

To: Board of Commissioners

From: Katherine Harasz, Executive Director

Subject: The Santa Clara County Housing Authority's Operating and Capital Budget for the fiscal year ending June 30, 2020

Approved ann Hen Date 5/30/2019

Recommendation

- 1. Report on the Housing Authority's Two Year Annual Comparison of the FY 2019 and FY 2020 operating budgets (**Attachment A**);
- 2. Approve the Housing Authority's proposed Operating Budget for the fiscal year ending June 30, 2020 (FY 2020), including the revenues and expenditure of funds identified in **Attachment B**;
- Approve the Housing Authority's proposed Capital Budget for the fiscal year ending June 30, 2020 (FY 2020), including the expenditure of funds identified in Attachment C;
- 4. Approve a delegation of authority to the Executive Director to authorize the use of additional funds to address unbudgeted expenditures of up to five percent (5%) of approved FY 2020 operating expenditures, or up to \$1.6 million, with the authority to expire August 31, 2020;
- 5. Approve a delegation of authority to the Executive Director to authorize the use of additional funds to address unbudgeted expenditures of up to ten percent (10%) of approved FY 2020 capital expenditures, or up to \$47,600, with the authority to expire August 31, 2020; and
- 6. Direct the Executive Director to continue providing the Board with quarterly reports on budget to actual operating revenues and expenditures and MTW reserves.

Strategic Outcome

The reports and recommended actions support our current Strategic Plan Goal V, operating in an innovative, financially responsible manner by cost-effectively performing core services, strengthening the Board's capacity to provide leadership and skillful policy guidance, monitoring federal actions to protect and advance the Housing Authority's mission, and attracting, motivating and retaining a skilled and adaptable workforce.

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<u>Analysis</u>

Before June 30 of each year, the Board of Commissioners must approve the agency's annual operating and capital budgets effective July 1, the beginning of the next fiscal year. The budget includes a projection of the coming fiscal year's operating revenues (administrative and other fees, interest, etc.) and expenditures, including salaries and benefits, consultant and service contracts, facilities, equipment and supplies.

Today's actions are limited to approval of funds to pay for our agency operations. There is limited approval of program budget expenditures included in the operating budget (explained below); most program funds (rental assistance for our voucher programs) are paid in accordance with governing program regulations. The Board approves the expenditure of program funds not mandated by program regulations (non-traditional uses of Moving to Work (**MTW**) funds, for example), or otherwise directed by a Board approved policy or delegation of authority.

Budget Overview

The proposed operating budget is a balanced budget based on:

- Calendar Year (CY) 2019 appropriated funds for our various voucher programs;
- A conservative projection of federal funds that we anticipate receiving in CY 2020 pursuant to our MTW contracts with the Department of Housing and Urban Development (HUD), and other federal voucher program funds; and
- Local funds we anticipate earning from our development and asset management activities during FY 2020, as well as operating reserves for the agency's development operations as approved by the Board on May 2, 2019.

The projected operating expenses reflect that **overall operating costs are nearly eight percent (7.81%¹) of our total agency revenues**, an enviable ratio for government and non-profit organizations alike.

The Housing Authority's proposed operating expenditures are \$32,072,194, which is an increase of \$608,942 over last year's budget of \$31,463,251 (**Attachment A**). This increase is primarily attributable to salary increases under our Compensation Plan, increased consultant costs for external project managers for IT projects and an increase in computer contracts to support newly installed applications (described later in this report).

Revenues

Federal Programs

The Housing Authority's predominant source of funds comes through our **MTW** contracts, which set forth two formulas for calculating the total amount of MTW funds that we are eligible for: one formula provides how our rental assistance or Housing

¹ Budgeted Operating Expenditures are \$32,072,194; total agency revenues are projected to be \$410,607,147. Page 2 of 7 BOC 6/6/19 6.B.i.

Assistance Payments (**HAP**) will be calculated, and a second formula provides how our administrative fee will be calculated². This eligibility amount is then prorated (up or down) according to funds actually appropriated by Congress.

We recently learned that our Housing Assistance proration for CY 2019 is 99.5% of eligibility; our final proration for our CY 2019 MTW administrative fees is 79% of eligibility. For the period of January – June 2020, we are assuming a Housing Assistance proration of 98.5% and an administrative fee proration of 70%.

Why do we project CY 2020 federal revenues so conservatively? Our fiscal stability is the fiscal stability of the vulnerable families we serve. We carefully plan our operating, capital and program expenditures to avoid a repeat of the challenges resulting from the retroactive budget cut we experienced in 2013. The federal revenue landscape continues to be uncertain, and the presidential election in 2020 is expected to exacerbate disagreement over federal expenditures. In addition, the President and Congress must agree on raising the debt limit, which is expected to be reached in late summer.

The 2017 tax reform package reduced federal revenues (and lowered the value of tax credits, a primary tool for the development of desperately needed affordable housing). Increased federal spending combined with reduced federal revenues have resulted in an increased national debt, which results in higher interest payments on that debt, and those interest payments must be paid from the same discretionary funds that our program funds come from. We will continue to monitor the political outlook in Washington, D.C. and the potential for an abrupt funding decrease, and in the meantime keep our program expenditures calibrated to allow for a cushion should we experience an unexpected funding decrease in CY 2020.

While our MTW contracts provide separate funding for rental assistance versus administrative fee, as an MTW agency we have the flexibility to combine the funds and use them for authorized purposes under the 1937 Housing Act and as authorized through our HUD-approved MTW Plans (single fund flexibility). Pursuant to Board direction, the Housing Authority staff calculates MTW operating revenues by blending the program and administrative funds. We calculated revenues under a blended proration of 98.4% for the first half of the fiscal year; and 97.12% for the second half of the fiscal year, yielding an overall 97.76% proration for FY 2020. In addition, we are recommending use of an additional \$5.35 million in MTW funds to cover our proposed capital and operating costs.

In addition to MTW funds, we receive other federal funds for specialized vouchers, including Veterans Affairs Supportive Housing (**VASH**), Mainstream, Non-Elderly Disabled, Family Unification and Moderate Rehabilitation. We also receive only partial funding for our Resident Opportunities and Self Sufficiency program, formerly Family Self Sufficiency, and so we are proposing to supplement this program and staff cost with our MTW funds. Our STRIVE scholarship program is also now an eligible MTW

² Public housing or Section 9 funds are also paid under this contract but, given that we have only four public housing units, this is an immaterial part of our budget.

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expense, and so these program funds in the amount of \$50,000 are included as part of our operating budget.

Local Programs

In addition to federal funds, approximately \$1.97 million in revenues will be earned through our development and asset management activities. Additionally, approximately \$1.34 million in MTW funds is needed to fully fund our asset management activities, as permitted by MTW Activity 2012-4, which allows use of MTW funds for preservation of our existing housing portfolio. The Housing Authority's Development team will rely on reserves created with the Board's May 2 action to supplement development operation expenses with non-federal funds.

Expenditures

The majority of the agency's operating expenditures are the recurring cost of salaries and benefits. Our pension and Other Post Employment Benefit obligations are fully funded, meaning under required reporting standards, the funds are projected to be able to cover our current and future retiree obligations.

Personnel

Our management structure has several tiers: Executive Management; Senior Management; Mid-Management; and Supervisory staff. We have an agency wide communication plan, and, because of its size and importance to the agency, the Housing Department has a complementary communications plan that applies to Housing Operations, Policy, Training and Outreach. In addition to quarterly all staff meetings, teams hold their own employee engagement activities to promote team building within functional areas as well as casual opportunities to engage across functional areas (bike to work day, hot chocolate/cider events, STRIVE scholarship reception, appreciation events, etc.).

All those who supervise staff have access to ongoing employment resources that provide training throughout the year on issues pertinent to those in the public employment sector. We also make skills-based training and an employee tuition reimbursement program available for all employee development.

Consistent with the Board's direction to the Executive Director, we have continued to refine our staffing needs to promote succession planning. We have also taken into account recent strategic planning within our Information Technology (IT) and Human Resources (HR) teams to create new positions and discontinue others. We hope to begin recruiting for an Assistant Director of Human Resources (re-positioned from the Assistant Director of Administration) in order to focus on an HR strategic plan with initiatives involving succession planning, employee engagement, recruitment, retention and staff development programs and more efficient HR practices.

This budget has a net increase of one full time employee as described below:

<u>Deputy Executive Director of Housing</u>: A new addition to the Executive Management team, this position will provide additional leadership for the Housing Department, both federal and local programs, and promote succession planning. Ideally, under our current structure four Assistant Directors would report to the Director of Housing. Vacancies at and below the Assistant Director level create bandwidth issues for the Director and this new position will provide additional support for the Housing Department to continue business goals.

The Bay Area job market remains as challenging as the rental market. We continue to see staff departures as employees relocate out of the Bay Area or find employment closer to their home. In FY 2019, 13 employees (6 non-represented and 8 represented staff) voluntarily resigned from the Housing Authority. There were three involuntary separations (two probationary releases and one reduction in force). We are currently recruiting for several positions that are proving difficult to fill in such a robust, yet challenging economy, including an Executive Assistant, Development Project Manager(s), an Accountant II and three Housing Policy Analysts. In addition, we currently have four Housing Programs Specialist positions open-until-filled.

Capital Expenditures

A significant part of the proposed \$476,000 capital expenditures relates to our Julian Street office building (boiler replacement, etc.) and upgrading technology (Window Server upgrade, VMWare infrastructure upgrade, etc.) to allow for business resiliency by moving to a cloud platform. We have an ambitious plan to overhaul how we will handle records within all departments, to eliminate paper where practical, as well as offsite storage. This ties in again with business resiliency as well as the Board approved records retention policy.

Program Expenditures

The budget also includes some planned program expenditures of our non-federal funds (Housing Authority Revenue Account, **HARA**) or of MTW funds under our single fund flexibility:

- \$119,734 in MTW funds are planned to pay for the Resident Opportunities and Self Sufficiency program, formerly Family Self Sufficiency; that only pays for part of our coordinator and LifeSTEP's services;
- \$180,000 in MTW funds are planned for housing search services, a pilot project that we intend to expand to include those that experience a termination of HAP due to failed inspections; and
- \$5,000 in HARA funds for STRIVE scholarship recipients that are residents of SCCHA properties and would not be paid from the \$50,000 MTW funds.

Status of Reserves

The agency holds over \$60 million in the HARA, which are non-federal reserve funds, \$20 million of which is held to address program contingencies pursuant to the Board's policy. In 2018, the Executive Director was required to use \$5 million of these reserve Page 5 of 7 BOC 6/6/19 6.B.I.

funds to address a cash shortfall resulting from HUD's cash management reconciliation error in early June. This was within the Board's delegation of authority to the Executive Director under the Cash Management and Contingency Reserve Policy; HUD has not released \$1.5 million, and we are working with HUD to address the issue.

HUD holds our MTW reserves, and we will continue to track voucher leasing expenditures so we can project and manage available reserves. HUD has proposed a change to the Annual Contributions Contracts for non-MTW housing agencies that would convert them from a contract subject to contract law to a grant agreement subject to congressional and administrative whim. If this effort is successful, we expect that HUD will seek changes to MTW agreements as well. We are always mindful that the Office of Management and Budget does not like to see unused housing reserves and MTW agencies' combined reserves attract attention.

New MTW Advocacy Group

The MTW agencies have for some time represented themselves through a steering committee of MTW Executive Directors. The Steering Committee led negotiations for the extension of our MTW contracts until Congress ordered HUD to extend our agreements under their existing terms, and it has continued to help us arrive at a consensus opinion on other salient issues before HUD. Needless to say, this work is time consuming and a diversion from their own agency operations. The MTW agencies have now formed a non-profit organization under the umbrella of the Council of Large Public Housing Authorities (**CLPHA**), which will be paid for by the MTW agencies. CLPHA has long been an ally of the MTW agencies and we believe this relationship will serve our interests well.

Contingency

The proposed budget is based on an estimate of the funds required and allowable to pay projected expenditures. The revenue and expense estimates and projections may vary, and so the Executive Director requests that the Board authorize the use of additional funds (Housing Authority Reserve Account, MTW or public housing proceeds where applicable) to address contingencies that may arise during the year as identified in the recommendations above. Expenditure of these contingency funds would be subject to the Board's delegation limit (currently \$150,000 per expenditure type), excepting urgent issues that do not allow time to obtain the Board's authority.

Conclusion

The Housing Authority is in sound fiscal condition and able to respond to reasonable funding challenges that may present themselves during the fiscal year. The Housing Authority has adequate financial strength to meet its normal obligations, including its long term employee retiree pension and health obligations, and housing program contingencies.

Fiscal Impact

The impact of this budget is described in the attached documents. Page 6 of 7 BOC 6/6/19 6.B.i.

Attachments

- A. Two Year Annual Comparison of the FY 2019 and FY 2020 operating budgets
- B. Operating Budget for the year ending June 30, 2020
- C. Capital Budget for the year ending June 30, 2020

	FY19 Budget	FY20 Budget	Change \$	%	Comments
INCOME					
Tenant Rental Income Operating Subsidy	\$ 19,224 16,560	\$	\$ - -	0% 0%	
Building Rent	749,646	462,944	(286,702)	-38%	Building rent consists of two components (1) Depreciation; and (2) a 3 year projection of nonroutine costs to maintain the building. The decrease is due primarily to the completion of the Lobby Renovation which was budgeted and completed in FY19.
Interest Income Compliance Administrator Fee	59,492 23,549	84,734 21,549	25,242 (2,000)	42% -8%	
Developer Fee	1,150,000	1,350,000	200,000	17%	The increase in Developer Fee is due to the final fee for Laurel Grove (\$200K) which is anticipated to be received during FY20. The FY20 budget also includes the \$1.15M Laurel Grove fee was not received during FY19.
Other Misc. Income	273,128	93,774	(179,354)	-66%	The decrease in Other Misc. Income is due primarily to the one-time Eden Loan Administration Fee that was budgeted and received during FY19.
Property Management Fee Incentive Management Fee Income Income - Leasing & Compliance Asset Management Fees Admin Fee Earned (Main Stream)	258,996 25,000 1,008 172,000 54,394	310,533 - 1,020 199,974 146,943	51,537 (25,000) 12 27,974 92,549	20% -100% 1% 16% 170%	
Admin Fee Earned (HUD -VASH)	920,676	1,065,427	144,751	16%	The increase of admin fee earned in the VASH program is primarily due to: (1) 11% projected increase in total units leased and (2) an 1.5% increase in admin fee proration factor.
Admin Fee Earned - FUP Admin Fee Earned - Non Elderly with Disabilities	99,018 9,455	103,901 9,893	4,883 438	5% 5%	
Admin Fee - City and County	20,233,905	21,191,633	957,728	5%	The increase of admin fee earned in the MTW HCV program is primarily due to: (1) 1.2% increase in total projected units leased; and (2) increase in admin fee proration factor from 73.0% for FY2019 to 74.5% for FY2020.
FSS Coordinator Fees	346,898	346,898	-	0%	
TOTAL INCOME	24,412,949	25,425,007	1,012,058	4%	

EXPENSE

ADMINISTRATIVE:

Administrative - Salaries	15,154,045	15,871,374	717,329	5%
Admini. Salaries - FSS Coordinator	87,704	94,392	6,687	8%
Compensated Balances-Vacation	1,014,739	1,111,362	96,623	10%
Compensated Balances-Sick Earned	691,742	723,430	31,688	5%
Compensated Balance - Sick Lv FSS	4,048	4,357	309	8%
Compensated Balance - Vacation Lv FSS	7,758	8,350	592	8%
Legal Expense - General	176,500	158,500	(18,000)	-10%
Legal Expense - Employment	50,000	50,000	-	0%
Staff Training Expense	253,512	272,286	18,774	7%
Tuition Reimbursement	25,000	35,000	10,000	40%
Business Travel Expense	83,285	73,081	(10,204)	-12%
Automobile Insurance	2,313	2,805	492	21%

%	The increase in Administrative Salaries is primarily due to: (1) a 2.5% COLA Adjustment; and (2) Merit increases.
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	FY19 Budget	FY20 Budget	Change \$	%	Comments
Other Auto Expense	3,420	1,940	(1,480)	-43%	
Staff Mileage Reimbursement	8,025	4,955	(3,070)	-38%	
Mileage Reimbursements	100	150	50	50%	
Financial Audit	109,184	100,702	(8,482)	-8%	
Accounting Fees	3,860	360	(3,500)	-91%	
Building Rent	858,296	571,594	(286,702)	-33%	Building rent consists of two components (1) Depreciation; and (2) a 3 year projection of nonroutine costs to maintain the building. The decrease from FY20 to FY19 is due primarily to the completion of the Lobby Renovation, which was budgeted and completed in FY19.
Storage Facilities	15,178	19,710	4,532	30%	
Temporary Help	158,300	225,931	67,631	43%	
Office Supplies	97,049	66,302	(30,746)	-32%	
Communication Expense	27,951	19,036	(8,915)	-32%	
Internet / Wan Expense	33,745	96,040	62,295	185%	
Postage, Handling & Freight	165,197	174,602	9,405	6%	
Office Equipment Rental	94,440	91,164	(3,276)	-3%	
Publication & Membership	71,935	86,643	14,708	20%	
Miscellaneous	751	557	(194)	-26%	
Pre-Printed Forms	27,944	28,108	164	1%	
Benefit Administrative Fee	16,600	18,250	1,650	10%	
Expendable Equipment	-	1,000	1,000	100%	
Recruitment Expense	67,693	30,950	(36,743)	-54%	
Program Promotion	162,970	243,195	80,225	49%	
Board Meeting Expense	20,000	15,000	(5,000)	-25%	
Admin. Contracts	2,169,864	2,711,324	541,460	25%	The increase in Administrative contracts is primarily due to professional services and/or implementation costs for multiple projects including the following: (1) IT infrastructure updates; (\$212K) (2) Yardi 7s and Construction module (\$355K); (3) Contract Management System (\$184K); (4) Records Routing & Retention (\$150K); (5) Emphasys/Elite upgrade (\$71K); (6) Risk Management (\$50K); and (7) Adobe e-Signature (\$40K). This increase is offset by \$1.2M of costs related to criminal background checks and projects that have been completed or delayed.
Admin Contract - Tenant Svcs-ROSS	395,827	330,000	(65,827)	-17%	
Property Management Fees	1,920	1,920	-	0%	
Scholarship Fund	28,200	55,300	27,100	96%	
Cellular Phone/Pagers	32,472	35,078	2,606	8%	
Agency Meeting Expense	17,500	18,500	1,000	6%	
Ergonomics Expense	12,000	10,000	(2,000)	-17%	
Public Notices	7,000	4,000	(3,000)	-43%	
Bank Charges	48,000	26,400	(21,600)	-45%	
Computer Expense	61,839	126,254	64,415	104%	
Software Purchases	15,824	7,500	(8,324)	-53%	
Computer Contracts	548,519	1,131,591	583,072	106%	The increase in Computer Contracts is primarily due to the following: (1) Criminal Background checks (\$216K) were previously budgeted under Administrative Contracts in FY19; (2) IT Infrastructure updates (\$150K); (3) TAP maintenance (\$126K); and (4) Annual Software Support & Maintenance Fees (\$53K).
TOTAL ADMINISTRATIVE:	22,832,250	24,658,991	1,826,740	8%	
TENANT SERVICES: Resident Programs	2,374	2,374	-	0%	

	FY19 Budget	FY20 Budget	Change \$	%
Misc. Expense	50	50	-	0%
TOTAL TENANT SERVICES:	2,424	2,424	-	0%
UTILITIES:				
Water	26,977	32,661	5,684	21%
Electricity	176,717	135,154	(41,563)	-24%
Gas	13,543	14,233	690	5%
Sewer Fee	10,721	11,122	401	4%
TOTAL UTILITIES:	227,957	193,170	(34,787)	-15%
MAINTENANCE OPERATIONS:				
Appliance Parts	600	600	-	0%
Electrical	250	250	-	0%
Hardware	4,600	4,600	-	0%
Miscellaneous	9,600	3,400	(6,200)	-65%
Plumbing	500	500	-	0%
Landscaping Materials	2,754	2,754	-	0%
TOTAL MAINTENANCE ODERATIONS		12.101	(6.200)	2.40/
TOTAL MAINTENANCE OPERATIONS:	18,304	12,104	(6,200)	-34%
MAINTENANCE CONTRACTS:				
Garbage Service	12,875	11,782	(1,093)	-8%
Janitorial Contracts	77,990	95,242	17,252	22%
Grounds Contract	203,902	138,472	(65,430)	-32%
Automatic Door Maintenance	8,750	3,897	(4,853)	-55%
Electrical Work	7,000	7,450	450	6%
Electric Gates Maintenance	6,100	6,092	(8)	0%
Elevator Service	10,740	10,936	196	2%
Plumbing Work	6,500	5,250	(1,250)	-19%
Fumigation	4,950	7,640	2,690	54%
Other Maintenance Contract	62,408	89,847	27,439	44%
Painting and Decorating	500	500	-	0%
HVAC System	21,117	18,252	(2,865)	-14%
TOTAL MAINTENANCE CONTRACTS:	422,832	395,360	(27,473)	-6%
	-			
PROTECTIVE SERVICES:				
Protective Service - Materials	10,500	10,675	175	2%
Protective Service Contracts	217,908	137,423	(80,485)	-37%
TOTAL PROTECTIVE SERVICES:	228,408	148,098	(80,310)	-35%
GENERAL EXPENSES:				
Commercial Package-Liability	73,683	74,193	510	1%
Commercial Package-Claudity	53,966	53,966	-	0%
Other Insurance	56,453	58,728	- 2,275	0% 4%
	50,453	30,720	2,215	470

Project Feasibility Expenses 25,000 25,000 - 0% TOTAL GENERAL EXPENSES: 7,731,076 6,662,047 (1,069,029) -14% TOTAL EXPENSES 31,463,251 32,072,194 608,942 2% GROSS SURPLUS (7,050,303) (6,647,187) 403,116 -6% INDIRECT ALLOCATIONS: - - - Income - Indirect General Support 9,927,485 10,467,262 539,778 Indirect General Support 1,636,485 1,371,654 (264,801) -16% Indirect General Support 1,300,278 1,445,878 145,600 11% Indirect General Support - Human Resources 1,300,278 1,445,878 145,600 11% Indirect General Support - Human Resources 1,300,278 1,445,878 145,600 11% Indirect General Support - Human Resources 1,300,278 1,445,878 145,600 11% Indirect General Support - Maina Resources 1,300,278 1,445,878 145,600 11% Indirect General Support - General Services 1,080,455 1,371,654 (264,801) 18% TOTAL INDIRECT ALLOCATIONS: <th></th> <th>FY19</th> <th>FY20</th> <th>Change</th> <th></th> <th></th>		FY19	FY20	Change		
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Bis effects 2333 567 2847,351 (88,216) -346 Bendfis-CaleSE ER Contribution 1,201,348 1,353,770 0.52,416 136 Bendfis-CaleSE ER Contribution 1,358 1,153,770 0.52,415 136 March CaleSE ER Contribution 1,358 1,153,770 0.52,416 136 March CaleSE ER Contribution is driven by the corresponding increase in salanes and the CaleSES Ex Contribution is driven by the corresponding increase in salanes and the CaleSES Ex Contribution is driven by the corresponding increase in salanes and the CaleSES Ex Contribution is driven by the corresponding increase in salanes and the CaleSES Ex Contribution is driven by the corresponding increase in salanes and the CaleSES Ex Contribution is driven by the corresponding increase in salanes and the CaleSES Ex Contribution is driven by the corresponding increase in salanes and the CaleSES Ex Contribution is driven by the corresponding increase in salanes and the CaleSES Ex Contribution is driven by the corresponding increase in salanes and the CaleSES Ex Contribution is driven by the corresponding increase in salanes and the CaleSES Ex Contribution is driven by the corresponding increase in salanes and the CaleSES Ex Contribution is driven by the corresponding increase in salanes and the CaleSES Ex Contribution is driven by the corresponding increase in salanes and the CaleSES Ex Contribution is driven by the corresponding increase in salanes and the CaleSES Ex Contribution is driven by the corresponding increase in salanes and the CaleSES Ex Contribution is driven by the corresponding increase in salanes and the CaleSES Ex Contributio dris driven by the corres	Insurance Deductible	125,000	150,000	25,000	20%	
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Benefits-CaPERS EA Contribution 1,201,364 1,353,780 153,456 137 The import The import Benefits SS Contribution 11,866 11.999 63 1,1000 1,000 <td>Benefits-Administrative</td> <td>2,935,567</td> <td>2,847,351</td> <td>(88,216)</td> <td>-3%</td> <td></td>	Benefits-Administrative	2,935,567	2,847,351	(88,216)	-3%	
Benefits SES Conditionar 1,00,134 1,353,780 13,937 Implyper contribution rate from 2,0% in P119 to 8,38% in F2Q. Worker Compensation Insurance 222,585 229,526 61,942 27% Worker Compensation Insurance 1,163,877 1,203,325 39,448 3% Payroll Taxes first 1,163,877 1,203,325 39,448 3% Payroll Taxes first 42,786 43,832 (14,007) -3% Benefits FS. Conditator 1,403 3,500 -0 -0% Chy Lenser Fee 536 826 290 -5 -0% Admine Port Out-Conty 730 - (730) -000% -000% Project Trace See In Other General Expenses is primarily due to one-time relocation costs for the Race Street -000% -000% -000% Project Tax - 130,403,251 32,000 -000% -000% -000% Total Expenses 7,731,076 6.662,017 (1,069,020) -14% -000% -000% Income - Indires General Support - Finance 3,463,251 3,71,54	Benefits- CalPERS EPMC	114,598	22,777	(91,821)	-80%	
Worker Compensation Insurance 212,585 294,526 61,942 27% Payrol Taxes Coordinator 1.403 1.817 414 30% Payrol Taxes SCoordinator 1.163,877 1.203,325 394.44 30% Payrol Taxes SCO 412,886 413,812 (1/1/4/4) -3% Benefits Retires 422,886 413,812 (1/1/4/4) -3% Admine Feor Cov Col SJ 38,900 -00% -00% City License Fee 356 82.6 200 5% Admine Feor Cov Cov Chy 67.000 83.712 15.500 100% Project Tax - 15.500 100% -00% Project Tax - 15.500 100% -00% Project Tax - 15.500 100% -00% Project Tax 1.191,832 2.556 (1.189,276) -00% Total General Expenses 7,71,076 6,662,047 (1.069,039) -16% Not SUBPULS (7.050,030) (6,647,172) 4001,16 6%<	Benefits-CalPERS ER Contribution	1,201,364	1,353,780	152,416	13%	
Worker Comp - FSS Coordinator 1,033 1,121 4.141 30% Payroll Taxes FSS 7,144 7,055 33.484 3% Payroll Taxes FSS 7,142 7,055 53.3 7% City Lionas FS 7,142 7,055 53.3 7% City Lionas For 84,080 - 0% Adm Fee-Port Out-City 67,000 83,712 16,712 25% Adm Fee-Port Out-Cuty 700 83,712 16,712 25% Adm Fee-Port Out-Cuty 7030 - 0% 100% Project Trax - 1,50.0 15.00 100% Project Tax - 1,91,432 2,55.00 - 0% ToTA GENERAL EXPENSES 7,71.076 6,66.2047 (1,069,029) -14% ToTA GENERAL EXPENSES 21,1047,252 539,778 5% - Income - Indirect General Support - Hourse 1,366,685 1,371,554 (24,801) 16% Indirect General Support - Hourse 1,386,685 1,371,554	Benefits FSS Coordinator	11,896	11,959	63		
Payol Taxes 1.163.877 1.203.252 39.448 3% Payol Taxes TS 7.442 7.655 513 7% Benefits-Retires 427.868 413.812 (1,0/04) -3% Iterast Expense City Of S.1 39.900 38.900 - 0% City License Fee 536 875 220 54% Admine Fee-Pot Out-County 730 - (730) -100% Project Fax 1.191.832 2.556 (1,189.276) -00% Project Faxsbilly Expenses 25.000 2.500 - 0% Ross SURPLIS 7/731.076 6.66.2047 (1,069.029) -144 Notice Freeses 31.463.251 32.072.194 -068.942 -256 Ross SURPLIS (7,050.303) (6.6647.187) - - Notice Control Struct 1.56.665 - - 0% Informe - Inforts Control Struct 1.56.666 - - 0% Informe - Inforts Control Struct 1.56.665 1.371.654 (266.401) - Informe - Inforts Control Struct 1.56.665 <	Workers Compensation Insurance	232,585	294,526	61,942	27%	
Payroll Taxes FSS 7,142 7,655 513 7,75 Benchts - Retires 427,886 413,812 (1,0,74) -3% Interest Expense - City Of SJ 38,900 38,800 - 0% City License Fee 536 86 290 54% Adm Fee-Port Out - Cuty 67,000 83,712 12,712 22% Adm Fee-Port Out - Cuty 77,000 83,712 12,500 -100% Property Tax - 15,500 15,500 -100% Project Fassibility Expenses 25,000 - 0% TOTAL GENERAL EXPENSEs: 7,731,075 6.662,047 (1,069,029) -14% TOTAL GENERAL EXPENSEs 7,731,075 6.662,047 (1,069,029) -14% Income - Indire General Expenses 13,463,251 32,072,194 608,942 2% GROSS SURPUS (7,050,303) (6.647,187) 403,116 -6% Informe - Indire General Expenses 13,463,55 1371,054 (264,801) -1% Informe - Indire General Expenses 1,304,858 323,269 10% 145,500 13%	Worker Comp - FSS Coordinator	1,403	1,817	414	30%	
Binemets - Retires 427,886 413,812 (14,074) -3% Interest Expense - Riy Of SJ 38,900 38,900 - 0% City Licross Fee 356 826 290 54% Adm Fee-Port Out-County 730 (730) -100% Property Tax - 15,500 15,500 100% Project Passibility Expenses 2,500 25,000 - 0% TotAL GENERAL EXPENSES: 7,731,076 6,662,047 (1,065,029) -14% Second Support - Social Support - Facility Expenses 31,463,251 32,072,194 6,664,047 - Second Support - Facility Expenses 7,731,076 6,662,047 - - - Second Support - Facility Expenses 10,467,262 539,778 5% - - Income - indirect General Support - Social Support -	Payroll Taxes	1,163,877	1,203,325	39,448	3%	
interest Expense City License Febora Out-City S3 8 88,900 - Offer Admin Fee-Port Out-City G7,000 83,712 16,712 2548 Admin Fee-Port Out-County 7730 - 100% Property Tax 115,500 100% The decrease in Other General Expenses is primarily due to one-time relacation costs for the face Street Project Feasibility Expenses 2,500 25,000 - 0% TOTAL EXPENSES: 7,731,076 6,662,047 1(1,069,029) -14% GROSS SUPPUS (7,050,303) (6,647,187) 403,116 -6% Income - Indirect General Support 9,27,485 10,467,262 539,778 5% Indirect General Support + Iman Resources 1,366,656 3,869,955 322,269 10% Indirect General Support + Iman Resources 1,366,555 1,371,654 (264,801) -16% Indirect General Support + Iman Resources 1,386,527 13,71,554 (264,801) -16% Indirect General Support + Iman Resources 1,386,553 1,371,554 (264,801) -16% Indirect General Support - Imane Services 1,386,553 1,371,554	Payroll Taxes FSS	7,142	7,655	513	7%	
City Licrose Free 536 826 200 536 Adm FeedPort Out-Cloy 67,000 83,712 15,500 100% Property Tax 15,500 15,500 15,500 100% Other General Expenses 1,191,822 25,560 (1,189,276) -100% Project Feasibility Expenses 25,000 25,000 - 0% TOTAL EXPENSES: 7,731,076 6,662,047 (1,069,029) -14% TOTAL EXPENSES: 7,731,076 6,662,047 (1,069,029) -14% ROSS SURPLUS (7,050,303) (6,647,187) 403,116 -6% NDIRECT ALLOCATIONS: - - - - Income - indirect General Support 9,927,485 10,467,282 539,778 5% Indirect General Support - Imane Boxings 3,366,686 3,889,955 323,269 10% Indirect General Support - Imane Boxings 1,366,455 1,371,654 (264,801) -16% Indirect General Support - Imane Boxings 1,386,597 1,372,314 16,07 13% <	Benefits - Retirees	427,886	413,812	(14,074)	-3%	
Adm Re-Port Out-City 67,000 83,712 16,712 25% Adm In Fee-Port Out-County 730 - 15,500 1000 Property Tax - 15,500 1000 The decrease in Other General Expenses is primarily due to one-time relocation costs for the Race Street Other General Expenses 1,191,832 2,556 (1,189,276) -000 Project Feasibility Expenses 25,000 - -000 TOTAL GENERAL EXPENSES: 7,731,076 6.662,047 -000 Other General Expenses 31,463,251 32,072,194 608,942 -200 GROSS SURPLUS 7,050,0030 -0,667,1877 403,116 -6% Income - Indirect General Support 9.927,485 10,467,262 539,778 5% Income - Fainty Support 9.927,485 1,371,654 264,401 -16% Indirect General Support - Innance 3.866,666 3.889,955 323,209 10% Indirect General Support - Timance 3.266,666 3.689,955 323,209 10% Indirect General Support - Timance 3.266,666	Interest Expense - City Of S.J	38,900	38,900	-	0%	
Admin Re- Port Out - County 730 1. (730) 1.00% Property Tax - 15.500 10.00% Totace events in Other General Expenses in primarily due to one-time relocation costs for the Race Street Other General Expenses 1,191,832 2,556 (1,189,276) -00% Project Feasibility Expenses 25,000 - -0% TOTAL GENERAL EXPENSES: 7,731,076 6.662,047 (1,069,029) -14% TOTAL GENERAL EXPENSES: 7,731,076 6.662,047 (1,069,029) -14% NDIRECT ALLOCATIONS: - - - - Income - indirect General Support 9.927,457 10.467,262 -39,788 - NDIRECT ALLOCATIONS: - - - - - Income - indirect General Support 9.927,4578 10.457,262 -39,788 - - Indirect General Support - Inman Resources 1,300,778 1.445,5600 11% - - Indirect General Support - Inman Resources 1,800,778 1.445,6500 11% - - - <td>City License Fee</td> <td>536</td> <td>826</td> <td>290</td> <td>54%</td> <td></td>	City License Fee	536	826	290	54%	
Property Tax - 15,500 100% Other General Expenses 1,191,832 2,556 (1,189,276) -100% The decrease in Other General Expenses is primarily due to one-time relocation costs opproved by the BOC on October 24, 2018 and are not expected to occur during FY20. Project Feasibility Expenses 25,000 25,000 - -0% TOTAL GENERAL EXPENSES: 7,731,076 6.662,047 (1,069,029) -14% GROSS SURPLUS 31,463,251 32,072,194 608,942 2% INDRECT ALLOCATIONS: - - - Income - Indiret General Support 9,927,485 10,467,262 539,778 5% Indirect General Support 1,686,455 1,371,654 (264,801) -16% Indirect General Support - Human Resources 1,300,278 1,445,878 145,600 11% Indirect General Support - Human Resources 1,300,278 1,445,878 145,600 11% Indirect General Support - Human Resources 1,300,278 1,445,878 145,600 11% Indirect General Support - Human Resources 1,300,278 1,445,878	Adm.Fee-Port Out-City	67,000	83,712	16,712	25%	
Other General Expenses 1,191,832 2,556 (1,189,276) -100x The decrease in Other General Expenses is primarily due to one-time relocation costs for the Race Street Project Feasibility Expenses 25,000 25,000 - 0% TOTAL GENERAL EXPENSES: 7,731,076 6,662,047 (1,069,029) -14% TOTAL CENERSES 31,463,251 32,072,194 608,942 2% GROSS SURPLUS (7,050,303) (6,647,187) 403,116 -6% Income - Indirect General Support 9,927,485 10,467,662 539,778 5% Income - Indirect General Support 9,927,485 10,467,662 539,778 5% Indirect General Support 9,927,485 10,467,662 539,778 5% Indirect General Support 1,568,455 1,371,654 (264,801) -16% Indirect General Support 1,382,579 146,853 137 145,00 Indirect General Support - Human Resources 1,300,278 1,445,878 145,00 11% Indirect General Support - Funce 1,856,297 1,872,314 16,017	Admin Fee - Port Out - County	730	-	(730)	-100%	
Other General Expenses 1,191,832 2,556 (1,189,276) -100% project. These were one-time costs approved by the BOC on October 24, 2018 and are not expected to occur during FY20. Project Feasibility Expenses 25,000 25,000 - 0% TOTAL GENERAL EXPENSES: 7,731,076 6,662,047 (1,069,029) -14% TOTAL EXPENSES 31,463,251 32,072,194 608,942 2% GROSS SURPLUS (7,050,303) (6,647,187) 403,116 -6% INDIRECT ALLOCATIONS: - - - - Income - Indire General Support 9,927,485 10,467,262 539,778 5% Income - Indire General Support 1,636,455 1,371,654 (244,801) -16% Indirect General Support - Human Resources 3,300,778 1,445,878 145,600 11% Indirect General Support - Security 2,324,056 1,915,157 (408,539) 18% Indirect General Support - Funce 3,000,168 1,543,599 43,431 43% Indirect General Support - TIU 1,856,297 1,872,314 16,017 </td <td>Property Tax</td> <td>-</td> <td>15,500</td> <td>15,500</td> <td>100%</td> <td></td>	Property Tax	-	15,500	15,500	100%	
Project Feasibility Expenses 25,000 25,000 - 0% TOTAL GENERAL EXPENSES: 7,731,076 6,662,047 (1,069,029) -14% TOTAL EXPENSES 31,463,251 32,072,194 608,942 2% GROSS SURPLUS (7,050,303) (6,647,187) 403,116 -6% INDIRECT ALLOCATIONS: - - - Income - Indirect General Support 9,927,485 10,467,262 539,778 Indirect General Support 1,636,485 1,371,654 (264,801) -16% Indirect General Support 1,300,278 1,445,878 145,600 11% Indirect General Support - Human Resources 1,300,278 1,445,878 145,600 11% Indirect General Support - Human Resources 1,300,278 1,445,878 145,600 11% Indirect General Support - Human Resources 1,300,278 1,445,878 145,600 11% Indirect General Support - Maina Resources 1,300,278 1,445,878 145,600 11% Indirect General Support - General Services 1,080,455 1,371,654 (264,801) 18% TOTAL INDIRECT ALLOCATIONS: <td></td> <td></td> <td></td> <td></td> <td></td> <td>The decrease in Other General Expenses is primarily due to one-time relocation costs for the Race Street</td>						The decrease in Other General Expenses is primarily due to one-time relocation costs for the Race Street
TOTAL GENERAL EXPENSES: 7,731,076 6,662,047 (1,069,029) -14% TOTAL EXPENSES 31,463,251 32,072,194 608,942 2% GROSS SURPLUS (7,050,303) (6,647,187) 403,116 -6% INDIRECT ALLOCATIONS:	Other General Expenses	1,191,832	2,556	(1,189,276)	-100%	project. These were one-time costs approved by the BOC on October 24, 2018 and are not expected to occur during FY20.
TOTAL EXPENSES 31,463,251 32,072,194 608,942 2% GROSS SURPLUS (7,050,303) (6,647,187) 403,116 -6% INDIRECT ALLOCATIONS:	Project Feasibility Expenses	25,000	25,000	-	0%	
GROSS SURPLUS (7,050,303) (6,647,187) 403,116 -6% INDIRECT ALLOCATIONS:	TOTAL GENERAL EXPENSES:	7,731,076	6,662,047	(1,069,029)	-14%	
INDIRECT ALLOCATIONS: Income - Indirect General Support 9,927,485 10,467,262 539,778 5% Income - Facility Support 1,636,455 1,371,654 (264,801) -16% Indirect General Support - Finance 3,366,686 3,689,955 323,269 10% Indirect General Support - Human Resources 1,300,278 1,445,878 1445,600 11% Indirect General Support - Executive 2,324,056 1,915,517 (408,539) -18% Indirect General Support - General Services 1,080,168 1,543,599 463,431 43% Indirect General Support - ITU 1,856,297 1,872,314 16,017 1% Facility Support - Main Bidg (Julian) 1,636,455 1,371,654 (264,801) -16% NET SURPLUS - - - 0% NON-OPERATING REV/(EXPENSE): 146,685 146,685 - 0%	TOTAL EXPENSES	31,463,251	32,072,194	608,942	2%	
INDIRECT ALLOCATIONS: Income - Indirect General Support 9,927,485 10,467,262 539,778 5% Income - Facility Support 1,636,455 1,371,654 (264,801) -16% Indirect General Support - Finance 3,366,686 3,689,955 323,269 10% Indirect General Support - Human Resources 1,300,278 1,445,878 1445,600 11% Indirect General Support - Executive 2,324,056 1,915,517 (408,539) -18% Indirect General Support - General Services 1,080,168 1,543,599 463,431 43% Indirect General Support - ITU 1,856,297 1,872,314 16,017 1% Facility Support - Main Bidg (Julian) 1,636,455 1,371,654 (264,801) -16% NET SURPLUS - - - 0% NON-OPERATING REV/(EXPENSE): 146,685 146,685 - 0%						
Income - Indirect General Support 9,927,485 10,467,262 539,778 5% Income - Facility Support 1,636,455 1,371,654 (264,801) -16% Indirect General Support - Finance 3,366,686 3,689,955 323,269 10% Indirect General Support - Human Resources 1,300,278 1,445,878 145,600 11% Indirect General Support - Executive 2,324,056 1,915,517 (408,539) -18% Indirect General Support - General Services 1,080,168 1,543,599 463,431 43% Indirect General Support - ITU 1,856,297 1,872,314 16,017 1% Facility Support - Main Bidg (Julian) 1,636,455 1,371,654 (264,801) -16% NET SURPLUS - - - 0% NON-OPERATING REV/(EXPENSE): - - 0% - Land Lease 146,685 146,685 - 0%	GROSS SURPLUS	(7,050,303)	(6,647,187)	403,116	-6%	
Income - Indirect General Support 9,927,485 10,467,262 539,778 5% Income - Facility Support 1,636,455 1,371,654 (264,801) -16% Indirect General Support - Finance 3,366,686 3,689,955 323,269 10% Indirect General Support - Human Resources 1,300,278 1,445,878 145,600 11% Indirect General Support - Executive 2,324,056 1,915,517 (408,539) -18% Indirect General Support - General Services 1,080,168 1,543,599 463,431 43% Indirect General Support - ITU 1,856,297 1,872,314 16,017 1% Facility Support - Main Bidg (Julian) 1,636,455 1,371,654 (264,801) -16% NET SURPLUS - - - 0% NON-OPERATING REV/(EXPENSE): - - 0% - Land Lease 146,685 146,685 - 0%						
Income - Facility Support 1,636,455 1,371,654 (264,801) -16% Indirect General Support - Finance 3,366,686 3,689,955 323,269 10% Indirect General Support - Human Resources 1,300,278 1,445,878 145,600 11% Indirect General Support - Executive 2,324,056 1,915,517 (408,539) -18% Indirect General Support - General Services 1,080,168 1,543,599 463,431 43% Indirect General Support - ITU 1,856,297 1,872,314 16,017 1% Facility Support - Main Bldg (Julian) 1,636,455 1,371,654 (264,801) -16% NET SURPLUS - - - 0% NON-OPERATING REV/(EXPENSE): - 0% - 0% Land Lease 146,685 146,685 - 0%		9 927 485	10 467 262	539 778	5%	
Indirect General Support - Finance 3,366,686 3,689,955 323,269 10% Indirect General Support - Human Resources 1,300,278 1,445,878 145,600 11% Indirect General Support - Executive 2,324,056 1,915,517 (408,539) -18% Indirect General Support - Executive 2,324,056 1,915,517 (408,539) -18% Indirect General Support - General Services 1,080,168 1,543,599 463,431 43% Indirect General Support - ITU 1,856,297 1,872,314 16,017 1% Facility Support - Main Bldg (Julian) 1,636,455 1,371,654 (264,801) -16% NET SURPLUS - - - 0% NON-OPERATING REV/(EXPENSE): - - 0% Land Lease 146,685 146,685 - 0%						
Indirect General Support - Human Resources 1,300,278 1,445,878 145,600 11% Indirect General Support - Executive 2,324,056 1,915,517 (408,539) -18% Indirect General Support - General Services 1,080,168 1,543,599 463,431 43% Indirect General Support - ITU 1,856,297 1,872,314 16,017 1% Facility Support - Main Bldg (Julian) 1,636,455 1,371,654 (264,801) -16% TOTAL INDIRECT ALLOCATIONS:						
Indirect General Support - Executive 2,324,056 1,915,517 (408,539) -18% Indirect General Support - General Services 1,080,168 1,543,599 463,431 43% Indirect General Support - ITU 1,856,297 1,872,314 16,017 1% Facility Support - Main Bldg (Julian) 1,636,455 1,371,654 (264,801) -16% TOTAL INDIRECT ALLOCATIONS:						
Indirect General Support - General Services 1,080,168 1,543,599 463,431 43% Indirect General Support - ITU 1,856,297 1,872,314 16,017 1% Facility Support - Main Bldg (Julian) 1,636,455 1,371,654 (264,801) -16% TOTAL INDIRECT ALLOCATIONS: - - - 0% NET SURPLUS (7,050,303) (6,647,187) 403,115 -6% NON-OPERATING REV/(EXPENSE): 146,685 146,685 - 0%						
Indirect General Support - ITU 1,856,297 1,872,314 16,017 1% Facility Support - Main Bldg (Julian) 1,636,455 1,371,654 (264,801) -16% TOTAL INDIRECT ALLOCATIONS: - - - 0% NET SURPLUS (7,050,303) (6,647,187) 403,115 -6% NON-OPERATING REV/(EXPENSE): 146,685 146,685 - 0%						
Facility Support - Main Bldg (Julian) 1,636,455 1,371,654 (264,801) -16% TOTAL INDIRECT ALLOCATIONS: - - - 0% NET SURPLUS (7,050,303) (6,647,187) 403,115 -6% NON-OPERATING REV/(EXPENSE): 146,685 146,685 - 0%						
NET SURPLUS (7,050,303) (6,647,187) 403,115 -6% NON-OPERATING REV/(EXPENSE):						
NET SURPLUS (7,050,303) (6,647,187) 403,115 -6% NON-OPERATING REV/(EXPENSE):		<u> </u>				
NON-OPERATING REV/(EXPENSE): Land Lease 146,685 146,685 - 0%	TOTAL INDIRECT ALLOCATIONS:				0%	
Land Lease 146,685 146,685 - 0%	NET SURPLUS	(7,050,303)	(6,647,187)	403,115	-6%	
	NON-OPERATING REV/(EXPENSE):					
		146,685	146,685	-	0%	
	Interest Income - Ground Lease	10,315	9,072	(1,242)	-12%	

	FY19	FY20	Change		Comments	
	Budget	Budget	\$	%	Comments	
TOTAL NON-OPERATING REV/(EXPENSE):	157,000	155,757	(1,242)	-1%		
OPERATING SUBSIDY						
Transfers In	30,497,030	30,704,983	207,953	1%		
Transfers Out	30,497,030	30,704,983	207,953	1%		
TOTAL OPERATING SUBSIDY				0%		
				070		
NET INCOME (LOSS)	\$ (6,893,303)	\$ (6,491,430)	\$ 401,873	-6%		
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ATTACHMENT B

SANTA CLARA COUNTY HOUSING AUTHORITY PROJECTED OPERATING BUDGET SUMMARY FOR THE YEAR ENDING JUNE 30, 2020

	HARA	Total Federal Programs	Total Local Programs	Total Indirect Departments	Total
TOTAL INCOME	\$ 547,268	\$ 22,901,489	\$ 1,970,250	\$ 6,000	\$ 25,425,007
TOTAL EXPENSES	285,536	16,363,208	3,578,533	11,844,917	32,072,194
GROSS SURPLUS (DEFICIT)	261,732	6,538,281	(1,608,284)	(11,838,917)	(6,647,187)
TOTAL INDIRECT ALLOCATIONS:	-	(10,586,155)	(1,252,762)	11,838,917	-
NET SURPLUS (DEFICIT)	261,732	(4,047,873)	(2,861,046)	-	(6,647,187)
TOTAL NON-OPERATING REV/(EXPENSE):	30,685	125,072	<u> </u>	-	155,757
OPERATING SUBSIDY					
Transfers In	-	29,351,689	1,353,294	-	30,704,983
Transfers Out	292,896	30,412,087	-	-	30,704,983
TOTAL OPERATING SUBSIDY	(292,896)	(1,060,398)	1,353,294		-
NET INCOME (LOSS) PRIOR TO RESERVES	(479)	(4,983,200)	(1,507,752)	-	(6,491,430)
Use of reserves - Prior year	479	113,077	1,507,752	-	1,621,308
Use of reserves - MTW		4,870,122			4,870,122
NET INCOME (LOSS)	\$-	\$-	\$-	\$-	\$-
TOTAL HOUSING ASSISTANCE PAYMENT:	<u> </u>	335,572,997		<u> </u>	335,572,997
TOTAL HOUSING ASSISTANCE PAYMENT EARNED:		385,026,383		<u> </u>	385,026,383

SANTA CLARA COUNTY HOUSING AUTHORITY SCCHA PROPOSED OPERATING BUDGET CONSOLIDATED FOR THE YEAR ENDING JUNE 30, 2020

H&A Programs Programs Departments Test NCOME 5			Total Federal	Total Local	Total Indirect	
Team Retail Income \$ 1 5 1 2 5 1 5 1 12 Building Rett 462,244 - - - 48,234 Interest Income 3 - 31,030 - 31,030 Compliance Administrator Fee - - 310,333 - 310,333 Property Management Fee - - - 1,020 - 1,020 Admin Fee Samed Teel Income - - - 1,020 - 1,020 Admin Fee Samed Teel Income - - - 1,020 - 1,020 Admin Fee Samed Teel Sa		HARA	Programs	Programs	Departments	Total
Team Retail Income \$ 1 5 1 2 5 1 5 1 12 Building Rett 462,244 - - - 48,234 Interest Income 3 - 31,030 - 31,030 Compliance Administrator Fee - - 310,333 - 310,333 Property Management Fee - - - 1,020 - 1,020 Admin Fee Samed Teel Income - - - 1,020 - 1,020 Admin Fee Samed Teel Income - - - 1,020 - 1,020 Admin Fee Samed Teel Sa						
Operating Subary - 15.500 - - 15.500 Building Fart 4.2,24 4.10 - - 4.2,734 Developer Fart - - 1.5,500 - 1.2,539 - 1.2,539 Developer Fart - - 0.00 3.00,300 - 1.00,000 - 1.00,000 - 1.00,000 - 1.00,000 - 1.00,000 - 1.00,000 - 1.00,000 - 1.00,000 - 1.00,000 - - 1.00,000 - 1.00,000 - 1.00,000 - 1.00,000 - 1.00,000 - 1.00,000 - 1.00,000 - 1.00,000 - 1.00,000 - 1.00,000 - 1.00,000 - 1.00,000 - 1.00,000 - 1.00,000 - 1.00,000 - 1.00,000 - 1.00,000 - 1.00,000 - - 1.00,000 - - 1.00,000 - - <td>INCOME</td> <td></td> <td></td> <td></td> <td></td> <td></td>	INCOME					
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Inter-situction B4,324 410 - - - - - - - - 1,549 - 1,55000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - - 1,550,000 - 1,550,000 - - 1,550,000 - 1,550,000 - - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 - 1,550,000 -		-	16,560	-	-	16,560
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Developer Fre - 1.350,000 - 1,350,000 Other Miss, Income - 600 87,774 50,000 93,774 Property Management Fee - - 310,333 - 1310,333 Acta Management Fee - - - 1020 - 1023 Acta Management Fee - - - 1023 - 1023 Acta Management Fee - 1058,027 - 1039,071 - 1058,027 Acta Management Fee - 1058,027 - - 1058,027 Acta Management Fee - 1058,027 - - 9,833 Acta Management Fee - 9,833 - - 9,833,861 Admin Fee Scient And Pachality - 9,832,786 - - 9,833 FS Cordinator Fees - 346,898 - - 9,432 Conta Manos Scient Fees - 346,898 - - 9,432 Conta Manageme		84,324	410	-	-	
other Mice. Income - 600 87,174 6,000 93,734 Incent: Vesking Compliance - - - - Incent: Vesking Compliance - - - - Asset Management Fees - - 109,974 - 109,974 Asset Management Fees - - 106,423 - - 106,927 Admin Fee Samed Hulo - 106,827 - - 106,937 Admin Fee Samed Hulo - 6,439,146 - - 6,439,146 Admin Fee Comp - 9,833,778 - - 4,438,691 Admin Fee Samed Huno Michabilities - 346,898 - - 346,898 TOTAL INCOME 547,268 2,201,499 1,970,250 5,655,597 75,737 Admin Fee Samed Huno Fischildity - 348,883 92,404 1,41,77 1,113,697 Compenside Balance-Sack Karned - 5,353 - - 4,357 Compenside Balance-S	•	-	-		-	
Property Management Fee -	•	-	-		-	
Incent Variagement Feel Income - - - - - - - 1.020 - 1.020 Asst Management Fees - - 1.95,974 - 1.95,974 - 1.020 Asst Management Fees - - 1.05,427 - - 1.05,301 Admin Fee Earned (HuD VKSH) - 1.05,301 - - 0.3301 Admin Fee Earned (HuD VKSH) - 9.835 - 9.835 - 9.835 Admin Fee Earned - Non Ederity 9.817,756 - 9.835 - 9.835 Admin Fee Single Fund Fincibility 4.938,691 - - 4.938,691 TOAL INCOME 547,268 2.201,489 1.970,250 5.000 15,472,577 Admin Stature - Single Fund Fincibility - 8.382,340 2.030,438 1.941,477 1.11,302 Compensated Balance - Single Fund Fincibility - 8.382,340 2.030,438 1.944,477 1.11,302 Compensated Balance - Single Fund Fincibility -		-	-		0,000	
income-tasking & Complance - 10,00 - 10,00 Admin Fee Earned (Muin Stram) - 146,943 - - 146,943 Admin Fee Earned (Muin Stram) - 105,001 - - 106,54.27 Admin Fee Earned -FUP - 103,901 - - 103,901 Admin Fee Carned -FUP - 6,433,146 - - 6,433,146 Admin ret: Carnet - 3,431,795 - - 9,131,795 Admin ret: Single Fund Fibeility - 3,432,991 - - 4,318,691 TOTAL INCOME 547,265 22,291,489 1,970,250 6,000 25,455,007 EXPENSE - 8,385,349 2,080,438 5,455,587 15,871,374 Administrature: - 94,392 - - 94,392 Comperated Balance-Stack Earned - 35,200 41,177 1,111,802 Comperated Balance-Stack Earned - 32,233 92,404 24,813 72,246		-	-		_	-
Asset Management Fees - - 199.74 - 199.74 Admin Fee Samed (Muis Steam) - 1.056.427 - - 1.056.301 Admin Fee Samed (Muis Steam) - 1.053.001 - - 9.833 Admin Fee Samed - Fue Distript with Disabilities - 6.93.146 - - 9.833.766 Admin Fee Samed - Fue Distript with Disabilities - 9.83.766 - - 9.83.766 Admin Fee Samed - Fue Distript with Disabilities - 9.83.766 - - 9.83.766 Admin Fee Samed - Fue Distript with Disabilities - 9.43.8561 - - 9.43.8681 Contract Fees - 346.898 - - 346.898 TOTAL WCOME - 94.302 - - 94.302 Compersated Balances Suct Carrier - 94.332 - - 44.377 Compersated Balance Suct Liv TSS - 6.35.30 - - 8.35.00 15.000 15.000 15.000 15.000	-	-	-	1.020	-	1.020
Admin Re Earned (Main Steam) - 146,943 - - 146,943 Admin Re Earned - FuP - 103,901 - - 103,901 Admin Re Earned - FuP - 103,901 - - 9,833 Admin Free - City - 6,439,146 - - 6,439,146 Admin Free - City - 9,413,796 - - 4,938,691 Admin Free - City - 9,431,796 - - 4,938,691 SC Coordinator Frees - 346,898 - - - 4,938,691 TOTAL INCOME - 547,268 22,001,489 1,970,250 6,000 25,25,007 EXPENSE - 348,588 - - 34,688 - - 34,717 - - 4,932,270,433 - - - 34,717 - - 34,717 - - - - - - - - - - - - -		-	-		-	
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Admin Free Carnel - None Idently with Disabilities . 9.833 . . . 9.833 Admin Free - County . 9.813,796 . . 9.813,796 Admin Free - County . 9.838,801 . . . 9.813,796 Admin Free - County . <td< td=""><td>Admin Fee Earned (HUD -VASH)</td><td>-</td><td>1,065,427</td><td>-</td><td>-</td><td>1,065,427</td></td<>	Admin Fee Earned (HUD -VASH)	-	1,065,427	-	-	1,065,427
Admin Fee - Cuy - - 6.439,146 Admin Fee - Cunny 9.813,796 - - 9.813,796 Admin Fee Single Fund Flexbility - 4.938,691 - - 4.938,691 SS Coordinator Fees - - 346,898 - - 346,898 TOTAL INCOME 547,268 22.901,489 1.970,250 6.000 25,425,007 EXENSE - - 49.392 - - 94.392 Compensated Balances Sick Earced - 93.828,33 2,435,587 1,5,51,374 Adminis Sainers - SiS Coordinator - 93.392 - - 94.392 Compensated Balances Sick Earced - 3353 12.3,370 44.4,177 1,11.362 Compensated Balance - Vacaton VFSS - 4.357 - - 4.357 Compensated Balance - Vacaton VFSS - 6.350 - 8.300 Legal Expense - General 20,000 15,000 35,000 35,000 Legal Expense - General	Admin Fee Earned - FUP	-	103,901	-	-	103,901
Admin Res - County . 9.813.796 . . 9.813.796 Admin Res Single Fund Flashility 4.938.691 . . 4.938.691 FSS Coordinator Frees . 346.898 . . . 346.898 TOTAL INCOME 547.266 22.901.489 1.970.250 6.000 25.425.007 EXPENSE - . 8.385.349 2.030.438 5.455.587 . 15.971.374 Administrative: - . 94.392 Compersated Balances Vacation tor . 94.392 Compersated Balances Vacation tor . . 94.392 Compersated Balances Vacation tor . . <td>Admin Fee Earned - Non Elderly with Disabilities</td> <td>-</td> <td>9,893</td> <td>-</td> <td>-</td> <td>9,893</td>	Admin Fee Earned - Non Elderly with Disabilities	-	9,893	-	-	9,893
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FSS Coordinator Fees 346,898 346,898 TOTAL INCOME 547,268 22,901,489 1,970,250 6,000 25,425,007 EXPENSE Administrature 346,898 - 547,268 22,901,489 1,970,250 6,000 25,425,007 EXPENSE Administrature - 94,392 - - 94,392 - - 94,392 - - 94,392 - - 94,392 - - 94,392 - - 94,392 - - 94,392 - - 94,392 - - 94,392 - - 94,393 Cataliance Static Fiss - 345,501 - - 94,357 Cataliance Static Fiss - - 35,000 15,503 1,992 104,755 27,22,86 Dates 21,72,286 Dates 21,72,726 Dates - - 1,955 2,805 2,805 2,805 2,805 2,805 2,805 2,805 2,805 2,805 2,805 <td>,</td> <td>-</td> <td></td> <td>-</td> <td>-</td> <td></td>	,	-		-	-	
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Storage Facilities - 1,990 1,998 15,722 19,710 Temporary Help - 147,836 15,999 62,096 225,931 Office Supplies - 33,877 2,970 29,565 66,302 Communication Expense - 10,338 1,394 7,304 19,096 Internet / Wan Expense - 57,004 8,655 30,381 96,040 Postage, Handling & Freight - 146,186 400 28,016 174,602 Office Equipment Rental - 61,447 7,006 22,711 91,164 Publication & Membership - - 66,643 86,643 Miscellaneous - - 18,250 18,250 Pre-Printed Forms - - 18,250 18,250 Expendable Equipment - - 10,000 1,000 Recruitment Expense - - 15,000 36,000 Program Promotion 20,000 120,855 - 15,000	· · · · · · · · · · · · · · · · · · ·	-	360	-		
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Pre-Printed Forms - 24,151 - 3,957 28,108 Benefit Administrative Fee - - 18,250 18,250 Expendable Equipment - - 1,000 1,000 Recruitment Expense - 12,650 4,650 13,650 30,950 Program Promotion 20,000 120,855 - 102,340 243,195 Board Meeting Expense - - - 15,000 15,000 Admin Contracts 240,000 1,052,713 381,281 1,037,330 2,711,324 Admin Contract - Tenant Svcs-ROSS - 1,920 - - 1,920 Property Management Fees - 1,920 - - 1,920 Scholarship Fund 5,300 50,000 - - 55,300 Cellular Phone/Pagers - 5,618 10,090 19,370 35,078 Agency Meeting Expense - - - 18,500 18,500 Froponmics Expense -	Publication & Membership	-	-	-	86,643	86,643
Benefit Administrative Fee - - 18,250 18,250 Expendable Equipment - - - 1,000 1,000 Recruitment Expense - 12,650 4,650 13,650 30,950 Program Promotion 20,000 120,855 - 102,340 243,195 Board Meeting Expense - - - 15,000 15,000 Admin Contracts 240,000 1,052,713 381,281 1,037,330 2,711,324 Admin Contract - Tenant Svcs-ROSS - 1,920 - - 330,000 - - 330,000 Property Management Fees - 1,920 - - 1,920 - - 1,920 - - 1,920 - - 1,920 - - 5,300 5,300 - - 5,300 - - 5,300 - - 5,300 5,500 - - 5,300 - - - 5,300 5,500 -		-	-	-		
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Agency Meeting Expense - - 18,500 18,500 Ergonomics Expense - - 10,000 10,000	•	-		10,090	19,370	
		-	-		18,500	
Public Notices - 4,000 4,000	- · ·	-		-	10,000	
	Public Notices	-	4,000	-	-	4,000

Bank Charges	-	26,400	-	-	26,400
Computer Expense	-	67,857	10,303	48,094	126,254
Software Purchases	-	-	7,500	-	7,500
Computer Contracts	-	601,677	28,932	500,982	1,131,591
TOTAL ADMINISTRATIVE:	285,536	12,484,445	2,795,005	9,094,005	24,658,991
TENANT SERVICES:					
Resident Programs	-	2,374	-	-	2,374
Misc. Expense	-	50	-	-	50
TOTAL TENANT SERVICES:	-	2,424	-	-	2,424
UTILITIES:					
Grounds Maintenance	-	-	-	-	-
Water	-	13,874	7,510	11,277	32,661
Electricity	-	10,271	732	124,151	135,154
Gas	-	709	-	13,524	14,233
Sewer Fee	-	10,986	136	-	11,122
TOTAL UTILITIES:	-	35,840	8,378	148,952	193,170
MAINTENANCE OPERATIONS:					
Appliance Parts	-	600	-	-	600
Electrical	-	250	-	-	250
Hardware	-	4,600	-	-	4,600
Miscellaneous	-	-	3,400	-	3,400
Plumbing	-	500	-	-	500
Landscaping Materials	-	2,754	-	-	2,754
TOTAL MAINTENANCE OPERATIONS:		8,704	3,400	-	12,104
MAINTENANCE CONTRACTS:					
Garbage Service	-	3,661	-	8,121	11,782
Janitorial Contracts	-	1,727	3,616	89,899	95,242
Grounds Contract	-	110,750	13,514	14,208	138,472
Automatic Door Maintenance	-	-	-	3,897	3,897
Electrical Work	-	-	-	7,450	7,450
Electric Gates Maintenance	-	-	-	6,092	6,092
Elevator Service	-	-	-	10,936	10,936
Plumbing Work	-	-	-	5,250	5,250
Fumigation	-	2,750	-	4,890	7,640
Other Maintenance Contract	-	5,000	1,200	83,647	89,847
Painting and Decorating HVAC System	-	500 500	-	- 17,752	500 18,252
IIVAC System				17,752	
TOTAL MAINTENANCE CONTRACTS:	-	124,888	18,330	252,142	395,360
PROTECTIVE SERVICES:					
Protective Service - Materials	-	-	-	10,675	10,675
Protective Service Contracts	-	35,450	-	101,973	137,423
TOTAL PROTECTIVE SERVICES:	-	35,450		112,648	148,098
GENERAL EXPENSES:					
Commercial Package-Liability	-	44,756	6,974	22,463	74,193
Commercial Package-Casualty	-	-	-	53,966	53,966
Other Insurance	-	2,900	-	55,828	58,728
Insurance Deductible	-	-	-	150,000	150,000
Payment In Lieu Of Taxes	-	1,663	-	-	1,663
Benefits-Administrative	-	1,689,452	319,325	838,574	2,847,351
Benefits- CalPERS EPMC	-	-	-	22,777	22,777
Benefits-CalPERS ER Contribution	-	720,252	171,924	461,604	1,353,780
Benefits FSS Coordinator Workers Compensation Insurance	-	11,959 161,013	- 26,743	- 106,770	11,959 294,526
Worker Comp - FSS Coordinator	-	1,817	-	-	1,817
Payroll Taxes	-	666,002	148,191	389,132	1,203,325
Payroll Taxes FSS	-	7,655	, -	-	7,655
Benefits - Retirees	-	225,875	52,707	135,230	413,812
Interest Expense - City Of S.J	-	38,900	-	-	38,900
City License Fee	-	-	-	826	826
Adm.Fee-Port Out-City	-	83,712	-	-	83,712
Admin Fee - Port Out - County	-	-	-	-	-
Property Tax Other Ceneral Exponses	-	15,500	-	-	15,500
Other General Expenses Project Feasibility Expenses	-	-	2,556	-	2,556
Project Feasibility Expenses	-	-	25,000	-	25,000

TOTAL GENERAL EXPENSES:	-	3,671,457	753,420	2,237,170	6,662,047
TOTAL EXPENSES	285,536	16,363,208	3,578,533	11,844,917	32,072,194
GROSS SURPLUS (DEFICIT)	261,732	6,538,281	(1,608,284)	(11,838,917)	(6,647,187)
INDIRECT ALLOCATIONS:					
Income - Indirect General Support	-	-	-	10,467,262	10,467,262
Income - Facility Support	-	-	-	1,371,654	1,371,654
Indirect General Support - Finance	-	3,292,479	397,477	-	3,689,955
Indirect General Support - Human Resources	-	1,290,130	155,748	-	1,445,878
Indirect General Support - Executive	-	1,709,180	206,337	-	1,915,517
Indirect General Support - General Services	-	1,377,324	166,274	-	1,543,599
Indirect General Support - ITU Facility Support - Main Bldg (Julian)	-	1,670,631	201,683 125,244	-	1,872,314
Facility Support - Main Blug (Julian)		1,246,410	125,244		1,371,654
TOTAL INDIRECT ALLOCATIONS:	-	(10,586,155)	(1,252,762)	11,838,917	-
NET SURPLUS (DEFICIT)	261,732	(4,047,873)	(2,861,046)	-	(6,647,187)
NON-OPERATING REV/(EXPENSE):					
Land Lease	30,685	116,000	-	-	146,685
Interest Income - Ground Lease	-	9,072	-	-	9,072
TOTAL NON-OPERATING REV/(EXPENSE):	30,685	125,072		-	155,757
OPERATING SUBSIDY					
Transfers In	-	29,351,689	1,353,294	-	30,704,983
Transfers Out	292,896	30,412,087	-	-	30,704,983
TOTAL OPERATING SUBSIDY	(292,896)	(1,060,398)	1,353,294		-
NET INCOME (LOSS) PRIOR TO RESERVES	(479)	(4,983,200)	(1,507,752)	-	(6,491,430)
Use of reserves - Prior year	479	113,077	1,507,752	-	1,621,308
Use of reserves - MTW	-	4,870,122	-	-	4,870,122
NET INCOME (LOSS)	<u>\$ -</u>	\$ -	\$ -	\$ -	<u>\$</u> -
HOUSING ASSISTANCE PAYMENT:					
HAP-Occupied- City	-	123,071,112	-	-	123,071,112
HAP Occupied (Main Stream)	-	2,346,996	-	-	2,346,996
HAP Occupied (HUD - VASH)	-	18,690,264	-	-	18,690,264
HAP - Occupied - FUP HAP-Occupied Units-Non Elderly person w/disabilities	-	2,359,756 184,190	-	-	2,359,756 184,190
HAP Occupied - County	-	188,920,679	-	-	188,920,679
TOTAL HOUSING ASSISTANCE PAYMENT:		335,572,997			335,572,997
HOUSING ASSISTANCE PAYMENT EARNED:					
HAP Payments Earned (Main Stream)	-	1,994,563	-	-	1,994,563
HAP Earned (HUD - VASH)	-	18,817,215	-	-	18,817,215
HAP - Earned HAP Earned - Non Elderly Persons w/Disabilities	-	2,298,595	-	-	2,298,595
HAP Earned - Non Elderly Persons w/Disabilities Hap Earned - City	-	157,964 139,508,151	-	-	157,964 139,508,151
Hap Earned - County	-	227,188,586	-	-	227,188,586
Hap Earned - Single Fund Flexibility	-	(4,938,691)	-	-	(4,938,691)
TOTAL HOUSING ASSISTANCE PAYMENT EARNED:		385,026,383			385,026,383
TO BE ROOSING ASSISTANCE FAIMLENT LANNED.		303,020,303			303,020,303

ATTACHMENT C

SANTA CLARA COUNTY HOUSING AUTHORITY PROJECTED CAPITAL BUDGET

FOR THE YEAR ENDING JUNE 30, 2020

Department	Project	FY20
Information Technology	SQL Upgrade	\$ 46,000
Information Technology	VMWare Infrastructure Upgrade	90,000
Information Technology	Windows Server Upgrade	100,000
Facilities	Water Softener	40,000
Facilities	Boiler Replacement	100,000
Total		\$ 476,000