

Stanislaus Regional Housing Authority

Alpine ■ Amador ■ Calaveras ■ Inyo ■ Mariposa ■ Mono ■ Stanislaus ■ Tuolumne Counties

Date: July 24, 2018
To: Board of Commissioners
From: Barbara S. Kauss, Executive Director
Subject: **Action Item # 1,2,3** - Proposed Budget HUD Conventional Public Housing, Housing Choice Voucher and Shelter Plus Care for Fiscal Year 2018-2019

Prepared By: Linh Luong, Director of Finance

Resolution No. 17-18-22, 17-18-23, 17-18-24

RECOMMENDATION

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 2018-2019.

SUMMARY

The 2018-2019 Fiscal Year Budget was prepared with the following assumptions:

1. The interest rate for investment returns for all programs is 1.7% for fiscal year 2018-2019.
2. The inflation factor used in estimating the budget proposal is 4%.
3. Fringe Benefits - PERS retirement expense estimate is 9.8%.
4. Insurance – The rate for property and liability decrease for 2018-2019 fiscal year.
5. Utilities – The rate increase for water of 34%, 10% in sewer and 10% in electric.
6. Employee benefits included employee wellness program.

The following are recaps of the Authority's proposed budgets for the Fiscal Year 2018-2019 as compared to the 2017-2018 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 2018-2019 fiscal year is \$136,230. 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 2019.

The total revenue increased by \$10,710 or 3.09% due to increases in rental income, interest income and other income. The total expenditures increased by \$8,545 or 1.65%. This is due to the increase in utilities expense and administrative expenses. During the previous fiscal year, the Housing Authority conducted an internal audit to review the efficiency and effectiveness of the maintenance operations. The audit resulted in the determination that the Analyst position for the Public Housing Programs and Maintenance Division would improve the efficiency of the maintenance operations. The Analyst position will, among another duties, monitor compliance requirements, tenant accommodation requests, and response times to maintenance requests to ensure that responses meet Authority standards. This budget is projected to utilize reserves from Public Housing of \$40,110.

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 2018-2019 fiscal year is \$296,150. 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 2019.

The total revenue increased by \$43,000 or 5.39% due to increases in rental revenue, interest income and other receipts. The total expenditures increased by \$62,333 or 6.04%. This is due to the increases in utilities expense and administrative expense. During the previous fiscal year, the Housing Authority conducted an internal audit to review the efficiency and effectiveness of the maintenance operations. The audit resulted in the determination that the Analyst position for the Public Housing Programs and Maintenance Division would improve the efficiency of the maintenance operations. The Analyst position will, among another duties, monitor compliance requirements, tenant accommodation requests, and response times to maintenance requests to ensure that responses meet Authority standards. The administrative expense is largely due to the repositioning of funds from the maintenance labor line item to the administrative salaries line item. This budget has \$24,583 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 2018-2019 fiscal year is \$358,670. 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 2019.

The total revenue increased by \$60,370 or 6.34% due to increases in rental revenue, interest income and other receipts. The total expenditures increased by \$63,265 or 5.03%. This is due to increases in utilities expense and administrative expense. During the previous fiscal year, the Housing Authority conducted an internal audit to review the efficiency and effectiveness of the maintenance operations. The audit resulted in the determination that the Analyst position for the Public Housing Programs and Maintenance Division would improve the efficiency of the maintenance operations. The Analyst position will, among another duties, monitor compliance requirements, tenant accommodation requests, and response times to maintenance requests to ensure that responses meet Authority standards. The administrative expense is largely due to the repositioning of funds from the maintenance labor line item to the administrative salaries line item. This budget has \$56,124 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 2018-2019 fiscal year is \$175,320. 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 2019.

The total revenue increased by \$36,490 or 6.57% due to increases in rental income, interest income and other receipts. The total expenditures increased by \$42,223 or 5.94%. This is due to increases in utilities expense, maintenance expenses, general expense and administrative expense. During the previous fiscal year, the Housing Authority conducted an internal audit to review the efficiency and effectiveness of the maintenance operations. The audit resulted in the determination that the Analyst position for the Public Housing Programs and Maintenance Division would improve the efficiency of the maintenance operations. The Analyst position will, among another duties, monitor compliance requirements, tenant accommodation requests, and response times to maintenance requests to ensure that responses meet Authority standards. This budget has \$1,116 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 2018-2019 fiscal year is \$265,610. 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 2019.

The total revenue increased by \$20,170 or 2.52% due to increases in rental income, interest income and other receipts. The total expenditures increased by \$29,298 or 2.83%. This is due to increases in utilities expense and administrative expense. During the previous fiscal year, the Housing Authority conducted an internal audit to review the efficiency and effectiveness of the maintenance operations. The audit resulted in the determination that the Analyst position for the Public Housing Programs and Maintenance Division would improve the efficiency of the maintenance operations. The Analyst position will, among another duties, monitor compliance requirements, tenant accommodation requests, and response times to maintenance requests to ensure that responses meet Authority standards. The administrative expense is largely due to the repositioning of funds from the maintenance labor line item to the administrative salaries line item. This budget has \$2,909 projected to go to reserve.

CONVENTIONAL PUBLIC HOUSING - CENTRAL OFFICE COST CENTER (COCC)

The total revenue increased by \$47,532 or 5.43% due to increases in interest income and other receipts. The total expenditures increased by \$37,130 or 3.51%. This is due to the increases in utilities expense and administrative expense. The administrative expense is largely due to the reclassification and reallocation change for Operation Supervisor from maintenance labor line item to the administrative salaries line item. The Operation Supervisor was previously classified under maintenance, thus a higher worker's compensation cost. Since the position is more appropriately classified as administrative, the salary and benefit costs are now moved to the administrative line item, which results in an overall cost savings. This budget has \$12,014 projected to go to reserve.

HOUSING CHOICE VOUCHER (SECTION 8)

The HAP (Housing Assistance Payments) budgeted at 98% funding proration and is based on anticipated voucher utilization.

Admin. Fee – This fee is calculated based on a 96% lease up of vouchers, and 76% funding level from HUD for October through December 2018 and a 75% funding level for January through September 2019. This fee could change for calendar year 2019.

The total revenue for the 2018-2019 fiscal year is increased by \$643,030 due to the increase in HAP Contribution, and administrative fees from HUD. The increase in expenditure is \$563,648 due to increases in HAP expense, administrative expense, contract costs and general expense. This budget is projected to utilize reserves from HCV administrative fee of \$310,250.

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

The total revenue for the 2018-2019 fiscal year is increased by \$10,540 or .99% due to an increase in management fee. The increase in expenditures is \$27,340 or 2.61% due to increases in administrative expense and general expense. This budget has \$2,180 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 \$845,860 for fiscal year 2018-2019. The total expense for 2018-2019 budget is \$845,860 for operating expense and HAP (Housing Assistance Payments) expense.

ATTACHMENTS

1. Proposed fiscal year 2018-2019 operating budgets
2. Resolutions 17-18-22, 17-18-23, 17-18-24

**CONVENTIONAL PUBLIC HOUSING
2018-2019 BUDGET SUMMARY**

AMPS	AMP#1	AMP#2	AMP#3	AMP#4	AMP#5	TOTAL
TOTAL OPERATING RECEIPTS	357,290	841,500	1,012,610	591,740	820,530	3,623,670
TOTAL EXPENDITURES	525,710	1,095,187	1,321,556	752,624	1,066,311	4,761,388
GAIN OR LOSS	-168,420	-253,687	-308,946	-160,884	-245,781	-1,137,718
OPERATING FUNDING SUBSIDY	136,230	296,150	386,670	175,320	265,610	1,259,980
ASSET MANAGEMENT FEE EXPENSE	-7,920	-17,880	-21,600	-13,320	-16,920	-77,640
NET GAIN OR LOSS	-40,110	24,583	56,124	1,116	2,909	44,622

CONVENTIONAL PUBLIC HOUSING AMP1 (NEWMAN, PATTERSON & WESTLEY) (66 Units)
BUDGET COMPARISON
2018 VS. 2019

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2017-2018	2018-2019	BUDGET		
		LR AMP 1	LR AMP 1	DIFF.		
	OPERATING RECEIPTS					
1	DWELLING RENTALS	323540	331830	8290	2.56%	Calculated based on the current actual rental income
2	INTEREST	8590	10560	1970	22.93%	Increase in interest rate
3	OTHER RECEIPTS	14450	14900	450	3.11%	Increase in the number of tenant charges
4	TOTAL OPERATING RECEIPTS	346580	357290	10710	3.09%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	49142	50180	1038	2.11%	Increase is due to COLA increases in 2018-2019 and the change in classification for Administrative Analyst position to address program monitoring and compliance.
6	FRINGE BENEFITS	29790	30580	790	2.65%	Increase in payroll taxes, employer PERS contribution and retirees medical expense
7	OTHER ADMIN. EXP.	14850	15500	650	4.38%	increase in expense over the last 12 months of operations
8	ADMIN FEE	57761	63068	5307	9.19%	Increase in management fee per HUD 2018 Public Housing Management Fee Table
9	TOTAL ADMIN. EXP.	151543	159328	7785	5.14%	
	UTILITIES:					
10	UTILITIES	88160	101180	13020	14.77%	Increase in cost for water and sewer
11	TOTAL UTILITIES EXP.	88160	101180	13020	14.77%	
	ORDINARY MAINTENANCE:					
12	LABOR	80130	81480	1350	1.68%	Increase is due to COLA and merit increases in 2018-2019
13	FRINGE BENEFITS	33100	34880	1780	5.38%	Increase in payroll taxes, employer PERS contribution and retirees medical expense
14	MATERIALS	42850	42850	0	0.00%	
15	CONTRACT COSTS	59940	44580	-15360	-25.63%	Decrease due to one time tree removal budgeted for last fiscal year
16	TOTAL ORDINARY MAINT.	216020	203790	-12230	-5.66%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	100	100	0	0.00%	
18	TOTAL SERVICES	100	100	0	0.00%	
	GENERAL EXPENSE:					
19	INSURANCE	32730	33170	440	1.34%	The increase is due to increases in salary
20	P.I.L.O.T.	23540	23070	-470	-2.00%	Decrease due to increase in utilities expense
21	COLLECTION LOSSES	5072	5072	0	0.00%	
22	TOTAL GENERAL EXPENSES	61342	61312	-30	-0.05%	

CONVENTIONAL PUBLIC HOUSING AMP1 (NEWMAN, PATTERSON & WESTLEY) (66 Units)
BUDGET COMPARISON
2018 VS. 2019

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2017-2018	2018-2019	BUDGET		
		LR AMP 1	LR AMP 1	DIFF.		
23	TOTAL ROUTINE EXPENSES	517165	525710	8545	1.65%	
	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	517165	525710	8545	1.65%	
29	GAIN OR LOSS	-170585	-168420	2165		
30	OPERATING FUNDING SUBSIDY	137005	136230	-775	-0.57%	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	41500	40110	-1390		
34	NET GAIN OR LOSS	0	0			

CONVENTIONAL PUBLIC HOUSING AMP2 (OAKDALE, TURLOCK, CERES & HUGHSON) (149 Units)
BUDGET COMPARISON
2018 VS. 2019

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2017-2018	2018-2019	BUDGET		
		LR AMP 2	LR AMP 2	DIFF.		
	OPERATING RECEIPTS					
1	DWELLING RENTALS	760880	779030	18150	2.39%	Calculated based on the current actual rental income
2	INTEREST	19190	43200	24010	125.12%	Increase in interest rate
3	OTHER RECEIPTS	18430	19270	840	4.56%	Increase in the number of tenant charges
4	TOTAL OPERATING RECEIPTS	798500	841500	43000	5.39%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	143860	157430	13570	9.43%	Increase due to COLA and merit increases in 2018-2019 and the change in classification for Administrative Analyst position to address program monitoring and compliance.
6	FRINGE BENEFITS	64886	79610	14724	22.69%	Increase is due to the salary changes per above, increase employer PERS contribution, retirees medical and increase in payroll taxes
7	OTHER ADMIN. EXP.	25560	25560	0	0.00%	
8	ADMIN FEE	130870	142889	12019	9.18%	Increase in management fee per HUD 2018 Public Housing Management Fee Table
9	TOTAL ADMIN. EXP.	365176	405489	40313	11.04%	
	UTILITIES:					
	LABOR					
10	UTILITIES	233380	263870	30490	13.06%	Increase in water cost, sewer, and garbage
11	TOTAL UTILITIES EXP.	233380	263870	30490	13.06%	
	ORDINARY MAINTENANCE:					
12	LABOR	71290	65390	-5900	-8.28%	Decrease due to the change in classification for Administrative Analyst position to address program monitoring and compliance. Proration changes for maintenance staff. Staff will utilize contract service as needed. Also, offset by an increase in COLA and merit increases for 2018-2019
13	FRINGE BENEFITS	26420	25360	-1060	-4.01%	Decrease is due to the salary changes per above, and offset by an increase in employer PERS contribution and payroll taxes
14	MATERIALS	76220	76220	0	0.00%	
15	CONTRACT COSTS	154010	154010	0	0.00%	
16	TOTAL ORDINARY MAINT.	327940	320980	-6960	-2.12%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	100	100	0	0.00%	
18	TOTAL SERVICES	100	100	0	0.00%	

CONVENTIONAL PUBLIC HOUSING AMP2 (OAKDALE, TURLOCK, CERES & HUGHSON) (149 Units)
BUDGET COMPARISON
2018 VS. 2019

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2017-2018	2018-2019	BUDGET		
		LR AMP 2	LR AMP 2	DIFF.		
	GENERAL EXPENSE:					
19	INSURANCE	44340	44060	-280	-0.63%	Decrease due to the change in classification for Administrative Analyst position, decrease in property & liability insurance premiums, and offset by an increase in salary
20	P.I.L.O.T.	52750	51520	-1230	-2.33%	Decrease due to increase in utilities expense
29	RETIREEES MEDICAL ACCRUAL	0	0	0	0.00%	
21	COLLECTION LOSSES	9168	9168	0	0.00%	
22	TOTAL GENERAL EXPENSES	106258	104748	-1510	-1.42%	
23	TOTAL ROUTINE EXPENSES	1032854	1095187	62333	6.04%	
	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	1032854	1095187	62333	6.04%	
29	GAIN OR LOSS	-234354	-253687	-19333		
30	OPERATING FUNDING SUBSIDY	297800	296150	-1650	-0.55%	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	NET GAIN OR LOSS	45566	24583	-20983		

CONVENTIONAL PUBLIC HOUSING AMP3 (MODESTO) CA26-3 & 27 (180 Units)
BUDGET COMPARISON
2018 VS. 2019

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2017-2018 LR AMP 3	2018-2019 LR AMP 3	BUDGET DIFF.		
	OPERATING RECEIPTS					
1	DWELLING RENTALS	888080	921850	33770	3.80%	Calculated based on the current actual rental income
2	INTEREST	24120	50720	26600	110.28%	Increase in interest rate
3	OTHER RECEIPTS	40040	40040	0	0.00%	
4	TOTAL RECEIPTS	952240	1012610	60370	6.34%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	171857	189870	18013	10.48%	Increase due to COLA and merit increases in 2018-2019 and the change in classification for Administrative Analyst position to address program monitoring and compliance.
6	FRINGE BENEFITS	76209	91400	15191	19.93%	Increase is due to the salary changes per above, increase employer PERS contribution, retirees medical and increase in payroll taxes
7	OTHER ADMIN. EXP.	36170	36720	550	1.52%	
8	ADMIN FEE	157942	172452	14510	9.19%	Increase in management fee per HUD 2018 Public Housing Management Fee Table
9	TOTAL ADMIN. EXP.	442178	490442	48264	10.92%	
	UTILITIES:					
10	UTILITIES	282280	291430	9150	3.24%	Increase in cost for sewer and garbage
11	TOTAL UTILITIES EXP.	282280	291430	9150	3.24%	
	ORDINARY MAINTENANCE:					
12	LABOR	78320	71070	-7250	-9.26%	Decrease due to the change in classification for Administrative Analyst position to address program monitoring and compliance. Proration changes for maintenance staff. Staff will utilize contract service as needed. Also, offset by an increase in COLA and merit increases for 2018-2019
13	FRINGE BENEFITS	29389	26900	-2489	-8.47%	Decrease is due to the salary changes per above, and offset by an increase in employer PERS contribution and payroll taxes
14	MATERIALS	99760	99760	0	0.00%	
15	CONTRACT COSTS	192590	192590	0	0.00%	
16	TOTAL ORDINARY MAINT.	400059	390320	-9739	-2.43%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	11960	12110	150	1.25%	
18	TOTAL SERVICES	11960	12110	150	1.25%	

CONVENTIONAL PUBLIC HOUSING AMP3 (MODESTO) CA26-3 & 27 (180 Units)
BUDGET COMPARISON
2018 VS. 2019

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2017-2018	2018-2019	BUDGET		
		LR AMP 3	LR AMP 3	DIFF.		
	GENERAL EXPENSE:					
19	INSURANCE	54030	52000	-2030	-3.76%	Decrease due to the change in classification for Administrative Analyst position, decrease in property & liability insurance premiums, and offset by an increase in salary
20	P.I.L.O.T.	60580	63050	2470	4.08%	Increase due to increase in rental income
21	COLLECTION LOSSES	7204	7204	0	0.00%	
22	TOTAL GENERAL EXPENSES	121814	122254	440	0.36%	
23	TOTAL ROUTINE EXPENSES	1258291	1306556	48265	3.84%	
	NONROUTINE MAINTENANCE:					
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	CAPITAL EXPENDITURES					
25	REPLACEMENT EQUIPMENT			0	0.00%	
26	PROPERTY BETTERMENTS	0	15000	15000	0.00%	Curb, Gutter & Sidewalk Replacement at Westview Gardens
27	TOTAL CAPITAL EXPEND.	0	15000	15000	0.00%	
28	TOTAL EXPENDITURES	1258291	1321556	63265	5.03%	
29	GAIN OR LOSS	-306051	-308946	-2895		
30	OPERATING FUNDING SUBSIDY	391742	386670	-5072	-1.29%	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	NET GAIN OR LOSS	64091	56124	-7967		

CONVENTIONAL PUBLIC HOUSING AMP4 (MODESTO) CA26-18 & 26 (111 Units)
BUDGET COMPARISON
2018 VS. 2019

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2017-2018	2018-2019	BUDGET		
		LR AMP 4	LR AMP 4	DIFF.		
	OPERATING RECEIPTS					
1	DWELLING RENTALS	527710	547100	19390	3.67%	Calculated based on the current actual rental income
2	INTEREST	15010	31260	16250	108.26%	Increase in interest rate
3	OTHER RECEIPTS	12530	13380	850	6.78%	Increase in tenant charges
4	TOTAL RECEIPTS	555250	591740	36490	6.57%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	97766	103270	5504	5.63%	Increase due to COLA and merit increases in 2018-2019 and the change in classification for Administrative Analyst position to address program monitoring and compliance.
6	FRINGE BENEFITS	49090	54640	5550	11.31%	Increase is due to the salary changes per above, increase employer PERS contribution, retirees medical and increase in payroll taxes
7	OTHER ADMIN. EXP.	15340	15590	250	1.63%	
8	ADMIN FEE	97472	106428	8956	9.19%	Increase in management fee per HUD 2018 Public Housing Management Fee Table
9	TOTAL ADMIN. EXP.	259668	279928	20260	7.80%	
	UTILITIES:					
10	UTILITIES	149140	161550	12410	8.32%	Increase in water cost, sewer, and garbage
11	TOTAL UTILITIES EXP.	149140	161550	12410	8.32%	
	ORDINARY MAINTENANCE:					
12	LABOR	52890	55300	2410	4.56%	Increase is due to COLA , merit increases in 2018-2019 and proration changes for maintenance staff
13	FRINGE BENEFITS	19870	21630	1760	8.86%	Increase is due to salary changes above, increase employer PERS contribution, retiree medical and increase in payroll taxes
14	MATERIALS	54680	54680	0	0.00%	
15	CONTRACT COSTS	95990	100000	4010	4.18%	Increase in landscaping contract expense
16	TOTAL ORDINARY MAINT.	223430	231610	8180	3.66%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	960	960	0	0.00%	
18	TOTAL SERVICES	960	960	0	0.00%	
	GENERAL EXPENSE:					
19	INSURANCE	34330	35000	670	1.95%	Increase due to increase in salary, and offset by a decrease in property & liability insurance premiums
20	P.I.L.O.T.	37857	38560	703	1.86%	Increase due to increase in rental income
21	COLLECTION LOSSES	5016	5016	0	0.00%	

CONVENTIONAL PUBLIC HOUSING AMP4 (MODESTO) CA26-18 & 26 (111 Units)
BUDGET COMPARISON
2018 VS. 2019

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2017-2018	2018-2019	BUDGET		
		LR AMP 4	LR AMP 4	DIFF.		
22	TOTAL GENERAL EXPENSES	77203	78576	1373	1.78%	
23	TOTAL ROUTINE EXPENSES	710401	752624	42223	5.94%	
	NONROUTINE MAINTENANCE:					
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	CAPITAL EXPENDITURES					
25	REPLACEMENT EQUIPMENT	0	0	0	0.00%	
26	PROPERTY BETTERMENTS			0	0.00%	
27	TOTAL CAPITAL EXPEND.	0	0	0	0.00%	
28	TOTAL EXPENDITURES	710401	752624	42223	5.94%	
29	GAIN OR LOSS	-155151	-160884	-5733		
30	OPERATING FUNDING SUBSIDY	176302	175320	-982	-0.56%	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	7831	1116	-6715		

CONVENTIONAL PUBLIC HOUSING AMP 5 (MODESTO) CA26-17 &19 (141 Units)
BUDGET COMPARISON
2018 VS. 2019

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2017-2018 LR AMP 5	2018-2019 LR AMP 5	BUDGET DIFF.		
	OPERATING RECEIPTS					
1	DWELLING RENTALS	757510	762930	5420	0.72%	Calculated based on the current actual rental income
2	INTEREST	19250	32450	13200	68.57%	Increase in interest rate
3	OTHER RECEIPTS	23600	25150	1550	6.57%	Increase in the number of tenant charges
	TOTAL OPERATING REC.	800360	820530	20170	2.52%	
4	TOTAL RECEIPTS	800360	820530	20170	2.52%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	130907	146680	15773	12.05%	Increase due to COLA and merit increases in 2018-2019 and the change in classification for Administrative Analyst position to address program monitoring and compliance.
6	FRINGE BENEFITS	57410	66810	9400	16.37%	Increase is due to the salary changes per above, increase employer PERS contribution, retirees medical and increase in payroll taxes
7	OTHER ADMIN. EXP.	25050	27140	2090	8.34%	Increase in legal expense
8	ADMIN FEE	123645	135005	11360	9.19%	Increase in management fee per HUD 2018 Public Housing Management Fee Table
9	TOTAL ADMIN. EXP.	337012	375635	38623	11.46%	
	UTILITIES:					
	LABOR					
10	UTILITIES	213510	232160	18650	8.73%	Increase in water cost, sewer, and garbage
11	TOTAL UTILITIES EXP.	213510	232160	18650	8.73%	
	ORDINARY MAINTENANCE:					
12	LABOR	96020	94540	-1480	-1.54%	Decrease due to the change in classification for Administrative Analyst position to address program monitoring and compliance. Proration changes for maintenance staff. Staff will utilize contract service as needed. Also, offset by an increase in COLA and merit increases for 2018-2019
13	FRINGE BENEFITS	35330	34830	-500	-1.42%	Decrease is due to the salary changes per above, and offset by an increase in employer PERS contribution and payroll taxes
14	MATERIALS	82090	72520	-9570	-11.66%	Decrease in paint and HVAC materials
15	CONTRACT COSTS	151380	135800	-15580	-10.29%	Decrease in painting and flooring contract expenses
16	TOTAL ORDINARY MAINT.	364820	337690	-27130	-7.44%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	1826	1826	0	0.00%	
18	TOTAL SERVICES	1826	1826	0	0.00%	

CONVENTIONAL PUBLIC HOUSING AMP 5 (MODESTO) CA26-17 &19 (141 Units)
BUDGET COMPARISON
2018 VS. 2019

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2017-2018 LR AMP 5	2018-2019 LR AMP 5	BUDGET DIFF.		
	GENERAL EXPENSE:					
19	INSURANCE	51905	52380	475	0.91%	The increase is due to increases in salary and offset by a decrease in classification of administrative analyst, decrease in property & liability insurance premiums
20	P.I.L.O.T.	54400	53080	-1320	-2.43%	Decrease due to increase in utilities expense
21	COLLECTION LOSSES	13540	13540	0	0.00%	
22	TOTAL GENERAL EXPENSES	119845	119000	-845	-0.71%	
23	TOTAL ROUTINE EXPENSES	1037013	1066311	29298	2.83%	
	NONROUTINE MAINTENANCE:					
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	CAPITAL EXPENDITURES					
25	REPLACEMENT EQUIPMENT	0	0	0	0.00%	
26	PROPERTY BETTERMENTS			0	0.00%	
27	TOTAL CAPITAL EXPEND.	0	0	0	0.00%	
28	TOTAL EXPENDITURES	1037013	1066311	29298	2.83%	
29	GAIN OR LOSS	-236653	-245781	-9128		
30	OPERATING FUNDING SUBSIDY	272346	265610	-6736	-2.47%	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	NET GAIN OR LOSS	18773	2909	-15864		

CONVENTIONAL PUBLIC HOUSING COCC (CENTRAL OFFICE COST CENTER)
BUDGET COMPARISON
2018 VS. 2019

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2017-2018	2018-2019	BUDGET		
		LR COCC	LR COCC	DIFF.		
	OPERATING RECEIPTS					
1	INTEREST	11340	6720	-4620	-40.74%	Decrease due to decrease in reserve
2	OTHER RECEIPTS	296120	296120	0	0.00%	
3	TOTAL OPERATING REC.	307460	302840	-4620	-1.50%	
4	ADMIN. FEE	567690	619842	52152	9.19%	Increase in management fee earned from Public Housing AMPs
5	TOTAL RECEIPTS	875150	922682	47532	5.43%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
6	SALARIES	318610	351120	32510	10.20%	Increase is due to COLA , merit increases in 2018-2019 and classification change for Operating Supervisor from Maintenance to Administration
7	FRINGE BENEFITS	111390	142910	31520	28.30%	Increase is due to salary changes per above, increase employer PERS contribution, retirees medical and increase in payroll taxes
8	OTHER ADMIN. EXP.	41040	41640	600	1.46%	
9	ADMIN FEE	0	0	0	0.00%	
10	TOTAL ADMIN. EXP.	471040	535670	64630	13.72%	
	UTILITIES:					
11	UTILITIES	2590	2980	390	15.06%	Increase in cost for water and sewer
12	TOTAL UTILITIES EXP.	2590	2980	390	15.06%	
	ORDINARY MAINTENANCE:					
13	LABOR	351350	320780	-30570	-8.70%	Decrease is due to classification change for Operation Supervisor from Maintenance to Administration, and offset by an increase in COLA and merit increase for fiscal year 2018-19
14	FRINGE BENEFITS	116180	112920	-3260	-2.81%	Decrease is due to the salary changes per above, and offset by an increase in employer PERS contribution and payroll taxes
15	MATERIALS	21500	21500	0	0.00%	
16	CONTRACT COSTS	13010	14640	1630	12.53%	Increase in vehicle maintenance expense
17	TOTAL ORDINARY MAINT.	502040	469840	-32200	-6.41%	
	GENERAL EXPENSE:					
18	INSURANCE	81740	80350	-1390	-1.70%	The decrease is due to classification change for Operation Supervisor from Maintenance to Administration and offset by an increase in salary
19	TOTAL GENERAL EXPENSES	81740	80350	-1390	-1.70%	
20	TOTAL ROUTINE EXPENSES	1057410	1088840	31430	2.97%	

CONVENTIONAL PUBLIC HOUSING COCC (CENTRAL OFFICE COST CENTER)
BUDGET COMPARISON
2018 VS. 2019

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2017-2018 LR COCC	2018-2019 LR COCC	BUDGET DIFF.		
	NONROUTINE MAINTENANCE:					
21	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	CAPITAL EXPENDITURES:					
22	REPLACEMENT EQUIPMENT	0	5700	5700	100.00%	Enclosed trailer for bedbug treatment equipment
23	PROPERTY BETTERMENTS			0	0.00%	
24	TOTAL CAPITAL EXPEND.	0	5700	5700	100.00%	
25	TOTAL EXPENDITURES	1057410	1094540	37130	3.51%	
26	GAIN OR LOSS	-182260	-171858	10402		
27	OPERATING FUNDING SUBSIDY	0	0	0	0.00%	
28	CFP ADMIN. FEE	105633	106232	599	0.57%	The administrative fee is based on the CFP Grant funding.
29	ASSET MANAGEMENT FEE INCOME	77640	77640	0	0.00%	
30	NET GAIN OR LOSS	1013	12014	11001		

HOUSING CHOICE VOUCHER
BUDGET COMPARISON
2018 VS. 2019

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. &	COMMENTS
		2017-2018	2018-2019	BUDGET		
		HCV	HCV	DIFF.		
	OPERATING RECEIPTS					
1	OTHER RECEIPTS	\$25,340	\$25,340	\$0	0.00%	
2	INSPECTION FEE	\$16,830	\$16,830	\$0	0.00%	
3	TOTAL OPERATING REC.	\$42,170	\$42,170	\$0	0.00%	
4	HAP CONTRIBUTION	\$30,147,540	\$30,616,720	\$469,180	1.56%	HAP projected based on 98% funding level.
5	ADMIN. FEE HUD	\$3,317,650	\$3,491,500	\$173,850	5.24%	Increase due to projected higher lease-up rate
6	TOTAL RECEIPTS	\$33,507,360	\$34,150,390	\$643,030	1.92%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
7	SALARIES	\$1,491,810	\$1,519,100	\$27,290	1.83%	Increase is due to a COLA increase in fiscal year 2018-19, merit increases for 2018-2019 fiscal year, as well as a changes in proration due to reorganization of staffing
8	FRINGE BENEFITS	\$678,502	\$704,330	\$25,828	3.81%	Increase in employer PERS contribution, retirees medical expense and an increase in payroll taxes
9	OTHER ADMIN. EXP.	\$245,160	\$245,160	\$0	0.00%	
10	MANAGEMENT FEE EXP.	\$1,066,010	\$1,076,550	\$10,540	0.99%	Increase in lease-up rate
11	TOTAL ADMIN. EXP.	\$3,481,482	\$3,545,140	\$63,658	1.83%	
	ORDINARY MAINTENANCE:					
12	MATERIALS	\$9,100	\$9,100	\$0	0.00%	
13	CONTRACT COSTS	\$159,040	\$185,570	\$26,530	16.68%	Increase cost for Yardi
14	TOTAL ORDINARY MAINT.	\$168,140	\$194,670	\$26,530	15.78%	
	GENERAL EXPENSE:					
15	INSURANCE	\$77,410	\$78,410	\$1,000	1.29%	The increase is due to increases in salary
16	OTHER GENERAL EXPENSES	\$22,420	\$25,700	\$3,280	14.63%	Increase was due to increase in actual administrative fee paid for outgoing portable vouchers that are administered by other Housing Authorities
17	TOTAL GENERAL EXPENSES	\$99,830	\$104,110	\$4,280	4.29%	
18	TOTAL ROUTINE EXPENSES	\$3,749,452	\$3,843,920	\$94,468	2.52%	
19	HOUSING ASSISTANCE PAYMENTS	\$30,147,540	\$30,616,720	\$469,180	1.56%	Based on current average per unit month HAP expense and 96% voucher utilization
20	TOTAL EXPENSES	\$33,896,992	\$34,460,640	\$563,648	1.66%	
	NONROUTINE MAINTENANCE:					
21	EXTRAORDINARY MAINT.	\$0	\$0	\$0	0.00%	

HOUSING CHOICE VOUCHER
 BUDGET COMPARISON
 2018 VS. 2019

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. &	COMMENTS
		2017-2018	2018-2019	BUDGET		
		HCV	HCV	DIFF.		
	CAPITAL EXPENDITURES					
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	\$33,896,992	\$34,460,640	\$563,648	1.66%	
26	RESERVE TRANSFER FROM HCV ADMIN FEE	\$389,632	\$310,250			
27	GAIN OR LOSS	\$0	\$0			

**HOUSING CHOICE VOUCHER COCC
BUDGET COMPARISON
2018 VS. 2019**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. &	COMMENTS
		2017-2018	2018-2019	BUDGET		
		HCV	HCV	DIFF.		
	COCC	COCC				
	OPERATING RECEIPTS					
1	MANAGEMENT FEE	\$1,066,010	\$1,076,550	\$10,540	0.99%	Increase in lease-up rate
2	TOTAL RECEIPTS	\$1,066,010	\$1,076,550	\$10,540	0.99%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
3	SALARIES	\$676,570	\$685,680	\$9,110	1.35%	Increase is due to a COLA increase in fiscal year 2018-19, merit increases for 2018-2019 fiscal year
4	FRINGE BENEFITS	\$223,350	\$241,140	\$17,790	7.97%	Increase in payroll taxes, employer PERS contribution and retirees medical expense
5	OTHER ADMIN. EXP.	\$97,690	\$97,690	\$0	0.00%	
6	TOTAL ADMIN. EXP.	\$997,610	\$1,024,510	\$26,900	2.70%	
	ORDINARY MAINTENANCE:					
7	MATERIALS	\$4,200	\$4,200	\$0	0.00%	
8	CONTRACT COSTS	\$12,010	\$12,010	\$0	0.00%	
9	TOTAL ORDINARY MAINT.	\$16,210	\$16,210	\$0	0.00%	
	GENERAL EXPENSE:					
10	INSURANCE	\$33,210	\$33,650	\$440	1.32%	The increase is due to increases in salary
11	TOTAL GENERAL EXPENSES	\$33,210	\$33,650	\$440	1.32%	
12	TOTAL ROUTINE EXPENSES	\$1,047,030	\$1,074,370	\$27,340	2.61%	
	NONROUTINE MAINTENANCE:					
13	EXTRAORDINARY MAINT.	\$0	\$0	\$0	0.00%	
	CAPITAL EXPENDITURES					
14	REPLACEMENT EQUIPMENT	\$0	\$0	\$0	0.00%	
15	PROPERTY BETTERMENTS	\$0	\$0	\$0	0.00%	
16	TOTAL CAPITAL EXPEND.	\$0	\$0	\$0	0.00%	
17	TOTAL EXPENDITURES	\$1,047,030	\$1,074,370	\$27,340	2.61%	
18	GAIN OR LOSS	\$18,980	\$2,180	-\$16,800		

**SHELTER PLUS CARE PROGRAM
BUDGET 2018 - 2019**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. &	COMMENTS
		2017-2018	2018-2019	BUDGET		
		HCV	HCV	DIFF.		
	OPERATING RECEIPTS					
1	HUD CONTRIBUTION	\$723,710	\$845,860	\$122,150	16.88%	Increase in HAP Expenditures
2	TOTAL RECEIPTS	\$723,710	\$845,860	\$122,150	16.88%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
3	OTHER ADMIN. EXP.	\$25,780	\$26,130	\$350	1.36%	
4	TOTAL ADMIN. EXP.	\$25,780	\$26,130	\$350	1.36%	
5	TOTAL ROUTINE EXPENSES	\$25,780	\$26,130	\$350		
6	HOUSING ASSISTANCE PAYMENTS	\$697,930	\$819,730	\$121,800	17.45%	Increase in HAP Cost
7	TOTAL EXPENDITURES	\$723,710	\$845,860	\$122,150	16.88%	
8	GAIN OR LOSS	\$0	\$0			

REQUESTED TRAINING BUDGET
FISCAL YEAR 2018-2019 Projected Training Budget Approval*

TYPE OF TRAINING	# OF STAFF	UNIT COST	TOTAL COST
California Rural Water Association Annual Conference	6	\$350.00	\$2,100
Water/Wastewater Operator Continuing Education Training	6	\$250.00	\$1,500
USDA Farm Labor Certification	3	\$1,350.00	\$4,050
Eligibility Specialist Certification	4	\$900.00	\$3,600
Public Housing Management & Certification	1	\$900.00	\$900
Public Housing Eligibility Specialist Certification	1	\$1,000.00	\$1,000
Project Based Section 8 Training	3	\$1,000.00	\$3,000
Financial Training	2	\$1,200.00	\$2,400
Brown Act Training	1	\$1,600.00	\$1,600
Tax Credit Training (Legal Council)	1	\$500.00	\$500
Development Training	2	\$1,600.00	\$3,200
Miscellaneous HUD Training			\$5,000
TOTAL			\$28,850

* Additional training needs for staff to stay up-to-date.

REQUESTED TRAVEL BUDGET

*FY '18-19 Projected Travel Budget and Travel Approval**

TYPE OF MEETING	# ATTEND	UNIT COST	TOTAL COST	ED	BOC STAFF
National NAHRO Conference - Atlanta, GA	4	2,400	9,600	1	3
January Chapter Conference	2	750	1,500	0	1 1
January CAHA Annual Conference	1	1,000	1,000	1	
NAHRO Annual Legislative Conference - Arlington, VA	4	3,700	14,800	1	3
Regional Annual Spring Conference - TBA	5	1,200	6,000	1	2 2
Summer National NAHRO Conference - TBA	4	1,900	7,600	1	3
CAHA Executive Director Meeting - TBA	1	850	850	1	
Other Counties Travel	2	500	1,000	1	
Finance Officers Meeting - Spring	1	980	980	0	1
Finance Officers Meeting - Fall	1	980	980	0	1
CalPERS Educational Forum - Indian Well, CA	2	1,250	2,500	0	2
CalPELRA Training Conference / Leibert Cassidy	1	1,800	1,800	0	1
CHWCA Meeting	1	360	360	0	1
YARDI Conference	1	2,300	2,300	0	1
TOTAL			51,270		

*Approval of Projected Travel and Training Budget as included in the annual budget will allow for early planning and discounts in registration, travel and accomodation arrangements. Please note that the Executive does travel to participate in other regional Boards, but this is not at the expense of the Agency Budget.

Position	Salary Range	Salary Scale
Account Clerk/Senior Account Clerk	34A/36A	Clerical
Accountant	46	Admin
Accounting Assist. Payroll/Account Receivable	43	Clerical
Accounting Supervisor	51	Admin
Accounts Payable Clerk	36A	Clerical
Administrative Analyst	46	Admin
Administrative Analyst (75% FTE)	46	Admin
Area Maintenance Worker	43	Clerical
Asset Manager I/II/III	45/48/51	Admin
Assistant Resident Manager	Hourly	
Deputy Director	60	Admin
Director of Finance	60	Admin
Human Resources Division Manager	55	Admin
Director of Information Technology	56	Admin
Director of Regional Housing Choice Voucher Program	60	Admin
Eligibility Specialist I/II	37A/42A	Clerical
Executive Director	Contract	Contract
Family Self Sufficiency Specialist Coordinator	42	Clerical
Housing Inspection HMIS Supervisor I/II	48/50	Admin
Housing Quality Standard Inspector	41A	Clerical
Landscape Area Maintenance Worker	43	Clerical
Maintenance Worker I/II	38/41	Clerical
Maintenance Worker Part-time	Hourly	
Occupancy Clerk	36	Clerical
Occupancy Specialist I/II	37A/42A	Clerical
Office Assistant/Senior Office Assistant	34A/36	Admin
On-Site Maintenance Supervisor	43	Admin
On-Site Manager	44	Admin
On-Site Resident Manager	Hourly	
Property Management Division Manager	56	Admin
Purchasing Specialist	42	Clerical
Resident Services Coordinator	44	Admin
Senior General Ledger Clerk	40	Clerical
Operations Supervisor	46	Admin
Worker Order Clerk/Senior Work Order Clerk	35/36A	Clerical

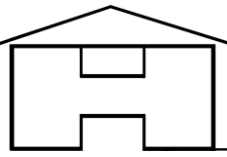
CLERICAL SALARY RANGES			
FISCAL YEAR 2018-2019			
	1.01	1.01	
EFFECTIVE 10/1/2018			
RANGE	MINIMUM	MAXIMUM	
	31	2029	2469
A31		2084	2532
	32	2131	2598
A32		2188	2660
	33	2240	2727
A33		2295	2793
	34	2353	2864
A34		2410	2935
	35	2469	3011
A35		2532	3090
	36	2598	3162
A36		2660	3238
	37	2727	3324
A37		2793	3405
	38	2864	3491
A38		2935	3577
	39	3011	3663
A39		3090	3762
	40	3162	3852
A40		3239	3951
	41	3324	4046
A41		3405	4150
	42	3491	4253
A42		3577	4360
	43	3665	4468
A43		3762	4583
	44	3852	4693
A44		3951	4813
	45	4046	4933
A45		4150	5052
	46	4253	5180
A46		4360	5315
	47	4468	5441

Hourly	\$11.00	\$28.07
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ADMINISTRATION SALARY RANGES			
FISCAL YEAR 2018-2019			
	1.01	1.01	
EFFECTIVE 10/1/2018			
RANGE	MINIMUM	MAXIMUM	
	39	3069	3731
A39		3149	3828
	40	3221	3919
A40		3303	4024
	41	3386	4125
A41		3469	4225
	42	3554	4330
A42		3641	4437
	43	3731	4548
A43		3828	4664
	44	3919	4778
A44		4024	4901
	45	4125	5020
A45		4225	5146
	46	4330	5272
A46		4437	5408
	47	4548	5544
A47		4664	5679
	48	4778	5824
A48		4901	5967
	49	5020	6118
A49		5146	6268
	50	5272	6428
A50		5408	6589
	51	5544	6756
A51		5679	6922
	52	5824	7100
A52		5967	7274
	53	6118	7456
A53		6268	7641
	54	6428	7831
A54		6589	8031
	55	6756	8230
A55		6922	8435
	56	7100	8648
A56		7274	8862
	57	7456	9080
A57		7641	9312
	58	7831	9543
A58		8031	9783
	59	8230	10026
A59		8435	10278
	60	8648	10532

Contract	\$165,000	\$186,638
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Plus up to 9% Education Incentive



Stanislaus Regional Housing Authority

Alpine ■ Amador ■ Calaveras ■ Inyo ■ Mariposa ■ Mono ■ Stanislaus ■ Tuolumne Counties

RESOLUTION NO. 17-18-22

RESOLUTION APPROVING THE HOUSING AUTHORITY OF THE COUNTY OF STANISLAUS CONVENTIONAL PUBLIC HOUSING OPERATING BUDGET FOR FISCAL YEAR 2018-2019

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:



TERM	PROGRAM	AMOUNT
10/01/2018 thru 9/30/2019	Conventional Public Housing	
	AMP 1	\$ 525,710
	AMP 2	\$1,095,187
	AMP 3	\$1,321,556
	AMP 4	\$ 752,624
	AMP 5	\$1,066,311
	Central Office Cost Center	\$1,094,540

DULY AND REGULARLY ADOPTED by the Board of Commissioners of the Housing Authority of the County of Stanislaus this 24th day of July 2018

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

AYES:

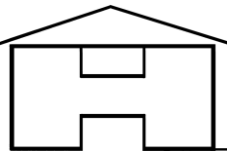
NAYS:

ABSTAIN:

ABSENT:

Attest: _____
Secretary

Approved: _____
Chairperson



Stanislaus Regional Housing Authority

Alpine ■ Amador ■ Calaveras ■ Inyo ■ Mariposa ■ Mono ■ Stanislaus ■ Tuolumne Counties

RESOLUTION NO. 17-18-23

RESOLUTION APPROVING THE HOUSING AUTHORITY OF THE COUNTY OF STANISLAUS HOUSING CHOICE VOUCHER PROGRAM OPERATING BUDGET FOR FISCAL YEAR 2018-2019

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
10/01/2018 thru 9/30/2019	Housing Choice Voucher	\$34,460,640
10/01/2018 thru 9/30/2019	Housing Choice Voucher Central Office Cost Center	\$ 1,074,370



DULY AND REGULARLY ADOPTED by the Board of Commissioners of the Housing Authority of the County of Stanislaus this 24th day of July 2018

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

AYES:

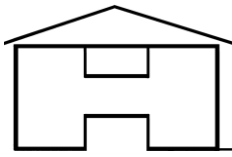
NAYS:

ABSTAIN:

ABSENT:

Attest: _____
Secretary

Approved: _____
Chairperson



Stanislaus Regional Housing Authority

Alpine ■ Amador ■ Calaveras ■ Inyo ■ Mariposa ■ Mono ■ Stanislaus ■ Tuolumne Counties

RESOLUTION NO. 17-18-24

RESOLUTION APPROVING THE HOUSING AUTHORITY OF THE COUNTY OF STANISLAUS SHELTER PLUS CARE PROGRAM OPERATING BUDGET FOR FISCAL YEAR 2018-2019

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
10/01/2018 thru 9/30/2019	Shelter Plus Care	\$845,860

DULY AND REGULARLY ADOPTED by the Board of Commissioners of the Housing Authority of the County of Stanislaus this 24th day of July 2018



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

AYES:

NAYS:

ABSTAIN:

ABSENT:

Attest: _____
Secretary

Approved: _____
Chairperson