



To: Board of Commissioners
From: Katherine Harasz, Executive Director
Subject: The Housing Authority of the County of Santa Clara's
Operating Budget for the fiscal year ending June 30, 2018

Approved

A handwritten signature in blue ink, appearing to read 'Katherine Harasz'.

Date

4/22/2017

Recommendation

1. Accept report on the Housing Authority of the County of Santa Clara's (**HACSC**) total projected sources of revenues and expenditures by program and type for the fiscal year ending June 30, 2018 (**Attachment A**);
2. Approve HACSC's operating budget for the fiscal year ending June 30, 2018, including expenditure of funds identified in the attachment (**Attachment B**);
3. Approve the FY 2018 Classification and Compensation Plan (**Attachment D**);
4. Delegate authority to the Executive Director to authorize the transfer of additional funds to address additional unbudgeted expenses of up to five percent (5%) of authorized operating expenditures (\$30,541,986) (see Attachment B Page 1), or up to \$1,527,099, for fiscal year ending June 30, 2018; and
5. Direct the Executive Director to continue providing the Board with quarterly reports on budget to actual operating expenditures, fund reserves and cash position.

Background

Every year, the Board of Commissioners is asked to approve the agency's annual operating budget. The budget includes a projection of the coming fiscal year's operating revenues (grant funds, fees, interest, etc.) and expenditures, including staff, facilities, equipment and supplies. In addition, we are reporting on the agency's total projected sources of revenues and expenditures by program and type of revenues or expenditures for the fiscal year ending June 30, 2018 (**Attachment A**).

As explained during the June 15 operations budget training, program funds are paid primarily in the form of rental assistance, in accordance with governing regulations and Board-approved program policies, and are not a part of HACSC's operating budget. To

the extent an expenditure of program funds is not mandated by program regulations or a Board approved policy, the decision will be brought to the Board for approval.

Analysis

Budget Overview

The proposed operating budget is a balanced budget based on a conservative projection of federal funds that we anticipate receiving pursuant to our MTW contract with the Department of Housing and Urban Development (**HUD**), other federal grant funds, and local funds we anticipate earning from our development and asset management activities. The total projected revenues and expenditures reflect **overall operating costs are just over ten percent (10.21%) of our total expenditures**, an enviable ratio for government and non-profit organizations alike.

HACSC's budgeted operating expenditures total \$30,541,986,¹ which is an increase of \$3,645,855 (just over 10%) over last year's budget (**Attachment C**). This increase is primarily attributable to implementation of the classification and compensation study, some staffing changes and one time facility expenditures.

HACSC's predominant source of funds comes from our HUD MTW contract. With the President's rejection of the federal budget compromise of 2016, our calendar year funding for 2017 was appropriated late in the year and we have yet to receive official word from HUD as to our 2017 funding level. HUD is currently funding us at a 94% proration for Housing Assistance Payments and 77% proration for administrative fee, but we expect that HUD will adjust these once HUD has allocated the appropriated funds across their various programs. This budget was prepared assuming a 96% blended proration of eligible funds from July – December 2017, and 93% blended proration of eligible funds from January – June 2018 (see discussion of proration under Revenues, Federal Programs below).

This year the agency's finance and housing staff were particularly challenged with HUD's implementation of US Treasury's rules on cash management. We have now reached a functional \$0 of balances held, and our higher payment standards have tapped out special voucher program reserves.

HUD still holds considerable MTW reserves on our behalf, but the President's 2018 budget proposal recommends sweeping these reserves. While the President's budget was not unanimously embraced by the House and Senate, we nonetheless expect that declining revenues are on the horizon, so we are doubling down on technology solutions and process improvements that will help us improve customer service and productivity.

¹FY 2016 budgeted expenditures were \$26,896,131.

Revenues

Federal Programs

Our primary funds are federal funds paid through our MTW contract with HUD. Our contract sets 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 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. Pursuant to Board direction, HACSC calculates revenues by blending these two prorated funds. We projected a proration of 96% for the first half of the fiscal year (97% HAP; 77% Administrative Fee); and 93% for the second half of the fiscal year (94% HAP; 69% Administrative Fee). Note, even if administrative fees were funded at their full level, as explained during the budget memoranda, the formula for allocating is fundamentally flawed in that they are paid only when the apartment is leased – ignoring all of the administrative activities that are needed prior to leasing; and are not based on the bay area's true labor costs.

We used a funding proration for January – June 2018 that assumes the President's recommended budget is, as has been stated in the media, dead on arrival. This proration also assumes that the mandatory sequester cut, which is the law of the land, is avoided by compromise. We are assuming a smaller budget cut that will avoid the wholesale displacement of families, but will prevent us from providing housing assistance to the approximately 7,000 families on our wait list or initiating new programs.

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, Moderate Rehabilitation and Family Self Sufficiency funds. As stated earlier, reserves in these programs will be or are exhausted with this budget. We are carefully monitoring our leasing costs across all programs to ensure that we have sufficient cash and authorized funding to pay for the required operating and program expenditures.

Local Programs

In addition to federal funds, approximately \$1.7 million in revenues will be earned through our development and asset management activities. In addition, approximately \$1.17 million in MTW funds is needed to fully fund our asset management activities, as permitted by MTW Activity 2012-4. HACSC's Development team will rely on reserves from past surplus revenues.

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.

Expenditures

On March 13, 2017, the agency celebrated its 50th anniversary. As a part of the celebration of this milestone, the agency has streamlined its name and created a new logo and tag line – making homes, building communities. We are also taking this opportunity to re-brand our operations with a renewed emphasis on customer service. This initiative touches every part of our operations, and will include technology, process improvements, staffing to address workload issues, and training. These initiatives will be especially important given the projected long term trend of funding decline – the agency will face increasing pressure from the community to maintain and increase our very important safety net program at a time when our operating costs are increasing. All of our initiatives must be focused on the long term objective of lowering our operating costs and maximizing our subsidy program.

Personnel

Staffing, for the most part, is consistent with last year with some exceptions. The Finance Department's overall headcount will be the same, but two financial analyst positions are being added (replacing vacant positions at a lower classification/pay grade) to respond to the increasing demand for analytical thinking in the face of cash management and financial reporting demands. The Housing Department also seeks to add positions to support Section 8 operations and our development team.

Overall, salaries are increasing agency-wide at varying levels to implement the classification and compensation study completed at the close of 2016. *Note, the full cost of implementation is not included in the attached operating budget; today's agenda packet includes a separate memorandum regarding these additional costs and seeks approval of them in addition to this operating budget.*

The compensation study included an overhaul of all job descriptions. The Executive Management team carefully analyzed minimum qualifications and experience requirements, as well as a link between the job descriptions to create a career ladder in the various functional areas. The agency will continue contributing to employee development with its tuition reimbursement program, as well as internal and external training.

The bay area job market remains as challenging as the rental market. In order to attract and retain the skilled and adaptable workforce that our Strategic Plan calls for, we must maintain competitive compensation that responds to the diverse needs of our current employees. The attached Classification and Compensation Plan (**Attachment D**) reflects this priority. CalPERS requires that the Board approve a Plan annually, which is used to calculate a retiree's pensionable compensation.

CalPERS Pension Contribution and OPEB

Please see the separate memorandum on today's agenda regarding recommended contributions to pension and other post-employment benefits (**OPEB**).

Capital Expenditures

Proposed capital expenditures relate primarily to our Julian Street office building. With the impending purchase of over six acres of land on East Santa Clara, we have the opportunity to design a building that will meet HUD's requirements for the protection of personal information and incorporate technology improvement that will streamline operations and improve customer service. In August, we will present the results of our facility study to the Board. But even if the Board approves a move, we have at least five years in this building, and so we are proposing to replace our legacy voice and messaging system, make audio/visual upgrades for our conference rooms, and renovate the lobby. These total about \$1.7 of the \$1.9 million proposed capital expenditures.

Status of Reserves

As noted earlier, we are mindful that our HUD-held MTW reserves are likely to be swept with the adoption of the 2018 budget. Depending on final funding proration in 2017 and 2018, we are on a path to spending most of our 2017 funds on program and operating expenses, and would move into deficit spending but for the voucher conservation measures described in the May Board packet (item 8.B.ii). We plan on presenting these projections to the Board in August.

The agency holds over \$50 million in non-federal reserves, \$20 million of which is held to address program contingencies pursuant to the Board's policy.

Contingency

The proposed budget is based on an estimate of the funds required and allowable to pay projected expenses. The revenue and expense estimates and projections may vary, and so the Executive Director requests that the Board authorize the transfer of additional funds (HARA, MTW or public housing proceeds where applicable) up to five percent (5%) of authorized operating expenditures (\$30,541,986), or up to \$1,527,099, to address contingencies that may arise during the year. Expenditure of these contingency funds would be subject to the Board's delegation limit (currently \$150,000), excepting urgent issues that do not allow time to obtain the Board's authority.

Conclusion

HACSC is in a sound fiscal condition and able to respond to future funding challenges. 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.

Strategic Plan

These reports support the Agency's Strategic Plan Goal V., Operating in an innovative, financially responsible manner.

Attachments

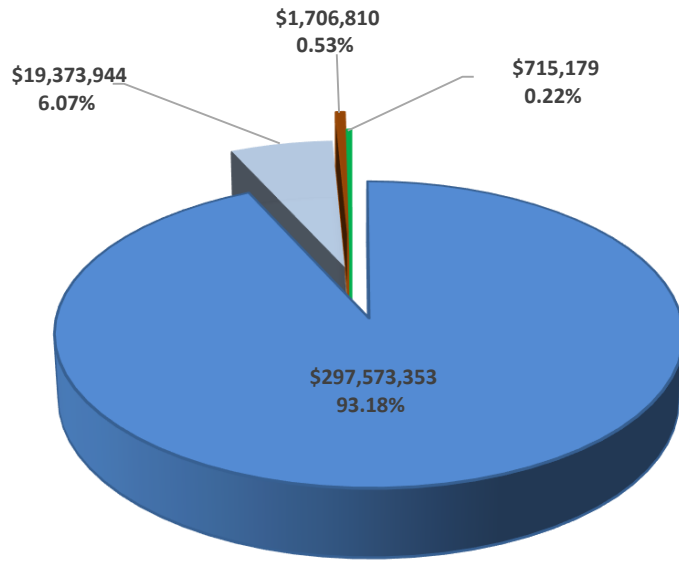
Attachment A: Sources of revenues and expenditures by program and type for the fiscal year ending June 30, 2018

Attachment B: HACSC Operating Budget for the fiscal year ending June 30, 2018

Attachment C: HACSC – Two Year Budget Comparison

Attachment D: HACSC Classification and Compensation Plan

TOTAL PROJECTED SOURCES OF FUNDS FOR THE FISCAL YEAR ENDING JUNE 30, 2018

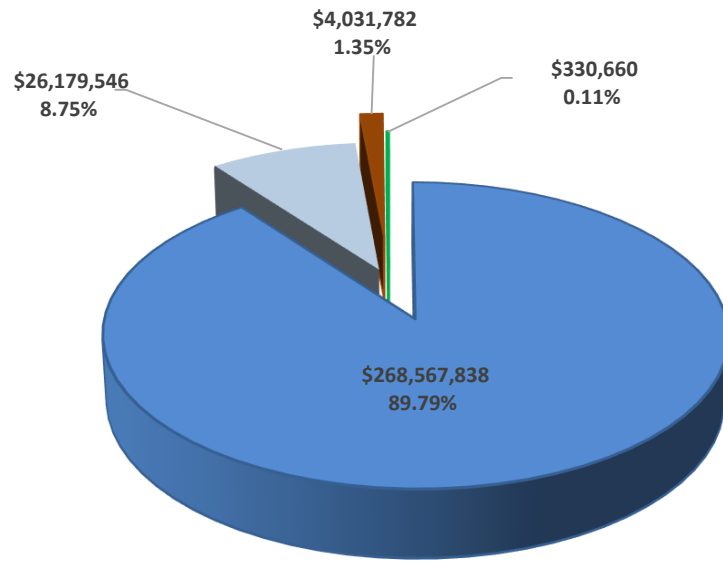


- FEDERAL PROGRAMS - HUD HOUSING ASSISTANCE PAYMENTS EARNED
- FEDERAL PROGRAMS - OPERATING REVENUES & NON OPERATING REVENUES
- LOCAL PROGRAMS (note 1) - OPERATING REVENUES
- HARA - OPERATING REVENUES & NON OPERATING REVENUES

Note 1:
LOCAL PROGRAMS consist of:
1-Asset Management
2-Development
3-Eklund Gardens Park
4-San Pedro Gardens Park

Total projected sources of funds: \$319,369,286

TOTAL PROJECTED USES OF FUNDS FOR THE FISCAL YEAR ENDING JUNE 30, 2018



- FEDERAL PROGRAMS - HOUSING ASSISTANCE PAYMENTS
- FEDERAL PROGRAMS - OPERATING & OTHER EXPENDITURES
- LOCAL PROGRAMS (note 1) - OPERATING & OTHER EXPENDITURES
- HARA - OPERATING EXPENDITURES

Note 1:
LOCAL PROGRAMS consist of:
1-Asset Management
2-Development
3-Eklund Gardens Park
4-San Pedro Gardens Park

Total projected uses of funds: \$299,109,826

**SANTA CLARA COUNTY HOUSING AUTHORITY
PROJECTED SOURCES IN AND OUT SUMMARY
FOR THE FISCAL YEAR ENDING JUNE 30, 2018**

Property	HARA	Total Federal Programs	Total Local Programs	Total Indirect Departments	Total
<u>SOURCES OF REVENUES</u>					
TOTAL HAP EARNED		\$ 297,573,353			\$ 297,573,353
TOTAL OPERATING REVENUES	684,494	19,231,228	1,706,810	12,851	21,635,383
TOTAL NON-OPERATING REVENUES	30,685	129,865			160,550
TOTAL SOURCES IN - REVENUES	<u>\$ 715,179</u>	<u>\$ 316,934,446</u>	<u>\$ 1,706,810</u>	<u>\$ 12,851</u>	<u>\$ 319,369,286</u>
<u>SOURCES OF EXPENDITURES</u>					
HAP PAYMENTS		268,567,838			268,567,838
OPERATING EXPENSES	330,660	14,803,595	2,727,963	10,620,915	28,483,133
MAINTENANCE EXPENSES		4,000		10,000	14,000
CAPITAL EXPENDITURES	-	25,000	26,300	1,993,555	2,044,855
TOTAL SOURCES OUT - EXPENDITURES	<u>330,660</u>	<u>283,400,433</u>	<u>2,754,263</u>	<u>12,624,470</u>	<u>299,109,826</u>
GROSS SURPLUS (DEFICIT)	384,519	33,534,013	(1,047,453)	(12,611,619)	20,259,460
INDIRECT ALLOCATIONS:		(11,334,100)	(1,277,519)	12,611,619	-
NET SURPLUS (DEFICIT) BEFORE TRANSFERS AND RESERVES	<u>384,519</u>	<u>22,199,913</u>	<u>(2,324,972)</u>	<u>-</u>	<u>20,259,460</u>
NET TRANSFERS IN (OUT)	(164,966)	(1,011,465)	1,176,431	-	-
NET SURPLUS (DEFICIT)	<u>219,553</u>	<u>21,188,448</u>	<u>(1,148,541)</u>	<u>-</u>	<u>20,259,460</u>
USE OF PRIOR YEAR RESERVES	-		1,148,666		1,148,666
USE OF MTW RESERVES		8,095,910			8,095,910
NET SURPLUS TRANSFERRED TO HUD RESERVES	-	29,284,358		-	29,284,358
NET SURPLUS OPERATIONS	\$ 219,553		\$ 125		219,678
TOTAL	<u>\$ 219,553</u>	<u>\$ 29,284,358</u>	<u>\$ 125</u>	<u>\$ -</u>	<u>\$ 29,504,036</u>

HOUSING AUTHORITY OF THE COUNTY OF SANTA CLARA
Determination of MTW HCV Funding as Single fund based on Single Proration

	CY 2017-MTW SECTION 8-VOUCHERS			CY 2018-MTW SECTION 8-VOUCHERS		
	MTW HCV-HAP	MTW HCV-ADMIN FEE	TOTAL	MTW HCV-HAP	MTW HCV-ADMIN FEE	TOTAL
FUNDING ELIGIBILITY	\$ 296,632,160	\$ 18,573,664	\$ 315,205,824	\$ 296,632,160	\$ 18,862,778	\$ 315,494,938
Add: Additional authorized units within the year	\$ 947,256	\$ -	\$ 947,256	\$ 864,285		
TOTAL	\$ 297,579,416	\$ 18,573,664	\$ 316,153,080	\$ 297,496,445	\$ 18,862,778	\$ 316,359,224
HUD Proration factor	0.970	0.77		0.940	0.69	
TOTAL FUNDING-based on HUD P. factor	\$ 288,652,034	\$ 14,301,721	\$ 302,953,755	\$ 279,646,658	\$ 13,015,317	\$ 292,661,975
MTW Single Fund Pro. Factor	0.96	0.96		0.93	0.93	
TOTAL FUNDING-based on SINGLE FUND P. factor	\$ 285,155,538	\$ 17,798,217	\$ 302,953,755	\$ 275,212,135	\$ 17,449,840	\$ 292,661,975
CHANGE	\$ (3,496,496)	\$ 3,496,496	\$ -	\$ (4,434,523)	\$ 4,434,523	\$ -

	FY 2018-HAP Earned	FY 2018-Admin Fee Earned	TOTAL Revenues
FUNDING based on HUD P. Factor	\$ 284,149,346	\$ 13,658,519	\$ 297,807,865
FUNDING based on Single Fund P. Factor	\$ 280,183,836	\$ 17,624,029	\$ 297,807,865
Change	\$ (3,965,510)	\$ 3,965,510	\$ -

**SANTA CLARA COUNTY HOUSING AUTHORITY
PROJECTED BUDGET - FEDERAL PROGRAMS
FOR FISCAL YEAR ENDING JUNE 30, 2018**

Property	ROSS	Mod Rehab	CoC	Vouchers	Policy Team	Compliance Team	Training Team	Main Stream	VASH	MTW	Tenant Protection	FUP	NED	Public Housing Deborah	Santa Clara Project	Total Federal Programs
TOTAL INCOME	\$ 345,000	\$ 105,768	\$ 3,400	\$ 23,100	\$ -	\$ -	\$ -	\$ 53,878	\$ 847,547	\$ 17,624,479	\$ 84,360	\$ 95,059	\$ 9,261	\$ 39,376	\$ -	\$ 19,231,228
TOTAL EXPENSES	345,000	24,636	-	10,616,815	1,419,354	1,136,899	609,130	287	569,962	-	-	542	54	42,716	38,200	14,803,595
GROSS SURPLUS (DEFICIT)	-	81,132	3,400	(10,593,715)	(1,419,354)	(1,136,899)	(609,130)	53,591	277,585	17,624,479	84,360	94,517	9,207	(3,340)	(38,200)	4,427,633
TOTAL INDIRECT ALLOCATIONS:	-	(47,364)	-	(10,698,148)	-	-	-	-	(588,588)	-	-	-	-	-	-	(11,334,100)
NET SURPLUS (DEFICIT)	-	33,768	3,400	(21,291,863)	(1,419,354)	(1,136,899)	(609,130)	53,591	(311,003)	17,624,479	84,360	94,517	9,207	(3,340)	(38,200)	(6,906,467)
TOTAL NON-OPERATING REV/(EXPENSE):	-	-	-	129,865	-	-	-	-	-	-	-	-	-	-	-	129,865
TOTAL NON-ROUTINE MAINTENANCE:	-	-	-	-	-	-	-	-	-	-	-	-	-	4,000	-	4,000
CAPITAL EXPENDITURES:																
Other expenses	-	-	-	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000
TOTAL CAPITAL EXPENDITURES:	-	-	-	25,000	-	-	-	-	-	-	-	-	-	-	-	25,000
OPERATING SUBSIDY																
Transfers In	-	-	-	21,186,998	1,419,354	1,136,899	609,130	-	311,003	-	-	-	-	7,340	38,200	24,708,924
Transfers Out	-	-	-	-	-	-	-	-	-	25,720,389	-	-	-	-	-	25,720,389
TOTAL OPERATING SUBSIDY	-	-	-	21,186,998	1,419,354	1,136,899	609,130	-	311,003	(25,720,389)	-	-	-	7,340	38,200	(1,011,465)
Net Income prior to Reserves	-	33,768	3,400	-	-	-	-	53,591	-	(8,095,910)	84,360	94,517	9,207	-	-	(7,817,067)
Use of reserves - Prior year	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Use of reserves - MTW	-	-	-	-	-	-	-	-	-	8,095,910	-	-	-	-	-	8,095,910
NET INCOME (LOSS)	\$ -	\$ 33,768	\$ 3,400	\$ -	\$ -	\$ -	\$ -	\$ 53,591	\$ -	\$ -	\$ 84,360	\$ 94,517	\$ 9,207	\$ -	\$ -	\$ 278,843
HOUSING ASSISTANCE PAYMENT:																
HAP-Occupied- City	\$ -	\$ 493,488	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,731,422	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,224,910
HAP Occupied (Main Stream)	-	-	-	-	-	-	-	881,199	-	-	-	-	-	-	-	881,199
HAP Occupied (HUD - VASH)	-	-	-	-	-	-	-	-	15,456,924	-	-	-	-	-	-	15,456,924
HAP - Occupied - FUP	-	-	-	-	-	-	-	-	-	-	-	2,225,181	-	-	-	2,225,181
HAP-Occupied Units-Non Elderly person w/disabilities	-	-	-	-	-	-	-	-	-	-	-	-	157,890	-	-	157,890
HAP Occupied - County	-	659,304	83,912	-	-	-	-	-	-	147,217,518	-	-	-	-	-	147,960,734
HAP - Occupied Tenant Protection - City	-	-	-	-	-	-	-	-	-	-	1,661,000	-	-	-	-	1,661,000
TOTAL HOUSING ASSISTANCE PAYMENT:	\$ -	\$ 1,152,792	\$ 83,912	\$ -	\$ -	\$ -	\$ -	\$ 881,199	\$ 15,456,924	\$ 246,948,940	\$ 1,661,000	\$ 2,225,181	\$ 157,890	\$ -	\$ -	\$ 268,567,838
HOUSING ASSISTANCE PAYMENT EARNED:																
HAP Payment Earned	\$ -	\$ -	\$ 83,912	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,912
HAP Payments Earned (Main Stream)	-	-	-	-	-	-	-	799,923	-	-	-	-	-	-	-	799,923
HAP Earned (HUD - VASH)	-	-	-	-	-	-	-	-	12,110,441	-	-	-	-	-	-	12,110,441
HAP - Earned	-	-	-	-	-	-	-	-	-	-	-	1,806,081	-	-	-	1,806,081
HAP Earned - Non Elderly Persons w/Disabilities	-	-	-	-	-	-	-	-	-	-	-	-	135,688	-	-	135,688
Hap Earned - City	-	493,488	-	-	-	-	-	-	-	109,998,502	1,324,390	-	-	-	-	111,816,380
Hap Earned - County	-	659,304	-	-	-	-	-	-	-	174,150,844	-	-	-	-	-	174,810,148
Hap Earned - Single Fund Flexibility	-	-	-	-	-	-	-	-	-	(3,989,220)	-	-	-	-	-	(3,989,220)
TOTAL HOUSING ASSISTANCE PAYMENT EARNED:	\$ -	\$ 1,152,792	\$ 83,912	\$ -	\$ -	\$ -	\$ -	\$ 799,923	\$ 12,110,441	\$ 280,160,126	\$ 1,324,390	\$ 1,806,081	\$ 135,688	\$ -	\$ -	\$ 297,573,353

**SANTA CLARA COUNTY HOUSING AUTHORITY
PROJECTED BUDGET - LOCAL PROGRAMS
FOR FISCAL YEAR ENDING JUNE 30, 2018**

Property	Development	Asset Management	Eklund Park	San Pedro Garden Park	Total local Programs
TOTAL INCOME	\$ 1,055,848	\$ 638,327	\$ -	\$ 12,635	\$ 1,706,810
TOTAL EXPENSES	1,457,034	1,251,150	7,269	12,510	2,727,963
GROSS SURPLUS (DEFICIT)	(401,186)	(612,823)	(7,269)	125	(1,021,153)
TOTAL INDIRECT ALLOCATIONS:	(721,180)	(556,339)	-	-	(1,277,519)
NET SURPLUS (DEFICIT)	(1,122,366)	(1,169,162)	(7,269)	125	(2,298,672)
CAPITAL EXPENDITURES:					
Other expenses	26,300	-	-	-	26,300
TOTAL CAPITAL EXPENDITURES:	26,300	-	-	-	26,300
OPERATING SUBSIDY					
Transfers In	-	1,169,162	7,269	-	1,176,431
Transfers Out	-	-	-	-	-
TOTAL OPERATING SUBSIDY	-	1,169,162	7,269	-	1,176,431
Net Income prior to Reserves	(1,148,666)	-	-	125	(1,148,541)
Use of reserves - Prior year	1,148,666				1,148,666
Use of reserves - MTW					
NET INCOME (LOSS)	\$ -	\$ -	\$ -	\$ 125	\$ 125
HOUSING ASSISTANCE PAYMENT:					
HAP-Occupied- City	\$ -	\$ -	\$ -	\$ -	\$ -
HAP Occupied (Main Stream)	-	-	-	-	-
HAP Occupied (HUD - VASH)	-	-	-	-	-
HAP - Occupied - FUP	-	-	-	-	-
HAP-Occupied Units-Non Elderly person w/disabilities	-	-	-	-	-
HAP Occupied - County	-	-	-	-	-
HAP - Occupied Tenant Protection - City	-	-	-	-	-
TOTAL HOUSING ASSISTANCE PAYMENT:	\$ -	\$ -	\$ -	\$ -	\$ -
HOUSING ASSISTANCE PAYMENT EARNED:					
HAP Payment Earned	\$ -	\$ -	\$ -	\$ -	\$ -
HAP Payments Earned (Main Stream)	-	-	-	-	-
HAP Earned (HUD - VASH)	-	-	-	-	-
HAP - Earned	-	-	-	-	-
HAP Earned - Non Elderly Persons w/Disabilities	-	-	-	-	-
Hap Earned - City	-	-	-	-	-
Hap Earned - County	-	-	-	-	-
Hap Earned - Single Fund Flexibility	-	-	-	-	-
TOTAL HOUSING ASSISTANCE PAYMENT EARNED:	\$ -	\$ -	\$ -	\$ -	\$ -

**SANTA CLARA COUNTY HOUSING AUTHORITY
PROJECTED BUDGET - INDIRECT AND FACILITIES
FOR FISCAL YEAR ENDING JUNE 30, 2018**

Property	Finance	Human Resources	Executive	Board	GS	IT	Facility	Total Indirect Departments
TOTAL INCOME	\$ 5,195	\$ 1,230	\$ 1,368	\$ -	\$ 2,598	\$ 2,132	\$ 328	\$ 12,851
TOTAL EXPENSES	3,187,623	1,217,799	1,867,516	63,666	1,044,830	1,688,062	1,551,419	10,620,915
GROSS SURPLUS (DEFICIT)	(3,182,428)	(1,216,569)	(1,866,148)	(63,666)	(1,042,232)	(1,685,930)	(1,551,091)	(10,608,064)
TOTAL INDIRECT ALLOCATIONS:	3,242,428	1,216,569	1,866,148	63,666	1,042,232	2,329,484	2,851,091	12,611,619
NET SURPLUS (DEFICIT)	60,000	-	-	-	-	643,554	1,300,000	2,003,555
NON-ROUTINE MAINTENANCE:								
HVAC	-	-	-	-	-	-	-	-
Facility Repairs/Rehab	-	-	-	-	-	-	10,000	10,000
TOTAL NON-ROUTINE MAINTENANCE:	-	-	-	-	-	-	10,000	10,000
CAPITAL EXPENDITURES:								
Other expenses	60,000	-	-	-	-	643,554	1,290,000	1,993,555
TOTAL CAPITAL EXPENDITURES:	60,000	-	-	-	-	643,554	1,290,000	1,993,555
NET INCOME (LOSS)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**SANTA CLARA COUNTY HOUSING AUTHORITY
PROJECTED BUDGET - HOUSING AUTHORITY RESERVES
AND ACTIVITIES (HARA)**

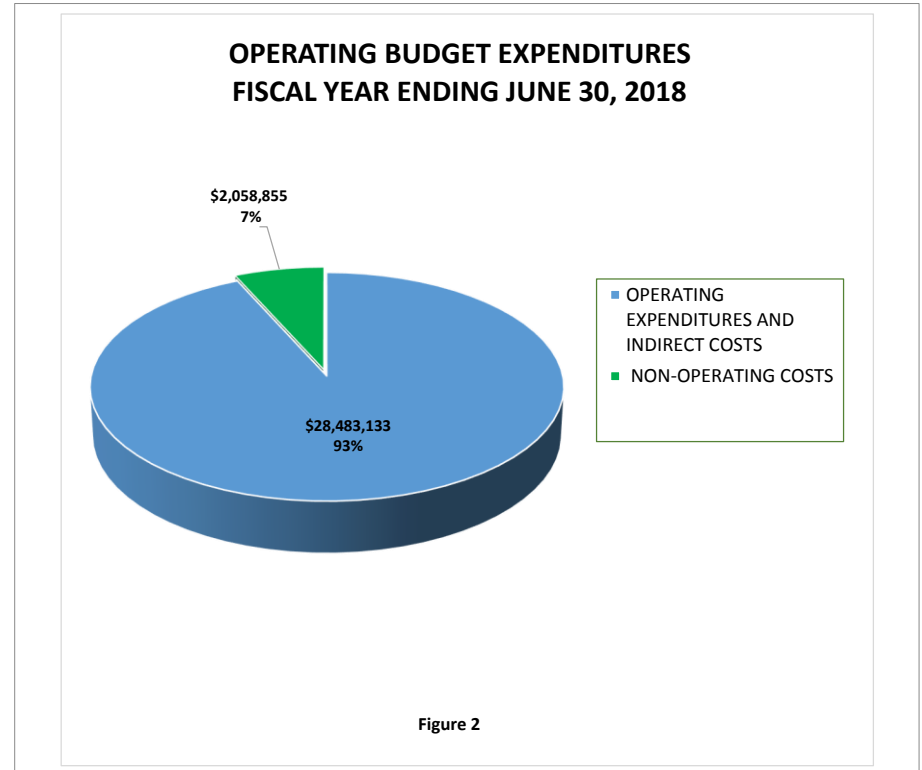
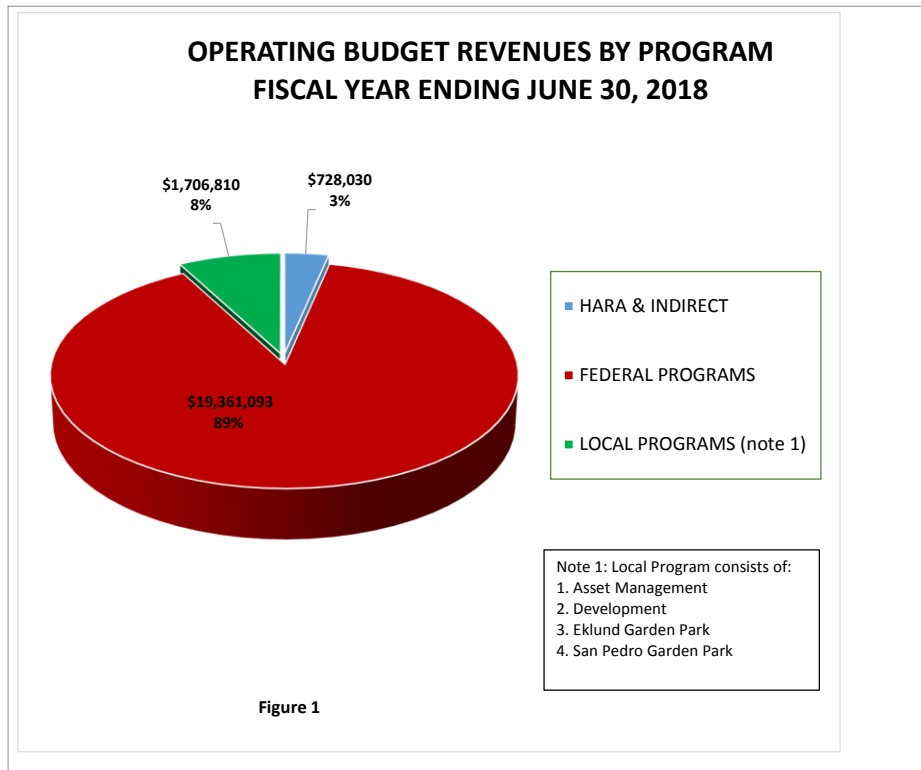
FOR FISCAL YEAR ENDING JUNE 30, 2018

Property	HARA
TOTAL INCOME	\$ 684,494
TOTAL EXPENSES	330,660
GROSS SURPLUS (DEFICIT)	<u>353,834</u>
TOTAL INDIRECT ALLOCATIONS:	-
NET SURPLUS (DEFICIT)	<u>353,834</u>
NON-OPERATING REV/(EXPENSE):	
Land Lease	30,685
Interest Income - Ground Lease	-
TOTAL NON-OPERATING REV/(EXPENSE):	<u>30,685</u>
OPERATING SUBSIDY	
Transfers In	-
Transfers Out	164,966
TOTAL OPERATING SUBSIDY	<u>(164,966)</u>
Net Income prior to Reseves	219,553
Use of reserves - Prior year	
Use of reserves - MTW	
NET INCOME (LOSS)	<u><u>\$ 219,553</u></u>

**SANTA CLARA COUNTY HOUSING AUTHORITY
PROJECTED OPERATING BUDGET SUMMARY
FOR FISCAL YEAR ENDING JUNE 30, 2018**

Property	HARA	Total Federal Programs	Total local Programs	Total Indirect Departments	Total
TOTAL INCOME	\$ 684,494	\$ 19,231,228	\$ 1,706,810	\$ 12,851	\$ 21,635,383
TOTAL EXPENSES	330,660	14,803,595	2,727,963	10,620,915	28,483,133
GROSS SURPLUS (DEFICIT)	353,834	4,427,633	(1,021,153)	(10,608,064)	(6,847,750)
TOTAL INDIRECT ALLOCATIONS:	-	(11,334,100)	(1,277,519)	12,611,619	-
NET SURPLUS (DEFICIT)	353,834	(6,906,467)	(2,298,672)	2,003,555	(6,847,751)
NON-OPERATING REV/(EXPENSE):					
Land Lease	30,685	116,000	-	-	146,685
Interest Income - Ground Lease	-	13,865	-	-	13,865
TOTAL NON-OPERATING REV/(EXPENSE):	30,685	129,865	-	-	160,550
NON-ROUTINE MAINTENANCE:					
HVAC	-	4,000	-	-	4,000
Facility Repairs/Rehab	-	-	-	10,000	10,000
TOTAL NON-ROUTINE MAINTENANCE:	-	4,000	-	10,000	14,000
CAPITAL EXPENDITURES:					
Other expenses	-	25,000	26,300	1,993,555	2,044,855
TOTAL CAPITAL EXPENDITURES:	-	25,000	26,300	1,993,555	2,044,855
OPERATING SUBSIDY					
Transfers In	-	24,708,924	1,176,431	-	25,885,356
Transfers Out	164,966	25,720,389	-	-	25,885,356
TOTAL OPERATING SUBSIDY	(164,966)	(1,011,465)	1,176,431	-	-
Net Income (Loss) prior to reserves	219,553	(7,817,067)	(1,148,541)	-	(8,746,055)
Use of reserves - Prior year		-	1,148,666		1,148,666
Use of reserves - MTW		8,095,910			8,095,910
NET INCOME (LOSS)	\$ 219,553	\$ 278,843	\$ 125	\$ -	\$ 498,521

SANTA CLARA COUNTY HOUSING AUTHORITY
PROJECTED OPERATING BUDGET REVENUE AND EXPENDITURES



TOTAL OPERATING BUDGET REVENUE 2018: \$21,795,933
TOTAL OPERATING BUDGET REVENUE 2017: \$24,706,469

TOTAL OPERATING BUDGETED EXPENDITURES 2018: \$30,541,987
TOTAL OPERATING BUDGETED EXPENDITURES 2017: \$26,896,131

Operating Budgeted Revenues	\$21,795,933	(as shown in Fig. 1)
Transfer from MTW Reserve	\$8,095,910	
Transfer from prior year reserves	\$1,148,666	
Total Budgeted Revenues	<u>\$31,040,509</u>	
Total Budgeted Expenditures	(\$30,541,987)	(as shown in Fig. 2)
Total Operating Net Income	<u>\$498,522</u>	

**SANTA CLARA COUNTY HOUSING AUTHORITY
BUDGET FISCAL YEAR ENDING JUNE 30, 2018
INDIRECT COSTS ALLOCATION DISTRIBUTION**

REVISION 1

PROPERTY CODE	PROGRAMS	*UNIT#	UNIT %	INTERNAL ALLOCATION	EXECUTIVE	FINANCE	GENERAL SERVICES	HUMAN RESOURCES	INFORMATION TECHNOLOGY	TOTAL
					\$ 1,929,814	\$ 3,242,428	\$ 1,042,232	\$ 1,216,569	\$ 2,329,484	\$ 9,760,527
	FEDERAL PROGRAMS	17,947	89.39%		1,725,077	2,898,434	931,660	1,087,501	2,082,345	8,725,018
	HUD MTW -									
A04879	Section 8 - Vouchers	16,777	93.48%	0.91%	1,628,284	2,735,804	879,385	1,026,482	1,965,506	8,235,460
	HUD NON - MTW			-	-	-	-	-	-	-
A03879	Mod Rehab	75	0.42%		7,209	12,112	3,893	4,545	8,702	36,462
A04979	Mainstream	53	0.30%	-0.30%	-	-	-	-	-	-
A05079	VASH	932	5.19%		89,584	150,518	48,382	56,475	108,138	453,096
A05479	FUP	100	0.56%	-0.56%	-	-	-	-	-	-
A05579	N.E.D.	10	0.06%	-0.06%	-	-	-	-	-	-
	SUB-TOTAL	17,947	100.00%	0.00%	1,725,077	2,898,434	931,660	1,087,501	2,082,345	8,725,018
PROPERTY CODE	PROGRAMS	UNIT#	*FTE %		EXECUTIVE	FINANCE	GENERAL SERVICES	HUMAN RESOURCES	INFORMATION TECHNOLOGY	TOTAL
	LOCAL PROGRAMS		10.61%		\$ 204,737	\$ 343,994	\$ 110,572	\$ 129,068	\$ 247,139	\$ 1,035,509
A08303	Development		56.45%	56.45%	115,577	194,190	62,420	72,861	139,514	584,562
A08505	Asset Management		43.55%	43.55%	89,160	149,804	48,152	56,207	107,625	450,948
	SUB-TOTAL	2,130	100.00%	100.00%	204,737	343,994	110,572	129,068	247,139	1,035,509
	TOTAL	20,077			\$ 1,929,814	\$ 3,242,428	\$ 1,042,232	\$ 1,216,569	\$ 2,329,484	\$ 9,760,527

* The allocation between Departments is by Units and FTE.

**SANTA CLARA COUNTY HOUSING AUTHORITY
BUDGET FISCAL YEAR ENDING JUNE 30, 2018
FACILITY COSTS ALLOCATION - BASED ON UNITS, SQUARE FOOTAGE AND FTE**

REVISION 1

PROPERTY CODE	DEPARTMENT/PROGRAM	UNIT#	UNIT %	INTERNAL ALLOCATION	JULIAN BLDG		TOTAL
					*ALLOC. %	\$ 2,851,091	\$ 2,851,091
	FEDERAL PROGRAMS	17,947			91.51%	2,609,082	2,609,082
	HUD MTW -						
A04879	Section 8 - Vouchers	16,777	93.48%	0.91%		2,462,687	2,462,687
	HUD NON - MTW			-		-	-
A03879	Mod Rehab	75	0.42%			10,903	10,903
A04979	Mainstream	53	0.30%	-0.30%		-	-
A05079	VASH	932	5.19%			135,491	135,491
A05479	FUP	100	0.56%	-0.56%		-	-
A05579	N.E.D.	10	0.06%	-0.06%		-	-
	SUB-TOTAL	17,947	100.00%	0.00%	-	2,609,082	\$ 2,609,082
PROPERTY CODE	DEPARTMENT/PROGRAM	UNIT#	SQ FT	INTERNAL ALLOCATION	JULIAN BLDG		TOTAL
	LOCAL PROGRAMS				8.49%	242,009	242,009
A08303	Development		584	56.45%		136,618	136,618
A08505	Asset Management		451	43.55%		105,391	105,391
	SUB-TOTAL	2,130	1,035	100.00%		242,009	242,009
	TOTAL	20,077				\$ 2,851,091	\$ 2,851,091

*The allocation between Federal and Local programs are based on square footage. The allocation between Departments is by Units and FTE.

SANTA CLARA COUNTY HOUSING AUTHORITY
SCCHA Budget Consolidated Statement
PROPOSED BUDGET FOR FISCAL YEAR JULY 2017 - JUNE 2018 FYE 6/30/18

	HARA A08901	FEDERAL PROGRAMS LFP18	LOCAL PROGRAMS LLP18	INDIRECT DEPARTMENTS LIND18	FACILITY PJUL10	TOTAL
3000-0000 INCOME						
3110-0100 Tenant Rental Income	\$ -	\$ 21,696	\$ -	\$ -	\$ -	\$ 21,696
3401-1300 Admin Fee Earned - COC	-	3,400	-	-	-	3,400
3401-1900 Operating Subsidy	-	17,280	-	-	-	17,280
3500-0100 Building Rent	651,653	-	-	-	-	651,653
3610-0000 Interest Income	32,841	450	20,283	-	-	53,574
3690-0100 Compliance Administrator Fee	-	-	23,549	-	-	23,549
3690-0600 Laundry Receipt	-	400	-	-	-	400
3690-0800 Developer Fee	-	-	1,035,865	-	-	1,035,865
3690-1600 Other Misc. Income	-	23,100	225,100	12,523	328	261,050
3690-1800 Property Management Fee	-	-	236,900	-	-	236,900
3690-1805 Incentive Management Fee Income	-	-	25,000	-	-	25,000
3690-2200 Income - Leasing & Compliance	-	-	1,355	-	-	1,355
3690-3100 Asset Management Fees	-	-	138,000	-	-	138,000
3700-0100 Admin. Fee Earned	-	-	758	-	-	758
3700-0101 Admin Fee Earned (Main Stream)	-	53,878	-	-	-	53,878
3700-0102 Admin Fee Earned (HUD -VASH)	-	847,547	-	-	-	847,547
3700-0103 Admin Fee Earned - FUP	-	95,059	-	-	-	95,059
3700-0104 Admin Fee Earned - Non Elderly with Disabilities	-	9,261	-	-	-	9,261
3700-0110 Admin Fee - City	-	5,646,222	-	-	-	5,646,222
3700-0120 Admin Fee - County	-	8,178,715	-	-	-	8,178,715
3700-0130 Admin Fee Single Fund Flexibility	-	3,989,220	-	-	-	3,989,220
3700-0400 FSS Coordinator Fees	-	345,000	-	-	-	345,000
3999-0000 TOTAL INCOME	\$ 684,494	\$ 19,231,228	\$ 1,706,810	\$ 12,523	\$ 328	\$ 21,635,382
4000-0000 EXPENSE						
4001-0000 ADMINISTRATIVE:						
4110-0100 Administrative - Salaries	-	7,332,228	1,542,727	4,670,791	105,903	13,651,649
4110-0600 Leasing & Program Compliance	-	1,020	-	-	-	1,020
4110-0800 Admini. Salaries - FSS Coordinator	-	83,589	-	-	-	83,589
4120-0000 Compensated Balances-Vacation	-	501,402	97,406	341,588	8,442	948,838
4120-0100 Compensated Balances-Sick Earned	-	333,878	70,961	213,775	4,888	623,502
4120-0801 Compensated Balance - Sick Lv FSS	-	3,858	-	-	-	3,858
4120-0802 Compensated Balance - Vacation Lv FSS	-	7,195	-	-	-	7,195
4130-0100 Legal Expense - General	20,000	25,500	28,500	91,500	-	165,500
4130-0200 Legal Expense - Employment	-	-	-	50,000	-	50,000
4140-0100 Staff Training Expense	-	95,514	19,250	74,399	199	189,362
4140-0200 Tuition Reimbursement	-	-	-	50,000	-	50,000
4150-0100 Business Travel Expense	-	18,950	5,000	47,750	-	71,700
4160-0100 Automobile Insurance	-	-	-	-	2,415	2,415
4160-0400 Other Auto Expense	-	-	-	-	3,240	3,240
4165-0100 Staff Mileage Reimbursement	-	725	4,100	3,600	-	8,425
4165-9900 Mileage Reimbursements	-	-	-	750	-	750
4170-0100 Financial Audit	360	98,132	11,545	-	-	110,037
4170-0200 Accounting Fees	-	360	-	-	-	360
4180-0100 Building Rent	-	-	-	-	756,492	756,492
4180-0300 Storage Facilities	-	187	1,492	11,804	-	13,483
4190-0100 Temporary Help	-	107,400	-	41,410	-	148,810
4190-0200 Office Supplies	-	65,164	6,064	36,558	2,529	110,315
4190-0300 Communication Expense	-	24,078	1,914	7,126	2,494	35,612
4190-0302 Internet / Wan Expense	-	21,251	4,151	12,241	306	37,948
4190-0400 Postage, Handling & Freight	-	137,034	1,458	23,068	-	161,560
4190-0500 Office Equipment Rental	-	58,260	8,105	20,250	589	87,204
4190-0600 Publication & Membership	-	-	1,967	64,158	-	66,125
4190-0900 Miscellaneous	-	-	360	-	751	1,111
4190-1000 Pre-Printed Forms	-	27,094	-	3,031	-	30,125
4190-1100 Benefit Administrative Fee	-	-	-	19,100	-	19,100
4190-1300 Recruitment Expense	-	24,325	4,300	12,115	-	40,740
4190-1400 Program Promotion	20,300	64,430	-	203,840	-	288,570
4190-1500 Board Meeting Expense	-	-	-	19,980	-	19,980
4190-1600 Admin. Contracts	240,000	1,379,923	132,508	692,152	-	2,444,583
4190-1601 Admin Contract - Tenant Svcs-ROSS	-	324,000	-	-	-	324,000
4190-1700 Property Management Fees	-	1,920	-	-	-	1,920
4190-1900 Scholarship Fund	50,000	-	-	-	-	50,000
4190-2100 Cellular Phone/Pagers	-	4,991	5,844	15,724	1,530	28,089
4190-2300 Agency Meeting Expense	-	-	-	17,500	-	17,500
4190-3400 Public Notices	-	3,000	-	-	-	3,000

SANTA CLARA COUNTY HOUSING AUTHORITY
SCCHA Budget Consolidated Statement
PROPOSED BUDGET FOR FISCAL YEAR JULY 2017 - JUNE 2018 FYE 6/30/18

	HARA A08901	FEDERAL PROGRAMS LFP18	LOCAL PROGRAMS LLP18	INDIRECT DEPARTMENTS LIND18	FACILITY PJUL10	TOTAL
4190-3500 Bank Charges	-	25,000	-	-	-	25,000
4190-3600 Payroll Expense	-	83	-	-	-	83
4195-0100 Computer Expense	-	38,828	6,792	23,854	493	69,967
4195-0200 Software Purchases	-	-	-	6,380	211	6,591
4195-0400 Computer Contracts	-	382,340	46,923	277,450	10,967	717,680
4199-9900 TOTAL ADMINISTRATIVE:	\$ 330,660	\$ 11,191,659	\$ 2,001,367	\$ 7,051,894	\$ 901,449	\$ 21,477,029
4200-0000 TENANT SERVICES:						
4210-0000 Resident Programs	-	2,305	-	-	-	2,305
4215-0400 Misc. Expense	-	32	-	-	-	32
4299-0000 TOTAL TENANT SERVICES:	-	2,337	-	-	-	2,337
4300-0000 UTILITIES:						
4303-0000 Grounds Maintenance	-	21,000	-	-	-	21,000
4310-0000 Water	-	4,490	2,972	-	8,780	16,242
4320-0000 Electricity	-	3,829	1,150	-	151,370	156,349
4330-0000 Gas	-	110	-	-	13,911	14,021
4390-0100 Sewer Fee	-	11,943	160	-	3,068	15,171
4399-0000 TOTAL UTILITIES:	-	41,372	4,282	-	177,129	222,783
4400-0000 MAINTENANCE OPERATIONS:						
4420-0101 Appliance Parts	-	1,500	-	-	-	1,500
4420-0102 Electrical	-	2,250	-	-	-	2,250
4420-0103 Hardware	-	155	-	-	-	155
4420-0105 Miscellaneous	-	-	800	-	-	800
4420-0107 Plumbing	-	500	-	-	-	500
4420-0200 Landscaping Materials	-	40	75	-	-	115
4421-9900 TOTAL MAINTENANCE OPERATIONS:	-	4,445	875	-	-	5,320
4430-0000 MAINTENANCE CONTRACTS:						
4430-0200 Garbage Service	-	2,798	-	-	9,259	12,057
4430-0600 Janitorial Contracts	-	1,914	2,004	-	69,075	72,993
4430-0700 Grounds Contract	-	4,750	8,590	-	17,420	30,760
4430-0900 Automatic Door Maintenance	-	-	-	-	3,750	3,750
4430-1000 Electrical Work	-	-	-	-	7,000	7,000
4430-1100 Electric Gates Maintenance	-	-	-	-	6,100	6,100
4430-1200 Elevator Service	-	-	-	-	10,715	10,715
4430-1300 Boiler Maintenance	-	-	-	-	1,184	1,184
4430-1400 Plumbing Work	-	-	-	-	3,500	3,500
4430-1500 Fumigation	-	3,240	-	-	3,372	6,612
4430-1900 Other Maintenance Contract	-	4,500	709	-	108,400	113,609
4430-2200 Painting and Decorating	-	500	-	-	-	500
4430-2700 HVAC System	-	500	-	-	19,433	19,933
4430-9900 TOTAL MAINTENANCE CONTRACTS:	-	18,202	11,303	-	259,208	288,713
4460-0000 PROTECTIVE SERVICES:						
4470-0100 Protective Service - Materials	-	-	-	-	10,500	10,500
4480-0100 Protective Service Contracts	-	250	-	-	88,340	88,590
4480-9900 TOTAL PROTECTIVE SERVICES:	-	250	-	-	98,840	99,090
4501-0000 GENERAL EXPENSES:						
4510-0100 Commercial Package-Liability	-	35,854	7,237	18,006	471	61,568
4510-0700 Commercial Package-Casualty	-	-	-	-	18,841	18,841
4510-0900 Other Insurance	-	-	2,942	53,848	-	56,790
4510-1100 Insurance Deductible	-	-	-	75,000	50,000	125,000
4520-0100 Payment In Lieu Of Taxes	-	1,700	-	-	-	1,700
4540-0100 Benefits-Administrative	-	1,738,368	328,538	886,224	25,187	2,978,317
4540-0101 Benefits- CalPERS EPMC	-	55,553	11,964	35,246	1,059	103,822
4540-0102 Benefits-CalPERS ER Contribution	-	560,224	117,278	353,313	8,078	1,038,893
4540-0600 PMI 401K Contribution Expense	-	80	-	-	-	80
4540-0700 Benefits FSS Coordinator	-	12,548	-	-	-	12,548
4540-1700 Workers Compensation Insurance	-	160,358	26,224	96,350	2,330	285,262
4540-1704 Worker Comp - FSS Coordinator	-	1,839	-	-	-	1,839
4540-1800 Payroll Taxes	-	594,537	118,258	348,561	8,291	1,069,647
4540-1801 Payroll Taxes FSS	-	6,855	-	-	-	6,855

SANTA CLARA COUNTY HOUSING AUTHORITY
SCCHA Budget Consolidated Statement
PROPOSED BUDGET FOR FISCAL YEAR JULY 2017 - JUNE 2018 FYE 6/30/18

	HARA A08901	FEDERAL PROGRAMS LFP18	LOCAL PROGRAMS LLP18	INDIRECT DEPARTMENTS LIND18	FACILITY PJUL10	TOTAL
4540-1900 Benefits - Retirees	-	270,263	70,127	151,053	-	491,443
4580-0100 Interest Exp - Mortgage To Trustee	-	4,250	-	-	-	4,250
4580-0400 Interest Expense - City Of S.J	-	38,900	-	-	-	38,900
4590-0100 City License Fee	-	-	-	-	536	536
4590-0300 Adm.Fee-Port Out-City	-	64,000	-	-	-	64,000
4590-0900 Other General Expenses	-	-	2,569	-	-	2,569
4590-2000 Project Feasibility Expenses	-	-	25,000	-	-	25,000
4599-0000 TOTAL GENERAL EXPENSES:	-	3,545,329	710,137	2,017,602	114,793	6,387,861
4999-0000 TOTAL EXPENSES	\$ 330,660	\$ 14,803,594	\$ 2,727,963	\$ 9,069,496	\$ 1,551,419	\$ 28,483,132
4999-5000 GROSS SURPLUS (DEFICIT)	353,834	4,427,634	(1,021,154)	(9,056,973)	(1,551,091)	(6,847,750)
INDIRECT ALLOCATIONS:						
3690-2400 Income - Indirect General Support	-	-	-	9,760,527	-	9,760,527
3690-2401 Income - Facility Support	-	-	-	-	2,851,091	2,851,091
4590-1301 Indirect General Support - Finance	-	2,898,434	343,994	-	-	3,242,428
4590-1302 Indirect General Support - Human Resources	-	1,087,502	129,068	-	-	1,216,570
4590-1304 Indirect General Support - Executive	-	1,725,077	204,737	-	-	1,929,814
4590-1308 Indirect General Support - General Services	-	931,660	110,572	-	-	1,042,232
4590-1309 Indirect General Support - ITU	-	2,082,346	247,139	-	-	2,329,485
4590-1407 Facility Support - Main Bldg (Julian)	-	2,609,081	242,009	-	-	2,851,090
TOTAL INDIRECT ALLOCATIONS:	-	(11,334,100)	(1,277,519)	9,760,527	2,851,091	(1)
4999-9000 NET SURPLUS	353,834	(6,906,466)	(2,298,673)	703,554	1,300,000	(6,847,751)
NON-OPERATING REV/(EXPENSE):						
3690-1000 Land Lease	30,685	116,000	-	-	-	146,685
3610-0600 Interest Income - Ground Lease	-	13,865	-	-	-	13,865
TOTAL NON-OPERATING REV/(EXPENSE):	30,685	129,865	-	-	-	160,550
NON-ROUTINE MAINTENANCE:						
4610-0800 HVAC	-	4,000	-	-	-	4,000
4610-2200 Facility Repairs/Rehab	-	-	-	-	10,000	10,000
TOTAL NON-ROUTINE MAINTENANCE:	-	4,000	-	-	10,000	14,000
CAPITAL EXPENDITURES:						
4999-7016 Other expenses	-	25,000	26,300	703,554	1,290,000	2,044,854
TOTAL CAPITAL EXPENDITURES:	-	25,000	26,300	703,554	1,290,000	2,044,854
4999-9001 OPERATING SUBSIDY						
4999-9002 Transfers In	-	24,708,924	1,176,432	-	-	25,885,356
4999-9030 Transfers Out	164,966	25,720,389	-	-	-	25,885,356
TOTAL OPERATING SUBSIDY	(164,966)	(1,011,465)	1,176,432	-	-	-
Net Income (Loss) prior to reserves	219,553	(7,817,067)	(1,148,540)	-	-	(8,746,054)
Use of Reserves - Prior year	-	-	1,148,666	-	-	1,148,666
Use of Reserves - MTW	-	8,095,910	-	-	-	8,095,910
NET INCOME (LOSS)	\$ 219,553	\$ 278,843	\$ 126	\$ -	\$ -	\$ 498,522
HOUSING ASSISTANCE PAYMENT:						
4715-0100 HAP-Occupied- City	-	100,224,910	-	-	-	100,224,910
4715-0101 HAP Occupied (Main Stream)	-	881,199	-	-	-	881,199
4715-0103 HAP Occupied (HUD - VASH)	-	15,456,924	-	-	-	15,456,924
4715-0104 HAP - Occupied - FUP	-	2,225,181	-	-	-	2,225,181
4715-0105 HAP-Occupied Units-Non Elderly person w/disabilities	-	157,890	-	-	-	157,890
4715-0110 HAP Occupied - County	-	147,960,734	-	-	-	147,960,734
4715-0120 HAP - Occupied Tenant Protection - City	-	1,661,000	-	-	-	1,661,000
TOTAL HOUSING ASSISTANCE PAYMENT:	\$ -	\$ 268,567,838	\$ -	\$ -	\$ -	\$ 268,567,838

SANTA CLARA COUNTY HOUSING AUTHORITY
 SCCHA Budget Consolidated Statement
 PROPOSED BUDGET FOR FISCAL YEAR JULY 2017 - JUNE 2018 FYE 6/30/18

	HARA	FEDERAL	LOCAL	INDIRECT	FACILITY	TOTAL
	A08901	PROGRAMS	PROGRAMS	DEPARTMENTS	PJUL10	
		LFP18	LLP18	LIND18		
HOUSING ASSISTANCE PAYMENT EARNED:						
3700-0200	HAP Payment Earned	83,912	-	-	-	83,912
3700-0201	HAP Payments Earned (Main Stream)	799,923	-	-	-	799,923
3700-0202	HAP Earned (HUD - VASH)	12,110,441	-	-	-	12,110,441
3700-0203	HAP - Earned	1,806,081	-	-	-	1,806,081
3700-0204	HAP Earned - Non Elderly Persons w/Disabilities	135,688	-	-	-	135,688
3700-0210	Hap Earned - City	111,816,380	-	-	-	111,816,380
3700-0220	Hap Earned - County	174,810,148	-	-	-	174,810,148
3700-0500	Hap Earned - Single Fund Flexibility	(3,989,220)	-	-	-	(3,989,220)
TOTAL HOUSING ASSISTANCE PAYMENT EARNED:						
		\$ 297,573,353	\$ -	\$ -	\$ -	\$ 297,573,353

SANTA CLARA COUNTY HOUSING AUTHORITY
TWO YEAR ANNUAL COMPARISON - AGENCY WIDE
PROJECTED BUDGET FOR FISCAL YEAR: JULY 2017 - JUNE 2018

		Jun-17 Budget	Jun-18 Budget	\$ Variance	% Variance	Comments on Variance \$150K (+/-)
3000-0000	INCOME					
3110-0100	Tenant Rental Income	21,786	21,696	(90)	0%	
3115-0100	Rental Income - HAP- Tenant Based	3,360	-	(3,360)	-100%	
3401-1300	Admin Fee Earned - COC	235,942	3,400	(232,542)	-99%	The variance is due to transitioning of the CoC programs to the county of santa clara by 7/1/2017.
3401-1900	Operating Subsidy	14,772	17,280	2,508	17%	
3500-0100	Building Rent	840,000	651,653	(188,347)	-22%	The variance is due to revised rental income from the Julian Building as a result of the defeasance of the 2004 and 2006 series bonds.
3610-0000	Interest Income	47,064	53,574	6,509	14%	
3690-0100	Compliance Administrator Fee	23,548	23,549	1	0%	
3690-0600	Laundry Receipt	500	400	(100)	-20%	
3690-0800	Developer Fee	2,398,283	1,035,865	(1,362,418)	-57%	The variance is the result of project timelines; Park Avenue and Laurel Grove are under construction and their respective developer fees are not payable until FY2019. Current projects in the pipeline will not see their developer fee payments until FY2020 and beyond.
3690-1600	Other Misc. Income	235,305	261,050	25,745	11%	
3690-1800	Property Management Fee	230,279	236,900	6,621	3%	
3690-1805	Incentive Management Fee Income	25,000	25,000	-	0%	
3690-2200	Income - Leasing & Compliance	1,008	1,355	347	34%	
3690-3100	Asset Management Fees	115,000	138,000	23,000	20%	
3700-0100	Admin. Fee Earned CoC	105,737	758	(104,979)	-99%	
3700-0101	Admin Fee Earned (Main Stream)	57,519	53,878	(3,641)	-6%	
3700-0102	Admin Fee Earned (HUD -VASH)	706,336	847,547	141,211	20%	
3700-0103	Admin Fee Earned - FUP	94,958	95,059	101	0%	
3700-0104	Admin Fee Earned - Non Elderly with Disabilities	10,024	9,261	(763)	-8%	
3700-9999	Admin Fee - City and County	19,019,415	17,814,157	(1,205,258)	-6%	The decrease in administrative fees earned is mainly due to decrease in the HCV program's projected annual leased up rate, which is budgeted at 84% in FY2018 compared to 91% in FY2017. In addition, the average proration factor budgeted for FY2018 is 73% compared to 83% in FY2017. These decreases are offset by an increase of \$1.1 million in administrative fees subsidy related to single-fund flexibility.
3700-0400	FSS Coordinator Fees	345,000	345,000	-	0%	

SANTA CLARA COUNTY HOUSING AUTHORITY
TWO YEAR ANNUAL COMPARISON - AGENCY WIDE
PROJECTED BUDGET FOR FISCAL YEAR: JULY 2017 - JUNE 2018

		Jun-17 Budget	Jun-18 Budget	\$ Variance	% Variance	Comments on Variance \$150K (+/-)
3999-0000	TOTAL INCOME	24,530,836	21,635,382	(2,895,455)	-12%	
4000-0000	EXPENSE					
4001-0000	ADMINISTRATIVE:					
4110-0100	Administrative - Salaries	12,126,303	13,651,649	1,525,347	13%	The increase in administrative salaries is mainly due to: (1) addition of 17 positions to the FY2018 budget to increase productivity and efficiency, (2) merit increases, and (3) adjustments related to the class & compensation study implementation.
4110-0600	Leasing & Program Compliance	1,008	1,020	12	1%	
4110-0800	Admini. Salaries - FSS Coordinator	76,044	83,589	7,545	10%	
4120-0000	Compensated Balances-Vacation	847,497	948,838	101,341	12%	
4120-0100	Compensated Balances-Sick Earned	552,519	623,502	70,982	13%	
4120-0801	Compensated Balance - Sick Lv FSS	3,510	3,858	348	10%	
4120-0802	Compensated Balance - Vacation Lv FSS	6,727	7,195	468	7%	
4130-0100	Legal Expense - General	565,753	165,500	(400,253)	-71%	The variance is due to projected reduction in legal services for FY2018 as no legal cases are pending.
4130-0200	Legal Expense - Employment	50,000	50,000	-	0%	
4140-0100	Staff Training Expense	233,264	189,362	(43,902)	-19%	
4140-0200	Tuition Reimbursement	50,000	50,000	-	0%	
4150-0100	Business Travel Expense	87,346	71,700	(15,646)	-18%	
4160-0100	Automobile Insurance	2,596	2,415	(181)	-7%	
4160-0400	Other Auto Expense	3,240	3,240	-	0%	
4165-0100	Staff Mileage Reimbursement	10,899	8,425	(2,474)	-23%	
4165-9900	Mileage Reimbursements	750	750	-	0%	
4170-0100	Financial Audit	94,031	110,037	16,006	17%	
4170-0200	Accounting Fees	360	360	-	0%	
4180-0100	Building Rent	905,086	756,492	(148,594)	-16%	
4180-0300	Storage Facilities	15,800	13,483	(2,317)	-15%	
4190-0100	Temporary Help	246,036	148,810	(97,226)	-40%	
4190-0200	Office Supplies	99,792	110,315	10,523	11%	
4190-0300	Communication Expense	22,668	35,612	12,944	57%	
4190-0302	Internet / Wan Expense	34,341	37,948	3,607	11%	
4190-0400	Postage, Handling & Freight	155,371	161,560	6,189	4%	
4190-0500	Office Equipment Rental	137,612	87,204	(50,408)	-37%	
4190-0600	Publication & Membership	66,275	66,125	(150)	0%	
4190-0900	Miscellaneous	1,077	1,111	34	3%	
4190-1000	Pre-Printed Forms	29,311	30,125	814	3%	

SANTA CLARA COUNTY HOUSING AUTHORITY
TWO YEAR ANNUAL COMPARISON - AGENCY WIDE
PROJECTED BUDGET FOR FISCAL YEAR: JULY 2017 - JUNE 2018

		Jun-17 Budget	Jun-18 Budget	\$ Variance	% Variance	Comments on Variance \$150K (+/-)
4190-1100	Benefit Administrative Fee	19,100	19,100	-	0%	
4190-1200	Expendable Equipment	4,994	-	(4,994)	-100%	
4190-1300	Recruitment Expense	85,252	40,740	(44,512)	-52%	
4190-1400	Program Promotion	388,349	288,570	(99,779)	-26%	
4190-1500	Board Meeting Expense	19,980	19,980	-	0%	
4190-1600	Admin Contract	1,823,097	2,768,583	945,486	52%	The increase is due to new projects to be implemented in FY2018, such as the housing search services, business continuity, IT risk assessment, and applicant and tenant portals. In addition, higher costs are anticipated for criminal background check and Housing Quality Standards (HQS) inspection services.
4190-1700	Property Management Fees	2,175	1,920	(255)	-12%	
4190-1900	Scholarship Fund	30,000	50,000	20,000	67%	
4190-2100	Cellular Phone/Pagers	23,328	28,089	4,761	20%	
4190-2300	Agency Meeting Expense	17,000	17,500	500	3%	
4190-3100	Asset Management Fee	480	-	(480)	-100%	
4190-3400	Public Notices	3,000	3,000	-	0%	
4190-3500	Bank Charges	70,000	25,000	(45,000)	-64%	
4190-3600	Payroll Expense	30,643	83	(30,560)	-100%	
4195-0100	Computer Expense	33,586	69,967	36,381	108%	
4195-0200	Software Purchases	12,452	6,591	(5,861)	-47%	
4195-0400	Computer Contracts	438,191	717,680	279,489	64%	The variance is mainly due to support and maintenance costs associated with new IT projects, such as telecom/infrastructure, business intelligence, Aperture, End-point management, eSignatures - phase 2, and tenant portal.
4199-9900	TOTAL ADMINISTRATIVE:	19,426,843	21,477,028	2,050,185	11%	
4200-0000	TENANT SERVICES:					
4210-0000	Resident Programs	4,686	2,305	(2,381)	-51%	
4215-0400	Misc. Expense	-	32	32	0%	
4299-0000	TOTAL TENANT SERVICES:	4,686	2,337	(2,349)	-50%	
4300-0000	UTILITIES:					
4303-0000	Grounds Maintenance	-	21,000	21,000	0%	
4310-0000	Water	14,993	16,242	1,249	8%	
4320-0000	Electricity	138,547	156,349	17,802	13%	
4330-0000	Gas	13,002	14,021	1,019	8%	

SANTA CLARA COUNTY HOUSING AUTHORITY
TWO YEAR ANNUAL COMPARISON - AGENCY WIDE
PROJECTED BUDGET FOR FISCAL YEAR: JULY 2017 - JUNE 2018

		Jun-17 Budget	Jun-18 Budget	\$ Variance	% Variance	Comments on Variance \$150K (+/-)
4390-0100	Sewer Fee	7,660	15,171	7,511	98%	
4399-0000	TOTAL UTILITIES:	174,202	222,783	48,581	28%	
4400-0000	MAINTENANCE OPERATIONS:					
4420-0101	Appliance Parts	300	1,500	1,200	400%	
4420-0102	Electrical	250	2,250	2,000	800%	
4420-0103	Hardware	155	155	-	0%	
4420-0105	Miscellaneous	950	800	(150)	-16%	
4420-0107	Plumbing	500	500	-	0%	
4420-0200	Landscaping Materials	115	115	-	0%	
4421-9900	TOTAL MAINTENANCE OPERATIONS:	2,270	5,320	3,050	134%	
4430-0000	MAINTENANCE CONTRACTS:					
4430-0200	Garbage Service	12,311	12,057	(254)	-2%	
4430-0600	Janitorial Contracts	71,244	72,993	1,749	2%	
4430-0700	Grounds Contract	37,050	30,760	(6,290)	-17%	
4430-0900	Automatic Door Maintenance	3,750	3,750	-	0%	
4430-1000	Electrical Work	7,000	7,000	-	0%	
4430-1100	Electric Gates Maintenance	1,000	6,100	5,100	510%	
4430-1200	Elevator Service	10,507	10,715	208	2%	
4430-1300	Boiler Maintenance	1,184	1,184	-	0%	
4430-1400	Plumbing Work	3,500	3,500	-	0%	
4430-1500	Fumigation	5,147	6,612	1,465	28%	
4430-1900	Other Maintenance Contract	24,309	113,609	89,300	367%	
4430-2200	Painting and Decorating	500	500	-	0%	
4430-2700	HVAC System	19,623	19,933	310	2%	
4430-9900	TOTAL MAINTENANCE CONTRACTS:	197,124	288,713	91,589	46%	
4460-0000	PROTECTIVE SERVICES:					
4470-0100	Protective Service - Materials	10,500	10,500	-	0%	
4480-0100	Protective Service Contracts	77,647	88,590	10,943	14%	
4480-9900	TOTAL PROTECTIVE SERVICES:	88,147	99,090	10,943	12%	
4501-0000	GENERAL EXPENSES:					
4510-0100	Commercial Package-Liability	65,748	61,568	(4,180)	-6%	

SANTA CLARA COUNTY HOUSING AUTHORITY
TWO YEAR ANNUAL COMPARISON - AGENCY WIDE
PROJECTED BUDGET FOR FISCAL YEAR: JULY 2017 - JUNE 2018

		Jun-17 Budget	Jun-18 Budget	\$ Variance	% Variance	Comments on Variance \$150K (+/-)
4510-0700	Commercial Package-Casualty	18,841	18,841	-	0%	
4510-0900	Other Insurance	131,790	56,790	(75,000)	-57%	
4510-1100	Insurance Deductible	50,000	125,000	75,000	150%	
4520-0100	Payment In Lieu Of Taxes	1,808	1,700	(108)	-6%	
4540-0100	Benefits-Administrative	2,617,834	2,978,317	360,483	14%	The increase is primarily related to the addition of 17 new budgeted positions in FY2018 and full family coverage assumed for all vacant positions.
4540-0101	Benefits- CalPERS EPMC	177,121	103,822	(73,299)	-41%	
4540-0102	Benefits-CalPERS ER Contribution	943,546	1,038,893	95,347	10%	
4540-0600	PMI 401K Contribution Expense	95	80	(15)	-16%	
4540-0700	Benefits FSS Coordinator	11,934	12,548	614	5%	
4540-1700	Workers Compensation Insurance	260,639	285,262	24,624	9%	
4540-1704	Worker Comp - FSS Coordinator	1,673	1,839	166	10%	
4540-1800	Payroll Taxes	942,352	1,069,647	127,296	14%	
4540-1801	Payroll Taxes FSS	6,251	6,855	604	10%	
4540-1900	Benefits - Retirees	454,745	491,443	36,698	8%	
4580-0100	Interest Exp - Mortgage To Trustee	4,250	4,250	-	0%	
4580-0200	Interest Expense - Bond	234,158	-	(234,158)	-100%	The decrease in interest expense is due to the defeasance of the 2004 and 2006 series bonds.
4580-0400	Interest Expense - City Of S.J	38,900	38,900	-	0%	
4580-0900	Misc General Expense	3,500	-	(3,500)	-100%	
4590-0100	City License Fee	536	536	-	0%	
4590-0300	Adm.Fee-Port Out-City	96,377	64,000	(32,377)	-34%	
4590-0900	Other General Expenses	2,569	2,569	-	0%	
4590-2000	Project Feasibility Expenses	25,000	25,000	-	0%	
4599-0000	TOTAL GENERAL EXPENSES:	6,089,667	6,387,861	298,194	5%	
4999-0000	TOTAL EXPENSES	25,982,941	28,483,132	2,500,191	10%	
4999-5000	GROSS SURPLUS	(1,452,106)	(6,847,750)	(5,395,645)	372%	
	INDIRECT ALLOCATIONS:					
3690-2400	Income - Indirect General Support	8,785,059	9,760,527	975,468	11%	
3690-2401	Income - Facility Support	1,740,011	2,851,091	1,111,080	64%	
4590-1301	Indirect General Support - Finance	3,153,550	3,242,428	88,878	3%	

SANTA CLARA COUNTY HOUSING AUTHORITY
TWO YEAR ANNUAL COMPARISON - AGENCY WIDE
PROJECTED BUDGET FOR FISCAL YEAR: JULY 2017 - JUNE 2018

		Jun-17 Budget	Jun-18 Budget	\$ Variance	% Variance	Comments on Variance \$150K (+/-)
4590-1302	Indirect General Support - Human Resources	1,196,436	1,216,570	20,134	2%	
4590-1304	Indirect General Support - Executive	1,823,455	1,929,814	106,359	6%	
4590-1308	Indirect General Support - General Services	1,225,386	1,042,232	(183,154)	-15%	
4590-1309	Indirect General Support - ITU	1,386,232	2,329,485	943,253	68%	
4590-1407	Facility Support - Main Bldg (Julian)	1,740,011	2,851,090	1,111,079	64%	
TOTAL INDIRECT ALLOCATIONS:		-	-	-	0%	
4999-9000	NET SURPLUS	(1,452,106)	(6,847,751)	(5,395,646)	372%	
NON-OPERATING REV/(EXPENSE):						
3690-1000	Land Lease	146,685	146,685	-	0%	
3610-0600	Interest Income - Ground Lease	28,948	13,865	(15,084)	-52%	
TOTAL NON-OPERATING REV/(EXPENSE):		175,633	160,550	(15,084)	-9%	
NON-ROUTINE MAINTENANCE:						
4610-0800	HVAC	-	4,000	4,000	0%	
4610-2200	Facility Repairs/Rehab	145,000	10,000	(135,000)	-93%	
TOTAL NON-ROUTINE MAINTENANCE:		145,000	14,000	(131,000)	-90%	
CAPITAL EXPENDITURES:						
4999-7016	Other expenses	768,190	2,044,854	1,276,664	166%	The increase is related to the lobby renovation and audio/video upgrades to conference rooms planned for FY2018.
TOTAL CAPITAL EXPENDITURES:		768,190	2,044,854	1,276,664	166%	
4999-9001	OPERATING SUBSIDY					
4999-9002	Transfers In	22,792,859	25,885,356	3,092,497	14%	The variance in Transfers In and Transfers Out is due to the higher projected deficits in Federal and Local Programs for FY2018.
4999-9030	Transfers Out	22,792,859	25,885,356	3,092,497	14%	
TOTAL OPERATING SUBSIDY		-	-	-	0%	
9999-0000	NET INCOME (LOSS)	(2,189,662)	(8,746,055)	(6,556,392)	299%	

SANTA CLARA COUNTY HOUSING AUTHORITY
TWO YEAR ANNUAL COMPARISON - AGENCY WIDE
PROJECTED BUDGET FOR FISCAL YEAR: JULY 2017 - JUNE 2018

		Jun-17 Budget	Jun-18 Budget	\$ Variance	% Variance	Comments on Variance \$150K (+/-)
HOUSING ASSISTANCE PAYMENT:						
4715-0100	HAP-Occupied- City	95,942,892	100,224,910	4,282,018	4%	The HAP expenditures in the city's HCV program is higher due to increase in payment standards, rent adjustments, additional Project Based Voucher (PBV) allocations, and open rental trends.
4715-0101	HAP Occupied (Main Stream)	756,212	881,199	124,987	17%	
4715-0103	HAP Occupied (HUD - VASH)	8,682,648	15,456,924	6,774,276	78%	The HAP expenditures in the VASH program is higher due to the increase in payment standards, rent adjustments, additional Project Based Voucher (PBV) allocations, and open rental trends.
4715-0104	HAP - Occupied - FUP	1,701,952	2,225,181	523,229	31%	
4715-0105	HAP-Occupied Units-Non Elderly person w/disabilities	134,919	157,890	22,971	17%	
4715-0110	HAP Occupied - County	138,567,284	147,876,822	9,309,538	7%	The HAP expenditures in the county's HCV program is higher due to increase in payment standards, rent adjustments, additional Project Based Voucher (PBV) allocations, and open rental trends.
4715-0110	HAP Occupied - County (Coc)	3,636,968	83,912	(3,553,056)	-98%	The decrease is due to transitioning of the CoC programs to the County of Santa Clara by 7/1/2017.
4715-0120	HAP - Occupied Tenant Protection - City	-	1,661,000	1,661,000	0%	The increase is due to the HAP expenditures projected for the 104 new Tenant Protection units from the Fuji Tower.
TOTAL HOUSING ASSISTANCE PAYMENT:		249,422,875	268,567,838	19,144,963	8%	
HOUSING ASSISTANCE PAYMENT EARNED:						
3700-0200	HAP Payment Earned (CoC)	3,741,813	83,912	(3,657,901)	-98%	The decrease is due to transitioning of the CoC programs to the county of santa clara by 7/1/2017.
3700-0201	HAP Payments Earned (Main Stream)	664,992	799,923	134,931	20%	
3700-0202	HAP Earned (HUD - VASH)	8,006,831	12,110,441	4,103,610	51%	The increase in HAP earned is mainly due to the following: (1) higher leased up rate projected for FY2018 and (2) higher HAP revenue projected based on higher CY2016 and CY2017 expenditure levels.
3700-0203	HAP - Earned	1,392,378	1,806,081	413,703	30%	
3700-0204	HAP Earned - Non Elderly Persons w/Disabilities	109,650	135,688	26,038	24%	

**SANTA CLARA COUNTY HOUSING AUTHORITY
TWO YEAR ANNUAL COMPARISON - AGENCY WIDE
PROJECTED BUDGET FOR FISCAL YEAR: JULY 2017 - JUNE 2018**

		Jun-17 Budget	Jun-18 Budget	\$ Variance	% Variance	Comments on Variance \$150K (+/-)
3700-9999	HAP Earned - City (Fuji Tower)	-	1,324,390	1,324,390	100%	The increase is due to the HAP earned projected for the 104 new Tenant Protection units from the Fuji Tower.
3700-9999	HAP Earned - City and County	259,801,729	281,312,918	21,511,189	8%	The increase of HAP earned for both City and County is mainly due to: (1) an increase in the inflation factor in CY2017 and (2) an increase of \$15 million to the HAP funding eligibility, as the result of the Housing Authority's MTW funding lawsuit with HUD.
TOTAL HOUSING ASSISTANCE PAYMENT EARNED:		273,717,393	297,573,353	23,855,960	9%	