



Stanislaus Regional Housing Authority

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

Date: June 26, 2025
To: Board of Commissioners
From: Jim Kruse, Executive Director
Subject: Action Item #1: Proposed Conventional Public Housing Operating Budget
for Fiscal Year 2025-2026

Prepared By: Linh Luong, Director of Finance

Resolution No. 24-25-08

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 2025-2026.

SUMMARY

The 2025-2026 Fiscal Year Budget was prepared with the following assumptions:

1. The interest rate for investment returns for all programs is 3.2% for fiscal year 2025-2026.
2. The inflation factor used in estimating the budget proposal is 4%.
3. Fringe Benefits - PERS retirement expense estimate is 18.6%.
4. Insurance – The rate for liability insurance increased 9.1%, and the rate for property insurance increased by 5.1% due to an increase in rate for the 2025-2026 fiscal year.
5. Utilities – The rate increase for water, sewer, electric and garbage is 3%-6%.
6. Employee benefits included employee wellness program.

The following are recaps of our Authority proposed budgets for the Fiscal Year 2025-2026 as compared to the 2024-2025 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 2025-2026 fiscal year is \$217,866. 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 2026.

The total revenue increased by \$34,591 or 7.21% due to increases in rental income and interest income. The total expenditures increased by \$36,097 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 \$126,977.

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 2025-2026 fiscal year is \$431,460. 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 2026.

The total revenue increased by \$38,013 or 3.67% due to an increase in rental income and offset by a decrease interest income. The total expenditures increased by \$63,795 or 3.99%. 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 \$175,772.

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

Operating Funding Subsidy – the projected Operating Fund Subsidy for the 2025-2026 fiscal year is \$473,572. 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 2026.

The total revenue increased by \$116,102 or 8.71% due to increases in rental income and interest income. The total expenditures increased by \$25,555 or 1.35%. This is due to increases in administrative expense, maintenance expense and general expense. This budget is projected to utilize reserves from Public Housing of \$22,051.

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

Operating Funding Subsidy – the projected Operating Fund Subsidy for the 2025-2026 fiscal year is \$200,247. 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 2026.

The total revenue increased by \$58,606 or 7.07% due to an increase in rental income and offset by a decrease in interest income. The total expenditures increased by \$34,728 or 3.08%. This is due to increases in administrative expense, maintenance expense and general expense. This budget is projected to utilize reserves from Public Housing of \$89,781.

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

Operating Funding Subsidy – the projected Operating Fund Subsidy for the 2025-2026 fiscal year is \$246,212. 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 2026.

The total revenue increased by \$36,511 or 3.16% due to an increase in rental income and offset by a decrease in interest income. The total expenditures increased by \$56,254 or 3.56%. 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 \$216,720.

CONVENTIONAL PUBLIC HOUSING - CENTRAL OFFICE COST CENTER (COCC)

The total revenue increased by \$133,174 or 12.08% due to increases in other income and interest income. The total expenditures increased by \$162,919 or 11.67%. This is due to the increases in administrative expense, maintenance expense and general expense. This budget has \$253 projected to go to reserve.

ATTACHMENTS

1. Proposed fiscal year 2025-2026 operating budgets
2. Resolutions 24-25-08

CONVENTIONAL PUBLIC HOUSING AMP1 (NEWMAN, PATTERSON & WESTLEY) (66 Units)						
BUDGET COMPARISON						
2025 VS. 2026						
LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		
		2024-2025	2025-2026	BUDGET		
		PH AMP 1	PH AMP 1	DIFF.	DIFF. %	COMMENTS
	OPERATING RECEIPTS					
1	DWELLING RENTALS	456300	488991	32691	7.16%	Calculated based on the current actual rental income
2	INTEREST	8500	10000	1500	17.65%	Increase due to increase in reserve
3	OTHER RECEIPTS	14900	15300	400	2.68%	
4	TOTAL OPERATING RECEIPTS	479700	514291	34591	7.21%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	65060	66296	1236	1.90%	Increase due to COLA and merit increases & staff proration changes
6	FRINGE BENEFITS	35740	38112	2372	6.64%	Increase due to salary changes, per above, increase in Employer PERS contribution, Unfunded Liability contribution, medical expense and increase in payroll taxes.
7	OTHER ADMIN. EXP.	28520	34000	5480	19.21%	Increase due to office expenses, telephone, software enhancements & training costs
8	ADMIN FEE	67845	72684	4839	7.13%	Increase in management fee per HUD 2025 Public Housing Management Fee Table
9	TOTAL ADMIN. EXP.	197165	211092	13927	7.06%	
	UTILITIES:					
10	UTILITIES	207000	210000	3000	1.45%	Increase in cost for water, sewer, electricity & garbage
11	TOTAL UTILITIES EXP.	207000	210000	3000	1.45%	
	ORDINARY MAINTENANCE:					
12	LABOR	104230	107534	3304	3.17%	Increase due to COLA and merit increases
13	FRINGE BENEFITS	49180	52699	3519	7.16%	Increase due to salary changes, per above, increase in Employer PERS contribution, Unfunded Liability contribution, medical expense and increase in payroll taxes.
14	MATERIALS	66700	70000	3300	4.95%	Due to increase in costs over the past 12 months
15	CONTRACT COSTS	110000	115000	5000	4.55%	Due to increase in costs over the past 12 months
16	TOTAL ORDINARY MAINT.	330110	345233	15123	4.58%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	650	650	0	0.00%	
18	TOTAL SERVICES	650	650	0	0.00%	
	GENERAL EXPENSE:					
19	INSURANCE	50190	51268	1078	2.15%	Due to increases in workers compensation, property & liability insurance

CONVENTIONAL PUBLIC HOUSING AMP1 (NEWMAN, PATTERSON & WESTLEY) (66 Units)
 BUDGET COMPARISON
 2025 VS. 2026

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		
		2024-2025	2025-2026	BUDGET		
		PH AMP 1	PH AMP 1	DIFF.	DIFF. %	COMMENTS
20	P.I.L.O.T.	24930	27899	2969	11.91%	Increase due to increase in rental income
21	COLLECTION LOSSES	5072	5072	0	0.00%	
22	TOTAL GENERAL EXPENSES	80192	84239	4047	5.05%	
23	TOTAL ROUTINE EXPENSES	815117	851214	36097	4.43%	
	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	815117	851214	36097	4.43%	
29	GAIN OR LOSS	-335417	-336923	-1506		
30	OPERATING FUNDING SUBSIDY	247491	217866	-29625	-11.97%	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	95846	126977			
34	NET GAIN OR LOSS	0	0			

CONVENTIONAL PUBLIC HOUSING AMP2 (OAKDALE, TURLOCK, CERES & HUGHSON) (149 Units)
BUDGET COMPARISON
2025 VS. 2026

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2024-2025	2025-2026	BUDGET		
		PH AMP 2	PH AMP 2	DIFF.		
	OPERATING RECEIPTS					
1	DWELLING RENTALS	970990	1009723	38733	3.99%	Calculated based on the current actual rental income
2	INTEREST	44494	43244	-1250	-2.81%	Decrease due to decrease in reserve and interest rate
3	OTHER RECEIPTS	19270	19800	530	2.75%	
4	TOTAL OPERATING RECEIPTS	1034754	1072767	38013	3.67%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	272240	275831	3591	1.32%	Increase due to COLA and merit increases & staff proration changes
6	FRINGE BENEFITS	144590	152410	7820	5.41%	Increase due to salary changes, per above, increase in Employer PERS contribution, Unfunded Liability contribution, medical expense and increase in payroll taxes.
7	OTHER ADMIN. EXP.	47380	58700	11320	23.89%	Increase due to office expenses, telephone, software enhancements & training costs
8	ADMIN FEE	153712	164674	10962	7.13%	Increase in management fee per HUD 2025 Public Housing Management Fee Table
9	TOTAL ADMIN. EXP.	617922	651615	33693	5.45%	
	UTILITIES:					
	LABOR					
10	UTILITIES	321000	324600	3600	1.12%	Increase in cost for water, sewer, electricity & garbage
11	TOTAL UTILITIES EXP.	321000	324600	3600	1.12%	
	ORDINARY MAINTENANCE:					
12	LABOR	76954	79617	2663	3.46%	Increase due to COLA and merit increases
13	FRINGE BENEFITS	34801	37410	2609	7.50%	Increase due to salary changes, per above, increase in Employer PERS contribution, Unfunded Liability contribution, medical expense and increase in payroll taxes.
14	MATERIALS	76220	79000	2780	3.65%	Due to increase in costs over the past 12 months
15	CONTRACT COSTS	304800	317500	12700	4.17%	Due to increase in costs over the past 12 months
16	TOTAL ORDINARY MAINT.	492775	513527	20752	4.21%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	1940	1940	0	0.00%	Due to increase in costs over the past 12 months
18	TOTAL SERVICES	1940	1940	0	0.00%	
	GENERAL EXPENSE:					

CONVENTIONAL PUBLIC HOUSING AMP2 (OAKDALE, TURLOCK, CERES & HUGHSON) (149 Units)
BUDGET COMPARISON
2025 VS. 2026

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2024-2025	2025-2026	BUDGET		
		PH AMP 2	PH AMP 2	DIFF.		
19	INSURANCE	90520	92757	2237	2.47%	Due to increases in workers compensation, property & liability insurance
20	P.I.L.O.T.	64999	68512	3513	5.41%	Increase due to increase in rental income
21	COLLECTION LOSSES	9168	9168	0	0.00%	
22	TOTAL GENERAL EXPENSES	164687	170437	5750	3.49%	
23	TOTAL ROUTINE EXPENSES	1598324	1662119	63795	3.99%	
	NONROUTINE MAINTENANCE:					
24	EXTRAORDINARY MAINT.	0	0	0		
	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	1598324	1662119	63795	3.99%	
29	GAIN OR LOSS	-563570	-589352	-25782		
30	OPERATING FUNDING SUBSIDY	500400	431460	-68940	-13.78%	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	81050	175772			
34	NET GAIN OR LOSS	0	0	0		

CONVENTIONAL PUBLIC HOUSING AMP3 (MODESTO) CA26-3 & 27 (180 Units)
BUDGET COMPARISON
2025 VS. 2026

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2024-2025 PH AMP 3	2025-2026 PH AMP 3	BUDGET DIFF.		
	OPERATING RECEIPTS					
1	DWELLING RENTALS	1263270	1345859	82589	6.54%	Calculated based on the current actual rental income
2	INTEREST	29736	62789	33053	111.15%	Increase due to increase in reserve
3	OTHER RECEIPTS	40040	40500	460	1.15%	
4	TOTAL RECEIPTS	1333046	1449148	116102	8.71%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	275105	278035	2930	1.07%	Increase due to COLA and merit increases & staff proration changes
6	FRINGE BENEFITS	146960	151626	4666	3.18%	Increase due to salary changes, per above, increase in Employer PERS contribution, Unfunded Liability contribution, medical expense and increase in payroll taxes.
7	OTHER ADMIN. EXP.	64995	78400	13405	20.62%	Increase due to office expenses, telephone, software enhancements & training costs
8	ADMIN FEE	185514	198744	13230	7.13%	Increase in management fee per HUD 2025 Public Housing Management Fee Table
9	TOTAL ADMIN. EXP.	672574	706805	34231	5.09%	
	UTILITIES:					
10	UTILITIES	431500	385700	-45800	-10.61%	Increase in cost for water, sewer, electricity & garbage offset by decrease in usage
11	TOTAL UTILITIES EXP.	431500	385700	-45800	-10.61%	
	ORDINARY MAINTENANCE:					
12	LABOR	71359	72528	1169	1.64%	Increase due to COLA and merit increases
13	FRINGE BENEFITS	33642	35765	2123	6.31%	Increase due to salary changes, per above, increase in Employer PERS contribution, Unfunded Liability contribution, medical expense and increase in payroll taxes.
14	MATERIALS	162600	169000	6400	3.94%	Due to increase in costs over the past 12 months
15	CONTRACT COSTS	308300	320600	12300	3.99%	Due to increase in costs over the past 12 months
16	TOTAL ORDINARY MAINT.	575901	597893	21992	3.82%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	12110	12110	0	0.00%	
18	TOTAL SERVICES	12110	12110	0	0.00%	
	GENERAL EXPENSE:					

CONVENTIONAL PUBLIC HOUSING AMP3 (MODESTO) CA26-3 & 27 (180 Units)
BUDGET COMPARISON
2025 VS. 2026

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2024-2025	2025-2026	BUDGET		
		PH AMP 3	PH AMP 3	DIFF.		
19	INSURANCE	115150	117443	2293	1.99%	Due to increases in workers compensation, property & liability insurance
20	P.I.L.O.T.	83177	96016	12839	15.44%	Increase due to increase in rental income
21	COLLECTION LOSSES	7204	7204	0	0.00%	
22	TOTAL GENERAL EXPENSES	205531	220663	15132	7.36%	
23	TOTAL ROUTINE EXPENSES	1897616	1923171	25555	1.35%	
24	NONROUTINE MAINTENANCE: 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	1897616	1923171	25555	1.35%	
29	GAIN OR LOSS	-564570	-474023	90547		
30	OPERATING FUNDING SUBSIDY	542074	473572	-68502	-12.64%	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	44096	22051			
34	NET GAIN OR LOSS	0	0	0		

CONVENTIONAL PUBLIC HOUSING AMP4 (MODESTO) CA26-18 & 26 (111 Units)
BUDGET COMPARISON
2025 VS. 2026

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2024-2025	2025-2026	BUDGET		
		PH AMP 4	PH AMP 4	DIFF.		
	OPERATING RECEIPTS					
1	DWELLING RENTALS	792410	856093	63683	8.04%	Calculated based on the current actual rental income
2	INTEREST	25266	19889	-5377	-21.28%	Decrease due to decrease in interest rate
3	OTHER RECEIPTS	11000	11300	300	2.73%	
4	TOTAL RECEIPTS	828676	887282	58606	7.07%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	189715	192474	2759	1.45%	Increase due to COLA and merit increases & staff proration changes
6	FRINGE BENEFITS	89036	90425	1389	1.56%	Increase due to salary changes, per above, increase in Employer PERS contribution, Unfunded Liability contribution, medical expense and increase in payroll taxes.
7	OTHER ADMIN. EXP.	40760	41000	240	0.59%	
8	ADMIN FEE	114489	122653	8164	7.13%	Increase in management fee per HUD 2025 Public Housing Management Fee Table
9	TOTAL ADMIN. EXP.	434000	446552	12552	2.89%	
	UTILITIES:					
10	UTILITIES	213800	213800	0	0.00%	
11	TOTAL UTILITIES EXP.	213800	213800	0	0.00%	
	ORDINARY MAINTENANCE:					
12	LABOR	64119	67989	3870	6.04%	Increase due to COLA and merit increases
13	FRINGE BENEFITS	29423	32045	2622	8.91%	Increase due to salary changes, per above, increase in Employer PERS contribution, Unfunded Liability contribution, medical expense and increase in payroll taxes.
14	MATERIALS	91700	93300	1600	1.74%	Due to increase in costs over the past 12 months
15	CONTRACT COSTS	158900	165000	6100	3.84%	Due to increase in costs over the past 12 months
16	TOTAL ORDINARY MAINT.	344142	358334	14192	4.12%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	1223	1223	0	0.00%	Due to increase in costs over the past 12 months
18	TOTAL SERVICES	1223	1223	0	0.00%	
	GENERAL EXPENSE:					
19	INSURANCE	73220	74836	1616	2.21%	Due to increases in workers compensation, property & liability insurance
20	P.I.L.O.T.	57861	64229	6368	11.01%	Increase due to increase in rental income
21	COLLECTION LOSSES	5016	5016	0	0.00%	
22	TOTAL GENERAL EXPENSES	136097	144081	7984	5.87%	

CONVENTIONAL PUBLIC HOUSING AMP4 (MODESTO) CA26-18 & 26 (111 Units)

BUDGET COMPARISON

2025 VS. 2026

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2024-2025	2025-2026	BUDGET		
		PH AMP 4	PH AMP 4	DIFF.		
23	TOTAL ROUTINE EXPENSES	1129262	1163990	34728	3.08%	
	NONROUTINE MAINTENANCE:					
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	CAPITAL EXPENDITURES					
25	REPLACEMENT EQUIPMENT	0		0	0.00%	
26	PROPERTY BETTERMENTS			0	0.00%	
27	TOTAL CAPITAL EXPEND.	0	0	0	0.00%	
28	TOTAL EXPENDITURES	1129262	1163990	34728	3.08%	
29	GAIN OR LOSS	-300586	-276708	23878		
30	OPERATING FUNDING SUBSIDY	238802	200247	-38555	-16.15%	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	75104	89781			
34	NET GAIN OR LOSS	0	0	0		

CONVENTIONAL PUBLIC HOUSING AMP 5 (MODESTO) CA26-17 &19 (141 Units)
BUDGET COMPARISON
2025 VS. 2026

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2024-2025	2025-2026	BUDGET		
		PH AMP 5	PH AMP 5	DIFF.		
	OPERATING RECEIPTS					
1	DWELLING RENTALS	1110770	1153322	42552	3.83%	Calculated based on the current actual rental income
2	INTEREST	20120	13429	-6691	-33.26%	Decrease due to decrease in reserve and interest rate
3	OTHER RECEIPTS	25150	25800	650	2.58%	
	TOTAL OPERATING REC.	1156040	1192551	36511	3.16%	
4	TOTAL RECEIPTS	1156040	1192551	36511	3.16%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	246860	247779	919	0.37%	Increase due to COLA and merit increases & staff proration changes
6	FRINGE BENEFITS	125390	128562	3172	2.53%	Increase due to salary changes, per above, increase in Employer PERS contribution, Unfunded Liability contribution, medical expense and increase in payroll taxes.
7	OTHER ADMIN. EXP.	48900	55600	6700	13.70%	Increase due to office expenses, telephone, software enhancements & training costs
8	ADMIN FEE	145231	155588	10357	7.13%	Increase in management fee per HUD 2025 Public Housing Management Fee Table
9	TOTAL ADMIN. EXP.	566381	587529	21148	3.73%	
	UTILITIES:					
	LABOR					
10	UTILITIES	291900	296600	4700	1.61%	Increase in cost for water, sewer, electricity & garbage
11	TOTAL UTILITIES EXP.	291900	296600	4700	1.61%	
	ORDINARY MAINTENANCE:					
12	LABOR	109295	114709	5414	4.95%	Increase due to COLA and merit increases
13	FRINGE BENEFITS	50033	54187	4154	8.30%	Increase due to salary changes, per above, increase in Employer PERS contribution, Unfunded Liability contribution, medical expense and increase in payroll taxes.
14	MATERIALS	118720	123500	4780	4.03%	Due to increase in costs over the past 12 months
15	CONTRACT COSTS	252350	262500	10150	4.02%	Due to increase in costs over the past 12 months
16	TOTAL ORDINARY MAINT.	530398	554896	24498	4.62%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	1826	1826	0	0.00%	
18	TOTAL SERVICES	1826	1826	0	0.00%	
	GENERAL EXPENSE:					
19	INSURANCE	96377	98500	2123	2.20%	Due to increases in workers compensation, property & liability insurance

CONVENTIONAL PUBLIC HOUSING AMP 5 (MODESTO) CA26-17 &19 (141 Units)
BUDGET COMPARISON
2025 VS. 2026

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2024-2025	2025-2026	BUDGET		
		PH AMP 5	PH AMP 5	DIFF.		
20	P.I.L.O.T.	81887	85672	3785	4.62%	Increase due to increase in rental income
21	COLLECTION LOSSES	13540	13540	0	0.00%	
22	TOTAL GENERAL EXPENSES	191804	197712	5908	3.08%	
23	TOTAL ROUTINE EXPENSES	1582309	1638563	56254	3.56%	
	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	1582309	1638563	56254	3.56%	
29	GAIN OR LOSS	-426269	-446012	-19743		
30	OPERATING FUNDING SUBSIDY	302156	246212	-55944	-18.51%	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	141033	216720			
34	NET GAIN OR LOSS	0	0	0		

CONVENTIONAL PUBLIC HOUSING COCC (CENTRAL OFFICE COST CENTER)
BUDGET COMPARISON
2025 VS. 2026

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2024-2025 PH COCC	2025-2026 PH COCC	BUDGET DIFF.		
	OPERATING RECEIPTS					
1	INTEREST	4639	6926	2287	49.30%	Increase due to increase in reserve
2	OTHER RECEIPTS	431120	514455	83335	19.33%	Increase due to increase in rent collected for office space and maintenance service from prior year
3	TOTAL OPERATING REC.	435759	521381	85622	19.65%	
4	ADMIN. FEE	666791	714343	47552	7.13%	Increase in management fee earned from Public Housing AMPs
5	TOTAL RECEIPTS	1102550	1235724	133174	12.08%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
6	SALARIES	503350	534623	31273	6.21%	Increase due to COLA and merit increases
7	FRINGE BENEFITS	224729	265870	41141	18.31%	Increase due to salary changes, per above, increase in Employer PERS contribution, Unfunded Liability contribution, medical expense and increase in payroll taxes.
8	OTHER ADMIN. EXP.	60300	67900	7600	12.60%	Increase due to software enhancements, training & travel costs
9	ADMIN FEE	0	0	0	0.00%	
10	TOTAL ADMIN. EXP.	788379	868393	80014	10.15%	
	UTILITIES:					
11	UTILITIES	100785	100785	0	0.00%	
12	TOTAL UTILITIES EXP.	100785	100785	0	0.00%	
	ORDINARY MAINTENANCE:					
13	LABOR	288080	327322	39242	13.62%	Increase due to COLA and merit increases
14	FRINGE BENEFITS	139140	156631	17491	12.57%	Increase due to salary changes, per above, increase in Employer PERS contribution, Unfunded Liability contribution, medical expense and increase in payroll taxes.
15	MATERIALS	31470	40300	8830	28.06%	Due to increase in costs over the past 12 months
16	CONTRACT COSTS	17620	30800	13180	74.80%	Due to increase in costs over the past 12 months
17	TOTAL ORDINARY MAINT.	476310	555053	78743	16.53%	
	GENERAL EXPENSE:					
18	INSURANCE	30320	34482	4162	13.73%	Due to increases in workers compensation, property & liability insurance
19	TOTAL GENERAL EXPENSES	30320	34482	4162	13.73%	
20	TOTAL ROUTINE EXPENSES	1395794	1558713	162919	11.67%	
	NONROUTINE MAINTENANCE:					
21	EXTRAORDINARY MAINT.	0	0	0	0.00%	

CONVENTIONAL PUBLIC HOUSING COCC (CENTRAL OFFICE COST CENTER)
 BUDGET COMPARISON
 2025 VS. 2026

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		
		2024-2025	2025-2026	BUDGET		
		PH COCC	PH COCC	DIFF.	DIFF. %	COMMENTS
	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%	
25	TOTAL EXPENDITURES	1395794	1558713	162919	11.67%	
26	GAIN OR LOSS	-293244	-322989	-29745		
27	OPERATING FUNDING SUBSIDY	0	0	0	0.00%	
28	CFP ADMIN. FEE	219055	245602	26547	12.12%	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	3451	253	-3198		

**CONVENTIONAL PUBLIC HOUSING
2025-2026 BUDGET SUMMARY**

AMPS	AMP#1	AMP#2	AMP#3	AMP#4	AMP#5	TOTAL
TOTAL OPERATING RECEIPTS	514,291	1,072,767	1,449,148	887,282	1,192,551	5,116,039
TOTAL EXPENDITURES	851,214	1,662,119	1,923,171	1,163,990	1,638,563	7,239,058
GAIN OR LOSS	-336,923	-589,352	-474,023	-276,708	-446,012	-2,123,019
OPERATING FUNDING SUBSIDY	217,866	431,460	473,572	200,247	246,212	1,569,357
ASSET MANAGEMENT FEE EXPENSE	-7,920	-17,880	-21,600	-13,320	-16,920	-77,640
RESERVE FROM PUBLIC HOUSING	126,977	175,772	22,051	89,781	216,720	631,301
NET GAIN OR LOSS	0	0	0	0	0	0

REQUESTED TRAINING BUDGET
FISCAL YEAR 2025-2026 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	3	\$1,300.00	\$3,900
Asset Management	Maintenance Training - Appliance Repair			\$8,500
Asset Management	Maintenance Training - Plumbing			\$11,250
Asset Management	National Standards for the Physical Inspection of Real Estate (NSPIRE) for Public Housing Training			\$2,000
Asset Management	RAD Project Based Voucher Specialist Training	5	\$875.00	\$4,375
Asset Management	Multifamily Project Based Section 8 Certified Professional of Occupancy Training	3	\$500.00	\$1,500
Asset Management	USDA Farm Labor Certification	2	\$1,500.00	\$3,000
HCV	Eligibility Specialist Certification	6	\$850.00	\$5,100
HCV	Professional Development Training	2	\$2,000.00	\$4,000
HCV	National Standards for the Physical Inspection of Real Estate (NSPIRE) Training	2	\$2,000.00	\$4,000
HCV	Housing Choice Voucher Program Management & Certification	2	\$2,000.00	\$4,000
Finance	Financial Training	3	\$1,800.00	\$5,400
Admin/Finance	Development Training	2	\$1,800.00	\$3,600
Admin.	Brown Act Training	1	\$1,600.00	\$1,600
Admin	Liebert Cassidy Whitmore Labor Training	1	\$2,000.00	\$2,000
Admin	Procurement Training	1	\$1,900.00	\$1,900
Admin	Resident Opportunities and Self-Sufficiency (ROSS) Training	1	\$1,250.00	\$1,250
Admin	Family Self Sufficiency (FSS) Training	2	\$1,200.00	\$2,400
	Miscellaneous Training			\$5,000
	NAHRO-U Training			\$4,000
TOTAL				\$80,665

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

REQUESTED TRAVEL BUDGET

*FY 25-26 Projected Travel Budget and Travel Approval**

TYPE OF MEETING	# ATTEND	UNIT COST	TOTAL COST	ED	BOC	STAFF
National NAHRO Conference - Denver, CO	6	2,800	16,800	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	4,800	24,000	1	2	2
Regional Annual Spring Conference - TBD	6	1,400	8,400	1	2	3
Summer National NAHRO Conference - Nashville,TN	5	2,800	14,000	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	1,920	5,760	0		3
CalPELRA Conference	2	2,700	5,400	0		2
CHWCA Meeting	1	500	500	0		1
YARDI Conference	2	2,500	5,000	0		1
TOTAL			86,610			

*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. 24-25-08

RESOLUTION APPROVING THE STANISLAUS REGIONAL HOUSING AUTHORITY CONVENTIONAL PUBLIC HOUSING OPERATING BUDGET FOR FISCAL YEAR 2025-2026

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
10/01/2025 thru 9/30/2026	Conventional Public Housing	
	AMP 1	\$ 851,214
	AMP 2	\$1,662,119
	AMP 3	\$1,923,171
	AMP 4	\$1,163,990
	AMP 5	\$1,638,563
	Central Office Cost Center	\$1,558,713

DULY AND REGULARLY ADOPTED by the Board of Commissioners of the Stanislaus Regional Housing Authority this 26^h day of June 2025. On motion of Commissioner ____, seconded by Commissioner ____, and on the following roll call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Approved: _____
Chairperson

Attest: _____
Secretary