



Stanislaus Regional Housing Authority

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

Date: June 25, 2026
To: Board of Commissioners
From: Jim Kruse, CEO/Executive Director
Subject: Action Item #1: Proposed Conventional Public Housing Operating Budget
for Fiscal Year 2026-2027

Prepared By: Linh Luong, Director of Finance

Resolution No. 25-26-30

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 2026-2027.

SUMMARY

The 2026-2027 Fiscal Year Budget was prepared with the following assumptions:

1. The interest rate for investment returns for all programs is 2.9% for fiscal year 2026-2027.
2. The inflation factor used in estimating the budget proposal is 4%.
3. Fringe Benefits - PERS retirement expense estimate is 17.4%.
4. Insurance – The rate for liability insurance increased 10.1%, and the rate for property insurance decreased by 3.2% for the 2026-2027 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 2026-2027 as compared to the 2025-2026 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 2026-2027 fiscal year is \$241,541. 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 2027.

The total revenue increased by \$15,671 or 3.05% due to an increase in rental income, offset by a decrease in interest income. The total expenditures increased by \$34,885 or 4.10%. This is due to increases in administrative expense, utilities expense, maintenance expense and offset by a decrease in general expense. This budget is projected to utilize reserves from Public Housing of \$122,516.

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 2026-2027 fiscal year is \$465,701. 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 2027.

The total revenue increased by \$21,178 or 1.97% due to increases in rental income and interest income. The total expenditures increased by \$34,749 or 2.09%. 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 \$155,102.

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

Operating Funding Subsidy – the projected Operating Fund Subsidy for the 2026-2027 fiscal year is \$442,924. 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 2027.

The total revenue increased by \$4,654 or .32% due to an increase in rental income offset by a decrease in interest income. The total expenditures increased by \$30,786 or 1.60%. This is due to increases in administrative expense, maintenance expense and general expense. This budget is projected to utilize reserves from Public Housing of \$78,831.

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

Operating Funding Subsidy – the projected Operating Fund Subsidy for the 2026-2027 fiscal year is \$169,195. 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 2027.

The total revenue decreased by \$34,367 or 3.87% due to decreases in rental income and interest income. The total expenditures increased by \$27,689 or 2.38%. This is due to increases in administrative expense, maintenance expense and offset by a decrease in general expense. This budget is projected to utilize reserves from Public Housing of \$182,889.

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

Operating Funding Subsidy – the projected Operating Fund Subsidy for the 2026-2027 fiscal year is \$176,076. 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 2027.

The total revenue decreased by \$6,865 or .58% due to decreases in rental income and interest income. The total expenditures increased by \$42,323 or 2.58%. This is due to increases in administrative expense, utilities expense, maintenance expense and offset by a decrease in general expense. This budget is projected to utilize reserves from Public Housing of \$336,044.

CONVENTIONAL PUBLIC HOUSING - CENTRAL OFFICE COST CENTER (COCC)

The total revenue decreased by \$10,457 or .85% due to decreases in other income and interest income, and offset by an increase in administrative fees. The total expenditures increased by \$55,085 or 3.53%. This is due to the increases in administrative expense, maintenance expense and general expense. This budget is projected to utilize reserves from COCC Public Housing of \$58,385.

ATTACHMENTS

1. Proposed fiscal year 2026-2027 operating budgets
2. Resolutions 25-26-30

CONVENTIONAL PUBLIC HOUSING AMP1 (NEWMAN, PATTERSON & WESTLEY) (66 Units)
BUDGET COMPARISON
2026 VS. 2027

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2025-2026	2026-2027	BUDGET		
		PH AMP 1	PH AMP 1	DIFF.	DIFF. %	
	OPERATING RECEIPTS					
1	DWELLING RENTALS	488991	506282	17291	3.54%	Calculated based on the current actual rental income
2	INTEREST	10000	8380	-1620	-16.20%	Decrease due to decrease in interest rate
3	OTHER RECEIPTS	15300	15300	0	0.00%	
4	TOTAL OPERATING RECEIPTS	514291	529962	15671	3.05%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	66296	68820	2524	3.81%	Increase due to COLA and merit increases
6	FRINGE BENEFITS	38112	39886	1774	4.65%	Increase due to salary changes, per above, higher employer medical and retirees medical contribution, and increase in payroll
7	OTHER ADMIN. EXP.	34000	34000	0	0.00%	
8	ADMIN FEE	72684	74450	1766	2.43%	Increase in management fee per HUD 2026 Public Housing Management Fee Table
9	TOTAL ADMIN. EXP.	211092	217156	6064	2.87%	
	UTILITIES:					
10	UTILITIES	210000	237300	27300	13.00%	Increase in cost for water, sewer & garbage
11	TOTAL UTILITIES EXP.	210000	237300	27300	13.00%	
	ORDINARY MAINTENANCE:					
12	LABOR	107534	113857	6323	5.88%	Increase due to COLA and merit increases
13	FRINGE BENEFITS	52699	53880	1181	2.24%	Increase due to salary changes, per above, higher employer medical and retirees medical contribution, and increase in payroll
14	MATERIALS	70000	70000	0	0.00%	
15	CONTRACT COSTS	115000	115000	0	0.00%	
16	TOTAL ORDINARY MAINT.	345233	352737	7504	2.17%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	650	650	0	0.00%	
18	TOTAL SERVICES	650	650	0	0.00%	
	GENERAL EXPENSE:					
19	INSURANCE	51268	46286	-4982	-9.72%	Due to decrease in property insurance, offset by increases in liability insurance & workers compensation
20	P.I.L.O.T.	27899	26898	-1001	-3.59%	Decrease due to increase in utilities expense, offset by increase in rental income
21	COLLECTION LOSSES	5072	5072	0	0.00%	
22	TOTAL GENERAL EXPENSES	84239	78256	-5983	-7.10%	

CONVENTIONAL PUBLIC HOUSING AMP1 (NEWMAN, PATTERSON & WESTLEY) (66 Units)
 BUDGET COMPARISON
 2026 VS. 2027

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2025-2026	2026-2027	BUDGET		
		PH AMP 1	PH AMP 1	DIFF.	DIFF. %	
23	TOTAL ROUTINE EXPENSES	851214	886099	34885	4.10%	
	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	851214	886099	34885	4.10%	
29	GAIN OR LOSS	-336923	-356137	-19214		
30	OPERATING FUNDING SUBSIDY	217866	241541	23675	10.87%	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	126977	122516			
34	NET GAIN OR LOSS	0	0			

CONVENTIONAL PUBLIC HOUSING AMP2 (OAKDALE, TURLOCK, CERES & HUGHSON) (149 Units)
BUDGET COMPARISON
2026 VS. 2027

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2025-2026	2026-2027	BUDGET		
		PH AMP 2	PH AMP 2	DIFF.	DIFF. %	
	OPERATING RECEIPTS					
1	DWELLING RENTALS	1009723	1028498	18775	1.86%	Calculated based on the current actual rental income
2	INTEREST	43244	45647	2403	5.56%	Due to increase in reserve, offset by decrease in interest rate
3	OTHER RECEIPTS	19800	19800	0	0.00%	
4	TOTAL OPERATING RECEIPTS	1072767	1093945	21178	1.97%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	275831	295616	19785	7.17%	Increase due to COLA and merit increases
6	FRINGE BENEFITS	152410	157827	5417	3.55%	Increase due to salary changes, per above, higher employer medical and retirees medical contribution, and increase in payroll taxes
7	OTHER ADMIN. EXP.	58700	58700	0	0.00%	
8	ADMIN FEE	164674	168676	4002	2.43%	Increase in management fee per HUD 2026 Public Housing Management Fee Table
9	TOTAL ADMIN. EXP.	651615	680819	29204	4.48%	
	UTILITIES:					
	LABOR					
10	UTILITIES	324600	325800	1200	0.37%	Increase in cost for water
11	TOTAL UTILITIES EXP.	324600	325800	1200	0.37%	
	ORDINARY MAINTENANCE:					
12	LABOR	79617	83086	3469	4.36%	Increase due to COLA and merit increases
13	FRINGE BENEFITS	37410	37922	512	1.37%	Increase due to salary changes, per above, higher employer medical and retirees medical contribution, and increase in payroll taxes
14	MATERIALS	79000	79000	0	0.00%	
15	CONTRACT COSTS	317500	317500	0	0.00%	
16	TOTAL ORDINARY MAINT.	513527	517508	3981	0.78%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	1940	2100	160	8.25%	Due to upgrade to gate software
18	TOTAL SERVICES	1940	2100	160	8.25%	
	GENERAL EXPENSE:					
19	INSURANCE	92757	91203	-1554	-1.68%	Due to decrease in property insurance, offset by increases in liability insurance & workers compensation
20	P.I.L.O.T.	68512	70270	1758	2.57%	Increase due to increase in rental income
21	COLLECTION LOSSES	9168	9168	0	0.00%	
22	TOTAL GENERAL EXPENSES	170437	170641	204	0.12%	

CONVENTIONAL PUBLIC HOUSING AMP2 (OAKDALE, TURLOCK, CERES & HUGHSON) (149 Units)
BUDGET COMPARISON
2026 VS. 2027

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2025-2026	2026-2027	BUDGET		
		PH AMP 2	PH AMP 2	DIFF.	DIFF. %	
23	TOTAL ROUTINE EXPENSES	1662119	1696868	34749	2.09%	
	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	1662119	1696868	34749	2.09%	
29	GAIN OR LOSS	-589352	-602923	-13571		
30	OPERATING FUNDING SUBSIDY	431460	465701	34241	7.94%	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	175772	155102			
34	NET GAIN OR LOSS	0	0	0		

CONVENTIONAL PUBLIC HOUSING AMP3 (MODESTO) CA26-3 & 27 (180 Units)
BUDGET COMPARISON
2026 VS. 2027

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2025-2026	2026-2027	BUDGET		
		PH AMP 3	PH AMP 3	DIFF.	DIFF. %	
	OPERATING RECEIPTS					
1	DWELLING RENTALS	1345859	1366607	20748	1.54%	Calculated based on the current actual rental income
2	INTEREST	62789	46695	-16094	-25.63%	Decrease due to decrease in reserve & interest rate
3	OTHER RECEIPTS	40500	40500	0	0.00%	
4	TOTAL RECEIPTS	1449148	1453802	4654	0.32%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	278035	293194	15159	5.45%	Increase due to COLA and merit increases
6	FRINGE BENEFITS	151626	154600	2974	1.96%	Increase due to salary changes, per above, higher employer medical and retirees medical contribution, and increase in payroll taxes
7	OTHER ADMIN. EXP.	78400	78400	0	0.00%	
8	ADMIN FEE	198744	203574	4830	2.43%	Increase in management fee per HUD 2026 Public Housing Management Fee Table
9	TOTAL ADMIN. EXP.	706805	729768	22963	3.25%	
	UTILITIES:					
10	UTILITIES	385700	385700	0	0.00%	
11	TOTAL UTILITIES EXP.	385700	385700	0	0.00%	
	ORDINARY MAINTENANCE:					
12	LABOR	72528	78095	5567	7.68%	Increase due to COLA and merit increases
13	FRINGE BENEFITS	35765	36896	1131	3.16%	Increase due to salary changes, per above, higher employer medical and retirees medical contribution, and increase in payroll taxes
14	MATERIALS	169000	169000	0	0.00%	
15	CONTRACT COSTS	320600	320600	0	0.00%	
16	TOTAL ORDINARY MAINT.	597893	604591	6698	1.12%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	12110	12110	0	0.00%	
18	TOTAL SERVICES	12110	12110	0	0.00%	
	GENERAL EXPENSE:					
19	INSURANCE	117443	116493	-950	-0.81%	Due to decrease in property insurance, offset by increases in liability insurance & workers compensation
20	P.I.L.O.T.	96016	98091	2075	2.16%	Increase due to increase in rental income
21	COLLECTION LOSSES	7204	7204	0	0.00%	
22	TOTAL GENERAL EXPENSES	220663	221788	1125	0.51%	

CONVENTIONAL PUBLIC HOUSING AMP3 (MODESTO) CA26-3 & 27 (180 Units)
BUDGET COMPARISON
2026 VS. 2027

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2025-2026 PH AMP 3	2026-2027 PH AMP 3	BUDGET DIFF.	DIFF. %	
23	TOTAL ROUTINE EXPENSES	1923171	1953957	30786	1.60%	
	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	1923171	1953957	30786	1.60%	
29	GAIN OR LOSS	-474023	-500155	-26132		
30	OPERATING FUNDING SUBSIDY	473572	442924	-30648	-6.47%	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	22051	78831			
34	NET GAIN OR LOSS	0	0	0		

CONVENTIONAL PUBLIC HOUSING AMP4 (MODESTO) CA26-18 & 26 (111 Units)
BUDGET COMPARISON
2026 VS. 2027

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2025-2026	2026-2027	BUDGET		
		PH AMP 4	PH AMP 4	DIFF.	DIFF. %	
	OPERATING RECEIPTS					
1	DWELLING RENTALS	856093	823428	-32665	-3.82%	Calculated based on the current actual rental income
2	INTEREST	19889	18187	-1702	-8.56%	Decrease due to decrease in interest rate
3	OTHER RECEIPTS	11300	11300	0	0.00%	
4	TOTAL RECEIPTS	887282	852915	-34367	-3.87%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	192474	200776	8302	4.31%	Increase due to COLA and merit increases
6	FRINGE BENEFITS	90425	91846	1421	1.57%	Increase due to salary changes, per above, higher employer medical and retirees medical contribution, and increase in payroll taxes
7	OTHER ADMIN. EXP.	41000	41000	0	0.00%	
8	ADMIN FEE	122653	125634	2981	2.43%	Increase in management fee per HUD 2026 Public Housing Management Fee Table
9	TOTAL ADMIN. EXP.	446552	459256	12704	2.84%	
	UTILITIES:					
10	UTILITIES	213800	213800	0	0.00%	
11	TOTAL UTILITIES EXP.	213800	213800	0	0.00%	
	ORDINARY MAINTENANCE:					
12	LABOR	67989	70682	2693	3.96%	Increase due to COLA and merit increases
13	FRINGE BENEFITS	32045	32419	374	1.17%	Increase due to salary changes, per above, higher employer medical and retirees medical contribution, and increase in payroll taxes
14	MATERIALS	93300	93300	0	0.00%	
15	CONTRACT COSTS	165000	181000	16000	9.70%	Increase due to Landscaping & Painting Contract expense
16	TOTAL ORDINARY MAINT.	358334	377401	19067	5.32%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	1223	1900	677	55.36%	Due to upgrade to gate software
18	TOTAL SERVICES	1223	1900	677	55.36%	
	GENERAL EXPENSE:					
19	INSURANCE	74836	73343	-1493	-2.00%	Due to decrease in property insurance, offset by increases in liability insurance & workers compensation
20	P.I.L.O.T.	64229	60963	-3266	-5.09%	Increase due to decrease in rental income
21	COLLECTION LOSSES	5016	5016	0	0.00%	
22	TOTAL GENERAL EXPENSES	144081	139322	-4759	-3.30%	
23	TOTAL ROUTINE EXPENSES	1163990	1191679	27689	2.38%	

CONVENTIONAL PUBLIC HOUSING AMP4 (MODESTO) CA26-18 & 26 (111 Units)
BUDGET COMPARISON
2026 VS. 2027

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2025-2026	2026-2027	BUDGET		
		PH AMP 4	PH AMP 4	DIFF.	DIFF. %	
	NONROUTINE MAINTENANCE:					
24	EXTRAORDINARY MAINT.	0	0	0	0.00%	
	CAPITAL EXPENDITURES					
25	REPLACEMENT EQUIPMENT			0	0.00%	
26	PROPERTY BETTERMENTS			0	0.00%	
27	TOTAL CAPITAL EXPEND.	0	0	0	0.00%	
28	TOTAL EXPENDITURES	1163990	1191679	27689	2.38%	
29	GAIN OR LOSS	-276708	-338764	-62056		
30	OPERATING FUNDING SUBSIDY	200247	169195	-31052	-15.51%	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	89781	182889			
34	NET GAIN OR LOSS	0	0	0		

CONVENTIONAL PUBLIC HOUSING AMP 5 (MODESTO) CA26-17 &19 (141 Units)
BUDGET COMPARISON
2026 VS. 2027

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2025-2026 PH AMP 5	2026-2027 PH AMP 5	BUDGET DIFF.	DIFF. %	
	OPERATING RECEIPTS					
1	DWELLING RENTALS	1153322	1144463	-8859	-0.77%	Calculated based on the current actual rental income
2	INTEREST	13429	15423	1994	14.85%	Due to increase in reserve, offset by decrease in interest rate
3	OTHER RECEIPTS	25800	25800	0	0.00%	
	TOTAL OPERATING REC.	1192551	1185686	-6865	-0.58%	
4	TOTAL RECEIPTS	1192551	1185686	-6865	-0.58%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
5	SALARIES	247779	255242	7463	3.01%	Increase due to COLA and merit increases
6	FRINGE BENEFITS	128562	129909	1347	1.05%	Increase due to salary changes, per above, higher employer medical and retirees medical contribution, and increase in payroll taxes
7	OTHER ADMIN. EXP.	55600	55600	0	0.00%	
8	ADMIN FEE	155588	159369	3781	2.43%	Increase in management fee per HUD 2026 Public Housing Management Fee Table
9	TOTAL ADMIN. EXP.	587529	600120	12591	2.14%	
	UTILITIES:					
	LABOR					
10	UTILITIES	296600	301400	4800	1.62%	Increase in cost for water, gas & garbage
11	TOTAL UTILITIES EXP.	296600	301400	4800	1.62%	
	ORDINARY MAINTENANCE:					
12	LABOR	114709	120179	5470	4.77%	Increase due to COLA and merit increases
13	FRINGE BENEFITS	54187	55054	867	1.60%	Increase due to salary changes, per above, higher employer medical and retirees medical contribution, and increase in payroll taxes
14	MATERIALS	123500	131800	8300	6.72%	Increase due to Appliances & Building Materials expenses
15	CONTRACT COSTS	262500	272700	10200	3.89%	Increase due to Landscaping & Plumbing Contract expense
16	TOTAL ORDINARY MAINT.	554896	579733	24837	4.48%	
	PROTECTIVE SERVICES :					
17	CONTRACT COSTS	1826	5200	3374	184.78%	Due to upgrade to gate software
18	TOTAL SERVICES	1826	5200	3374	184.78%	
	GENERAL EXPENSE:					
19	INSURANCE	98500	96587	-1913	-1.94%	Due to decrease in property insurance, offset by increases in liability insurance & workers compensation
20	P.I.L.O.T.	85672	84306	-1366	-1.59%	Decrease due to decrease in rental income, offset by increase in utilities
21	COLLECTION LOSSES	13540	13540	0	0.00%	
22	TOTAL GENERAL EXPENSES	197712	194433	-3279	-1.66%	

CONVENTIONAL PUBLIC HOUSING AMP 5 (MODESTO) CA26-17 &19 (141 Units)
 BUDGET COMPARISON
 2026 VS. 2027

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2025-2026 PH AMP 5	2026-2027 PH AMP 5	BUDGET DIFF.	DIFF. %	
23	TOTAL ROUTINE EXPENSES	1638563	1680886	42323	2.58%	
	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	1638563	1680886	42323	2.58%	
29	GAIN OR LOSS	-446012	-495200	-49188		
30	OPERATING FUNDING SUBSIDY	246212	176076	-70136	-28.49%	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	216720	336044			
34	NET GAIN OR LOSS	0	0	0		

CONVENTIONAL PUBLIC HOUSING COCC (CENTRAL OFFICE COST CENTER)
BUDGET COMPARISON
2026 VS. 2027

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.		COMMENTS
		2025-2026 PH COCC	2026-2027 PH COCC	BUDGET DIFF.	DIFF. %	
	OPERATING RECEIPTS					
1	INTEREST	6926	6635	-291	-4.20%	Decrease due to decrease in interest rate
2	OTHER RECEIPTS	514455	486929	-27526	-5.35%	Due to lower charges to Public Housing AMPs
3	TOTAL OPERATING REC.	521381	493564	-27817	-5.34%	
4	ADMIN. FEE	714343	731703	17360	2.43%	Increase in management fee earned from Public Housing AMPs
5	TOTAL RECEIPTS	1235724	1225267	-10457	-0.85%	
	OPERATING EXPENDITURES					
	ADMINISTRATION:					
6	SALARIES	534623	563828	29205	5.46%	Increase due to COLA and merit increases
7	FRINGE BENEFITS	265870	272215	6345	2.39%	Increase due to salary changes, per above, higher employer medical and retirees medical contribution, and increase in payroll taxes
8	OTHER ADMIN. EXP.	67900	71100	3200	4.71%	Increase due to increases in training & travel
9	ADMIN FEE	0	0	0	0.00%	
10	TOTAL ADMIN. EXP.	868393	907143	38750	4.46%	
	UTILITIES:					
11	UTILITIES	100785	100785	0	0.00%	
12	TOTAL UTILITIES EXP.	100785	100785	0	0.00%	
	ORDINARY MAINTENANCE:					
13	LABOR	327322	340141	12819	3.92%	Increase due to COLA and merit increases
14	FRINGE BENEFITS	156631	158853	2222	1.42%	Increase due to salary changes, per above, higher employer medical and retirees medical contribution, and increase in payroll taxes
15	MATERIALS	40300	40300	0	0.00%	
16	CONTRACT COSTS	30800	30800	0	0.00%	
17	TOTAL ORDINARY MAINT.	555053	570094	15041	2.71%	
	GENERAL EXPENSE:					
18	INSURANCE	34482	35776	1294	3.75%	Due to increases in liability insurance & workers compensation
19	TOTAL GENERAL EXPENSES	34482	35776	1294	3.75%	
20	TOTAL ROUTINE EXPENSES	1558713	1613798	55085	3.53%	
	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	0	0.00%	
24	TOTAL CAPITAL EXPEND.	0	0	0	100.00%	

CONVENTIONAL PUBLIC HOUSING COCC (CENTRAL OFFICE COST CENTER)
BUDGET COMPARISON
2026 VS. 2027

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2025-2026 PH COCC	2026-2027 PH COCC	BUDGET DIFF.		
25	TOTAL EXPENDITURES	1558713	1613798	55085	3.53%	
26	GAIN OR LOSS	-322989	-388531	-65542		
27	OPERATING FUNDING SUBSIDY	0	0	0	0.00%	
28	CFP ADMIN. FEE	245602	252506	6904	2.81%	The administrative fee is based on the CFP Grant funding.
29	ASSET MANAGEMENT FEE INCOME	77640	77640	0	0.00%	
30	RESERVE FROM COCC PH	0	58385	58385		
31	NET GAIN OR LOSS	253	0			

REQUESTED TRAINING BUDGET
FISCAL YEAR 2026-2027 Projected Training Budget Approval*

DEPARTMENT	TYPE OF TRAINING	# OF STAFF	UNIT COST	TOTAL COST
Asset Management	California Rural Water Association Annual Conference	1	\$1,800	\$1,800
Asset Management	Wastewater/Drinking Water Certification	3	\$1,200	\$3,600
Asset Management	Maintenance Training - Electrical Troubleshooting and Preventative Maintenance II			\$11,000
Asset Management	Maintenance Training - Electric Motors and Motor Control Circuits Training			\$11,000
Asset Management	California Certified Residential Manager Training	2	\$600	\$1,200
Asset Management	HOME Compliance Specialist Training	3	\$1,000	\$3,000
Asset Management	Multifamily Project Based Section 8 Certified Professional of Occupancy Training	3	\$670	\$2,010
Asset Management	USDA Farm Labor Certification	3	\$1,100	\$3,300
HCV	Eligibility and Rent Calculations Training	9	\$950	\$8,550
HCV	Professional Development Training	2	\$2,500	\$5,000
HCV	National Standards for the Physical Inspection of Real Estate (NSPIRE) Training	2	\$2,500	\$5,000
HCV	Housing Choice Voucher Program Management & Certification	2	\$2,500	\$5,000
Finance	Financial Training	4	\$2,200	\$8,800
Admin/Finance	Development Training	2	\$1,900	\$3,800
Admin.	Brown Act Training	1	\$1,650	\$1,650
Admin	Liebert Cassidy Whitmore Labor Training	1	\$2,200	\$2,200
	California Association of Public Procurement Professionals Conference / Webinars		\$8,420	\$8,420
	Housing California Annual Conference	3	\$1,200	\$3,600
	Resident Opportunities and Self-Sufficiency (ROSS) Training	1	\$1,250	\$1,250
	Family Self Sufficiency (FSS) Training	2	\$1,250	\$2,500
	Miscellaneous Training			\$3,000
	NAHRO-U Training			\$2,400
TOTAL				\$98,080

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

REQUESTED TRAVEL BUDGET

*FY 26-27 Projected Travel Budget and Travel Approval**

TYPE OF MEETING	# ATTEND	UNIT COST	TOTAL COST	ED	BOC	STAFF
National NAHRO Conference - Denver, CO	6	3,100	18,600	1	3	2
January Chapter Conference	2	1,200	2,400	0	1	1
January CAHA Annual Conference	1	1,450	1,450	1		
NAHRO Annual Legislative Conference - Washington, DC	5	4,850	24,250	1	2	2
Regional Annual Spring Conference - TBD	6	1,450	8,700	1	2	3
Summer National NAHRO Conference - Minneapolis, MN	5	3,620	18,100	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	1,200	1,200	0		1
CalPERS Educational Forum	3	1,940	5,820	0		3
CalPELRA Conference	2	2,800	5,600	0		2
CHWCA Meeting	1	600	600	0		1
YARDI Conference	2	2,700	5,400	0		2
TOTAL			94,220			

*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. 25-26-30

RESOLUTION APPROVING THE STANISLAUS REGIONAL HOUSING AUTHORITY CONVENTIONAL PUBLIC HOUSING OPERATING BUDGET FOR FISCAL YEAR 2026-2027

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
10/01/2026 thru 9/30/2027	Conventional Public Housing	
	AMP 1	\$ 886,099
	AMP 2	\$1,696,868
	AMP 3	\$1,953,957
	AMP 4	\$1,191,679
	AMP 5	\$1,680,886
	Central Office Cost Center	\$1,613,798

DULY AND REGULARLY ADOPTED by the Board of Commissioners of the Stanislaus Regional Housing Authority this 25^h day of June 2026. On motion of Commissioner ____, seconded by Commissioner ____, and on the following roll call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Approved: _____
Chairperson

Attest: _____
Secretary