



HONESTY INTEGRITY
ACCOUNTABILITY COMPASSION

2016 ANNUAL OPERATIONS REPORT

MESSAGE FROM THE EXECUTIVE DIRECTOR

The Muskogee Housing Authority and its staff take the mission of providing safe, decent, and affordable housing to the nearly 1600 families we serve very seriously. I am proud to announce that MHA has once again achieved the designation of “High Performer” by the U.S. Department of Housing and Urban Development. This designation shows that MHA is dedicated to its mission and continues to improve its procedures, policies, and practices to ensure success in to the next decade.

An excellent staff led by a dedicated Board of Commissioners is key to providing quality programs. Fortunately, MHA can count both as assets.



Administrative and Executive Staff

CORE PROGRAMS

HOUSING CHOICE VOUCHER PROGRAM

The Housing Choice Voucher program continues to be the largest single program operated by MHA. During the 2016 calendar year MHA assisted an average of 750 families at a total cost of just over \$3.4 million in housing assistance payments to private rental property owners.

Despite historic reductions in funding used to administrative the program MHA’s voucher program continued to be rated as a “High Performer” by the Dept. of Housing and Urban Development. HUD rates agencies on several factors including utilization, compliance with property inspection requirements, and proper application of rent calculation formulas.



MHA's Voucher Program Staff

PUBLIC HOUSING PROGRAM

MHA's Public Housing program continued to serve 400 low income families during the calendar year of 2016. Port City Acres, Honor Heights Towers, and Green Country Village developments are home to elderly, disabled, and traditional families who require affordable and safe housing.

During calendar year 2016 MHA expended \$425,656 in capital improvement funds to ensure that its developments provide quality housing for families. Improvement projects included the continuation of the installation of energy efficient windows and doors at Honor Heights Towers, the replacement of appliances, domestic water and sewer line replacement, security camera upgrades, and the installation of a new agency-wide voice over internet protocol telephone system.

MHA is very proud of the fact that the Public Housing program has been awarded the designation of "High Performer" by HUD for the 14th consecutive year. This designation assures the public that MHA exceeds compliance with all financial and management criteria as set by HUD.



MHA's Property Management & Resident Services Staff

RESIDENT SERVICES – Delivering Tools to Achieve Self-Sufficiency

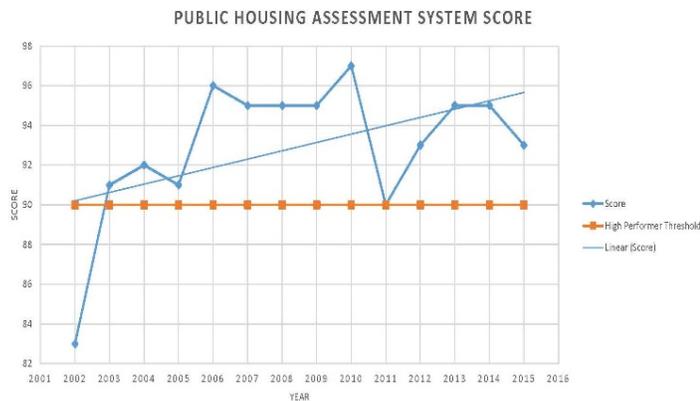
An area of focus for the 2016 calendar year was increased services to the residents of Public Housing and the participants of the Housing Choice Voucher program.

Programs, including the Housing Authority's very successful Family Self-Sufficiency Programs, seek to assist residents in improving their financial condition and quality of life. MHA also provides services such as transportation, computer access, and creative services for a holistic approach to housing.

MANAGEMENT ACTIVITIES

In an environment of decreased assistance from government resources MHA continued to focus on sources of revenue from other business activities. Management contracts with the following entities assists MHA in providing enhanced core services to its residents and participants:

- Stilwell Housing Authority
- Greater Muskogee Community Foundation (Whispering Pines)



- Muskogee Housing Assistance Corporation
- Azalea Terrace, Inc.
- Heritage Park, Inc.
- Westside Terrace, Inc.
- Fairview Terrace, Inc.
- Davidson Heights, Inc.

HOUSING AUTHORITY OF THE CITY OF MUSKOGEE OVERVIEW

The Housing Authority of the City of Muskogee (MHA) is a quasi-governmental public entity established in 1969 under the Oklahoma Housing Authority Act of 1965. MHA provides affordable housing and housing assistance programs for qualifying low-income families in the Muskogee and surrounding area. In addition to managing 681 units of housing MHA also assists approximately 800 families with rental assistance via the Housing Choice Voucher program. MHA manages various programs such as supportive housing for elderly and disabled families, market-based rental, Neighborhood Stabilization Program rental, HOME program rental units, and Veterans Affairs Supportive Housing vouchers. MHA also manages the operations of several non-profit agencies as well as the Stilwell Housing Authority's 80 Public Housing and 29 Housing Choice Voucher units.

LEADERSHIP WITH VISION – The Board of Commissioners of the Housing Authority of the City of Muskogee

Carole McBride – Chair
Gary Dunlap – Vice-Chair
Jack Farr
Muriel Saunders
Alice Smith
Blake Farris – Secretary/Executive Director



MHA's Maintenance Team

HOUSING AUTHORITY OF THE CITY OF MUSKOGEE CONTACT INFORMATION

Administrative Offices
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FINANCIAL DATA

BALANCE SHEET

| | <u>2015</u> | <u>2016¹</u> |
|-----------------------|--------------|-------------------------|
| <i>Current Assets</i> | \$2,648,397 | \$3,166,358 |
| <i>Net Position</i> | \$10,704,610 | \$10,416,747 |

INCOME STATEMENT

| | <u>2015</u> | <u>2016</u> |
|-------------------------------|-------------|--------------------|
| <i>Operating Revenue</i> | \$6,626,987 | \$6,926,342 |
| <i>Operating Expenses</i> | \$6,630,172 | \$6,799,526 |
| <i>Net Income²</i> | \$(3,185) | \$126,813 |



Facebook.com/muskogeehousing

<http://muskogeehousing.org/>

¹ Unaudited Financial Statements

² Net of Depreciation