

ON BOARD AGENDA: June 17, 2025  
AGENDA ITEM: 8.G



To: Board of Commissioners

From: Emily De La Guerra, Chief Financial Officer

Submitted By: Chandrika Karur, Controller

Subject: Santa Clara County Housing Authority's Housing Assistance Payment, Operating and Capital Budget for the Fiscal Year Ending June 30, 2026

Approved

A handwritten signature in blue ink, appearing to read "Chandrika Karur".

Date June 13, 2025

**Recommendation**

1. Approve the Santa Clara Housing Authority's (**Authority**) Housing Assistance Payment (**HAP**) revenue and expenditure projections for the Fiscal Year (**FY**) ending June 30, 2026 (**FY 2026**), identified in Attachments A and B.
2. Approve the Authority's proposed Operating, Non-Operating and Use of Reserves Budget for the FY ending June 30, 2026, identified in Attachments A and B.
3. Approve the Authority's proposed Capital Budget for the FY ending June 30, 2026, 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 and contingencies of up to five percent (5%) of approved FY 2026 operating and capital expenditures, or up to \$2,108,733, with the authority to expire June 30, 2026.
5. Accept the report on the Authority's Comparison of the FY 2025 and FY 2026 HAP and Operating budgets, identified in Attachment D; and
6. Direct the Executive Director to continue providing the Authority Board of Commissioners (Board) with quarterly variance reports on budget to actual HAP and operating revenues and expenditures.

## **Strategic Outcome**

The FY 2026 budget is intended to ensure that the Authority remains fiscally sound and continues to invest in our Authority's and our residents' future - despite funding uncertainty into calendar year 2026.

The proposed FY 2026 budget is resident-centered and aligns with our mission, the Authority's Strategic Plan, and the County of Santa Clara's Community Plan to End Homelessness and furthers the proposed organizational goals of the Authority:

- *Authentic Cultural Change*
  - Enhancing the customer experience of the Authority's internal and external clients and stakeholders.
  - Promoting an organizational culture and work environment is supportive of employee's professional development goals and personal well-being.
  - Increasing the Authority's efficiency and effectiveness through technology, staff training, and a cycle of continuous improvement.
- *Portfolio Growth*
  - Developing quality, affordable housing that is responsive to the needs of Santa Clara County's low-income and unhoused individuals and families.
  - Securing additional funding and deploying creative financing solutions to accelerate the development of affordable housing.
  - Maximizing the Authority's Moving to Work (MTW) resources.
  - Pursuing opportunities to increase the quality and supply of housing options for voucher (tenant-based and project-based) participants.
  - Assessing service needs of the Authority's residents and developing programs and initiatives to help individuals and families achieve their goals.
- *Relevance and Innovation*
  - Leveraging resources to develop new data-informed programs for successful resident outcomes.
  - Creating an understanding of what the Authority does and who we are becoming utilizing various mediums and materials.
  - Educating local, state, and federal elected officials on the impact of federal housing assistance support for resident success.
  - Engaging with our partners and the greater Santa Clara County community in the mission, vision, and activities of the Authority.

- *Strong Partnerships*

- Understanding issues impacting the community, the Authority, and our residents that will allow the Authority to make data-informed decisions about programs, services, and future partnerships.
- Collaborating with peer organizations and developers to expand affordable housing development opportunities in Santa Clara County.
- Continuing to collaborate with our Federal, State and local public partners.
- Identifying and cultivating partnerships (both in the private and public sectors) that create additional opportunities for the expansion of quality affordable housing, services, and programs for low-income families, seniors, and households.

## Budget Principles

As a community-based and resident-focused housing provider, we know the importance of efficient and effective use of our resources. One of the ways we ensure this is by having a well-planned budget. Budgeting is important because it helps us to prioritize our spending to align with our organizational goals, allocate our resources effectively, and plan for the future.

Staff has implemented a more coordinated and streamlined approach to our annual planning processes, aligning our annual budget with our MTW Plan and Strategic Goals. This budget document, along with the corresponding staff presentation at the Board of Commissioners meeting, is intended to provide information about how the Authority is investing its resources to achieve its goals of providing affordable housing solutions to the members of our community.

The budget was created using the following guidelines:

- The Authority is required to adopt the HAP projections, operating, and capital budget, approved by its Board of Commissioners before the beginning of each FY (July 1 to June 30).
- The budget is organized into the following three major sections:

**HAP Budget** - HAP revenue and expenditure projections are developed for each FY in accordance with the required program regulations. The Board will approve and adopt the HAP revenue and expenditure budget for the FY.

**Operating Budget** - The operating budget is categorized into:

- Operating Revenues and Expenditures - This section includes the following:
  - Federal Programs Administration: Housing Operations (including Housing Choice Voucher and special purpose voucher operations), Innovation & Impact department.

- Real Estate Administration: Development Operations, Asset Management Operations, Resident Services, and Supportive Housing Services.
  - Indirect Support Departments: Executive, Communications, Finance, Human Resources, Procurement, Information Technology, and Facilities.
  - Real Estate Development – Capital Activities and Property Expenses.
  - Housing Authority Reserve Account (HARA).
- Non-Operating Revenues and Expenses and Use of Reserves - This section includes revenue and expenses related to the Authority's investments and loans. The use of reserves represents the Authority's reserves used to cover funding shortfalls in FY 2026.

**Capital Budget** - This includes the Authority's planned expenditures on authority-owned assets which are expected to be used for several years. Real estate activities and capital improvements on affiliate-owned properties are independently brought to the Board through a separate approval process.

## Budget Outlook

The change in federal administration has introduced a high degree of uncertainty regarding Housing Authority funding levels. Potential fluctuations in federal allocations and policy shifts during calendar years 2026 and 2027 will play a critical role in shaping our long-term budget planning. And while our funding levels are ultimately determined by the Federal government, and significant uncertainty remains about future appropriations, it is essential that we continue moving forward with the adoption of our annual budget. The budget serves as our financial roadmap, enabling us to plan operations, allocate resources, and meet our obligations to residents, partners, and staff.

Developing the FY 2026 budget was especially challenging due to the unpredictability of federal support beyond December 2025. While we were able to reasonably project funding levels for the first half of the fiscal year based on the current federal budget cycle through September 2025, the second half remains uncertain. Early indications from the President's budget proposal suggest there could be substantial reductions in program funding starting in 2026.

In response, staff has taken a conservative approach in developing the FY 2026 budget. Our focus has been on fiscal prudence; preserving resources and preparing for potential funding reductions, while maintaining services for the families we currently support. We have carefully adjusted spending assumptions for the fiscal year and remain hopeful that our projections hold true. We will continue to monitor federal developments closely and adjust our plan as needed. Despite the challenges, we remain committed to maintaining program stability and continuing to serve families without disruption.

## HAP Budget

The Authority's primary funding comes from its Moving to Work (MTW) contracts with the U.S. Department of Housing and Urban Development (HUD), which provide the formula for calculating the total MTW funding. HUD determines actual funding based on this eligibility amount, adjusting it by an inflation factor tied to the area's fair market rents and then applying a proration based on Congressional appropriations. For Calendar Year (CY) 2025, HUD has confirmed an inflation rate of 9.37% and a proration rate of 100.63%. However, the inflation and proration rates for CY 2026—which cover the second half of Fiscal Year (FY) 2026—are not yet available. As a conservative measure, staff are using a 0% inflation rate and a 90% proration rate to estimate HAP revenues for FY 2026.

In addition to MTW HAP funds, the Authority receives HUD funding for Special Purpose Vouchers (**SPV**), including Veterans Affairs Supportive Housing (**VASH**), Mainstream, Non-Elderly Disabled (**NED**), Family Unification Program (**FUP**), Foster Youth to Independence (**FYI**), Emergency Housing Voucher (**EHV**), Stability Vouchers, and Moderate Rehabilitation. Other federal grants include Public Housing operating subsidy and Family Self Sufficiency (**FSS**) grants to pay for FSS coordinator salaries and benefits.

Annual revenues for the MTW Housing Choice Voucher (HCV) and Special Purpose Voucher (SPV) programs are projected at \$541.5 million, reflecting a \$30.3 million (5.9%) increase over the prior year's budget. This projected growth in HAP revenue is primarily driven by higher assumed inflation factors and proration rates for CY2025, or the first half of FY26. However, it's important to note that these projections rely on the assumption that HUD funding for Calendar Year (CY) 2026—which covers the second half of Fiscal Year (FY) 2026—will include an estimated 0% inflation rate and a 90% proration. If actual proration falls below 90%, the anticipated \$30.3 million increase may not materialize, potentially resulting in a budget shortfall that could negatively impact HAP revenues for FY 2027 and beyond.

HAP expenses, which are payments directly made to landlords on behalf of Authority participants, are projected to be \$519.0 million, an increase of \$14.2 million from the prior year's budget. This includes a \$10.9 million increase in HAP expenditures due to the additional lease up of tenant-based and project-based vouchers, which will provide new housing assistance to approximately 800 additional extremely low-income and very low-income households. The remaining \$3.3 million of the overall increase is related to costs included for estimated payment standard changes, utility arrears and security deposit assistance, and interim housing rental assistance programs that are part of the strategic goals to be implemented in FY 2026. In total, the Authority expects to serve over 20,000 households with rental assistance in FY 2026.

FY 2026 HAP revenues and expenditures are broken down by program in the table below:

### HAP REVENUE AND EXPENDITURES BY PROGRAM

	HAP Revenue	HAP Expenditures	Excess / (Shortfall)
Move to Work (MTW)	\$ 467,186,512	\$ 437,581,843	29,604,669
Veterans Affairs Supporting Housing (VASH)	25,955,182	26,740,799	(785,617)
Family Unification Program (FUP)	6,293,941	6,305,019	(11,078)
Non - Elderly Disabled (NED)	258,392	271,897	(13,505)
Mainstream	9,179,585	9,179,585	-
Moderate Rehabilitation	1,716,288	1,716,288	-
Foster Youth Independence Initiative (FYI)	2,327,995	2,327,995	-
Stability Vouchers	2,051,110	2,683,120	(632,010)
Emergency Housing Voucher (EHV)	26,527,745	26,527,745	-
Interim Housing Rental Subsidy Program	-	5,676,000	(5,676,000)
<b>Total</b>	<b>\$ 541,496,750</b>	<b>\$ 519,010,291</b>	<b>\$ 22,486,459</b>

The HAP deficits in the special purpose voucher programs are covered by the program's prior year reserves or by MTW reserves.

## Operating Budget

	Federal Programs	Real Estate Administration	Indirect Departments	Real Estate Activities	HARA	Total
Operating Revenues	\$ 34,159,700	\$ 445,153	\$ -	\$ 5,428,357	\$ 764,987	\$ 40,798,196
Operating Expenses	(20,248,374)	(7,565,337)	(12,997,955)	(1,033,999)	(286,989)	(42,132,654)
Indirect Allocations	(10,968,651)	(1,942,629)	12,911,280	-	-	-
<b>Operating Income (Loss)</b>	<b>2,942,675</b>	<b>(9,062,813)</b>	<b>(86,675)</b>	<b>4,394,358</b>	<b>477,998</b>	<b>(1,334,458)</b>
Non Operating Revenue / (Expense)	(6,459)	-	-	3,093,537	1,326,986	4,414,064
Transfers In / (Out)	(7,283,702)	9,062,813	86,675	-	(1,865,786)	-
Use of Reserves	4,347,486	-	-	-	60,802	4,408,288
<b>Net Income (Loss)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,487,895</b>	<b>-</b>	<b>7,487,895</b>

The proposed total revenues for FY 2026 for operating revenues are estimated at approximately \$40.8 million. The main sources of operating revenue include administrative fees from federal programs and income from real estate activities. Total proposed expenses are projected at \$42.1 million. As shown in the table above, there is an operating loss of \$1.3 million. To address this gap, staff recommends using \$4.4 million in reserves. The net income of \$7.5 million from Real Estate Activities will

increase the Agency's real estate reserves, supporting efforts to expand affordable housing in Santa Clara County.

### **Operating Revenues**

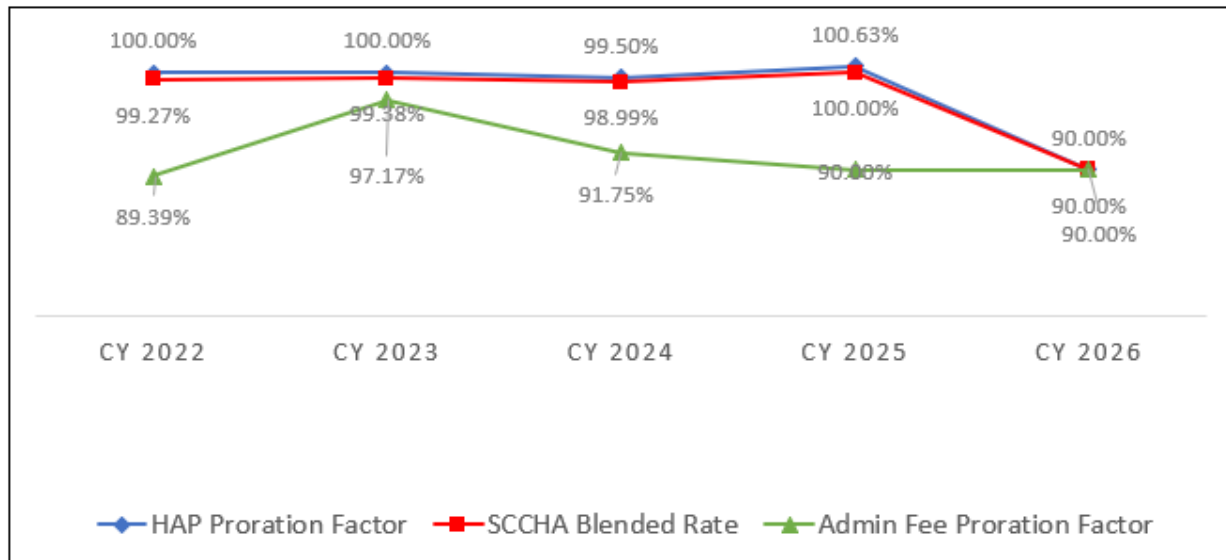
The Authority budgeted operating revenues of \$40.8 million for FY 2026, a decrease of \$1.2 million or 3.0% from last year's budget. Of this, \$34.2 million are from Federal Programs, \$0.4 million from Real Estate Administration, \$5.4 million from Real Estate Activities (mostly developer fees), and \$0.8 million from HARA. See the table below for a breakdown of operating revenues by program and revenue type.

	<b>Federal Programs</b>	<b>Real Estate Administration</b>	<b>Real Estate Activities</b>	<b>HARA</b>	<b>Total</b>
Administrative Fees	\$ 33,205,453	\$ -	\$ -	\$ -	\$ 33,205,453
Family Self Sufficiency (FSS) Coordinator Fees	797,518	-	-	-	797,518
Developer Fees	-	-	4,742,351	-	4,742,351
Asset Management Fees	-	-	637,197	-	637,197
Resident Services Fee	-	371,239	-	-	371,239
Building Rent Income	-	-	-	734,302	734,302
Public Housing Operating Subsidy	14,633	-	-	-	14,633
Other Revenue	142,096	73,914	48,808	30,685	295,503
<b>Total</b>	<b>\$ 34,159,700</b>	<b>\$ 445,153</b>	<b>\$ 5,428,356</b>	<b>\$ 764,987</b>	<b>\$ 40,798,196</b>

### **Federal Programs**

The Authority's primary source of funds for administrative operations is the HCV Administrative Fee, which is based on a funding formula calculated by HUD. Like HAP funding, Congress typically appropriates less than 100% of the Authority's eligible Administrative Fee. The table below shows a 5-year historical trend of HAP and Administrative Fee proration:

### **HAP AND ADMINISTRATIVE FEE PRORATION TRENDS**



The projected proration for Administrative Fee funding from HUD is at 90.0% of eligibility for CY 2025. This proration only applies for the first half of FY 2026 (July 2025-December 2025). As the proration factors for the January–June 2026 period are not known, the Authority is assuming Administrative Fee proration for the second half of the fiscal year will remain at the same rate of 90.0%.

In addition to MTW HCV funds, we also receive administrative fees for Special Purpose Vouchers.

The operating revenue in Federal Programs is projected to be \$34.2 million, a decrease of \$2.6 million or 7.0% from last year's budget. This reduction is primarily due to:

- The removal of the MTW HAP subsidy in FY 2026 as projected administrative revenues are sufficient to cover operating expenses.
- A projected decrease of \$0.4 million in EHV service fee revenue. These revenues are recognized when eligible expenses such as security deposits and owner incentives are incurred. For FY 2026, no such expenses are budgeted, as the EHV program is expected to conclude in 2026 and no additional lease-ups are anticipated.

### Real Estate

The Real Estate Administration revenues are budgeted at \$0.4 million, primarily due to the addition of resident services fee that will be earned in FY 2026. This fee covers services to be provided by the Resident Services department to tenants residing in the Authority's affiliated properties and other nonprofit entities.

### Real Estate Activities



The Real Estate Activities revenues are budgeted at \$5.4 million, an increase of \$1.2 million from FY 2025. This is due to the anticipated receipt of developer fees from Bellarmino Place, Willows Resyndication, Trillium Senior Apartments, Orchard Gardens, Alvarado Park, and Laurel Grove projects.

### HARA

HARA is projected to earn \$0.7 million in building rent from the Authority's programs for the use of the Julian office building. This represents a \$0.2 million decrease compared to last year's budget, primarily due to a reduced replacement reserve charge, a component of the building rent. The reason for the lower charge is because the replacement reserve balance at the end of FY 2025 is sufficient to cover any anticipated maintenance costs for the Julian office building over the next 5 years.

### Operating Expenditures

The Authority's budgeted operating expenditures for FY 2026 are \$42.1 million, an increase of \$3.2 million or 8.2% from last year's budget. The table below shows a two-year comparison of operating expenditures by program. See **Attachment D** for a detailed two-year budget comparison. The projected expenditures for major categories are explained in detail below.

	FY25 Budget	FY26 Budget	\$ Change	% Change
Federal Programs Administration	\$ 19,095,517	\$ 20,248,374	\$ 1,152,856	6.0%
Real Estate Administration	5,904,280	7,565,337	1,661,057	28.1%
Indirect Support Departments	12,689,670	12,997,955	308,285	2.4%
Real Estate Activities	910,253	1,034,000	123,747	13.6%
HARA	327,599	286,989	(40,610)	-12.4%
<b>Total</b>	<b>\$ 38,927,319</b>	<b>\$ 42,132,654</b>	<b>\$ 3,205,335</b>	<b>8.2%</b>

### Personnel

Personnel costs, which account for 72.4% of the Authority's operating expenses, are projected to rise by \$4.9 million, or 19.0%, compared to last year's budget. This increase reflects higher administrative salaries and benefits driven by compensation study adjustments implemented in FY 2025, merit increases, and a proposed 2.0% Cost of Living Adjustment (COLA) for FY 2026. However, the impact of these increases is partially offset by the elimination of ten vacant positions in the FY 2026 budget. The number of budgeted positions is proposed to decrease from 172 in FY 2025 to 162 in FY 2026.

	<b>FY25 Budget</b>	<b>FY26 Budget</b>	<b>\$ Change</b>	<b>% Change</b>
Federal Programs Administration	\$ 13,249,612	\$ 15,114,591	\$ 1,864,979	14.1%
Real Estate Administration	4,286,439	5,987,472	1,701,033	39.7%
Indirect Support Departments	8,110,891	9,409,631	1,298,740	16.0%
Real Estate Activities	-	-	-	0.0%
HARA	-	-	-	0.0%
<b>Total</b>	<b>\$ 25,646,942</b>	<b>\$ 30,511,694</b>	<b>\$ 4,864,752</b>	<b>19.0%</b>

### Administrative Expenses

Administrative expenses are projected to decrease by \$0.7 million or 10.5% from last year's budget. This is primarily due to the following:

	<b>FY25 Budget</b>	<b>FY26 Budget</b>	<b>\$ Change</b>	<b>% Change</b>
Federal Programs Administration	\$ 3,341,412	\$ 3,260,071	\$ (81,341)	-2.4%
Real Estate Administration	714,255	789,615	75,360	10.6%
Indirect Support Departments	2,583,451	1,901,953	(681,498)	-26.4%
Real Estate Activities	1,000	17,284	16,284	1628.4%
HARA	45,974	17,774	(28,200)	-61.3%
<b>Total</b>	<b>\$ 6,686,092</b>	<b>\$ 5,986,697</b>	<b>\$ (699,395)</b>	<b>-10.5%</b>

- \$0.3 million decrease in Julian office building rent expense as discussed under the operating revenue section above.
- \$0.4 million proposed decrease in the following expenditures: staff training, travel expenses, temporary administrative labor, recruitment expenses, and agency meeting expenses.

### Tenant Services Expense

Tenant Services expenses are projected to decrease by \$0.2 million, or 20.1%, compared to last year's budget. This reduction is primarily driven by a \$0.4 million decrease in EHV service fee expenses, as discussed in the operating revenue section. The decrease is partially offset by a \$0.1 million inflationary adjustment to other resident services contracts.

	<b>FY25 Budget</b>	<b>FY26 Budget</b>	<b>\$ Change</b>	<b>% Change</b>
Federal Programs Administration	\$ 1,220,713	\$ 970,735	\$ (249,978)	-20.5%
Real Estate Administration	-	5,000	5,000	100.0%
Indirect Support Departments	-	-	-	0.0%
Real Estate Activities	-	-	-	0.0%
HARA	-	-	-	0.0%
<b>Total</b>	<b>\$ 1,220,713</b>	<b>\$ 975,735</b>	<b>\$ (244,978)</b>	<b>-20.1%</b>

### Other Expenses

Other expenses are projected to decrease by \$0.7 million or 30.9% from last year's budget primarily due to proposed reductions in professional services such as housing search services, and consultants, to better align with funding reductions and evolving departmental priorities.

	<b>FY25 Budget</b>	<b>FY26 Budget</b>	<b>\$ Change</b>	<b>% Change</b>
Federal Programs Administration	\$ 901,076	\$ 559,931	\$ (341,145)	-37.9%
Real Estate Administration	141,783	95,893	(45,890)	-32.4%
Indirect Support Departments	810,712	543,033	(267,680)	-33.0%
Real Estate Activities	56,800	47,502	(9,298)	-16.4%
HARA	281,600	269,190	(12,410)	-4.4%
<b>Total</b>	<b>\$ 2,191,971</b>	<b>\$ 1,515,548</b>	<b>\$ (676,423)</b>	<b>-30.9%</b>

### ***Non-Operating Revenue / (Expense)***

Non-Operating Revenues and Expenses are expected to increase by \$0.9 million or 24.1% from last year's budget primarily due to projected investment earnings from the real estate reserve funds.

	<b>FY25 Budget</b>	<b>FY26 Budget</b>	<b>\$ Change</b>	<b>% Change</b>
Interest Income	\$ 3,566,785	\$ 4,452,964	\$ 886,179	24.8%
Interest Expense	(8,969)	(38,900)	(29,931)	-333.7%
<b>Total</b>	<b>\$ 3,557,816</b>	<b>\$ 4,414,064</b>	<b>\$ 856,248</b>	<b>24.1%</b>

### ***Use of Reserves***

The Authority is expecting to use \$4.4 million from program reserves to cover the operational deficits due to administrative fee shortfalls in the programs. The Authority plans to use the following program reserves to cover the shortfall.

	<b>FY26 Budget</b>
MTW	\$ 4,346,401
VASH	1,085
HARA	60,802
<b>Total Use of Reserves</b>	<b>\$ 4,408,288</b>

### **Capital Budget**

Staff are proposing a capital budget of \$0.04 million for the Julian office building to enhance the front monument sign of the building and to acquire a Zoom hardware unit for the IT department. The table below shows the breakdown of the budgeted capital projects:

<b>Project</b>	<b>FY26</b>
Zoom Room hardware (1 unit)	\$ 7,000
SCCHA Monument sign at 505 Julian building	35,000
<b>Total</b>	<b>\$ 42,000</b>

## Summary

Given the uncertainty surrounding future federal funding, the FY 2026 proposed budget has been developed with a conservative and strategic approach. While the CY 2026 funding remains highly uncertain due to potential policy and funding shifts, our budget response has been to prioritize fiscal prudence, service continuity, and flexibility. The Authority remains committed to monitoring federal developments closely and will adapt as needed to ensure the stability of programs and continued support for the families we serve.

## Fiscal Impact

The impact of this budget is described in the above sections of this memo.

## Attachments

- A. Housing Assistance Payments and Operating Budget Summary for the year ending June 30, 2026
- B. Housing Assistance Payments and Operating Budget Detail for the year ending June 30, 2026
- C. Capital Budget for the year ending June 30, 2026
- D. Two-Year Housing Assistance Payments and Operating Budget Comparison for the year ending June 30, 2026

**ATTACHMENT A**  
**SANTA CLARA COUNTY HOUSING AUTHORITY**  
**HOUSING ASSISTANCE PAYMENT AND OPERATING BUDGET SUMMARY**  
**FOR THE YEAR ENDING JUNE 30, 2026**

	Federal Programs Administration	Real Estate Administration	Indirect Departments	Real Estate Activities	HARA	Total FY26
<b>TOTAL REVENUE</b>	\$ 34,159,700	\$ 445,153	\$ -	\$ 5,428,357	\$ 764,987	\$ 40,798,196
<b>TOTAL EXPENSES</b>	20,248,374	7,565,337	12,997,955	1,033,999	286,989	42,132,654
<b>GROSS SURPLUS (DEFICIT)</b>	13,911,326	(7,120,184)	(12,997,955)	4,394,358	477,998	(1,334,458)
<b>TOTAL INDIRECT ALLOCATIONS</b>	(10,968,651)	(1,942,629)	12,911,280	-	-	-
<b>NET SURPLUS (DEFICIT)</b>	2,942,675	(9,062,813)	(86,675)	4,394,358	477,998	(1,334,458)
<b>TOTAL NON OPERATING REVENUE / (EXPENSE)</b>	(6,459)	-	-	3,093,537	1,326,986	4,414,064
Transfers In	25,085,043	9,062,813	86,675	-	-	34,234,530
Transfers Out	(32,368,744)	-	-	-	(1,865,786)	(34,234,530)
<b>TOTAL TRANSFERS IN / (OUT)</b>	(7,283,702)	9,062,813	86,675	-	(1,865,786)	-
<b>TOTAL NET INCOME / (LOSS) PRIOR TO RESERVES</b>	(4,347,486)	-	-	7,487,895	(60,802)	3,079,606
Use of reserves	1,085	-	-	-	60,802	61,887
Use of reserves - MTW	4,346,401	-	-	-	-	4,346,401
<b>NET INCOME (LOSS)</b>	\$ -	\$ -	\$ -	\$ 7,487,895	\$ -	\$ 7,487,895
<b>TOTAL HOUSING ASSISTANCE EARNED</b>	\$ 541,496,750	\$ -	\$ -	\$ -	\$ -	\$ 541,496,750
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	\$ 519,010,291	\$ -	\$ -	\$ -	\$ -	\$ 519,010,291

**ATTACHMENT B**  
**SANTA CLARA COUNTY HOUSING AUTHORITY**  
**HOUSING ASSISTANCE PAYMENT AND OPERATING BUDGET DETAIL**  
**FOR THE YEAR ENDING JUNE 30, 2026**

	Federal Programs Administration	Real Estate Administration	Indirect Departments	Real Estate Activities	HARA	Total FY26
<b>OPERATING RVENUE</b>						
Tenant Rent	\$ 23,652	\$ -	\$ -	\$ -	\$ -	\$ 23,652
Building Rent	-	-	-	-	734,302	734,302
Rent Revenue Misc.	-	-	-	24,808	-	24,808
<b>Rental Income</b>	23,652	-	-	24,808	734,302	782,762
	-					
Section 8 Admin. Fee Income	33,205,453	-	-	-	-	33,205,453
<b>HUD Administrative Fees</b>	33,205,453	-	-	-	-	33,205,453
Section 8 FSS Grant Income	797,518	-	-	-	-	797,518
<b>FSS Coordinator Fees</b>	797,518	-	-	-	-	797,518
HUD PHA Operating Grants/Subsidy	14,633	-	-	-	-	14,633
<b>Operating Subsidy</b>	14,633	-	-	-	-	14,633
Asset Management Fees	-	-	-	87,500	-	87,500
Management Oversight Fee	-	-	-	449,061	-	449,061
Compliance Administrator Fee	-	-	-	18,849	-	18,849
Resident Services Fee	-	371,239	-	-	-	371,239
Fraud Recovery	65,468	-	-	-	-	65,468
Miscellaneous Other Income	600	73,914	-	81,787	-	156,301
Land Lease	50,000	-	-	24,000	30,685	104,685
Developer Fee	-	-	-	4,742,351	-	4,742,351
Interest Income - Ground Lease	2,376	-	-	-	-	2,376
<b>Other Operating Revenues</b>	118,444	445,153	-	5,403,548	30,685	5,997,830
<b>TOTAL OPERATING REVENUE</b>	34,159,700	445,153	-	5,428,357	764,987	40,798,196
<b>OPERATING EXPENSES</b>						
Administrative - Salaries	10,849,047	4,586,988	7,215,531	-	-	22,651,566

	Federal Programs Administration	Real Estate Administration	Indirect Departments	Real Estate Activities	HARA	Total FY26
Benefits-Administrative	1,747,221	521,191	681,293	-	-	2,949,705
Benefits-CalPERS ER Contribution	956,252	356,085	590,126	-	-	1,902,463
Benefits - 457B ER Contribution	12,000	-	36,000	-	-	48,000
Workers Compensation Insurance	258,207	109,170	171,729	-	-	539,106
Payroll Taxes	811,967	327,934	480,932	-	-	1,620,833
Benefits - Retirees	479,897	86,104	234,020	-	-	800,021
<b>Wages &amp; Benefits</b>	<b>15,114,591</b>	<b>5,987,472</b>	<b>9,409,631</b>	<b>-</b>	<b>-</b>	<b>30,511,694</b>
General Legal Expense	33,500	11,000	100,000	10,000	-	154,500
Legal Expense - Employment	-	-	100,000	-	-	100,000
Staff Training Expense	73,757	43,185	79,020	-	-	195,962
Travel	56,995	53,950	102,768	-	-	213,713
Other Auto Expense	-	-	7,000	-	-	7,000
Auditing Fees	123,851	17,507	-	-	1,100	142,458
Marketing	67	-	-	-	-	67
Office Rent	811,759	240,176	478,181	-	-	1,530,116
Membership and Fees	-	3,780	127,439	-	9,000	140,219
Public Notices	7,100	-	20,000	-	-	27,100
Office Supplies	36,062	8,567	19,293	-	7,674	71,596
Computer Parts	150,552	44,544	58,903	-	-	253,999
Postage	180,361	600	3,400	1,200	-	185,561
Software Lisense Fees	1,489,482	291,752	446,189	-	-	2,227,423
Internet / Wan Expense	29,304	8,670	56,287	-	-	94,261
Cellular Phone/Pagers	16,700	20,445	27,675	-	-	64,820
Temporary Administrative Labor	82,600	-	28,590	-	-	111,190
Bank Charges	775	-	-	-	-	775
Other Misc Admin Expenses	30	-	-	6,084	-	6,114
Tuition Reimbursement	-	-	10,000	-	-	10,000
Storage Facilities	1,750	2,735	18,669	-	-	23,153
Communication Expense	29,530	8,553	13,748	-	-	51,831
Pre-Printed Forms	27,985	1,000	-	-	-	28,985
Benefit Administrative Fee	-	-	29,995	-	-	29,995
Recruitment Expense	6,225	6,400	12,153	-	-	24,778
Board Meeting Expense	-	-	5,900	-	-	5,900
Agency Meeting Expense	5,550	3,225	86,675	-	-	95,450



	Federal Programs Administration	Real Estate Administration	Indirect Departments	Real Estate Activities	HARA	Total FY26
Ergonomics Expense	18,066	5,346	6,587	-	-	29,999
Payroll Expense	9,262	-	-	-	-	9,262
Other Misc Admin Expenses	-	2,000	-	-	-	2,000
Office Equipment Rental	68,810	16,180	19,943	-	-	104,933
Automobile Insurance	-	-	12,091	-	-	12,091
Lease Expense	-	-	31,448	-	-	31,448
<b>Administrative</b>	<b>3,260,071</b>	<b>789,615</b>	<b>1,901,953</b>	<b>17,284</b>	<b>17,774</b>	<b>5,986,697</b>
Tenant Services Salaries	118,452	-	-	-	-	118,452
Payroll Taxes FSS	9,272	-	-	-	-	9,272
Benefits FSS Coordinator	26,711	-	-	-	-	26,711
Worker Comp - FSS Coordinator	2,819	-	-	-	-	2,819
Staff Training Expense - FSS	4,000	-	-	-	-	4,000
Resident Programs	3,254	5,000	-	-	-	8,254
Tenant Services Contract Costs	806,227	-	-	-	-	806,227
<b>Tenant Services</b>	<b>970,735</b>	<b>5,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>975,735</b>
Water	1,827	8,200	12,096	13,970	-	36,093
Electricity	398	792	229,782	89,615	-	320,588
Gas	48	-	13,695	-	-	13,743
Sewer Fee	2,738	107	3,780	25,136	-	31,761
<b>Utilities</b>	<b>5,011</b>	<b>9,099</b>	<b>259,353</b>	<b>128,721</b>	<b>-</b>	<b>402,184</b>
Supplies-Grounds	500	23,500	-	-	-	24,000
Supplies-Appliance	1,400	-	-	-	-	1,400
Supplies-Electrical	300	-	-	-	-	300
Supplies-Janitorial/Cleaning	-	-	-	5,000	-	5,000
Supplies-Maint/Repairs	-	-	-	20,000	-	20,000
Supplies-Plumbing	2,000	-	-	-	-	2,000
Supplies-Hardware	6,250	-	-	-	-	6,250
Contract-Decorating/Painting	500	-	-	-	-	500
Contract-Electrical	-	-	5,000	-	-	5,000
Contract-Pest Control	2,310	-	6,700	9,000	-	18,010
Contract-Grounds	4,540	26,240	43,326	21,000	-	95,106
Contract-Janitorial/Cleaning	2,100	10,560	192,736	-	-	205,396

	Federal Programs Administration	Real Estate Administration	Indirect Departments	Real Estate Activities	HARA	Total FY26
Contract-Plumbing	-	-	6,350	-	-	6,350
Contract-HVAC	4,000	-	68,589	-	-	72,589
Contract-Equipment Rental	-	-	-	32,667	-	32,667
Contract-Elevator Monitoring	-	-	10,830	15,034	-	25,864
Contract-Alarm Monitoring	-	-	-	8,765	-	8,765
Contract-Automatic Door Maintenance	-	-	11,780	-	-	11,780
Contract-Boiler Maintenance	-	-	8,864	-	-	8,864
Contract-Roof Repair	-	-	1,195	-	-	1,195
Contract-Garbage Service	7,065	-	12,553	5,000	-	24,618
Contract Costs-Other	-	1,200	177,337	-	-	178,537
Security/Law Enforcement	350	-	189,464	614,898	-	804,712
Protective Service - Materials	-	-	800	5,559	-	6,359
<b>Maintenance &amp; Operations</b>	31,315	61,500	735,524	736,923	-	1,565,262
Port Out Admin Fee Paid	83,000	-	-	-	-	83,000
Property Insurance	-	-	69,098	46,674	-	115,772
Liability Insurance	85,988	74,113	28,784	42,042	-	230,927
Payment In Lieu Of Taxes	2,236	-	-	-	-	2,236
Misc. Taxes/Licenses/Insurance	-	-	-	4,594	-	4,594
Other Insurance	135,496	40,089	49,414	-	-	224,999
City License Fee	-	-	1,165	-	-	1,165
State Fee	-	-	-	967	25	992
Property Taxes/Assessments	-	-	-	9,292	-	9,292
Other General Expenses	-	2,556	-	-	-	2,556
Project Feasibility Expenses	-	500,000	-	-	-	500,000
<b>General</b>	306,720	616,758	148,461	103,569	25	1,175,533
Accounting Fees	504	-	-	-	-	504
Property Management Fees	1,920	-	-	47,502	-	49,422
Program Promotion	48,600	400	162,300	-	34,190	245,490
Administrative Contract	433,907	95,493	380,733	-	150,000	1,060,132
Scholarship Fund	75,000	-	-	-	85,000	160,000
<b>Other Expense</b>	559,931	95,893	543,033	47,502	269,190	1,515,548
<b>TOTAL OPERATING EXPENSES</b>	20,248,374	7,565,337	12,997,955	1,033,999	286,989	42,132,654

	Federal Programs Administration	Real Estate Administration	Indirect Departments	Real Estate Activities	HARA	Total FY26
<b>GROSS SURPLUS (DEFICIT)</b>	13,911,326	(7,120,184)	(12,997,955)	4,394,358	477,998	(1,334,458)
<b>INDIRECT ALLOCATIONS</b>						
Income - Indirect General Support	-	-	11,300,167	-	-	11,300,167
Income - Facility Support	-	-	1,611,113	-	-	1,611,113
Indirect General Support - Finance	(3,388,495)	(496,505)	-	-	-	(3,885,000)
Indirect General Support - Human Resources	(1,592,952)	(233,410)	-	-	-	(1,826,362)
Indirect General Support - Communications	(552,584)	(80,968)	-	-	-	(633,553)
Indirect General Support - Executive	(1,901,106)	(278,563)	-	-	-	(2,179,668)
Indirect General Support - ITU	(1,522,823)	(223,134)	-	-	-	(1,745,958)
Indirect General Support - Procurement	(898,040)	(131,587)	-	-	-	(1,029,627)
Facility Support - Main Bldg (Julian)	(998,296)	(447,230)	-	-	-	(1,445,526)
Facility Support - Almaden	(114,356)	(51,231)	-	-	-	(165,587)
<b>TOTAL INDIRECT ALLOCATIONS</b>	(10,968,651)	(1,942,629)	12,911,280	-	-	-
<b>NET SURPLUS (DEFICIT)</b>	2,942,675	(9,062,813)	(86,675)	4,394,358	477,998	(1,334,458)
<b>NON OPERATING REVENUE / (EXPENSE)</b>						
Interest Income	32,441	-	-	3,093,537	427,395	3,553,373
Interest Income From Bond	-	-	-	-	885,673	885,673
Restricted Interest Income	-	-	-	-	13,918	13,918
Interest Expense - City Of S.J	(38,900)	-	-	-	-	(38,900)
<b>TOTAL NON OPERATING REVENUE / (EXPENSE)</b>	(6,459)	-	-	3,093,537	1,326,986	4,414,064
Transfers In	25,085,043	9,062,813	86,675	-	-	34,234,530
Transfers Out	(32,368,744)	-	-	-	(1,865,786)	(34,234,530)
<b>TOTAL TRANSFERS IN / (OUT)</b>	(7,283,702)	9,062,813	86,675	-	(1,865,786)	-
<b>TOTAL NET INCOME / (LOSS) PRIOR TO RESERVES</b>	(4,347,486)	-	-	7,487,895	(60,802)	3,079,606
Use of reserves	1,085	-	-	-	60,802	61,887
Use of reserves - MTW	4,346,401	-	-	-	-	4,346,401
<b>NET INCOME (LOSS)</b>	\$ -	\$ -	\$ -	\$ 7,487,895	\$ -	\$ 7,487,895

	Federal Programs Administration	Real Estate Administration	Indirect Departments	Real Estate Activities	HARA	Total FY26
<b>HOUSING ASSISTANCE EARNED</b>						
Section 8 HAP Earned	541,496,750	-	-	-	-	541,496,750
<b>TOTAL HOUSING ASSISTANCE EARNED</b>	\$ 541,496,750	\$ -	\$ -	\$ -	\$ -	\$ 541,496,750
<b>HOUSING ASSISTANCE PAYMENTS</b>						
Housing Assistance Payments	511,465,793	-	-	-	-	511,465,793
FSS Escrow Payments	1,868,498	-	-	-	-	1,868,498
Interim Housing Rental Subsidy Payment	5,676,000	-	-	-	-	5,676,000
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	\$ 519,010,291	\$ -	\$ -	\$ -	\$ -	\$ 519,010,291

**ATTACHMENT C**  
**SANTA CLARA COUNTY HOUSING AUTHORITY**  
**CAPITAL BUDGET**  
**FOR THE YEAR ENDING JUNE 30, 2026**

Project	FY26
Zoom Room hardware (1 unit)	\$ 7,000
SCCHA Monument sign infront of 505 Julian building	35,000
<b>TOTAL CAPITAL BUDGET</b>	<b>\$ 42,000</b>

**ATTACHMENT D**  
**SANTA CLARA COUNTY HOUSING AUTHORITY**  
**TWO-YEAR HOUSING ASSISTANCE PAYMENT AND OPERATING BUDGET COMPARISON**  
**FOR THE YEAR ENDING JUNE 30, 2026**

	FY25 Budget	FY26 Budget	\$ Change	% Change
<b>OPERATING REVENUE</b>				
Tenant Rent	\$ 25,992	\$ 23,652	\$ (2,340)	-9%
Building Rent	971,792	734,302	(237,490)	-24%
Rent Revenue Misc.	23,384	24,808	1,424	6%
<b>Rental Income</b>	<b>1,021,168</b>	<b>782,762</b>	<b>(238,406)</b>	<b>-23%</b>
Section 8 Admin. Fee Income	31,562,373	33,205,453	1,643,080	5%
Admin Fee Single Fund Flexibility	3,964,745	-	(3,964,745)	-100%
Issuing Fees	1,300	-	(1,300)	-100%
<b>HUD Administrative Fees</b>	<b>35,528,418</b>	<b>33,205,453</b>	<b>(2,322,965)</b>	<b>-7%</b>
Section 8 FSS Grant Income	576,681	797,518	220,837	38%
<b>FSS Coordinator Fees</b>	<b>576,681</b>	<b>797,518</b>	<b>220,837</b>	<b>38%</b>
HUD PHA Operating Grants/Subsidy	20,257	14,633	(5,624)	-28%
<b>Operating Subsidy</b>	<b>20,257</b>	<b>14,633</b>	<b>(5,624)</b>	<b>-28%</b>
Asset Management Fees	87,500	87,500	-	0%
Management Oversight Fee	411,567	449,061	37,494	9%
Compliance Administrator Fee	18,849	18,849	-	0%
Resident Services Fee	-	371,239	371,239	0%
Fraud Recovery	119,420	65,468	(53,952)	-45%
Miscellaneous Other Income	155,561	156,301	740	0%
Land Lease	108,285	104,685	(3,600)	-3%
Developer Fee	3,568,253	4,742,351	1,174,098	33%
FSS Escrow Forfeits	44,859	-	(44,859)	-100%
Interest Income - Ground Lease	2,376	2,376	-	0%
<b>Other Operating Revenues</b>	<b>4,516,670</b>	<b>5,997,830</b>	<b>1,481,160</b>	<b>33%</b>
<b>TOTAL OPERATING REVENUE</b>	<b>42,042,205</b>	<b>40,798,196</b>	<b>(1,244,009)</b>	<b>-3.0%</b>
<b>OPERATING EXPENSES</b>				
Administrative - Salaries	22,485,856	22,651,566	165,710	1%
Vacancy - contingency	(4,690,809)	-	4,690,809	-100%
Benefits-Administrative	3,029,118	2,949,705	(79,413)	-3%
Benefits-CalPERS ER Contribution	1,905,819	1,902,463	(3,356)	0%
Benefits - 457B ER Contribution	36,000	48,000	12,000	33%
Workers Compensation Insurance	451,966	539,106	87,140	19%
Payroll Taxes	1,644,430	1,620,833	(23,597)	-1%
Benefits - Retirees	784,562	800,021	15,459	2%
<b>Wages &amp; Benefits</b>	<b>25,646,942</b>	<b>30,511,694</b>	<b>4,864,752</b>	<b>19%</b>
General Legal Expense	177,500	154,500	(23,000)	-13%

	FY25 Budget	FY26 Budget	\$ Change	% Change
Legal Expense - Employment	182,500	100,000	(82,500)	-45%
Staff Training Expense	341,459	195,962	(145,498)	-43%
Travel	279,965	213,713	(66,252)	-24%
Other Auto Expense	9,180	7,000	(2,180)	-24%
Auditing Fees	134,881	142,458	7,577	6%
Marketing	-	67	67	0%
Office Rent	1,865,748	1,530,116	(335,632)	-18%
Membership and Fees	109,981	140,219	30,238	27%
Public Notices	20,000	27,100	7,100	36%
Office Supplies	104,389	71,596	(32,793)	-31%
Computer Parts	81,182	253,999	172,817	213%
Postage	191,383	185,561	(5,822)	-3%
Software Lisenze Fees	2,238,864	2,227,423	(11,441)	-1%
Internet / Wan Expense	78,666	94,261	15,595	20%
Cellular Phone/Pagers	89,489	64,820	(24,669)	-28%
Temporary Administrative Labor	224,998	111,190	(113,808)	-51%
Bank Charges	75	775	700	933%
Other Misc Admin Expenses	50	6,114	6,064	12127%
Tuition Reimbursement	20,000	10,000	(10,000)	-50%
Storage Facilities	24,711	23,153	(1,558)	-6%
Communication Expense	40,906	51,831	10,925	27%
Pre-Printed Forms	23,905	28,985	5,080	21%
Benefit Administrative Fee	28,975	29,995	1,020	4%
Recruitment Expense	86,046	24,778	(61,268)	-71%
Board Meeting Expense	5,000	5,900	900	18%
Agency Meeting Expense	152,100	95,450	(56,650)	-37%
Ergonomics Expense	30,000	29,999	(1)	0%
Payroll Expense	9,033	9,262	229	3%
Other Misc Admin Expenses	-	2,000	2,000	0%
Office Equipment Rental	116,204	104,933	(11,271)	-10%
Automobile Insurance	18,900	12,091	(6,809)	-36%
Lease Expense	-	31,448	31,448	0%
<b>Administrative</b>	<b>6,686,091</b>	<b>5,986,697</b>	<b>(699,394)</b>	<b>-10%</b>
Tenant Services Salaries	117,835	118,452	617	1%
Payroll Taxes FSS	9,238	9,272	34	0%
Benefits FSS Coordinator	25,832	26,711	879	3%
Worker Comp - FSS Coordinator	2,368	2,819	451	19%
Staff Training Expense - FSS	-	4,000	4,000	0%
Resident Programs	3,044	8,254	5,210	171%
Service Fee - Security / Utility Deposit / Rental App	126,337	-	(126,337)	-100%
Service Fee - Owner Incentive	126,337	-	(126,337)	-100%
Service Fee - Other	126,337	-	(126,337)	-100%
Tenant Services Contract Costs	683,385	806,227	122,842	18%
<b>Tenant Services</b>	<b>1,220,713</b>	<b>975,735</b>	<b>(244,978)</b>	<b>-20.1%</b>

	FY25 Budget	FY26 Budget	\$ Change	% Change
Water	43,737	36,093	(7,644)	-17%
Electricity	198,796	320,588	121,792	61%
Gas	22,994	13,743	(9,251)	-40%
Sewer Fee	11,712	31,761	20,049	171%
<b>Utilities</b>	<b>277,239</b>	<b>402,184</b>	<b>124,945</b>	<b>45%</b>
Supplies-Grounds	27,037	24,000	(3,037)	-11%
Supplies-Appliance	1,400	1,400	-	0%
Supplies-Electrical	300	300	-	0%
Supplies-Janitorial/Cleaning	-	5,000	5,000	0%
Supplies-Maint/Repairs	-	20,000	20,000	0%
Supplies-Plumbing	2,000	2,000	-	0%
Supplies-Hardware	6,250	6,250	-	0%
Contract-Decorating/Painting	56,500	500	(56,000)	-99%
Contract-Electrical	8,750	5,000	(3,750)	-43%
Contract-Pest Control	9,234	18,010	8,776	95%
Contract-Grounds	109,131	95,106	(14,025)	-13%
Contract-Janitorial/Cleaning	223,429	205,396	(18,033)	-8%
Contract-Plumbing	10,450	6,350	(4,100)	-39%
Contract-HVAC	85,038	72,589	(12,449)	-15%
Contract-Equipment Rental	-	32,667	32,667	0%
Contract-Elevator Monitoring	12,494	25,864	13,370	107%
Contract-Alarm Monitoring	-	8,765	8,765	0%
Contract-Automatic Door Maintenance	16,380	11,780	(4,600)	-28%
Contract-Boiler Maintenance	13,929	8,864	(5,065)	-36%
Contract-Roof Repair	1,550	1,195	(355)	-23%
Contract-Garbage Service	20,079	24,618	4,539	23%
Contract Costs-Other	198,935	178,537	(20,398)	-10%
Security/Law Enforcement	807,832	804,712	(3,120)	0%
Protective Service - Materials	700	6,359	5,659	808%
<b>Maintenance &amp; Operations</b>	<b>1,611,418</b>	<b>1,565,262</b>	<b>(46,156)</b>	<b>-3%</b>
Port Out Admin Fee Paid	69,380	83,000	13,620	20%
Property Insurance	72,322	115,772	43,450	60%
Liability Insurance	222,223	230,927	8,704	4%
Payment In Lieu Of Taxes	2,000	2,236	236	12%
Misc. Taxes/Licenses/Insurance	-	4,594	4,594	0%
Other Insurance	234,478	224,999	(9,479)	-4%
City License Fee	960	1,165	205	21%
State Fee	25	992	967	3866%
Property Taxes/Assessments	27,000	9,292	(17,708)	-66%
Bond Commision/Admini. Costs	12,000	-	(12,000)	-100%
Other General Expenses	2,556	2,556	-	0%
Project Feasibility Expenses	650,000	500,000	(150,000)	-23%
<b>General</b>	<b>1,292,944</b>	<b>1,175,533</b>	<b>(117,411)</b>	<b>-9%</b>



	FY25 Budget	FY26 Budget	\$ Change	% Change
Accounting Fees	504	504	-	0%
Property Management Fees	48,720	49,422	702	1%
Program Promotion	343,530	245,490	(98,040)	-29%
Administrative Contract	1,640,717	1,060,132	(580,585)	-35%
Scholarship Fund	158,500	160,000	1,500	1%
<b>Other Expense</b>	<b>2,191,971</b>	<b>1,515,548</b>	<b>(676,423)</b>	<b>-31%</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>38,927,319</b>	<b>42,132,654</b>	<b>3,205,335</b>	<b>8%</b>
<b>GROSS SURPLUS (DEFICIT)</b>	<b>3,114,886</b>	<b>(1,334,458)</b>	<b>(4,449,344)</b>	<b>-143%</b>
<b>INDIRECT ALLOCATIONS</b>				
Income - Indirect General Support	10,876,416	11,300,167	423,751	4%
Income - Facility Support	1,674,704	1,611,113	(63,591)	-4%
Indirect General Support - Finance	(3,668,907)	(3,885,000)	(216,093)	-6%
Indirect General Support - Human Resources	(1,992,304)	(1,826,362)	165,943	8%
Indirect General Support - Communications	(638,893)	(633,553)	5,340	1%
Indirect General Support - Executive	(1,769,900)	(2,179,668)	(409,769)	-23%
Indirect General Support - ITU	(1,918,089)	(1,745,958)	172,131	9%
Indirect General Support - Procurement	(888,323)	(1,029,627)	(141,304)	-16%
Facility Support - Main Bldg (Julian)	(1,556,044)	(1,445,526)	110,518	7%
Facility Support - Almaden	(118,661)	(165,587)	(46,927)	-40%
<b>TOTAL INDIRECT ALLOCATIONS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>3,114,886</b>	<b>(1,334,458)</b>	<b>(4,449,344)</b>	<b>-143%</b>
<b>NON OPERATING REVENUE / (EXPENSE)</b>				
Interest Income	2,771,438	3,553,373	781,935	28%
Interest Income From Bond	795,347	885,673	90,326	11%
Restricted Interest Income	-	13,918	13,918	0%
Interest Expense - City Of S.J	(8,969)	(38,900)	(29,931)	-334%
<b>TOTAL NON OPERATING REVENUE / (EXPENSE)</b>	<b>3,557,816</b>	<b>4,414,064</b>	<b>856,248</b>	<b>24%</b>
Transfers In	31,670,461	34,234,530	2,564,069	8%
Transfers Out	(31,670,461)	(34,234,530)	(2,564,069)	-8%
<b>TOTAL TRANSFERS IN / (OUT)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL NET INCOME / (LOSS) PRIOR TO RESERVES</b>	<b>6,672,702</b>	<b>3,079,606</b>	<b>(3,593,095)</b>	<b>-54%</b>
Use of reserves	62,303	61,887	(416)	-1%
Use of reserves - MTW	-	4,346,401	4,346,401	100%
<b>NET INCOME (LOSS)</b>	<b>\$ 6,735,005</b>	<b>\$ 7,487,895</b>	<b>\$ 752,890</b>	<b>11%</b>
<b>HOUSING ASSISTANCE EARNED</b>				
Section 8 HAP Earned	515,147,113	541,496,750	26,349,637	5%

	FY25 Budget	FY26 Budget	\$ Change	% Change
Hap Earned - Single Fund Flexibility	(3,964,745)	-	3,964,745	-100%
<b>TOTAL HOUSING ASSISTANCE EARNED</b>	<b>\$ 511,182,368</b>	<b>\$ 541,496,750</b>	<b>\$ 30,314,382</b>	<b>6%</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>				
Housing Assistance Payments	497,956,407	511,465,793	13,509,386	3%
FSS Escrow Payments	1,639,886	1,868,498	228,612	14%
Interim Housing Rental Subsidy Payment	5,167,000	5,676,000	509,000	10%
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>\$ 504,763,293</b>	<b>\$ 519,010,291</b>	<b>\$ 14,246,998</b>	<b>3%</b>