



**Executive Director**

*Jennifer Panetta*

**Board of Commissioners**

*Carol Berg, Chairperson*

*Sonja Brunner, Vice Chairperson*

*Andy Schiffrin*

*Ligaya Eligio*

*Rebecca Garcia*

*Richard Schmale*

*Ron Pomerantz*

**Proposed Budget**

**2018-2019**

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**2018 - 2019**  
**PROPOSED BUDGET**

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**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**

**BUDGET TERMS**

| <b>TERM</b>               | <b>DEFINITIONS</b>   | <b>COMMENTS</b>   |
|---------------------------|--|---|
| Administration Fees       | Fees derived from contracts or services  | Section 8 fees are earned on each contract on the first of each month. Fees earned in other programs are received from services provided or derived from a fee schedule, or from a composite labor rate |
| Rental Income             | Rental Income on Housing Authority owned property                                    | Dwelling rental income from HUD and USDA programs. Non-dwelling rental income for Housing Authority offices. (See office rent)  |
| Grants/Contracts          | Funding from grants or contracts with various agencies to perform specific services. | Includes State and Federal Grants and contracts with local governments  |
| Interest Income           | Interest earned on restricted and unrestricted reserves.                             |   |
| Incoming Port Admin Fee   | Fee earned from other Public Housing Authorities for administering a portable unit.  | Applicable only to Section 8 Voucher Programs.  |
| Other Income              | Income that does not conform to other categories.                                    | Examples include Laundry vending receipts, Tenant charges for repairs, CAM charges.   |
| Operating Transfers In    | Transfer of funds from one program or fund to another.                               | Used for grant matching requirements, Capital grant funds transferred to operations, or use of operating or restricted reserves   |
| Salary Expenses           | Salaries for administrative, technical, and maintenance staff                        |   |
| Employee Benefit Expenses | Payroll taxes and other fringe benefits for long-term and permanent employees        | Benefits: Health, dental, vision, retirement life, accidental death and dismemberment, short-term and long-term disability.<br>Taxes: Medicare, unemployment, and social security (if applicable).      |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**

**BUDGET TERMS**

| <b>TERM</b>                   | <b>DEFINITIONS</b>  | <b>COMMENTS</b>  |
|-------------------------------|---|--|
| Legal Fees                    | Payments to the Housing Authority's legal counsel.  |  |
| Training and Travel           | Training and Travel expenses for classes, conferences or out-of-town meetings   | Includes conference/class registration fees, and corresponding transportation costs, subsistence allowances, and hotels.   |
| Audit Fees                    | Fees paid to an Independent Public Accountant for annual audits.  |  |
| Office Rent                   | Rent of office space by Programs, including cost of utilities, landscape maintenance, and janitorial services   | Programs reimburse expenses related to Housing Authority owned buildings, including operating costs, debt service, insurance, and other items.   |
| Other Administrative (Sundry) | Items of administrative expense for which no specific account is prescribed in the other categories   | Included in this category is the cost of most overhead expenses such as office supplies, postage, telephone, etc.  |
| Tenant Services               | Support services and security deposit assistance provided to low-income participants in federal and local programs.                                     | Services are provided through contracts with various local jurisdictions.  |
| Other Maintenance             | Costs of maintenance and repair of buildings and equipment  | Included in this category is the maintenance and repair of appliances, office equipment, service contracts, and mileage reimbursements to employees for use of their own vehicles.                                       |
| Insurance                     | Administrative insurance costs including errors and omissions, general liability, property, umbrella, flood cyber liability, and worker's compensation. | Worker's compensation coverage is currently provided by State Compensation Fund, Federal Flood insurance through Hartford, and all other coverage is provided through the Housing Authority Risk Retention Pool (HARRP). |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**

**BUDGET TERMS**

| <b>TERM</b>                        | <b>DEFINITIONS</b>   | <b>COMMENTS</b>   |
|------------------------------------|--|---|
| Terminal Leave                     | Payments to employees for unused sick and vacation leave upon termination of employment.               | Payment of unused sick leave is based upon the numbers of years of service to the Housing Authority at date of termination.   |
| Outgoing Port Admin Fee            | Fee paid to other PHA's for a portable unit.   | Applicable only to the Section 8 Voucher programs.  |
| Other General Expenses             | Cost of all items of general expense for which no specific account is provided.                        | Includes homeowner association fees and payments in lieu of taxes (PILOT) for LRPH  |
| Capital Purchases                  | Equipment purchases and site or building improvements that meet the Agency's capitalization threshold. | These items are capitalized and depreciated over the term of their useful lives. Purchases not meeting the minimum threshold of \$5,000 are expensed when incurred. |
| Debt Service                       | Includes principal and interest payments.  | Notes are secured by USDA properties and the Mission Street office building.  |
| Operating Transfer Out             | Transfers from one program or fund to another.   | Also includes required transfers to restricted replacement reserve accounts.  |
| Housing Assistance Payments (HAPs) | Supplemental rent payments made directly to landlords on behalf of qualified low-income tenants        | These are pass-through funds provided by the United States Department of Housing and Urban Development (HUD).   |

## FY 2018-19 BUDGET NARRATIVE

The proposed agency-wide budget generates a surplus of \$23,491 compared to \$81,788 for the prior budget year. The Section 8 program is budgeted to have an increase in Housing Assistance Payments (HAP) of over \$3.5 million due to a 4.9% inflation adjustment factor applied to our local rental market by HUD for calendar year 2018. This increase in HAP funding will allow us to house more families and reduce the rent burden of existing families with higher payment standards. The budget was prepared using a proration level of 77% for HUD's Section 8 administrative fee rates which is the same proration level used for the current budget year.

Conducting our own Fair Market Rent (FMR) survey increased HAP funding by over \$1.25 million as a result of the CY 2018 HAP inflation factor increasing from 2.7% under the HUD calculated FMRs to 4.9% using the survey calculated FMRs. The increase in HAP funding enabled the agency to increase payment standards which is expected to make it easier for voucher holders to find suitable housing.

The Section 8 program continues to experience a significant increase in the average HAP amount per voucher and that trend is expected to continue through the entire budget year. As a result, our estimated HAP funding will permit a lease up rate of over 93%, which correlates to about 4,425 vouchers per month based on our projections. The Section 8 program is currently leased up at just over 90% with 4,283 households. The new lease-in-place waitlist preference combined with the addition of new Project Based Vouchers (PBVs) developments will boost our lease up rate and maximize the use of the additional HAP funds noted above. These are crucial aspects for our overall lease up strategy since calendar year 2019 HAP funding is based on the actual calendar year 2018 HAP expense.

CalPERS is currently phasing in a lower assumed rate of return (referred to as the "discount rate") on their \$350 billion pension investment portfolio from 7.5% to 7.0%. Although the change in the discount rate will be phased in over the next few years, the impact on our minimum annual employer pension contributions and our total unfunded pension liability will be significant. Our required annual pension contributions are expected to double from FY 2017-18 to FY 2024-25. The Board of Commissioners adopted a resolution at the December 13<sup>th</sup> meeting to establish a Section 115 Trust as a supplemental fund to offset future pension costs. Staff will provide a funding strategy and investment policy recommendation for the Section 115 Trust at a subsequent meeting.

The agency's required annual pension contributions are summarized below:

| Fiscal Year         | Current Employer      | Projected Future Employer CalPERS Contributions |                  |                  |                  |                  |                  |
|---------------------|-----------------------|---|------------------|------------------|------------------|------------------|------------------|
|                     | CalPERS Contributions | 2019-20   | 2020-21          | 2021-22          | 2022-23          | 2023-24          | 2024-25          |
| <b>Normal Cost*</b> | 438,808               | 464,786   | 511,814          | 522,050          | 532,491          | 543,141          | 554,004          |
| <b>UAL**</b>        | 398,956               | 499,900   | 587,400          | 692,900          | 784,600          | 839,830          | 890,180          |
| <b>Total</b>        | <b>837,764</b>        | <b>964,686</b>                                  | <b>1,099,214</b> | <b>1,214,950</b> | <b>1,317,091</b> | <b>1,382,971</b> | <b>1,444,184</b> |

\* Normal Cost - represents the annual cost of service accrual for active employees

\*\*Unfunded Accrued Liability (UAL) - the annual payment of the amortized dollar amount needed to fund past service credit earned

Given the pension situation, the costs associated with the office relocation, and the proposed agency-wide budget surplus of only \$23,491, the budget does not include a Cost of Living Adjustment (COLA) for staff salaries at this time. Staff recommends that a decision about a COLA be made at a later date once Section 8 administrative fee proration amounts are announced, first quarter lease up goals are met, and we assess how actual expenses are tracking compared to projections during the new fiscal year.

Below is a summary of the proposed agency-wide budget:

|                          | <b>Including Pass Through HAP</b> | <b>Excluding Pass Through HAP</b> |
|--------------------------|-----------------------------------|-----------------------------------|
| <b>Total Revenue</b>     | \$78,608,384                      | \$11,265,788                      |
| Operating Expenses       | \$9,791,522                       | \$9,791,522                       |
| Capital Purchases        | \$1,450,775                       | \$1,450,775                       |
| HAP Payments             | \$67,342,596                      | -                                 |
| <b>Total Expense</b>     | \$78,584,893                      | \$11,242,297                      |
| <b>Surplus (Deficit)</b> | <b><u>\$23,491</u></b>            | <b><u>\$23,491</u></b>            |

When addressing capital improvements for our LIPH sites, drought and flood tolerant plants and trees will be used for landscaping and low flow irrigation fixtures will be installed when possible. We are currently upgrading all of our site lighting to LED. New appliance purchases will have an Energy Star rating and low flow toilets and water fixtures will be standard. Further consideration will be given to the use of tankless water heaters and the use of solar power. Staff will provide additional analysis regarding LIPH utility consumption, along with any applicable recommendations, at a subsequent meeting.

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

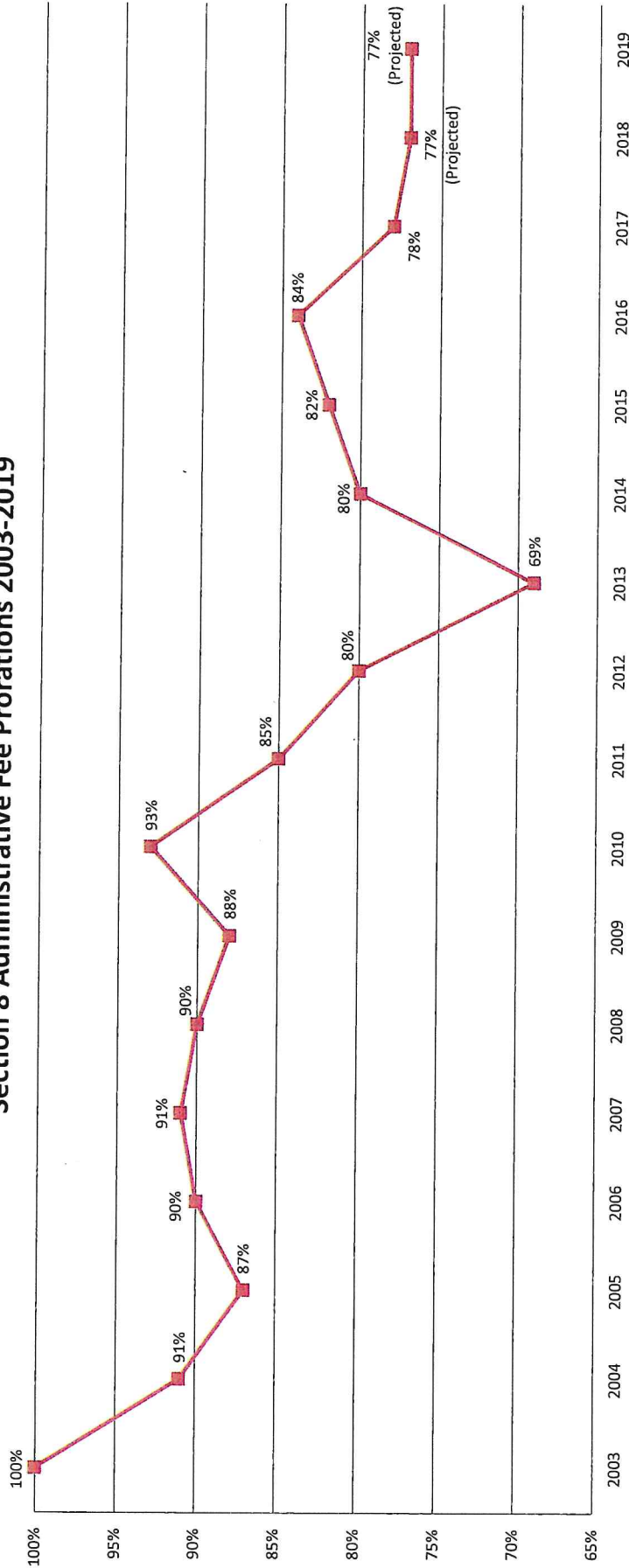
|                                | <b>All Funds<br/>Consolidated</b> |  |   |
|--------------------------------|-----------------------------------|--|---|
|                                | <b>2017-2018<br/>Budget</b>       | <b>Proposed<br/>2018-2019<br/>Budget</b> | <b>Increase<br/>(Decrease)<br/>from 17-18</b> |
| <b>REVENUES:</b>               |                                   |  |   |
| Administrative Fees            | 4,764,236                         | <b>4,986,477</b>                         | 222,241                                       |
| Rental Income                  | 2,604,412                         | <b>2,806,402</b>                         | 201,989                                       |
| Grants/Contracts               | 2,621,675                         | <b>2,364,082</b>                         | (257,594)                                     |
| Interest Income                | 23,993                            | <b>36,850</b>                            | 12,857  |
| Incoming Port. Admin. Fees     | -                                 | -  | -   |
| Other Income                   | 218,842                           | <b>210,832</b>                           | (8,010)                                       |
| Operating Transfers In         | 647,962                           | <b>861,146</b>                           | 213,184                                       |
| HAPS/Program Reimbursement     | 63,701,104                        | <b>67,342,596</b>                        | 3,641,492                                     |
| <b>Total Revenue</b>           | <b>74,582,224</b>                 | <b>78,608,384</b>                        | 4,026,160                                     |
| <b>EXPENSES:</b>               |                                   |  |   |
| Administrative Salaries        | 3,568,300                         | <b>3,602,387</b>                         | 34,087  |
| Admin. Employee Benefits       | 1,480,087                         | <b>1,590,489</b>                         | 110,402                                       |
| Other Post Employment benefits | 43,773                            | <b>45,127</b>                            | 1,354   |
| Legal Expense                  | 20,000                            | <b>33,352</b>                            | 13,352  |
| Staff Training & Travel        | 18,000                            | <b>20,511</b>                            | 2,511   |
| Commissioners Travel           | 2,500                             | <b>1,366</b>                             | (1,134)                                       |
| Audit Fees                     | 32,243                            | <b>32,534</b>                            | 291   |
| Office Rent                    | 239,250                           | <b>530,602</b>                           | 291,352                                       |
| Other Administrative (Sundry)  | 508,699                           | <b>488,643</b>                           | (20,056)                                      |
| Tenant Services                | 756,870                           | <b>756,820</b>                           | (50)  |
| Utilities                      | 564,567                           | <b>626,942</b>                           | 62,375  |
| Maintenance Salaries           | 174,313                           | <b>160,269</b>                           | (14,045)                                      |
| Maint. Employee Benefits       | 46,458                            | <b>59,510</b>                            | 13,052  |
| Other Maintenance              | 812,019                           | <b>856,945</b>                           | 44,926  |
| Insurance                      | 217,212                           | <b>185,099</b>                           | (32,113)                                      |
| Outgoing Port. Admin. Fees     | 19,483                            | <b>22,500</b>                            | 3,017   |
| Other General                  | 136,728                           | <b>138,228</b>                           | 1,500   |
| Capital Purchases              | 1,507,375                         | <b>1,450,775</b>                         | (56,600)                                      |
| Debt Service                   | 220,491                           | <b>177,219</b>                           | (43,272)                                      |
| Operating Transfers Out        | 440,963                           | <b>462,980</b>                           | 22,017  |
| Housing Assistance Payments    | 63,691,104                        | <b>67,342,596</b>                        | 3,651,492                                     |
| <b>Total Expenses</b>          | <b>74,500,436</b>                 | <b>78,584,893</b>                        | 4,084,457                                     |
| Surplus (Deficit)              | 81,788                            | <b>23,491</b>                            | (58,298)                                      |



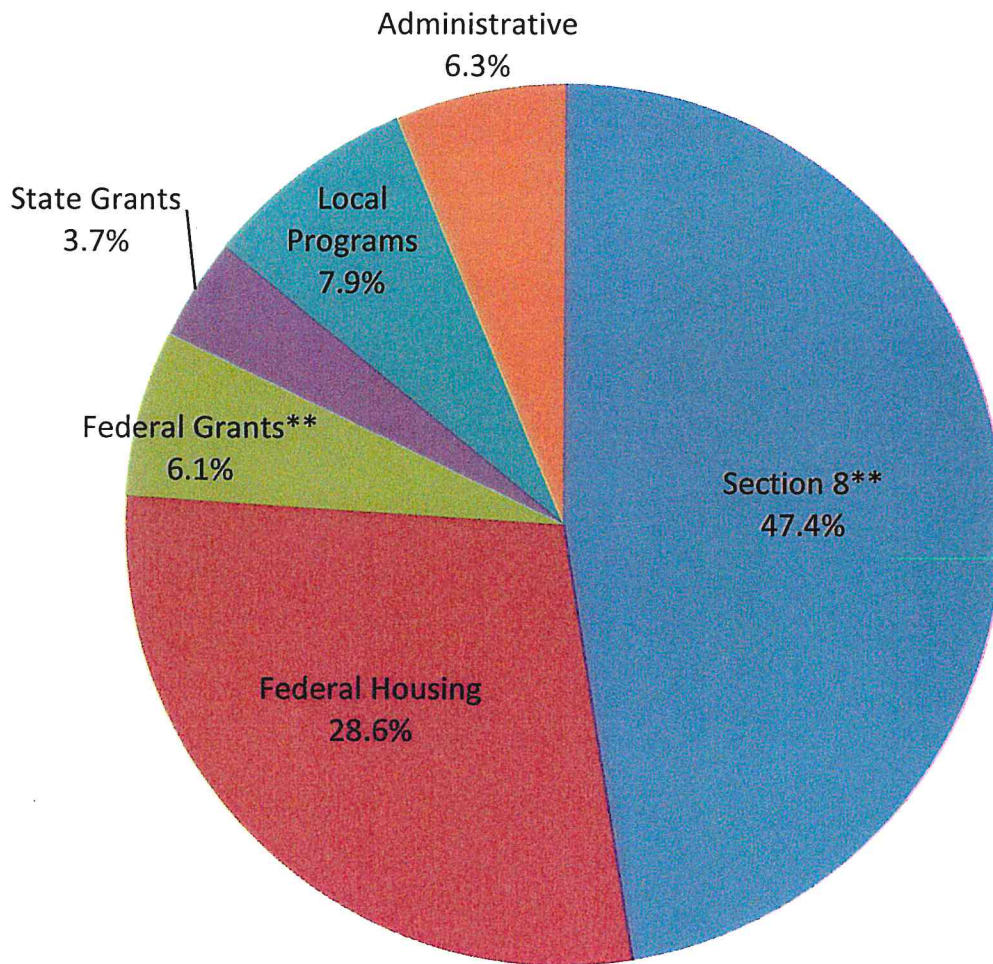
**Housing Authority of the County of Santa Cruz**  
**Summary of Proposed Budgets by Program**  
**Fiscal Year Ending June 30, 2019**

|                                | Section 8         | Federal Housing Grants | Federal Grants   | State Grants   | Local Programs | Administrative Services | Proposed 2018-2019 Budget |
|--------------------------------|-------------------|------------------------|------------------|----------------|----------------|-------------------------|---------------------------|
| <b>REVENUES:</b>               |                   |                        |                  |                |                |                         |                           |
| Administrative Fees            | 4,919,029         | -                      | -                | 1,250          | 8,830          | 57,368                  | 4,986,477                 |
| Rental Income                  | -                 | 2,208,726              | 26,788           | -              | -              | 570,888                 | 2,806,402                 |
| Grants/Contracts               | -                 | 570,031                | 604,161          | 380,801        | 809,089        | -                       | 2,364,082                 |
| Interest Income                | 4,615             | 22,050                 | 145              | 120            | 355            | 9,565                   | 36,850                    |
| Incoming Port Admin. Fees      | -                 | -                      | -                | -              | -              | -                       | -                         |
| Other Income                   | 10,372            | 176,360                | 1,700            | 5,000          | -              | 17,400                  | 210,832                   |
| Operating Transfers In         | -                 | 669,146                | 12,000           | 10,000         | -              | 170,000                 | 861,146                   |
| HAPS/Program Reimbursement     | 66,850,650        | -                      | 491,946          | -              | -              | -                       | 67,342,596                |
| <b>Total Revenue</b>           | <b>71,784,666</b> | <b>3,646,313</b>       | <b>1,136,740</b> | <b>397,171</b> | <b>818,274</b> | <b>825,220</b>          | <b>78,608,384</b>         |
| <b>EXPENSES:</b>               |                   |                        |                  |                |                |                         |                           |
| Administrative Salaries        | 2,797,277         | 587,818                | 128,673          | 15,860         | 50,700         | 22,059                  | 3,602,387                 |
| Admin. Employee Benefits       | 1,241,546         | 254,385                | 64,790           | 5,392          | 16,838         | 7,539                   | 1,590,489                 |
| Other Post Employment benefits | 34,140            | 8,366                  | 260              | 774            | 525            | 1,062                   | 45,127                    |
| Legal Expense                  | 25,297            | 6,274                  | 544              | 6              | 384            | 846                     | 33,352                    |
| Staff Training & Travel        | 13,798            | 5,974                  | 63               | 4              | 209            | 462                     | 20,511                    |
| Commissioners Travel           | 958               | 345                    | 14               | 1              | 15             | 32                      | 1,366                     |
| Audit Fees                     | 22,231            | 5,953                  | 2,511            | 1,506          | 329            | 5                       | 32,534                    |
| Office Rent                    | 328,350           | 77,566                 | 893              | 69             | 4,981          | 118,743                 | 530,602                   |
| Other Administrative           | 335,802           | 82,444                 | 1,557            | 40,390         | 3,728          | 24,722                  | 488,643                   |
| Tenant Services                | -                 | 250                    | 23,334           | -              | 733,236        | -                       | 756,820                   |
| Utilities                      | -                 | 414,148                | 9,400            | 132,200        | -              | 71,194                  | 626,942                   |
| Maintenance Salaries           | -                 | 104,084                | 1,599            | 54,452         | -              | 133                     | 160,269                   |
| Maint. Employee Benefits       | -                 | 35,795                 | 550              | 23,119         | -              | 46                      | 59,510                    |
| Other Maintenance              | 20,911            | 669,128                | 22,754           | 66,209         | 132            | 77,811                  | 856,945                   |
| Insurance                      | 63,621            | 91,670                 | 2,862            | 20,020         | 839            | 6,087                   | 185,099                   |
| Outgoing Port Admin. Fees      | 22,500            | -                      | -                | -              | -              | -                       | 22,500                    |
| Other General                  | -                 | 133,400                | -                | 218            | -              | 4,610                   | 138,228                   |
| Capital Purchases              | -                 | 1,180,175              | 12,000           | 30,600         | -              | 228,000                 | 1,450,775                 |
| Debt Service                   | -                 | 10,635                 | -                | -              | -              | 166,584                 | 177,219                   |
| Operating Transfers Out        | -                 | 55,950                 | 407,030          | -              | -              | -                       | 462,980                   |
| Housing Assistance Payments    | 66,850,650        | -                      | 491,946          | -              | -              | -                       | 67,342,596                |
| <b>Total Expenses</b>          | <b>71,757,081</b> | <b>3,724,361</b>       | <b>1,170,781</b> | <b>390,820</b> | <b>811,915</b> | <b>729,935</b>          | <b>78,584,893</b>         |
| Surplus (Deficit)              | 27,585            | (78,048)               | (34,041)         | 6,351          | 6,359          | 95,285                  | 23,491                    |

### Section 8 Administrative Fee Prorations 2003-2019

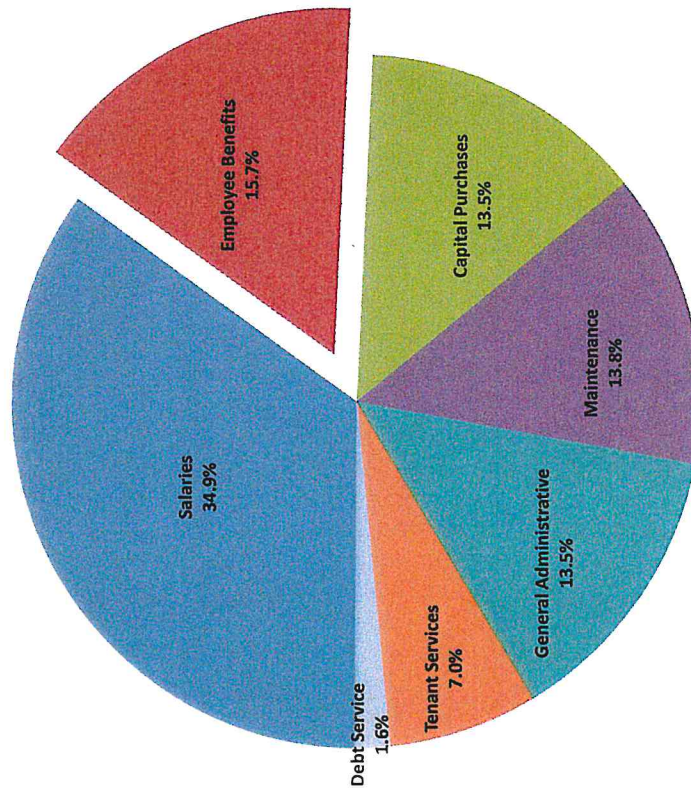
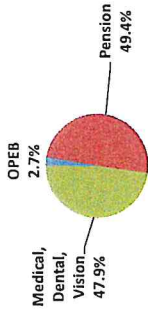


**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ  
SOURCES OF PROGRAM REVENUE FOR THE FISCAL YEAR  
ENDING JUNE 30, 2019**

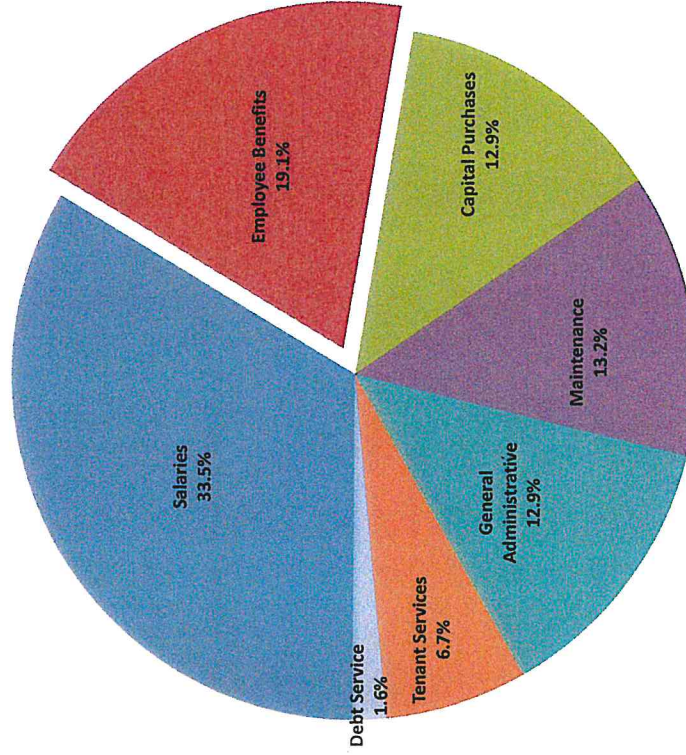
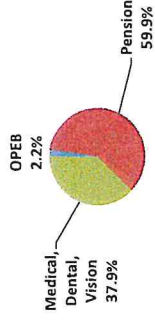


\*\*Revenues Excluding Housing Assistance Payment Reimbursements

HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ  
 EXPENDITURES (EXCLUSIVE OF HAP)  
 FOR THE FISCAL YEAR ENDING JUNE 30, 2019

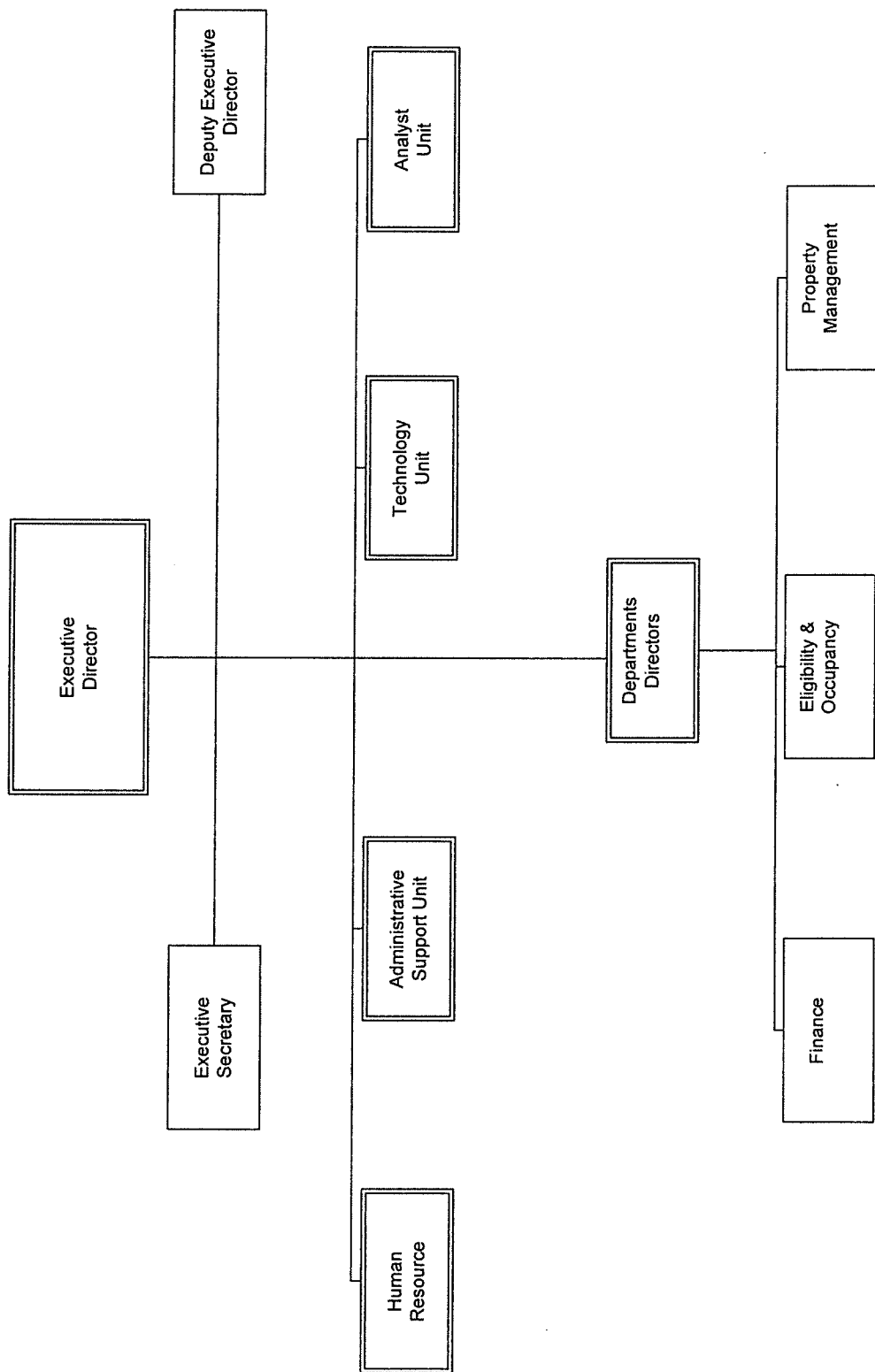


HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ  
 EXPENDITURES (EXCLUSIVE OF HAP)  
 FOR THE FISCAL YEAR ENDING JUNE 30, 2025



# Housing Authority of the County of Santa Cruz

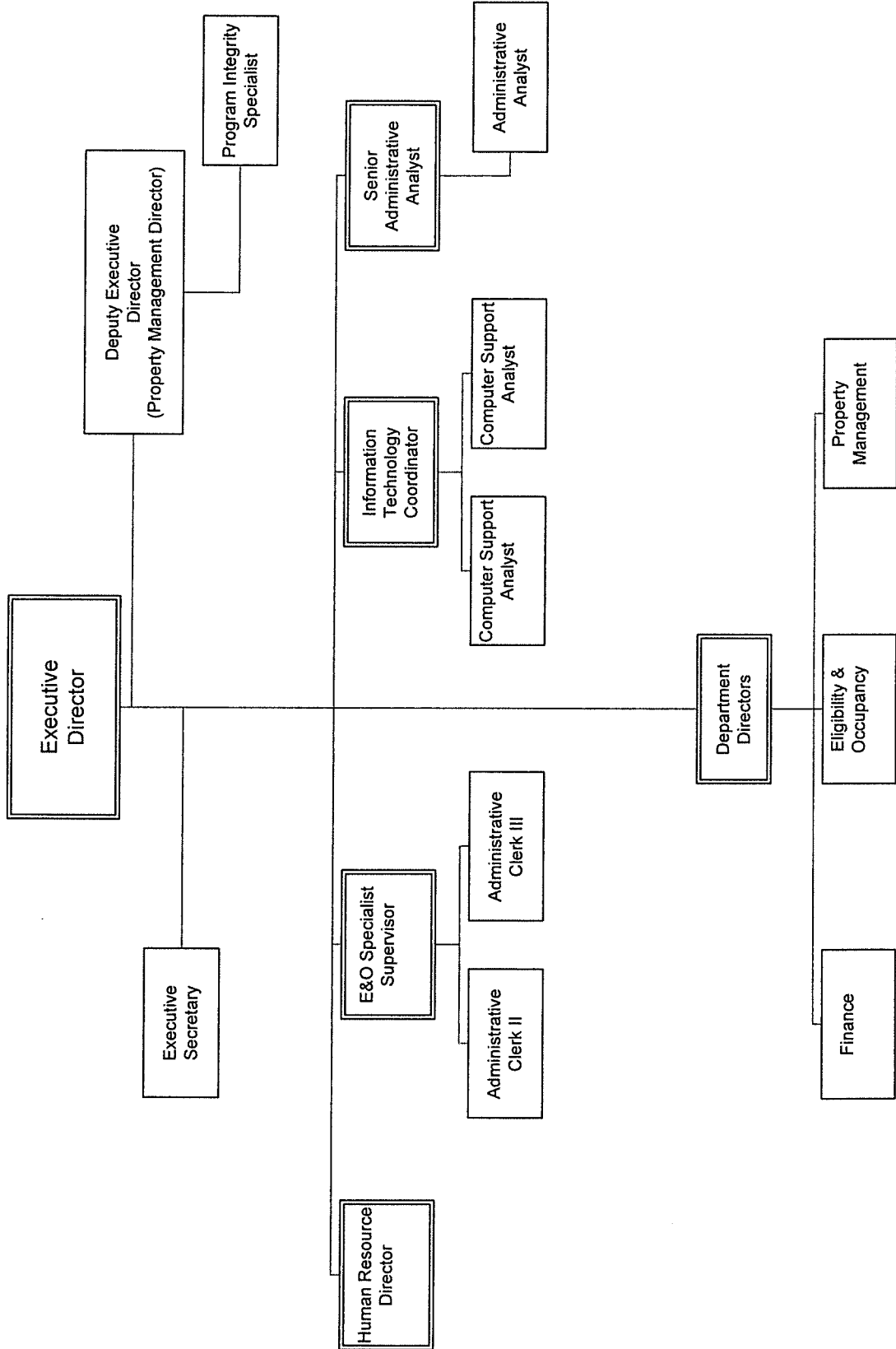
Fiscal Year 2018-2019





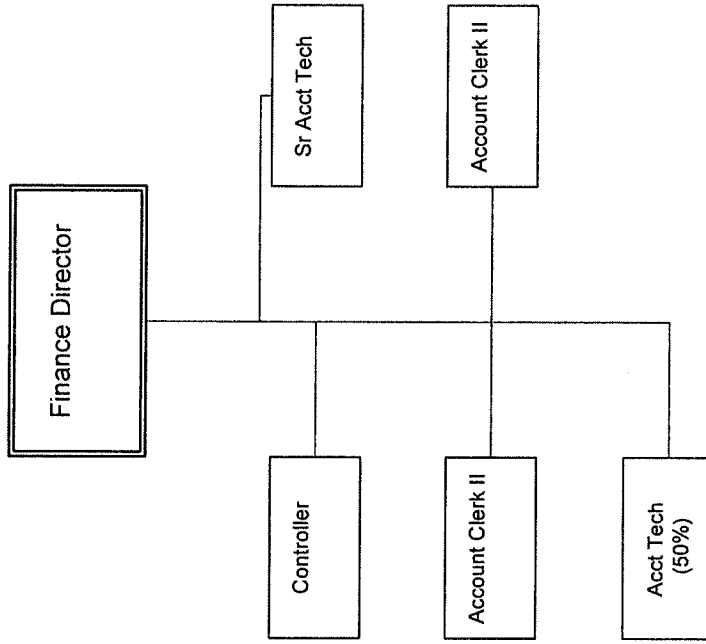
# Administration Department

Fiscal Year 2018-2019



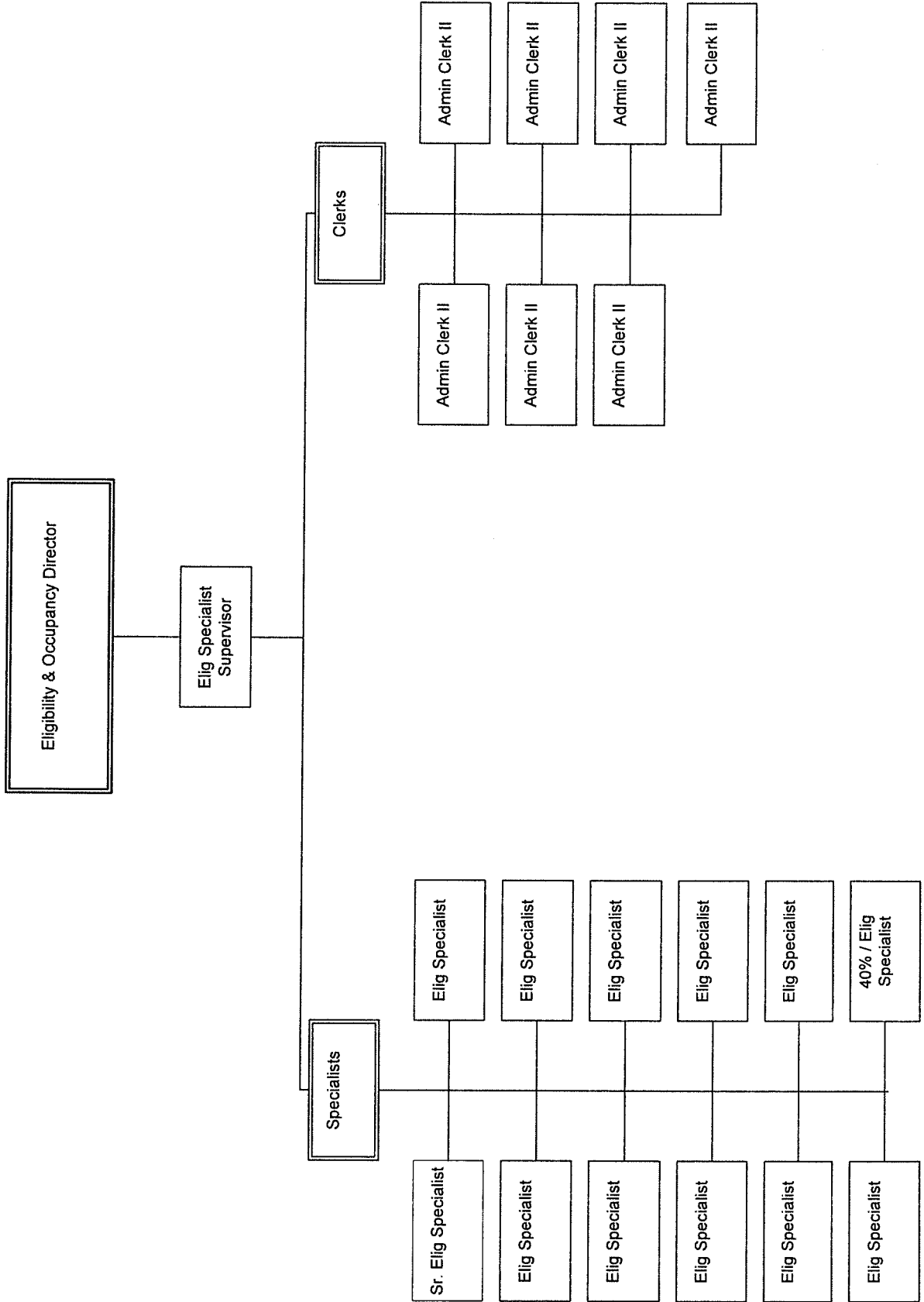
# Finance Department

Fiscal Year 2018-2019



# Eligibility & Occupancy Department

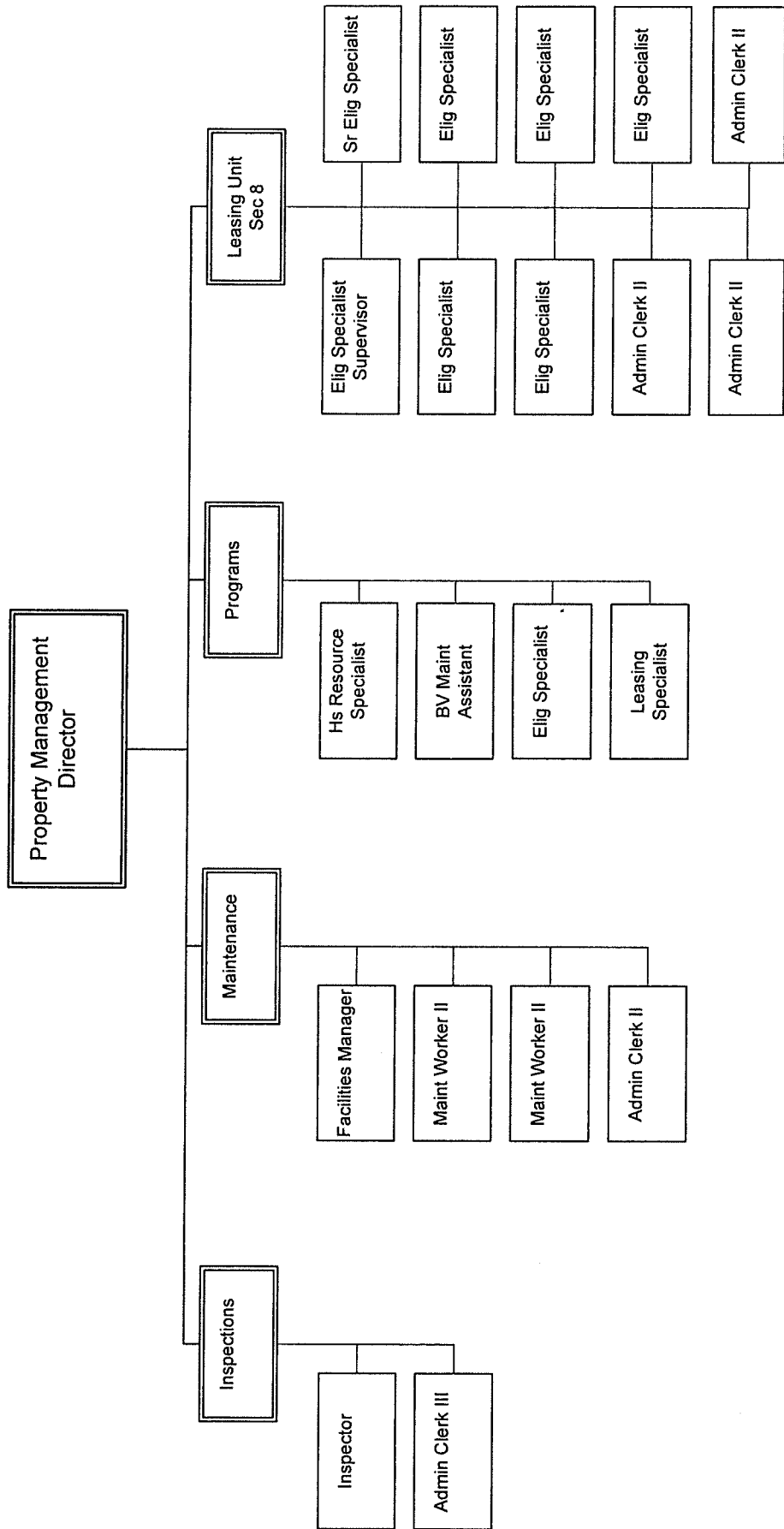
Fiscal Year 2018-2019





# Property Management Department

Fiscal Year 2018-2019



Position Summary  
2018-2019

Administration

|   |     |
|---|-----|
| Executive Director.....                 | 1   |
| Deputy Executive Director.....          | 85% |
| Executive Secretary.....                | 1   |
| Senior Administrative Analyst.....      | 1   |
| Administrative Analyst.....             | 1   |
| Program Integrity Specialist.....       | 1   |
| Human Resource Director.....            | 1   |
| IT Coordinator.....                     | 80% |
| Computer Technical Support Analyst..... | 2   |
| E&O Specialist Supervisor.....          | 1   |
| Administrative Clerk II.....            | 1   |
| Administrative Clerk III.....           | 1   |

Finance Department

|                                   |     |
|-----------------------------------|-----|
| Finance Director.....             | 1   |
| Controller.....                   | 1   |
| Senior Accounting Technician..... | 90% |
| Accounting Technician.....        | 50% |
| Account Clerk II.....             | 2   |

Property Management

|                                  |   |
|----------------------------------|---|
| Facilities Manager.....          | 1 |
| E&O Specialist Supervisor.....   | 1 |
| Housing Inspector.....           | 1 |
| Housing Resource Specialist..... | 1 |
| Senior E&O Specialist.....       | 1 |
| E&O Specialist.....              | 6 |
| Leasing Specialist.....          | 1 |
| Maintenance Worker II.....       | 2 |
| Administrative Clerk II.....     | 4 |
| Administrative Clerk III.....    | 1 |
| BV Migrant Maintenance Asst..... | 1 |

Eligibility & Occupancy

|                                       |     |
|---------------------------------------|-----|
| Eligibility & Occupancy Director..... | 1   |
| E&O Specialist Supervisor.....        | 1   |
| Senior E&O Specialist.....            | 1   |
| E&O Specialist.....                   | 9.4 |
| Administrative Clerk II.....          | 7   |

Total Positions (FTE).....57.45

| <u>Full Time Equivalent</u>        |              |
|------------------------------------|--------------|
| Executive Director                 | 1            |
| Deputy Executive Director          | 0.85         |
| Department Director                | 2            |
| Human Resource Director            | 1            |
| IT Coordinator                     | 0.8          |
| Senior Administrative Analyst      | 1            |
| Senior Accountant                  | 1            |
| Computer Technical Support Analyst | 2            |
| Administrative Analyst             | 1            |
| Facilities Manager                 | 1            |
| Senior Accounting Technician       | 0.9          |
| E&O Specialist Supervisor          | 3            |
| Housing Inspector                  | 1            |
| Executive Secretary                | 1            |
| Program Integrity Specialist       | 1            |
| Accounting Technician              | 0.5          |
| Maintenance Worker II              | 2            |
| Housing Resource Specialist        | 1            |
| Senior E&O Specialist              | 2            |
| E&O Specialist                     | 15.4         |
| Leasing Specialist                 | 1            |
| BV Migrant Maintenance Asst        | 1            |
| Administrative Clerk III           | 2            |
| Account Clerk II                   | 2            |
| Administrative Clerk II            | 12           |
| <b>TOTAL.....</b>                  | <b>57.45</b> |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Staffing Comparison**

|                                    | <b>2017-18</b> | <b>2018-19</b> | <b>Change</b>  |
|------------------------------------|----------------|----------------|----------------|
|                                    | <b>Budget</b>  | <b>Budget</b>  | <b>from</b>    |
| <b>Full Time Equivalents</b>       | <b>Budget</b>  | <b>Budget</b>  | <b>Last Yr</b> |
| Executive Director                 | 1              | 1              | 0              |
| Deputy Executive Director          | 0.8            | 0.85           | 0.05           |
| Department Director                | 2              | 2              | 0              |
| Human Resource Director            | 1              | 1              | 0              |
| IT Coordinator                     | 0.8            | 0.8            | 0              |
| Senior Administrative Analyst      | 1              | 1              | 0              |
| Sr. Accountant / Controller        | 1              | 1              | 0              |
| Computer Technical Support Analyst | 2              | 2              | 0              |
| Administrative Analyst             | 1              | 1              | 0              |
| Facilities Manager                 | 1              | 1              | 0              |
| Sr. Accounting Technician          | 0.9            | 0.9            | 0              |
| E&O Specialist Supervisor          | 3              | 3              | 0              |
| Leasing Specialist                 | 1              | 1              | 0              |
| Housing Inspector                  | 1              | 1              | 0              |
| Executive Secretary                | 1              | 1              | 0              |
| Program Integrity Specialist       | 1              | 1              | 0              |
| Accounting Technician              | 0.5            | 0.5            | 0              |
| Maintenance Worker II              | 2              | 2              | 0              |
| Housing Resource Specialist        | 1              | 1              | 0              |
| Senior E&O Specialist              | 2              | 2              | 0              |
| E&O Specialist                     | 16.5           | 15.4           | -1.1           |
| BV Migrant Maint Assistant         | 1              | 1              | 0              |
| Administrative Clerk III           | 2              | 2              | 0              |
| Account Clerk II                   | 2              | 2              | 0              |
| Administrative Clerk II            | 12             | 12             | 0              |
|                                    |                |                |                |
| <b>TOTAL</b>                       | <b>58.5</b>    | <b>57.45</b>   | <b>(1.05)</b>  |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ  
5 YEAR CAPITAL PLAN**

| Capital Expenses:                                 | 2018-19          | 2019-20        | 2020-21        | 2021-22        | 2022-23        | Total            |
|---|------------------|----------------|----------------|----------------|----------------|------------------|
| 41st Ave Wood Repair                              | 2,500            |                |                |                |                | 2,500            |
| 41st Ave Exterior Painting                        | 17,000           |                |                |                |                | 17,000           |
| 41st Ave HVAC replacements                        | 6,500            |                |                |                |                | 6,500            |
| 41st Ave Paving/Slurry                            |                  |                |                |                | 6,500          | 6,500            |
| 41st Ave Landscaping                              | 2,000            | 2,000          | 1,500          | 2,000          | 2,000          | 9,500            |
| <b>41st Ave Total</b>                             | <b>28,000</b>    | <b>2,000</b>   | <b>1,500</b>   | <b>2,000</b>   | <b>8,500</b>   | <b>42,000</b>    |
| Brommer Exterior Painting                         | 12,000           |                |                |                |                | 12,000           |
| Brommer Unit Turns                                |                  | 2,500          | 2,600          | 2,700          | 2,900          | 10,700           |
| Brommer Floors                                    |                  | 4,500          |                |                |                | 4,500            |
| Brommer Appliances/Water Heater                   |                  |                | 1,800          | 1,900          | 2,000          | 5,700            |
| <b>Brommer Total</b>                              | <b>12,000</b>    | <b>7,000</b>   | <b>4,400</b>   | <b>4,600</b>   | <b>4,900</b>   | <b>32,900</b>    |
| Buena Vista Appliances/Water Heaters              | 10,600           | 4,700          | 6,500          | 6,500          | 7,500          | 35,800           |
| Buena Vista Wall Heaters                          |                  | 1,500          | 1,500          | 1,600          | 1,700          | 6,300            |
| Buena Vista Mattresses                            | 10,000           | 2,500          | 2,500          | 2,500          | 2,500          | 20,000           |
| Buena Vista Building/Site Improvements            | 10,000           |                |                |                |                | 10,000           |
| Buena Vista Woodwork Repairs                      |                  |                | 1,600          |                | 1,600          | 3,200            |
| Buena Vista Kitchen Countertops                   |                  | 1,300          | 1,500          | 1,600          | 1,700          | 6,100            |
| Buena Vista Kitchen Cabinets                      |                  | 4,000          | 4,000          | 4,300          |                | 12,300           |
| Buena Vista Shower Units                          |                  | 3,400          | 3,500          | 3,600          | 3,700          | 14,200           |
| Buena Vista Bathroom Vanities                     |                  | 750            | 750            | 1,500          | 1,500          | 4,500            |
| <b>Buena Vista Total</b>                          | <b>30,600</b>    | <b>18,150</b>  | <b>21,850</b>  | <b>21,600</b>  | <b>20,200</b>  | <b>112,400</b>   |
| Casa Pajaro Unit Turnover Costs                   |                  | 5,800          | 5,900          | 6,000          |                | 17,700           |
| Casa Pajaro Appliances/Water Heaters              | 3,900            | 2,200          | 2,300          | 2,400          |                | 10,800           |
| Casa Pajaro Paving/Sealing                        |                  |                |                |                | 8,500          | 8,500            |
| Casa Pajaro Landscaping                           | 2,500            | 2,500          | 2,500          | 2,500          |                | 10,000           |
| Casa Pajaro Wall Heaters                          |                  | 1,500          | 1,600          | 1,500          | 1,600          | 6,200            |
| Casa Pajaro Flooring                              | 27,075           | 14,500         | 14,500         | 15,000         | 9,500          | 80,575           |
| Casa Pajaro Exterior Painting                     | 50,000           |                |                |                |                | 50,000           |
| Casa Pajaro Wood Repair                           | 10,000           |                |                |                |                | 10,000           |
| Cassa Pajaro Led Lighting                         | 10,000           |                |                |                |                | 10,000           |
| <b>Casa Pajaro Total</b>                          | <b>103,475</b>   | <b>26,500</b>  | <b>26,800</b>  | <b>27,400</b>  | <b>19,600</b>  | <b>203,775</b>   |
| LRPH Landscaping                                  | 30,000           | 30,000         | 50,000         | 50,000         | 50,000         | 210,000          |
| LRPH Unit Turnover Costs                          | 140,000          | 150,000        | 160,000        | 170,000        | 180,000        | 800,000          |
| LRPH Building Improvements                        | 525,000          | 150,000        | 175,000        | 180,000        | 75,000         | 1,105,000        |
| LRPH Hardscape, Energy Measures, ADA              | 150,000          | 150,000        | 150,000        | 150,000        | 200,000        | 800,000          |
| <b>LRPH Total</b>                                 | <b>845,000</b>   | <b>480,000</b> | <b>535,000</b> | <b>550,000</b> | <b>505,000</b> | <b>2,915,000</b> |
| Mission St Exterior Painting                      |                  |                | 25,000         |                |                | 25,000           |
| Mission St Landscaping                            |                  | 1,500          | 1,500          | 3,000          | 1,500          | 7,500            |
| Mission St. Roofing                               |                  | 75,000         |                |                |                | 75,000           |
| Mission Street Site Improvements                  | 150,000          |                |                |                |                | 150,000          |
| Natural Bridges Pre Development                   | 50,000           |                |                |                |                | 50,000           |
| <b>Mission Street &amp; Natural Bridges Total</b> | <b>200,000</b>   | <b>76,500</b>  | <b>26,500</b>  | <b>3,000</b>   | <b>1,500</b>   | <b>307,500</b>   |
| Tierra Alta Unit Turnover Costs                   |                  | 4,200          | 4,400          | 4,600          | 4,750          | 17,950           |
| Tierra Alta Flooring                              | 9,500            | 11,250         | 11,500         | 12,000         | 13,000         | 57,250           |
| Tierra Alta Appliances/Water Heaters              | 6,700            | 1,900          | 2,000          | 2,200          | 2,500          | 15,300           |
| Tierra Alta Heater                                |                  | 3,300          | 3,400          | 3,500          | 3,700          | 13,900           |
| Tierra Alta Wood Repair                           | 12,000           |                |                |                |                | 12,000           |
| Tierra Alta Wastewater                            | 150,000          | 12,000         | 12,000         | 15,000         | 20,000         | 209,000          |
| Tierra Alta Exterior Painting                     | 50,000           |                |                |                |                | 50,000           |
| Tierra Alta Landscaping                           | 3,500            | 2,000          | 3,500          | 2,500          | 25,000         | 36,500           |
| <b>Tierra Alta Total</b>                          | <b>231,700</b>   | <b>34,650</b>  | <b>36,800</b>  | <b>39,800</b>  | <b>68,950</b>  | <b>411,900</b>   |
|   | <b>1,450,775</b> | <b>644,800</b> | <b>652,850</b> | <b>648,400</b> | <b>628,650</b> | <b>4,025,475</b> |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Operating Transfers In and Out**  
**Fiscal Year Ending June 30, 2019**

| <u>Fund #</u> | <u>Program</u>              | <u>Transfers</u>          | <u>In</u>      | <u>Out</u>     |
|---------------|-----------------------------|---------------------------|----------------|----------------|
| 100           | Low Rent Public Housing     | From Capital Fund Program | 404,630        |                |
| 610           | Casa Pajaro                 | From Reserves             | 103,475        |                |
| 620           | Tierra Alta                 | From Reserves             | 161,041        |                |
| 682           | Transitional Housing        | From Reserves             | 12,000         |                |
| 743           | Natural Bridges Property    | From Reserves             | 50,000         |                |
| 773           | Mission Street Office       | From Reserves             | 120,000        |                |
| 810           | Migrant Services Operations | From CARE Reserves        | 10,000         |                |
| 117           | Capital Fund Program        | To LIPH Operations        |                | 404,630        |
| 610           | Casa Pajaro                 | To Reserves               |                | 29,700         |
| 620           | Tierra Alta                 | To Reserves               |                | 26,250         |
| 682           | Transitional Housing        | To Reserves               |                | 2,400          |
|               |                             |                           | <u>861,146</u> | <u>462,980</u> |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ  
NET ASSETS AS OF MARCH 31, 2018**

| <b>Fund #</b> | <b>Section 8:</b>               | <b>Unrestricted</b> | <b>Restricted**</b> | <b>Total</b>      |
|---------------|---------------------------------|---------------------|---------------------|-------------------|
| 309           | Mod Rehab *                     | 585,289             |                     | 585,289           |
| 350           | Mod Rehab SRO *                 | 70,916              |                     | 70,916            |
| 510           | Santa Cruz Vouchers *           | (1,556,384)         | (33,173)            | (1,589,557)       |
| 515           | Mainstream Vouchers *           | 339,820             |                     | 339,820           |
|               | <b>Federal Housing:</b>         |                     |                     |                   |
| 100           | Low Rent Public Housing *       | 6,083,398           |                     | 6,083,398         |
| 610           | Casa Pajaro USDA *              | 23,142              | 919,287             | 942,429           |
| 620           | Tierra Alta USDA *              | (53,104)            | 668,731             | 615,627           |
|               | <b>Federal Grants:</b>          |                     |                     |                   |
| 682           | Brommer Transitional Housing *  | 32,397              | 91,711              | 124,108           |
|               | <b>State Grants:</b>            |                     |                     |                   |
| 810           | Buena Vista Migrant Center      | 4,966               | 30,581              | 35,547            |
| 830           | Mortgage Credit Certificates    | 80,223              |                     | 80,223            |
|               | <b>Local Programs:</b>          |                     |                     |                   |
| 841           | Misc Local Contracts            | 7,432               |                     | 7,432             |
| 842           | Measure O                       | 3,511               |                     | 3,511             |
| 844           | City of Scotts Valley           | 81,020              |                     | 81,020            |
| 852           | City of Santa Cruz              | 9,495               |                     | 9,495             |
| 857           | City of Capitola                | 101,827             |                     | 101,827           |
| 881           | County of Santa Cruz            | 47,294              |                     | 47,294            |
|               | <b>Administrative Services:</b> |                     |                     |                   |
| 716           | Buena Vista Admin Costs         | 22,318              |                     | 22,318            |
| 731           | Spruce Street Condo             | 123,946             |                     | 123,946           |
| 743           | Natural Bridges Property        | (5,053)             |                     | (5,053)           |
| 760           | Bond Fees ***                   | 3,177               |                     | 3,177             |
| 771           | 41st Avenue Office              | 2,061,985           |                     | 2,061,985         |
| 772           | 41st Avenue Office Annex        | (102,125)           |                     | (102,125)         |
| 773           | Mission Street Office           | (171,250)           |                     | (171,250)         |
| 774           | Mission Street Warehouse        | 329,719             |                     | 329,719           |
| 781           | Merrill Road Admin Costs        | (57,108)            |                     | (57,108)          |
| 001           | Housing Authority Reserves      | 291,477             |                     | 291,477           |
|               | <b>Total Net Assets</b>         | <b>8,358,328</b>    | <b>1,677,137</b>    | <b>10,035,464</b> |

\* Unrestricted except by Fund

\*\* Restrictions placed by outside entities

\*\*\* After purchase of Natural Bridges Property

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Debt and Receivable Listing**  
**As of March 31, 2018**

| <b>Lender and Project:</b>   | <b>Purpose</b>                             | <b>Total<br/>Owed</b> | <b>Due<br/>FY 2018-19</b> |
|--|--|-----------------------|---------------------------|
| Bank of America<br>Office Building                                 | Central Office Activities                  | 209,499               | 166,583                   |
| U.S. Department of Agriculture<br>Casa Pajaro Apartments           | Construction                               | 35,040                | 6,601                     |
| U.S. Department of Agriculture<br>Tierra Alta Apartments           | Construction                               | 16,976                | 4,034                     |
| Santa Cruz Co Redevelopment Agency<br>Merrill Road - 15 Apartments | Permits, Fees & Predevelopment<br>Interest | 300,000*              | 0                         |
| State of California<br>Brommer Street Property                     | Rehabilitation Loan                        | 292,197               | 0                         |
| Compensated Absences   | Accumulated Leave per Personnel<br>Policy  | 431,369               | 81,327                    |
| <b>Total Outstanding</b>   |  | <b>985,081</b>        | <b>258,545</b>            |

| <b>Due to Housing Authority:</b>                            | <b>Purpose</b>                 | <b>Total<br/>Due</b> | <b>Due<br/>FY 2018-19</b> |
|---|--------------------------------|----------------------|---------------------------|
| 2nd Deeds of Trust<br>Arroyo Verde                          | To Finance Purchase            | 15,000               | 0                         |
| 3rd Deeds of Trust<br>Arroyo Verde                          | To Finance Purchase            | 4,504                | 0                         |
| Merrill Road Land Loan<br>Merrill Road - 15 Apartments      | To Finance Acquisition of Land | 415,750              | 0                         |
| Merrill Road Permanent Loan<br>Merrill Road - 15 Apartments | To Finance Construction        | 451,509              | 0                         |
| <b>Total Due to Housing Authority</b>                       |                                | <b>886,763</b>       | <b>0</b>                  |

\* Eligible for forgiveness in the year 2031

## Section 8 Programs

### Fund 309 Moderate Rehabilitation

This fund accounts for revenues and expenses associated with administering the project based Section 8 Mod Rehab Program for the County of Santa Cruz. Some of these vouchers are transitioning to Housing Choice Vouchers as the original 15 year contracts are expiring. There are only 41 of 309 units left.

### Fund 350 Moderate Rehabilitation SRO

This fund accounts for revenues and expenses associated with administering the project based Section 8 Mod Rehab SRO Program for the County of Santa Cruz.

### Fund 510 Santa Cruz Vouchers

This fund accounts for revenues and expenses associated with administering the tenant based Section 8 Housing Choice Voucher Program for the County of Santa Cruz and the City of Hollister, including VASH vouchers.

### Fund 515 Disabled Vouchers (Mainstream)

This fund accounts for revenues and expenses associated with administering the tenant based Section 8 Housing Choice Voucher Program for Disabled in the County of Santa Cruz



**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Section 8 Programs**  
**Consolidated**

|                             | 2017-2018<br>Budget | Proposed<br>2018-2019<br>Budget | Increase<br>(Decrease)<br>from 17-18 |
|-----------------------------|---------------------|---------------------------------|--------------------------------------|
| <b>REVENUES:</b>            |                     |                                 |                                      |
| HAPS/Program Reimbursement  | 63,255,736          | <b>66,850,650</b>               | 3,594,914                            |
| Administrative Fees         | 4,700,046           | <b>4,919,029</b>                | 218,983                              |
| Grants/Contracts            | 136                 | -                               | (136)                                |
| Rental Income               | -                   | -                               | -                                    |
| Operating Transfers In      | -                   | -                               | -                                    |
| Other Income                | 19,487              | <b>14,987</b>                   | (4,500)                              |
| <b>Total Revenue</b>        | <b>67,975,405</b>   | <b>71,784,666</b>               | 3,809,261                            |
| <b>EXPENSES:</b>            |                     |                                 |                                      |
| Housing Assistance Payments | 63,255,736          | <b>66,850,650</b>               | 3,594,914                            |
| Salaries                    | 2,778,279           | <b>2,797,277</b>                | 18,997                               |
| Employee Benefits           | 1,184,032           | <b>1,275,686</b>                | 91,654                               |
| Capital Purchases           | -                   | -                               | -                                    |
| Maintenance                 | 33,816              | <b>20,911</b>                   | (12,905)                             |
| General Administrative      | 607,155             | <b>812,558</b>                  | 205,402                              |
| Tenant Services             | -                   | -                               | -                                    |
| Operating Transfers Out     | -                   | -                               | -                                    |
| Debt Service                | -                   | -                               | -                                    |
| <b>Total Expenses</b>       | <b>67,859,018</b>   | <b>71,757,081</b>               | 3,898,063                            |
| <br>Surplus (Deficit)       | <br>116,387         | <br><b>27,585</b>               | <br>(88,802)                         |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Moderate Rehabilitation**  
**Fund #309**

|                             | 2017-2018<br>Budget | Proposed<br>2018-2019<br>Budget | Increase<br>(Decrease)<br>from 17-18 |
|-----------------------------|---------------------|---------------------------------|--------------------------------------|
| <b>REVENUES:</b>            |                     |                                 |                                      |
| HAPS/Program Reimbursement  | 432,000             | <b>445,000</b>                  | 13,000                               |
| Administrative Fees         | 57,820              | <b>60,535</b>                   | 2,715                                |
| Grants/Contracts            | 106                 | -                               | (106)                                |
| Rental Income               | -                   | -                               | -                                    |
| Operating Transfers In      | -                   | -                               | -                                    |
| Other Income                | 1,000               | <b>2,500</b>                    | 1,500                                |
| <b>Total Revenue</b>        | <b>490,926</b>      | <b>508,035</b>                  | 17,109                               |
| <b>EXPENSES:</b>            |                     |                                 |                                      |
| Housing Assistance Payments | 432,000             | <b>445,000</b>                  | 13,000                               |
| Salaries                    | 13,004              | <b>13,111</b>                   | 107                                  |
| Employee Benefits           | 5,549               | <b>5,961</b>                    | 412                                  |
| Capital Purchases           | -                   | -                               | -                                    |
| Maintenance                 | 159                 | <b>90</b>                       | (69)                                 |
| General Administrative      | 2,965               | <b>3,508</b>                    | 543                                  |
| Tenant Services             | -                   | -                               | -                                    |
| Operating Transfers Out     | -                   | -                               | -                                    |
| Debt Service                | -                   | -                               | -                                    |
| <b>Total Expenses</b>       | <b>453,677</b>      | <b>467,670</b>                  | 13,993                               |
| Surplus (Deficit)           | 37,249              | <b>40,365</b>                   | 3,116                                |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Moderate Rehabilitation SRO**  
**Fund #350**

|                             | <b>2017-2018<br/>Budget</b> | <b>Proposed<br/>2018-2019<br/>Budget</b> | <b>Increase<br/>(Decrease)<br/>from 17-18</b> |
|-----------------------------|-----------------------------|--|---|
| <b>REVENUES:</b>            |                             |  |   |
| HAPS/Program Reimbursement  | 87,000                      | <b>93,000</b>                            | 6,000   |
| Administrative Fees         | 15,513                      | <b>16,241</b>                            | 728   |
| Grants/Contracts            | 30                          | -  | (30)  |
| Rental Income               | -                           | -  | -   |
| Operating Transfers In      | -                           | -  | -   |
| Other Income                | 90                          | <b>90</b>                                | -   |
| <b>Total Revenue</b>        | <b>102,633</b>              | <b>109,331</b>                           | <b>6,698</b>                                  |
| <b>EXPENSES:</b>            |                             |  |   |
| Housing Assistance Payments | 87,000                      | <b>93,000</b>                            | 6,000   |
| Salaries                    | 3,411                       | <b>3,435</b>                             | 24  |
| Employee Benefits           | 1,456                       | <b>1,562</b>                             | 107   |
| Capital Purchases           | -                           | -  | -   |
| Maintenance                 | 39                          | <b>20</b>                                | (19)  |
| General Administrative      | 782                         | <b>930</b>                               | 148   |
| Tenant Services             | -                           | -  | -   |
| Operating Transfers Out     | -                           | -  | -   |
| Debt Service                | -                           | -  | -   |
| <b>Total Expenses</b>       | <b>92,688</b>               | <b>98,947</b>                            | <b>6,260</b>                                  |
| Surplus (Deficit)           | <b>9,945</b>                | <b>10,384</b>                            | <b>438</b>                                    |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Santa Cruz Vouchers**  
**Fund # 510**

|                             | 2017-2018<br>Budget | Proposed<br>2018-2019<br>Budget | Increase<br>(Decrease)<br>from 17-18 |
|-----------------------------|---------------------|---------------------------------|--------------------------------------|
| <b>REVENUES:</b>            |                     |                                 |                                      |
| HAPS/Program Reimbursement  | 61,584,736          | <b>65,087,650</b>               | 3,502,914                            |
| Administrative Fees         | 4,535,499           | <b>4,745,619</b>                | 210,120                              |
| Grants/Contracts            | -                   | -                               | -                                    |
| Rental Income               | -                   | -                               | -                                    |
| Operating Transfers In      | -                   | -                               | -                                    |
| Other Income                | 17,500              | <b>11,500</b>                   | (6,000)                              |
| <b>Total Revenue</b>        | <b>66,137,735</b>   | <b>69,844,769</b>               | 3,707,034                            |
| <b>EXPENSES:</b>            |                     |                                 |                                      |
| Housing Assistance Payments | 61,584,736          | <b>65,087,650</b>               | 3,502,914                            |
| Salaries                    | 2,718,830           | <b>2,737,362</b>                | 18,533                               |
| Employee Benefits           | 1,158,668           | <b>1,248,451</b>                | 89,783                               |
| Capital Purchases           | -                   | -                               | -                                    |
| Maintenance                 | 33,110              | <b>20,519</b>                   | (12,591)                             |
| General Administrative      | 593,062             | <b>796,789</b>                  | 203,728                              |
| Tenant Services             | -                   | -                               | -                                    |
| Operating Transfers Out     | -                   | -                               | -                                    |
| Debt Service                | -                   | -                               | -                                    |
| <b>Total Expenses</b>       | <b>66,088,405</b>   | <b>69,890,771</b>               | 3,802,367                            |
| Surplus (Deficit)           | 49,330              | <b>(46,002)</b>                 | (95,332)                             |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Disabled Vouchers (Mainstream)**  
**Fund 515**

|                             | 2017-2018<br>Budget | Proposed<br>2018-2019<br>Budget | Increase<br>(Decrease)<br>from 17-18 |
|-----------------------------|---------------------|---------------------------------|--------------------------------------|
| <b>REVENUES:</b>            |                     |                                 |                                      |
| HAPS/Program Reimbursement  | 1,152,000           | <b>1,225,000</b>                | 73,000                               |
| Administrative Fees         | 91,214              | <b>96,634</b>                   | 5,420                                |
| Grants/Contracts            | -                   | -                               | -                                    |
| Rental Income               | -                   | -                               | -                                    |
| Operating Transfers In      | -                   | -                               | -                                    |
| Other Income                | 897                 | <b>897</b>                      | -                                    |
| <b>Total Revenue</b>        | <u>1,244,111</u>    | <u><b>1,322,531</b></u>         | 78,420                               |
| <b>EXPENSES:</b>            |                     |                                 |                                      |
| Housing Assistance Payments | 1,152,000           | <b>1,225,000</b>                | 73,000                               |
| Salaries                    | 43,035              | <b>43,368</b>                   | 334                                  |
| Employee Benefits           | 18,360              | <b>19,713</b>                   | 1,353                                |
| Capital Purchases           | -                   | -                               | -                                    |
| Maintenance                 | 508                 | <b>282</b>                      | (227)                                |
| General Administrative      | 10,347              | <b>11,331</b>                   | 984                                  |
| Tenant Services             | -                   | -                               | -                                    |
| Operating Transfers Out     | -                   | -                               | -                                    |
| Debt Service                | -                   | -                               | -                                    |
| <b>Total Expenses</b>       | <u>1,224,249</u>    | <u><b>1,299,693</b></u>         | 75,444                               |
| Surplus (Deficit)           | <u>19,862</u>       | <u><b>22,838</b></u>            | 2,976                                |

## Federal Housing Programs

### Fund 100 Low Rent Public Housing

This fund accounts for the rental revenues and expenses associated with the Housing Authority owned public housing units and the supplemental income provided by HUD.

### Fund 610 Casa Pajaro

This fund accounts for the rental revenues and expenses associated with the USDA farmworker housing project on East Front Street in Watsonville.

### Fund 620 Tierra Alta

This fund accounts for the rental revenues and expenses associated with the USDA farmworker housing project on Tierra Alta Drive in Watsonville.

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Federal Housing  
Consolidated**

|                               | 2017-2018<br>Budget | Proposed<br>2018-2019<br>Budget | Increase<br>(Decrease)<br>from 17-18 |
|-------------------------------|---------------------|---------------------------------|--------------------------------------|
| <b>REVENUES:</b>              |                     |                                 |                                      |
| HAPS/Program Reimbursement    | -                   | -                               | -                                    |
| Administrative Fees           | -                   | -                               | -                                    |
| Grants/Contracts              | 512,951             | <b>570,031</b>                  | 57,080                               |
| Rental Income                 | 2,031,210           | <b>2,208,726</b>                | 177,516                              |
| Operating Transfers In        | 580,062             | <b>669,146</b>                  | 89,084                               |
| Other Income                  | 173,260             | <b>198,410</b>                  | 25,150                               |
| <b>Total Revenue</b>          | <b>3,297,483</b>    | <b>3,646,313</b>                | 348,830                              |
| <b>EXPENSES:</b>              |                     |                                 |                                      |
| Housing Assistance Payments   | -                   | -                               | -                                    |
| Salaries                      | 692,039             | <b>691,903</b>                  | (137)                                |
| Employee Benefits             | 268,328             | <b>298,546</b>                  | 30,218                               |
| Capital Purchases             | 872,225             | <b>1,180,175</b>                | 307,950                              |
| Maintenance                   | 980,749             | <b>1,083,276</b>                | 102,527                              |
| General Administrative        | 398,420             | <b>403,626</b>                  | 5,206                                |
| Tenant Services               | 250                 | <b>250</b>                      | -                                    |
| Operating Transfers Out       | 55,950              | <b>55,950</b>                   | -                                    |
| Debt Service                  | 20,591              | <b>10,635</b>                   | (9,956)                              |
| <b>Total Expenses</b>         | <b>3,288,553</b>    | <b>3,724,361</b>                | 435,808                              |
| Revenue Over (Under) Expenses | 8,930               | <b>(78,048)</b>                 | (86,978)                             |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Low Rent Public Housing**  
**Fund #100**

|                               | 2017-2018<br>Budget | Proposed<br>2018-2019<br>Budget | Increase<br>(Decrease)<br>from 17-18 |
|-------------------------------|---------------------|---------------------------------|--------------------------------------|
| <b>REVENUES:</b>              |                     |                                 |                                      |
| HAPS/Program Reimbursement    | -                   | -                               | -                                    |
| Administrative Fees           | -                   | -                               | -                                    |
| Grants/Contracts              | 512,951             | <b>570,031</b>                  | 57,080                               |
| Rental Income                 | 1,391,556           | <b>1,550,000</b>                | 158,444                              |
| Operating Transfers In        | 382,613             | <b>404,630</b>                  | 22,017                               |
| Other Income                  | 139,000             | <b>159,700</b>                  | 20,700                               |
| <b>Total Revenue</b>          | <b>2,426,120</b>    | <b>2,684,361</b>                | 258,241                              |
| <b>EXPENSES:</b>              |                     |                                 |                                      |
| Housing Assistance Payments   | -                   | -                               | -                                    |
| Salaries                      | 524,090             | <b>536,168</b>                  | 12,077                               |
| Employee Benefits             | 210,235             | <b>231,366</b>                  | 21,131                               |
| Capital Purchases             | 618,000             | <b>845,000</b>                  | 227,000                              |
| Maintenance                   | 744,048             | <b>838,375</b>                  | 94,327                               |
| General Administrative        | 307,478             | <b>318,406</b>                  | 10,928                               |
| Tenant Services               | 250                 | <b>250</b>                      | -                                    |
| Operating Transfers Out       | -                   | -                               | -                                    |
| Debt Service                  | -                   | -                               | -                                    |
| <b>Total Expenses</b>         | <b>2,404,101</b>    | <b>2,769,565</b>                | 365,463                              |
| Revenue Over (Under) Expenses | 22,019              | <b>(85,203)</b>                 | (107,222)                            |



**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Casa Pajaro**  
**Fund# 610**

|                               | <b>2017-2018<br/>Budget</b> | <b>Proposed<br/>2018-2019<br/>Budget</b> | <b>Increase<br/>(Decrease)<br/>from 17-18</b> |
|-------------------------------|-----------------------------|--|---|
| <b>REVENUES:</b>              |                             |  |   |
| HAPS/Program Reimbursement    | -                           | -  | -   |
| Administrative Fees           | -                           | -  | -   |
| Grants/Contracts              | -                           | -  | -   |
| Rental Income                 | 279,528                     | <b>287,816</b>                           | 8,288   |
| Operating Transfers In        | 17,738                      | <b>103,475</b>                           | 85,737  |
| Other Income                  | 18,160                      | <b>18,910</b>                            | 750   |
| <b>Total Revenue</b>          | <b>315,426</b>              | <b>410,201</b>                           | <b>94,775</b>                                 |
| <b>EXPENSES:</b>              |                             |  |   |
| Housing Assistance Payments   | -                           | -  | -   |
| Salaries                      | 81,488                      | <b>75,669</b>                            | (5,819)                                       |
| Employee Benefits             | 28,237                      | <b>32,642</b>                            | 4,405   |
| Capital Purchases             | 32,825                      | <b>103,475</b>                           | 70,650  |
| Maintenance                   | 91,100                      | <b>99,300</b>                            | 8,200   |
| General Administrative        | 52,010                      | <b>49,711</b>                            | (2,300)                                       |
| Tenant Services               | -                           | -  | -   |
| Operating Transfers Out       | 29,700                      | <b>29,700</b>                            | -   |
| Debt Service                  | 6,601                       | <b>6,601</b>                             | -   |
| <b>Total Expenses</b>         | <b>321,961</b>              | <b>397,098</b>                           | <b>75,137</b>                                 |
| Revenue Over (Under) Expenses | <b>(6,535)</b>              | <b>13,103</b>                            | <b>19,638</b>                                 |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Tierra Alta**  
**Fund #620**

|                               | 2017-2018<br>Budget | Proposed<br>2018-2019<br>Budget | Increase<br>(Decrease)<br>from 17-18 |
|-------------------------------|---------------------|---------------------------------|--------------------------------------|
| <b>REVENUES:</b>              |                     |                                 |                                      |
| HAPS/Program Reimbursement    | -                   | -                               | -                                    |
| Administrative Fees           | -                   | -                               | -                                    |
| Grants/Contracts              | -                   | -                               | -                                    |
| Rental Income                 | 360,126             | 370,910                         | 10,784                               |
| Operating Transfers In        | 179,711             | 161,041                         | (18,670)                             |
| Other Income                  | 16,100              | 19,800                          | 3,700                                |
| <b>Total Revenue</b>          | <b>555,937</b>      | <b>551,751</b>                  | <b>(4,186)</b>                       |
| <b>EXPENSES:</b>              |                     |                                 |                                      |
| Housing Assistance Payments   | -                   | -                               | -                                    |
| Salaries                      | 86,461              | 80,066                          | (6,395)                              |
| Employee Benefits             | 29,856              | 34,538                          | 4,682                                |
| Capital Purchases             | 221,400             | 231,700                         | 10,300                               |
| Maintenance                   | 145,601             | 145,601                         | -                                    |
| General Administrative        | 38,932              | 36,510                          | (2,422)                              |
| Tenant Services               | -                   | -                               | -                                    |
| Operating Transfers Out       | 26,250              | 26,250                          | -                                    |
| Debt Service                  | 13,990              | 4,034                           | (9,956)                              |
| <b>Total Expenses</b>         | <b>562,490</b>      | <b>558,699</b>                  | <b>(3,791)</b>                       |
| Revenue Over (Under) Expenses | (6,553)             | (6,947)                         | (394)                                |

## Federal Grants

**Fund 117 Capital Fund Program**

Housing units and the reimbursements received through HUD's capital improvement grants.

**Fund 681 HUD FSS Coordinator Grant**

This fund accounts for the expenses and funding associated with outreach and service to eligible families in the Low Rent Public Housing and Section 8 Programs for Family Self Sufficiency.

**Fund 682 Transitional Housing Program**

This fund accounts for the revenues and expenses associated with the Brommer Street rental units and the residing families that are in transition to permanent housing.

**Funds 683 Shelter Plus Care Grants**

This funds accounts for the revenues and expenses associated with the Rental Assistance Programs for Homeless/Disabled Tenants.

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Federal Grants  
Consolidated**

|                             | 2017-2018<br>Budget | Proposed<br>2018-2019<br>Budget | Increase<br>(Decrease)<br>from 17-18 |
|-----------------------------|---------------------|---------------------------------|--------------------------------------|
| <b>REVENUES:</b>            |                     |                                 |                                      |
| HAPS/Program Reimbursement  | 445,368             | <b>491,946</b>                  | 46,578                               |
| Administrative Fees         | -                   | -                               | -                                    |
| Grants/Contracts            | 585,073             | <b>604,161</b>                  | 19,087                               |
| Rental Income               | 20,737              | <b>26,788</b>                   | 6,051                                |
| Operating Transfers In      | 17,900              | <b>12,000</b>                   | (5,900)                              |
| Other Income                | 1,845               | <b>1,845</b>                    | -                                    |
| <b>Total Revenue</b>        | <b>1,070,923</b>    | <b>1,136,740</b>                | 65,816                               |
| <b>EXPENSES:</b>            |                     |                                 |                                      |
| Housing Assistance Payments | 435,368             | <b>491,946</b>                  | 56,578                               |
| Salaries                    | 131,134             | <b>130,272</b>                  | (861)                                |
| Employee Benefits           | 64,806              | <b>65,599</b>                   | 793                                  |
| Capital Purchases           | 17,900              | <b>12,000</b>                   | (5,900)                              |
| Maintenance                 | 29,142              | <b>32,154</b>                   | 3,012                                |
| General Administrative      | 9,838               | <b>8,445</b>                    | (1,393)                              |
| Tenant Services             | 33,334              | <b>23,334</b>                   | (10,000)                             |
| Operating Transfers Out     | 385,013             | <b>407,030</b>                  | 22,017                               |
| Debt Service                | -                   | -                               | -                                    |
| <b>Total Expenses</b>       | <b>1,106,535</b>    | <b>1,170,781</b>                | 64,246                               |
| Surplus (Deficit)           | (35,612)            | <b>(34,041)</b>                 | 1,570                                |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Capital Fund Program 2018**  
**Fund # 117**

|                             | 2017-2018<br>Budget | Proposed<br>2018-2019<br>Budget | Increase<br>(Decrease)<br>from 17-18 |
|-----------------------------|---------------------|---------------------------------|--------------------------------------|
| <b>REVENUES:</b>            |                     |                                 |                                      |
| HAPS/Program Reimbursement  | -                   | -                               | -                                    |
| Administrative Fees         | -                   | -                               | -                                    |
| Grants/Contracts            | 382,613             | <b>404,630</b>                  | 22,017                               |
| Rental Income               | -                   | -                               | -                                    |
| Operating Transfers In      | -                   | -                               | -                                    |
| Other Income                | -                   | -                               | -                                    |
| <b>Total Revenue</b>        | <b>382,613</b>      | <b>404,630</b>                  | <b>22,017</b>                        |
| <b>EXPENSES:</b>            |                     |                                 |                                      |
| Housing Assistance Payments | -                   | -                               | -                                    |
| Salaries                    | -                   | -                               | -                                    |
| Employee Benefits           | -                   | -                               | -                                    |
| Capital Purchases           | -                   | -                               | -                                    |
| Maintenance                 | -                   | -                               | -                                    |
| General Administrative      | -                   | -                               | -                                    |
| Tenant Services             | -                   | -                               | -                                    |
| Operating Transfers Out     | 382,613             | <b>404,630</b>                  | 22,017                               |
| Debt Service                | -                   | -                               | -                                    |
| <b>Total Expenses</b>       | <b>382,613</b>      | <b>404,630</b>                  | <b>22,017</b>                        |
| Surplus (Deficit)           | -                   | -                               | -                                    |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**HUD FSS Coordinator Grant**  
**Fund # 681**

|                             | 2017-2018<br>Budget | Proposed<br>2018-2019<br>Budget | Increase<br>(Decrease)<br>from 17-18 |
|-----------------------------|---------------------|---------------------------------|--------------------------------------|
| <b>REVENUES:</b>            |                     |                                 |                                      |
| HAPS/Program Reimbursement  | -                   | -                               | -                                    |
| Administrative Fees         | -                   | -                               | -                                    |
| Grants/Contracts            | 138,000             | 138,000                         | -                                    |
| Rental Income               | -                   | -                               | -                                    |
| Operating Transfers In      | -                   | -                               | -                                    |
| Other Income                | -                   | -                               | -                                    |
| <b>Total Revenue</b>        | <b>138,000</b>      | <b>138,000</b>                  | <b>-</b>                             |
| <b>EXPENSES:</b>            |                     |                                 |                                      |
| Housing Assistance Payments | -                   | -                               | -                                    |
| Salaries                    | 114,722             | 117,034                         | 2,312                                |
| Employee Benefits           | 57,674              | 60,008                          | 2,334                                |
| Capital Purchases           | -                   | -                               | -                                    |
| Maintenance                 | -                   | -                               | -                                    |
| General Administrative      | 1,526               | 1,287                           | (238)                                |
| Tenant Services             | -                   | -                               | -                                    |
| Operating Transfers Out     | -                   | -                               | -                                    |
| Debt Service                | -                   | -                               | -                                    |
| <b>Total Expenses</b>       | <b>173,922</b>      | <b>178,330</b>                  | <b>4,408</b>                         |
| Surplus (Deficit)           | <b>(35,922)</b>     | <b>(40,330)</b>                 | <b>(4,408)</b>                       |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Transitional Housing**  
**Fund #682**

|                             | <b>2017-2018<br/>Budget</b> | <b>Proposed<br/>2018-2019<br/>Budget</b> | <b>Increase<br/>(Decrease)<br/>from 17-18</b> |
|-----------------------------|-----------------------------|--|---|
| <b>REVENUES:</b>            |                             |  |   |
| HAPS/Program Reimbursement  | -                           | -  | -   |
| Administrative Fees         | -                           | -  | -   |
| Grants/Contracts            | 57,067                      | <b>57,067</b>                            | -   |
| Rental Income               | 20,737                      | <b>26,788</b>                            | 6,051   |
| Operating Transfers In      | 17,900                      | <b>12,000</b>                            | (5,900)                                       |
| Other Income                | 1,845                       | <b>1,845</b>                             | -   |
| <b>Total Revenue</b>        | <b>97,549</b>               | <b>97,700</b>                            | 151   |
| <b>EXPENSES:</b>            |                             |  |   |
| Housing Assistance Payments | -                           | -  | -   |
| Salaries                    | 12,144                      | <b>10,565</b>                            | (1,579)                                       |
| Employee Benefits           | 5,695                       | <b>4,551</b>                             | (1,144)                                       |
| Capital Purchases           | 17,900                      | <b>12,000</b>                            | (5,900)                                       |
| Maintenance                 | 28,935                      | <b>32,060</b>                            | 3,125   |
| General Administrative      | 6,831                       | <b>6,501</b>                             | (330)   |
| Tenant Services             | 23,334                      | <b>23,334</b>                            | -   |
| Operating Transfers Out     | 2,400                       | <b>2,400</b>                             | -   |
| Debt Service                | -                           | -  | -   |
| <b>Total Expenses</b>       | <b>97,239</b>               | <b>91,412</b>                            | (5,827)                                       |
| Surplus (Deficit)           | 310                         | <b>6,288</b>                             | 5,978   |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Shelter Plus Care Consolidated**  
**Fund #683**

|                             | 2017-2018<br>Budget | Proposed<br>2018-2019<br>Budget | Increase<br>(Decrease)<br>from 17-18 |
|-----------------------------|---------------------|---------------------------------|--------------------------------------|
| <b>REVENUES:</b>            |                     |                                 |                                      |
| HAPS/Program Reimbursement  | 445,368             | <b>491,946</b>                  | 46,578                               |
| Administrative Fees         | -                   | -                               | -                                    |
| Grants/Contracts            | 7,393               | <b>4,463</b>                    | (2,930)                              |
| Rental Income               | -                   | -                               | -                                    |
| Operating Transfers In      | -                   | -                               | -                                    |
| Other Income                | -                   | -                               | -                                    |
| <b>Total Revenue</b>        | <b>452,761</b>      | <b>496,409</b>                  | <b>43,648</b>                        |
| <b>EXPENSES:</b>            |                     |                                 |                                      |
| Housing Assistance Payments | 435,368             | <b>491,946</b>                  | 56,578                               |
| Salaries                    | 4,267               | <b>2,673</b>                    | (1,594)                              |
| Employee Benefits           | 1,437               | <b>1,039</b>                    | (397)                                |
| Capital Purchases           | -                   | -                               | -                                    |
| Maintenance                 | 207                 | <b>94</b>                       | (113)                                |
| General Administrative      | 1,482               | <b>657</b>                      | (825)                                |
| Tenant Services             | 10,000              | -                               | (10,000)                             |
| Operating Transfers Out     | -                   | -                               | -                                    |
| Debt Service                | -                   | -                               | -                                    |
| <b>Total Expenses</b>       | <b>452,761</b>      | <b>496,409</b>                  | <b>43,648</b>                        |
| Surplus (Deficit)           | -                   | -                               | -                                    |



## State Grants

### Fund 810 Buena Vista Migrant Services Operations

This fund accounts for the operating expenses of the Buena Vista Migrant Center and the reimbursements funded through the Office of Migrant Services (OMS).

### Fund 830 Mortgage Credit Certificates

This fund accounts for revenues and expenses associated with administering the Mortgage Credit Certificate Program allocation for Santa Cruz County first time homebuyers.

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**State Grants**  
**Consolidated**

|                             | 2017-2018<br>Budget | Proposed<br>2018-2019<br>Budget | Increase<br>(Decrease)<br>from 17-18 |
|-----------------------------|---------------------|---------------------------------|--------------------------------------|
| <b>REVENUES:</b>            |                     |                                 |                                      |
| HAPS/Program Reimbursement  | -                   | -                               | -                                    |
| Administrative Fees         | 1,250               | <b>1,250</b>                    | -                                    |
| Grants/Contracts            | 726,906             | <b>380,801</b>                  | (346,105)                            |
| Rental Income               | -                   | -                               | -                                    |
| Operating Transfers In      | -                   | <b>10,000</b>                   | 10,000                               |
| Other Income                | 15,120              | <b>5,120</b>                    | (10,000)                             |
| <b>Total Revenue</b>        | <b>743,276</b>      | <b>397,171</b>                  | <b>(346,105)</b>                     |
| <b>EXPENSES:</b>            |                     |                                 |                                      |
| Housing Assistance Payments | -                   | -                               | -                                    |
| Salaries                    | 70,660              | <b>70,312</b>                   | (348)                                |
| Employee Benefits           | 30,820              | <b>29,285</b>                   | (1,535)                              |
| Capital Purchases           | 335,250             | <b>30,600</b>                   | (304,650)                            |
| Maintenance                 | 193,381             | <b>198,409</b>                  | 5,028                                |
| General Administrative      | 97,107              | <b>62,214</b>                   | (34,894)                             |
| Tenant Services             | -                   | -                               | -                                    |
| Operating Transfers Out     | -                   | -                               | -                                    |
| Debt Service                | -                   | -                               | -                                    |
| <b>Total Expenses</b>       | <b>727,219</b>      | <b>390,820</b>                  | <b>(336,399)</b>                     |
| Surplus (Deficit)           | 16,057              | <b>6,351</b>                    | 336,399                              |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Migrant Services Operations**  
**Fund # 810**

|                             | 2017-2018<br>Budget | Proposed<br>2018-2019<br>Budget | Increase<br>(Decrease)<br>from 17-18 |
|-----------------------------|---------------------|---------------------------------|--------------------------------------|
| <b>REVENUES:</b>            |                     |                                 |                                      |
| HAPS/Program Reimbursement  | -                   | -                               | -                                    |
| Administrative Fees         | -                   | -                               | -                                    |
| Grants/Contracts            | 726,906             | <b>380,801</b>                  | (346,105)                            |
| Rental Income               | -                   | -                               | -                                    |
| Operating Transfers In      | -                   | <b>10,000</b>                   | 10,000                               |
| Other Income                | 15,000              | <b>5,000</b>                    | (10,000)                             |
| <b>Total Revenue</b>        | <b>741,906</b>      | <b>395,801</b>                  | (346,105)                            |
| <b>EXPENSES:</b>            |                     |                                 |                                      |
| Housing Assistance Payments | -                   | -                               | -                                    |
| Salaries                    | 70,502              | <b>70,268</b>                   | (234)                                |
| Employee Benefits           | 30,763              | <b>29,268</b>                   | (1,495)                              |
| Capital Purchases           | 335,250             | <b>30,600</b>                   | (304,650)                            |
| Maintenance                 | 193,372             | <b>198,400</b>                  | 5,028                                |
| General Administrative      | 97,019              | <b>62,127</b>                   | (34,892)                             |
| Tenant Services             | -                   | -                               | -                                    |
| Operating Transfers Out     | -                   | -                               | -                                    |
| Debt Service                | -                   | -                               | -                                    |
| <b>Total Expenses</b>       | <b>726,906</b>      | <b>390,664</b>                  | (336,243)                            |
| Surplus (Deficit)           | 15,000              | <b>5,137</b>                    | (9,862)                              |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Mortgage Credit Cetificates**  
**Fund # 830**

|                             | <b>2017-2018</b> | <b>Proposed</b>  | <b>Increase</b>   |
|-----------------------------|------------------|------------------|-------------------|
|                             | <b>Budget</b>    | <b>2018-2019</b> | <b>(Decrease)</b> |
|                             | <b>Budget</b>    | <b>Budget</b>    | <b>from 17-18</b> |
| <b>REVENUES:</b>            |                  |                  |                   |
| HAPS/Program Reimbursement  | -                | -                | -                 |
| Administrative Fees         | 1,250            | <b>1,250</b>     | -                 |
| Grants/Contracts            | -                | -                | -                 |
| Rental Income               | -                | -                | -                 |
| Operating Transfers In      | -                | -                | -                 |
| Other Income                | 120              | <b>120</b>       | -                 |
| <b>Total Revenue</b>        | <b>1,370</b>     | <b>1,370</b>     | -                 |
| <b>EXPENSES:</b>            |                  |                  |                   |
| Housing Assistance Payments | -                | -                | -                 |
| Salaries                    | 158              | <b>44</b>        | (114)             |
| Employee Benefits           | 57               | <b>17</b>        | (40)              |
| Capital Purchases           | -                | -                | -                 |
| Maintenance                 | 9                | <b>9</b>         | -                 |
| General Administrative      | 88               | <b>87</b>        | (2)               |
| Tenant Services             | -                | -                | -                 |
| Operating Transfers Out     | -                | -                | -                 |
| Debt Service                | -                | -                | -                 |
| <b>Total Expenses</b>       | <b>312</b>       | <b>156</b>       | <b>(156)</b>      |
| Surplus (Deficit)           | <b>1,058</b>     | <b>1,214</b>     | <b>156</b>        |

## Local Programs

### Fund 842 Measure "O"

This fund accounts for revenues and expenses associated with annual compliance monitoring performed for low income units in the City of Santa Cruz.

### Fund 844 City of Scotts Valley

This fund accounts for revenues and expenses associated with technical assistance contracts for the administration of affordable housing programs in the City of Scotts Valley, including monitoring of inclusionary unit compliance.

### Fund 852 City of Santa Cruz

This fund accounts for revenues and expenses associated with technical assistance contracts for the administration of affordable housing programs in the City of Santa Cruz, including security deposits.

### Fund 857 City of Capitola

This fund accounts for revenues and expenses associated with technical assistance contracts for the administration of affordable housing programs in the City of Capitola, including security deposits and mobile home rental assistance.

### Fund 865 County of Santa Cruz HOME Grant Program

This fund accounts for revenues and expenses associated with administering the HOME grant program for tenant based rental assistance and security deposit assistance throughout Santa Cruz County.

### Fund 881 County of Santa Cruz Housing Services Contract

This fund accounts for revenues and expenses associated with technical assistance contracts for the administration of affordable housing programs in the County of Santa Cruz, including security deposits, Tenant Based Rental Assistance (TBRA), Landlord Incentive Program, and Housing/Homeless Coordination.

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Local Programs**  
**Consolidated**

|                             | 2017-2018<br>Budget | Proposed<br>2018-2019<br>Budget | Increase<br>(Decrease)<br>from 17-18 |
|-----------------------------|---------------------|---------------------------------|--------------------------------------|
| <b>REVENUES:</b>            |                     |                                 |                                      |
| HAPS/Program Reimbursement  | -                   | -                               | -                                    |
| Administrative Fees         | 9,080               | <b>8,830</b>                    | (250)                                |
| Grants/Contracts            | 796,609             | <b>809,089</b>                  | 12,480                               |
| Rental Income               | -                   | -                               | -                                    |
| Operating Transfers In      | -                   | -                               | -                                    |
| Other Income                | 550                 | <b>355</b>                      | (195)                                |
| <b>Total Revenue</b>        | <b>806,239</b>      | <b>818,274</b>                  | 12,035                               |
| <b>EXPENSES:</b>            |                     |                                 |                                      |
| Housing Assistance Payments | -                   | -                               | -                                    |
| Salaries                    | 48,158              | <b>50,700</b>                   | 2,542                                |
| Employee Benefits           | 15,340              | <b>17,363</b>                   | 2,023                                |
| Capital Purchases           | -                   | -                               | -                                    |
| Maintenance                 | 325                 | <b>132</b>                      | (193)                                |
| General Administrative      | 7,266               | <b>10,485</b>                   | 3,219                                |
| Tenant Services             | 723,286             | <b>733,236</b>                  | 9,950                                |
| Operating Transfers Out     | -                   | -                               | -                                    |
| Debt Service                | -                   | -                               | -                                    |
| <b>Total Expenses</b>       | <b>794,375</b>      | <b>811,915</b>                  | 17,540                               |
| Surplus (Deficit)           | 11,864              | <b>6,359</b>                    | (5,505)                              |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Measure "O"**  
**Fund # 842**

|                             | 2017-2018<br>Budget | Proposed<br>2018-2019<br>Budget | Increase<br>(Decrease)<br>from 17-18 |
|-----------------------------|---------------------|---------------------------------|--------------------------------------|
| <b>REVENUES:</b>            |                     |                                 |                                      |
| HAPS/Program Reimbursement  | -                   | -                               | -                                    |
| Administrative Fees         | 3,500               | 3,250                           | (250)                                |
| Grants/Contracts            | -                   | -                               | -                                    |
| Rental Income               | -                   | -                               | -                                    |
| Operating Transfers In      | -                   | -                               | -                                    |
| Other Income                | 25                  | 5                               | (20)                                 |
| <b>Total Revenue</b>        | <b>3,525</b>        | <b>3,255</b>                    | <b>(270)</b>                         |
| <b>EXPENSES:</b>            |                     |                                 |                                      |
| Housing Assistance Payments | -                   | -                               | -                                    |
| Salaries                    | 1,598               | 1,250                           | (348)                                |
| Employee Benefits           | 688                 | 432                             | (255)                                |
| Capital Purchases           | -                   | -                               | -                                    |
| Maintenance                 | 9                   | 4                               | (5)                                  |
| General Administrative      | 326                 | 336                             | 11                                   |
| Tenant Services             | -                   | -                               | -                                    |
| Operating Transfers Out     | -                   | -                               | -                                    |
| Debt Service                | -                   | -                               | -                                    |
| <b>Total Expenses</b>       | <b>2,620</b>        | <b>2,022</b>                    | <b>(597)</b>                         |
| Surplus (Deficit)           | 905                 | 1,233                           | 327                                  |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**City of Scotts Valley**  
**Fund # 844**

|                             | 2017-2018<br>Budget | Proposed<br>2018-2019<br>Budget | Increase<br>(Decrease)<br>from 17-18 |
|-----------------------------|---------------------|---------------------------------|--------------------------------------|
| <b>REVENUES:</b>            |                     |                                 |                                      |
| HAPS/Program Reimbursement  | -                   | -                               | -                                    |
| Administrative Fees         | 3,780               | <b>3,780</b>                    | -                                    |
| Grants/Contracts            | 650                 | <b>650</b>                      | -                                    |
| Rental Income               | -                   | -                               | -                                    |
| Operating Transfers In      | -                   | -                               | -                                    |
| Other Income                | 150                 | <b>150</b>                      | -                                    |
| <b>Total Revenue</b>        | <b>4,580</b>        | <b>4,580</b>                    | -                                    |
| <b>EXPENSES:</b>            |                     |                                 |                                      |
| Housing Assistance Payments | -                   | -                               | -                                    |
| Salaries                    | 1,786               | <b>1,200</b>                    | (586)                                |
| Employee Benefits           | 741                 | <b>412</b>                      | (329)                                |
| Capital Purchases           | -                   | -                               | -                                    |
| Maintenance                 | 18                  | <b>3</b>                        | (15)                                 |
| General Administrative      | 252                 | <b>258</b>                      | 7                                    |
| Tenant Services             | -                   | -                               | -                                    |
| Operating Transfers Out     | -                   | -                               | -                                    |
| Debt Service                | -                   | -                               | -                                    |
| <b>Total Expenses</b>       | <b>2,797</b>        | <b>1,874</b>                    | (923)                                |
| Surplus (Deficit)           | <b>1,783</b>        | <b>2,706</b>                    | <b>923</b>                           |



**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**City of Santa Cruz**  
**Fund # 852**

|                             | <b>2017-2018<br/>Budget</b> | <b>Proposed<br/>2018-2019<br/>Budget</b> | <b>Increase<br/>(Decrease)<br/>from 17-18</b> |
|-----------------------------|-----------------------------|--|---|
| <b>REVENUES:</b>            |                             |  |   |
| HAPS/Program Reimbursement  | -                           | -  | -   |
| Administrative Fees         | -                           | -  | -   |
| Grants/Contracts            | 61,000                      | <b>58,500</b>                            | (2,500)                                       |
| Rental Income               | -                           | -  | -   |
| Operating Transfers In      | -                           | -  | -   |
| Other Income                | 15                          | -  | (15)  |
| <b>Total Revenue</b>        | <b>61,015</b>               | <b>58,500</b>                            | <b>(2,515)</b>                                |
| <b>EXPENSES:</b>            |                             |  |   |
| Housing Assistance Payments | -                           | -  | -   |
| Salaries                    | 8,219                       | <b>9,250</b>                             | 1,030   |
| Employee Benefits           | 2,410                       | <b>3,195</b>                             | 785   |
| Capital Purchases           | -                           | -  | -   |
| Maintenance                 | 84                          | <b>30</b>                                | (54)  |
| General Administrative      | 1,695                       | <b>2,275</b>                             | 580   |
| Tenant Services             | 49,047                      | <b>45,047</b>                            | (4,000)                                       |
| Operating Transfers Out     | -                           | -  | -   |
| Debt Service                | -                           | -  | -   |
| <b>Total Expenses</b>       | <b>61,455</b>               | <b>59,797</b>                            | <b>(1,659)</b>                                |
| Surplus (Deficit)           | (440)                       | <b>(1,297)</b>                           | (856)   |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**City of Capitola**  
**Fund # 857**

|                             | <b>2017-2018<br/>Budget</b> | <b>Proposed<br/>2018-2019<br/>Budget</b> | <b>Increase<br/>(Decrease)<br/>from 17-18</b> |
|-----------------------------|-----------------------------|--|---|
| <b>REVENUES:</b>            |                             |  |   |
| HAPS/Program Reimbursement  | -                           | -  | -   |
| Administrative Fees         | 1,800                       | <b>1,800</b>                             | -   |
| Grants/Contracts            | 105,520                     | <b>65,500</b>                            | (40,020)                                      |
| Rental Income               | -                           | -  | -   |
| Operating Transfers In      | -                           | -  | -   |
| Other Income                | 360                         | <b>200</b>                               | (160)   |
| <b>Total Revenue</b>        | <b>107,680</b>              | <b>67,500</b>                            | (40,180)                                      |
| <b>EXPENSES:</b>            |                             |  |   |
| Housing Assistance Payments | -                           | -  | -   |
| Salaries                    | 10,500                      | <b>5,000</b>                             | (5,500)                                       |
| Employee Benefits           | 4,074                       | <b>1,797</b>                             | (2,277)                                       |
| Capital Purchases           | -                           | -  | -   |
| Maintenance                 | 26                          | <b>31</b>                                | 5   |
| General Administrative      | 1,150                       | <b>2,522</b>                             | 1,371   |
| Tenant Services             | 85,550                      | <b>57,500</b>                            | (28,050)                                      |
| Operating Transfers Out     | -                           | -  | -   |
| Debt Service                | -                           | -  | -   |
| <b>Total Expenses</b>       | <b>101,300</b>              | <b>66,849</b>                            | (34,451)                                      |
| Surplus (Deficit)           | <b>6,380</b>                | <b>651</b>                               | (5,729)                                       |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**County HOME Grant**  
**Fund # 865**

|                             | <b>2017-2018<br/>Budget</b> | <b>Proposed<br/>2018-2019<br/>Budget</b> | <b>Increase<br/>(Decrease)<br/>from 17-18</b> |
|-----------------------------|-----------------------------|--|---|
| <b>REVENUES:</b>            |                             |  |   |
| HAPS/Program Reimbursement  | -                           | -  | -   |
| Administrative Fees         | -                           | -  | -   |
| Grants/Contracts            | 50,000                      | <b>100,000</b>                           | 50,000  |
| Rental Income               | -                           | -  | -   |
| Operating Transfers In      | -                           | -  | -   |
| Other Income                | -                           | -  | -   |
| <b>Total Revenue</b>        | <b>50,000</b>               | <b>100,000</b>                           | <b>50,000</b>                                 |
| <b>EXPENSES:</b>            |                             |  |   |
| Housing Assistance Payments | -                           | -  | -   |
| Salaries                    | 8,459                       | <b>9,500</b>                             | 1,041   |
| Employee Benefits           | 2,391                       | <b>3,273</b>                             | 882   |
| Capital Purchases           | -                           | -  | -   |
| Maintenance                 | -                           | <b>29</b>                                | 29  |
| General Administrative      | 243                         | <b>2,262</b>                             | 2,019   |
| Tenant Services             | 42,500                      | <b>84,500</b>                            | 42,000  |
| Operating Transfers Out     | -                           | -  | -   |
| Debt Service                | -                           | -  | -   |
| <b>Total Expenses</b>       | <b>53,593</b>               | <b>99,564</b>                            | <b>45,970</b>                                 |
| Surplus (Deficit)           | <b>(3,593)</b>              | <b>436</b>                               | <b>4,030</b>                                  |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**County of Santa Cruz Housing Services Contract**  
**Fund # 881**

|                             | 2017-2018<br>Budget | Proposed<br>2018-2019<br>Budget | Increase<br>(Decrease)<br>from 17-18 |
|-----------------------------|---------------------|---------------------------------|--------------------------------------|
| <b>REVENUES:</b>            |                     |                                 |                                      |
| HAPS/Program Reimbursement  | -                   | -                               | -                                    |
| Administrative Fees         | -                   | -                               | -                                    |
| Grants/Contracts            | 579,439             | <b>584,439</b>                  | 5,000                                |
| Rental Income               | -                   | -                               | -                                    |
| Operating Transfers In      | -                   | -                               | -                                    |
| Other Income                | -                   | -                               | -                                    |
| <b>Total Revenue</b>        | <b>579,439</b>      | <b>584,439</b>                  | <b>5,000</b>                         |
| <b>EXPENSES:</b>            |                     |                                 |                                      |
| Housing Assistance Payments | -                   | -                               | -                                    |
| Salaries                    | 17,596              | <b>24,500</b>                   | 6,904                                |
| Employee Benefits           | 5,037               | <b>8,254</b>                    | 3,217                                |
| Capital Purchases           | -                   | -                               | -                                    |
| Maintenance                 | 188                 | <b>35</b>                       | (153)                                |
| General Administrative      | 3,599               | <b>2,831</b>                    | (769)                                |
| Tenant Services             | 546,189             | <b>546,189</b>                  | -                                    |
| Operating Transfers Out     | -                   | -                               | -                                    |
| Debt Service                | -                   | -                               | -                                    |
| <b>Total Expenses</b>       | <b>572,609</b>      | <b>581,809</b>                  | <b>9,200</b>                         |
| Surplus (Deficit)           | <b>6,830</b>        | <b>2,630</b>                    | <b>(4,200)</b>                       |

## Administrative Services

**Fund 001 Housing Authority Reserves**

This fund accounts for the Housing Authority's accumulated unrestricted reserves and the corresponding interest income as well as expenses that are not related to specific funds or projects.

**Fund 716 Buena Vista Migrant Services Administration**

This fund accounts for the administrative fee received by the Housing Authority from the Migrant Housing Program for the Buena Vista Migrant Center. Charged to this fund are the overhead costs associated with this program.

**Fund 731 Spruce Street**

This fund accounts for the rental revenues and expenses associated with the Housing Authority owned condominium on Spruce Street in Santa Cruz.

**Fund 743 Natural Bridges Property**

This fund accounts for the expenses associated with the pre-development costs at Natural Bridges Avenue in Santa Cruz.

**Fund 771 Housing Authority 41st Avenue Office**

This fund accounts for the rental revenues charged to Authority programs and the expenses associated with the space owned at 2160 41st Avenue in Capitola.

**Fund 772 Housing Authority 41st Avenue Office (Annex)**

This fund accounts for the rental revenues charged to Authority programs and the expenses associated with the leased office space at 2170 41st Avenue in Capitola.

**Fund 773 Housing Authority Mission Street Office**

This fund accounts for the rental revenues and expenses associated with the Housing Authority owned office building on Mission Street.

**Fund 774 Housing Authority Mission Street Warehouse**

This fund accounts for the rental revenues and the expenses associated with the warehouse/office space occupied by the Toadal Fitness Gym.

**Fund 781 Merrill Road Administration**

This fund accounts for the administrative fee paid to the Housing Authority by the Merrill Road Associates, and the accompanying overhead costs that are associated with this program.

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Administrative Services**  
**Consolidated**

|                             | <b>2017-2018</b> | <b>Proposed</b>  | <b>Increase</b>   |
|-----------------------------|------------------|------------------|-------------------|
|                             | <b>Budget</b>    | <b>2018-2019</b> | <b>(Decrease)</b> |
|                             | <b>Budget</b>    | <b>Budget</b>    | <b>from 17-18</b> |
| <b>REVENUES:</b>            |                  |                  |                   |
| HAPS/Program Reimbursement  | -                | -                | -                 |
| Administrative Fees         | 53,860           | <b>57,368</b>    | 3,508             |
| Grants/Contracts            | -                | -                | -                 |
| Rental Income               | 552,465          | <b>570,888</b>   | 18,422            |
| Operating Transfers In      | 50,000           | <b>170,000</b>   | 120,000           |
| Other Income                | 32,573           | <b>26,965</b>    | (5,608)           |
| <b>Total Revenue</b>        | <b>688,898</b>   | <b>825,220</b>   | 136,322           |
| <b>EXPENSES:</b>            |                  |                  |                   |
| Housing Assistance Payments | -                | -                | -                 |
| Salaries                    | 22,343           | <b>22,192</b>    | (151)             |
| Employee Benefits           | 6,993            | <b>8,647</b>     | 1,654             |
| Capital Purchases           | 282,000          | <b>228,000</b>   | (54,000)          |
| Maintenance                 | 139,173          | <b>149,005</b>   | 9,832             |
| General Administrative      | 74,328           | <b>155,508</b>   | 81,179            |
| Tenant Services             | -                | -                | -                 |
| Operating Transfers Out     | -                | -                | -                 |
| Debt Service                | 199,900          | <b>166,584</b>   | (33,316)          |
| <b>Total Expenses</b>       | <b>724,737</b>   | <b>729,935</b>   | 5,198             |
| Surplus (Deficit)           | (35,839)         | <b>95,285</b>    | 131,124           |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Housing Authority Reserves**  
**Fund # 001**

|                             | <b>2017-2018<br/>Budget</b> | <b>Proposed<br/>2018-2019<br/>Budget</b> | <b>Increase<br/>(Decrease)<br/>from 17-18</b> |
|-----------------------------|-----------------------------|--|---|
| <b>REVENUES:</b>            |                             |  |   |
| HAPS/Program Reimbursement  | -                           | -  | -   |
| Administrative Fees         | -                           | -  | -   |
| Grants/Contracts            | -                           | -  | -   |
| Rental Income               | -                           | -  | -   |
| Operating Transfers In      | -                           | -  | -   |
| Other Income                | 3,250                       | 7,500                                    | 4,250   |
| <b>Total Revenue</b>        | <b>3,250</b>                | <b>7,500</b>                             | <b>4,250</b>                                  |
| <b>EXPENSES:</b>            |                             |  |   |
| Housing Assistance Payments | -                           | -  | -   |
| Salaries                    | -                           | -  | -   |
| Employee Benefits           | -                           | -  | -   |
| Capital Purchases           | -                           | -  | -   |
| Maintenance                 | -                           | -  | -   |
| General Administrative      | 7,500                       | 7,500                                    | -   |
| Tenant Services             | -                           | -  | -   |
| Operating Transfers Out     | -                           | -  | -   |
| Debt Service                | -                           | -  | -   |
| <b>Total Expenses</b>       | <b>7,500</b>                | <b>7,500</b>                             | <b>-</b>                                      |
| Surplus (Deficit)           | (4,250)                     | -  | 4,250   |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Buena Vista Migrant Administration**  
**Fund # 716**

|                             | <b>2017-2018<br/>Budget</b> | <b>Proposed<br/>2018-2019<br/>Budget</b> | <b>Increase<br/>(Decrease)<br/>from 17-18</b> |
|-----------------------------|-----------------------------|--|---|
| <b>REVENUES:</b>            |                             |  |   |
| HAPS/Program Reimbursement  | -                           | -  | -   |
| Administrative Fees         | 32,306                      | <b>35,527</b>                            | 3,221   |
| Grants/Contracts            | -                           | -  | -   |
| Rental Income               | -                           | -  | -   |
| Operating Transfers In      | -                           | -  | -   |
| Other Income                | 33                          | <b>25</b>                                | (8)   |
| <b>Total Revenue</b>        | <b>32,339</b>               | <b>35,552</b>                            | 3,213   |
| <b>EXPENSES:</b>            |                             |  |   |
| Housing Assistance Payments | -                           | -  | -   |
| Salaries                    | 12,500                      | <b>11,552</b>                            | (948)   |
| Employee Benefits           | 3,875                       | <b>4,491</b>                             | 616   |
| Capital Purchases           | -                           | -  | -   |
| Maintenance                 | 427                         | <b>166</b>                               | (261)   |
| General Administrative      | 8,628                       | <b>11,843</b>                            | 3,216   |
| Tenant Services             | -                           | -  | -   |
| Operating Transfers Out     | -                           | -  | -   |
| Debt Service                | -                           | -  | -   |
| <b>Total Expenses</b>       | <b>25,430</b>               | <b>28,052</b>                            | 2,623   |
| Surplus (Deficit)           | 6,909                       | <b>7,500</b>                             | 590   |



**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Spruce Street**  
**Fund # 731**

|                             | 2017-2018<br>Budget | Proposed<br>2018-2019<br>Budget | Increase<br>(Decrease)<br>from 17-18 |
|-----------------------------|---------------------|---------------------------------|--------------------------------------|
| <b>REVENUES:</b>            |                     |                                 |                                      |
| HAPS/Program Reimbursement  | -                   | -                               | -                                    |
| Administrative Fees         | -                   | -                               | -                                    |
| Grants/Contracts            | -                   | -                               | -                                    |
| Rental Income               | 11,004              | 11,004                          | -                                    |
| Operating Transfers In      | -                   | -                               | -                                    |
| Other Income                | 250                 | 160                             | (90)                                 |
| <b>Total Revenue</b>        | <b>11,254</b>       | <b>11,164</b>                   | <b>(90)</b>                          |
| <b>EXPENSES:</b>            |                     |                                 |                                      |
| Housing Assistance Payments | -                   | -                               | -                                    |
| Salaries                    | 517                 | 592                             | 75                                   |
| Employee Benefits           | 202                 | 249                             | 47                                   |
| Capital Purchases           | -                   | -                               | -                                    |
| Maintenance                 | 3,051               | 1,547                           | (1,504)                              |
| General Administrative      | 4,235               | 4,745                           | 510                                  |
| Tenant Services             | -                   | -                               | -                                    |
| Operating Transfers Out     | -                   | -                               | -                                    |
| Debt Service                | -                   | -                               | -                                    |
| <b>Total Expenses</b>       | <b>8,006</b>        | <b>7,133</b>                    | <b>(872)</b>                         |
| Surplus (Deficit)           | 3,248               | 4,031                           | 782                                  |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Natural Bridges Property**  
**Fund # 743**

|                             | <b>2017-2018<br/>Budget</b> | <b>Proposed<br/>2018-2019<br/>Budget</b> | <b>Increase<br/>(Decrease)<br/>from 17-18</b> |
|-----------------------------|-----------------------------|--|---|
| <b>REVENUES:</b>            |                             |  |   |
| HAPS/Program Reimbursement  | -                           | -  | -   |
| Administrative Fees         | -                           | -  | -   |
| Grants/Contracts            | -                           | -  | -   |
| Rental Income               | -                           | -  | -   |
| Operating Transfers In      | 50,000                      | <b>50,000</b>                            | -   |
| Other Income                | -                           | -  | -   |
| <b>Total Revenue</b>        | <b>50,000</b>               | <b>50,000</b>                            | -   |
| <b>EXPENSES:</b>            |                             |  |   |
| Housing Assistance Payments | -                           | -  | -   |
| Salaries                    | -                           | -  | -   |
| Employee Benefits           | -                           | -  | -   |
| Capital Purchases           | 50,000                      | <b>50,000</b>                            | -   |
| Maintenance                 | 175                         | <b>400</b>                               | 225   |
| General Administrative      | 50                          | -  | (50)  |
| Tenant Services             | -                           | -  | -   |
| Operating Transfers Out     | -                           | -  | -   |
| Debt Service                | -                           | -  | -   |
| <b>Total Expenses</b>       | <b>50,225</b>               | <b>50,400</b>                            | 175   |
| Surplus (Deficit)           | (225)                       | (400)                                    | (175)   |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**41st Avenue Office Building**  
**Fund #771**

|                             | 2017-2018<br>Budget | Proposed<br>2018-2019<br>Budget | Increase<br>(Decrease)<br>from 17-18 |
|-----------------------------|---------------------|---------------------------------|--------------------------------------|
| <b>REVENUES:</b>            |                     |                                 |                                      |
| HAPS/Program Reimbursement  | -                   | -                               | -                                    |
| Administrative Fees         | -                   | -                               | -                                    |
| Grants/Contracts            | -                   | -                               | -                                    |
| Rental Income               | 160,230             | <b>105,007</b>                  | (55,223)                             |
| Operating Transfers In      | -                   | -                               | -                                    |
| Other Income                | 12,530              | <b>1,750</b>                    | (10,780)                             |
| <b>Total Revenue</b>        | <b>172,760</b>      | <b>106,757</b>                  | <b>(66,003)</b>                      |
| <b>EXPENSES:</b>            |                     |                                 |                                      |
| Housing Assistance Payments | -                   | -                               | -                                    |
| Salaries                    | 23                  | -                               | (23)                                 |
| Employee Benefits           | 8                   | -                               | (8)                                  |
| Capital Purchases           | 79,500              | <b>28,000</b>                   | (51,500)                             |
| Maintenance                 | 17,250              | <b>68,657</b>                   | 51,407                               |
| General Administrative      | 35,620              | <b>8,350</b>                    | (27,270)                             |
| Tenant Services             | -                   | -                               | -                                    |
| Operating Transfers Out     | -                   | -                               | -                                    |
| Debt Service                | -                   | -                               | -                                    |
| <b>Total Expenses</b>       | <b>132,401</b>      | <b>105,007</b>                  | <b>(27,394)</b>                      |
| Surplus (Deficit)           | 40,359              | <b>1,750</b>                    | <b>(38,609)</b>                      |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**41st Avenue Office Building (Admin Annex)**  
**Fund #772**

|                             | <b>2017-2018<br/>Budget</b> | <b>Proposed<br/>2018-2019<br/>Budget</b> | <b>Increase<br/>(Decrease)<br/>from 17-18</b> |
|-----------------------------|-----------------------------|--|---|
| <b>REVENUES:</b>            |                             |  |   |
| HAPS/Program Reimbursement  | -                           | -  | -   |
| Administrative Fees         | -                           | -  | -   |
| Grants/Contracts            | -                           | -  | -   |
| Rental Income               | -                           | <b>150,586</b>                           | 150,586                                       |
| Operating Transfers In      | -                           | -  | -   |
| Other Income                | -                           | -  | -   |
| <b>Total Revenue</b>        | -                           | <b>150,586</b>                           | 150,586                                       |
|                             | -                           | -  | -   |
| <b>EXPENSES:</b>            |                             |  |   |
| Housing Assistance Payments | -                           | -  | -   |
| Salaries                    | -                           | -  | -   |
| Employee Benefits           | -                           | -  | -   |
| Capital Purchases           | -                           | -  | -   |
| Maintenance                 | -                           | <b>39,855</b>                            | 39,855  |
| General Administrative      | -                           | <b>110,731</b>                           | 110,731                                       |
| Tenant Services             | -                           | -  | -   |
| Operating Transfers Out     | -                           | -  | -   |
| Debt Service                | -                           | -  | -   |
| <b>Total Expenses</b>       | -                           | <b>150,586</b>                           | 150,586                                       |
|                             | -                           | -  | -   |
| Surplus (Deficit)           | -                           | -  | -   |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**HA Mission Street Office**  
**Fund # 773**

|                             | <b>2017-2018<br/>Budget</b> | <b>Proposed<br/>2018-2019<br/>Budget</b> | <b>Increase<br/>(Decrease)<br/>from 17-18</b> |
|-----------------------------|-----------------------------|--|---|
| <b>REVENUES:</b>            |                             |  |   |
| HAPS/Program Reimbursement  | -                           | -  | -   |
| Administrative Fees         | -                           | -  | -   |
| Grants/Contracts            | -                           | -  | -   |
| Rental Income               | 239,250                     | <b>157,505</b>                           | (81,745)                                      |
| Operating Transfers In      | -                           | <b>120,000</b>                           | 120,000                                       |
| Other Income                | -                           | -  | -   |
| <b>Total Revenue</b>        | <b>239,250</b>              | <b>277,505</b>                           | -   |
| <b>EXPENSES:</b>            |                             |  |   |
| Housing Assistance Payments | -                           | -  | -   |
| Salaries                    | 39                          | -  | (39)  |
| Employee Benefits           | 14                          | -  | (14)  |
| Capital Purchases           | 2,500                       | <b>150,000</b>                           | 147,500                                       |
| Maintenance                 | 106,747                     | <b>25,600</b>                            | (81,147)                                      |
| General Administrative      | 9,671                       | <b>1,910</b>                             | (7,761)                                       |
| Tenant Services             | -                           | -  | -   |
| Operating Transfers Out     | -                           | -  | -   |
| Debt Service                | 120,280                     | <b>100,233</b>                           | (20,047)                                      |
| <b>Total Expenses</b>       | <b>239,250</b>              | <b>277,743</b>                           | -   |
| Surplus (Deficit)           | -                           | <b>(238)</b>                             | -   |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**HA Mission Street Warehouse**  
**Fund # 774**

|                             | <b>2017-2018</b> | <b>Proposed</b>  | <b>Increase</b>   |
|-----------------------------|------------------|------------------|-------------------|
|                             | <b>Budget</b>    | <b>2018-2019</b> | <b>(Decrease)</b> |
|                             | <b>Budget</b>    | <b>Budget</b>    | <b>from 17-18</b> |
| <b>REVENUES:</b>            |                  |                  |                   |
| HAPS/Program Reimbursement  | -                | -                | -                 |
| Administrative Fees         | -                | -                | -                 |
| Grants/Contracts            | -                | -                | -                 |
| Rental Income               | 141,981          | <b>146,786</b>   | 4,805             |
| Operating Transfers In      | -                | -                | -                 |
| Other Income                | 16,510           | <b>17,530</b>    | 1,020             |
| <b>Total Revenue</b>        | <b>158,491</b>   | <b>164,316</b>   | <b>5,825</b>      |
| <b>EXPENSES:</b>            |                  |                  |                   |
| Housing Assistance Payments | -                | -                | -                 |
| Salaries                    | -                | -                | -                 |
| Employee Benefits           | -                | -                | -                 |
| Capital Purchases           | 150,000          | -                | -                 |
| Maintenance                 | 11,164           | <b>12,614</b>    | -                 |
| General Administrative      | 1,800            | <b>1,600</b>     | -                 |
| Tenant Services             | -                | -                | -                 |
| Operating Transfers Out     | -                | -                | -                 |
| Debt Service                | 79,620           | <b>66,350</b>    | -                 |
| <b>Total Expenses</b>       | <b>242,584</b>   | <b>80,564</b>    | <b>-</b>          |
| Surplus (Deficit)           | <b>(84,093)</b>  | <b>83,751</b>    | <b>5,825</b>      |

**HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ**  
**Budget Comparison**  
**Fiscal Years Ending June 30, 2018 and 2019**

**Merrill Road Administration**  
**Fund # 781**

|                             | <b>2017-2018<br/>Budget</b> | <b>Proposed<br/>2018-2019<br/>Budget</b> | <b>Increase<br/>(Decrease)<br/>from 17-18</b> |
|-----------------------------|-----------------------------|--|---|
| <b>REVENUES:</b>            |                             |  |   |
| HAPS/Program Reimbursement  | -                           | -  | -   |
| Administrative Fees         | 21,554                      | <b>21,841</b>                            | 287   |
| Grants/Contracts            | -                           | -  | -   |
| Rental Income               | -                           | -  | -   |
| Operating Transfers In      | -                           | -  | -   |
| Other Income                | -                           | -  | -   |
| <b>Total Revenue</b>        | <b>21,554</b>               | <b>21,841</b>                            | <b>287</b>                                    |
| <b>EXPENSES:</b>            |                             |  |   |
| Housing Assistance Payments | -                           | -  | -   |
| Salaries                    | 9,264                       | <b>10,048</b>                            | 784   |
| Employee Benefits           | 2,894                       | <b>3,907</b>                             | 1,013   |
| Capital Purchases           | -                           | -  | -   |
| Maintenance                 | 359                         | <b>166</b>                               | (193)   |
| General Administrative      | 6,825                       | <b>8,828</b>                             | 2,003   |
| Tenant Services             | -                           | -  | -   |
| Operating Transfers Out     | -                           | -  | -   |
| Debt Service                | -                           | -  | -   |
| <b>Total Expenses</b>       | <b>19,341</b>               | <b>22,949</b>                            | <b>3,607</b>                                  |
| Surplus (Deficit)           | 2,213                       | <b>(1,108)</b>                           | <b>(3,321)</b>                                |