

**Subject:** Action Item # 1,2, and 3 Proposed Budget HUD Conventional Public Housing, Housing Choice Voucher and Shelter Plus Care for Fiscal Year 2017-2018. Resolution No. 16-17-20, 16-17-21, 16-17-22

**Background Information:** The 2017-2018 Fiscal Year Budget was prepared with the following assumptions:

1. The interest rate for investment returns for all programs is .92% for fiscal year 2017-2018.
2. The inflation factor used in estimating the budget proposal is 4%.
3. Fringe Benefits - PERS expense estimate is 8%.
4. Insurance - Workers Compensation premium increased due to higher insurance rate for CHWCA.
5. Utilities – There is a proposed 25% increase in water, 8% in sewer costs and 8% in electric costs.
6. Employee benefits included employee wellness program.

The following are recaps of the Authority's proposed budgets for the Fiscal Year 2017-2018 as compared to the 2016-2017 budgets.

**CONVENTIONAL PUBLIC HOUSING AMP#1 (CA26-5, 6A, 6B & 8) NEWMAN, PATTERSON & WESTLEY), 66 Units**

Asset Management Project #1 consists of only 66 units. HUD's required asset based management standard of separating Public Housing properties in terms of budget makes it difficult for this AMP to achieve any economy of scale. Please note that over all Public Housing properties have reserve based funding.

Operating Funding Subsidy – the projected Operating Fund Subsidy for the 2017-2018 fiscal year is \$137,005. Staff estimated that HUD will fund 80% of the calculated subsidy amount. This estimated subsidy is subject to HUD approval. The Actual Subsidy amount will be calculated later in the year and will apply for the calendar year 2018.

The Total Revenue increased by \$7,060 or 2.08% due to increases in rental income, interest income and other income. The Total Expenditures increased by \$20,278 or 4.08%. This is due to the increases in utilities expense, maintenance expenses and general expenses. This budget is projected to utilize reserves from Public Housing of \$41,500.

**CONVENTIONAL PUBLIC HOUSING AMP#2 (CA26-1, 2, 4, 7 & 10) OAKDALE, TURLOCK, CERES & HUGHSON, 149 Units**

Operating Funding Subsidy – the projected Operating Fund Subsidy for the 2017-2018 fiscal year is \$297,800. Staff estimated that HUD will fund 80% of the calculated subsidy amount. This estimated subsidy is subject to HUD approval. The Actual Subsidy amount will be calculated later in the year and will apply for the calendar year 2018.

The total revenue increased by \$46,180 or 6.14% due to increases in rental revenue, interest income and other receipts. The total expenditures increased by \$34,724 or 3.48%. This is due to the increases in administrative expenses, utilities expense, maintenance expense and general expense. This budget has \$45,566 projected to go to reserve.

**CONVENTIONAL PUBLIC HOUSING AMP#3 (CA26-3 & 27) MODESTO, 180 Units**

Operating Funding Subsidy – the projected Operating Fund Subsidy for the 2017-2018 fiscal year is \$391,742. Staff estimated that HUD will fund 80% of the calculated subsidy amount. This estimated subsidy is subject to HUD approval. The Actual Subsidy amount will be calculated later in the year and will apply for the calendar year 2018.

The total revenue increased by \$67,150 or 7.59% due to increases in rental revenue, interest income and other receipts. The total expenditures increased by \$19,138 or 1.54%. This is due to increases in administrative expense, utilities expense, maintenance expense, general expense, and offset by a decrease in replacement equipment. This budget has \$64,091 projected to go to reserve.

**CONVENTIONAL PUBLIC HOUSING AMP#4 (CA26-18 & 26) MODESTO, 111 Units**

Operating Funding Subsidy – the projected Operating Fund Subsidy for the 2017-2018 fiscal year is \$176,302. Staff estimated that HUD will fund 80% of the calculated subsidy amount. This estimated subsidy is subject to HUD approval. The Actual Subsidy amount will be calculated later in the year and will apply for the calendar year 2018.

The total revenue increased by \$23,340 or 4.39% due to increases in rental income, interest income and other receipts. The total expenditures increased by \$2,674 or .38%. This is due to increases in administrative expenses, utilities expense, maintenance expenses, general expense, and offset by a decrease in replacement equipment. This budget has \$7,831 projected to go to reserve.

### **CONVENTIONAL PUBLIC HOUSING AMP#5 (CA26-17 & 19) MODESTO, 141 Units**

Operating Funding Subsidy – the projected Operating Fund Subsidy for the 2017-2018 fiscal year is \$272,346. Staff estimated that HUD will fund 80% of the calculated subsidy amount. This estimated subsidy is subject to HUD approval. The Actual Subsidy amount will be calculated later in the year and will apply for the calendar year 2018.

The total revenue increased by \$98,890 or 14.10% due to increases in rental income, interest income and other receipts. The total expenditures increased by \$60,401 or 6.18%. This is due to increases in administrative expenses, utilities expense, maintenance expenses and general expense. This budget has \$18,773 projected to go to reserve.

### **CONVENTIONAL PUBLIC HOUSING - CENTRAL OFFICE COST CENTER (COCC)**

The total revenue increased by \$16,420 or 1.91% due to increases in interest income and other receipts. The total expenditures increased by \$24,280 or 2.35%. This is due to the increases in administrative expense, maintenance expense and general expense. This budget has \$1,013 projected to go to reserve.

### **HOUSING CHOICE VOUCHER (SECTION 8)**

The HAP (Housing Assistance Payments) budgeted at 95% funding proration and is based on anticipated voucher utilization.

Admin. Fee – This fee is calculated based on a 95% lease up of vouchers, and 75.7% funding level from HUD for October through December 2017 and a 75% funding level for January through September 2018. This fee could change for calendar year 2018.

The total revenue for the 2017-2018 fiscal year is increased by \$169,060 due to the increase in HAP Contribution, fee earned from Shelter Plus Care program, and offset by a decrease in administrative fees from HUD. The increase in expenditure is \$250,012 due to increases in HAP expense, administrative expense, and general expense. This budget is projected to utilize reserves from HCV administrative fee of \$149,712.

### **HOUSING CHOICE VOUCHER (SECTION 8) - CENTRAL OFFICE COST CENTER**

The total revenue for the 2017-2018 fiscal year is decreased by \$9,780 or .91% due to a decrease in management fee. The increase in expenditures is \$88,785 or 9.27% due to increases in administrative expense and general expense. This budget has \$18,980 projected to go to reserve.

### **SHELTER PLUS CARE PROGRAM**

The Shelter Plus Care is a program which has been administered by the Housing Authority since 1997. The program is designed to provide rental assistance along with supportive services to single persons or families who are homeless and who have a disabling condition related to either mental illness, substance abuse, and/or HIV/AIDS.

The total income projected is \$723,710 for fiscal year 2017-2018. The total expense for 2017-2018 budget is \$723,710 for operating expense and HAP (Housing Assistance Payments) expense.

**Recommended Action:** After review and discussion, staff recommends the Board of Commissioners adopt the attached resolutions approving the United States Department of Housing & Urban Development (HUD) Conventional Public Housing, Housing Choice Voucher and Shelter Plus Care operating budgets for fiscal year 2017-2018.

**Fiscal Impact:** The compensation for services in the attached management agreement reflects the current monthly rate paid by the Riverbank Authority. The conversion of Riverbank Authority's software system to the system utilized by the Stanislaus Authority will result in an annual savings of approximately \$ 3,831. The benefit package provided to employees of the Stanislaus Authority will result in an annual savings of approximately \$20,378 to the Riverbank Authority.

**Prepared by:** Linh Luong, Director of Finance

**Attachments:**

1. Proposed fiscal year 2017-2018 operating budgets
2. Resolutions 16-17-20, 16-17-21, 16-17-22

**CONVENTIONAL PUBLIC HOUSING  
2017-2018 BUDGET SUMMARY**

<b>AMPS</b>	<b>AMP#1</b>	<b>AMP#2</b>	<b>AMP#3</b>	<b>AMP#4</b>	<b>AMP#5</b>	<b>TOTAL</b>
<b>TOTAL OPERATING RECEIPTS</b>	346,580	798,500	952,240	555,250	800,360	3,452,930
<b>TOTAL EXPENDITURES</b>	517,165	1,032,854	1,258,291	710,401	1,037,013	4,555,724
<b>GAIN OR LOSS</b>	-170,585	-234,354	-306,051	-155,151	-236,653	-1,102,794
<b>OPERATING FUNDING SUBSIDY</b>	137,005	297,800	391,742	176,302	272,346	1,275,195
<b>ASSET MANAGEMENT FEE EXPENSE</b>	-7,920	-17,880	-21,600	-13,320	-16,920	-77,640
<b>NET GAIN OR LOSS</b>	<b>-41,500</b>	<b>45,566</b>	<b>64,091</b>	<b>7,831</b>	<b>18,773</b>	<b>94,761</b>

**CONVENTIONAL PUBLIC HOUSING AMP1 (NEWMAN, PATTERSON & WESTLEY) (66 Units)**  
**BUDGET COMPARISON**  
**2017 VS. 2018**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2016-2017	2017-2018	BUDGET		
		LR AMP 1	LR AMP 1	DIFF.		
	<b>OPERATING RECEIPTS</b>					
1	DWELLING RENTALS	322770	323540	770	0.24%	Calculated based on the current actual rental income
2	INTEREST	3200	8590	5390	168.44%	Increase in interest rate
3	OTHER RECEIPTS	13550	14450	900	6.64%	Increase in tenant charges
4	<b>TOTAL OPERATING RECEIPTS</b>	<b>339520</b>	<b>346580</b>	<b>7060</b>	<b>2.08%</b>	
	<b>OPERATING EXPENDITURES</b>					
	<b>ADMINISTRATION:</b>					
5	SALARIES	47347	49142	1795	3.79%	Increase is due to a COLA increase in fiscal year 2016-17 & 2017-18, merit increases for 2017-2018 fiscal year, and changes in classification from Resident Service Representative to Resident Service Coordinator position, as well as a changes in proration due to reorganization of management staff
6	FRINGE BENEFITS	31550	29790	-1760	-5.58%	Reduction in employee PERS, medical contribution and offset by an increase in payroll taxes
7	OTHER ADMIN. EXP.	14850	14850	0	0.00%	
8	ADMIN FEE	57761	57761	0	0.00%	
9	<b>TOTAL ADMIN. EXP.</b>	<b>151508</b>	<b>151543</b>	<b>35</b>	<b>0.02%</b>	
	<b>UTILITIES:</b>					
10	UTILITIES	86400	88160	1760	2.04%	Increase in cost for sewer and garbage
11	<b>TOTAL UTILITIES EXP.</b>	<b>86400</b>	<b>88160</b>	<b>1760</b>	<b>2.04%</b>	
	<b>ORDINARY MAINTENANCE:</b>					
12	LABOR	76820	80130	3310	4.31%	Increase is due to a COLA increase in fiscal year 2016-17 and 2017-18
13	FRINGE BENEFITS	36510	33100	-3410	-9.34%	Reduction in employee PERS, medical contribution and offset by an increase in payroll taxes
14	MATERIALS	39400	42850	3450	8.76%	Increase in plumbing and maintenance materials
15	CONTRACT COSTS	47420	59940	12520	26.40%	Budgeted for slurry seal parking lot in Newman and tree removal in Patterson
16	<b>TOTAL ORDINARY MAINT.</b>	<b>200150</b>	<b>216020</b>	<b>15870</b>	<b>7.93%</b>	
	<b>PROTECTIVE SERVICES :</b>					
17	CONTRACT COSTS	100	100	0	0.00%	
18	<b>TOTAL SERVICES</b>	<b>100</b>	<b>100</b>	<b>0</b>	<b>0.00%</b>	
	<b>GENERAL EXPENSE:</b>					
19	INSURANCE	30020	32730	2710	9.03%	The increase is due to increases in salary and rate increases in Workers Compensation insurance
20	P.I.L.O.T.	23637	23540	-97	-0.41%	Decrease due to increase in utilities expense

**CONVENTIONAL PUBLIC HOUSING AMP1 (NEWMAN, PATTERSON & WESTLEY) (66 Units)**  
**BUDGET COMPARISON**  
**2017 VS. 2018**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2016-2017	2017-2018	BUDGET		
		LR AMP 1	LR AMP 1	DIFF.		
21	COLLECTION LOSSES	5072	5072	0	0.00%	
22	TOTAL GENERAL EXPENSES	58729	61342	2613	4.45%	
23	TOTAL ROUTINE EXPENSES	496887	517165	20278	4.08%	
	NONROUTINE MAINTENANCE:					
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	CAPITAL EXPENDITURES					
25	REPLACEMENT EQUIPMENT	0	0	0	0.00%	
26	PROPERTY BETTERMENTS	0	0	0	0.00%	
27	TOTAL CAPITAL EXPEND.	0	0	0	0.00%	
28	TOTAL EXPENDITURES	496887	517165	20278	4.08%	
29	GAIN OR LOSS	-157367	-170585	-13218		
30	OPERATING FUNDING SUBSIDY	153920	137005	-16915	-10.99%	Projected at 80% funding level
31	CFP ADMIN. FEE	0	0	0	0.00%	
32	ASSET MANAGEMENT FEE EXPENSE	-7920	-7920	0	0.00%	
33	RESERVE FROM PUBLIC HOUSING	11367	41500	30133		
34	NET GAIN OR LOSS	0	0			

**CONVENTIONAL PUBLIC HOUSING AMP2 (OAKDALE, TURLOCK, CERES & HUGHSON) (149 Units)**  
**BUDGET COMPARISON**  
**2017 VS. 2018**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2016-2017	2017-2018	BUDGET		
		LR AMP 2	LR AMP 2	DIFF.		
	<b>OPERATING RECEIPTS</b>					
1	DWELLING RENTALS	728020	760880	32860	4.51%	Calculated based on the current actual rental income
2	INTEREST	7440	19190	11750	157.93%	Increase in interest rate
3	OTHER RECEIPTS	16860	18430	1570	9.31%	Increase in tenant charges
4	<b>TOTAL OPERATING RECEIPTS</b>	<b>752320</b>	<b>798500</b>	<b>46180</b>	<b>6.14%</b>	
	<b>OPERATING EXPENDITURES</b>					
	<b>ADMINISTRATION:</b>					
5	SALARIES	136890	143860	6970	5.09%	Increase is due to a COLA increase in fiscal year 2016-17 & 2017-18, merit increases for 2017-2018 fiscal year, and changes in classification from Resident Service Representative to Resident Service Coordinator position, as well as a changes in proration due to reorganization of management staff
6	FRINGE BENEFITS	66660	64886	-1774	-2.66%	Reduction in employee PERS, medical contribution and offset by an increase in payroll taxes
7	OTHER ADMIN. EXP.	22630	25560	2930	12.95%	Budgeted for replacement copier
8	ADMIN FEE	130870	130870	0	0.00%	
9	<b>TOTAL ADMIN. EXP.</b>	<b>357050</b>	<b>365176</b>	<b>8126</b>	<b>2.28%</b>	
	<b>UTILITIES:</b>					
	<b>LABOR</b>					
10	UTILITIES	217012	233380	16368	7.54%	Increase in cost for sewer and garbage
11	<b>TOTAL UTILITIES EXP.</b>	<b>217012</b>	<b>233380</b>	<b>16368</b>	<b>7.54%</b>	
	<b>ORDINARY MAINTENANCE:</b>					
12	LABOR	66570	71290	4720	7.09%	Increase is due to a COLA increase in fiscal year 2016-17 & 2017-18 and merit increases
13	FRINGE BENEFITS	29380	26420	-2960	-10.07%	Reduction in employee PERS, medical contribution and offset by an increase in payroll taxes
14	MATERIALS	76220	76220	0	0.00%	
15	CONTRACT COSTS	154010	154010	0	0.00%	
16	<b>TOTAL ORDINARY MAINT.</b>	<b>326180</b>	<b>327940</b>	<b>1760</b>	<b>0.54%</b>	
	<b>PROTECTIVE SERVICES :</b>					
17	CONTRACT COSTS	100	100	0	0.00%	
18	<b>TOTAL SERVICES</b>	<b>100</b>	<b>100</b>	<b>0</b>	<b>0.00%</b>	
	<b>GENERAL EXPENSE:</b>					
19	INSURANCE	41090	44340	3250	7.91%	The increase is due to increases in salary and rate increases in Workers Compensation insurance



**CONVENTIONAL PUBLIC HOUSING AMP2 (OAKDALE, TURLOCK, CERES & HUGHSON) (149 Units)**  
**BUDGET COMPARISON**  
**2017 VS. 2018**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2016-2017	2017-2018	BUDGET		
		LR AMP 2	LR AMP 2	DIFF.		
20	P.I.L.O.T.	47530	52750	5220	10.98%	Increase due to increase in rental income
29	RETIREEES MEDICAL ACCRUAL	0	0	0	0.00%	
21	COLLECTION LOSSES	9168	9168	0	0.00%	
22	<b>TOTAL GENERAL EXPENSES</b>	<b>97788</b>	<b>106258</b>	<b>8470</b>	<b>8.66%</b>	
23	<b>TOTAL ROUTINE EXPENSES</b>	<b>998130</b>	<b>1032854</b>	<b>34724</b>	<b>3.48%</b>	
	<b>NONROUTINE MAINTENANCE:</b>					
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	<b>CAPITAL EXPENDITURES</b>					
25	REPLACEMENT EQUIPMENT	0	0	0	0.00%	
26	PROPERTY BETTERMENTS	0	0	0	0.00%	
27	<b>TOTAL CAPITAL EXPEND.</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	
28	<b>TOTAL EXPENDITURES</b>	<b>998130</b>	<b>1032854</b>	<b>34724</b>	<b>3.48%</b>	
29	<b>GAIN OR LOSS</b>	<b>-245810</b>	<b>-234354</b>	<b>11456</b>		
30	OPERATING FUNDING SUBSIDY	319840	297800	-22040	-6.89%	Projected at 80% funding level
31	CFP ADMIN. FEE	0	0	0	0.00%	
32	ASSET MANAGEMENT FEE EXPENSE	-17880	-17880	0	0.00%	
33	RESERVE FROM PUBLIC HOUSING					
34	<b>NET GAIN OR LOSS</b>	<b>56150</b>	<b>45566</b>	<b>-10584</b>		

**CONVENTIONAL PUBLIC HOUSING AMP3 (MODESTO) CA26-3 & 27 (180 Units)**  
**BUDGET COMPARISON**  
**2017 VS. 2018**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2016-2017	2017-2018	BUDGET		
		LR AMP 3	LR AMP 3	DIFF.		
	<b>OPERATING RECEIPTS</b>					
1	DWELLING RENTALS	836990	888080	51090	6.10%	Calculated based on the current actual rental income
2	INTEREST	9450	24120	14670	155.24%	Increase in interest rate
3	OTHER RECEIPTS	38650	40040	1390	3.60%	Increase in tenant charges
4	<b>TOTAL RECEIPTS</b>	<b>885090</b>	<b>952240</b>	<b>67150</b>	<b>7.59%</b>	
	<b>OPERATING EXPENDITURES</b>					
	<b>ADMINISTRATION:</b>					
5	SALARIES	162570	171857	9287	5.71%	Increase is due to a COLA increase in fiscal year 2016-17 & 2017-18, merit increases for 2017-2018 fiscal year, and changes in classification from Resident Service Representative to Resident Service Coordinator position, as well as a changes in proration due to reorganization of management staff
6	FRINGE BENEFITS	77810	76209	-1601	-2.06%	Reduction in employee PERS, medical contribution and offset by an increase in payroll taxes
7	OTHER ADMIN. EXP.	28100	36170	8070	28.72%	Increase in legal expense and a need to replace copiers
8	ADMIN FEE	157942	157942	0	0.00%	
9	<b>TOTAL ADMIN. EXP.</b>	<b>426422</b>	<b>442178</b>	<b>15756</b>	<b>3.69%</b>	
	<b>UTILITIES:</b>					
10	UTILITIES	280720	282280	1560	0.56%	
11	<b>TOTAL UTILITIES EXP.</b>	<b>280720</b>	<b>282280</b>	<b>1560</b>	<b>0.56%</b>	
	<b>ORDINARY MAINTENANCE:</b>					
12	LABOR	73800	78320	4520	6.12%	Increase is due to a COLA increase in fiscal year 2016-17 & 2017-18 and merit increases
13	FRINGE BENEFITS	31250	29389	-1861	-5.96%	Reduction in employee PERS, medical contribution and offset by an increase in payroll taxes
14	MATERIALS	98870	99760	890	0.90%	
15	CONTRACT COSTS	190930	192590	1660	0.87%	
16	<b>TOTAL ORDINARY MAINT.</b>	<b>394850</b>	<b>400059</b>	<b>5209</b>	<b>1.32%</b>	
	<b>PROTECTIVE SERVICES :</b>					
17	CONTRACT COSTS	11960	11960	0	0.00%	
18	<b>TOTAL SERVICES</b>	<b>11960</b>	<b>11960</b>	<b>0</b>	<b>0.00%</b>	
	<b>GENERAL EXPENSE:</b>					
19	INSURANCE	50370	54030	3660	7.27%	The increase is due to increases in salary and rate increases in Workers Compensation insurance

**CONVENTIONAL PUBLIC HOUSING AMP3 (MODESTO) CA26-3 & 27 (180 Units)**  
**BUDGET COMPARISON**  
**2017 VS. 2018**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2016-2017	2017-2018	BUDGET		
		LR AMP 3	LR AMP 3	DIFF.		
20	P.I.L.O.T.	55627	60580	4953	8.90%	Increase due to increase in rental income
21	COLLECTION LOSSES	7204	7204	0	0.00%	
22	<b>TOTAL GENERAL EXPENSES</b>	<b>113201</b>	<b>121814</b>	<b>8613</b>	<b>7.61%</b>	
23	<b>TOTAL ROUTINE EXPENSES</b>	<b>1227153</b>	<b>1258291</b>	<b>31138</b>	<b>2.54%</b>	
	<b>NONROUTINE MAINTENANCE:</b>					
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	<b>CAPITAL EXPENDITURES</b>					
25	REPLACEMENT EQUIPMENT	12000		-12000	0.00%	One time replacement of mail folder and inserter for last fiscal year
26	PROPERTY BETTERMENTS	0	0	0	0.00%	
27	<b>TOTAL CAPITAL EXPEND.</b>	<b>12000</b>	<b>0</b>	<b>-12000</b>	<b>0.00%</b>	
28	<b>TOTAL EXPENDITURES</b>	<b>1239153</b>	<b>1258291</b>	<b>19138</b>	<b>1.54%</b>	
29	<b>GAIN OR LOSS</b>	<b>-354063</b>	<b>-306051</b>	<b>48012</b>		
30	OPERATING FUNDING SUBSIDY	450228	391742	-58486	-12.99%	Projected at 80% funding level
31	CFP ADMIN. FEE			0	0.00%	
32	ASSET MANAGEMENT FEE EXPENSE	-21600	-21600	0	0.00%	
33	RESERVE FROM PUBLIC HOUSING					
34	<b>NET GAIN OR LOSS</b>	<b>74565</b>	<b>64091</b>	<b>-10474</b>		

**CONVENTIONAL PUBLIC HOUSING AMP4 (MODESTO) CA26-18 & 26 (111 Units)**  
**BUDGET COMPARISON**  
**2017 VS. 2018**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2016-2017	2017-2018	BUDGET		
		LR AMP 4	LR AMP 4	DIFF.		
	<b>OPERATING RECEIPTS</b>					
1	DWELLING RENTALS	515210	527710	12500	2.43%	Calculated based on the current actual rental income
2	INTEREST	5800	15010	9210	158.79%	Increase in interest rate
3	OTHER RECEIPTS	10900	12530	1630	14.95%	Increase in tenant charges
4	<b>TOTAL RECEIPTS</b>	<b>531910</b>	<b>555250</b>	<b>23340</b>	<b>4.39%</b>	
	<b>OPERATING EXPENDITURES</b>					
	<b>ADMINISTRATION:</b>					
5	SALARIES	92440	97766	5326	5.76%	Increase is due to a COLA increase in fiscal year 2016-17 & 2017-18, merit increases for 2017-2018 fiscal year, and changes in classification from Resident Service Representative to Resident Service Coordinator position, as well as a changes in proration due to reorganization of management staff
6	FRINGE BENEFITS	49670	49090	-580	-1.17%	Reduction in employee PERS, medical contribution and offset by an increase in payroll taxes
7	OTHER ADMIN. EXP.	14820	15340	520	3.51%	
8	ADMIN FEE	97472	97472	0	0.00%	
9	<b>TOTAL ADMIN. EXP.</b>	<b>254402</b>	<b>259668</b>	<b>5266</b>	<b>2.07%</b>	
	<b>UTILITIES:</b>					
10	UTILITIES	139720	149140	9420	6.74%	Increase in water cost, sewer, and garbage
11	<b>TOTAL UTILITIES EXP.</b>	<b>139720</b>	<b>149140</b>	<b>9420</b>	<b>6.74%</b>	
	<b>ORDINARY MAINTENANCE:</b>					
12	LABOR	48960	52890	3930	8.03%	Increase is due to a COLA increase in fiscal year 2016-17 & 2017-18 and merit increases
13	FRINGE BENEFITS	21840	19870	-1970	-9.02%	Reduction in employee PERS, medical contribution and offset by an increase in payroll taxes
14	MATERIALS	48530	54680	6150	12.67%	Increase in plumbing materials and paint
15	CONTRACT COSTS	95990	95990	0	0.00%	
16	<b>TOTAL ORDINARY MAINT.</b>	<b>215320</b>	<b>223430</b>	<b>8110</b>	<b>3.77%</b>	
	<b>PROTECTIVE SERVICES :</b>					
17	CONTRACT COSTS	960	960	0	0.00%	
18	<b>TOTAL SERVICES</b>	<b>960</b>	<b>960</b>	<b>0</b>	<b>0.00%</b>	
	<b>GENERAL EXPENSE:</b>					

**CONVENTIONAL PUBLIC HOUSING AMP4 (MODESTO) CA26-18 & 26 (111 Units)**  
**BUDGET COMPARISON**  
**2017 VS. 2018**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2016-2017	2017-2018	BUDGET		
		LR AMP 4	LR AMP 4	DIFF.		
19	INSURANCE	31760	34330	2570	8.09%	The increase is due to increases in salary and rate increases in Workers Compensation insurance
20	P.I.L.O.T.	37549	37857	308	0.82%	Increase due to increase in rental income
21	COLLECTION LOSSES	5016	5016	0	0.00%	
22	TOTAL GENERAL EXPENSES	74325	77203	2878	3.87%	
23	TOTAL ROUTINE EXPENSES	684727	710401	25674	3.75%	
	NONROUTINE MAINTENANCE:					
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	CAPITAL EXPENDITURES					
25	REPLACEMENT EQUIPMENT	23000	0	-23000	0.00%	One time replacement of Toyota Prius for last fiscal year
26	PROPERTY BETTERMENTS			0	0.00%	
27	TOTAL CAPITAL EXPEND.	23000	0	-23000	0.00%	
28	TOTAL EXPENDITURES	707727	710401	2674	0.38%	
29	GAIN OR LOSS	-175817	-155151	20666		
30	OPERATING FUNDING SUBSIDY	211250	176302	-34948	-16.54%	Projected at 80% funding level
31	CFP ADMIN. FEE			0	0.00%	
32	ASSET MANAGEMENT FEE EXPENSE	-13320	-13320	0	0.00%	
33	RESERVE FROM PUBLIC HOUSING					
34	NET GAIN OR LOSS	22113	7831	-14282		

**CONVENTIONAL PUBLIC HOUSING AMP 5 (MODESTO) CA26-17 &19 (141 Units)**  
**BUDGET COMPARISON**  
**2017 VS. 2018**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2016-2017	2017-2018	BUDGET		
		LR AMP 5	LR AMP 5	DIFF.		
	<b>OPERATING RECEIPTS</b>					
1	DWELLING RENTALS	672000	757510	85510	12.72%	Calculated based on the current actual rental income
2	INTEREST	7370	19250	11880	161.19%	Increase in interest rate
3	OTHER RECEIPTS	22100	23600	1500	6.79%	Increase in maintenance service for small programs
4	<b>TOTAL RECEIPTS</b>	<b>701470</b>	<b>800360</b>	<b>98890</b>	<b>14.10%</b>	
	<b>OPERATING EXPENDITURES</b>					
	<b>ADMINISTRATION:</b>					
5	SALARIES	124770	130907	6137	4.92%	Increase is due to a COLA increase in fiscal year 2016-17 & 2017-18, merit increases for 2017-2018 fiscal year, and changes in classification from Resident Service Representative to Resident Service Coordinator position, as well as a changes in proration due to reorganization of management staff
6	FRINGE BENEFITS	58290	57410	-880	-1.51%	Reduction in employee PERS, medical contribution and offset by an increase in payroll taxes
7	OTHER ADMIN. EXP.	21220	25050	3830	18.05%	Increase in legal expense and a need to replace copier
8	ADMIN FEE	123645	123645	0	0.00%	
9	<b>TOTAL ADMIN. EXP.</b>	<b>327925</b>	<b>337012</b>	<b>9087</b>	<b>2.77%</b>	
	<b>UTILITIES:</b>					
	<b>LABOR</b>					
10	UTILITIES	205690	213510	7820	3.80%	Increase in water cost, sewer, and garbage
11	<b>TOTAL UTILITIES EXP.</b>	<b>205690</b>	<b>213510</b>	<b>7820</b>	<b>3.80%</b>	
	<b>ORDINARY MAINTENANCE:</b>					
12	LABOR	88320	96020	7700	8.72%	Increase is due to a COLA increase in fiscal year 2016-17 & 2017-18 and merit increases
13	FRINGE BENEFITS	37990	35330	-2660	-7.00%	Reduction in employee PERS, medical contribution and offset by an increase in payroll taxes
14	MATERIALS	78150	82090	3940	5.04%	Increase in plumbing and building materials
15	CONTRACT COSTS	129110	151380	22270	17.25%	Increase in painting and carpet replacement contracts
16	<b>TOTAL ORDINARY MAINT.</b>	<b>333570</b>	<b>364820</b>	<b>31250</b>	<b>9.37%</b>	
	<b>PROTECTIVE SERVICES :</b>					
17	CONTRACT COSTS	1826	1826	0	0.00%	
18	<b>TOTAL SERVICES</b>	<b>1826</b>	<b>1826</b>	<b>0</b>	<b>0.00%</b>	
	<b>GENERAL EXPENSE:</b>					
19	INSURANCE	47430	51905	4475	9.44%	The increase is due to increases in salary and rate increases in Workers Compensation insurance

**CONVENTIONAL PUBLIC HOUSING AMP 5 (MODESTO) CA26-17 &19 (141 Units)**  
**BUDGET COMPARISON**  
**2017 VS. 2018**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2016-2017	2017-2018	BUDGET		
		LR AMP 5	LR AMP 5	DIFF.		
20	P.I.L.O.T.	46631	54400	7769	16.66%	Increase due to increase in rental income
21	COLLECTION LOSSES	13540	13540	0	0.00%	
22	<b>TOTAL GENERAL EXPENSES</b>	<b>107601</b>	<b>119845</b>	<b>12244</b>	<b>11.38%</b>	
23	<b>TOTAL ROUTINE EXPENSES</b>	<b>976612</b>	<b>1037013</b>	<b>60401</b>	<b>6.18%</b>	
	<b>NONROUTINE MAINTENANCE:</b>					
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	<b>CAPITAL EXPENDITURES</b>					
25	REPLACEMENT EQUIPMENT	0	0	0	0.00%	
26	PROPERTY BETTERMENTS			0	0.00%	
27	<b>TOTAL CAPITAL EXPEND.</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	
28	<b>TOTAL EXPENDITURES</b>	<b>976612</b>	<b>1037013</b>	<b>60401</b>	<b>6.18%</b>	
29	<b>GAIN OR LOSS</b>	<b>-275142</b>	<b>-236653</b>	<b>38489</b>		
30	OPERATING FUNDING SUBSIDY	316190	272346	-43844	-13.87%	Projected at 80% funding level
31	CFP ADMIN. FEE			0	0.00%	
32	ASSET MANAGEMENT FEE EXPENSE	-16920	-16920	0	0.00%	
33	RESERVE FROM PUBLIC HOUSING					
34	<b>NET GAIN OR LOSS</b>	<b>24128</b>	<b>18773</b>	<b>-5355</b>		

**CONVENTIONAL PUBLIC HOUSING COCC (CENTRAL OFFICE COST CENTER)**  
**BUDGET COMPARISON**  
**2017 VS. 2018**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2016-2017	2017-2018	BUDGET		
		LR COCC	LR COCC	DIFF.		
	<b>OPERATING RECEIPTS</b>					
1	INTEREST	6170	11340	5170	83.79%	Increase in interest rate
2	OTHER RECEIPTS	284870	296120	11250	3.95%	Increase in turnover service from prior year.
3	<b>TOTAL OPERATING REC.</b>	<b>291040</b>	<b>307460</b>	<b>16420</b>	<b>5.64%</b>	
4	ADMIN. FEE	567690	567690	0	0.00%	
5	<b>TOTAL RECEIPTS</b>	<b>858730</b>	<b>875150</b>	<b>16420</b>	<b>1.91%</b>	
	<b>OPERATING EXPENDITURES</b>					
	<b>ADMINISTRATION:</b>					
6	SALARIES	302340	318610	16270	5.38%	Increase is due to a COLA increase in fiscal year 2016-17 and 2017-18, merit increases for 2017-2018 fiscal year, as well as a changes in proration due to reorganization of management staff
7	FRINGE BENEFITS	110100	111390	1290	1.17%	Increase in payroll taxes, changes in proration due to reorganization of management staff, and offset by a reduction in employee PERS contribution
8	OTHER ADMIN. EXP.	40830	41040	210	0.51%	
10	<b>TOTAL ADMIN. EXP.</b>	<b>453270</b>	<b>471040</b>	<b>17770</b>	<b>3.92%</b>	
	<b>UTILITIES:</b>					
11	UTILITIES	2520	2590	70	2.78%	
12	<b>TOTAL UTILITIES EXP.</b>	<b>2520</b>	<b>2590</b>	<b>70</b>	<b>2.78%</b>	
	<b>ORDINARY MAINTENANCE:</b>					
13	LABOR	326780	351350	24570	7.52%	Increase is due to a COLA increase in fiscal year 2016-17, 2017-18 and merit increase.
14	FRINGE BENEFITS	118100	116180	-1920	-1.63%	Reduction in employee PERS, medical contribution and offset by an increase in payroll taxes
15	MATERIALS	17060	21500	4440	26.03%	
16	CONTRACT COSTS	11620	13010	1390	11.96%	
17	<b>TOTAL ORDINARY MAINT.</b>	<b>473560</b>	<b>502040</b>	<b>28480</b>	<b>6.01%</b>	
	<b>GENERAL EXPENSE:</b>					
18	INSURANCE	80280	81740	1460	1.82%	The increase is due to increases in salary and rate increases in Workers Compensation insurance
19	<b>TOTAL GENERAL EXPENSES</b>	<b>80280</b>	<b>81740</b>	<b>1460</b>	<b>1.82%</b>	
20	<b>TOTAL ROUTINE EXPENSES</b>	<b>1009630</b>	<b>1057410</b>	<b>47780</b>	<b>4.73%</b>	
	<b>NONROUTINE MAINTENANCE:</b>					
21	EXTRAORDINARY MAINT.	0	0	0	0.00%	



**CONVENTIONAL PUBLIC HOUSING COCC (CENTRAL OFFICE COST CENTER)**  
**BUDGET COMPARISON**  
**2017 VS. 2018**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2016-2017	2017-2018	BUDGET		
		LR COCC	LR COCC	DIFF.	DIFF. %	
	<b>CAPITAL EXPENDITURES:</b>					
22	REPLACEMENT EQUIPMENT	23500	0	-23500	100.00%	One time replacement of Toyota Prius for last fiscal year
23	PROPERTY BETTERMENTS			0	0.00%	
24	<b>TOTAL CAPITAL EXPEND.</b>	<b>23500</b>	<b>0</b>	<b>-23500</b>	<b>100.00%</b>	
25	<b>TOTAL EXPENDITURES</b>	<b>1033130</b>	<b>1057410</b>	<b>24280</b>	<b>2.35%</b>	
26	<b>GAIN OR LOSS</b>	<b>-174400</b>	<b>-182260</b>	<b>-7860</b>		
27	OPERATING FUNDING SUBSIDY	0	0	0	0.00%	
28	CFP ADMIN. FEE	104400	105633	1233	1.18%	The administrative fee is based on the CFP Grant funding.
29	ASSET MANAGEMENT FEE INCOME	77640	77640	0	0.00%	
30	<b>NET GAIN OR LOSS</b>	<b>7640</b>	<b>1013</b>	<b>-6627</b>		

HOUSING CHOICE VOUCHER  
BUDGET COMPARISON  
2017 VS. 2018

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. &	COMMENTS
		2016-2017	2017-2018	BUDGET		
		HCV	HCV	DIFF.		
	<b>OPERATING RECEIPTS</b>					
1	OTHER RECEIPTS	\$22,850	\$25,340	\$2,490	10.90%	Increase fee earned from Shelter Plus Care Program
2	INSPECTION FEE	\$16,830	\$16,830	\$0	0.00%	
3	<b>TOTAL OPERATING REC.</b>	<b>\$39,680</b>	<b>\$42,170</b>	<b>\$2,490</b>	<b>6.28%</b>	
4	HAP CONTRIBUTION	\$29,786,480	\$30,147,540	\$361,060	1.21%	HAP projected based on 95% funding level.
5	ADMIN. FEE HUD	\$3,512,140	\$3,317,650	-\$194,490	-5.54%	Decrease due to lower Adm Fee from HUD and lower lease-up rate
6	<b>TOTAL RECEIPTS</b>	<b>\$33,338,300</b>	<b>\$33,507,360</b>	<b>\$169,060</b>	<b>0.51%</b>	
	<b>OPERATING EXPENDITURES</b>					
	<b>ADMINISTRATION:</b>					
7	SALARIES	\$1,362,040	\$1,491,810	\$129,770	9.53%	Increase is due to a COLA increase in fiscal year 2016-17 and 2017-18, merit increases for 2017-2018 fiscal year, as well as a changes in proration due to reorganization of management staff
8	FRINGE BENEFITS	\$680,550	\$678,502	-\$2,048	-0.30%	Reduction in employee PERS, medical contribution and offset by an increase in payroll taxes
9	OTHER ADMIN. EXP.	\$245,160	\$245,160	\$0	0.00%	
10	MANAGEMENT FEE EXP.	\$1,075,790	\$1,066,010	-\$9,780	-0.91%	Decrease due to lease-up rate
11	<b>TOTAL ADMIN. EXP.</b>	<b>\$3,363,540</b>	<b>\$3,481,482</b>	<b>\$117,942</b>	<b>3.51%</b>	
	<b>ORDINARY MAINTENANCE:</b>					
12	MATERIALS	\$9,100	\$9,100	\$0	0.00%	
13	CONTRACT COSTS	\$159,040	\$159,040	\$0	0.00%	
14	<b>TOTAL ORDINARY MAINT.</b>	<b>\$168,140</b>	<b>\$168,140</b>	<b>\$0</b>	<b>0.00%</b>	
	<b>GENERAL EXPENSE:</b>					
15	INSURANCE	\$68,870	\$77,410	\$8,540	12.40%	The increase is due to increases in salary and rate increases in Workers Compensation insurance
16	OTHER GENERAL EXPENSES	\$20,030	\$22,420	\$2,390	11.93%	Increase was due to increase in actual administrative fee paid for outgoing portable vouchers that are administered by other Housing Authorities
17	<b>TOTAL GENERAL EXPENSES</b>	<b>\$88,900</b>	<b>\$99,830</b>	<b>\$10,930</b>	<b>12.29%</b>	
18	<b>TOTAL ROUTINE EXPENSES</b>	<b>\$3,620,580</b>	<b>\$3,749,452</b>	<b>\$128,872</b>	<b>3.56%</b>	
19	HOUSING ASSISTANCE PAYMENTS	\$29,786,480	\$29,907,620	\$121,140	0.41%	Based on current average per unit month HAP expense and 95% voucher utilization
20	<b>TOTAL EXPENSES</b>	<b>\$33,407,060</b>	<b>\$33,657,072</b>	<b>\$250,012</b>	<b>0.75%</b>	
	<b>NONROUTINE MAINTENANCE:</b>					

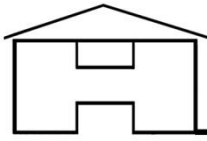
HOUSING CHOICE VOUCHER  
 BUDGET COMPARISON  
 2017 VS. 2018

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. &	COMMENTS
		2016-2017 HCV	2017-2018 HCV	BUDGET DIFF.		
21	EXTRAORDINARY MAINT.	\$0	\$0	\$0	0.00%	
	<b>CAPITAL EXPENDITURES</b>					
22	REPLACEMENT EQUIPMENT	\$0	\$0	\$0	0.00%	
23	PROPERTY BETTERMENTS	\$0	\$0	\$0	0.00%	
24	TOTAL CAPITAL EXPEND.	\$0	\$0	\$0	0.00%	
25	TOTAL EXPENDITURES	\$33,407,060	\$33,657,072	\$250,012	0.75%	
26	RESERVE TRANSFER FROM HCV ADMIN FEE	\$68,760	\$149,712			
27	GAIN OR LOSS	\$0	\$0			

**HOUSING CHOICE VOUCHER COCC  
BUDGET COMPARISON  
2017 VS. 2018**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2016-2017	2017-2018	BUDGET		
		HCV	HCV	DIFF.	DIFF. &	
	COCC	COCC				
	<b>OPERATING RECEIPTS</b>					
1	MANAGEMENT FEE	\$1,075,790	\$1,066,010	-\$9,780	-0.91%	Decrease due to lease-up rate
2	<b>TOTAL RECEIPTS</b>	<b>\$1,075,790</b>	<b>\$1,066,010</b>	<b>-\$9,780</b>	<b>-0.91%</b>	
	<b>OPERATING EXPENDITURES</b>					
	<b>ADMINISTRATION:</b>					
3	SALARIES	\$597,840	\$676,570	\$78,730	13.17%	Increase is due to a COLA increase in fiscal year 2016-17 and 2017-18, merit increases for 2017-2018 fiscal year, as well as a changes in proration due to reorganization of management staff
4	FRINGE BENEFITS	\$219,765	\$223,350	\$3,585	1.63%	Increase in payroll taxes, changes in proration due to reorganization of management staff, and offset by a reduction in employee PERS contribution
5	OTHER ADMIN. EXP.	\$95,710	\$97,690	\$1,980	2.07%	Increase in legal cost
6	<b>TOTAL ADMIN. EXP.</b>	<b>\$913,315</b>	<b>\$997,610</b>	<b>\$84,295</b>	<b>9.23%</b>	
	<b>ORDINARY MAINTENANCE:</b>					
7	MATERIALS	\$4,200	\$4,200	\$0	0.00%	
8	CONTRACT COSTS	\$12,010	\$12,010	\$0	0.00%	
9	<b>TOTAL ORDINARY MAINT.</b>	<b>\$16,210</b>	<b>\$16,210</b>	<b>\$0</b>	<b>0.00%</b>	
	<b>GENERAL EXPENSE:</b>					
10	INSURANCE	\$28,720	\$33,210	\$4,490	15.63%	The increase is due to increases in salary and rate increases in Workers Compensation insurance
11	<b>TOTAL GENERAL EXPENSES</b>	<b>\$28,720</b>	<b>\$33,210</b>	<b>\$4,490</b>	<b>15.63%</b>	
12	<b>TOTAL ROUTINE EXPENSES</b>	<b>\$958,245</b>	<b>\$1,047,030</b>	<b>\$88,785</b>	<b>9.27%</b>	
	<b>NONROUTINE MAINTENANCE:</b>					
13	EXTRAORDINARY MAINT.	\$0	\$0	\$0	0.00%	
	<b>CAPITAL EXPENDITURES</b>					
14	REPLACEMENT EQUIPMENT	\$0	\$0	\$0	0.00%	
15	PROPERTY BETTERMENTS	\$0	\$0	\$0	0.00%	
16	<b>TOTAL CAPITAL EXPEND.</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.00%</b>	
17	<b>TOTAL EXPENDITURES</b>	<b>\$958,245</b>	<b>\$1,047,030</b>	<b>\$88,785</b>	<b>9.27%</b>	
18	<b>GAIN OR LOSS</b>	<b>\$117,545</b>	<b>\$18,980</b>	<b>-\$98,565</b>		

SHELTER PLUS CARE PROGRAM BUDGET 2017 - 2018		BUDGET 2016-2017	BUDGET 2017-2018	BUDGET VS. BUDGET		
LINE #	ITEM	HCV	HCV	DIFF.	DIFF. &	COMMENTS
	<b>OPERATING RECEIPTS</b>					
1	HUD CONTRIBUTION	\$674,600	\$723,710	\$49,110	7.28%	Increase in HAP Expenditures
2	<b>TOTAL RECEIPTS</b>	<b>\$674,600</b>	<b>\$723,710</b>	<b>\$49,110</b>	<b>7.28%</b>	
	<b>OPERATING EXPENDITURES</b>					
	<b>ADMINISTRATION:</b>					
3	OTHER ADMIN. EXP.	\$22,850	\$25,780	\$2,930	12.82%	
4	<b>TOTAL ADMIN. EXP.</b>	<b>\$22,850</b>	<b>\$25,780</b>	<b>\$2,930</b>	<b>12.82%</b>	
5	<b>TOTAL ROUTINE EXPENSES</b>	<b>\$22,850</b>	<b>\$25,780</b>	<b>\$2,930</b>		
6	<b>HOUSING ASSISTANCE PAYMENTS</b>	\$651,750	\$697,930	\$46,180	7.09%	Increase in average HAP Cost
7	<b>TOTAL EXPENDITURES</b>	<b>\$674,600</b>	<b>\$723,710</b>	<b>\$49,110</b>	<b>7.28%</b>	
8	<b>GAIN OR LOSS</b>	<b>\$0</b>	<b>\$0</b>			



# Housing Authority of the County of Stanislaus

*...also serving Alpine ▪ Amador ▪ Calaveras ▪ Inyo ▪ Mariposa ▪ Mono ▪ Tuolumne Counties.*

## RESOLUTION NO. 16-17-20

### RESOLUTION APPROVING THE HOUSING AUTHORITY OF THE COUNTY OF STANISLAUS CONVENTIONAL PUBLIC HOUSING OPERATING BUDGET FOR FISCAL YEAR 2017-2018

**WHEREAS**, the Housing Authority of the County of Stanislaus is administering and will continue to administer Conventional Public Housing designated as CA026-001, 002, 003, 004, 005, 006A, 006B, 007, 008, 010, 017, 018, 019, 026 and 027 located at Oakdale, Turlock, Modesto, Ceres, Newman, Patterson, Westley and Hughson; and

**WHEREAS**, in the operation of said project that a Conventional Public Housing Operating Budget has been adopted, and approved by the Department of Housing and Urban Development; and

**WHEREAS**, a budget has been prepared for said projects.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the County of Stanislaus, that:

1. Proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families.
2. The financial plan is reasonable in that:
  - a. It indicates a source of funding adequate to cover all proposed expenditures.
  - b. It does not provide for funding in excess of income.
3. All proposed charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.
4. That no PHA employee reflected in the Operating Budget is serving in a variety of positions which will exceed a 100% allocation of his/her time.
5. The Conventional Public Housing Operating Budget as herein designated be, and the same is hereby ratified, confirmed and approved.
6. Said Conventional Public Housing Operating Budget is submitted to the Department of Housing and Urban Development for consideration and approval.
7. Said Conventional Public Housing Operating Budget is filed in the office of the Housing Authority of the County of Stanislaus and is more particularly identified as follows:

<b>TERM</b>	<b>PROGRAM</b>	<b>AMOUNT</b>
10/01/2017 thru 9/30/2018	Conventional Public Housing	
	AMP 1	\$ 517,165
	AMP 2	\$1,032,854
	AMP 3	\$1,258,291
	AMP 4	\$ 710,401
	AMP 5	\$1,037,013
	Central Office Cost Center	\$1,057,410

**DULY AND REGULARLY ADOPTED** by the Board of Commissioners of the Housing Authority of the County of Stanislaus this 27<sup>th</sup> day of July 2017

On motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and on the following roll call vote:

AYES:

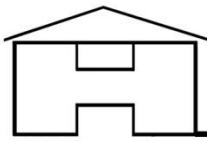
NAYS:

ABSTAIN:

ABSENT:

Approved: \_\_\_\_\_  
Chairman

Attest: \_\_\_\_\_  
Secretary



# Housing Authority of the County of Stanislaus

*...also serving Alpine ▪ Amador ▪ Calaveras ▪ Inyo ▪ Mariposa ▪ Mono ▪ Tuolumne Counties.*

## RESOLUTION NO. 16-17-21

### RESOLUTION APPROVING THE HOUSING AUTHORITY OF THE COUNTY OF STANISLAUS HOUSING CHOICE VOUCHER PROGRAM OPERATING BUDGET FOR FISCAL YEAR 2017-2018

**WHEREAS**, the Housing Authority of the County of Stanislaus is administering and will continue to administer a Housing Choice Voucher Assistance Payments Program, consisting of projects designated as CA26-V026-78, and providing rental assistance to families living throughout Stanislaus County; and

**WHEREAS**, it is necessary in the operation of said project that a Housing Choice Voucher Assistance Program Operating Budget, therefore, be adopted, subject to approval of the Department of Housing and Urban Development; and

**WHEREAS**, a budget has been prepared for said projects.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the County of Stanislaus, that:

1. Proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families.
2. The financial plan is reasonable in that:
  - a. It indicates a source of funding adequate to cover all proposed expenditures.
  - b. It does not provide for funding in excess of income.
3. All proposed charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.
4. The Housing Choice Voucher Program Operating Budget as herein designated be, and the same is hereby ratified, confirmed and approved.
5. Said Housing Choice Voucher Payments Program Operating Budget is submitted to the Department of Housing and Urban Development for consideration and approval.
6. Said Housing Choice Voucher Payments Program Operating Budget is filed in the office of the Housing Authority of the County of Stanislaus and is more particularly identified as follows:

TERM	PROGRAM	AMOUNT
10/01/2017 thru 9/30/2018	Housing Choice Voucher	\$33,657,072
10/01/2017 thru 9/30/2018	Housing Choice Voucher Central Office Cost Center	\$ 1,047,030





**DULY AND REGULARLY ADOPTED** by the Board of Commissioners of the Housing Authority of the County of Stanislaus this 27<sup>th</sup> day of July 2017

On motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and on the following roll call vote:

AYES:

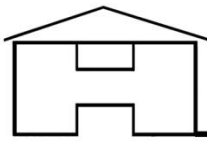
NAYS:

ABSTAIN:

ABSENT:

Approved: \_\_\_\_\_  
Chairman

Attest: \_\_\_\_\_  
Secretary



# Housing Authority of the County of Stanislaus

*...also serving Alpine ▪ Amador ▪ Calaveras ▪ Inyo ▪ Mariposa ▪ Mono ▪ Tuolumne Counties.*

## RESOLUTION NO. 16-17-22

### RESOLUTION APPROVING THE HOUSING AUTHORITY OF THE COUNTY OF STANISLAUS SHELTER PLUS CARE PROGRAM OPERATING BUDGET FOR FISCAL YEAR 2017-2018

**WHEREAS**, the Housing Authority of the County of Stanislaus is administering and will continue to administer a Shelter Plus Care Program, providing rental assistance to families living throughout Stanislaus County; and

**WHEREAS**, it is necessary in the operation of said project that a Shelter Plus Care Program Operating Budget, therefore, be approved and adopted; and

**WHEREAS**, a budget has been prepared for said projects.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the County of Stanislaus, that:

1. Proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families.
2. The financial plan is reasonable in that:
  - a. It indicates a source of funding adequate to cover all proposed expenditures.
  - b. It does not provide for funding in excess of income.
3. All proposed charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.
4. The Shelter Plus Care Program Operating Budget as herein designated be, and the same is hereby ratified, confirmed and approved.
5. Said Shelter Plus Care Program Operating Budget is filed in the office of the Housing Authority of the County of Stanislaus and is more particularly identified as follows:

TERM	PROGRAM	AMOUNT
10/01/2017 thru 9/30/2018	Shelter Plus Care	\$723,710

**DULY AND REGULARLY ADOPTED** by the Board of Commissioners of the Housing Authority of the County of Stanislaus this 27<sup>th</sup> day of July 2017

On motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and on the following roll call vote:



AYES:

NAYS:

ABSTAIN:

ABSENT:

Approved: \_\_\_\_\_  
Chairman

Attest: \_\_\_\_\_  
Secretary