



Stanislaus Regional Housing Authority

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

Date: July 20, 2023
To: Board of Commissioners
From: Jim Kruse, Executive Director
Subject: Action Item #3: Proposed Conventional Public Housing Operating Budget for Fiscal Year 2023-2024

Prepared By: Linh Luong, Director of Finance

Resolution No. 22-23-35

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 2023-2024.

SUMMARY

The 2023-2024 Fiscal Year Budget was prepared with the following assumptions:

1. The interest rate for investment returns for all programs is 3% for fiscal year 2023-2024.
2. The inflation factor used in estimating the budget proposal is 4%.
3. Fringe Benefits - PERS retirement expense estimate is 13.9%.
4. Insurance – The rate for property insurance increased 23.4% and rate liability insurance increased 31.3% for 2023-2024 fiscal year.
5. Utilities – The rate increase for water, sewer, garbage and electric of 2%-6%
6. Employee benefits included employee wellness program.

The following are recaps of our Authority proposed budgets for the Fiscal Year 2023-2024 as compared to the 2022-2023 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 2023-2024 fiscal year is \$238,191. 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 2024.

The total revenue increased by \$33,430 or 8.11% due to increases in rental income and interest income. The total expenditures increased by \$76,702 or 11.35%. 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 \$76,861.

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 2023-2024 fiscal year is \$550,986. 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 2024.

The total revenue increased by \$118,030 or 13.45% due to increases in rental income and interest income. The total expenditures increased by \$186,481 or 13.92%. This is due to the increases in administrative expense, maintenance expense and general expense. This budget has \$2,401 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 2023-2024 fiscal year is \$568,438. 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 2024.

The total revenue increased by \$117,880 or 10.7% due to increases in rental income and interest income. The total expenditures increased by \$189,607 or 11.68%. 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 \$46,061.

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

Operating Funding Subsidy – the projected Operating Fund Subsidy for the 2023-2024 fiscal year is \$242,843. 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 2024.

The total revenue increased by \$71,740 or 10.22% due to increases in rental income and interest income. The total expenditures increased by \$96,012 or 10.12%. 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 \$41,760.

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

Operating Funding Subsidy – the projected Operating Fund Subsidy for the 2023-2024 fiscal year is \$348,449. 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 2024.

The total revenue increased by \$92,045 or 10.06% due to increases in rental income and interest income. The total expenditures increased by \$165,212 or 12.76%. 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 \$121,248.

CONVENTIONAL PUBLIC HOUSING - CENTRAL OFFICE COST CENTER (COCC)

The total revenue increased by \$7,900 or .83% due to increase in interest income. The total expenditures increased by \$41,140 or 3.38%. This is due to the increases in administrative expense, utilities expense, maintenance expense and insurance expense. This budget has \$19,322 projected to go to reserve.

ATTACHMENTS

1. Proposed fiscal year 2023-2024 operating budgets
2. Resolutions 22-23-35

CONVENTIONAL PUBLIC HOUSING AMP1 (NEWMAN, PATTERSON & WESTLEY) (66 Units)
BUDGET COMPARISON
2023 VS. 2024

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2022-2023	2023-2024	BUDGET		
		PH AMP 1	PH AMP 1	DIFF.		
	OPERATING RECEIPTS					
1	DWELLING RENTALS	396160	427300	31140	7.86%	Calculated based on the current actual rental income
2	INTEREST	1110	3400	2290	206.31%	Increase due to increase in interest rate
3	OTHER RECEIPTS	14900	14900	0	0.00%	
4	TOTAL OPERATING RECEIPTS	412170	445600	33430	8.11%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	60530	63555	3025	5.00%	Increase due to COLA & merit increases
6	FRINGE BENEFITS	31910	32796	886	2.78%	Increase due to salary changes, per above, and increase in Payroll Taxes, offset by decrease in PERS unfunded liability contribution
7	OTHER ADMIN. EXP.	23400	23400	0	0.00%	
8	ADMIN FEE	67845	67845	0	0.00%	
9	TOTAL ADMIN. EXP.	183685	187596	3911	2.13%	
	UTILITIES:					
10	UTILITIES	171670	178160	6490	3.78%	Increase in cost for water, sewer, electricity & garbage
11	TOTAL UTILITIES EXP.	171670	178160	6490	3.78%	
	ORDINARY MAINTENANCE:					
12	LABOR	94850	96846	1996	2.10%	Increase due to COLA and merit increases
13	FRINGE BENEFITS	41200	41835	635	1.54%	Increase due to salary changes, per above, and increase in Payroll Taxes, offset by decrease in PERS unfunded liability contribution
14	MATERIALS	48800	66700	17900	36.68%	Increases in maintenance and building materials
15	CONTRACT COSTS	74000	98700	24700	33.38%	Increases in irrigation repairs, plumbing contract and tree trimming/removal
16	TOTAL ORDINARY MAINT.	258850	304081	45231	17.47%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	100	100	0	0.00%	
18	TOTAL SERVICES	100	100	0	0.00%	
	GENERAL EXPENSE:					
19	INSURANCE	30630	49239	18609	60.75%	Increase in property & liability insurance, offset by a decrease in workers compensation
20	P.I.L.O.T.	22453	24914	2461	10.96%	Increase due to increase in rental income
21	COLLECTION LOSSES	5072	5072	0	0.00%	
22	TOTAL GENERAL EXPENSES	58155	79225	21070	36.23%	
23	TOTAL ROUTINE EXPENSES	672460	749162	76702	11.41%	

CONVENTIONAL PUBLIC HOUSING AMP1 (NEWMAN, PATTERSON & WESTLEY) (66 Units)
BUDGET COMPARISON
2023 VS. 2024

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2022-2023	2023-2024	BUDGET		
		PH AMP 1	PH AMP 1	DIFF.		
	NONROUTINE MAINTENANCE:					
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	CAPITAL EXPENDITURES					
25	REPLACEMENT EQUIPMENT	3570	3570	0	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.	3570	3570	0	0.00%	
28	TOTAL EXPENDITURES	676030	752732	76702	11.35%	
29	GAIN OR LOSS	-263860	-307132	-43272		
30	OPERATING FUNDING SUBSIDY	177915	238191	60276	33.88%	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	93865	76861			
34	NET GAIN OR LOSS	0	0			

CONVENTIONAL PUBLIC HOUSING AMP2 (OAKDALE, TURLOCK, CERES & HUGHSON) (149 Units)
 BUDGET COMPARISON
 2023 VS. 2024

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2022-2023	2023-2024	BUDGET		
		PH AMP 2	PH AMP 2	DIFF.		
	OPERATING RECEIPTS					
1	DWELLING RENTALS	855470	944110	88640	10.36%	Calculated based on the current actual rental income
2	INTEREST	2510	31900	29390	1170.92%	Increase due to increase in interest rate
3	OTHER RECEIPTS	19270	19270	0	0.00%	
4	TOTAL OPERATING RECEIPTS	877250	995280	118030	13.45%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	249757	262856	13099	5.24%	Increase due to COLA and merit increases
6	FRINGE BENEFITS	126280	129809	3529	2.79%	Increase due to salary changes, per above, and increase in Payroll Taxes, offset by decrease in PERS unfunded liability contribution
7	OTHER ADMIN. EXP.	32500	35480	2980	9.17%	Increases in payment processing fee and translation/interpretation expenses
8	ADMIN FEE	153712	153712	0	0.00%	
9	TOTAL ADMIN. EXP.	562249	581857	19608	3.49%	
	UTILITIES:					
	LABOR					
10	UTILITIES	319700	319700	0	0.00%	
11	TOTAL UTILITIES EXP.	319700	319700	0	0.00%	
	ORDINARY MAINTENANCE:					
12	LABOR	71480	72899	1419	1.99%	Increase due to COLA & merit increases, offset by decrease due to new hire salary at beginning of the range
13	FRINGE BENEFITS	29740	30030	290	0.98%	Increase due to salary changes, per above, and increase in Payroll Taxes, offset by decrease in PERS unfunded liability contribution
14	MATERIALS	76220	76220	0	0.00%	
15	CONTRACT COSTS	160250	278000	117750	73.48%	Increases in fence & roof repairs and tree trimming/removal
16	TOTAL ORDINARY MAINT.	337690	457149	119459	35.38%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	100	100	0	0.00%	
18	TOTAL SERVICES	100	100	0	0.00%	
	GENERAL EXPENSE:					
19	INSURANCE	48960	87510	38550	78.74%	Increase in property & liability insurance, offset by a decrease in workers comp
20	P.I.L.O.T.	53577	62441	8864	16.54%	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	TOTAL GENERAL EXPENSES	111705	159119	47414	42.45%	
23	TOTAL ROUTINE EXPENSES	1331444	1517925	186481	14.01%	
	NONROUTINE MAINTENANCE:					

CONVENTIONAL PUBLIC HOUSING AMP2 (OAKDALE, TURLOCK, CERES & HUGHSON) (149 Units)
BUDGET COMPARISON
2023 VS. 2024

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2022-2023	2023-2024	BUDGET		
		PH AMP 2	PH AMP 2	DIFF.		
24	EXTRAORDINARY MAINT.	0	0	0		
	CAPITAL EXPENDITURES					
25	REPLACEMENT EQUIPMENT	8060	8060	0	0.00%	Purchase of cherry picker to be used at all Public Housing properties
26	PROPERTY BETTERMENTS			0	0.00%	
27	TOTAL CAPITAL EXPEND.	8060	8060	0	0.00%	
28	TOTAL EXPENDITURES	1339504	1525985	186481	13.92%	
29	GAIN OR LOSS	-462254	-530705	-68451		
30	OPERATING FUNDING SUBSIDY	480515	550986	70471	14.67%	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	381	2401	2020		

CONVENTIONAL PUBLIC HOUSING AMP3 (MODESTO) CA26-3 & 27 (180 Units)
BUDGET COMPARISON
2023 VS. 2024

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2022-2023	2023-2024	BUDGET		
		PH AMP 3	PH AMP 3	DIFF.		
	OPERATING RECEIPTS					
1	DWELLING RENTALS	1058460	1159090	100630	9.51%	Calculated based on the current actual rental income
2	INTEREST	3080	20330	17250	560.06%	Increase due to increase in interest rate
3	OTHER RECEIPTS	40040	40040	0	0.00%	
4	TOTAL RECEIPTS	1101580	1219460	117880	10.70%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	278870	289567	10697	3.84%	Increase due to COLA & merit increases
6	FRINGE BENEFITS	136750	139250	2500	1.83%	Increase due to salary changes, per above, and increase in Payroll Taxes, offset by decrease in PERS unfunded liability contribution
7	OTHER ADMIN. EXP.	39700	42670	2970	7.48%	Increase in translation/interpretation expenses
8	ADMIN FEE	185514	185514	0	0.00%	
9	TOTAL ADMIN. EXP.	640834	657001	16167	2.52%	
	UTILITIES:					
10	UTILITIES	375100	431370	56270	15.00%	Increase in cost for water, sewer, electricity & garbage
11	TOTAL UTILITIES EXP.	375100	431370	56270	15.00%	
	ORDINARY MAINTENANCE:					
12	LABOR	72400	73942	1542	2.13%	Increase due to COLA & merit increases, offset by decrease due to new hire salary at beginning of the range
13	FRINGE BENEFITS	31140	31459	319	1.02%	Increase due to salary changes, per above, and increase in Payroll Taxes, offset by decrease in PERS unfunded liability contribution
14	MATERIALS	108500	129950	21450	19.77%	Increases in appliances replacement, paint, flooring materials
15	CONTRACT COSTS	236830	278100	41270	17.43%	Increases in fence repairs and tree trimming/removal
16	TOTAL ORDINARY MAINT.	448870	513451	64581	14.39%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	12110	12110	0	0.00%	
18	TOTAL SERVICES	12110	12110	0	0.00%	
	GENERAL EXPENSE:					
19	INSURANCE	60560	108713	48153	79.51%	Increase in property & liability insurance, offset by a decrease in workers comp
20	P.I.L.O.T.	68336	72772	4436	6.49%	Increase due to increase in rental income
21	COLLECTION LOSSES	7204	7204	0	0.00%	
22	TOTAL GENERAL EXPENSES	136100	188689	52589	38.64%	

CONVENTIONAL PUBLIC HOUSING AMP3 (MODESTO) CA26-3 & 27 (180 Units)
BUDGET COMPARISON
2023 VS. 2024

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2022-2023	2023-2024	BUDGET		
		PH AMP 3	PH AMP 3	DIFF.	DIFF. %	
23	TOTAL ROUTINE EXPENSES	1613014	1802621	189607	11.75%	
	NONROUTINE MAINTENANCE:					
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	CAPITAL EXPENDITURES					
25	REPLACEMENT EQUIPMENT	9738	9738	0	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.	9738	9738	0	0.00%	
28	TOTAL EXPENDITURES	1622752	1812359	189607	11.68%	
29	GAIN OR LOSS	-521172	-592899	-71727		
30	OPERATING FUNDING SUBSIDY	500154	568438	68284	13.65%	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	46061			
34	NET GAIN OR LOSS	0	0	0		

CONVENTIONAL PUBLIC HOUSING AMP4 (MODESTO) CA26-18 & 26 (111 Units)
BUDGET COMPARISON
2023 VS. 2024

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2022-2023	2023-2024	BUDGET		
		PH AMP 4	PH AMP 4	DIFF.		
	OPERATING RECEIPTS					
1	DWELLING RENTALS	689070	746300	57230	8.31%	Calculated based on the current actual rental income
2	INTEREST	1890	16400	14510	767.72%	Increase due to increase in interest rate
3	OTHER RECEIPTS	11000	11000	0	0.00%	
4	TOTAL RECEIPTS	701960	773700	71740	10.22%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	164984	175025	10041	6.09%	Increase due to COLA and merit increases & staff proration changes
6	FRINGE BENEFITS	76420	78936	2516	3.29%	Increase due to salary changes, per above, and increase in Payroll Taxes, offset by a decrease in the PERS unfunded liability contribution.
7	OTHER ADMIN. EXP.	23100	25880	2780	12.03%	Increases in payment processing fee and translation/interpretation expenses
8	ADMIN FEE	114489	114489	0	0.00%	
9	TOTAL ADMIN. EXP.	378993	394330	15337	4.05%	
	UTILITIES:					
10	UTILITIES	195500	199330	3830	1.96%	Increase in cost for water, sewer, electricity & garbage
11	TOTAL UTILITIES EXP.	195500	199330	3830	1.96%	
	ORDINARY MAINTENANCE:					
12	LABOR	61050	61176	126	0.21%	Increase due to COLA & merit increases, offset by staff proration changes
13	FRINGE BENEFITS	25050	25344	294	1.17%	Increase due to salary changes, per above, and increase in Payroll Taxes, offset by a decrease in PERS unfunded liability contribution.
14	MATERIALS	67130	82530	15400	22.94%	Increases in appliances replacement, paint, flooring materials
15	CONTRACT COSTS	119800	145500	25700	21.45%	Increase in tree trimming/removal
16	TOTAL ORDINARY MAINT.	273030	314550	41520	15.21%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	960	960	0	0.00%	
18	TOTAL SERVICES	960	960	0	0.00%	
	GENERAL EXPENSE:					
19	INSURANCE	40110	70095	29985	74.76%	Increase in property & liability insurance, offset by a decrease in workers comp
20	P.I.L.O.T.	49357	54697	5340	10.82%	Increase due to increase in rental income
21	COLLECTION LOSSES	5016	5016	0	0.00%	
22	TOTAL GENERAL EXPENSES	94483	129808	35325	37.39%	
23	TOTAL ROUTINE EXPENSES	942966	1038978	96012	10.18%	
	NONROUTINE MAINTENANCE:					
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	

CONVENTIONAL PUBLIC HOUSING AMP4 (MODESTO) CA26-18 & 26 (111 Units)
 BUDGET COMPARISON
 2023 VS. 2024

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2022-2023	2023-2024	BUDGET		
		PH AMP 4	PH AMP 4	DIFF.		
	CAPITAL EXPENDITURES					
25	REPLACEMENT EQUIPMENT	6005	6005	0	0.00%	Purchase of cherry picker to be used at all Public Housing properties
26	PROPERTY BETTERMENTS			0	0.00%	
27	TOTAL CAPITAL EXPEND.	6005	6005	0	0.00%	
28	TOTAL EXPENDITURES	948971	1044983	96012	10.12%	
29	GAIN OR LOSS	-247011	-271283	-24272		
30	OPERATING FUNDING SUBSIDY	224787	242843	18056	8.03%	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	41760			
34	NET GAIN OR LOSS	0	0	0		

CONVENTIONAL PUBLIC HOUSING AMP 5 (MODESTO) CA26-17 &19 (141 Units)
BUDGET COMPARISON
2023 VS. 2024

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2022-2023 PH AMP 5	2023-2024 PH AMP 5	BUDGET DIFF.		
	OPERATING RECEIPTS					
1	DWELLING RENTALS	887540	974910	87370	9.84%	Calculated based on the current actual rental income
2	INTEREST	2450	7125	4675	190.82%	Increase due to increase in interest rate
3	OTHER RECEIPTS	25150	25150	0	0.00%	
	TOTAL OPERATING REC.	915140	1007185	92045	10.06%	
4	TOTAL RECEIPTS	915140	1007185	92045	10.06%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	209008	226537	17529	8.39%	Increase due to COLA and merit increases & staff proration changes
6	FRINGE BENEFITS	110150	115033	4883	4.43%	Increase due to salary changes, per above, and increase in Payroll Taxes, offset by a decrease in PERS unfunded liability contribution.
7	OTHER ADMIN. EXP.	32500	34600	2100	6.46%	Increases in payment processing fee and translation/interpretation expenses
8	ADMIN FEE	145231	145231	0	0.00%	
9	TOTAL ADMIN. EXP.	496889	521401	24512	4.93%	
	UTILITIES:					
	LABOR					
10	UTILITIES	270900	283437	12537	4.63%	Increase in cost for water, sewer, electricity & garbage
11	TOTAL UTILITIES EXP.	270900	283437	12537	4.63%	
	ORDINARY MAINTENANCE:					
12	LABOR	99044	103512	4468	4.51%	Increase due to COLA & merit increases
13	FRINGE BENEFITS	42290	42928	638	1.51%	Increase due to salary changes, per above, and increase in Payroll Taxes, offset by a decrease in PERS unfunded liability contribution.
14	MATERIALS	80000	104000	24000	30.00%	Increases in appliances replacement, paint, flooring materials
15	CONTRACT COSTS	165000	218000	53000	32.12%	Increases in irrigation, fence & roof repairs and tree trimming/removal
16	TOTAL ORDINARY MAINT.	386334	468440	82106	21.25%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	1826	1826	0	0.00%	
18	TOTAL SERVICES	1826	1826	0	0.00%	
	GENERAL EXPENSE:					
19	INSURANCE	55970	94544	38574	68.92%	Increase in property & liability insurance, offset by a decrease in workers comp
20	P.I.L.O.T.	61664	69147	7483	12.14%	Increase due to increase in rental income
21	COLLECTION LOSSES	13540	13540	0	0.00%	
22	TOTAL GENERAL EXPENSES	131174	177231	46057	35.11%	
23	TOTAL ROUTINE EXPENSES	1287123	1452335	165212	12.84%	
	NONROUTINE MAINTENANCE:					

CONVENTIONAL PUBLIC HOUSING AMP 5 (MODESTO) CA26-17 &19 (141 Units)
BUDGET COMPARISON
2023 VS. 2024

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2022-2023 PH AMP 5	2023-2024 PH AMP 5	BUDGET DIFF.	DIFF. %	
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	CAPITAL EXPENDITURES					
25	REPLACEMENT EQUIPMENT	7627	7627	0	0.00%	Purchase of cherry picker to be used at all Public Housing properties
26	PROPERTY BETTERMENTS			0	0.00%	
27	TOTAL CAPITAL EXPEND.	7627	7627	0	0.00%	
28	TOTAL EXPENDITURES	1294750	1459962	165212	12.76%	
29	GAIN OR LOSS	-379610	-452777	-73167		
30	OPERATING FUNDING SUBSIDY	264304	348449	84145	31.84%	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	121248			
34	NET GAIN OR LOSS	0	0	0		

CONVENTIONAL PUBLIC HOUSING COCC (CENTRAL OFFICE COST CENTER)
BUDGET COMPARISON
2023 VS. 2024

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2022-2023 PH COCC	2023-2024 PH COCC	BUDGET DIFF.		
	OPERATING RECEIPTS					
1	INTEREST	2980	10880	7900	265.10%	Increase due to increase in interest rate
2	OTHER RECEIPTS	287120	287120	0	0.00%	
3	TOTAL OPERATING REC.	290100	298000	7900	2.72%	
4	ADMIN. FEE	666791	666791	0	0.00%	
5	TOTAL RECEIPTS	956891	964791	7900	0.83%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
6	SALARIES	454551	473170	18619	4.10%	Increase due to COLA and merit increases & offset by staff proration changes
7	FRINGE BENEFITS	191470	196690	5220	2.73%	Increase due to salary changes, per above, and increase in Payroll Taxes, offset by a decrease in PERS unfunded liability contribution.
8	OTHER ADMIN. EXP.	55500	55500	0	0.00%	
9	ADMIN FEE	0	0	0	0.00%	
10	TOTAL ADMIN. EXP.	701521	725360	23839	3.40%	
	UTILITIES:					
11	UTILITIES	11700	13300	1600	13.68%	Increase due to increases in electricity, gas, water and sewer charges
12	TOTAL UTILITIES EXP.	11700	13300	1600	13.68%	
	ORDINARY MAINTENANCE:					
13	LABOR	287980	297050	9070	3.15%	Increase due to COLA and merit increases & offset by staff proration changes
14	FRINGE BENEFITS	123970	125897	1927	1.55%	Decrease in PERS unfunded liability contribution, offset by Payroll Taxes increase
15	MATERIALS	23370	24200	830	3.55%	Due to increase in costs over the past 12 months
16	CONTRACT COSTS	17620	17620	0	0.00%	
17	TOTAL ORDINARY MAINT.	452940	464767	11827	2.61%	
	GENERAL EXPENSE:					
18	INSURANCE	51226	55100	3874	7.56%	Increase in liability insurance and offset by a decrease in workers comp
19	TOTAL GENERAL EXPENSES	51226	55100	3874	7.56%	
20	TOTAL ROUTINE EXPENSES	1217387	1258527	41140	3.38%	
	NONROUTINE MAINTENANCE:					
21	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	CAPITAL EXPENDITURES:					
22	REPLACEMENT EQUIPMENT	0	0	0	0.00%	

CONVENTIONAL PUBLIC HOUSING COCC (CENTRAL OFFICE COST CENTER)
BUDGET COMPARISON
2023 VS. 2024

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2022-2023 PH COCC	2023-2024 PH COCC	BUDGET DIFF.		
23	PROPERTY BETTERMENTS			0	0.00%	
24	TOTAL CAPITAL EXPEND.	0	0	0	100.00%	
25	TOTAL EXPENDITURES	1217387	1258527	41140	3.38%	
26	GAIN OR LOSS	-260496	-293736	-33240		
27	OPERATING FUNDING SUBSIDY	0	0	0	0.00%	
28	CFP ADMIN. FEE	194055	235418	41363	21.32%	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	11199	19322	8123		

**CONVENTIONAL PUBLIC HOUSING
2023-2024 BUDGET SUMMARY**

AMPS	AMP#1	AMP#2	AMP#3	AMP#4	AMP#5	TOTAL
TOTAL OPERATING RECEIPTS	445,600	995,280	1,219,460	773,700	1,007,185	4,441,225
TOTAL EXPENDITURES	752,732	1,525,985	1,812,359	1,044,983	1,459,962	6,596,021
GAIN OR LOSS	-307,132	-530,705	-592,899	-271,283	-452,777	-2,154,796
OPERATING FUNDING SUBSIDY	238,191	550,986	568,438	242,843	348,449	1,948,907
ASSET MANAGEMENT FEE EXPENSE	-7,920	-17,880	-21,600	-13,320	-16,920	-77,640
RESERVE FROM PUBLIC HOUSING	76,861	0	46,061	41,760	121,248	285,930
NET GAIN OR LOSS	0	2,401	0	0	0	2,401

**SALARY SCHEDULE FOR 2023-2024
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	2712 2993	3303 3644
Accounts Payable Clerk	36A	Clerical	2993	3644
Area Maintenance Worker	43	Clerical	4124	5027
Eligibility Specialist I/II	37A 42A	Clerical	3143 4026	3832 4906
Family Self Sufficiency Specialist Coordinator	42	Clerical	3929	4786
Housing Quality Standard Inspector	41A	Clerical	3832	4671
Landscape Area Maintenance Worker	43	Clerical	4124	5027
Maintenance Worker I/II	38 41	Clerical	3223 3741	3929 4553
Occupancy Clerk	36	Clerical	2923	3558
Occupancy Specialist I/II	37A 42A	Clerical	3143 4026	3832 4906

**SALARY SCHEDULE FOR 2023-2024
For Represented Employees**



Stanislaus Regional Housing Authority

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

Office Assistant/Senior Office Assistant	34A	Clerical	2712	3303
	36		2923	3558
Purchasing Specialist	42	Clerical	3929	4786
Receptionist	34A	Clerical	2712	3303
Senior General Ledger Clerk	40	Clerical	3558	4335
Worker Order Clerk/Senior Work Order Clerk	35	Clerical	2778	3390
	36A		2993	4906

**SALARY SCHEDULE FOR 2023-2024
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	Admin	4921	5993
	48	Admin	5429	6619
Accounting Assist. Payroll/Account Receivable	43	Clerical	4124	5027
Administrative Analyst	46	Admin	4921	5993
Administrative Analyst (75% FTE)	46	Admin	4921	5993
Asset Manager I/II/III	45	Admin	4688	5705
	48		5429	6619
	51		6301	7679
Assistant Resident Manager	Hourly			
Contract Employee (Executive Director)	Contract	Contract		208060
Compliance Manager	47	Admin	5169	6301
Deputy Executive Director	66A	Admin	12895	16011
Director of HR and Business Operations	59	Admin	9353	11395

**SALARY SCHEDULE FOR 2023-2024
For Management, Administrative and Other
Unrepresented Employees**



Stanislaus Regional Housing Authority

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

Director of Finance	60	Admin	9827	11970
Director of Information Technology	56	Admin	8069	9827
Director of Regional Housing Choice Voucher Program	60	Admin	9827	11970
Facilities Division Manager	56	Admin	8069	9541
Finance Division Manager	56	Admin	7834	9827
Housing Inspection HMIS Supervisor I/II	48	Admin	5429	6619
	50		5993	7305
Maintenance Worker Part-time	Hourly			
On-Site Maintenance Supervisor	43	Admin	4241	5169
On-Site Manager	44	Admin	4454	5429
On-Site Resident Manager	Hourly			
Property Management Division Manager	56	Admin	8069	9827
Resident Services Coordinator	44	Admin	4454	5429
Operations Supervisor	46	Admin	4921	5993
Rental Subsidy Division Manager	56	Admin	8069	9827

REQUESTED TRAINING BUDGET
FISCAL YEAR 2023-2024 Projected Training Budget Approval*

DEPARTMENT	TYPE OF TRAINING	# OF STAFF	UNIT COST	TOTAL COST
Facility	California Rural Water Association Annual Conference	2	\$945.00	\$1,890
Facility	Water/Wastewater Operator Continuing Education Training	5	\$1,200.00	\$6,000
Facility	Maintenance Training	2	\$1,055.00	\$2,110
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	\$1,500.00	\$4,500
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	\$1,850.00	\$3,700
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			\$3,890
TOTAL				\$59,866

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

REQUESTED TRAVEL BUDGET

*FY 23-24 Projected Travel Budget and Travel Approval**

TYPE OF MEETING	# ATTEND	UNIT COST	TOTAL COST	ED	BOC	STAFF
National NAHRO Conference - New Orleans, LA	6	2,400	14,400	1	3	2
January Chapter Conference	2	1,100	2,200	0	1	1
January CAHA Annual Conference	1	1,350	1,350	1		
NAHRO Annual Legislative Conference - Washington, DC	5	3,400	17,000	1	2	2
Regional Annual Spring Conference - TBD	6	1,400	8,400	1	2	3
Summer National NAHRO Conference - Orlando, FL	5	2,400	12,000	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	2,700	5,400	0		2
CHWCA Meeting	1	500	500	0		1
YARDI Conference	1	2,300	2,300	0		1
TOTAL			72,150			

*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.



Stanislaus Regional Housing Authority

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

RESOLUTION NO. 22-23-35

**RESOLUTION APPROVING THE STANISLAUS REGIONAL HOUSING AUTHORITY
CONVENTIONAL PUBLIC HOUSING OPERATING BUDGET FOR FISCAL YEAR 2023-2024**

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 the 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. 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 Stanislaus Regional Housing Authority and is more particularly identified as follows:

TERM	PROGRAM	AMOUNT
10/01/2023 thru 9/30/2024	Conventional Public Housing	
	AMP 1	\$ 752,732
	AMP 2	\$1,525,985
	AMP 3	\$1,812,359
	AMP 4	\$1,044,983
	AMP 5	\$1,459,962
	Central Office Cost Center	\$1,258,527



DULY AND REGULARLY ADOPTED by the Board of Commissioners of the Stanislaus Regional Housing Authority this 20th day of July 2023. On motion of Commissioner _____, seconded by Commissioner ____, and on the following roll call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Approved: _____
Chairperson

Attest: _____
Secretary

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 06/30/2022)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name:PHA Code:

PHA Fiscal Year Beginning:Board Resolution Number:

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on:
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name:	Signature:	Date:
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