

Yolo County Housing
Yolo County, California

June 19, 2014

MINUTES

The Yolo County Housing met on the 19th day of June, 2014, in regular session in its Chambers in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California at 1:00 p.m.

Present: Cecilia Aguiar-Curry; Skip Davies; Mark Johannessen; Helen Thomson; Jennifer Wienecke-Friedman; Karen Vanderford

Staff Present: Lisa Baker, CEO
Sonia Cortés, Agency Counsel Janis
Holt, Resource Administrator Julie
Dachtler, Clerk

Attendees: Brett Lee, Alternate

ANNOUNCEMENTS

1. Oath of Office for new Commissioner Karen Vanderford and returning Commissioner Jennifer Wienecke-Friedman.

The Clerk swore in Karen Vanderford and Jennifer Wienecke-Friedman.

CALL TO ORDER

2. Pledge of Allegiance.
3. Consider approval of the agenda.

Minute Order No. 14-24: Approved agenda as submitted.

MOTION: Davies. SECOND: Wienecke-Friedman. AYES: Aguiar-Curry, Davies, Johannessen, Thomson, Vanderford, Wienecke-Friedman.
4. Public Comment: Opportunity for members of the public to address the Housing Authority on subjects not otherwise on the agenda relating to Housing Authority business. The Board reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

There was no public comment.

CONSENT AGENDA

Minute Order No. 14-25: Approved Consent Agenda Item Nos. 5-7.

MOTION: Thomson. SECOND: Wienecke-Friedman. AYES: Aguiar-Curry, Davies, Johannessen, Thomson, Vanderford, Wienecke-Friedman.

5. Approval of the Minutes for the Meeting of May 22, 2014.

Approved the May 22, 2014 Yolo County Housing Minutes on Consent.
6. Receive and File Information Regarding Changes to Flat Rent Requirements. (Krager and Chaudry)

Approved recommended action on Consent.

7. Approval of a Resolution Honoring Commissioner Davies for his Service to YCH. (Baker and Holt)

Approved **Resolution No. 14-08** on Consent.

PRESENTATIONS

8. Presentation of Certificate of Appreciation to AARP Tax Aide Program at Riverbend Manor

Resource Administrator Janis Holt presented the Certificate of Appreciation.

9. Presentation of Resolution to Commissioner Davies

Chair Aguiar-Curry presented the Resolution to Commissioner Davies.

REGULAR AGENDA

10. Review and Approve Resolution Adopting the 2014 - 2015 Annual Budget. (Baker and Gillette)

Minute Order No. 14-26: Approved recommended action by **Resolution No. 14-09**.

MOTION: Davies. SECOND: Wienecke-Friedman. AYES: Aguiar-Curry, Davies, Johannessen, Thomson, Vanderford, Wienecke-Friedman.

11. Receive verbal update on Crosswood Apartments. (Baker)

Chief Executive Officer Lisa Baker provided a verbal update on Crosswood Apartments, noting it is moving along. A special thanks goes out to Fred and Jim for their hard work on this project. YCH is going back to CALHA to request deferral of payment. They will know more after next Monday if they are agreeable to this request. Lisa also provided an update on the hot water status.

12. Receive comments from CEO.

CEO Lisa Baker provided comments. She spoke of her recent trip to the White House where she met with other invited guests to talk about solar and sustainable deployment and to honor solar pioneers. She pointed out the Housing Authority is mentioned in an article on page 4 of the Fact Sheet Memorandum from the White House, in which they have set a goal on behalf of the Commission to install 954kw of solar by 2016. She thanked the Board for their foresight. She also congratulated Irma Rodriguez and her wonderful Housing Voucher Team because of the perfect score they received on a recent test. Also, she and Janis Holt will be traveling to Tampa, Florida to receive a national award for YCH's community awareness and safety team from the National Association of Housing Redevelopment .

13. Receive comments from Commissioners.

Commissioner Davies noted that Tom Stallard will be his replacement on the Commission when his term is up at the end of June, 2014. He also noted that Measure J was passed in Woodland, with \$2 million devoted to youth programs over the next four years.

CLOSED SESSION

14. Conference with Labor Negotiator: Lisa A. Baker, CEO; Janis Holt, Resource Administrator; Sonia Cortés, Agency Counsel

Bargaining Units: General; Management

ADJOURNMENT

Next meeting scheduled for: July 24, 2014 at 2:00 p.m.

Cecilia Aguiar-Curry, Chair
Yolo County Housing

Julie Dachtler, Clerk
Yolo County Housing

YOLO COUNTY HOUSING
AGENDA & SUPPORTING MATERIALS

June 19, 2014



YOLO COUNTY HOUSING
HOUSING COMMISSION

CECILIA AGUIAR-CURRY
SKIP DAVIES
MARK JOHANNESSEN
BRETT LEE (ALTERNATE)
HELEN MACLEOD THOMSON
JENNIFER WIENECKE-FRIEDMAN

BOARD OF SUPERVISORS CHAMBERS
625 COURT STREET, ROOM 206
WOODLAND, CALIFORNIA 95695

LISA A. BAKER
EXECUTIVE DIRECTOR

SONIA CORTES
AGENCY COUNSEL

Reminder: Please turn off cell phones.

ANNOUNCEMENTS

1. Oath of Office for new Commissioner Karen Vanderford and returning Commissioner Jennifer Wienecke-Friedman.

CALL TO ORDER

2. Pledge of Allegiance.
3. Consider approval of the agenda.
4. Public Comment: Opportunity for members of the public to address the Housing Authority on subjects not otherwise on the agenda relating to Housing Authority business. The Board reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

CONSENT AGENDA

5. Approval of the Minutes for the Meeting of May 22, 2014.
6. Receive and File Information Regarding Changes to Flat Rent Requirements. (Krager and Chaudry)
7. Approval of a Resolution Honoring Commissioner Davies for his Service to YCH. (Baker and Holt)

PRESENTATIONS

8. Presentation of Certificate of Appreciation to AARP Tax Aide Program at Riverbend Manor
9. Presentation of Resolution to Commissioner Davies

REGULAR AGENDA

10. Review and Approve Resolution Adopting the 2014 - 2015 Annual Budget. (Baker and Gillette)
11. Receive verbal update on Crosswood Apartments. (Baker)
12. Receive comments from CEO.
13. Receive comments from Commissioners.

CLOSED SESSION

14. Conference with Labor Negotiator: Lisa A. Baker, CEO; Janis Holt, Resource Administrator; Sonia Cortés, Agency Counsel

Bargaining Units: General; Management

ADJOURNMENT

Next meeting scheduled for: July 24, 2014 at 2:00 p.m.

I declare under penalty of perjury that the foregoing agenda was posted Friday, June 13, 2014 by 5:00 p.m. at the following places:

- On the bulletin board at the east entrance of the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California; and
- On the bulletin board outside the Board of Supervisors Chambers, Room 206 in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California; and
- On the bulletin board of Yolo County Housing, 147 West Main Street, Woodland, California.

I declare under penalty of perjury that the foregoing agenda will be posted no later than Monday, June 16, 2014 by 1:00 p.m. as follows:

- On the Yolo County website: www.yolocounty.org.

Julie Dachtler, Clerk
Yolo County Housing

NOTICE

If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact the Clerk of the Board for further information. In addition, a person with a disability who requires a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should telephone or otherwise contact the Clerk of the Board as soon as possible and at least 24 hours prior to the meeting. The Clerk of the Board may be reached at (530) 666-8195 or at the following address:

Clerk of the Yolo County Housing Board
625 Court Street, Room 204
Woodland, CA 95695

Yolo County Housing
Yolo County, California

Meeting Date: June 19, 2014

To: County Counsel ✓
Yolo County Housing ✓

1.

Oath of Office for new Commissioner Karen Vanderford and returning Commissioner Jennifer Wienecke-Friedman.

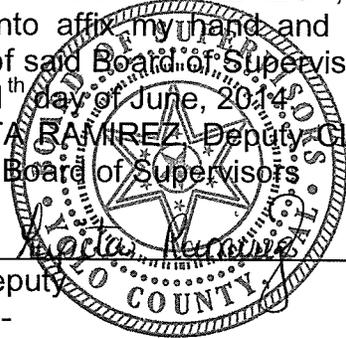
The Clerk swore in Karen Vanderford and Jennifer Wieneke-Friedman.

STATE OF CALIFORNIA
COUNTY OF YOLO

I, JULIE DACHTLER, Deputy Clerk to the Board of Supervisors of said County of Yolo, hereby certify that at a regular meeting of said Board of Supervisors, held in the Erwin Meier Administration Center, in said County on the 10th day of June, 2014, **Karen Vanderford** was appointed to serve on the **Yolo County Housing Commission** as it appears in the records of said Board of Supervisors now in my custody.

IN WITNESS WHEREOF, I
hereunto affix my hand and the
Seal of said Board of Supervisors
this 11th day of June, 2014.
LUPITA RAMIREZ, Deputy Clerk
of the Board of Supervisors

By: Lupita Ramirez
Deputy Clerk
YOLO COUNTY



STATE OF CALIFORNIA
COUNTY OF YOLO

I, **Karen Vanderford**, solemnly swear (or affirm) that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter.

Karen Vanderford

Subscribed and sworn to before me, this 19th day of June, 2014.

Julie Dachtler



STATE OF CALIFORNIA
COUNTY OF YOLO

I, JULIE DACHTLER, Deputy Clerk to the Board of Supervisors of said County of Yolo, hereby certify that at a regular meeting of said Board of Supervisors, held in the Erwin Meier Administration Center, in said County on the 10th day of June, 2014, **Jennifer Wienecke-Friedman** was appointed to serve on the **Yolo County Housing Commission** as it appears in the records of said Board of Supervisors now in my custody.

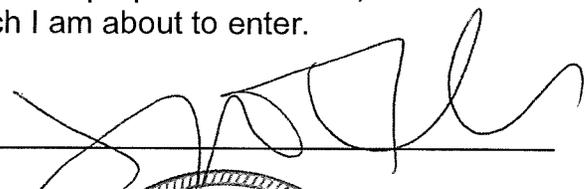
IN WITNESS WHEREOF, I
hereunto affix my hand and the
Seal of said Board of Supervisors
this 11th day of June, 2014
LUPITA RAMIREZ, Deputy Clerk
of the Board of Supervisors

By: 
Deputy
COUNTY,

STATE OF CALIFORNIA
COUNTY OF YOLO

I, **Jennifer Wienecke-Friedman**, solemnly swear (or affirm) that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter.

Subscribed and sworn to before me, this 10 day of June 2014.





Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No.14-25 Item No. 5, of the Yolo County Housing meeting of June 19, 2014.

MOTION: Thomson. SECOND: Wienecke-Friedman. AYES: Aguiar-Curry, Davies, Johannessen, Thomson, Vanderford, Wienecke-Friedman.

5. Approval of the Minutes for the Meeting of May 22, 2014.

Approved the May 22, 2014 Yolo County Housing Minutes on Consent.

Yolo County Housing
Yolo County, California

May 22, 2014

MINUTES

The Yolo County Housing met on the 22nd day of May 2014, in regular session in its Chambers in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California at 2:00 p.m.

Present: Cecilia Aguiar-Curry; Skip Davies; Mark Johannessen; Helen Thomson; Jennifer Wienecke-Friedman

Staff Present: Lisa Baker, CEO
Sonia Cortés, Agency Counsel
Julie Dachtler, Clerk

2:00 P.M. CALL TO ORDER

1. Pledge of Allegiance.
2. Consider approval of the agenda.

Minute order No. 14-18: Approved agenda as submitted.

MOTION: Davies. SECOND: Wienecke-Friedman. AYES: Aguiar-Curry, Davies, Johannessen, Thomson, Wienecke-Friedman.

3. Public Comment: Opportunity for members of the public to address the Housing Authority on subjects not otherwise on the agenda relating to Housing Authority business. The Board reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

There was no public comment.

PRESENTATIONS

4. CEO Lisa Baker introduced Client Services Coordinator, Charlotte Lucero.
5. Masoud Chaudry introduced Temporary Office Assistant II, Iris Lopez.
6. Masoud Chaudry introduced Housing Specialist II, Cristina Brambila.
7. CEO Lisa Baker presented Public Housing Occupancy Certification to Cristina Brambila.

8. CEO Lisa Baker presented Certificate of Completion of Social Media for Natural Disaster Response and Recovery Training to Alberto Castillo.
9. CEO Lisa Baker presented Certificate of Appreciation to Alberto Castillo from the Berkeley Housing Authority.
10. CEO Lisa Baker presented Certificate of Recognition as 2013 Housing Choice Voucher Program High Performer.
11. CEO Lisa Baker presented CA Housing Workers' Compensation Authority One-Year Injury Free Award.
12. CEO Lisa Baker presented CA Housing Workers' Compensation Authority 2013 Safety Award.
13. Presentation: Quarterly Accomplishments were presented by CEO Lisa Baker.
14. Presentation: Win Ten2 Computer Upgrades were presented by Alberto Castillo.
15. Presentation: Overview of New Scanning, Copying and Imaging Systems were presented by Alberto Castillo and Jim Gillette.

CONSENT AGENDA

Minute Order No. 14-19: Approved Consent Agenda Item Nos. 16-18.

MOTION: Johannessen. SECOND: Wienecke-Friedman. AYES: Aguiar-Curry, Davies, Johannessen, Thomson, Wienecke-Friedman.

16. Approval of the Minutes for the Meeting of March 20, 2014

Approved the minutes of March 20, 2014 on Consent.

17. Receive and File Correspondence from U.S Department of Housing and Urban Development on Closing of Sacramento Office (Baker)

Approved recommended action on Consent.

18. Receive and File Correspondence from U.S. Department of Housing and Urban Development on NRA Transition (Baker)

Approved recommended action on Consent.

REGULAR AGENDA

19. Review, Approve and Authorize Award of Contract to CPA Firm for Three-Year Auditing Services Contract (Gillette and Baker)

Minute Order No. 14-20: Approved recommended action.

MOTION: Davies. SECOND: Thomson. AYES: Aguiar-Curry, Davies, Johannessen, Thomson, Wienecke-Friedman.

20. Review and Approve Letters of Intent for Solar Photovoltaic Renewable Energy Generation Project at Yolo County Housing Properties and Authorize CEO to Execute (Baker)

Minute Order No. 14-21: Approved recommended action.

MOTION: Davies. SECOND: Wienecke-Friedman. AYES: Aguiar-Curry, Davies, Johannessen, Thomson, Wienecke-Friedman.

21. Review, Approve and Adopt Resolution Authorizing Submittal of a Statement of Qualifications to the California State Department of Housing and Community Development for funding under the Drought Housing Rental Subsidies Program and Authorization to enter into a Standard Agreement (Baker and Holt)

Minute Order No. 14-22: Approved recommended action by **Resolution No. 14-07.**

MOTION: Wienecke-Friedman. SECOND: Thomson. AYES: Aguiar-Curry, Davies, Johannessen, Thomson, Wienecke-Friedman.

22. Review, Approve and Authorize the Opening of the Housing Choice Voucher Project Based Wait Lists (Kragger and Jimenez-Perez)

Minute Order No. 14-23: Approved recommended action.

MOTION: Johannessen. SECOND: Wenecke-Friedman. AYES: Aguiar-Curry, Davies, Johannessen, Thomson, Wienecke-Friedman.

23. Received verbal update on Crosswood Apartments by CEO Lisa Baker, who noted this project should be closing in July, 2014.

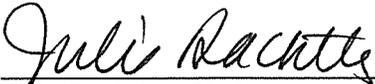
24. Received comments from CEO. Lisa Baker pointed out the recent article in the Daily Democrat regarding a young man who is a resident of the housing authority, and is making strides in the boxing arena. She also mentioned of a recent incident in Yolo where the community service district recently installed a water valve, of which Yolo Housing was not aware, and a child accidentally broke the valve. All water was shut off in Yolo as it was fixed, so now improvements are in place whereby Yolo Housing staff now know how to operate the shut-off valve and a barrier around it has been installed. Also, there was another recent incident in which a child was accidentally burned while playing with matches at the El Rio Villas.
25. Received comments from Commissioners. Commissioner Davies followed up on the boxing item Ms. Baker mentioned and said the City of Woodland was to take action at their next Council meeting to approve money for building improvements where the boxing program resides. they are continuing efforts in the future to get matching funds to continue improving the building. They are also working on future collaboration between the City of Woodland Parks and Recreation and YCH to enhance youth programs. Chair Aguiar-Curry suggested that Lisa check with the United Way for possible funding sources.

CLOSED SESSION

26. Public Employee Performance Evaluation: Chief Executive Officer
27. Conference with Labor Negotiator: Lisa A. Baker, CEO; Janis Holt, Resource Administrator; Sonia Cortés, Agency Counsel
- Bargaining Units: General; Management

ADJOURNMENT

Next meeting scheduled for: June 19, 2014 at 2:00 p.m.


Julie Dachtler, Clerk
Yolo County Housing


Cecilia Aguiar-Curry, Chair
Yolo County Housing

Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No.14-25 Item No. 6, of the Yolo County Housing meeting of June 19, 2014.

MOTION: Thomson. SECOND: Wienecke-Friedman. AYES: Aguiar-Curry, Davies, Johannessen, Thomson, Vanderford, Wienecke-Friedman.

6. Receive and File Information Regarding Changes to Flat Rent Requirements. (Krager and Chaudry)

Approved recommended action on Consent.



Yolo County Housing

Lisa A. Baker, Chief Executive Officer

147 W. Main Street
WOODLAND, CA 95695

Woodland: (530) 662-5428
Sacramento: (916) 444-8982
TTY: (800) 545-1833, ext. 626

DATE: June 19, 2014

TO: YCH Housing Commission

FROM: Lisa A. Baker, Chief Executive Officer

PREPARED BY: Marianne Krager, Director of Operations and Masud Chaudry, Real Estate Services Supervisor

SUBJECT: **RECEIVE AND FILE INFORMATION REGARDING CHANGES TO FLAT RENT REQUIREMENTS – 2014 APPROPRIATIONS ACT**

BACKGROUND / DISCUSSION

Background

In 1998 the Quality Housing Work Responsibility Act (QHWRA) was implemented. One of the requirements was for public housing agencies (PHAs) to offer the option of a flat rent (as opposed to an income-based rent) to residents of public housing. Flat rents are based on market rents and, therefore, the tenant rent does not vary with income. The U.S. Department of Housing and Urban Development (HUD) expected that by having the option of paying a flat rent, Public Housing residents would not be discouraged from working and increasing their income because their rent would not increase if their income increased. Similarly, QHWRA's flat-rent option was also expected to avoid creating disincentives for continued residency by families that are attempting to become economically self-sufficient.

On May 19, 2014 as part of the FY 2014 Consolidated Appropriations Act, HUD issued PIH Notice 2014-12 which requires PHA's to establish flat rents at levels no lower than 80% of the applicable fair market rent (FMR). The 80% requirement is a floor amount and the minimum amount a PHA can legal charge; the flat rent ceiling is established by the upper margin of market rents. This act directs PHA's to comply with these levels by June 1, 2014.

Currently FMR's (Fair Market Rents) have been specifically used to determine Payment Standards (PS) in the Housing Choice Voucher Program. This rule now requires PHA's to utilize the area FMR's to calculate flat rent in their Public Housing Programs.

Current Flat Rents

	0 Bdrm	1 Bdrm	2Bdrm	3Bdrm	4Bdrm	5Bdrm
Flat Rents effective July 01, 2013	\$821	\$836	\$1,061	\$1322	\$1935	\$1958

Current FMR's

	0 Bdrm	1 Bdrm	2Bdrm	3Bdrm	4Bdrm	5Bdrm
Fair Market Rents	\$757 (80% = \$606)	\$817 (80% = \$654)	\$1,104 (80% = \$883)	\$1,627 (80% = \$1,302)	\$1,898 (80% = \$1,518)	\$2,183 (80% = \$1,746)

YCH's adopted flat rents are based on a market study undertaken in 2013. Each year YCH undertakes a market study of unassisted units in order to determine the appropriate level at which to set its flat rents. At this time, YCH's adopted flat rents meet or exceed the HUD legal minimum. Since YCH has met the 80% threshold, the only requirement is that YCH update its Admissions and Continued Occupancy Plan to reflect the updated language.

FISCAL IMPACT

None. Failure to comply with HUD requirements would result in sanction and monetary penalties that are unknown at this time.

CONCLUSION

Staff attended an e-learning class provided by NAHRO (National Association of Housing and Redevelopment Officials) on June 5th. The e-learning was attended by several other PHA's around the country where the specifics of implementation were discussed. After the class, staff undertook the study and review of its current flat rents. After completion of that analysis, staff has concluded that we currently are in compliance with 80 percent of FMR requirement. Staff recommends that the Commission receive the report. Staff will bring back an amendment to its Plan at a future date.

Yolo County Housing
Yolo County, California

To: Co. Counsel ✓
Yolo County Housing ✓

CONSENT CALENDAR

Excerpt of Minute Order No.14-25 Item No. 7, of the Yolo County Housing meeting of June 19, 2014.

MOTION: Thomson. SECOND: Wienecke-Friedman. AYES: Aguiar-Curry, Davies, Johannessen, Thomson, Vanderford, Wienecke-Friedman.

7. Approval of a Resolution Honoring Commissioner Davies for his Service to YCH. (Baker and Holt)

Approved **Resolution No. 14-08** on Consent.



Yolo County Housing

147 W. Main Street
WOODLAND, CA 95695

Woodland: (530) 662-5428
Sacramento: (916) 444-8982
TTY: (800) 545-1833, ext. 626

DATE: June 19, 2014
TO: YCH Housing Commission
FROM: Lisa A. Baker, Executive Director
PREPARED BY: Janis Holt, Resource Administrator
SUBJECT: **REVIEW, APPROVE AND ADOPT RESOLUTION RECOGNIZING THE SERVICE OF MR. MARLIN "SKIP" DAVIES TO THE HOUSING COMMISSION OF YOLO COUNTY HOUSING**

RECOMMENDED ACTION

That the Housing Commission adopts the Resolution recognizing Marlin "Skip" Davies for his service to the YCH Housing Commission.

BACKGROUND/DISCUSSION

In order to fulfill its mission, YCH requires the service, guidance, and support of the Housing Commission. We would like to take this opportunity to recognize Marlin "Skip" Davies for his contributions to the Agency serving as Commissioner representing the City of Woodland since July 2012.

Mr. Davies has lived in the City of Woodland for forty-eight (48) years and served his community in a variety of ways in his roles on the Woodland City Council, Woodland Parks and Recreation Commission, and during his career in education, just to name a few. YCH appreciates his outstanding public service and wishes him continued good health and much happiness in his retirement.

FISCAL IMPACT

None.

CONCLUSION

Staff recommends that the Housing Commission approve the proposed Resolution.

Attachment: Resolution

**YOLO COUNTY HOUSING
RESOLUTION NO. 14-08**

WHEREAS, Marlin "Skip" Davies, was appointed as Commissioner to the Housing Commission of Yolo County Housing on July 19, 2012; and

WHEREAS, Commissioner Davies supported Yolo County Housing initiatives through his role on the Woodland City Council; and

WHEREAS, Commissioner Davies is a devoted husband to Juliann, father to his three daughters and grandfather to his five grandchildren; and

WHEREAS, Commissioner Davies has mentored and coached youth to success through his career as an educator, his volunteerism in the community and his service on the City of Woodland Parks and Recreation Commission, Woodland Swim Team Boosters, YMCA Board of Directors, and the Woodland City Council; and

WHEREAS, Commissioner Davies has been recognized for his efforts by receiving the City of Woodland's Community Service Award, the Yolo County Champion Award, the Yolo County Educator of the Year Award, and was inducted into the Woodland Athletic Hall of Fame; and

WHEREAS, Commissioner Davies has worked diligently to improve our communities throughout his political career; and

WHEREAS, Commissioner Davies has demonstrated unwavering, undeniable, never ending devotion to the building of the Yolo County Housing Training and Education Community Center that will house the new Boxing Club at the Yolano Village and Donnelly Circle housing campus; and

WHEREAS, Commissioner Davies has participated as a member of the Commission with a high level of professionalism, providing that connection between the Housing Commission and the City of Woodland; and

WHEREAS, Commissioner Davies will be missed but not forgotten.

NOW, THEREFORE, BE IT RESOLVED that the Housing Commission of Yolo County Housing extends its sincere appreciation to Commissioner Marlin "Skip" Davies for his outstanding public service and wishes him continued success in his future endeavors.

PASSED AND ADOPTED by the Housing Commission of the Housing Authority of the County of Yolo, State of California, this 19th day of June 2014 by the following vote:

AYES: Aguiar-Curry, Davies, Johannessen, Thomson, Vanderford, Wienecke-Friedma
NOES: None.
ABSTAIN: None.
ABSENT: None.

Cecilia Aguiar-Curry
Cecilia Aguiar-Curry, Chair
Housing Commission of the
Housing Authority of the County of Yolo

Approved as to Form:

By S. Cortes
Sonia Cortes, Agency Counsel

Attest:
Julie Dachtler, Agency Clerk
Housing Commission of the
Housing Authority of the County of Yolo

By Julie Dachtler



Yolo County Housing
Yolo County, California

Meeting Date: June 19, 2014

To: County Counsel ✓
Yolo County Housing ✓

10.

Review and Approve Resolution Adopting the 2014 - 2015 Annual Budget. (Baker and Gillette)

Minute Order No. 14-26: Approved recommended action by **Resolution No. 14-09**.

MOTION: Davies. SECOND: Wienecke-Friedman. AYES: Aguiar-Curry, Davies, Johannessen, Thomson, Vanderford, Wienecke-Friedman.



Yolo County Housing

Lisa A. Baker, Executive Director

147 W. Main Street
WOODLAND, CA 95695

Woodland: (530) 662-5428
Sacramento: (916) 444-8982
TTY: (800) 545-1833, ext. 626

DATE: June 19, 2014
TO: YCH Housing Commission
FROM: Lisa A. Baker, Executive Director
PREPARED BY: Jim Gillette, Finance Director
SUBJECT: **Review and Approve Resolution Adopting 2014-15 Annual Budget**

RECOMMENDATIONS:

That the Housing Commission:

- a) Review and, after making any modifications to the proposed budget, adopt the FY 2014-15 budget for Yolo County Housing (YCH).
- b) Approve the attached HUD-52574 PHA Board Resolution Approving Operating Budget

BACKGROUND/DISCUSSION:

Budget Overview:

	2013-14 Approved Current Budget			2014-15 Proposed Budget		
	Revenue	Expenses	Net Fund Balance	Revenue	Expenses	Net Fund Balance
AMP1 – Woodland	1,031,271	972,469	58,802	1,046,259	1,003,925	42,333
AMP2 – Winters	1,613,202	1,031,413	581,789	1,346,326	1,053,300	293,025
AMP3 – West Sac	842,209	836,997	5,212	782,745	757,358	25,387
HCV Ops/Admin	1,055,075	1,029,532	25,543	1,044,436	1,013,248	31,188
COCC	1,621,532	1,609,154	12,378	1,723,296	1,707,780	15,516
Admin Building	350,587	257,782	92,805	326,914	259,024	67,890
Helen Thomson Homes	30,750	30,750	-	30,750	30,741	9
Cottonwood/NHCDC	451,730	261,489	190,241	307,158	280,730	26,428
Davis Solar	37,870	30,547	7,323	37,870	35,157	2,713
Pacifico Student Co-op	121,850	121,850	-	127,700	127,700	-
Davis MC	427,945	432,469	(4,524)	427,945	423,902	4,043
Madison MC	574,142	581,421	(7,279)	574,142	573,868	274
Rehrman/Dixon MC	459,018	459,018	-	459,018	443,859	15,159
ROSS Grant	-	-	-	81,000	81,000	-
Total	8,617,181	7,654,891	962,290	8,315,558	7,791,593	523,965
HCV Vouchers	11,460,260	11,486,845	(26,585)	11,536,060	11,738,221	(202,161)

Working together to provide quality affordable housing and community development services for all

Assumptions included in the Proposed Budget

Agency-wide

- The budget excludes depreciation of approximately \$1,100,000.
- The table above shows both revenue and expense as positive and loss as negative.
- In an effort to get the staff back to full time from the 36 hour work weeks during 2013-14, we have done some additional restructuring which has included a net 5 layoffs and wage freezes for everyone.

Real Estate Services

- \$550,929 of the increase in fund balance at AMP2 (Winters) is related to capital fund money used for capitalized roadwork and ADA improvements made during the 2013-14 year. Another \$260,000 is expected to be spent on similar work in Winters during the 2014-15 year.
- \$147,524 of deferred developer fees were received by New Hope CDC during 2013-14, from the Rochdale Grange and Cesar Chavez investment properties. We do not anticipate any significant receipts of similar funds in 2014-15.
- The budget includes total Operating Subsidy for the AMPs of \$1,048,290, which is based on the current funding level through the end the current year, which is about 10% higher than previously projected under the sequester. Overall, the projected funding for the year is based on the Operating Subsidy calculated at approximately 89% of 2014 funding eligibility.
- Occupancy is generally budgeted at 97%. Rental rates project the more stable income levels experienced by our tenants during the current fiscal year, which are expected to continue through the 2014-15 year.
- In order to bridge the budget gap created by bringing the staff back to full time, the 4 computer learning center positions will be eliminated unless another funding source can be found for the program by the end of September.

HCV Program Operations

- HCV Admin Revenue is based on current funding levels with an average of 1,590 ACC vouchers per month during the fiscal year and a 95% proration of funding eligibility.
- Admin Fee Revenue is calculated at a 69% proration for the entire year which is the same as the current year under sequestration based on current discussions in Congress regarding funding levels. In anticipation of these continued lower revenues, we have eliminated 1 position in this program.
- Other Fees income includes inspections conducted for SHRA, Rent Reasonableness studies for SHRA, and HPRP and referral fees for the CARE Program.

HCV Vouchers

- Estimated voucher expense is based on an average of 1,590ACC vouchers at a monthly average cost of \$610.
- We have accumulated over \$200,000 of excess HAP funding since the end of the sequester which we plan to utilize serving an additional 150 to 200 families by issuing additional vouchers during the year.

Migrant

- The negotiated budget for the Migrant Program signed in March 2014 was for 2 years and are shown in the table above. As part of this deal, OMS forced us to use the remainder of our operating reserves during the 2013-14 year.
- In order to bridge the funding gap for the 2014-15 year, YCH is restructuring our migrant center staffing for these programs, which includes the elimination of at least 1 position.

Admin Building

- Rental Income is from charges to all programs for the space occupied and a lease to an unaffiliated chiropractor's office. The rental rates charged during the upcoming year will remain the same as the current year, except the chiropractor rate will be increased by a small COLA adjustment allowed in the lease.
- Annual debt service on the remaining loan for \$167,898 will be paid from the Admin Building cost center and reimbursed by Capital Fund as part of the Capital Fund Financing Plan. This remaining loan will have an outstanding principal balance of approximately \$960,000 at the end of the current fiscal year.

COCC

- The COCC Budget includes \$141,295 for Migrant Program management fees based on 2013-14 proposed budgets submitted to OMS. The final amount may be less depending on adjustments that OMS may make to the budgets submitted.
- The budget includes management fees from various programs
- The budget for 2014-15 includes no estimated income from the operation of Crosswood Apartments and a developer fee of \$50,000. This deal is expected to close in July 2014.
- In order to bridge the budget gap created by bringing the staff back to full time, we were forced to eliminate 1 position.

Program Summaries

LIPH (AMPs: West Sacramento, Woodland and Winters):

The restructuring of staff at the AMPs last year, coupled with slightly higher rents and operating subsidy amounts, has allowed us to bring staff back to full time work with minimal additional reorganization required here.

HCV Program Administration:

Administrative fee income is based on an average of 1,590 monthly vouchers and the 2014 and projected 2015 administrative fee rate prorated at 69% of eligibility, which is essentially the same as what we received in 2013-14. The cost of bringing staff back to full time, coupled with other minor cost increases, will require additional staff reductions in this program.

HCV – HAP Payments:

HAP revenues are currently exceeding HAP funding by over \$40,000 per month. Staff has begun issuing new vouchers in an effort to add new participants. Currently there are 1,518 active leases and the budget anticipates increasing this to over 1,630 participants by the end of the calendar year.

Central Office Cost Center:

Under the Asset Management model, the Central Office Cost Center (COCC) includes all administrative support staff including the CEO, Finance Director, Facilities Manager, HR/Risk Manager, IT Manager, a portion of the Operations Manager, two Finance support staff, part of two clerical staff and three Maintenance Workers. To support the COCC operations, three types of fees are charged: Management fees, bookkeeping fees and asset management fees. In addition, fee for service income for maintenance charges and IT charges is anticipated for services provided to the AMP's and other programs. COCC also receives management fees from OMS, Davis Solar Housing, Cottonwood, Pacifico, Helen Thomson Homes, and Capital Funds. Staff also anticipates a developer fee upon conversion of the Crosswood property to tax credit of approximately \$50,000.

Cottonwood (New Hope CDC):

Revenue and expenses are expected to remain consistent with the 2013-2014 fiscal year related to the Cottonwood Senior Apartments property. However, we do not anticipate any additional deferred developer fees related to the Rochdale Grange or Cesar Chavez Plaza investments during the 2014-15 fiscal year. Our efforts to increase occupancy have panned out with an average occupancy during the current year of 99.42%. Coupled with a focus on cost controls and the deferred developer fees received, this property has maintained positive operational cashflow plus been able to fully fund its replacement reserve requirements and repay over \$50,000 of interfund debt owed to COCC during the year.

Davis Solar Housing:

This is a self-sustaining program which the YCH manages for a fee of approximately \$1,200/year. Residual funds accrue to the fund after the required reserves are set aside. Rental rates must be approved by USDA Rural Development (RD) and are expected to increase in the next fiscal year in order to help support future upgrades to the properties. At the current rental rates, the program is basically a break even operation, but will need some to raise additional cash in order to qualify for rehabilitation grants and loans available from RD. Rents will be increased over time to 30% of the household income according to RD guidelines. These increased rents will be shown in the mid-year update once the program has been approved by RD.

Capital Funds:

The YCH receives a capital funds allocation that varies annually, based on Congressional appropriations. No CFP has yet been authorized for 2014, however, the 2014-15 budget does not currently include any of these funds since they are not anticipated to be spent until late in 2015 since the amount to be funded is uncertain. Existing Capital Grants (for 2012 and 2013) are earmarked for some operational and capital costs which are included in the individual AMP and COCC expense budgets with CFP income in the corresponding income budgets.

The various capital projects have been preapproved. Capital Grants must be expended within four years of receipt therefore funds from more than one grant year may be expended and earned in any fiscal year. During the 2014-15 fiscal year, the majority of the capital projects relate to ADA upgrades and other site improvements in Winters.

Conclusions:

Because HUD funding remains a bit hazy and State OMS funding for the Migrant Programs continues to decline due to Federal and State budget issues, staff has attempted to be very conservative in its revenue projections and very tight in projecting costs. When more definitive information is received from HUD in late 2014 or early 2015, these budgets will be revisited during the mid-year budget reallocation process.

As required by Asset Management Program (AMP) Regulations, program managers were active participants in this budget process. Program managers are responsible for baseline budgeting. Finance actively worked with the program managers via email, telephone and individual meetings to developing the projections presented to you today. This is the sixth year of program staff involvement in budget preparation and staff continues to improve its ability to both project and control costs.

Attachments:

- HUD Budget Resolution (HUD-52574)
- Goals & Objectives
- Individual Program Budget Details

PHA Board Resolution
Approving Operating Budget

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 04/30/2016)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Housing Authority of the County of Yolo PHA Code: CA044

PHA Fiscal Year Beginning: July 1, 2014 Board Resolution Number: 14-09

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

- DATE
- Operating Budget approved by Board resolution on: June 19, 2014
- Operating Budget submitted to HUD, if applicable, on: _____
- Operating Budget revision approved by Board resolution on: _____
- Operating Budget revision submitted to HUD, if applicable, on: _____

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name:	Signature:	Date:
Cecilia Aguiar-Curry		6/19/14

**YCH Housing Commission
Operational Goals and Objectives by Division and Fund
2014-15 Budget**

Real Estate Services:

Funds 101, 102 & 103 – Low Income Public Housing (AMPs)

Status of Goals & Accomplishments for 2013-14

- Achieve and maintain 95% or above correct submission report to PIC each month. Submit annual re-certification, interim and all tenant and unit changes to Public and Indian Housing Information Center (PIC).
 - ***LIPH has maintained a 100% submission pic score for the past 9 months.***

- Continue providing opportunities for our residents to become self sufficient by providing on-site training classes and information seminars.
 - ***YCH has been providing resources, information, and financial literacy classes for our residents to become self sufficient.***
 - ***Continue with ROSS (Resident Opportunity and Self Sufficiency) implementation***

- Achieve and maintain 95% or above monthly on time rent collection rate and minimize outstanding balances in Accounts Receivables for all developments by consistently enforcing the YCH delinquency policy.
 - ***LIPH has maintained a 97% collection rate for the past 9 months.***

- Maintain a 97% or above occupancy rate.
 - ***LIPH has maintained a 98% occupancy rate for the past 9 months.***

- Reduce unit turn-around time by at-least 3 days in order to improve PHAS score.
 - ***LIPH was not able to realize this efficiency due to maintenance staff reduction.***

- Review the wait list and formalized families with eligibility specialist weekly to reduce lease-up time.
 - ***Additional efficiency was not achieved due to reduced work schedule.***

- Review budget with Housing Specialists and senior maintenance on a quarterly basis.
 - ***LIPH has implemented this process, more staff training will be continued.***

- Renew contract with the collection agency and submit outstanding accounts to the collection Agency; Rash Curtis and Associates. Provide additional training on Collection Agency's submittal system.
 - ***The contract is in place and we have implemented this process.***
- Perform Annual Quality Control of randomly selected files to ensure files are up to date with respect to deposits and signatures to ensure compliance with PHAS.
 - ***Management has continued to do file quality control.***
- Schedule quarterly meetings with staff to go over issues/concerns and ensure all updates regarding policies and procedures are being followed.
 - ***Management/Staff has continued to hold regular meetings.***
- Expand CAST program to the Winters campus.
 - ***CAST has been introduced at the Winters campus.***
- Reorganize the file archives room.
 - ***File achieves room has been reorganized.***
- Transfer the work order unit files to maintenance office.
 - ***Files have been transferred to maintenance office.***
- Update the MOU of information sharing with Woodland PD and Yolo County Sheriff to include voucher program and migrant centers.
 - ***MOU has been renewed with Woodland PD and Yolo County Sheriff***

Goals for Real Estate Services for 2014-15
Low Income Public Housing

- Achieve High Performer status.
- Achieve and maintain 95% or above correct submission report to PIC each month. Submit annual re-certification, interim and all tenant and unit changes to Public and Indian Housing Information Center (PIC).
- Achieve and maintain 97% or above monthly on time rent collection rate and minimize outstanding balances in Accounts Receivables for all developments by consistently enforcing the YCH delinquency policy.
- Maintain a 97% or above occupancy rate.
- Reduce unit turnaround time by at-least 3 days in order to improve PHAS score.
- Review waitlist monthly with eligibility specialist to reduce lease up time.
- Review budget with Housing Specialists and Senior Maintenance quarterly.
- Submit delinquent accounts to collection agency monthly.

- Perform Annual Quality Control of randomly selected files to ensure files are up to date with respect to deposits and signatures to ensure compliance with PHAS.
- Schedule monthly staff meeting to cover training items and other issues.
- Implement CAST training schedule at the Winters/Woodland campus.
- Implement MOU of information sharing with Winters PD and West Sacramento PD

Fund 400 – Cottonwood Meadows (NHCCDC)

Status of Goals for Cottonwood Meadows 2013-14

- Achieve and maintain a 95% monthly on time rent collection rate by enforcing the delinquency policy and reviewing the Tenant Accounts Receivable (TAR) during rent collection week.
 - ***Cottonwood Meadows staff has consistently achieved a 95% monthly rent collection rate.***
- Minimize outstanding balances in Accounts Receivables. Continue to review the Tenant Accounts Receivable (TAR) report during rent week and enforce repayment agreements.
 - ***Cottonwood Meadows staff have been consistently monitoring TAR to minimize outstanding balances.***
- Monitor and control expenditures for Cottonwood Meadows. Review budget with property manager on quarterly basis.
 - ***Staff has been reviewing budget quarterly, and has been able to reduce expenditures in areas of maintenance and legal fees.***
- Maintain a 96% or above occupancy rate.
 - ***Cottonwood Meadows staff has consistently maintained a 96% or higher occupancy rate (99%).***
- Complete annual re-certifications and annual housekeeping inspections on time.
 - ***Cottonwood Meadows staff has continuously completed annual re-certifications and inspections on time.***
- Identify and use vendors who provide the best value service and are able to work within YCH invoicing requirements.
 - ***Cottonwood Meadows staff has been able find vendors who are able to work with YCH and New Hope CDC terms.***
- Review and monitor work orders each month to control costs and identify any repeated issues.
 - ***Cottonwood Meadows staff have been consistently monitoring work orders.***

- Implement tracking system for vacant unit turnaround data.
 - ***Cottonwood Meadows staff will focus on this implementing process.***

Goals for Cottonwood Meadows 2014-15

- Achieve and maintain a 97% monthly on time rent collection rate by enforcing the delinquency policy and reviewing the Tenant Accounts Receivable (TAR) during rent collection week.
- Review Tenant Accounts Receivable (TAR) report during rent week to address delinquent accounts.
- Review budget with Program Management on a quarterly basis.
- Maintain a 97% or above occupancy rate.
- Complete annual re-certifications and annual housekeeping inspections on time.
- Identify and use vendors who provide the best value service and are able to work within YCH/New Hope invoicing requirements.
- Review and monitor work orders each month to control costs and identify any repeated issues.
- Implement tracking system for vacant unit turnaround data.
- Implement updated selection criteria for new applicants.

Fund 600 – Davis Solar Housing

Status of Goals for Davis Solar Housing 2013-14

- Achieve and maintain a 99% or above monthly on time submission. Submit annual re-certification, interim and all tenant and unit changes to United States Department of Agriculture (USDA) by the 10th of the following month of effective date.
 - ***Staff has consistently met this goal.***
- Achieve and maintain 99% or above monthly on time rent collection rate for Davis Solar Housing by consistently enforcing the delinquency policy. Review the Tenant Accounts Receivable (TAR) report during rent week for outstanding balances.
 - ***Staff has maintained a 100% collection rate.***
- Maintain 96% or above occupancy rate.
 - ***Staff has maintained 100% occupancy rate.***
- Monitor and control expenditures to the Davis Solar Housing budget. Continue to require that all assigned Housing Specialists ensure that all items are charged to the correct general ledger line item and not over spent. Review and discuss budget with Housing Specialists on a quarterly basis.

- ***Staff has been provided training, and budget planning will continue.***
- Provide training for Housing Staff pertaining to USDA Solar Housing.
 - ***Staff has attended one Rural Development training by USDA.***
- Review and monitor work orders each month to control cost and identify any repeated issues.
 - ***Staff has been monitoring work orders diligently.***

Goals for Davis Solar Housing 2014-15

- Achieve and maintain a 99% or above monthly on time submission. Submit annual re-certification, interim and all tenant and unit changes to United States Department of Agriculture (USDA) by the 10th of the following month of effective date.
- Achieve and maintain 99% or above monthly on time rent collection rate for Davis Solar Housing by consistently enforcing the delinquency policy. Review the Tenant Accounts Receivable (TAR) report during rent week for outstanding balances.
- Maintain 98% or above occupancy rate.
- Monitor and control expenditures to the Davis Solar Housing budget. Continue to require that all assigned Housing Specialists ensure that all items are charged to the correct general ledger line item and not over spent. Review and discuss budget with Housing Specialists/Program Supervisor on a quarterly basis.
- Provide training for Housing Staff pertaining to USDA Solar Housing.
- Review and monitor work orders each month to control cost and identify any repeated issues.
- **Fund 700 – Pacifico Cooperative Community**

Status of Goals for Pacifico 2013-14

- Achieve and maintain a 95% monthly on time rent collection rate by consistently enforcing the delinquency policy and reviewing the Tenant Accounts Receivable (TAR) 1st day of the month.
 - ***New onsite manager has maintained 80% on time collection rate. Staff is focused on improving this rate to 95%.***
- Minimize outstanding balances in Accounts Receivables. Continue to review the Tenant Accounts Receivable (TAR) report during rent week and enforce repayment agreements for outstanding balances.
 - ***New onsite manager is receiving continuous training on how to manage TAR to reduce outstanding balances. Staff has reduced outstanding balances.***

- Improve occupancy rate by at least 25% quarterly until at full occupancy by using techniques from Guerilla marketing.
 - ***Staff has continued to market through different methods including online and in person.***
- Monitor work orders monthly to control cost and identify repeated issues.
 - ***Staff has been monitoring work orders regularly.***

Goals for Pacifico 2014-15

- Achieve and maintain a 95% monthly on time rent collection rate by consistently enforcing the delinquency policy and reviewing the Tenant Accounts Receivable (TAR) 1st day of the month.
- Minimize outstanding balances in Accounts Receivables. Continue to review the Tenant Accounts Receivable (TAR) report during rent week and enforce repayment agreements for outstanding balances.
- Improve occupancy rate by at least 25% quarterly until at full occupancy by using techniques from Guerilla marketing and in fully utilizing student outlets, including the UCD homeless student coordinator.
- Monitor work orders monthly to control cost and identify repeated issues.
- Implement updated selection criteria for new applicants.

Housing Choice Voucher Program (Fund 200):

Fund 200 – Housing Choice Voucher Program

Status Update HCV FY 2013-14 Goals

- Achieve and maintain 98% lease up in the budget year (combined between tenant-based HCV and project-based vouchers).
 - **During FY 13-14 the HAP funds decreased during the first half of the year due to budget sequester. At the end of January 2014, HUD issued funding notification. Staff began issuing vouchers in February to fully utilize the new funding and suspended the cost saving measures implemented during FY 12-13.**
 - **62 families whose vouchers were revoked in January 2013 were contacted first to determine eligibility**
 - **Applicant from the wait list are being called to replace vouchers lost through attrition,**

- **Incoming portables are being absorbed into YCH's HCV program,**
- **Families are allowed to port to high cost areas and to transfer to higher cost units within YCH's jurisdiction,**
- **To maximize the use of funds, the reduced payment standard to 90% of FMR across the entire jurisdiction remains in effect.**
- Staff continued working with the Family Self Sufficiency (FSS) Coordinator to attempt to close 3 homes through the Housing Choice Voucher Home Ownership Program and will continue marketing this program to qualified voucher holders, as well as to partner with the participating cities in FY 2014-2015. Staff also anticipates extending this program to the unincorporated areas of Yolo County by providing information to County staff, contractors and lenders. Staff works closely with the FSS Coordinator to market the FSS and Homeownership Programs. The FSS Coordinator meets with eligible/interested participants after their admission to program, after the annual re-certifications or when participants express the interest in the participating in these programs.
 - **Increasing the Homeownership Program remains our goal. No new contracts were signed in FY 13-14**
- Implement the Project-Based Voucher Program (PBV).
 - **The agency finalized two PBV HAP contracts:**
 - **Esperanza Crossing apartments in Esparto, subsidizing 10 units, PBV contract was executed on 6/24/2013, and**
 - **Cesar Chavez Plaza in Davis, providing subsidy for 10 units for participants who require support services, PBV contract was executed on November 8, 2013**
 - **The other 78 Project Based Vouchers continue receiving subsidy as follows:**
 - **Fair Plaza PBV contract was signed on 10/1/08 for 27 units;**
 - **Eleanor Roosevelt PBV contract was signed on 4/1/2009 for 12 units and amended on 12/1/2010 to add three additional units;**
 - **Homestead PBV contract was signed on 2/1/2009 for 4 units;**
 - **Terracina at Springlake PBV contract was signed on 8/15/2012**
 - **New Harmony PBV contract was executed on 2/1/2013**
- Maintain between 98 – 100% submission rate on the HUD PIC System. The Agency must maintain at least 97% accuracy reporting rate and it expects to continue maintaining a 98-100% rate in FY 2013-2014.
 - **During FY 2013-2014 the HCV program consistently maintained a score between 98 – 100% submission rate on the HUD PIC System, exceeding the 97% minimum requirement.**

Goals for FY 2014-2015

- Maintain 98% lease up in the budget year (combined between tenant-based HCV and project-based vouchers).
- Request proposals from developers of new construction housing who may be interested in participating in the Project Based Voucher program.
- Continue promoting the Voucher Home Ownership Program. This should assist in our goal to close on 3 homes in the coming year. Staff intends to continue marketing this program to qualified voucher holders, as well as to partner with the participating cities in FY 2014-2015. Staff also anticipates extending this program to the unincorporated areas of Yolo County by providing information to County staff, contractors and lenders.
- Continue maintaining between 98 – 100% reporting rate on the HUD PIC System. The Agency must maintain at least 97% accuracy reporting rate and it expects to continue maintaining a 98% - 100% rate in FY 2013-2014.
- Maintain high-performer status on SEMAP scores. Staff will continue following regulations and implementing policies to maintain the high performer status.
- Implementation of owner education/workshops. Staff will look into ways to recognize existing owners and to attract potential new owners to participate in the Agency's Housing Choice Voucher Program. YCH will continue its partnership with LSNC to provide education workshops to landlords and will maintain the Landlord Access Program.
- Analyze, develop and implement effective workflows for staff. New procedures have been implemented for the initial eligibility process and the Agency continues to look at the work flow pattern to streamline and improve the organization of the Housing Choice Voucher Program to increase efficiency and deliver excellent customer service.

Central Office Cost Center (Fund 310):

Fund 310 – COCC/Administration and Development

Status of Goals for FY 2013-2014

- Complete workout with State on Esparto Duplex lots.
 - **In process, State approved an analysis of best development plan**
- Complete take out financing and rehabilitation on Crosswood Apartments
 - **Closing date anticipated for July 2014 with construction complete by March 2015.**
- Complete Energy Performance Contract (EPC) and make related improvements across the portfolio.

- **In process, YCH must achieve data on water usage for inclusion in order to have a viable EPC. Staff is preparing the RFP for an engineering study to move forward with this component.**

Goals for FY 2014-15

- Complete rehabilitation work on Crosswood Apartments after closing (expected July 2014).
- Complete workout with State on Esparto Duplex lots.
- Continue with pre-development and development work on the Cottonwood/Beamer site with Mercy Housing.
- Continue with completing the reuse plans for the new training and education center on Lemen and move to implementation on demolition of existing building.
- Move forward with a revision to the County's 10 Year Plan based on community input, current providers and best practices in an evidentiary-based model.
- Complete water rate study and move forward with water metering and data capture for use in EPC final study.
- Work with local cities and county on governance transition to a new Joint Powers Authority (JPA).
- Move forward with a management reorganization of YCH to improve overall management coordination and to minimize disruptions caused by ongoing funding shortfalls.

Fund 310 - Resource Administration

Status of Goals for FY 2013-2014

- Update human resource policies and procedures and improve access by using information technology upgrades (intranet, Google drive, etc).
 - **Adopted policies, agreements, and contracts are shared via the Google Drive and through email increasing accessibility. The agency has expanded use of the website and social media to inform staff and residents of policies and procedures (i.e. Reasonable Accommodation, Facility Use Policy, etc.) and to promote community events.**
 - **Through shared services with the County of Yolo Office of Emergency Services (OES), staff will be called in as Disaster Service Workers when needed during an emergency event. Residents and landlords can sign up to be notified of emergencies in their area and can “opt” to receive agency and community announcements.**

- Expand resident services for youth and adults through CAST, art programs, food collaborative, health fairs, and educational programs. Utilize customer surveys to align services with resident needs.
 - **Resident Opportunities Self-Sufficiency (ROSS) grant program funding was secured for three years expanding services to Public Housing residents throughout the portfolio.**
 - **An additional 0.5FTE Client Services Coordinator was hired through the grant.**
 - **The Community Awareness and Support Team (CAST) program was expanded to El Rio Villas. Eighteen CAST members have been trained in CPR, First Aid and Community Preparedness. CAST members provide training courses to their neighbors in disaster planning and family preparedness monthly.**
 - **Expanded food delivery programs to include Drought Food Assistance Program, Seamless Summer Meal Program (ages 0-18), and Kids Farmers Market. Nutrition courses were offered on-site to adults and youth.**
- Develop list of shortfall funding initiatives to expand programs and services throughout portfolio. Establish protocols and avenues for corporate giving to fund projects.
 - **New Hope Community Development Corporation participated in the “Day of Giving” fundraising event on May 6 to receive donations to our youth programs and homeless initiatives.**
 - **The management team developed a list of programs and services that require funding and/or volunteers to support their start up or ongoing service delivery.**
- Expand volunteer and internship opportunities and position descriptions. Recruit and retain volunteers and interns through local education, community service and government funded programs. Establish a volunteer orientation, track service hours and establish quarterly reporting.
 - **Brief position statements were developed to recruit volunteers. Staff participated in local job and career fairs to promote volunteer opportunities and have entered into agreements with the Department of Social Services to provide training opportunities for CalWorks, ExperienceWorks and WIA placements. Hours of service are being individually tracked for reporting purposes.**

Goals for FY 2014-15

- Exceed ROSS Grant deliverables in first 24 months of service delivery and identify value-added on-site services through the Computer Learning Centers to enhance resident pathways to self-sufficiency.

- Establish a Self Sufficiency Program Coordinating Committee to develop new partnerships and pursue grant funding to enhance resident self-sufficiency programs (ROSS and FSS).
- Seek partners and funding to maintain service delivery at the four public housing Computer Learning Centers and establish computer learning centers for adults and youth at the migrant centers.

Fund 310 -
Data Management and IT/IS Services

Status of Goals for FY 2013-2014

- Improve efficiencies of work-order processing through use of smart-phone applications to replace the current paper system.
 - **In process, awaiting Tenmast upgrade and related paperless workorder application.**
- Work with Finance to improve reporting and interface with our accounting system.
 - **In process, awaiting Tenmast upgrade to reporting software to begin custom report process.**
- Purchased and installed new firewall and content filter for administration building.
 - **Complete**
- Replaced document imaging system by replacing printers, copiers and fax machines. New system lowers cost and improves security of sensitive documents.
 - **Complete**
- Surveillance cameras installed at Cottonwood meadows.
 - **Complete**
- WiFi hotspot added to Madison Migrant and a wireless bridge added to new Computer Learning Center in Madison at no cost to YCH.
 - **Complete**
- Transitioned to paperless mobile inspections.
 - **Complete**

Goals for FY 2014-15

- Improve efficiencies of work-order processing through use of smart-phone applications to replace the current paper system.
- Work with Finance to improve reporting and interface with our accounting system.

- Complete Tenmast (back office and accounting software) upgrade to Tenmast 2+ to improve overall functionality and reporting capabilities.
- Implement TenDocs electronic document filing system for application and other operational documents.
- Implement electronic accounts payable invoice and approval system (SmartSearch).
- Replace all old Windows XP machines (10 total) with upgraded versions since XP no longer supported and deemed a security risk.
- Improve broadband access to residents in the rural areas to include El Rio Villas, migrant center and to coordinate with the greater regional broadband initiative.
- Continue to install additional surveillance cameras to YCH properties.

Fund 310 - Finance

Status of Goals for FY 2013-14

- Have 2012-13 Audit completed and reports distributed to the County and others before December 24, 2013.
 - **Fieldwork completed in early November and audit reports issued on December 19, 2013.**
- Negotiate and finalize a repayment plan with HUD due to the audit finding related to interfund balances due from COCC to LIPH of \$692,240 as of June 30, 2012, as discussed in the March 28, 2013 staff Report.
 - **This remains in process and we anticipate completion prior to issuance of the 2014 audit reports**
- Improve consistency of financial reporting across all business units in order to provide additional financial reporting capabilities to support operational needs.
 - **We have made progress here, but additional account code changes and enhanced reporting will continue during the next fiscal year to not interfere with the conversion/upgrade to Tenmast 2+ system.**
- Create a Capital Improvement Plan for entire YCH structure for full implementation by June 30, 2014.
 - **Due to other priorities, including closing on the Crosswood refinance and rehabilitation, this has not yet been accomplished.**
- Improve financial reporting processes by completing monthly financial closes before June 30, 2014.
 - **Due to limited staff hours and other priorities, this has not yet been accomplished.**

Goals for FY 2014-15

- Implement electronic accounts payable invoice system (SmartSearch) to streamline processing, approval, and filing of invoices electronically.
- Create monthly management and accounting report package in new Tenmast 2+ system to minimize data transfer and reporting in Excel, which will improve efficiency and data integrity.
- Complete monthly financial statements and issue monthly financial statement packages on a monthly basis within 30 days of the end of each month no later than December 2014.
- Draft a Capital Improvement Plan with Facilities for the entire YCH portfolio and plan for full implementation by June 30, 2016.

Facilities

Status of Goals for Facilities 2013-14

- Capital Fund – **All work complete**
 - ADA Site Improvements at El Rio Villa, Winters
 - ADA Site Improvements at Vista Montecito, Esparto
 - Roadway Improvements at El Rio Villa I and II, Winters
 - Complete "Green" Physical Needs Assessment for all PIH units
- USDA RD Grant Davis Migrant – **All work deferred until 2014-15 due to delays in obtaining proper bid responses**
 - ADA unit upgrade
 - ADA site upgrade
 - Install ADA accessible BBQ/Picnic areas by playground
 - Remove and replaced damaged sidewalks
 - Remove trees, grind stumps damaging sidewalks
- Facilities
 - Reduce unit turnaround time - **Ongoing**
 - On-going Maintenance staff training - **Ongoing**
 - Prepare Request for Proposals for Painting Services, Pest Control and Landscape Maintenance – **Deferred until 2014-15**

- Develop and implement Work Order Quality Control Inspection Program – **Deferred until 2014-15**

Goals for FY 2014-15

- Capital Fund
 - ADA Site Improvements at El Rio Villa III and IV, Winters
 - ADA Site Improvements at Ridge Cut Homes, Knights Landing
 - ADA Site Improvements at Yolito, Yolo
 - Roadway Improvements at El Rio Villa III and IV, Winters
- City of Woodland Community Development Block Grant
 - Demolish abandoned building at 1224 Lemen
 - Prepare site for future development of Yolo County Housing Training and Education Community Facility
- USDA RD Grant for Davis Migrant
 - ADA unit upgrade
 - ADA site upgrade
 - Install ADA accessible BBQ/Picnic areas by playground
 - Remove and replaced damaged sidewalks
 - Remove trees, grind stumps damaging sidewalks
- Davis Solar Homes (7 Units)
 - Finalize Capital Needs Assessment with USDA RD.
 - Apply for USDA RD Grants for Improvements at Davis Solar Housing Units
- Crosswood Apartments
 - Monitor Rehabilitation Work of 48 unit Apartment Complex
- Facilities
 - Reduce unit turnaround time
 - On-going Maintenance staff training
 - Advertise Request for Proposal for Water Rate Study
 - Improve Work Order completion time

AMP 1 WOODLAND

2014-15 Budget

ACCOUNT	YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET	
REVENUE				
101.3110.00.010.000	Dwelling Rent 44-01 Yolano	179,183	235,000	235,000
101.3110.00.050.000	Dwelling Rent 44-05 Ridgecut (Knights Lanc	22,286	27,824	30,000
101.3110.00.060.000	Dwelling Rent 44-06 Yolito	31,011	40,000	40,000
101.3110.00.070.000	Dwelling Rent 44-07 Donnelly	207,198	260,000	260,000
101.3111.00.010.000	Retro Rent-44-01 Yolano	-	-	500
101.3111.00.060.000	Retro Rent-4406-Yolito	-	-	-
101.3111.00.070.000	Retro Rent-4407-Donnelly	1,325	900	500
101.3436.00.000.000	Maintenance Charges to AMPS	5,350	5,350	-
101.3610.00.000.000	Interest Income	364	525	525
101.3690.00.000.000	Other Income	6,977	8,865	8,865
101.3690.00.010.000	Other Income - 44-01 Yolano	3,835	6,200	6,000
101.3690.00.050.000	Other Income - 44-05 Ridgecut	2,679	2,700	300
101.3690.00.060.000	Other Income - 44-06 Yolito	270	350	300
101.3690.00.070.000	Other Income- 44-07 Donnelly	8,009	8,400	6,000
101.8020.00.000.000	HUD Operating Subsidy	279,163	395,157	398,269
101.9110.00.000.000	Capital Fund Revenue (1408 & 1406)	46,182	40,000	30,000
101.9110.00.000.000	Capital Fund Revenue (1430-1465)	-	-	30,000
	Reserve Funds	-	-	-
TOTAL REVENUE		793,830	1,031,271	1,046,259
EXPENSE				
101.4110.10.000.000	Administrative Salaries	50,683	66,810	86,622
101.4125.01.000.000	Admin. P/R Taxes- Social Security/Med	3,485	4,663	6,376
101.4125.02.000.000	Admin. P/R Taxes- -SUI	917	1,297	877
101.4125.04.000.000	Admin. Retirement	6,928	9,031	13,520
101.4125.05.000.000	Admin. Workers Comp	1,297	2,007	2,572
101.4130.00.000.000	Legal Fees	5,740	8,650	12,000
101.4140.00.000.000	Training	824	1,150	1,600
101.4150.00.000.000	Travel	574	700	1,000
101.4170.04.000.000	Contract Services Plan Updates	3,632	5,000	5,000
101.4170.10.000.000	Professional Services	2,830	3,000	2,000
101.4171.00.000.000	Auditing	10,000	10,000	9,000
101.4180.00.000.000	147 Rent Allocation	21,850	29,133	29,133
101.4190.00.000.000	Postage	1,894	2,700	1,100
101.4190.01.000.000	Office Supplies	698	1,450	1,200
101.4190.02.000.000	Printing	304	350	325
101.4190.03.000.000	Telephone	1,884	3,000	2,500
101.4190.04.000.000	Fair Housing Services	1,250	1,666	1,750
101.4190.05.000.000	Dues and Subscriptions	299	350	300

AMP 1 WOODLAND

2014-15 Budget

ACCOUNT		YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
101.4190.07.000.000	Computer Services	6,246	8,000	5,750
101.4190.12.000.000	Office Machines/Leases	2,944	4,000	4,000
101.4190.14.000.000	Criminal Background Checks	1,796	2,500	2,500
101.4190.18.000.000	Taxes, Fees and Assessments	40	50	50
101.4190.20.000.000	Advertising	1,075	1,150	1,150
101.4190.23.000.000	Computer Equipment	1,084	-	-
101.4210.00.010.000	Tenant Service Salaries	10,992	21,389	3,006
101.4215.01.000.000	Tenant Svc. P/R Taxes- Social Security/Mec	808	1,636	230
101.4215.02.000.000	Tenant Svc. P/R Taxes--SUI	226	521	109
101.4215.04.000.000	Tenant Svc. Retirement	480	1,478	-
101.4215.05.000.000	Tenant Svc. Workers Comp	164	300	63
101.4220.00.000.000	Tenant Services Materials	5,039	6,830	5,000
101.4221.00.000.000	Tenant Liaison	1,350	1,800	1,800
101.4310.00.010.000	Water - 44-01 Yolano	31,651	50,000	40,514
101.4310.00.050.000	Water - 44-05 Ridgecut	2,075	3,750	2,656
101.4310.00.060.000	Water - 44-06 Yolito	5,500	8,300	7,040
101.4310.07.000.000	Water-Donnelly	36,106	44,000	46,215
101.4320.00.010.000	Electricity- 44-01 Yolano	8,758	10,000	12,000
101.4320.00.050.000	Electricity- 44-05 Ridgecut	898	1,350	1,350
101.4320.00.060.000	Electricity- 44-06-Yolito	825	1,200	1,200
101.4320.00.070.000	Electricity- 44-07 Donnelly	9,993	12,500	13,500
101.4330.01.010.000	Gas- 44-01 Yolano	62	1,100	200
101.4330.06.060.000	Gas-Yolito	4	130	50
101.4330.07.070.000	Gas- 44-07 Donnelly	10	350	50
101.4390.01.010.000	Sewerage - 44-01 Yolano	14,171	18,100	19,000
101.4390.05.050.000	Sewerage - 44-05 Ridgecut	2,075	2,500	2,750
101.4390.06.000.000	Sewerage Yolo	273	-	-
101.4390.07.000.000	Sewer Donnelly Circle	17,006	22,000	23,000
101.4400.01.000.000	AMP Management Fee	78,600	103,712	103,712
101.4400.02.000.000	Bookkeeping Fee	10,155	13,406	13,406
101.4400.04.000.000	Asset Management Fee	13,680	17,875	17,875
101.4401.00.000.000	IT Services	8,625	11,000	12,000
101.4410.00.000.000	Maintenance Salaries	7,216	7,216	-
101.4415.01.000.000	Maintenance P/R Taxes- Social Security/Me	530	530	-
101.4415.02.000.000	Maintenance P/R Taxes--SUI	-	-	-
101.4415.04.000.000	Maintenance Retirement	1,012	1,012	-
101.4415.05.000.000	Maintenance Workers Comp	768	768	-
101.4420.01.000.000	Electrical Supplies	1,850	2,800	2,800
101.4420.02.000.000	Plumbing Supplies	3,180	5,500	4,750
101.4420.03.000.000	Painting Supplies	71	100	100
101.4420.04.000.000	Chemical Supplies	2,227	3,500	3,000

AMP 1 WOODLAND

2014-15 Budget

ACCOUNT		YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
101.4420.05.000.000	Lumber and Hardware	2,358	2,500	3,500
101.4420.07.000.000	Gas / Oil	574	596	-
101.4420.08.000.000	Dwelling Equipment/Supplies	4,210	5,000	1,500
101.4420.09.000.000	Maintenance Equip/Supplies	50	150	-
101.4423.08.000.000	Fire Protection/Testing/Monitor	1,953	2,000	2,250
101.4430.00.000.000	Grounds Maintenance	2,686	4,100	10,000
101.4430.01.000.000	Electrical Repair/Contract	-	2,000	1,000
101.4430.02.000.000	Plumbing Repair/Contract	6,461	9,000	9,000
101.4430.03.000.000	Painting/Decorating/Contract	9,097	11,012	14,000
101.4430.04.000.000	Garbage Removal	32,551	53,000	53,000
101.4430.05.000.000	Chemical Treatment/Contract	8,026	10,950	11,000
101.4430.06.000.000	Automotive Repairs	583	1,500	-
101.4430.07.000.000	Minor Equipment Repairs	144	288	288
101.4430.08.000.000	Major Equipment Repairs	1,330	1,460	4,040
101.4430.10.000.000	Uniform and Mat Service	-	800	-
101.4430.11.000.000	Building Repairs	1,402	1,500	500
101.4431.00.000.000	Landscaping Maintenance Contract	25,121	31,800	33,000
101.4431.05.000.000	Trash/Yolo County Landfill	2,212	3,250	3,000
101.4434.00.000.000	Tree Trimming	7,865	9,000	11,000
101.4436.00.000.000	Maintenance Charges from Others	98,048	130,769	170,925
101.4480.00.000.000	Protective Services	582	2,000	800
101.4510.00.000.000	Flood Insurance	323	3,882	4,652
101.4510.01.000.000	General Liability Insurance	2,835	3,457	4,347
101.4510.02.000.000	Auto Insurance	68	264	-
101.4510.03.000.000	Property Insurance	14,066	19,483	21,568
101.4520.00.000.000	PILOT	42,552	56,732	56,600
101.4540.00.000.000	Administrative Benefits	14,044	19,881	29,882
101.4540.01.000.000	Retired Benefits	6,622	8,000	8,830
101.4540.04.000.000	OPEB Expense	7,209	25,000	10,000
101.4540.10.000.000	Maintenance Benefits	1,524	1,543	1,543
101.4540.20.000.000	Tenant Service Benefits	897	1,800	-
101.4570.00.000.000	Collection Losses	(0)	7,500	7,500
101.4600.01.000.000	OES Support Agreement	1,125	2,500	2,500
TOTAL EXPENSE		701,172	976,027	1,003,925
NET INCOME (LOSS)		92,659	55,244	42,333

AMP 2 WINTERS

2014-15 Budget

ACCOUNT		YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
REVENUE				
102.3110.00.020.000	Rent El Rio Villa 1	75,031	104,454	100,000
102.3110.00.040.000	Rent Vista Montecito	59,174	79,456	79,000
102.3110.00.080.000	Rent El Rio Villa 2	86,885	114,162	116,000
102.3110.00.180.000	Rent El Rio Villa 3	195,622	260,275	260,000
102.3110.00.250.000	Rent El Rio Villa 4	69,334	91,365	92,000
102.3111.00.020.000	Retro Rent	-	200	-
102.3111.00.180.000	Retro Rent	91	91	200
102.3436.00.000.000	Maintenance Charges to AMPS	2,200	2,200	-
102.3610.00.000.000	Interest Income	150	200	200
102.3690.00.000.000	Other Income	5,064	7,000	7,500
102.3690.00.020.000	Other Income - 44-02 Villa #1	2,625	3,550	3,500
102.3690.00.040.000	Other Income - 44-04 Montecito	804	800	800
102.3690.00.080.000	Other Income- 44-08 Villa #2	2,777	3,300	3,300
102.3690.00.180.000	Other Income- 44-18 Villa #3	6,714	7,250	6,500
102.3690.00.250.000	Other Income- 44-25 Villa #4	1,081	1,400	1,400
102.3700.00.000.000	Computer Posting Corrections	(1,590)	(1,590)	-
102.8020.00.000.000	HUD Operating Subsidy	285,812	388,160	385,926
102.9110.00.000.000	Capital Fund Revenue (1408 & 1406)	-	142,120	30,000
102.9110.02.000.000	Capital Fund Revenue (1430-1465)	361,413	550,929	260,000
	Reserve funds	-	-	-
TOTAL REVENUE		1,153,188	1,755,322	1,346,326
EXPENSE				
102.4110.10.000.000	Administrative Salaries	51,275	70,921	79,412
102.4125.01.000.000	Admin. P/R Taxes- Social Security/Med	3,446	4,707	5,835
102.4125.02.000.000	Admin. P/R Taxes- -SUI	658	897	673
102.4125.04.000.000	Admin. Retirement	7,532	10,120	12,371
102.4125.05.000.000	Admin. Workers Comp	1,291	2,432	2,422
102.4130.00.000.000	Legal Fees	3,403	6,000	7,500
102.4140.00.000.000	Training	905	2,800	1,000
102.4150.00.000.000	Travel	681	1,400	1,000
102.4170.04.000.000	Contract Services Plan Updates	3,632	7,800	5,000
102.4170.10.000.000	Professional Services	380	1,046	2,000
102.4171.00.000.000	Auditing	10,000	10,000	9,000
102.4180.00.000.000	147 Rent Allocation	2,273	3,032	3,031
102.4190.00.000.000	Postage	233	500	1,100
102.4190.01.000.000	Office Supplies	567	1,200	1,200
102.4190.02.000.000	Printing	245	500	325
102.4190.03.000.000	Telephone	6,696	9,000	7,000

AMP 2 WINTERS

2014-15 Budget

ACCOUNT		YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
102.4190.04.000.000	Fair Housing Services	1,250	1,700	1,750
102.4190.05.000.000	Dues and Subscriptions	299	500	300
102.4190.07.000.000	Computer Services	4,988	7,185	5,750
102.4190.12.000.000	Office Machines/Leases	6,004	8,350	8,000
102.4190.14.000.000	Criminal Background Checks	2,301	3,500	3,000
102.4190.20.000.000	Advertising	1,076	1,450	1,150
102.4190.23.000.000	Computer Equipment	1,084	1,500	1,500
102.4210.00.010.000	Tenant Service Salaries	11,287	17,339	3,006
102.4215.01.000.000	Tenant Svc. P/R Taxes- Social Security/Mec	825	1,636	230
102.4215.02.000.000	Tenant Svc. P/R Taxes - - SUI	509	771	109
102.4215.04.000.000	Tenant Svc. Retirement	480	1,528	-
102.4215.05.000.000	Tenant Svc. Workers Comp	160	250	63
102.4220.00.000.000	Tenant Services Materials	602	2,280	5,000
102.4221.00.000.000	Tenant Liaison	1,350	1,800	1,800
102.4310.00.020.000	Water - 44-02 Villa #1	13,033	20,000	20,000
102.4310.00.040.000	Water - 44-04 Montecito	5,591	8,500	8,000
102.4310.00.180.000	Water - 44-18 Villa #3	14,019	22,500	19,500
102.4320.00.020.000	Electricity- 44-02 Villa #1	17,650	25,000	25,000
102.4320.00.040.000	Electricity- 44-04 Montecito	1,656	2,334	2,334
102.4320.00.080.000	Electricity- 44-08 Villa #2	3,483	5,500	5,000
102.4320.00.180.000	Electricity- 44-18 Villa #3	352	550	550
102.4320.00.250.000	Electricity- 44-25 Villa #4	16	50	50
102.4330.02.020.000	Gas- 44-02 Villa #1	667	1,000	1,000
102.4330.04.040.000	Gas 44-04 Montecito	-	250	-
102.4330.08.080.000	Gas- 44-08 Villa #2	182	250	250
102.4330.12.180.000	Gas- 44-18 Villa #3	408	550	500
102.4330.25.000.000	Gas-Purtel Winters	6	30	30
102.4390.02.020.000	Sewerage - 44-02 Villa #1	485	485	-
102.4390.04.040.000	Sewerage - 44-04 Montecito	4,082	6,000	6,000
102.4390.08.080.000	Sewerage - 44-08 Villa #2	485	485	-
102.4390.12.180.000	Sewerage - 44-18 Villa #3	485	485	-
102.4390.13.250.000	Sewerage - 44-25 Villa #4	485	485	-
102.4390.15.000.000	City of Winters Sewer Svc. and Main. MOU	112,469	150,000	156,000
102.4400.01.000.000	AMP Management Fee	72,040	95,524	95,524
102.4400.02.000.000	Bookkeeping Fee	9,308	12,348	12,348
102.4400.04.000.000	Asset Management Fee	12,600	17,464	16,464
102.4401.00.000.000	IT Services	5,500	9,000	9,000
102.4410.00.000.000	Maintenance Salaries	3,315	3,315	-
102.4415.01.000.000	Maintenance P/R Taxes-Social Security/Mec	247	247	-
102.4415.02.000.000	Maintenance P/R Taxes- - SUI	-	-	-
102.4415.04.000.000	Maintenance Retirement	420	407	-

AMP 2 WINTERS

2014-15 Budget

ACCOUNT		YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
102.4415.05.000.000	Maintenance Workers Comp	363	363	-
102.4420.01.000.000	Electrical Supplies	1,988	4,000	4,000
102.4420.02.000.000	Plumbing Supplies	7,177	9,500	8,000
102.4420.03.000.000	Painting Supplies	59	300	100
102.4420.04.000.000	Chemical Supplies	501	1,000	1,000
102.4420.05.000.000	Lumber and Hardware	5,020	7,000	7,000
102.4420.06.000.000	Automotive Supplies	-	300	-
102.4420.07.000.000	Gas / Oil	663	4,000	-
102.4420.08.000.000	Dwelling Equipment/Supplies	196	900	1,500
102.4420.09.000.000	Maintenance Equip/Supplies	62	500	500
102.4423.08.000.000	Fire Protection/Testing/Monitor	1,953	2,500	2,500
102.4430.00.000.000	Grounds Maintenance	-	2,500	3,500
102.4430.01.000.000	Electrical Repair/Contract	406	1,500	2,000
102.4430.02.000.000	Plumbing Repair/Contract	3,010	4,000	4,000
102.4430.03.000.000	Painting/Decorating/Contract	12,520	17,000	17,000
102.4430.04.000.000	Garbage Removal	18,395	24,000	25,000
102.4430.05.000.000	Chemical Treatment/Contract	7,207	11,000	11,000
102.4430.06.000.000	Automotive Repairs	57	1,400	-
102.4430.07.000.000	Minor Equipment Repairs	690	2,500	1,000
102.4430.08.000.000	Major Equipment Repairs	-	-	5,000
102.4430.10.000.000	Uniform and Mat Service	567	1,300	800
102.4430.11.000.000	Building Repairs	86	1,000	2,000
102.4431.00.000.000	Landscaping Maintenance Contract	27,098	34,000	34,000
102.4431.05.000.000	Trash/Yolo County Landfill	2,442	4,500	4,500
102.4434.00.000.000	Tree Trimming	-	1,000	11,000
102.4436.00.000.000	Maintenance Charges from Others	124,674	166,769	212,861
102.4480.00.000.000	Protective Services	504	2,000	800
102.4510.01.000.000	General Liability Insurance	2,594	3,088	3,978
102.4510.02.000.000	Auto Insurance	(9)	1,063	-
102.4510.03.000.000	Property Insurance	11,927	17,319	18,288
102.4520.00.000.000	PILOT	46,026	61,371	64,720
102.4540.00.000.000	Administrative Benefits	15,504	24,124	22,177
102.4540.01.000.000	Retired Benefits	15,640	22,000	22,000
102.4540.04.000.000	OPEB Expense	8,001	25,000	10,000
102.4540.10.000.000	Maintenance Benefits	119	138	-
102.4540.20.000.000	Tenant Services Benefits	897	2,575	-
102.4570.00.000.000	Collection Losses	(114)	2,500	2,500
102.4600.01.000.000	OES Support Agreement	1,125	2,500	2,500
TOTAL EXPENSE		721,765	1,031,414	1,053,300
NET INCOME (LOSS)		431,424	723,909	293,025

AMP 3 WEST SACRAMENTO**2014-15 Budget**

ACCOUNT		YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
REVENUE				
103.3110.00.150.000	Dwelling Rent 44-15 RSM #1	80,100	106,000	106,000
103.3110.00.170.000	Dwelling Rent 44-17 RSM #2	52,601	70,000	70,000
103.3110.00.280.000	Dwelling Rent 44-28 Las Casitas	226,623	302,550	302,550
103.3111.00.280.000	Retro Rent	-	1,000	1,000
103.3436.00.000.000	Maintenance Charges to AMPS	700	700	-
103.3610.00.000.000	Interest Income	208	300	1,000
103.3690.00.000.000	Other Income	1,779	12,444	2,500
103.3690.00.150.000	Other Income- 44-15 RSM #1	329	750	550
103.3690.00.170.000	Other Income- 44-17 RSM #2	355	250	550
103.3690.00.280.000	Other Income- 44-28 Las Casitas	4,061	4,500	4,500
103.8020.00.000.000	HUD Operating Subsidy	226,784	298,715	264,095
103.9110.00.000.000	Capital Fund Revenue (1408 & 1406)	38,764	45,000	30,000
103.9110.00.000.000	Capital Fund Revenue (1430-1465)	-	-	-
	Reserve Funds	-		
TOTAL REVENUE		632,303	842,209	782,745
EXPENSE				
103.4110.10.000.000	Administrative Salaries	45,583	61,237	71,028
103.4125.01.000.000	Admin. P/R Taxes- Social Security/Med	3,022	4,246	5,230
103.4125.02.000.000	Admin. P/R Taxes--SUI	580	897	673
103.4125.04.000.000	Admin. Retirement	6,445	8,821	11,089
103.4125.05.000.000	Admin. Workers Comp	1,199	1,869	2,256
103.4130.00.000.000	Legal Fees	3,617	5,000	5,000
103.4140.00.000.000	Training	1,419	1,800	1,800
103.4150.00.000.000	Travel	1,402	2,250	2,000
103.4170.04.000.000	Contract Services Plan Updates	3,632	5,000	5,000
103.4170.10.000.000	Professional Services	380	750	2,000
103.4171.00.000.000	Auditing	10,000	10,000	9,000
103.4180.00.000.000	147 Rent Allocation	2,273	3,032	3,031
103.4190.00.000.000	Postage	523	750	1,100
103.4190.01.000.000	Office Supplies	864	1,200	1,200
103.4190.02.000.000	Printing	245	400	325
103.4190.03.000.000	Telephone	6,056	8,000	8,000
103.4190.04.000.000	Fair Housing Services	1,250	1,687	1,750
103.4190.05.000.000	Dues and Subscriptions	299	400	300
103.4190.07.000.000	Computer Services	5,686	7,600	5,750
103.4190.11.000.000	Office Equipment	19	250	-
103.4190.12.000.000	Office Machines/Leases	5,884	8,100	8,000
103.4190.14.000.000	Criminal Background Checks	996	1,400	1,200
103.4190.18.000.000	Taxes, Fees, and Assessments	5,996	5,996	6,100
103.4190.20.000.000	Advertising	1,156	1,830	1,150

AMP 3 WEST SACRAMENTO

2014-15 Budget

ACCOUNT		YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
103.4190.23.000.000	Computer Equipment	1,084	-	1,500
103.4210.00.010.000	Tenant Service Salaries	15,354	29,449	6,011
103.4215.01.000.000	Tenant Svc. P/R Taxes - Social Security/Me	1,142	2,520	460
103.4215.02.000.000	Tenant Svc. P/R Taxes--SUI	493	955	217
103.4215.04.000.000	Tenant Svc. Retirement	480	1,528	-
103.4215.05.000.000	Tenant Svc. Workers Comp	242	409	127
103.4220.00.000.000	Tenant Services Materials	433	1,500	5,000
103.4221.00.000.000	Tenant Liaison	1,350	1,800	1,800
103.4310.00.150.000	Water 44-15 RSM #1	8,688	14,790	11,120
103.4310.00.280.000	Water - 44-28 Las Casitas	19,059	29,000	24,395
103.4320.00.150.000	Electricity- 44-15 RSM #1	10,447	17,000	17,000
103.4320.00.170.000	Electricity- 44-17 RSM #2	1,980	5,000	3,500
103.4320.00.280.000	Electricity- 44-28 Las Casitas	7,773	14,000	12,000
103.4330.00.280.000	Gas 44-28 Las Casitas	185	325	325
103.4330.10.150.000	Gas- 44-15 RSM #1	3,399	4,900	5,000
103.4330.11.170.000	Gas- 44-17 RSM #2	497	700	600
103.4330.14.280.000	Gas - Vacant Units	40	50	50
103.4390.10.150.000	Sewerage-44-15 RSM #1	8,294	11,638	11,638
103.4390.11.170.000	Sewerage- 44-17 RSM #2	5,104	7,162	7,162
103.4390.14.280.000	Sewerage-44-28 Las Casitas	16,163	22,679	22,679
103.4400.01.000.000	AMP Management Fee	71,982	94,842	94,842
103.4400.02.000.000	AMP Bookkeeping Fee	9,300	12,260	12,260
103.4400.04.000.000	Asset Management Fee	12,510	16,346	16,346
103.4401.00.000.000	IT Services	5,250	24,000	10,000
103.4410.00.000.000	Maintenance Salaries	3,394	3,394	-
103.4415.01.000.000	Maintenance P/R Taxes- Social Security/Me	247	247	-
103.4415.02.000.000	Maintenance P/R Taxes--SUI	-	-	-
103.4415.04.000.000	Maintenance Retirement	423	410	-
103.4415.05.000.000	Maintenance Workers Comp	361	361	-
103.4420.01.000.000	Electrical Supplies	2,689	3,000	3,000
103.4420.02.000.000	Plumbing Supplies	2,299	3,000	3,000
103.4420.03.000.000	Painting Supplies	87	500	100
103.4420.04.000.000	Chemical Supplies	386	400	600
103.4420.05.000.000	Lumber and Hardware	2,424	3,500	3,000
103.4420.07.000.000	Gas / Oil	441	1,000	-
103.4420.08.000.000	Dwelling Equipment/Supplies	8,712	15,500	1,500
103.4420.09.000.000	Maintenance Equip/Supplies	203	500	500
103.4423.08.000.000	Fire Protection/Testing/Monitor	5,709	6,800	4,800
103.4430.00.000.000	Grounds Maintenance	704	1,100	800
103.4430.01.000.000	Electrical Repair/Contract	977	2,000	2,000
103.4430.02.000.000	Plumbing Repair/Contract	200	2,500	2,500
103.4430.03.000.000	Painting/Decorating/Contract	3,390	5,500	6,000

AMP 3 WEST SACRAMENTO

2014-15 Budget

ACCOUNT		YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
103.4430.04.000.000	Garbage Removal	26,369	35,147	35,147
103.4430.05.000.000	Chemical Treatment/Contract	7,183	10,300	11,000
103.4430.06.000.000	Automotive Repairs	-	-	-
103.4430.07.000.000	Minor Equipment Repairs	353	1,200	1,200
103.4430.08.000.000	Major Equip Repair / Maint	143	5,400	4,000
103.4430.10.010.000	Uniform and Mat Service	643	1,300	800
103.4430.11.000.000	Building Repairs	173	4,000	4,000
103.4431.00.000.000	Landscape Maintenance Contract	21,315	28,420	28,420
103.4431.05.000.000	Trash/Yolo County Landfill	239	500	500
103.4434.00.000.000	Tree Trimming	-	3,000	3,000
103.4436.00.000.000	Maintenance Charges from Others	39,691	77,369	79,014
103.4480.00.000.000	Protective Services	869	2,310	1,000
103.4510.00.000.000	Flood Insurance	24,090	33,000	33,000
103.4510.01.000.000	General Liability Insurance	2,463	3,284	3,777
103.4510.02.000.000	Auto Insurance	12	1,091	-
103.4510.03.000.000	Property Insurance	11,228	15,281	17,217
103.4520.00.000.000	PILOT	33,795	45,055	47,955
103.4540.00.000.000	Admin Benefits	15,488	23,688	18,517
103.4540.01.000.000	Retired Benefits	6,661	9,000	9,000
103.4540.04.000.000	OPEB Expense	4,864	25,000	10,000
103.4540.10.000.000	Maintenance Benefits	630	-	-
103.4540.20.000.000	Tenant Service Benefits	897	2,575	-
103.4570.00.000.000	Collection Losses	-	2,500	2,500
103.4600.01.000.000	OES Support Agreement	1,125	2,500	2,500
TOTAL EXPENSE		540,648	836,999	757,358
NET INCOME (LOSS)		91,655	5,210	25,387

ADMINISTRATION BUILDING

2014-15 Budget

ACCOUNT		YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
REVENUE				
147.3200.00.000.000	Rent Income Commercial (3rd Party)	22,100	30,570	33,874
147.3400.00.000.000	Space Rental Income (Related Parties)	72,404	96,539	125,143
147.3690.00.000.000	Other Income	419	-	-
147.3700.00.000.000	Capital Fund Debt Service Revenue	181,503	223,478	167,898
TOTAL REVENUE		276,426	350,587	326,914
EXPENSE				
147.4130.00.000.000	Legal Fees	740	-	750
147.4190.18.000.000	Taxes, Fees & Assessments	2,420	6,000	6,000
147.4310.00.000.000	Water-West Main	1,974	3,700	2,200
147.4320.00.000.000	Electricity- West Main	14,751	22,500	22,500
147.4330.00.000.000	Gas- West Main	1,100	1,200	1,200
147.4390.00.000.000	Sewerage- West Main	297	500	500
147.4420.00.000.000	Maintenance Supplies	1,480	2,500	2,500
147.4421.00.000.000	Building Maintenance	214	8,000	5,000
147.4430.00.000.000	Mat Service	1,397	1,600	1,600
147.4430.04.000.000	Trash Pick-Up	384	500	500
147.4431.00.000.000	Landscape Maintenance	3,766	5,500	3,500
147.4436.00.000.000	Maintenance Charges from Others	14,020	25,000	23,250
147.4480.00.000.000	Protective Services	7,745	10,000	10,000
147.4510.03.000.000	Property Insurance	1,713	2,884	2,627
147.4580.01.000.000	Debt Service-Loan #1 \$2,240,000 Loan	18,776	167,898	167,898
	Transfer to Replacement Reserves	-	-	9,000
TOTAL EXPENSE		70,776	257,782	259,024
NET INCOME (LOSS)		205,651	92,805	67,890

HCV PROGRAM ADMINISTRATION

2014-15 Budget

ACCOUNT	YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET	
REVENUE				
200.3025.00.000.000	Admin Fees Earned	767,311	1,038,645	1,036,936
200.3610.00.000.000	Interest Income-FSS		-	-
200.3610.01.000.000	Interest Income-Admin Reserve		-	-
200.3690.00.000.000	Fraud Income	6,081	4,000	5,000
200.3690.01.000.000	Port In Admin Fees	11,931	10,000	2,000
200.3690.02.000.000	Other Income	516	1,030	500
	Other Reserves	-	-	-
TOTAL REVENUE		785,839	1,053,675	1,044,436
EXPENSE				
200.4110.00.000.000	Administrative Salaries Vouchers	201,147	277,559	284,246
200.4110.10.000.000	FSS Coordinator	12,261	17,657	19,647
200.4115.01.000.000	FSS P/R Taxes - Social Security/Medicare	796	1,503	1,477
200.4115.02.000.000	FSS P/R Taxes - SUI	174	174	174
200.4115.04.000.000	FSS Retirement	1,907	3,056	3,132
200.4115.05.000.000	FSS Workers Comp	98	182	178
200.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicar	13,494	18,617	20,936
200.4125.02.000.000	Admin. P/R Taxes- -SUI	2,819	2,418	2,430
200.4125.04.000.000	Admin. Retirement	28,975	40,022	44,390
200.4125.05.000.000	Admin. Workers Comp	2,841	5,635	5,192
200.4140.00.000.000	Training	4,582	4,900	4,100
200.4150.00.000.000	Travel	1,062	1,100	6,700
200.4170.04.000.000	Contract Service Plan Updates	2,050	2,100	2,100
200.4170.10.000.000	Professional Services	4,961	8,100	750
200.4171.00.000.000	Auditing	15,900	15,900	13,900
200.4180.00.000.000	147 Rent Allocation	18,922	25,230	25,230
200.4190.00.000.000	Office Supplies	1,936	3,000	3,000
200.4190.01.000.000	Postage	12,027	16,000	18,500
200.4190.02.000.000	Printing	3,542	5,000	5,000
200.4190.03.000.000	Telephone	849	3,500	1,200
200.4190.04.000.000	Other Misc. Costs	364	-	-
200.4190.05.000.000	Membership Dues and Subscriptions	3,533	5,000	5,000
200.4190.06.000.000	Fair Housing Services	3,750	3,500	4,000
200.4190.07.000.000	Computer Support	6,470	8,500	18,626
200.4190.09.000.000	Admin Fees Port-Outs	6,109	8,000	8,000
200.4190.10.000.000	Computer Software Chgs. Vouchers	318	351	-
200.4190.12.000.000	Office Machines/Leases	8,983	12,000	15,402
200.4190.14.000.000	Criminal Background Checks	4,140	5,500	8,500
200.4190.16.000.000	Meeting Supplies/Expense	-	250	100
200.4190.20.000.000	Advertising	508	1,200	1,200
200.4230.10.000.000	Contract Services	-	1,000	-
200.4400.06.000.000	HCV Management Fee	168,960	227,038	227,038
200.4400.07.000.000	HCV Bookkeeping Fee	105,600	136,800	136,800
200.4401.00.000.000	IT Services	17,938	21,000	18,000
200.4420.07.000.000	Gas / Oil	647	800	1,000
200.4430.01.000.000	Vehical Repair & Maintenance	161	300	300
200.4430.10.000.000	Uniform and Mat Service	-	-	275
200.4436.00.000.000	Maintenance Charges from Others	113	500	500
200.4510.01.000.000	General Liability Insurance	4,452	5,936	6,826
200.4510.02.000.000	Auto Insurance	839	900	1,200
200.4540.00.000.000	Health Benefits	65,013	87,457	80,418
200.4540.01.000.000	Retired Benefits	7,146	9,500	10,000
200.4540.02.000.000	FSS Coordinator Health Benefits	4,295	5,500	5,280
200.4540.04.000.000	OPEB Expense	24,763	25,000	-
200.4550.00.000.000	Bank Fees & Charges	(233)	-	-

HCV PROGRAM ADMINISTRATION

2014-15 Budget

ACCOUNT	YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
200.4600.01.000.000 OEC Support Agreement	1,125	2,500	2,500
Fixed Asset Additions	-	-	-
TOTAL EXPENSE	765,337	1,020,186	1,013,248
NET INCOME (LOSS)	20,502	33,489	31,188

HOUSING CHOICE VOUCHERS

2014-15 Budget

ACCOUNT	YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
REVENUE			
201.3610.00.000.000 HAP Reserve (NRA) Interest Income	-	-	-
201.3690.00.000.000 HAP Fraud Income (50%)	6,081	1,600	1,600
201.8025.00.000.000 HAP Contributions Received from HUD	8,444,309	11,426,161	11,534,460
Remaining NRA Reserve Used	-	-	-
TOTAL REVENUE	8,450,390	11,427,761	11,536,060
EXPENSE			
201.4715.00.000.000 HAP Payments	8,261,703	11,169,810	11,534,976
201.4715.01.000.000 HAP FSS Escrow Payments	27,262	28,000	28,000
201.4715.02.000.000 HAP Payments Outgoing Ports	93,635	137,495	137,495
201.4715.04.000.000 HAP Utilities	26,284	37,750	37,750
TOTAL EXPENSE	8,408,884	11,373,055	11,738,221
NET CHANGE TO NRA	41,506	54,706	(202,161)

\$137k NRA@ YE to cover \$106k PY shortfall funds recapture
(see lease-up arc for details)

CENTRAL OFFICE COST CENTER**2014-15 Budget**

ACCOUNT		YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
REVENUE				
310.3400.01.000.000	LIPH Bookkeeping Fees	28,763	38,014	38,014
310.3400.02.000.000	LIPH Management Fees	222,622	294,078	294,078
310.3400.03.000.000	LIPH Asset Management Fees	38,790	51,685	50,685
310.3400.05.000.000	Cttwd Mgmt Fees & Salary Reimbursement	14,490	19,320	19,320
310.3400.06.000.000	HCV Program Management Fees	168,960	227,038	227,038
310.3400.07.000.000	HCV Program Bookkeeping Fees	105,600	136,800	136,800
310.3400.09.000.000	Capital Fund Transfer Line 1408	75,752	95,754	100,000
310.3400.11.000.000	Davis RD-880 Mgmt Fund	-	10,000	10,000
310.3400.70.000.000	ADMH Management Fees	6,075	8,100	8,100
310.3400.80.000.000	Pacifico Management Fees	31,500	42,000	42,000
310.3435.00.000.000	IT Billed	43,563	77,750	62,000
310.3436.00.000.000	Maintenance Charges to AMPS	290,408	419,732	524,300
310.3500.01.000.000	Davis Migrant Center Management Fees	28,928	38,904	38,904
310.3500.02.000.000	Madison Migrant Center Management Fees	38,861	52,195	52,195
310.3500.03.000.000	Dixon Migrant Center Management Fees	31,294	41,729	41,729
310.3501.01.000.000	Davis MC Mgmt Fee Contra - Unfunded OMS	(16,112)	(25,000)	(20,000)
310.3501.02.000.000	Madison MC Mgmt Fee Contra - Unfunded OM	(7,922)	(11,789)	(8,000)
310.3501.03.000.000	Dixon MC Mgmt Fee Contra - Unfunded OMS C	(11,883)	(18,500)	(1,000)
310.3500.04.000.000	Crosswood Developer Fee	-	50,000	50,000
310.3500.07.000.000	Davis Solar Management Fee	-	1,290	3,762
310.3610.00.000.000	Interest Income	275	1,500	350
310.3610.10.000.000	Interest Income from Migrant CARE reserve	80	100	100
310.3690.00.000.000	Other income	48,021	57,402	30,000
310.3690.01.000.000	Staff Consulting Services Income	6,066	8,580	7,500
	Fourth & Hope Consulting Services Income	-	-	-
	Fourth & Hope Office Equip Lease Income	-	-	10,596
310.3690.05.000.000	Donation Income	3,648	4,800	4,800
310.3690.20.000.000	Discounts Taken	-	50	25
TOTAL REVENUE		1,147,776	1,621,532	1,723,296
EXPENSE				
310.4110.10.000.000	Administrative Salaries	490,209	691,154	672,799
310.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	31,784	43,672	49,151
310.4125.02.000.000	Admin. P/R Taxes- -SUI	3,714	5,029	3,845
310.4125.04.000.000	Admin. Retirement	64,532	91,371	93,595
310.4125.05.000.000	Admin. Workers Comp	9,902	15,374	16,646
310.4130.00.000.000	Legal Fees	37,500	50,000	44,000
310.4140.00.000.000	Training	5,891	8,000	9,592
310.4150.00.000.000	Travel	9,376	14,000	16,252
310.4170.05.000.000	Contract Service	1,615	-	-
310.4170.06.000.000	Contract Service - Clerk of the Board	2,485	3,500	5,000

CENTRAL OFFICE COST CENTER

2014-15 Budget

ACCOUNT		YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
310.4170.10.000.000	Professional Services	1,731	5,000	15,000
310.4171.00.000.000	Auditing	6,750	8,500	5,250
310.4180.00.000.000	147 Rent Allocation	27,085	36,113	36,113
310.4190.00.000.000	Postage	1,471	2,500	2,500
310.4190.01.000.000	Office Supplies	1,957	3,500	8,500
310.4190.02.000.000	Printing	947	1,500	1,500
310.4190.03.000.000	Telephone	15,053	19,925	17,925
310.4190.04.000.000	Board Stipends	1,600	2,000	4,500
310.4190.05.000.000	Dues & Subscriptions	3,104	3,315	3,315
310.4190.07.000.000	Computer Support-Tenmast	9,093	18,000	18,000
310.4190.08.000.000	Computer Services	2,620	5,500	4,000
310.4190.11.000.000	Office Equipment	-	-	-
310.4190.12.000.000	Computer and Office Machines/Leases	10,705	16,000	15,000
310.4190.13.000.000	Meeting Expense	540	1,000	2,500
310.4190.14.000.000	Advertising	25	1,000	2,500
310.4190.16.000.000	P/R Processing Fee	3,088	4,000	4,750
310.4190.18.000.000	Taxes, Fees and Assessments	-	100	100
310.4190.20.000.000	Soccer League Expense	336	336	-
310.4190.23.000.000	Computer Equipment	280	3,000	2,000
310.4310.00.000.000	Water - Davis Lot Fee	12	23	-
310.4410.00.000.000	Maintenance Salaries	150,081	210,517	248,549
310.4415.01.000.000	Maintenance P/R Taxes- Social Security/Medic	10,754	15,339	18,627
310.4415.02.000.000	Maintenance P/R Taxes- -SUI	1,758	-	2,170
310.4415.04.000.000	Maintenance Retirement	19,551	27,251	39,494
310.4415.05.000.000	Maintenance Workers Comp	15,726	21,235	27,027
310.4420.00.000.000	Maintenance Supplies	-	150	150
310.4420.07.000.000	Gas & Oil Vehicles/Repairs Fleet Vehicles	10,128	13,500	15,000
310.4430.06.000.000	Trash Truck- Insurance/Fuel/Repairs	6,828	9,500	11,000
310.4430.10.000.000	Uniform and Mat Service	(297)	1,200	1,200
310.4436.00.000.000	Maintenance Charges from Others	3,975	3,975	-
310.4510.01.000.000	General Liability Insurance	154	205	250
310.4510.02.000.000	Auto Insurance	3,248	4,554	5,000
310.4540.00.000.000	Admin Benefits	75,345	100,000	102,434
310.4540.01.000.000	Retired Admin Benefits	18,467	23,787	25,000
310.4540.04.000.000	OPEB Expense	77,081	93,501	100,000
310.4540.10.000.000	Maintenance Benefits	23,715	27,238	53,544
310.4550.00.000.000	Bank Fees	113	-	-
310.4600.01.000.000	OES Support Agreement	3,000	4,000	4,000
310.6010.00.000.000	Prior Period Adjustments	(288)	(210)	-
TOTAL EXPENSE		1,162,746	1,609,154	1,707,780
NET INCOME (LOSS)		(14,970)	12,377	15,516

ADMH/HELEN THOMSON HOUSES

2014-15 Budget

ACCOUNT		YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
REVENUE				
320.3690.00.000.000	Other government revenues	?	30,750	30,750
TOTAL REVENUE		-	30,750	30,750
EXPENSE				
320.4190.14.000.000	Background Check-Trinity	29	900	500
320.4190.14.010.000	Background Check Meadowlark	-	700	500
320.4190.15.000.000	Project Management Expense	6,075	8,100	8,100
320.4190.18.010.000	Prop Taxes, Assessmts & Fees - Meadowla	1,127	2,300	2,300
320.4310.01.000.000	Water expense Trinity	851	1,200	1,200
320.4310.01.010.000	Water Meadowlark	329	500	500
320.4320.00.010.000	Electric Service Meadowlark	1,646	2,373	2,300
320.4320.01.000.000	Electric Expense-Trinity	1,250	2,100	2,100
320.4330.00.010.000	Gas (Heating) Meadowlark	746	900	900
320.4330.01.000.000	Gas Expense Trinity	451	650	650
320.4390.00.010.000	Sewer - Meadowlark	311	400	400
320.4390.01.000.000	Sewer - Trinity	420	500	500
320.4420.00.000.000	Materials Trinity	610	1,200	825
320.4420.00.010.000	Materials Meadowlark	738	150	825
320.4421.00.000.000	Maintenance Repairs Trinity	-	250	300
320.4421.00.000.000	Maintenance Repairs Meadowlark	185	250	300
320.4430.00.000.000	Grounds Maintenance Trinity	1,099	1,500	1,500
320.4430.00.010.000	Grounds Maintenance Meadowlark	-	500	700
320.4430.04.000.000	Garbage and Trash Removal Trinity	287	400	400
320.4430.04.010.000	Garbage and Trash Removal Meadowlark	170	250	250
320.4430.05.000.000	Chemical Treatment	-	100	100
320.4430.05.010.000	Chemical Treatment Meadowlark	-	100	100
320.4436.00.000.000	Maint Charges From Others - Meadowlark	725	1,000	1,000
320.4436.01.000.000	Maint Charges from Others - Trinity	-	1,000	1,000
320.4540.03.000.000	Property Insurance Trinity	137	182	209
320.4540.03.010.000	Property Insurance Meadowlark	184	245	282
320.4610.00.000.000	Extraordinary Maintenance Trinity	87	-	-
320.4610.00.010.000	Extraordinary Maintenance Meadowlark	-	-	-
	Transfer to Reserves-Trinity	-	1,500	1,500
	Transfer to Reserves-Meadowlark	-	1,500	1,500
TOTAL EXPENSE		17,457	30,750	30,741
NET INCOME (LOSS)		(17,457)	-	9

COTTONWOOD MEADOWS/NHCDC

2014-15 Budget

ACCOUNT		YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
REVENUE				
400.3110.00.000.000	Dwelling Rent-Market Rate Units	183,577	246,221	244,770
400.3110.01.000.000	Dwelling Rent-RHCP Units	40,435	53,078	53,913
400.3610.00.000.000	Interest Income	85	100	100
400.3610.01.000.000	Interest on Replacement Reserve	203	250	250
400.3690.00.000.000	Other income	147,559	147,524	1,200
400.3690.01.000.000	State Annuity Receipts	7,105	-	2,400
400.3690.02.000.000	Maintenance Charges on Assisted Units	-	500	-
400.3690.03.000.000	Other Income Tenant Cottonwood	1,425	800	1,425
400.3690.04.000.000	Other Program Charges-RHCP Units	528	750	600
400.3690.05.000.000	Vending Income	2,413	2,507	2,500
400.3690.30.000.000	Other Government Income	1,971	-	-
	Approved Reserve Usage			
TOTAL REVENUE		385,301	451,730	307,158
EXPENSE				
400.4110.00.000.000	Administration Salaries	14,735	21,739	29,414
400.4125.01.000.000	Admin. P/R Taxes- Social Security/Med	891	1,662	2,220
400.4125.02.000.000	Admin. P/R Taxes- -SUI	547	773	508
400.4125.04.000.000	Admin. Retirement	1,411	2,138	3,149
400.4125.05.000.000	Admin. Workers Comp	212	503	612
400.4130.00.000.000	Legal Fees	-	750	750
400.4140.00.000.000	Training	60	-	500
400.4150.00.000.000	Mileage	-	100	100
400.4170.04.000.000	Contract Services	205	500	500
400.4171.00.000.000	Auditing	6,557	7,700	7,600
400.4172.00.000.000	Advertising	-	250	250
400.4190.00.000.000	Office Supplies	253	550	550
400.4190.02.000.000	Postage	77	-	200
400.4190.03.000.000	Telephone	766	1,050	1,400
400.4190.05.000.000	Membership Dues and Subscriptions	59	-	100
400.4190.07.000.000	Computer Services	1,734	2,500	2,500
400.4190.11.000.000	Office Equipment	53	106	200
400.4190.15.000.000	Management Fee to YCH	14,490	19,320	19,320
400.4190.17.000.000	Background Checks	122	300	300
400.4190.18.000.000	Taxes, Assessments & Fees	12,274	17,500	17,500
400.4190.20.000.000	Meeting Supplies/Expense	32	-	50
400.4310.00.000.000	Water	8,657	14,000	11,081
400.4320.00.000.000	Electricity	4,362	7,000	5,816
400.4330.00.000.000	Gas	648	1,000	900

COTTONWOOD MEADOWS/NHCDC

2014-15 Budget

ACCOUNT		YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
400.4390.00.000.000	Sewerage	11,101	14,000	15,000
400.4401.00.000.000	IT Services	4,250	7,250	7,500
400.4420.00.000.000	Maintenance Supplies	1,839	2,900	2,500
400.4423.08.000.000	Fire Protection/Testing/ Monitoring	74	-	500
400.4430.00.000.000	Maintenance Contracts	7,058	12,500	7,500
400.4430.02.000.000	Painting and Decorating Contracts	112	1,500	7,000
400.4430.03.000.000	Garbage and Trash Removal	4,960	7,500	7,500
400.4430.04.000.000	Grounds Contracts	2,766	3,000	4,000
400.4430.11.000.000	Building Repairs	3,839	5,294	6,000
400.4430.12.000.000	Janitorial Services	117	283	500
400.4436.00.000.000	Maintenance Charges from Others	7,380	8,675	14,500
400.4480.00.000.000	Protective Services	468	650	650
400.4510.00.000.000	Insurance-Flood	-	-	-
400.4510.01.000.000	General Liability Insurance	2,291	3,100	3,513
400.4510.03.000.000	Property Insurance	3,756	5,000	5,759
400.4510.05.000.000	Director's Risk Insurance	1,266	1,700	1,800
400.4540.00.000.000	Benefits	2,970	4,000	6,292
400.4540.04.000.000	OPEB Expense	182	500	500
400.4570.00.000.000	Collection Loss	-	500	500
OP EXPENSE		122,575	177,794	197,035
400.5615.00.000.000	Debt Service	39,060	83,695	83,695
	Bridge and Elevator Repairs (capitalized)			
TOTAL EXPENSE		161,636	261,489	280,730
NET INCOME (LOSS)		223,665	190,241	26,428

DAVIS SOLAR HOUSING**2014-15 Budget**

ACCOUNT		YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
REVENUE				
600.3110.00.000.000	Dwelling Rent	28,215	37,620	37,620
600.3610.00.000.000	Interest Income	190	250	250
600.3690.01.000.000	Other Income- tenants	54	-	-
600.3700.00.000.000	Computer Posting Correction		-	-
TOTAL REVENUE		28,458	37,870	37,870
EXPENSE				
600.4110.00.000.000	Administrative Salaries	1,002	2,538	2,924
600.4125.01.000.000	Admin. P/R Taxes- Social Security/Medi	67	194	215
600.4125.02.000.000	Admin. P/R Taxes- -SUI	9	13	13
600.4125.04.000.000	Admin. Retirement	145	396	455
600.4125.05.000.000	Admin. Wokers Comp	65	139	140
600.4130.00.000.000	Legal Fees	-	275	275
600.4140.00.000.000	Training	-	25	25
600.4150.00.000.000	Travel	-	50	50
600.4190.00.000.000	Office Supplies	-	100	100
600.4190.01.000.000	Postage	9	100	50
600.4190.02.000.000	Telephone	-	10	10
600.4190.04.000.000	Misc. Charges	-	900	900
600.4190.07.000.000	Computer Services	699	466	900
600.4190.12.000.000	Management Fees	-	1,290	3,762
600.4190.20.000.000	Advertisement	-	110	110
600.4310.00.000.000	Water Davis Solar	3,713	5,500	5,500
600.4320.00.000.000	Electricity Davis Solar	-	60	60
600.4330.00.000.000	Gas Davis Solar	-	75	75
600.4390.00.000.000	Sewerage - Davis Solar	3,595	4,375	4,375
600.4410.00.000.000	Maintenance Repairs and Contracts	216	1,900	2,900
600.4420.00.000.000	Maintenance Supplies	152	1,350	1,350
600.4420.08.000.000	Dwelling Equipment/Supplies	1,298	750	750
600.4430.00.000.000	Grounds Maintenance	400	750	750
600.4430.01.000.000	Building Repairs		-	-
600.4430.02.000.000	Furniture Replacement		-	-
600.4430.03.000.000	Painting Services	-	1,000	1,000
600.4430.04.000.000	Garbage and Trash Removal	1,850	2,400	2,400
600.4430.11.000.000	Fencing Maintenance	1,050	-	-
600.4436.00.000.000	Maintenance Charges from Others	910	2,500	2,500
600.4510.01.000.000	General Liability Insurance	242	149	371
600.4510.03.000.000	Property Insurance	811	1,110	1,243
600.4540.01.000.000	Benefits	233	504	469
600.4540.04.000.000	OPEB Expense	157	534	500
600.4550.00.000.000	Special Assessment	738	984	984
TOTAL EXPENSE		17,360	30,547	35,157
NET INCOME (LOSS)		11,098	7,323	2,713

PACIFICO HOUSING

2014-15 Budget

ACCOUNT	YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET	
REVENUE				
700.3690.00.000.000	Other Income	62,108	121,850	127,700
TOTAL REVENUE		62,108	121,850	127,700
EXPENSE				
700.4130.00.000.000	Legal Fees	137	700	1,000
700.4140.00.000.000	Travel	60	-	-
700.4150.00.000.000	Travel	-	400	100
700.4170.10.000.000	Professional Services	660	845	-
700.4190.01.000.000	Office Supplies	513	500	500
700.4190.03.000.000	Telephone	2,887	3,800	3,800
700.4190.07.000.000	Computer Services	1,220	1,700	1,700
700.4190.14.000.000	Background Checks	346	1,455	1,400
700.4190.15.000.000	Management Fee to YCH	31,500	42,000	42,000
700.4190.20.000.000	Advertising	-	400	2,000
700.4310.00.000.000	Water	5,953	9,000	10,000
700.4320.00.000.000	Electricity	13,419	22,000	22,000
700.4330.00.000.000	Gas	2,031	2,600	2,600
700.4390.00.000.000	Sewer	3,411	4,000	4,400
700.4401.00.000.000	IT Services Allocation	2,000	5,500	5,500
700.4420.00.000.000	Materials	1,888	3,500	3,500
700.4420.01.000.000	Electrical Supplies	274	-	-
700.4420.02.000.000	Plumbing Supplies	16	100	-
700.4420.03.000.000	Painting Supplies	22	100	-
700.4420.04.000.000	Chemical Supplies	54	100	-
700.4420.05.000.000	Lumber and Hardware	613	2,500	3,000
700.4420.05.701.000	Lumber & Hardware-Pacifico Rehab	25	500	-
700.4420.08.000.000	Dwelling Equipment/Supplies	-	1,000	1,500
700.4420.09.000.000	Maintenance Equip/Supplies	592	-	-
700.4423.08.000.000	Fire Sprinkler Contracts/Repairs	2,657	3,700	3,700
700.4430.01.000.000	Electrical Repair/Contract	-	600	500
700.4430.02.000.000	Plumbing Repair/Contract	225	800	800
700.4430.04.000.000	Trash Pickup	2,386	3,000	3,000
700.4430.12.000.000	Janitorial Services	2,090	2,200	4,000
700.4431.05.701.000	Landfill Health and Safety	10	50	50
700.4436.01.000.000	Maintenance Charges from Others	4,848	6,150	6,000
700.4436.02.000.000	Pacifico Health and Safety Labor	-	-	-
700.4436.03.000.000	Pacifico Unit Prep Labor	-	1,150	1,150
700.4550.00.000.000	Bank Fees	795	1,500	1,500
700.4570.00.000.000	Collection Losses	6,759	-	2,000

PACIFICO HOUSING

2014-15 Budget

ACCOUNT	YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
TOTAL EXPENSE	87,390	121,850	127,700
NET INCOME (LOSS)	(25,282)	-	-

Davis Migrant Center

2014-15 Budget

ACCOUNT		YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
501.3690.02.000.000	Operating Contract Revenue	278,275	427,945	427,945
	Revenue	278,275	427,945	427,945
501.4110.00.000.000	Administrative Salaries	14,467	23,791	19,338
501.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	906	1,975	1,421
501.4125.02.000.000	Admin. P/R Taxes- -SUI	166	231	174
501.4125.04.000.000	Admin. Retirement	2,128	4,015	3,014
501.4125.05.000.000	Admin. Workers Comp	364	763	636
501.4140.00.000.000	Training	120	1,150	1,150
501.4150.00.000.000	Travel - Ops	-	200	200
501.4171.00.000.000	Auditing	1,250	1,250	1,250
501.4190.00.000.000	YCH Contract Mgmt Fee	28,928	38,904	38,904
501.4190.01.000.000	Office Supplies	914	500	1,800
501.4190.02.000.000	Household Supplies	-	-	-
501.4190.03.000.000	Telephone	1,791	1,350	1,350
501.4190.04.000.000	Other Misc. Costs	153	-	-
501.4190.05.000.000	Membership & Dues	103	150	150
501.4190.06.000.000	Auto Maintenance / Repairs	2,880	6,325	6,325
501.4190.07.000.000	Gas / Oil	2,120	3,000	3,000
501.4190.08.000.000	Minor Equip Repair / Maint	354	500	500
501.4190.10.000.000	Computer Software Chgs.	1,125	-	-
501.4190.18.000.000	Taxes, Assessments & Fees	494	5,350	5,350
501.4310.00.000.000	Water	23,292	35,000	35,000
501.4320.00.000.000	Electricity	15,010	25,000	25,000
501.4330.00.000.000	Gas	10,601	14,000	14,000
501.4390.00.000.000	Sewerage	5,783	2,000	2,000
501.4401.00.000.000	IT Services	750	-	-
501.4410.00.000.000	Maintenance Salaries	37,034	55,365	49,431
501.4415.01.000.000	Maintenance P/R Taxes- Social Security/Me	2,284	4,439	3,781
501.4415.02.000.000	Maintenance P/R Taxes- -SUI	558	651	543
501.4415.04.000.000	Maintenance Retirement	5,411	8,586	8,018
501.4415.05.000.000	Maintenance Workers Comp	3,346	5,312	5,487
501.4420.00.000.000	Maintenance Supplies	469	-	-
501.4420.05.000.000	Lumber and Hardware	704	2,500	2,500
501.4430.00.000.000	Maintenance Contracts		-	4,250
501.4430.01.000.000	Water Well Maintenance	4,735	11,000	11,000
501.4430.02.000.000	Grounds Maintenance	1,428	3,200	3,200
501.4430.04.000.000	Rubbish & Trash Removal	6,270	11,000	11,000
501.4430.05.000.000	Elec/Plumb/Paint Supplies	1,175	1,550	1,550

501.4430.06.000.000	Vehicle Repair & Maintenance	781	600	600
501.4430.09.000.000	Equipment Rental	-	-	-
501.4430.10.000.000	Uniforms	-	300	300
501.4430.11.000.000	Building Repairs	-	-	-
501.4480.00.000.000	Protective Services	-	1,500	1,500
501.4510.01.000.000	General Liability Insurance	1,555	2,067	2,384
501.4510.02.000.000	Auto Insurance	1,219	1,700	1,700
501.4510.03.000.000	Property Insurance	7,052	9,403	10,813
501.4540.00.000.000	Admin Benefits	6,407	9,773	6,429
501.4540.01.000.000	Retired Benefits	13,376	20,000	20,000
501.4540.04.000.000	OPEB Expense	7,736	10,000	10,000
501.4540.10.000.000	Maintenance Benefits	19,226	25,290	21,075
501.4540.90.000.000	Unfunded OMS Costs	(16,112)	(25,000)	(20,000)
501.4900.01.000.000	Payment to Reserves	-	48,000	48,000
501.5610.01.000.000	Loan Payment (Prn & Int)	59,779	59,779	59,779
501.6010.00.000.000	Prior period adjusting		-	-
	Expense Total	278,134	432,469	423,902
	Change in Net Assets	141	(4,524)	4,043

Madison Migrant Center

2014-15 Budget

ACCOUNT		YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
502.3690.02.000.000	Operating Contract Revenue	427,304	574,142	574,142
	Revenue	427,304	574,142	574,142
502.4110.00.000.000	Administrative Salaries	14,727	24,226	19,106
502.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	922	2,006	1,403
502.4125.02.000.000	Admin. P/R Taxes- -SUI	170	236	169
502.4125.04.000.000	Admin. Retirement	2,166	4,078	2,975
502.4125.05.000.000	Admin. Wokers Comp	368	770	631
502.4140.00.000.000	Training	120	1,100	1,100
502.4150.00.000.000	Travel - Ops	-	400	400
502.4170.10.000.000	Professional Services	-	1,000	1,000
502.4171.00.000.000	Auditing	1,250	1,250	1,250
502.4190.00.000.000	YCH Contract Mgmt Fee	38,861	52,195	52,195
502.4190.01.000.000	Office Supplies	669	400	1,800
502.4190.02.000.000	Household Supplies	11	-	-
502.4190.03.000.000	Telephone	2,752	1,500	1,500
502.4190.04.000.000	Other Misc. Costs	(806)	-	-
502.4190.06.000.000	Auto Maintenance / Repairs	499	900	900
502.4190.07.000.000	Gas / Oil	1,172	2,400	2,400
502.4190.08.000.000	Minor Equip. Repair	50	400	400
502.4190.10.000.000	Computer Software Chgs.	1,500	-	-
502.4190.18.000.000	Taxes, Assessments & Fees	270	400	400
502.4310.00.000.000	Water	30,024	47,000	47,000
502.4320.00.000.000	Electricity	24,263	41,000	41,000
502.4330.00.000.000	Gas	16,158	20,500	20,500
502.4390.00.000.000	Sewerage	39,141	52,500	52,500
502.4401.00.000.000	IT Services	250	-	-
502.4410.00.000.000	Maintenance Salaries	45,036	66,045	60,102
502.4415.01.000.000	Maintenance P/R Taxes- Social Security/Me	2,676	5,256	4,598
502.4415.02.000.000	Maintenance P/R Taxes- -SUI	606	651	543
502.4415.04.000.000	Maintenance Retirement	6,459	10,262	9,749
502.4415.05.000.000	Maintenance Workers Comp	3,917	7,496	6,671
502.4420.00.000.000	Maintenance Supplies	991	-	-
502.4420.05.000.000	Lumber and Hardware	1,060	2,994	2,994
502.4430.00.000.000	Maintenance Contracts	(40)	-	4,250
502.4430.02.000.000	Grounds Maintenance	-	2,750	2,750
502.4430.04.000.000	Rubbish & Trash Removal	7,914	9,100	9,100
502.4430.05.000.000	Elec/Plump/Paint Supplies	2,541	3,000	3,000
502.4430.06.000.000	Vehicle Repair & Maintenance	-	600	600

502.4430.10.000.000	Uniforms	-	300	300
502.4430.11.000.000	Building Repairs	-	-	-
502.4480.00.000.000	Protective Services	821	800	800
502.4510.00.000.000	Insurance - Flood	51,246	66,684	66,684
502.4510.01.000.000	General Liability Expense	1,735	2,500	2,660
502.4510.02.000.000	Auto Insurance	548	1,700	1,700
502.4510.03.000.000	Property Insurance	7,920	9,500	12,144
502.4540.00.000.000	Admin Benefits	6,554	8,542	6,466
502.4540.01.000.000	Retired Benefits	5,738	7,000	7,000
502.4540.04.000.000	OPEB Expense	7,815	10,419	10,419
502.4540.10.000.000	Maintenance Benefits	19,027	23,714	21,075
502.4540.90.000.000	Unfunded OMS Costs	(7,922)	(11,789)	(8,000)
502.4900.01.000.000	Payment to Reserves	-	11,500	11,500
502.5610.01.000.000	Loan Payment (Prn & Int)	88,136	88,136	88,136
502.6010.00.000.000	Prior period adjusting		-	-
	Expense Total	427,315	581,421	573,868
	Change in Net Assets	(11)	(7,279)	274

Rehrman (Dixon) Migrant Center

2014-15 Budget

ACCOUNT		YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
503.3690.02.000.000	Operating Contract Revenue	289,535	459,018	459,018
	Revenue	289,535	459,018	459,018
503.4110.00.000.000	Administrative Salaries	14,467	24,104	18,693
503.4125.01.000.000	Admin. P/R Taxes- Social Security/Medicare	906	1,975	1,372
503.4125.02.000.000	Admin. P/R Taxes- -SUI	166	31	165
503.4125.04.000.000	Admin. Retirement	2,128	4,015	2,909
503.4125.05.000.000	Admin. Wokers Comp	364	763	622
503.4140.00.000.000	Training	120	250	250
503.4150.00.000.000	Travel - Ops	-	200	200
503.4170.10.000.000	Professional Services	-	2,500	2,500
503.4171.00.000.000	Auditing	1,500	1,500	1,500
503.4190.00.000.000	YCH Contract Mgmt Fee	31,294	41,729	41,729
503.4190.01.000.000	Office Supplies	391	295	1,800
503.4190.02.000.000	Household Supplies	-	-	-
503.4190.03.000.000	Telephone	2,407	2,000	3,000
503.4190.04.000.000	Other Misc. Costs	358	205	500
503.4190.05.000.000	Membership & Dues	103	150	150
503.4190.06.000.000	Auto Maintenance / Repairs	1,098	2,000	2,000
503.4190.07.000.000	Gas / Oil	1,354	4,400	4,400
503.4190.08.000.000	Minor Equipment Repairs	184	350	350
503.4190.09.000.000	Major Equipment Repair / Maint	-	11,000	11,000
503.4190.10.000.000	Computer Software Chgs.	625	1,000	1,000
503.4190.18.000.000	Taxes, Assessments & Fees	447	1,000	1,000
503.4310.00.000.000	Water	24,568	31,000	35,000
503.4320.00.000.000	Electricity	35,798	51,000	51,000
503.4330.00.000.000	Gas	8,934	14,000	14,000
503.4390.00.000.000	Sewerage	6,408	7,000	8,000
503.4410.00.000.000	Maintenance Salaries	63,672	94,038	71,973
503.4415.01.000.000	Maintenance P/R Taxes- Social Security/Me	3,796	7,397	5,506
503.4415.02.000.000	Maintenance P/R Taxes- -SUI	831	868	651
503.4415.04.000.000	Maintenance Retirement	9,146	14,626	11,674
503.4415.05.000.000	Maintenance Workers Comp	5,535	9,282	7,989
503.4420.00.000.000	Maintenance Supplies	1,752	3,000	3,000
503.4420.05.000.000	Lumber and Hardware	1,364	7,700	7,700
503.4430.00.000.000	Maintenance Contracts	-	-	4,250
503.4430.01.000.000	Water Well Maintenance	6,275	21,700	21,700
503.4430.02.000.000	Grounds Maintenance	111	7,550	7,550
503.4430.04.000.000	Rubbish & Trash Removal	8,556	14,000	12,000

503.4430.05.000.000	Elec/Plumb/Paint/Solar Supplies	2,352	5,800	5,800
503.4430.06.000.000	Vehicle Maintenance & Repairs	267	2,100	2,100
503.4430.09.000.000	Equipment Rental	-	100	100
503.4430.10.000.000	Uniforms	368	600	600
503.4430.11.000.000	Building Repairs	311	-	-
503.4510.01.000.000	General Liability Expense	3,600	5,000	5,520
503.4510.02.000.000	Auto Insurance	1,859	1,700	1,700
503.4510.03.000.000	Property Insurance	8,686	11,000	13,318
503.4540.00.000.000	Admin Benefits	6,407	8,373	6,297
503.4540.01.000.000	Retired Benefits	837	1,000	1,000
503.4540.04.000.000	OPEB Expense	19,546	26,000	26,000
503.4540.10.000.000	Maintenance Benefits	22,528	33,217	25,290
503.4540.90.000.000	Unfunded OMS Costs	(11,883)	(18,500)	(1,000)
	Expense Total	289,535	459,018	443,859
	Change in Net Assets	1	-	15,159

ROSS Grant 2014-15 Budget

ACCOUNT		YTD ACTUAL thru 03/2014	2013-14 MID- YEAR BUDGET	2014-15 PROPOSED BUDGET
REVENUE				
990.3030.00.000.000	HUD Grant Income	-	55,228	81,000
990.3690.00.000.000	Other Income			
990.3690.30.000.000	Other Government Income			
990.9110.00.000.000	Operating Transfers In			
TOTAL REVENUE		-	55,228	81,000
EXPENSE				
990.4110.10.000.000	Administrative Salaries	1,686	3,500	4,899
990.4125.01.000.000	Admin. P/R Taxes- Social Security/Med	116	250	313
990.4125.02.000.000	Admin. P/R Taxes--SUI	-	-	-
990.4125.04.000.000	Admin. Retirement	226	525	656
990.4125.05.000.000	Admin. Workers Comp	32	70	88
990.4130.00.000.000	Legal Fees	-	50	200
990.4140.00.000.000	Training		1,183	1,800
990.4150.00.000.000	Travel	-	500	1,000
990.4170.10.000.000	Professional Services	139	150	-
990.4190.00.000.000	Postage	-	350	500
990.4190.01.000.000	Office Supplies	-	200	500
990.4190.02.000.000	Printing	-	50	100
990.4190.03.000.000	Telephone	-	250	520
990.4190.20.000.000	Advertising	-	50	100
990.4190.23.000.000	Computer Equipment	-	1,200	-
990.4210.00.010.000	Tenant Service Salaries	9,139	29,887	48,859
990.4215.01.000.000	Tenant Svc. P/R Taxes - Social Security/Me	583	1,100	1,375
990.4215.02.000.000	Tenant Svc. P/R Taxes--SUI	260	500	625
990.4215.04.000.000	Tenant Svc. Retirement	1,420	2,800	3,500
990.4215.05.000.000	Tenant Svc. Workers Comp	70	200	250
990.4215.06.000.000	Tenant Svc. Comp. Abs	-	300	375
990.4220.00.000.000	Tenant Services Materials	-	150	200
990.4401.00.000.000	IT Services	-	50	250
990.4540.00.000.000	Admin Benefits	351	700	875
990.4540.01.000.000	Retired Benefits	-	-	-
990.4540.04.000.000	OPEB Expense	-	3,513	4,392
990.4540.20.000.000	Tenant Service Benefits	3,829	7,700	9,625
TOTAL EXPENSE		17,852	55,228	81,000
NET INCOME (LOSS)		(17,852)	(0)	-
			1,228	-