

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 5

May 28, 2024

SUBJECT: Executive Director/Secretary's Report. (Discussion)

FROM: Executive Director

RECOMMENDATION: Discussion

A. Update on Agency Activities

- RHA's public housing and voucher waitlists closed on May 3, 2024. While open, the Authority received 5,723 applications. Staff are diligently working through these applications and continue to move households off the waitlists as quickly as possible.
- Per prior Board approval, staff released a Request for Proposals to project-base up to 125 Veterans Affairs Supportive Housing (VASH) vouchers. Three awards were made. Accessible Space, Inc. was awarded 30 vouchers for its upcoming Line Drive Apartments in Reno and Washoe County was awarded five (5) vouchers for its new construction NV Cares Campus Affordable Housing development. Additionally, Sutro Senior Sanctuary, LLC, was awarded 65 vouchers for its new construction Sutro Senior Apartments project. This development will serve as an enhanced service site in partnership with the US Department of Veterans Affairs. This provides a deeper level of case management and medical and mental health services to residents.
- The Executive Director presented an overview of RHA and its current programming at the May 13, 2024, City of Sparks City Council meeting and at the May 22, 2024, Washoe County Incline Village/Crystal Bay Neighborhood Advisory Board meeting.
- The Executive Director participated in a housing policy panel during the 2024 Regional Affordable Housing Forum held in Las Vegas on May 6, 2024. The panel included representatives from federal, state, and local agencies and discussed recent policy changes and opportunities to collaborate on affordable housing solutions.
- The executive team is working with the City of Reno to explore potential collaborative efforts to utilize Section 108 loan funds to advance affordable housing and address other affordable housing challenges.
- RHA is partnering with the Continuum of Care and Washoe County to develop a database of active and available housing units for households on the community queue.
- RHA is partnering with the local jurisdictions and Washoe County court system to explore development of an eviction diversion program. Discussions regarding this are ongoing.
- JD Klippenstein, RHA's Director of Development, was appointed chair of the Nevada Housing Coalition's (NHC) Policy Committee. The Executive Director is participating on the NHC Events Committee to help plan the 2024 statewide housing conference to be held October 16-17 at the Nugget in Sparks.

B. Update on Rental Assistance Voucher Programs / Asset Management

Rental Assistance

Voucher Type	Total Voucher Baseline	Vouchers Leased as of 5/13/24	Percent Leased	Vouchers Issued Not Yet Leased
Housing Choice Voucher	2,484	2,189	88%	200
VASH	541	307	57%	76
EHV	127	108	85%	15
FYI	15	8	53%	2

Number HQS Inspections Conducted by Month	
April 2024	227

City of Sparks Eviction Prevention Program

Total Funding Awarded	Total Assistance Approved as of 5/1/24	Number of Households Approved as of 5/1/24	Percent Funding Spent
\$1,455,000	\$1,455,000	303	100%

Housing Choice Vouchers (HCV)

Description: Vouchers used by clients to lease a unit in Washoe County of their choosing. Applicants are pulled from the RHA HCV Waitlist. These vouchers also include Project Based Vouchers. The RHA has chosen to project-base 115 of our HCV's to assist special populations obtain housing. Of the total 115 PBV units, 95 are assigned to RHA owned properties.

Lease-Up Expectations: Although total voucher allocation is 2554, HUD has set the agency's leasing expectations at 2484 (AKA RHA's MTW Baseline), which is the maximum leasing expectation set by HUD when RHA signed its MTW Contract. Funds provided by HUD to support the HCV program are also used to support the agency's MTW activities and therefore full lease up of all 2554 vouchers is not expected or suggested by HUD. This includes the additional 7 vouchers provided as of 9/1/23.

Veteran's Affairs Supporting Housing Vouchers (VASH)

Description: Vouchers allocated by HUD with an ongoing partnership with the VA to serve homeless veterans. The VA provides case management services to participants. The VA makes direct referrals to RHA of eligible clients and the RHA provides a VASH voucher. Currently, RHA has project-based 31 of these vouchers. This also includes the 125 additional vouchers provided as of 11/1/23.

Emergency Housing Vouchers (EHV)

Description: Vouchers allocated by HUD for the specific purpose of assisting homeless individuals or families or those at risk of homelessness in obtaining housing. RHA is partnering with five local agencies (Catholic Charities, Health Plan of Nevada, Washoe County Human Services-Our Place, Washoe County Housing and Homeless Services-Cares Campus, and Volunteers of America) that have experience providing services to this population. Referrals for the program must come from the regional Continuum of Care (CoC) coordinated entry system. Direct referrals are received by the RHA from the partnering agency and the RHA provides the EHV voucher. Although 137 vouchers were originally allocated, 10 vouchers are unable to be re-issued after 9/30/23 and have been removed from the baseline, leaving 127 vouchers.

Foster Youth to Independence Vouchers (FYI)

Description: Voucher allocated by HUD for the specific purpose of assisting foster youth aging out of the foster care system. RHA is partnering with Washoe County Human Services and Eddy House to provide referrals and case management to clients. Direct referrals are received by the RHA from the partnering agency and the RHA provides the FYI voucher.

Asset Management

- Maintenance staff have been busy with energizing irrigations systems at the public housing complexes and starting up swamp coolers. This task is continuing through the month of May. Maintenance has also continued working on trimming bushes and trees and completing the board approved \$5,000 resident council projects around the public housing projects. During the month of April, the maintenance team also attended an Asbestos awareness course.
- The Management team continues to work on setting up Rent Café with hopes of going live in June 2024 with the scattered site properties. Staff worked on setups for the electronic payment processing portal in the month of April and the Teller Scan machines were ordered in anticipation of going live with electronic check processing in May. During the month of April, management was able to complete the setups for the automation of monthly rent posting and work order assignments.
- During the month of May, management staff worked on generating rent increases notices across the entire portfolio which will be effective August 01, 2024. Staff plan on sending out these notices prior to the end of May to allow for the 60-day notification requirement per NRS. The last mass increase was completed in August 2023. This year will start year 2 year of the 4-year proration allocated by the Board if the total increase is over \$100.00.
- Leadership attended meetings with Hawk View residents, Housing to Home, and Rental Assistance to discuss available relocation options for residents who are between 50% - 80% AMI. All other residents are in the process of scheduling their briefing sessions for vouchers to be issued. The 90 Day Relocation Notices have been issued to all residents. Those that received vouchers have started looking at units in the community that they have been referred to and those that were offered transfers to other available public housing units have started meeting with the new complex managers to view the units and discuss next steps.

- Public Housing ended the month of April with 90 vacancies for an overall occupancy rate of 88.10% across all sites. In April, eleven residents vacated their unit, and one unit was leased.

C. Update on Resident Services

Elderly Services

- May is Older Americans Month. The Elderly Services team have a full calendar of various events they plan to participate in.
- Resident Services hosted a table at the Washoe County Senior Center Resource Fair. Staff promoted the opening of the waitlist and food pantry.
- Staff plans to host a Dementia Friendly workshop on May 17th in partnership with Dementia Friends Nevada. Attendees will learn about key messaging, resources and how to make our community more dementia friendly.
- Staff held an arts and crafts event at Silverada on May 15th.
- Elderly Services staff continued to plan and operate the Golden Groceries Food Pantry. On average, 35-45 residents are served.
- \$5,000 was awarded by Greater Nevada Credit Union to our Elderly Services program to assist with the Golden Groceries Food Pantry.

Workforce Development (WFD)

- Staff continues to coordinate upcoming workforce workshops. May's workshop was centered on time management while June's topic will focused on leveling up our career.
- Current RHA employee, Karina Villasenor-Espino, will be joining the WFD team as the new Workforce Development Coordinator. She will begin in mid-May.
- The Harley Davidson Foundation (Eaglemark Bank) awarded our Workforce Development program with a \$20,000 donation.

Youth/Family Activities

- RHA partnered with REMSA for a car seat installation checkpoint at Essex.
- Staff is preparing for 2024 summer camp in partnership with **Sierra Nevada Journeys**. Thanks to the generous **Helen Close Charitable Foundation** scholarships, 43 youth will get to attend summer camp at no cost.
- Staff continues to plan and coordinate the Start Smart Scholars Night dinner, to be held on June 26th at the Eldorado.
- Youth dance classes have seen increased participation since moving the class to Stead.
- \$5,000 was awarded by Greater Nevada Credit Union to our Start Smart program.

Resident Councils

- The Essex community garden is being installed during the month of May with assistance from Urban Roots. A gardening committee will be established to keep the garden flourishing.
- Myra Birch will reconvene their garden committee starting at the end of May.
- Resident Services staff continues to work with Development and Asset Management staff to actuate 2023 resident council community beautification fund projects. RHA looks forward to seeing these projects come to fruition soon!
- All regularly scheduled Resident Council meetings were held.

D. Update on Public Affairs Activities

- Continuing to look for sponsorship for DSM furniture/outfitting needs. Have reached out to Nevada Military Support Alliance, the Katie Grace Foundation, and the Elks Club of Reno thus far.
- Working with resident services on graphic collateral material for Start Smart Scholars Night.

E. Update on Development Department Activities

For active development projects update, please see quarterly Development Department Update

Silverada Manor

- On April 24th, the State Board of Finance authorized the issuance of a tax-exempt multi-unit housing revenue bond in an amount up to \$36,200,000 for the project. This was a major step in financing the project.
- On April 26th, RHA submitted the RAD Financing Plan. Staff have already responded to multiple requests for information as part of HUD's review and, at this point, HUD approval is expected by mid-June at the latest.
- The development staff has spent considerable time gathering required due diligence items for the Lender (Bellwether) and Investor (Hudson Housing). Currently, the project is on track to financially close in early July.
- Project plans were submitted for permit on May 9th. Plan approval and permits in hand are expected by early July, in time for financial closing.
- Pavilion Construction is currently gathering bids for subcontractors to establish GMP. GMP is expected by the end of June.
- Due to significant lead time on some of the electrical components required for residential rehab, there has been a slight adjustment to project timeline. The project will start shortly after financial close, as originally planned, but the initial scope will only include site work. Residential rehab and resident relocation will not occur until early fall. This delay better aligns the electrical component delivery with residential rehab schedule and is meant to reduce the amount of time that residents will be temporarily relocated in Phase 1.

Hawk View

- On April 26th, RHA and Brinshore submitted the Multifamily tax-exempt bond application to the Nevada Housing Division. The application will be presented to the State Board of Finance for possible approval on June 6.

- Following a thorough review of LOIs and additional negotiating, Brinshore and RHA selected Hudson Housing as the LIHTC equity investor for the project and Citibank as the construction and permanent debt lender. LOIs were executed on May 22.
- Overall, Hudson Housing and Citibank were chosen in part because of their competitive offers, but also because RHA and Brinshore are already working with Hudson on the Silverada project and Brinshore has worked extensively with Citibank on other projects. This will speed up the due diligence and financial closing process significantly, which is very important given the time sensitive nature of the HMNI funds. The following table provides the key terms of the offers, the range of all offers, and a brief analysis of where the selected offers fell in the range.

<i>Hudson Housing – Equity Financing Terms</i>		
Price Per Credit	\$0.855	Range: \$0.84-\$0.87 Hudson is middle of the range for LIHTC pricing.
Total Equity	\$32,794,580	Range: \$31,950,352-\$32,794,580 Hudson offered highest total equity proposed.
Equity Installment Schedule	Financial Closing – 15% Construction Completion – 55% Conversion to Perm Financing – 28% Receipt of IRS Form 8609 – 2%	Hudson in line with other schedules proposed.
First Year Credit Delivery	\$1,470,013 by end 2026	Range: \$1,462,663-\$1,482,403 Hudson on lower end of the range, which is preferred
Developer Fee Schedule	Financial Closing – 12.41% Construction Completion – 14.89% Conversion to Perm Financing – 15.99% Receipt of IRS Form 8609 – 6.4% Deferred – 50.4%	Deferred Fee Range: 40%-58% Hudson is middle of the range for deferred fee.
Minimum Liquidity and Net Assets for RHA Guaranty	Liquidity – \$1,000,000 Unrestricted Net Assets – \$5,000,000	Hudson in line with other offers

<i>Citibank – Debt Financing Terms</i>		
Loan Amount &Term	<p>Construction – \$48,921,262 (36-month term)</p> <p>Permanent – \$25,100,000 (15-year term; 40 year amortization schedule)</p>	<p>Range:</p> <ul style="list-style-type: none"> - Construction: \$45.1M - \$48.9M Citibank offered largest construction loan. - Perm: \$24.7M-\$36.2M Citibank on lower end of perm debt offered, but offer is more than adequate for project.
Interest Rates	<p>Construction – 7.32%</p> <p>Permanent – 6.42%</p>	<p>Range:</p> <ul style="list-style-type: none"> - Construction: 5.22%-7.75% Citibank on the higher end but includes option to purchase cap rate prior to close in order to lower interest rate. - Permanent: 5.72%-6.65% Citibank is on the higher end of permanent interest rates.
Interest only payment periods	No interest only periods	Majority of offers did not include i/o periods, so this is in line with other offers.
Debt Coverage Ratio (DCR)	1.15	<p>Range: 1.15-1.20</p> <p>Citibank Among the most competitive DCR offered</p>
Loan-to-Value Ratio (LTV)	90%	<p>Range: 80%-90%</p> <p>Citibank among the most competitive LTV offered</p>
Loan Origination Fee	1%	<p>Range: 0.75%-1.25%</p> <p>Citibank is in the middle of the range for loan origination fees</p>

- On May 21st, RHA and Brinshore applied for \$1,000,000 in National Housing Trust Funds administered through the Nevada Housing Division.
- Resident relocation is well underway. All residents have been issued a 90-Day Notice, which included at least one offer of comparable housing. HousingToHome staff are working with

households to identify and secure new rental units based on their needs and preferences. Around 70 residents will be utilizing Housing Choice Vouchers to secure their new home, while the remainder are slated to transfer to different RHA Public Housing properties. RHA's Rental Assistance and Asset Management teams have provided a significant amount of support throughout the process. It is projected that all residents will be relocated by August, which lines up with a financial closing and construction start in September.

- Frame Architecture completed Design Plan Sets in early May and Brinshore has released and RFP for General Contractor. The General Contractor will be selected by the end of June.

Dick Scott Manor

- The project has run into an unforeseen delay due to AT&T. AT&T must remove existing poles and fiber cable from the project site, an area where the parking lot will be. Despite multiple efforts made by development staff and Plenium to address the issue more quickly, AT&T will not be able to complete the removal until the end of July. This project will now be unable to be delivered ahead of schedule. Instead, it is estimated to be complete in August, which aligns with the original timeline.

Railyard Flats

- Construction is moving forward on schedule, within budget and current project scope. Projected project completion is December 2024.

Stead Manor

- Stead Manor predevelopment continues to move forward on schedule.
- RHA received 50% construction documents in April and the architect and CMAR are continuing to refine budget estimates based on the updated construction documents.
- The project remains on track to begin construction in the winter of 2024.

McGraw Court/Silver Sage Court

- RHA has executed the amended and restated HMNI agreement and deed restrictions for the additional \$2 Million in funding approved by the board in April.
- McGraw Court/Silver Sage Court predevelopment continues to move forward on schedule.
- RHA received 100% construction development documents in April and plans were submitted to the City of Sparks for review. Permits are expected to be available by the end of May.
- Once the permitted plan set is available, the project CMAR, Plenium, will begin bidding subcontractors to establish a Gross Maximum Price (GMP).
- The project remains on track to begin construction in October 2024.

Carville Court

- No updates to provide for May.

Paradise Plaza

- Project architect, H&K, is expected to deliver the scope of work by the end of May.
- Development staff will move to procure a General Contractor for the project in early June and construction is estimated to begin in early July.
- The scope of work required by CIRE's post-closing agreement will be completed by early August and the entire project is expected to be complete by November 2024.

Essex Manor

- Development staff oversaw the repair and renovation of a bathroom located in a Section 504 mobile accessibility unit.
- Development staff continue to develop a scope of work for the \$1.5M in HMNI funds. Currently, staff believe it would be best to pair the HMNI funds with a significant amount of FY25 Capital Funds to create a larger scope of work that will be more beneficial to the property and residents. The FY25 Capital Fund estimates are unknown right now, so further development of the scope of work is on hold for the moment.

Capital Fund

- Development staff are developing the scope of work for a project to improve accessibility into the main office by replacing the existing doors with automatic doors that will accommodate visitors with a variety of needs.
- Staff will release the IFB by the end of May. Project is projected to begin in early July and be closed out by early August at the latest.

Reno Avenue

- RHA has executed the \$1.5M HMNI agreement for the land acquisition approved by the board in April.
- The ALTA survey and Phase 1 Environmental review of the property are near completion. Upon review and approval by RHA Executive Director, RHA will move to close the purchase by anticipates closing on the purchase by mid-June. The sources for the purchase would be: \$1,500,000 in HMNI funds and \$265,000 in the agency's unrestricted business activity funds.
- Staff has begun preliminary planning for this project and is aiming to bring a project concept to the board for discussion by late summer.

F. Update on Information Technology Activities

Yardi Implementation

- IT and Admissions closed the portals for the waiting lists on May 3rd at 5:00pm.
- We are transitioning from our weekly Affordable Implementation calls to the Client Success Team.
- Asset Management has been assigned their check scanners. A test payment has been scanned to verify driver installation. Payment dashboard and CHECKscan training has been scheduled for the Asset Management team.
- The Rent Café Affordable Housing marketing sites have been updated and are waiting to go live after the Payment Processing module is completed.

- The Development, Finance, and IT departments are close to finishing the implantation of the Job Cost module.

Laserfiche Implementation

- The scanning team have completed the files for Essex Manor and transitioned to scanning the files for Silverada Manor.

Other Projects

- David and Josh attended a 3-day Laserfiche conference to learn about the new updates in Laserfiche 12 as well as additional ways to implement forms, QuickFields, and increased security within the agency.

G. Update on MTW Activities

MTW Statutory Requirements Compliance Assessment for FY 2022

- On April 30, 2024, HUD completed an assessment of compliance with the five statutory requirements for the MTW Demonstration Program for Fiscal Year (FY) 2022. RHA was found compliant with all of HUD's final compliance determinations.

FY 2024 Annual MTW Report

- Preparation for RHA's Annual MTW Report to HUD has begun with data being pulled on all activities approved by HUD and implemented by RHA. To date, detailed information has been pulled for families paying minimum rent, those undergoing triennial recertifications, and households receiving RHA's standardized utility allowances in the HCV program. Additional data will be pulled on households eligible for RHA's standardized medical deductions, those who paid full contract rent throughout the fiscal year and on rent reasonableness determinations due to contract rent increase requests from participating HCV landlords. Detailed demographic information on all public housing and rental assistance households will also be pulled and finalized as of June 30. Data analysis must be finalized following the end of the Fiscal Year with the final report due to HUD by September 30.
- Surveys were sent to all Mobility Demonstration participants. Survey results and internal data on Mobility Demonstration households including income, family composition, and employment status will be sent to Rebecca J. Walter, PhD at the University of Washington (UW). This data is being used by UW to evaluate the overall progress of these families and the program.

H. Update on Legal Inquiries

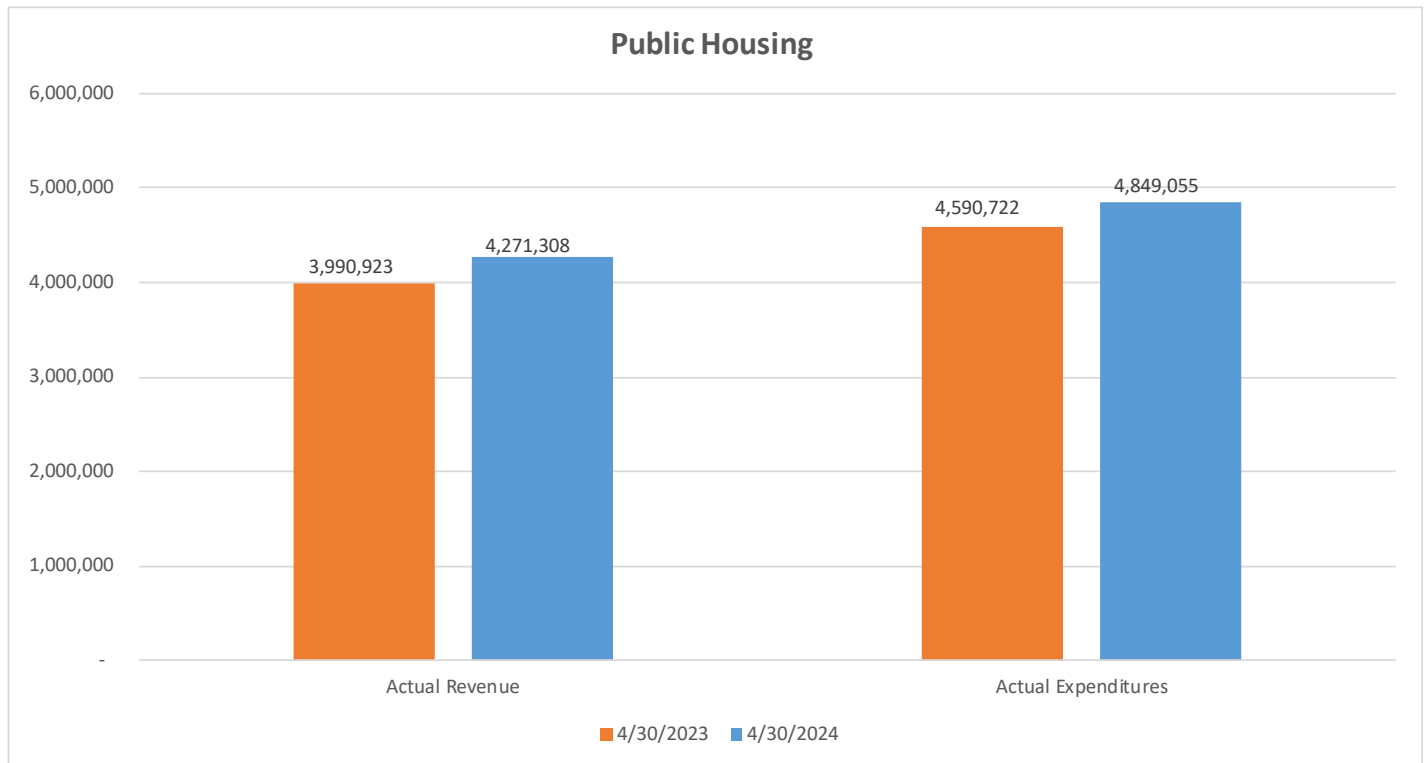
No legal updates.

I. Financials

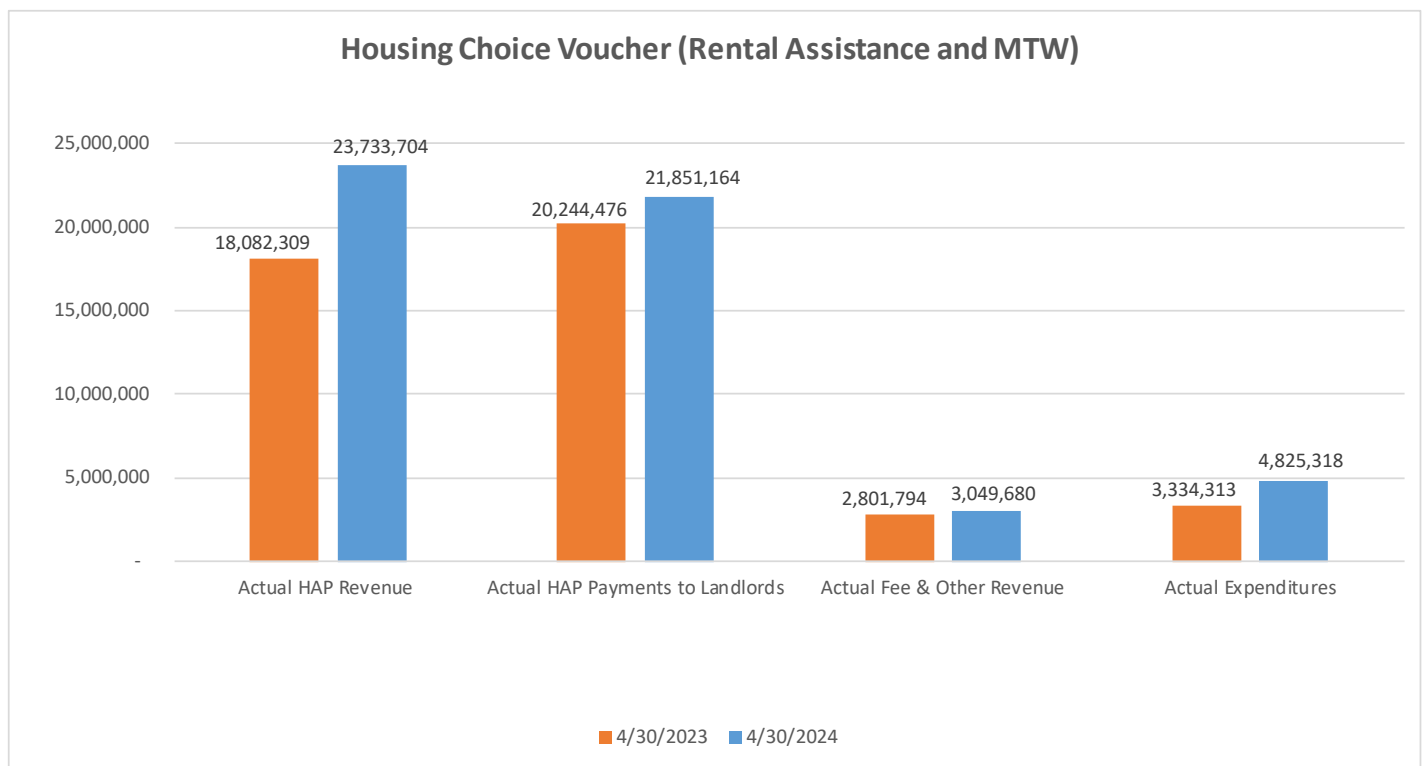
See attached graphics.

**ENTITY-WIDE FINANCIAL REPORT
FOR THE 10 MONTHS ENDED APRIL 30, 2024**

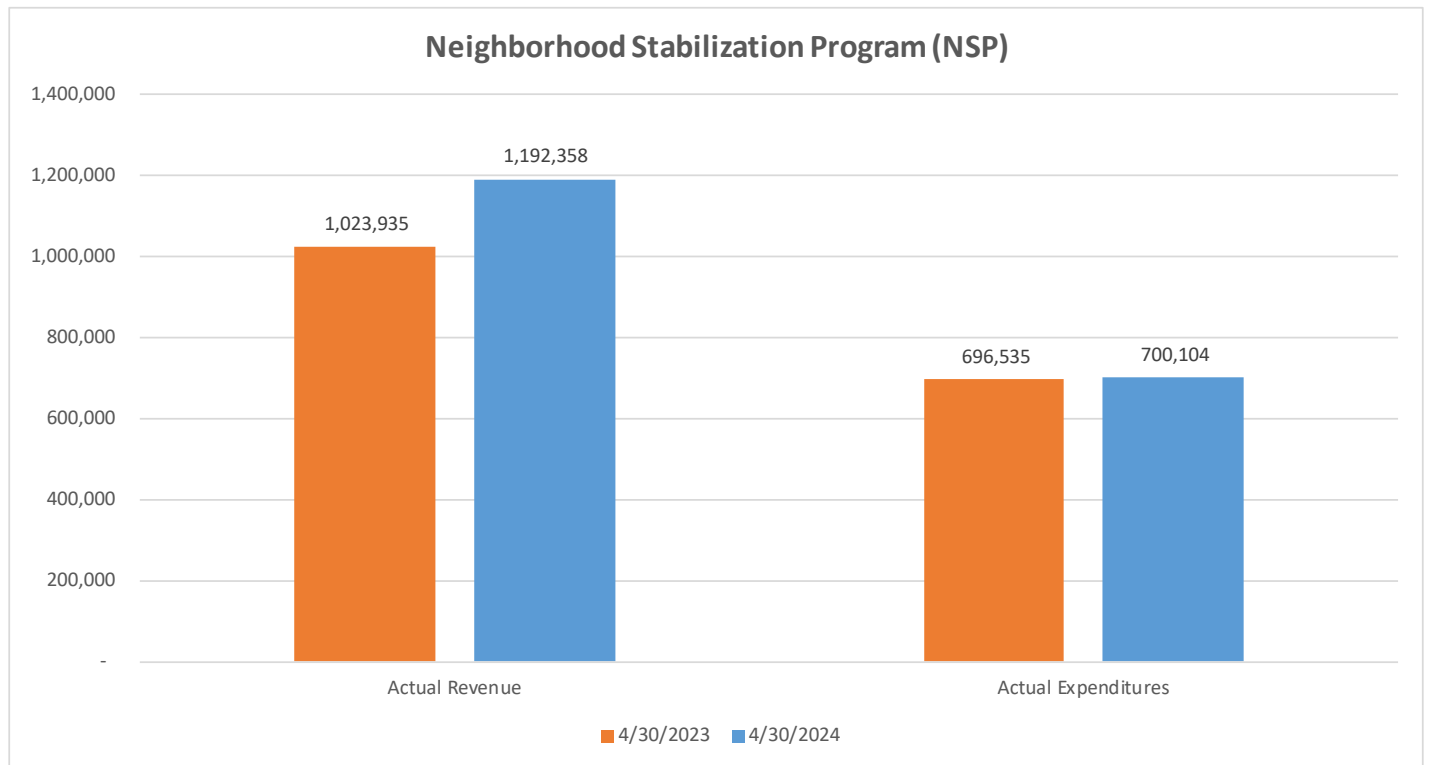
Public Housing	4/30/2024	4/30/2023	Variance	Variance Percentage
Actual Revenue	4,271,308	3,990,923	280,385	7.03%
Budgeted Revenue	4,403,649	3,890,699	512,950	13.18%
Actual Expenditures	4,849,055	4,590,722	258,333	5.63%
Budgeted Expenditures	5,510,494	4,738,033	772,462	16.30%
Actual Surplus (deficit)	(577,747)	(599,799)	22,052	-3.68%



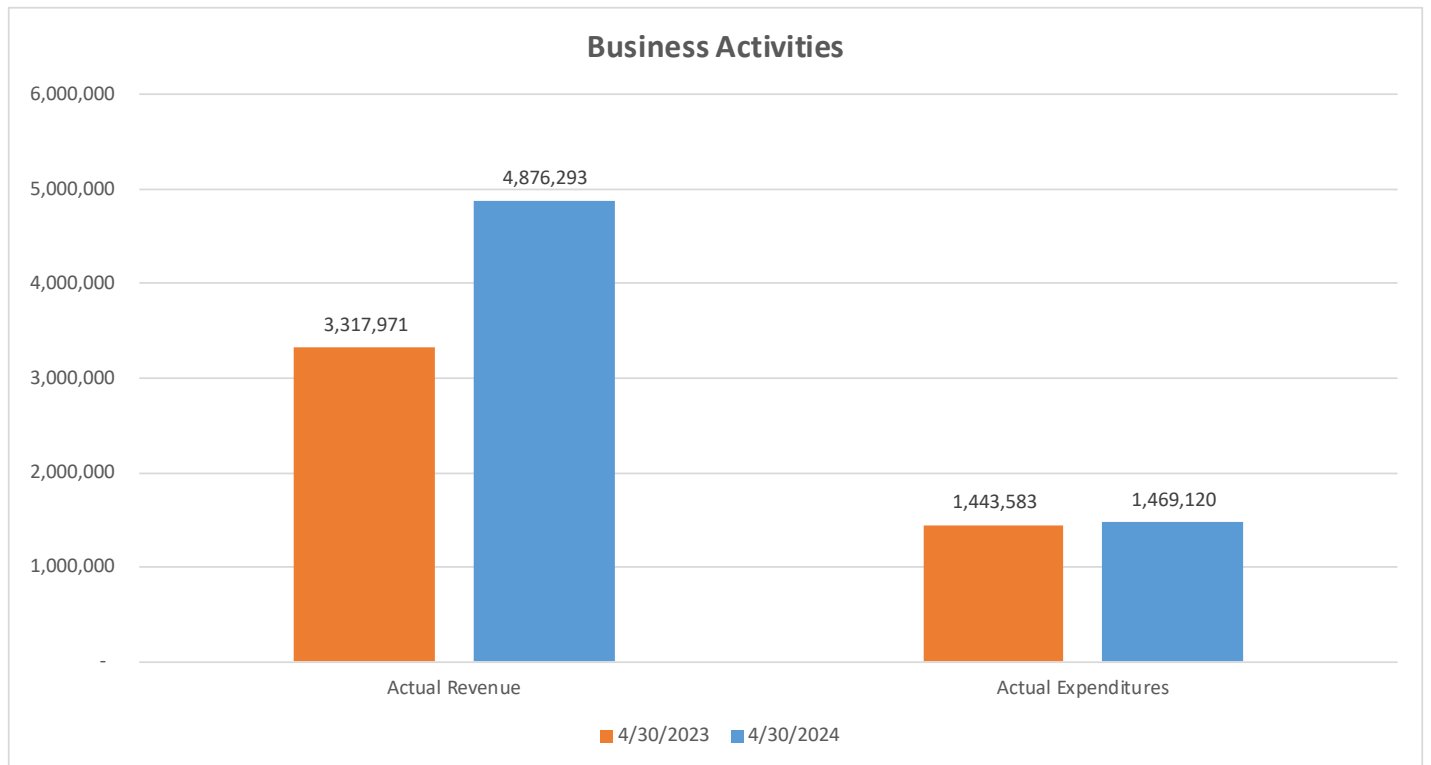
Housing Choice Voucher (Rental Assistance and MTW)	4/30/2024	4/30/2023	Variance	Variance Percentage
Actual HAP Revenue	23,733,704	18,082,309	5,651,395	31.25%
Budgeted HAP Revenue	23,291,806	21,327,170	1,964,636	9.21%
Actual HAP Payments to Landlords	21,851,164	20,244,476	1,606,689	7.94%
Budgeted HAP Payments to Landlords	20,579,958	21,020,763	(440,805)	-2.10%
<i>HAP Surplus (Deficit)</i>	<i>1,882,540</i>	<i>(2,162,167)</i>	4,044,707	0.00%
Actual Fee & Other Revenue	3,049,680	2,801,794	247,885	8.85%
Budgeted Fee & Other Revenue	2,501,486	2,227,161	274,325	12.32%
Actual Expenditures	4,825,318	3,334,313	1,491,005	44.72%
Budgeted Expenditures	4,357,220	2,828,394	1,528,827	54.05%
<i>Unrestricted Profit (Loss)</i>	<i>(1,775,638)</i>	<i>(532,519)</i>	(1,243,119)	233.44%
Actual Surplus (deficit)	106,902	(2,694,685)	2,801,588	-103.97%



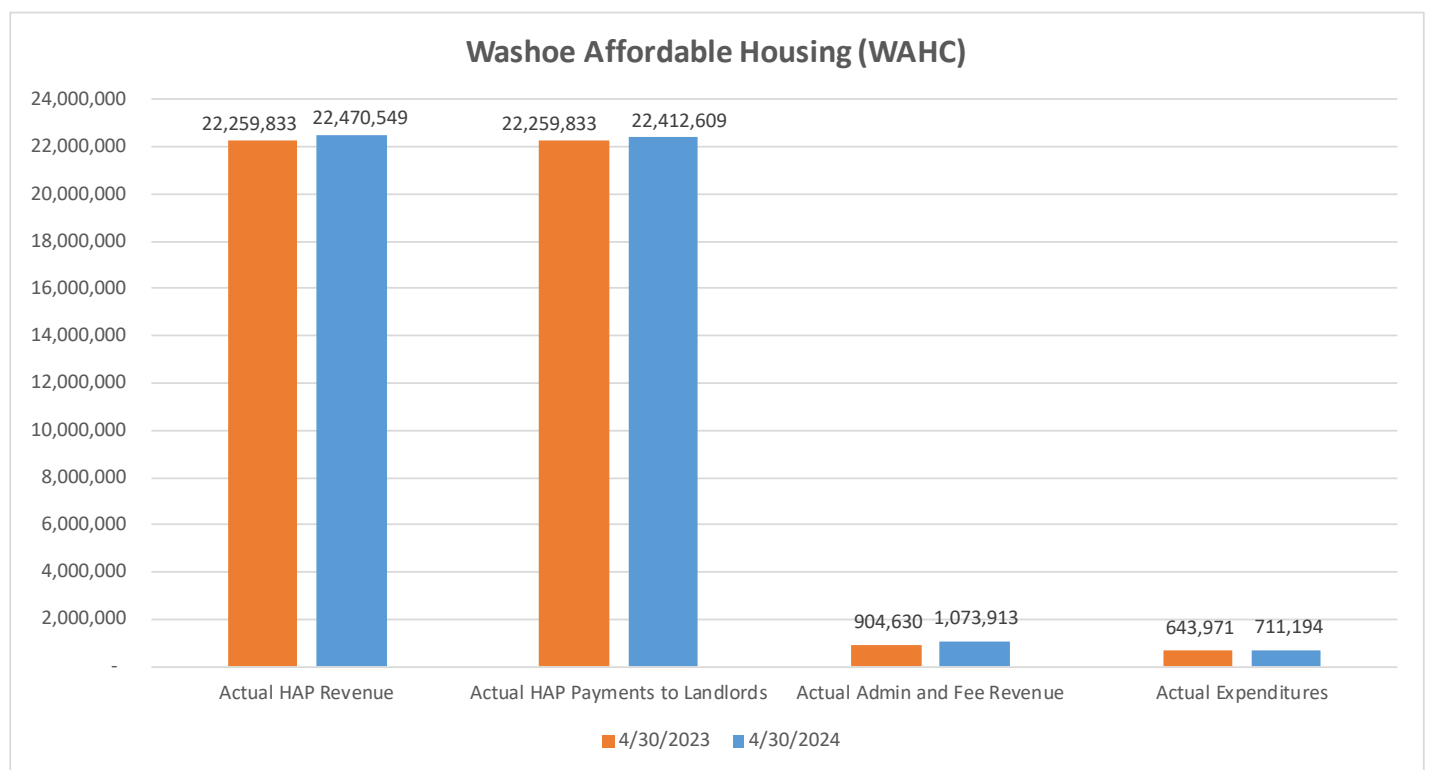
Neighborhood Stabilization Program (NSP)	4/30/2024	4/30/2023	Variance	Variance Percentage
Actual Revenue	1,192,358	1,023,935	168,423	16.45%
Budgeted Revenue	1,176,740	995,171	181,569	18.25%
Actual Expenditures	700,104	696,535	3,569	0.51%
Budgeted Expenditures	699,988	573,125	126,863	22.14%
Actual Restricted Surplus (deficit)	492,254	327,400	164,853	50.35%



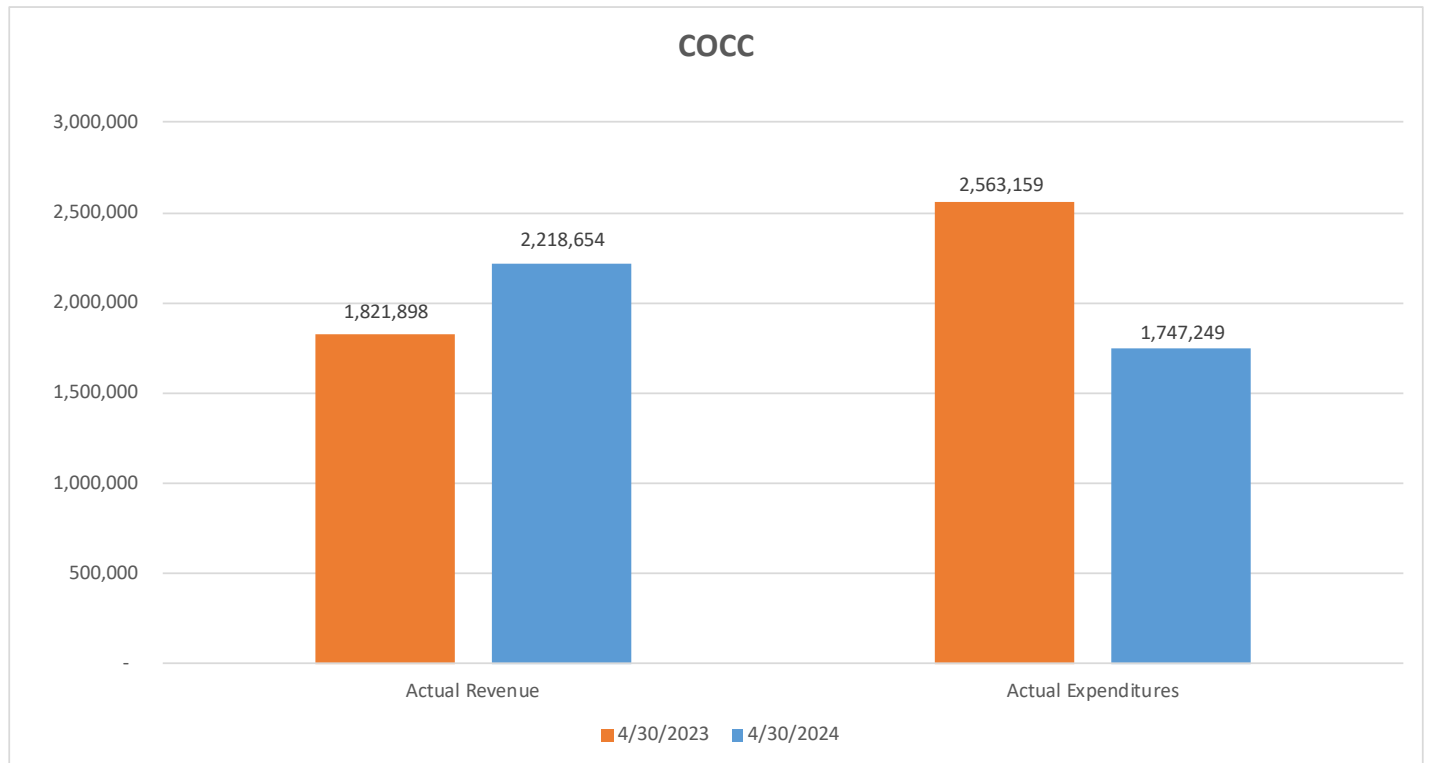
Business Activities	4/30/2024	4/30/2023	Variance	Variance Percentage
Actual Revenue	4,876,293	3,317,971	1,558,322	46.97%
Budgeted Revenue	3,304,940	3,414,565	(109,625)	-3.21%
Actual Expenditures	1,469,120	1,443,583	25,537	1.77%
Budgeted Expenditures	1,410,900	1,434,245	(23,344)	-1.63%
Actual Unrestricted Surplus (deficit)	3,407,173	1,874,388	1,532,784	81.78%



Washoe Affordable Housing (WAHC)	4/30/2024	4/30/2023	Variance	Variance Percentage
Actual HAP Revenue	22,470,549	22,259,833	210,716	0.95%
Budgeted HAP Revenue	22,346,573	21,447,742	898,832	4.19%
Actual HAP Payments to Landlords	22,412,609	22,259,833	152,777	0.69%
Budgeted HAP Payments to Landlords	22,346,573	21,447,742	898,832	4.19%
<i>HAP Surplus (Deficit)</i>	<i>57,939</i>	<i>-</i>	57,939	0.00%
Actual Admin and Fee Revenue	1,073,913	904,630	169,283	18.71%
Budgeted Admin and Fee Revenue	859,343	860,846	(1,503)	-0.17%
Actual Expenditures	711,194	643,971	67,224	10.44%
Budgeted Expenditures	660,322	589,632	70,691	11.99%
<i>Unrestricted Profit (Loss)</i>	<i>362,719</i>	<i>260,659</i>	102,060	39.15%
Actual compared to budget	420,658	260,659	159,999	61.38%



COCC	4/30/2024	4/30/2023	Variance	Variance Percentage
Actual Revenue	2,218,654	1,821,898	396,756	21.78%
Budgeted Revenue	1,823,249	1,985,325	(162,076)	-8.16%
Actual Expenditures	1,747,249	2,563,159	(815,909)	-31.83%
Budgeted Expenditures	2,589,444	3,231,420	(641,976)	-19.87%
Actual Unrestricted Surplus (deficit)	471,405	(741,261)	1,212,666	-163.60%



Entity-Wide Totals	4/30/2024	4/30/2023	Variance	Variance Percentage
Actual HAP Revenue	46,204,253	40,342,142	5,862,112	14.53%
Budgeted HAP Revenue	45,638,379	42,774,912	2,863,467	6.69%
Actual HAP Payments to Landlords	44,263,774	42,504,308	1,759,465	4.14%
Budgeted HAP Payments to Landlords	42,926,532	42,468,505	458,027	1.08%
<i>HAP Surplus (Deficit)</i>	<i>1,940,480</i>	<i>(2,162,167)</i>	<i>4,102,646</i>	<i>-189.75%</i>
Actual Fee & Other Revenue	16,682,206	13,861,152	2,821,055	20.35%
Budgeted Fee & Other Revenue	14,069,407	13,373,767	695,640	5.20%
Actual Expenditures	14,302,041	13,272,282	1,029,759	7.76%
Budgeted Expenditures	15,228,369	13,394,848	1,833,522	13.69%
<i>Unrestricted Profit (Loss)</i>	<i>2,380,166</i>	<i>588,870</i>	<i>1,791,296</i>	<i>304.19%</i>
Actual Surplus (deficit)	4,320,645	(1,573,297)	5,893,942	-374.62%

