



## Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA  
MONO | STANISLAUS | TUOLUMNE COUNTIES

Date: July 14, 2022  
To: Board of Commissioners  
From: Jim Kruse, Executive Director  
Subject: Action Item #3: Proposed Conventional Public Housing Operating Budget  
for Fiscal Year 2022-2023

Prepared By: Linh Luong, Director of Finance

Resolution No. 21-22-23

### 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 Operating Budgets for Fiscal Year 2022-2023.

### SUMMARY

The 2022-2023 Fiscal Year Budget was prepared with the following assumptions:

1. The interest rate for investment returns for all programs is .37% for fiscal year 2022-2023.
2. The inflation factor used in estimating the budget proposal is 4%.
3. Fringe Benefits - PERS retirement expense estimate is 14.1%.
4. Insurance – The rate for property insurance increased 15% and rate liability insurance increased 13.9% for 2022-2023 fiscal year.
5. Utilities – The rate increase for water, sewer 10%, and electric of 5%.
6. Employee benefits included employee wellness program.

The following are recaps of the Authority's proposed budgets for the Fiscal Year 2022-2023 as compared to the 2021-2022 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 2022-2023 fiscal year is \$177,915. Staff estimated that HUD will fund 85% of the calculated subsidy amount. This estimated subsidy is subject to HUD approval. The Actual Subsidy amount will be



The total revenue increased by \$23,290 or 5.99% due to increases in rental income and interest income. The total expenditures increased by \$35,678 or 5.57%. This is due to the increase in administrative expense, utilities expense, maintenance expense and general expense. This budget is projected to utilize reserves from Public Housing of \$93,865.

**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 2022-2023 fiscal year is \$480,515. Staff estimated that HUD will fund 85% 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 2023.

The total revenue increased by \$65,113 or 8.02% due to increases in rental income and interest income. The total expenditures increased by \$59,446 or 4.64%. This is due to the increases in administrative expense, utilities expense, maintenance expense and general expense. This budget has \$381 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 2022-2023 fiscal year is \$500,154. Staff estimated that HUD will fund 85% 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 2023.

The total revenue increased by \$74,204 or 7.22% due to increases in rental income and interest income. The total expenditures increased by \$80,698 or 5.23%. This is due to increases in administrative expense, utilities expense, maintenance expense and general expense. This budget is projected to utilize reserves from Public Housing of \$42,618.

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

Operating Funding Subsidy – the projected Operating Fund Subsidy for the 2022-2023 fiscal year is \$224,787. Staff estimated that HUD will fund 85% 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 2023.

The total revenue increased by \$46,260 or 7.06% due to increases in rental income and interest income. The total expenditures increased by \$47,126 or 5.23%. This is due to increases in administrative expense, utilities expense, maintenance expense and general expense. This budget is projected to utilize reserves from Public Housing of \$35,544.

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

Operating Funding Subsidy – the projected Operating Fund Subsidy for the 2022-2023 fiscal year is \$264,304. Staff estimated that HUD will fund 85% 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 2023.

The total revenue increased by \$21,026 or 2.35% due to increases in rental income and interest income. The total expenditures increased by \$54,901 or 4.43%. This is due to increases in administrative expense, utilities expense, maintenance expense and general expense. This budget is projected to utilize reserves from Public Housing of \$132,226.

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

The total revenue increased by \$8,294 or .87% due to increases in admin fees and interest income. The total expenditures increased by \$22,077 or 1.85%. This is due to the increases in administrative expense, utilities expense, maintenance expense and insurance expense. This budget has \$11,199 projected to go to reserve.

### **ATTACHMENTS**

1. Proposed fiscal year 2022-2023 operating budgets
2. Resolutions 21-22-23

**CONVENTIONAL PUBLIC HOUSING AMP1 (NEWMAN, PATTERSON & WESTLEY) (66 Units)**  
**BUDGET COMPARISON**  
**2021 VS. 2022**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		
		2020-2021	2021-2022	BUDGET		
		PH AMP 1	PH AMP 1	DIFF.	DIFF. %	COMMENTS
	<b>OPERATING RECEIPTS</b>					
1	DWELLING RENTALS	404950	373400	-31550	-7.79%	Calculated based on the current actual rental income
2	INTEREST	4820	580	-4240	-87.97%	Due to decrease in reserve and interest rate
3	OTHER RECEIPTS	14900	14900	0	0.00%	
4	<b>TOTAL OPERATING RECEIPTS</b>	<b>424670</b>	<b>388880</b>	<b>-35790</b>	<b>-8.43%</b>	
	<b>OPERATING EXPENDITURES</b>					
	<b>ADMINISTRATION:</b>					
5	SALARIES	48740	54280	5540	11.37%	Increase due to COLA and merit increases & staff proration changes
6	FRINGE BENEFITS	28230	30080	1850	6.55%	Increase due to salary changes, per above, increased Employer PERS contribution, Active & Retiree Medical increases and increase in Payroll Taxes.
7	OTHER ADMIN. EXP.	23400	23400	0	0.00%	
8	ADMIN FEE	65004	67100	2096	3.22%	Increase in management fee per HUD 2021 Public Housing Management Fee Table
9	<b>TOTAL ADMIN. EXP.</b>	<b>165374</b>	<b>174860</b>	<b>9486</b>	<b>5.74%</b>	
	<b>UTILITIES:</b>					
10	UTILITIES	137820	157640	19820	14.38%	Increase in cost for water, sewer & electricity
11	<b>TOTAL UTILITIES EXP.</b>	<b>137820</b>	<b>157640</b>	<b>19820</b>	<b>14.38%</b>	
	<b>ORDINARY MAINTENANCE:</b>					
12	LABOR	87120	91900	4780	5.49%	Increase due to COLA and merit increases
13	FRINGE BENEFITS	38520	40220	1700	4.41%	Increase due to salary changes, per above, increased Employer PERS contribution, Active & Retiree Medical increases and increase in Payroll Taxes.
14	MATERIALS	48800	48800	0	0.00%	
15	CONTRACT COSTS	65500	68200	2700	4.12%	Increase due to Plumbing & HVAC Contract
16	<b>TOTAL ORDINARY MAINT.</b>	<b>239940</b>	<b>249120</b>	<b>9180</b>	<b>3.83%</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	26540	29940	3400	12.81%	Increase in property & liability insurance, offset by a decrease in workers compensation
20	P.I.L.O.T.	26720	21580	-5140	-19.24%	Decrease due to decrease in rental income and increase in utilities expense
21	<b>COLLECTION LOSSES</b>	<b>5072</b>	<b>5072</b>	<b>0</b>	<b>0.00%</b>	

**CONVENTIONAL PUBLIC HOUSING AMP1 (NEWMAN, PATTERSON & WESTLEY) (66 Units)**  
**BUDGET COMPARISON**  
**2021 VS. 2022**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2020-2021	2021-2022	BUDGET		
		PH AMP 1	PH AMP 1	DIFF.	DIFF. %	
22	TOTAL GENERAL EXPENSES	58332	56592	-1740	-2.98%	
23	TOTAL ROUTINE EXPENSES	601566	638312	36746	6.11%	
	NONROUTINE MAINTENANCE:					
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	CAPITAL EXPENDITURES					
25	REPLACEMENT EQUIPMENT	0	2040	2040	0.00%	Purchase of scissor lift to be used at all Public Housing properties
26	PROPERTY BETTERMENTS	0	0	0	0.00%	
27	TOTAL CAPITAL EXPEND.	0	2040	2040	0.00%	
28	TOTAL EXPENDITURES	601566	640352	38786	6.45%	
29	GAIN OR LOSS	-176896	-251472	-74576		
30	OPERATING FUNDING SUBSIDY	151430	221600	70170	46.34%	Projected at 85% 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	33386	37792			
34	NET GAIN OR LOSS	0	0			

**CONVENTIONAL PUBLIC HOUSING AMP2 (OAKDALE, TURLOCK, CERES & HUGHSON) (149 Units)**  
**BUDGET COMPARISON**  
**2022 VS. 2023**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2021-2022	2022-2023	BUDGET		
		PH AMP 2	PH AMP 2	DIFF.	DIFF. %	
	<b>OPERATING RECEIPTS</b>					
1	DWELLING RENTALS	791500	855470	63970	8.08%	Calculated based on the current actual rental income
2	INTEREST	1367	2510	1143	83.61%	Increase due to increase in interest rate
3	OTHER RECEIPTS	19270	19270	0	0.00%	
4	<b>TOTAL OPERATING RECEIPTS</b>	<b>812137</b>	<b>877250</b>	<b>65113</b>	<b>8.02%</b>	
	<b>OPERATING EXPENDITURES</b>					
	<b>ADMINISTRATION:</b>					
5	SALARIES	226330	249757	23427	10.35%	Increase due to COLA and merit increases, additional staffing & staff proration changes
6	FRINGE BENEFITS	118150	126280	8130	6.88%	Increase due to salary changes, per above, increased Employer PERS contribution and Payroll Taxes.
7	OTHER ADMIN. EXP.	30400	32500	2100	6.91%	Increases in internet, computer software & payment processing fees
8	ADMIN FEE	152024	153712	1688	1.11%	Increase in management fee per HUD 2022 Public Housing Management Fee Table
9	<b>TOTAL ADMIN. EXP.</b>	<b>526904</b>	<b>562249</b>	<b>35345</b>	<b>6.71%</b>	
	<b>UTILITIES:</b>					
	<b>LABOR</b>					
10	UTILITIES	310800	319700	8900	2.86%	Increase in cost for water, sewer, electricity & garbage
11	<b>TOTAL UTILITIES EXP.</b>	<b>310800</b>	<b>319700</b>	<b>8900</b>	<b>2.86%</b>	
	<b>ORDINARY MAINTENANCE:</b>					
12	LABOR	69360	71480	2120	3.06%	Increase due to COLA & merit increases
13	FRINGE BENEFITS	29050	29740	690	2.38%	Increase due to salary changes, per above, increased Employer PERS contribution and increase in Payroll Taxes.
14	MATERIALS	76220	76220	0	0.00%	
15	CONTRACT COSTS	160250	160250	0	0.00%	
16	<b>TOTAL ORDINARY MAINT.</b>	<b>334880</b>	<b>337690</b>	<b>2810</b>	<b>0.84%</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	45530	48960	3430	7.53%	Increase in property & liability insurance, offset by a decrease in workers comp
20	P.I.L.O.T.	48070	53577	5507	11.46%	Increase due to increase in rental income
29	RETIREE MEDICAL ACCRUAL	0	0	0	0.00%	
21	COLLECTION LOSSES	9168	9168	0	0.00%	

**CONVENTIONAL PUBLIC HOUSING AMP2 (OAKDALE, TURLOCK, CERES & HUGHSON) (149 Units)**  
**BUDGET COMPARISON**  
**2022 VS. 2023**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2021-2022	2022-2023	BUDGET		
		PH AMP 2	PH AMP 2	DIFF.	DIFF. %	
22	TOTAL GENERAL EXPENSES	102768	111705	8937	8.70%	
23	TOTAL ROUTINE EXPENSES	1275452	1331444	55992	4.39%	
	NONROUTINE MAINTENANCE:					
24	EXTRAORDINARY MAINT.	0	0	0		
	CAPITAL EXPENDITURES					
25	REPLACEMENT EQUIPMENT	4606	8060	3454	0.00%	Purchase of cherry picker to be used at all Public Housing properties
26	PROPERTY BETTERMENTS			0	0.00%	
27	TOTAL CAPITAL EXPEND.	4606	8060	3454	0.00%	
28	TOTAL EXPENDITURES	1280058	1339504	59446	4.64%	
29	GAIN OR LOSS	-467921	-462254	5667		
30	OPERATING FUNDING SUBSIDY	500464	480515	-19949	-3.99%	Projected at 85% 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	14663	381	-14282		

**CONVENTIONAL PUBLIC HOUSING AMP3 (MODESTO) CA26-3 & 27 (180 Units)**  
**BUDGET COMPARISON**  
**2022 VS. 2023**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2021-2022 PH AMP 3	2022-2023 PH AMP 3	BUDGET DIFF.	DIFF. %	
	<b>OPERATING RECEIPTS</b>					
1	DWELLING RENTALS	985680	1058460	72780	7.38%	Calculated based on the current actual rental income
2	INTEREST	1656	3080	1424	85.99%	Increase due to increase in interest rate
3	OTHER RECEIPTS	40040	40040	0	0.00%	
4	<b>TOTAL RECEIPTS</b>	<b>1027376</b>	<b>1101580</b>	<b>74204</b>	<b>7.22%</b>	
	<b>OPERATING EXPENDITURES</b>					
	<b>ADMINISTRATION:</b>					
5	SALARIES	253320	278870	25550	10.09%	Increase due to COLA and merit increases, additional staffing & staff proration changes
6	FRINGE BENEFITS	129161	136750	7589	5.88%	Increase due to salary changes, per above, increased Employer PERS contribution and Payroll Taxes.
7	OTHER ADMIN. EXP.	39700	39700	0	0.00%	
8	ADMIN FEE	183477	185514	2037	1.11%	Increase in management fee per HUD 2022 Public Housing Management Fee Table
9	<b>TOTAL ADMIN. EXP.</b>	<b>605658</b>	<b>640834</b>	<b>35176</b>	<b>5.81%</b>	
	<b>UTILITIES:</b>					
10	UTILITIES	345500	375100	29600	8.57%	Increase in cost for water, sewer, electricity & garbage
11	<b>TOTAL UTILITIES EXP.</b>	<b>345500</b>	<b>375100</b>	<b>29600</b>	<b>8.57%</b>	
	<b>ORDINARY MAINTENANCE:</b>					
12	LABOR	70460	72400	1940	2.75%	Increase due to COLA & merit increases
13	FRINGE BENEFITS	30390	31140	750	2.47%	Increase due to salary changes, per above, increased Employer PERS contribution and increase in Payroll Taxes.
14	MATERIALS	108500	108500	0	0.00%	
15	CONTRACT COSTS	236830	236830	0	0.00%	
16	<b>TOTAL ORDINARY MAINT.</b>	<b>446180</b>	<b>448870</b>	<b>2690</b>	<b>0.60%</b>	
	<b>PROTECTIVE SERVICES :</b>					
17	CONTRACT COSTS	12110	12110	0	0.00%	
18	<b>TOTAL SERVICES</b>	<b>12110</b>	<b>12110</b>	<b>0</b>	<b>0.00%</b>	
	<b>GENERAL EXPENSE:</b>					
19	INSURANCE	55820	60560	4740	8.49%	Increase in property & liability insurance, offset by a decrease in workers comp
20	P.I.L.O.T.	64018	68336	4318	6.74%	Increase due to increase in rental income
21	COLLECTION LOSSES	7204	7204	0	0.00%	
22	<b>TOTAL GENERAL EXPENSES</b>	<b>127042</b>	<b>136100</b>	<b>9058</b>	<b>7.13%</b>	



**CONVENTIONAL PUBLIC HOUSING AMP3 (MODESTO) CA26-3 & 27 (180 Units)**  
**BUDGET COMPARISON**  
**2022 VS. 2023**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2021-2022	2022-2023	BUDGET		
		PH AMP 3	PH AMP 3	DIFF.	DIFF. %	
23	TOTAL ROUTINE EXPENSES	1536490	1613014	76524	4.98%	
	NONROUTINE MAINTENANCE:					
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	CAPITAL EXPENDITURES					
25	REPLACEMENT EQUIPMENT	5564	9738	4174	0.00%	Purchase of cherry picker to be used at all Public Housing properties
26	PROPERTY BETTERMENTS	0	0	0	0.00%	
27	TOTAL CAPITAL EXPEND.	5564	9738	4174	0.00%	
28	TOTAL EXPENDITURES	1542054	1622752	80698	5.23%	
29	GAIN OR LOSS	-514678	-521172	-6494		
30	OPERATING FUNDING SUBSIDY	554324	500154	-54170	-9.77%	Projected at 85% funding level
31	CFP ADMIN. FEE			0	0.00%	
32	ASSET MANAGEMENT FEE EXPENSE	-21600	-21600	0	0.00%	
33	RESERVE FROM PUBLIC HOUSING		42618			
34	NET GAIN OR LOSS	18046	0	-18046		

**CONVENTIONAL PUBLIC HOUSING AMP4 (MODESTO) CA26-18 & 26 (111 Units)**  
**BUDGET COMPARISON**  
**2022 VS. 2023**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2021-2022	2022-2023	BUDGET		
		PH AMP 4	PH AMP 4	DIFF.		
	<b>OPERATING RECEIPTS</b>					
1	DWELLING RENTALS	643700	689070	45370	7.05%	Calculated based on the current actual rental income
2	INTEREST	1000	1890	890	89.00%	Increase due to increase in interest rate
3	OTHER RECEIPTS	11000	11000	0	0.00%	
4	<b>TOTAL RECEIPTS</b>	<b>655700</b>	<b>701960</b>	<b>46260</b>	<b>7.06%</b>	
	<b>OPERATING EXPENDITURES</b>					
	<b>ADMINISTRATION:</b>					
5	SALARIES	146760	164984	18224	12.42%	Increase due to COLA and merit increases, additional staffing & staff proration changes
6	FRINGE BENEFITS	73440	76420	2980	4.06%	Increase due to salary changes, per above, increased Employer PERS contribution and Payroll Taxes.
7	OTHER ADMIN. EXP.	20200	23100	2900	14.36%	Increases in internet, computer software & payment processing fees
8	ADMIN FEE	113232	114489	1257	1.11%	Increase in management fee per HUD 2022 Public Housing Management Fee Table
9	<b>TOTAL ADMIN. EXP.</b>	<b>353632</b>	<b>378993</b>	<b>25361</b>	<b>7.17%</b>	
	<b>UTILITIES:</b>					
10	UTILITIES	186000	195500	9500	5.11%	Increase in cost for sewer, electricity & garbage
11	<b>TOTAL UTILITIES EXP.</b>	<b>186000</b>	<b>195500</b>	<b>9500</b>	<b>5.11%</b>	
	<b>ORDINARY MAINTENANCE:</b>					
12	LABOR	59276	61050	1774	2.99%	Increase due to COLA & merit increases
13	FRINGE BENEFITS	24340	25050	710	2.92%	Increase due to salary changes, per above, increased Employer PERS contribution and increase in Payroll Taxes.
14	MATERIALS	67130	67130	0	0.00%	
15	CONTRACT COSTS	119800	119800	0	0.00%	
16	<b>TOTAL ORDINARY MAINT.</b>	<b>270546</b>	<b>273030</b>	<b>2484</b>	<b>0.92%</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>					
19	INSURANCE	36490	40110	3620	9.92%	Increase in property & liability insurance, offset by a decrease in workers comp
20	P.I.L.O.T.	45770	49357	3587	7.84%	
21	COLLECTION LOSSES	5016	5016	0	0.00%	
22	<b>TOTAL GENERAL EXPENSES</b>	<b>87276</b>	<b>94483</b>	<b>7207</b>	<b>8.26%</b>	
23	<b>TOTAL ROUTINE EXPENSES</b>	<b>898414</b>	<b>942966</b>	<b>44552</b>	<b>4.96%</b>	

**CONVENTIONAL PUBLIC HOUSING AMP4 (MODESTO) CA26-18 & 26 (111 Units)**  
**BUDGET COMPARISON**  
**2022 VS. 2023**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2021-2022	2022-2023	BUDGET		
		PH AMP 4	PH AMP 4	DIFF.		
	<b>NONROUTINE MAINTENANCE:</b>					
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	<b>CAPITAL EXPENDITURES</b>					
25	REPLACEMENT EQUIPMENT	3431	6005	2574	0.00%	Purchase of cherry picker to be used at all Public Housing properties
26	PROPERTY BETTERMENTS			0	0.00%	
27	TOTAL CAPITAL EXPEND.	3431	6005	2574	0.00%	
28	TOTAL EXPENDITURES	901845	948971	47126	5.23%	
29	GAIN OR LOSS	-246145	-247011	-866		
30	OPERATING FUNDING SUBSIDY	274952	224787	-50165	-18.25%	Projected at 85% funding level
31	CFP ADMIN. FEE			0	0.00%	
32	ASSET MANAGEMENT FEE EXPENSE	-13320	-13320	0	0.00%	
33	RESERVE FROM PUBLIC HOUSING		35544			
34	NET GAIN OR LOSS	15487	0	-15487		

**CONVENTIONAL PUBLIC HOUSING AMP 5 (MODESTO) CA26-17 &19 (141 Units)**  
**BUDGET COMPARISON**  
**2022 VS. 2023**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2021-2022 PH AMP 5	2022-2023 PH AMP 5	BUDGET DIFF.	DIFF. %	
	<b>OPERATING RECEIPTS</b>					
1	<b>DWELLING RENTALS</b>	867650	887540	19890	2.29%	Calculated based on the current actual rental income
2	<b>INTEREST</b>	1314	2450	1136	86.45%	Increase due to increase in interest rate
3	<b>OTHER RECEIPTS</b>	25150	25150	0	0.00%	
	<b>TOTAL OPERATING REC.</b>	<b>894114</b>	<b>915140</b>	<b>21026</b>	<b>2.35%</b>	
4	<b>TOTAL RECEIPTS</b>	<b>894114</b>	<b>915140</b>	<b>21026</b>	<b>2.35%</b>	
	<b>OPERATING EXPENDITURES</b>					
	<b>ADMINISTRATION:</b>					
5	<b>SALARIES</b>	195608	209008	13400	6.85%	Increase due to COLA and merit increases, additional staffing & staff proration changes
6	<b>FRINGE BENEFITS</b>	105420	110150	4730	4.49%	Increase due to salary changes, per above, increased Employer PERS contribution and Payroll Taxes.
7	<b>OTHER ADMIN. EXP.</b>	32500	32500	0	0.00%	
8	<b>ADMIN FEE</b>	143636	145231	1595	1.11%	Increase in management fee per HUD 2022 Public Housing Management Fee Table
9	<b>TOTAL ADMIN. EXP.</b>	<b>477164</b>	<b>496889</b>	<b>19725</b>	<b>4.13%</b>	
	<b>UTILITIES:</b>					
	<b>LABOR</b>					
10	<b>UTILITIES</b>	249350	270900	21550	8.64%	Increase in cost for water, sewer, electricity & garbage
11	<b>TOTAL UTILITIES EXP.</b>	<b>249350</b>	<b>270900</b>	<b>21550</b>	<b>8.64%</b>	
	<b>ORDINARY MAINTENANCE:</b>					
12	<b>LABOR</b>	94710	99044	4334	4.58%	Increase due to COLA & merit increases
13	<b>FRINGE BENEFITS</b>	40470	42290	1820	4.50%	Increase due to salary changes, per above, increased Employer PERS contribution and increase in Payroll Taxes.
14	<b>MATERIALS</b>	80000	80000	0	0.00%	
15	<b>CONTRACT COSTS</b>	165000	165000	0	0.00%	Increases in actual contract costs in painting, HVAC and plumbing
16	<b>TOTAL ORDINARY MAINT.</b>	<b>380180</b>	<b>386334</b>	<b>6154</b>	<b>1.62%</b>	
	<b>PROTECTIVE SERVICES :</b>					
17	<b>CONTRACT COSTS</b>	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	<b>INSURANCE</b>	51600	55970	4370	8.47%	Increase in property & liability insurance, offset by a decrease in workers comp
20	<b>P.I.L.O.T.</b>	61830	61664	-166	-0.27%	
21	<b>COLLECTION LOSSES</b>	13540	13540	0	0.00%	
22	<b>TOTAL GENERAL EXPENSES</b>	<b>126970</b>	<b>131174</b>	<b>4204</b>	<b>3.31%</b>	

**CONVENTIONAL PUBLIC HOUSING AMP 5 (MODESTO) CA26-17 &19 (141 Units)**  
**BUDGET COMPARISON**  
**2022 VS. 2023**

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2021-2022 PH AMP 5	2022-2023 PH AMP 5	BUDGET DIFF.		
23	TOTAL ROUTINE EXPENSES	1235490	1287123	51633	4.18%	
	NONROUTINE MAINTENANCE:					
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	CAPITAL EXPENDITURES					
25	REPLACEMENT EQUIPMENT	4359	7627	3268	0.00%	Purchase of cherry picker to be used at all Public Housing properties
26	PROPERTY BETTERMENTS			0	0.00%	
27	TOTAL CAPITAL EXPEND.	4359	7627	3268	0.00%	
28	TOTAL EXPENDITURES	1239849	1294750	54901	4.43%	
29	GAIN OR LOSS	-345735	-379610	-33875		
30	OPERATING FUNDING SUBSIDY	366482	264304	-102178	-27.88%	Projected at 85% funding level
31	CFP ADMIN. FEE			0	0.00%	
32	ASSET MANAGEMENT FEE EXPENSE	-16920	-16920	0	0.00%	
33	RESERVE FROM PUBLIC HOUSING		132226			
34	NET GAIN OR LOSS	3827	0	-3827		

CONVENTIONAL PUBLIC HOUSING COCC (CENTRAL OFFICE COST CENTER)  
BUDGET COMPARISON  
2022 VS. 2023

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		
		2021-2022 PH COCC	2022-2023 PH COCC	BUDGET DIFF.	DIFF. %	COMMENTS
	OPERATING RECEIPTS					
1	INTEREST	2008	2980	972	48.41%	Increase due to increase in interest rate
2	OTHER RECEIPTS	287120	287120	0	0.00%	
3	TOTAL OPERATING REC.	289128	290100	972	0.34%	
4	ADMIN. FEE	659469	666791	7322	1.11%	Increase in management fee earned from Public Housing AMPs
5	TOTAL RECEIPTS	948597	956891	8294	0.87%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
6	SALARIES	446700	454551	7851	1.76%	Increase due to COLA and merit increases & staff proration changes
7	FRINGE BENEFITS	189970	191470	1500	0.79%	Increase due to salary changes, per above, increased Employer PERS contribution and increase in Payroll Taxes.
8	OTHER ADMIN. EXP.	53500	53500	0	0.00%	
9	ADMIN FEE	0	0	0	0.00%	
10	TOTAL ADMIN. EXP.	690170	699521	9351	1.35%	
	UTILITIES:					
11	UTILITIES	6260	10700	4440	70.93%	Increase due to increases in electricity, gas, water and sewer charges
12	TOTAL UTILITIES EXP.	6260	10700	4440	70.93%	
	ORDINARY MAINTENANCE:					
13	LABOR	283940	287980	4040	1.42%	Increase due to COLA & merit increases
14	FRINGE BENEFITS	120620	123970	3350	2.78%	Increase due to salary changes, per above, increased Employer PERS contribution and increase in Payroll Taxes.
15	MATERIALS	22370	22370	0	0.00%	
16	CONTRACT COSTS	15620	15620	0	0.00%	
17	TOTAL ORDINARY MAINT.	442550	449940	7390	1.67%	
	GENERAL EXPENSE:					
18	INSURANCE	56330	57226	896	1.59%	Increase due to increase in liability insurance, and offset by a decrease in workers compensation rate
19	TOTAL GENERAL EXPENSES	56330	57226	896	1.59%	
20	TOTAL ROUTINE EXPENSES	1195310	1217387	22077	1.85%	
	NONROUTINE MAINTENANCE:					
21	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	CAPITAL EXPENDITURES:					
22	REPLACEMENT EQUIPMENT	0	0	0	0.00%	
23	PROPERTY BETTERMENTS			0	0.00%	
24	TOTAL CAPITAL EXPEND.	0	0	0	100.00%	

CONVENTIONAL PUBLIC HOUSING COCC (CENTRAL OFFICE COST CENTER)  
 BUDGET COMPARISON  
 2022 VS. 2023

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		
		2021-2022 PH COCC	2022-2023 PH COCC	BUDGET DIFF.	DIFF. %	COMMENTS
25	TOTAL EXPENDITURES	1195310	1217387	22077	1.85%	
26	GAIN OR LOSS	-246713	-260496	-13783		
27	OPERATING FUNDING SUBSIDY	0	0	0	0.00%	
28	CFP ADMIN. FEE	185908	194055	8147	4.38%	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	16835	11199	-5636		

**CONVENTIONAL PUBLIC HOUSING  
2022-2023 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>	412,170	877,250	1,101,580	701,960	915,140	4,008,100
<b>TOTAL EXPENDITURES</b>	676,030	1,339,504	1,622,752	948,971	1,294,750	5,882,007
<b>GAIN OR LOSS</b>	-263,860	-462,254	-521,172	-247,011	-379,610	-1,873,907
<b>OPERATING FUNDING SUBSIDY</b>	177,915	480,515	500,154	224,787	264,304	1,647,675
<b>ASSET MANAGEMENT FEE EXPENSE</b>	-7,920	-17,880	-21,600	-13,320	-16,920	-77,640
<b>RESERVE FROM PUBLIC HOUSING</b>	93,865	0	42,618	35,544	132,226	304,253
<b>NET GAIN OR LOSS</b>	<b>0</b>	<b>381</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>381</b>



**REQUESTED TRAINING BUDGET**  
**FISCAL YEAR 2022-2023 Projected Training Budget Approval\***

DEPARTMENT	TYPE OF TRAINING	# OF STAFF	UNIT COST	TOTAL COST
Asset Management	California Rural Water Association Annual Conference	2	\$945.00	\$1,890
Asset Management	Water/Wastewater Operator Continuing Education Training	4	\$1,200.00	\$4,800
Asset Management	AB 54 Water System Regulatory Training for Directors	4	\$94.00	\$376
HCV / ASSET MGT	Project Based Section 8 Training	3	\$1,500.00	\$4,500
HCV	USDA Farm Labor Certification	4	\$1,350.00	\$5,400
HCV	Eligibility Specialist Certification	6	\$900.00	\$5,400
HCV	Public Housing Eligibility Specialist Certification	1	\$1,000.00	\$1,000
HCV	Housing Quality Standards Training	2	\$1,500.00	\$3,000
HCV	Public Housing Management & Certification	1	\$2,000.00	\$2,000
Finance	Financial Training	3	\$1,300.00	\$3,900
Admin/Finance	Development Training	2	\$1,600.00	\$3,200
Admin.	Brown Act Training	1	\$1,600.00	\$1,600
Admin	Liebert Cassidy Whitmore Labor Training	2	\$1,350.00	\$2,700
Admin	Procurement Training	2	\$1,200.00	\$2,400
Admin	Resident Opportunities and Self-Sufficiency (ROSS) Training	1	\$1,200.00	\$1,200
Admin	Family Self Sufficiency (FSS) Training	2	\$1,200.00	\$2,400
	Miscellaneous Training			\$5,000
	NAHRO-U Training			\$6,000
<b>TOTAL</b>				<b>\$56,766</b>

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

## REQUESTED TRAVEL BUDGET

### *FY 22-23 Projected Travel Budget and Travel Approval\**

TYPE OF MEETING	# ATTEND	UNIT COST	TOTAL COST	ED	BOC	STAFF
National NAHRO Conference - TBD	6	2,500	15,000	1	3	2
January Chapter Conference	2	1,000	2,000	0	1	1
January CAHA Annual Conference	1	1,200	1,200	1		
NAHRO Annual Legislative Conference - Washington, DC	5	3,700	18,500	1	2	2
Regional Annual Spring Conference - TBD	6	1,200	7,200	1	2	3
Summer National NAHRO Conference - TBD	5	1,900	9,500	1	3	1
CAHA Executive Director Meeting - TBD	1	1,100	1,100	1		
Other Counties Travel	2	500	1,000	1		
Finance Officers Meeting	1	1,100	1,100	0		1
CalPERS Educational Forum	3	1,800	5,400	0		3
CalPELRA Conference	2	2,350	4,700	0		1
Liebert Cassidy Whitmore Labor Conference	2	1,100	2,200	0		2
Procurement and Contracts Training	2	1,200	2,400	0		2
CHWCA Meeting	1	500	500	0		1
YARDI Conference	1	2,300	2,300	0		1
TOTAL			74,100			

\*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.

**SALARY SCHEDULE FOR 2022-2023**  
**For Represented Employees**



**Stanislaus Regional Housing Authority**

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA  
 MONO | STANISLAUS | TUOLUMNE COUNTIES

Position	Salary Range	Salary Scale	Minimum Monthly Salary Range	Maximum Monthly Salary Range
Account Clerk/Senior Account Clerk	34A 36A	Clerical	2633 2906	3207 3538
Accounts Payable Clerk	36A	Clerical	2906	3538
Area Maintenance Worker	43	Clerical	4004	4881
Eligibility Specialist I/II	37A 42A	Clerical	3051 3909	3720 4763
Family Self Sufficiency Specialist Coordinator	42	Clerical	3815	4647
Housing Quality Standard Inspector	41A	Clerical	3720	4535
Landscape Area Maintenance Worker	43	Clerical	4004	4881
Maintenance Worker I/II	38 41	Clerical	3129 3632	3815 4420
Occupancy Clerk	36	Clerical	2838	3454
Occupancy Specialist I/II	37A 42A	Clerical	3051 3909	3720 4763

**SALARY SCHEDULE FOR 2022-2023**  
**For Represented Employees**



**Stanislaus Regional Housing Authority**

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA  
 MONO | STANISLAUS | TUOLUMNE COUNTIES

Office Assistant/Senior Office Assistant	34A	Clerical	2633	3207
	36		2838	3454
Purchasing Specialist	42	Clerical	3815	4647
Receptionist	34A	Clerical	2633	3207
Senior General Ledger Clerk	40	Clerical	3454	4209
Worker Order Clerk/Senior Work Order Clerk	35	Clerical	2697	3291
	36A		2906	3538

**SALARY SCHEDULE FOR 2022-2023**  
**For Management, Administrative and Other**  
**Unrepresented Employees**



**Stanislaus Regional Housing Authority**

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA  
 MONO | STANISLAUS | TUOLUMNE COUNTIES

Position	Salary Range	Salary Scale	Minimum Monthly Salary Range	Maximum Monthly Salary Range
Accountant / Sr. Accountant	46 48	Admin Admin	4778 5271	5818 6426
Accounting Assist. Payroll/Account Receivable	43	Clerical	4004	4881
Accounting Supervisor	51	Admin	6117	7455
Administrative Analyst	46	Admin	4778	5818
Administrative Analyst (75% FTE)	46	Admin	4778	5818
Asset Manager I/II/III	45 48 51	Admin	4551 5271 6117	5539 6426 7455
Assistant Resident Manager	Hourly			
Contract Employee (Executive Director)	Contract	Contract		202000
Compliance Manager	47	Admin	5018	6117
Deputy Executive Director	66A	Admin	12519	15249

**SALARY SCHEDULE FOR 2022-2023**  
**For Management, Administrative and Other**  
**Unrepresented Employees**



**Stanislaus Regional Housing Authority**

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA  
 MONO | STANISLAUS | TUOLUMNE COUNTIES

Director of HR and Business Operations	59	Admin	9081	11063
Director of Finance	60	Admin	9541	11621
Director of Information Technology	56	Admin	7834	9541
Director of Regional Housing Choice Voucher Program	60	Admin	9541	11621
Facilities Division Manager	56	Admin	7834	9541
Finance Division Manager	56	Admin	7834	9541
Housing Inspection HMIS Supervisor I/II	48	Admin	5271	6426
	50		5818	7092
Maintenance Worker Part-time	Hourly			
On-Site Maintenance Supervisor	43	Admin	4117	5018
On-Site Manager	44	Admin	4324	5271
On-Site Resident Manager	Hourly			
Property Management Division Manager	56	Admin	7834	9541
Resident Services Coordinator	44	Admin	4324	5271
Operations Supervisor	46	Admin	4778	5818
Rental Subsidy Division Manager	56	Admin	4324	5271



## Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA  
MONO | STANISLAUS | TUOLUMNE COUNTIES

### RESOLUTION NO. 21-22-23

#### RESOLUTION APPROVING THE STANISLAUS REGIONAL HOUSING AUTHORITY CONVENTIONAL PUBLIC HOUSING OPERATING BUDGET FOR FISCAL YEAR 2022-2023

**WHEREAS**, Stanislaus Regional Housing Authority 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 Stanislaus Regional Housing Authority, 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.A 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 Stanislaus Regional Housing Authority and is more particularly identified as follows:

TERM	PROGRAM	AMOUNT
10/01/2022 thru 9/30/2023	Conventional Public Housing	
	AMP 1	\$ 676,030
	AMP 2	\$1,339,504
	AMP 3	\$1,622,752
	AMP 4	\$ 948,971
	AMP 5	\$1,294,75
	Central Office Cost Center	\$1,217,38



**DULY AND REGULARLY ADOPTED** by the Board of Commissioners of Stanislaus Regional Housing Authority this 14<sup>th</sup> day of July 2022. On motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_, and on the following roll call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Approved: \_\_\_\_\_  
Chairperson

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