insurance	-	-	-
400 0 454030 414 DAC Expense	-	-	-
400 0 454035 414 Group Dis Ins Exp	-	-	-
400 0 454040 414 Group Life Ins Exp	-	-	-
400 0 457000 414 Collection Losses	-	-	-
400 0 490004 414 Fee for Service-IT	-	-	-
400 0 451030 414 Insurance-Prop & Liab	-	-	-
400 0 452000 414 Payments in Lieu of Taxes	-	-	-
400 0 459101 414 Property Mgmt Fee	-	-	-
400 0 459102 414 Bookkeeping Fee	-	-	-
400 0 459103 414 Asset Mgmt Fee	-	-	-
400 0 422001 414 Tenant Services-Misc	-	-	-
400 0 422003 414 Tenant Services-HUD	-	-	-
400 0 431000 414 Water	592	1,421	1,506
400 0 432000 414 Electricity	1,594	3,826	4,056
400 0 432002 414 Electricity-Outdoor Light	-	-	-
400 0 432003 414 Electricity-Community	-	-	-
400 0 432004 414 Electricity-Shop	-	-	-
400 0 433000 414 Natural Gas	-	-	-
400 0 411007 414 Salaries-Maint	-	-	-
400 0 411107 414 Salaries-Maint O/T	-	-	-
400 0 441000 414 Maint Labor	-	-	-
400 0 442000 414 Maint Materials	-	-	10,000
400 0 442001 414 Maint Material-Appliances	-	-	-
400 0 443000 414 Contract-Other	774	1,858	4,000
400 0 443001 414 Contract-Work Orders	1,133	2,718	-
400 0 443002 414 Contract-HVAC	-	-	10,000
400 0 443010 414 Contract-Office Cleaning	-	-	-
400 0 443015 414 Contract-Garbage	80	192	192
400 0 443016 414 Contract-Dumpster Run	-	-	-
400 0 443017 414 Landfill	-	-	-
400 0 443020 414 Contract-Pest Control	55	132	200
400 0 443021 414 Contract-Security	-	-	-
400 0 443025 414 Contract-Mowing	438	1,051	1,344
400 0 443027 414 Vacant Unit Turn	-	-	-
400 0 444000 414 Vehicle-Maint & Supplies	-	-	-
400 0 444001 414 Vehicle-Fuel	-	-	-
400 0 451011 414 Insurance-WC Maint	-	-	-
400 0 454004 414 OASD-Medicare Tax-Maint	-	-	-

400	0	454006	414	SUTA Maint	-	-	-
400	0	454011	414	Retirement Maint	-	-	-
400	0	454021	414	Hosp Insurance-Maint	-	-	-
400	0	454031	414	DAC Expense-Maint	-	-	-
400	0	454036	414	Group Dis Ins Exp-Maint	-	-	-
400	0	454041	414	Group Life Ins Exp-Maint	-	-	-
400	0	471501	414	Vacancy Loss	-	-	-
400	0	480100	414	Depreciation Exp	-	-	-

TOTAL OPERATING EXPENSES

4,666 11,197 31,608

TOTAL NET INCOME/(LOSS)

7,253 17,408 0

Tennessee Street Properties
BUDGET WORKSHEET
FOR FYE 03/31/2022

	8/31/2020	3/31/2021	3/31/2022
	<u>YTD</u>	<u>Forecast</u>	<u>Budget</u>
<u>OPERATING REVENUE</u>			
400 0 311000 416 Dwelling Rent	233	280	3,600
400 0 313001 416 Late Fees Revenue	(25)	(30)	-
400 0 313002 416 Maint Fee Revenue	-	-	-
400 0 313003 416 Retro Rent Revenue	-	-	-
400 0 313004 416 NSF Check Revenue	-	-	-
400 0 313006 416 Court Costs Revenue	-	-	-
400 0 313010 416 Pet Fees Revenue	-	-	-
400 0 369000 416 Other Income	-	-	-
TOTAL OPERATING REVENUE	208	250	3,600

OPERATING EXPENSES

400 0 411000 416 Salaries-Admin	-	-	-
400 0 411010 416 Contract Labor-Temp	-	-	-
400 0 411100 416 Salaries-Admin O/T	-	-	-
400 0 413000 416 Legal Expense	-	-	-
400 0 414000 416 Staff Training/Workshop	-	-	-
400 0 415001 416 Travel-Local	-	-	-
400 0 417000 416 Accounting/Auditing Fees	-	-	-
400 0 417001 416 Management Fee	-	-	-
400 0 419001 416 Court Costs/Attorney Fees	-	-	-
400 0 419002 416 Collection Agent Fees	-	-	-
400 0 419003 416 Office Supplies	-	-	-
400 0 419004 416 Postage	-	-	-
400 0 419005 416 Publications	-	-	-
400 0 419006 416 Prof Memb Dues/Fees	-	-	-
400 0 419007 416 Telephone	-	-	-
400 0 419009 416 Sundry Other	-	-	-
400 0 419010 416 Answering Service	-	-	-
400 0 419011 416 Resident Reimbursement	-	-	-
400 0 419013 416 Office Equipment	-	-	-
400 0 419014 416 Credit Reports	-	-	-
400 0 419015 416 Meeting Expenses	-	-	-
400 0 419017 416 Phys Exam/Drug Screen	-	-	-
400 0 419022 416 Fingerprints	-	-	-
400 0 419025 416 Advertising	-	-	-
400 0 419027 416 Cell Phones	-	-	-

400 0 419029 416 Subscriptions	-	-	-
400 0 419051 416 Public Notice/Hearing Expense	-	-	-
400 0 419070 416 Contract-Software Lic	-	-	-
400 0 419071 416 Contract-IT Support Svc	-	-	-
400 0 451010 416 Insurance-WC	-	-	-
400 0 454001 416 OASD-Medicare Tax	-	-	-
400 0 454003 416 SUTA	-	-	-
400 0 454010 416 Retirement Exp	-	-	-
400 0 454020 416 Hosp Insurance	-	-	-
400 0 454030 416 DAC Expense	-	-	-
400 0 454035 416 Group Dis Ins Exp	-	-	-
400 0 454040 416 Group Life Ins Exp	-	-	-
400 0 457000 416 Collection Losses	-	-	-
400 0 490004 416 Fee for Service-IT	-	-	-
400 0 451030 416 Insurance-Prop & Liab	-	-	-
400 0 452000 416 Payments in Lieu of Taxes	-	-	-
400 0 459101 416 Property Mgmt Fee	-	-	-
400 0 459102 416 Bookkeeping Fee	-	-	-
400 0 459103 416 Asset Mgmt Fee	-	-	-
400 0 422001 416 Tenant Services-Misc	-	-	-
400 0 422003 416 Tenant Services-HUD	-	-	-
400 0 431000 416 Water	267	320	399
400 0 432000 416 Electricity	170	204	216
400 0 432002 416 Electricity-Outdoor Light	-	-	-
400 0 432003 416 Electricity-Community	-	-	-
400 0 432004 416 Electricity-Shop	-	-	-
400 0 433000 416 Natural Gas	-	-	-
400 0 411007 416 Salaries-Maint	-	-	-
400 0 411107 416 Salaries-Maint O/T	-	-	-
400 0 441000 416 Maint Labor	-	-	-
400 0 442000 416 Maint Materials	-	-	1,500
400 0 442001 416 Maint Material-Appliances	-	-	-
400 0 443000 416 Contract-Other	204	245	-
400 0 443001 416 Contract-Work Orders	1,133	1,359	-
400 0 443002 416 Contract-HVAC	-	-	789
400 0 443010 416 Contract-Office Cleaning	-	-	-
400 0 443015 416 Contract-Garbage Pickup	40	48	96
400 0 443016 416 Contract-Dumpster Run	-	-	-
400 0 443017 416 Landfill	-	-	-
400 0 443020 416 Contract-Pest Control	55	66	100
400 0 443021 416 Contract-Security	342	410	500
400 0 443025 416 Contract-Mowing	-	-	-
400 0 443027 416 Vacant Unit Turn	-	-	-
400 0 444000 416 Vehicle-Maint & Supplies	-	-	-
400 0 444001 416 Vehicle-Fuel	-	-	-
400 0 451011 416 Insurance-WC Maint	-	-	-
400 0 454004 416 OASD-Medicare Tax-Maint	-	-	-

400	0	454006	416	SUTA Maint	-	-	-
400	0	454011	416	Retirement Maint	-	-	-
400	0	454021	416	Hosp Insurance-Maint	-	-	-
400	0	454031	416	DAC Expense-Maint	-	-	-
400	0	454036	416	Group Dis Ins Exp-Maint	-	-	-
400	0	454041	416	Group Life Ins Exp-Maint	-	-	-
400	0	471501	416	Vacancy Loss	-	-	-
400	0	480100	416	Depreciation Exp	-	-	-

TOTAL OPERATING EXPENSES

2,210 2,652 3,600

TOTAL NET INCOME/(LOSS)

(2,002) (2,402) (0)

GKAD Narrative

GREEN VALLEY MANOR

Rent Budget Calculated at full occupancy

24 units @ 750.00 per month for 12 months

12 Months	18,000.00	<u>216,000.00</u>
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Water

\$4,933.00 x 6% increase = 295.98 per year for a total of \$5,228.98

Electric

GVM only pays electric on vacated units all other are tenant paid.

\$6,482.00 x 6% increase = 388.92 per year for a total of \$6,870.92

Outdoor Lighting

\$1,672.00 x 6% increase = 169.44 per year for a total of \$2,993.44

Pest Control

370.00/month	4,440.00
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Cell Phone

\$30.58/mo	366.96
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SCATTERED SITES

Rent budget calculated at full occupancy

6 homes @ \$3,451.00/month

12 Months	41,412.00
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Water

\$3,693.00 x 6% increase = 221.58 per year for a total of \$3,914.58

Electric - Tenant Paid

Garbage

6 homes @ 8.00/ home =48.00/month

12 months	576.00
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HOUSING TRUST FUND GROUP HOMES



Frontier Health

CENTER OF TRI-CITIES BUSINESS PARK
1167 SPRATLIN PARK DRIVE
P.O. BOX 9054
GRAY, TN 37615
Phone: 423-467-3600
Fax: 423-467-3710
1-888-291-1935
www.frontierhealth.org

June 6, 2022

Jessica McMurray
City of Kingsport Community Development
415 Broad Street, 2nd Floor
Kingsport, TN 37660

Dear Mrs. McMurray,

On behalf of Frontier Health, I am pleased to submit this correspondence in whole-hearted support of the Greater Kingsport Alliance's application for funding of the Community Development Block grant. Frontier Health is willing to collaborate in this important work to ensure the project's success. Frontier Health provides supportive behavioral services to qualifying individuals in the region and has partnered with Greater Kingsport Alliance Development on several occasions to develop low income housing to support the individuals we serve.

The demolition of blighted properties in the Greater Kingsport District will lead the way to new growth and innovation in low income housing. Once demolition is complete, this project will provide the opportunity to create new affordable housing units which will provide housing opportunities for individuals diagnosed with substance abuse disorder, mental illness, as well as other low-income families. Frontier Health supports GKAD's mission to provide successful housing placements to meet individual needs, avoiding hospitalization, and generally improving quality of life and independence.

We support GKAD's application for funding and look forward to working with you on this important initiative.

Respectfully submitted,

Kristie Hammonds
President\CEO
khammond@frontierhealth.org
P.O. Box 9054
Johnson City, TN 37615
423-467-3702



Jessica McMurray

City of Kingsport Community Development
415 Broad Street, 2nd Floor
Kingsport, TN 37660

Dear Mrs. McMurray,

As Region 1 Regional Housing Facilitator, Stephanie Bullock and Region 1 Substance Use Housing Facilitator, Wendy Ramsey, we are pleased to submit this correspondence in whole-hearted support of the Greater Kingsport Alliance's application for funding of the Community Development Block grant and will collaborate in this important work to ensure the project's success.

The demolition of blighted properties in the Greater Kingsport District will lead the way to new growth and innovation in low income housing.

Frontier Health provides supportive behavioral services to qualifying individuals in the region. As regional housing facilitators, the agency has firsthand experience in developing low income housing with GKAD. Once the blighted properties are cleared, we will pursue grant funding to build additional housing units for low income families. The new housing will help people with substance abuse disorder, re-entry, mental health needs, homeless, and incomes below 80% of the area median income. Our hope is that successful housing placements will meet the individual's need, help avoid hospitalization, and generally improve their quality of life and independence.

We support GKAD's application for funding and look forward to working with you on this important initiative.

Thank you,

Stephanie Bullock,
Creating Homes Initiative / Frontier Health
Region 1 Regional Housing Facilitator

Wendy Ramsey
Creating Homes Initiative / Frontier Health
Region 1 Substance Use Housing Facilitator