



**Executive Director**  
*Jennifer Panetta*

**Board of Commissioners**  
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*Andy Schiffrin, Vice Chairperson*  
*Carol Berg*  
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*Rebecca Garcia*  
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*Richard Schmale*

**Proposed Budget**  
**2019-2020**

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**2019 - 2020**  
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## BUDGET TERMS

TERM	DESCRIPTION	COMMENTS
Administration Fees	Fees derived from contracts or services	Section 8 admin fees are earned on each HAP contract on the first of each month. Admin fees earned for other programs are received from services provided or derived from a fee schedule or composite labor rate.
Grants/Contracts	Funding from grants or contracts with various agencies to perform specific services.	Includes State and Federal Grants and contracts with local governments
Rental Income	Rental Income on Housing Authority owned property	Dwelling rental income from HUD and USDA programs and non-dwelling rental income for Housing Authority owned buildings.
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
Other Income	Income that does not conform to the other categories	Examples include laundry vending receipts, tenant charges for repairs, CAM charges, proceeds from repayment agreements, utilities billed to tenants, and interest.
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).
Salaries	Salaries for administrative and maintenance staff	
Employee Benefit Expenses	Payroll taxes and fringe benefits for long-term, permanent staff	Benefits: Health, dental, vision, retirement life, accidental death and dismemberment, short-term and long-term disability. Taxes: Medicare, and unemployment.
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.

## BUDGET TERMS

TERM	DESCRIPTION	COMMENTS
Maintenance	Costs of maintenance and repair of buildings and equipment	Included in this category is the maintenance and repair of buildings, appliances, office equipment, service contracts, and utilities.
General Administrative	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. Also includes legal fees, training, travel, audit fees, office lease payments, and insurance.
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 federal and local jurisdictions.
Operating Transfers Out	Transfers from one program or fund to another.	Includes required transfers to restricted replacement reserve accounts.
Debt Service	Includes principal and interest payments.	Notes are secured by the underlying properties.

## BUDGET NARRATIVE

The recent release of HUD's CY2019 Section 8 HAP funding letter establishes an unprecedented 20% renewal funding inflation factor. This is a direct result of the agency's decision to conduct an independent Fair Market Rent (FMR) survey in lieu of using FMRs calculated by HUD. The 20% inflation factor is applied to actual HAP spending from CY2018 to determine funding levels for calendar year 2019. The resulting \$14.5 million increase in HAP renewal funding will allow the agency to provide housing assistance to more families in our community as we work toward achieving full lease up.

By the start of the new fiscal year, the Section 8 program group is expected to be leased up at 92% with 4,667 households in the various voucher programs. The agency budget reflects a goal to reach 96% lease up by the end of the fiscal year by assisting 4,858 households, an increase of almost 200 households overall. The addition of new Project Based Voucher (PBV) developments at Water Street in Santa Cruz and Line Street in Hollister, combined with our residency and lease-in-place preferences will help to improve our lease up rates and maximize the use of the additional HAP funds noted above. These are crucial aspects of the agency's lease up strategy since calendar year 2020 HAP funding is based on the actual calendar year 2019 HAP spending.

The quarterly lease up goals and corresponding HAP are listed in the table below:

	<b>Sep-19</b>	<b>Dec-19</b>	<b>Mar-20</b>	<b>Jun-20</b>
<b>Units</b>	4,763	4,813	4,843	4,858
<b>HAP</b>	6,518,233	6,697,482	6,850,781	6,984,110

Section 8 admin fees provide the majority of the agency's administrative funding. A monthly per unit admin fee is earned for every family that is housed. Each year, Congress establishes the admin fee proration level which reduces the full per unit admin fee funding that HUD has historically used as the benchmark level of funding for housing authorities to efficiently operate a voucher program. The proposed budget was prepared using a blended admin fee proration level of 82% for CY2019 and an estimated 77% for CY2020 based on industry forecasts. Please refer to the chart on page 5 for historical admin fee proration levels. Even slight changes to the admin fee proration level can have a significant impact on the agency's ability to cover the administrative costs of operating the voucher programs.

CalPERS continues to phase 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 continue to be phased in over the next couple of years, the impact on our minimum annual employer pension contributions and our total unfunded pension liability will be significant. The Board of Commissioners adopted a resolution to establish a Section 115 Trust as a supplemental fund to offset these future pension costs. Staff will provide a funding strategy and investment policy recommendation for the Section 115 Trust in this month's meeting.

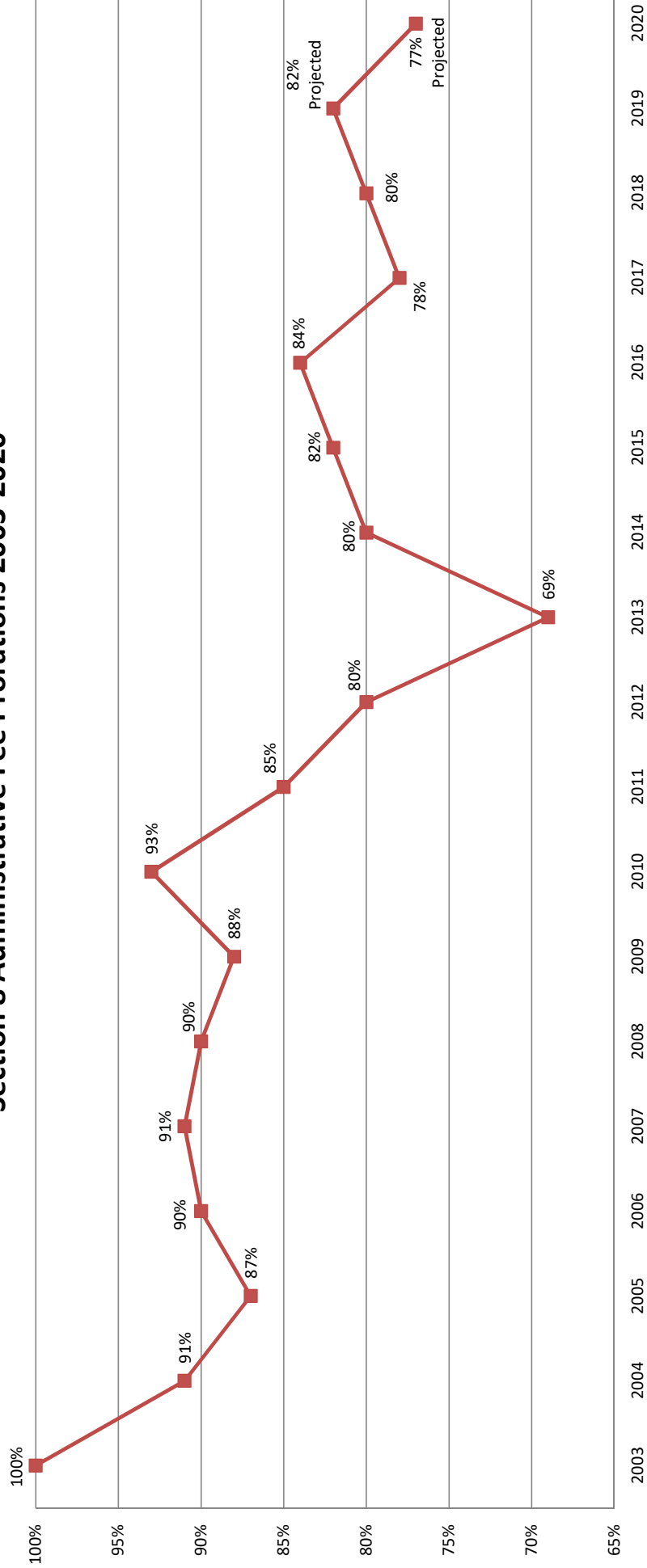
Budgeted salary figures reflect full staffing levels, annual step increases where applicable, and include a 2.5% Cost of Living Adjustment (COLA), effective at the beginning of the fiscal year. The agency values the hard work and dedication of its staff and recognizes the importance of keeping compensation in line with local/regional inflationary trends. Please

see page 13 for a salary schedule which includes the proposed 2.5% COLA.

Earlier this month the agency paid the final installment of the 15 year commercial loan on the authority owned Mission Street building. The recent leasing of the remainder of the available space at Mission Street will contribute to a budgeted surplus of almost \$250,000 for the Business Activities program group.

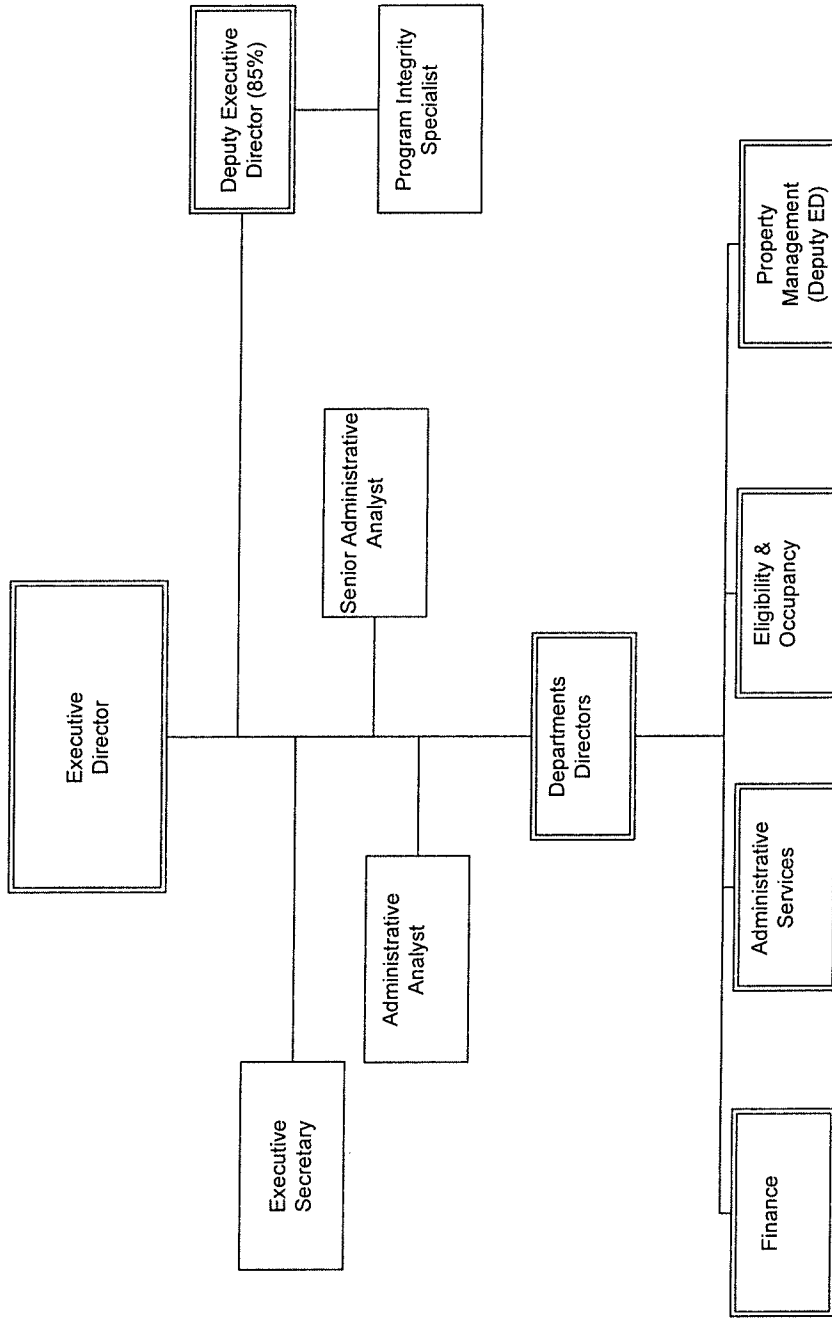
The proposed budget balances conservative assumptions about funding levels with ambitious goals regarding increases to the number of families assisted by our program, in alignment with our mission and our values. The budget also reflects these values in other ways, including increases in LIPH landscaping costs to avoid the use of glyphosate based herbicides, increases in program overhead to mitigate the costs associated with the office move that made our agency more accessible to our community, and investment in software improvements that will modernize our processes and improve the experience of our clients and landlords, as well as the efficiency of our staff.

### Section 8 Administrative Fee Prorations 2003-2020



# Housing Authority of the County of Santa Cruz

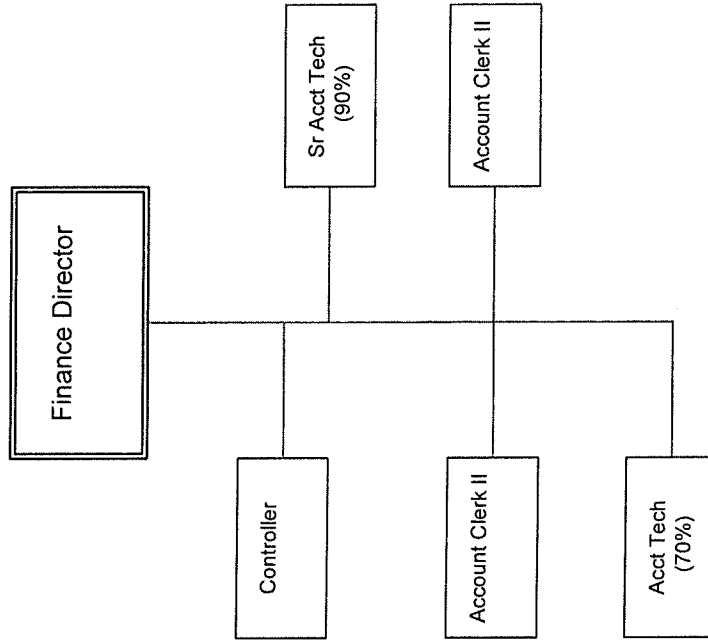
Fiscal Year 2019-2020





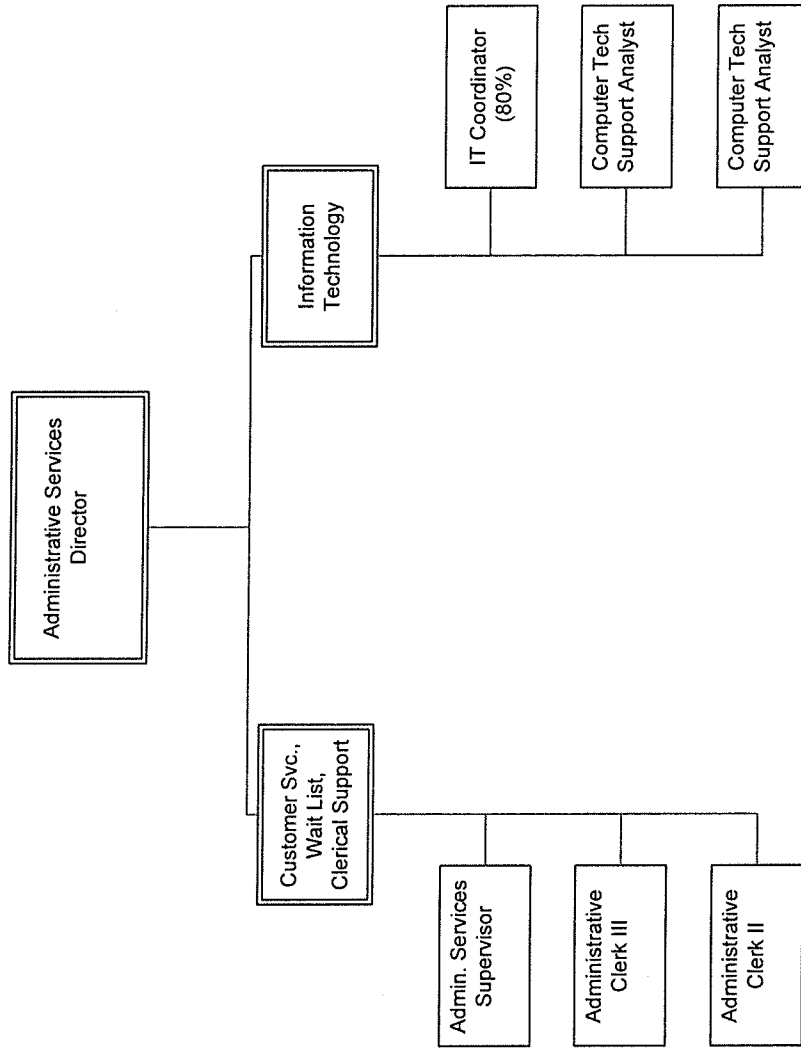
# Finance Department

Fiscal Year 2019-2020



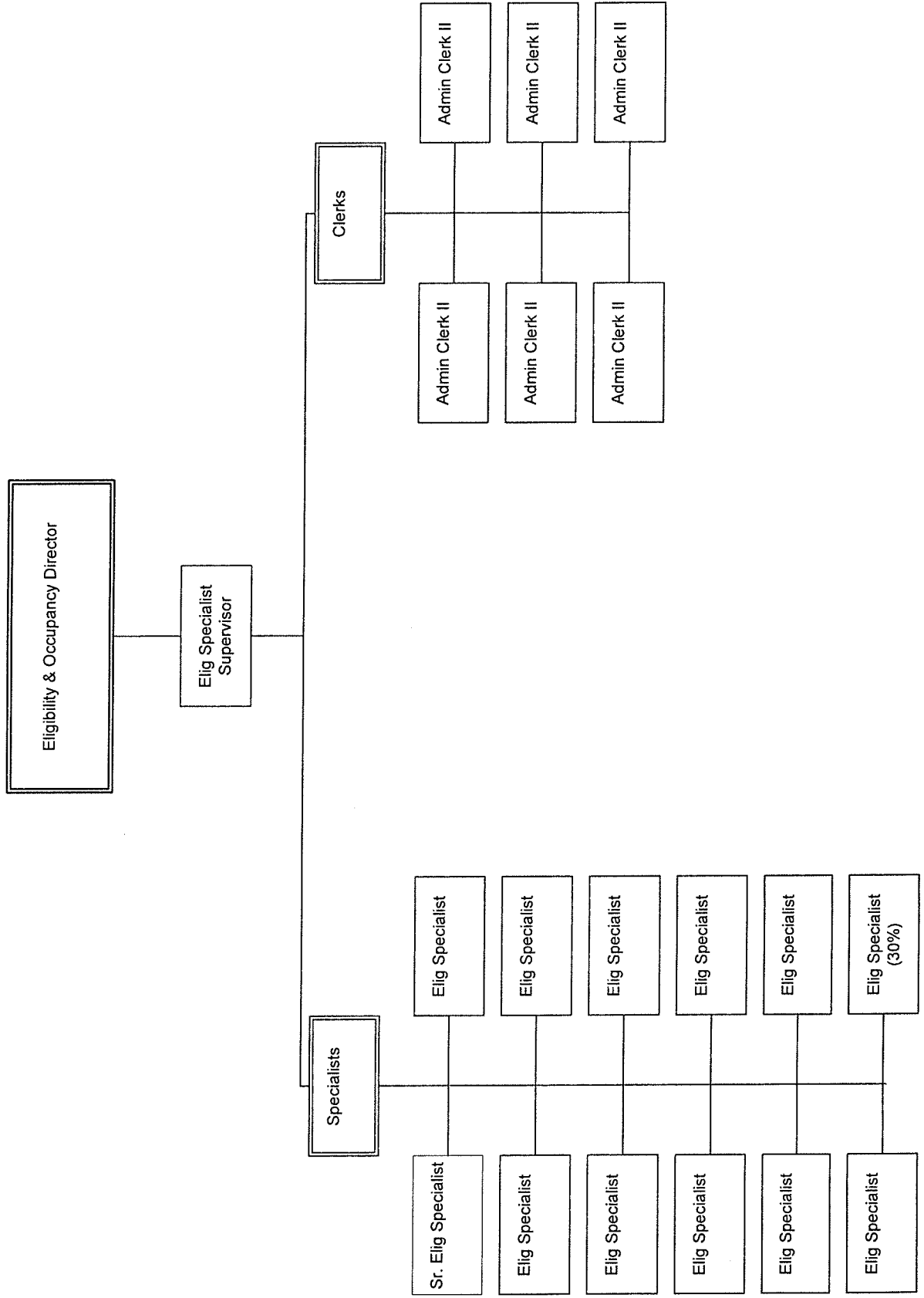
# Administrative Services Department

Fiscal Year 2019-2020



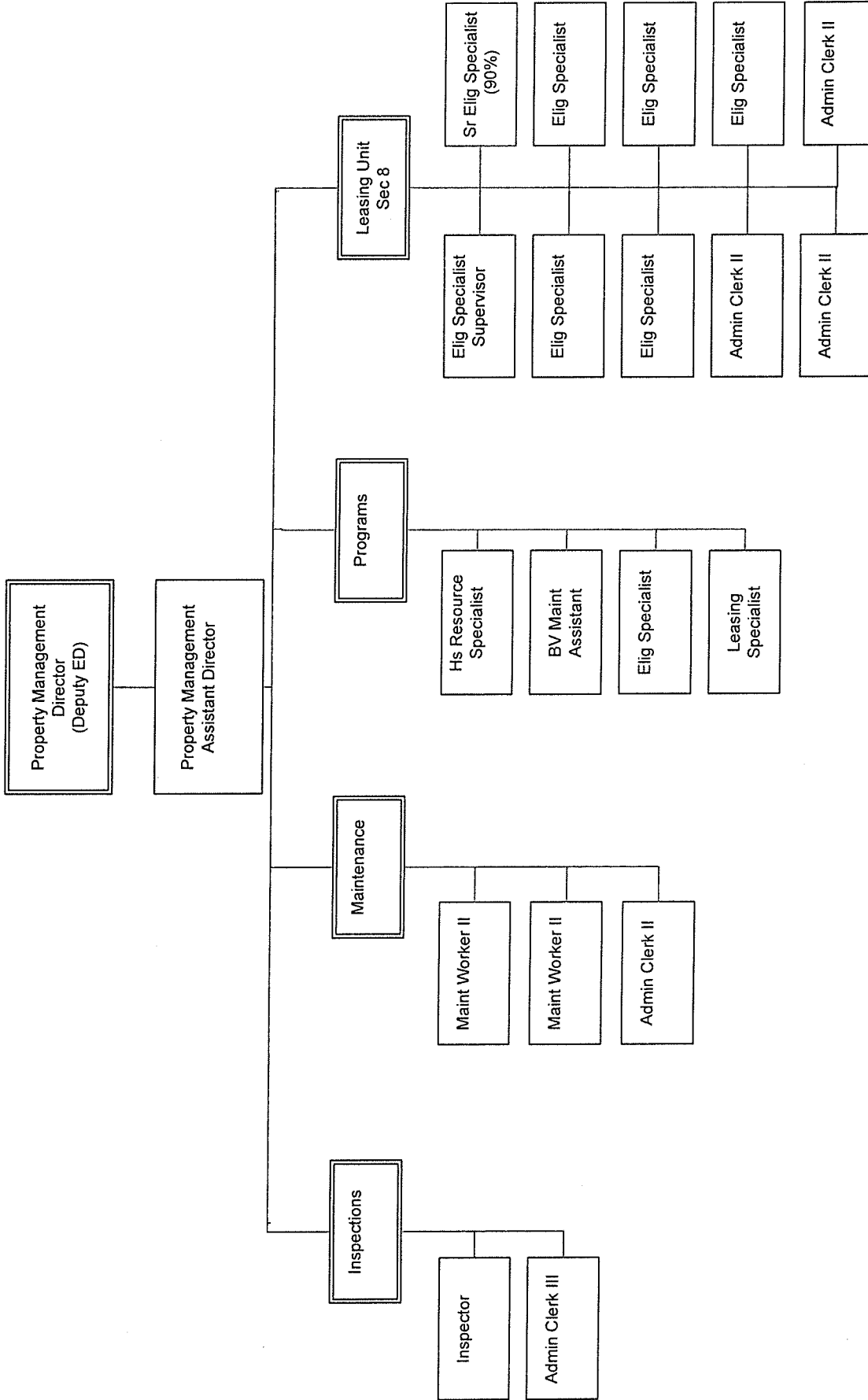
# Eligibility & Occupancy Department

Fiscal Year 2019-2020



# Property Management Department

Fiscal Year 2019-2020



## Staffing Summary FY 2019-2020

Administration	
Executive Director.....	1
Deputy Executive Director.....	85%
Executive Secretary.....	1
Senior Administrative Analyst.....	1
Administrative Analyst.....	1
Program Integrity Specialist.....	1

Administrative Services	
Administrative Services Director.....	1
Administrative Services Supervisor.....	1
Administrative Clerk II.....	1
Administrative Clerk III.....	1
IT Coordinator.....	80%
Computer Technical Support Analyst.....	2

Finance Department	
Finance Director.....	1
Controller.....	1
Senior Accounting Technician.....	90%
Accounting Technician.....	70%
Account Clerk II.....	2

Property Management	
Prop Mgmt Ass't Director or Facilities Mgr.....	1
E&O Specialist Supervisor.....	1
Housing Inspector.....	1
Housing Resource Specialist.....	1
Senior E&O Specialist.....	90%
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.....	10.3
Administrative Clerk II.....	6
<b>Total Positions (FTE).....</b>	<b>57.45</b>

<b>Full Time Equivalents</b>	
Executive Director	1
Deputy Executive Director	0.85
Department Director	3
Administrative Services Supervisor	1
IT Coordinator	0.8
Senior Administrative Analyst	1
Controller	1
Computer Technical Support Analyst	2
Administrative Analyst	1
PM Asst Director or Facilities Manager	1
Senior Accounting Technician	0.9
E&O Specialist Supervisor	2
Housing Inspector	1
Executive Secretary	1
Program Integrity Specialist	1
Accounting Technician	0.7
Maintenance Worker II	2
Housing Resource Specialist	1
Senior E&O Specialist	1.9
E&O Specialist	16.3
Leasing Specialist	1
BV Migrant Maintenance Asst	1
Administrative Clerk III	2
Account Clerk II	2
Administrative Clerk II	11
<b>TOTAL.....</b>	<b>57.45</b>

## Staffing Comparison by Budget Year

			<b>Change</b>
	<b>2018-19</b>	<b>2019-20</b>	<b>from</b>
<b><u>Full Time Equivalents</u></b>	<b><u>Budget</u></b>	<b><u>Budget</u></b>	<b><u>Last Yr</u></b>
Executive Director	1	1	0
Deputy Executive Director	0.85	0.85	0
Department Director	2	3	1
Administrative Services Supervisor	0	1	1
Human Resource Director	1	0	-1
IT Coordinator	0.8	0.8	0
Senior Administrative Analyst	1	1	0
Controller	1	1	0
Computer Technical Support Analyst	2	2	0
Administrative Analyst	1	1	0
Facilities Manager	1	0	-1
PM Asst Director or Facilities Mgr	0	1	1
Sr. Accounting Technician	0.9	0.9	0
E&O Specialist Supervisor	3	2	-1
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	0.7	0.2
Maintenance Worker II	2	2	0
Housing Resource Specialist	1	1	0
Senior E&O Specialist	2	1.9	-0.1
E&O Specialist	15.4	16.3	0.9
BV Migrant Maint Assistant	1	1	0
Administrative Clerk III	2	2	0
Account Clerk II	2	2	0
Administrative Clerk II	12	11	-1
<b>TOTAL</b>	<b>57.45</b>	<b>57.45</b>	<b>0.00</b>

## Salary Range/Step Chart

Effective 7/1/2019

Approved by Board of Commissioners XX/XX/XXXX

Job Title	Range	Monthly					Hourly				
		Step 1	Step 2	Step 3	Step 4	Step 5	Step 1	Step 2	Step 3	Step 4	Step 5
*	34	3021	3171	3331	3497	3671	17.43	18.30	19.21	20.18	21.18
*	35	3096	3252	3413	3585	3764	17.86	18.76	19.69	20.68	21.72
Administrative Clerk I	36	3173	3332	3499	3673	3858	18.31	19.23	20.19	21.19	22.26
*	37	3252	3415	3585	3764	3953	18.76	19.70	20.68	21.72	22.80
*	38	3334	3501	3675	3859	4052	19.24	20.20	21.20	22.27	23.37
Account Clerk I	39	3417	3589	3768	3956	4154	19.71	20.70	21.74	22.83	23.97
Maintenance Worker, Migrant Ctr.	40	3503	3678	3861	4055	4258	20.21	21.22	22.28	23.40	24.57
Administrative Clerk II	41	3590	3770	3958	4156	4364	20.71	21.75	22.84	23.98	25.18
Receptionist	42	3680	3863	4057	4260	4472	21.23	22.29	23.41	24.58	25.80
*	43	3772	3960	4158	4366	4584	21.76	22.85	23.99	25.19	26.45
Account Clerk II	44	3867	4061	4262	4476	4699	22.31	23.43	24.59	25.82	27.11
Administrative Clerk III	45	3964	4161	4370	4588	4816	22.87	24.01	25.21	26.47	27.79
Assistant Migrant Ctr. Maintenance Mgr. Maintenance Worker I	46	4063	4266	4478	4701	4937	23.44	24.61	25.83	27.12	28.48
Eligibility & Occupancy Specialist	47	4165	4372	4591	4820	5062	24.03	25.22	26.49	27.81	29.20
Property Specialist	48	4267	4482	4705	4939	5186	24.62	25.86	27.14	28.49	29.92
Administrative Clerk IV	49	4374	4593	4822	5064	5316	25.23	26.50	27.82	29.21	30.67
Housing Program Specialist	50	4483	4709	4943	5190	5450	25.87	27.16	28.52	29.94	31.44
Housing Resource Specialist											
Senior Eligibility & Occupancy Specialist											
Accounting Technician											
Leasing Specialist											
Maintenance Worker II											
*											

<b>Eligibility &amp; Occupancy Spec. Supervisor</b>	<b>51</b>	4595	4826	5067	5320	5587	26.51	27.84	29.23	30.69	32.23
Housing Inspector							-	-	-	-	-
Migrant Center Manager							-	-	-	-	-
<b>Executive Secretary</b>	<b>52</b>	4710	4945	5193	5453	5724	27.18	28.53	29.96	31.46	33.02
Housing Program Specialist Supervisor							-	-	-	-	-
Housing Resource Specialist Supervisor							-	-	-	-	-
Program Integrity Specialist							-	-	-	-	-
Senior Accounting Technician							-	-	-	-	-
*	<b>53</b>	4827	5069	5322	5589	5867	27.85	29.24	30.70	32.24	33.85
*	<b>54</b>	4948	5195	5455	5728	6015	28.55	29.97	31.47	33.04	34.70
<b>Administrative Services Supervisor</b>	<b>55</b>	5073	5325	5592	5872	6165	29.27	30.72	32.26	33.88	35.57
*	<b>56</b>	5199	5459	5731	6019	6319	29.99	31.49	33.07	34.72	36.46
<b>Maintenance Coordinator</b>	<b>57</b>	5329	5594	5874	6169	6476	30.74	32.27	33.89	35.59	37.36
*	<b>58</b>	5462	5735	6022	6323	6639	31.51	33.09	34.74	36.48	38.30
*	<b>59</b>	5598	5878	6172	6482	6806	32.30	33.91	35.61	37.39	39.26
<b>Accountant</b>	<b>60</b>	5739	6026	6328	6645	6976	33.11	34.77	36.51	38.33	40.25
<b>Administrative Analyst</b>	<b>61</b>	5882	6176	6485	6809	7150	33.93	35.63	37.42	39.28	41.25
<b>Facilities Manager</b>	<b>62</b>	6030	6330	6646	6979	7329	34.79	36.52	38.34	40.27	42.28
*	<b>63</b>	6180	6489	6813	7153	7512	35.65	37.44	39.31	41.27	43.34
<b>Computer Tech. Support Analyst</b>	<b>64</b>	6335	6652	6983	7333	7700	36.55	38.38	40.29	42.30	44.43
Senior Accountant							-	-	-	-	-
<b>Senior Administrative Analyst</b>	<b>65</b>	6493	6817	7159	7516	7893	37.46	39.33	41.30	43.36	45.53
*	<b>66</b>	6656	6989	7338	7704	8090	38.40	40.32	42.34	44.45	46.67
*	<b>67</b>	6820	7162	7519	7896	8292	39.35	41.32	43.38	45.56	47.84
<b>Property Management Assistant Director</b>	<b>68</b>	6992	7342	7710	8094	8500	40.34	42.36	44.48	46.70	49.04
Controller	<b>69</b>	7166	7525	7902	8297	8712	41.34	43.41	45.59	47.87	50.26
Human Resources Manager/Director							-	-	-	-	-
Principal Administrative Analyst							-	-	-	-	-
<b>Information Technology Coordinator</b>	<b>70</b>	7345	7713	8099	8504	8928	42.38	44.50	46.73	49.06	51.51
*	<b>71</b>	7530	7905	8301	8716	9152	43.44	45.61	47.89	50.29	52.80
*	<b>72</b>	7719	8105	8509	8936	9382	44.53	46.76	49.09	51.55	54.13
*	<b>73</b>	7911	8306	8722	9157	9615	45.64	47.92	50.32	52.83	55.47
<b>Administrative Services Director</b>	<b>74</b>	8109	8513	8939	9386	9856	46.78	49.11	51.57	54.15	56.86
<b>Eligibility &amp; Occupancy Director</b>							-	-	-	-	-





# 5 YEAR CAPITAL PLAN

Capital Expenditures:	2019-20	2020-21	2021-22	2022-23	2023-24	Total
2160 41st Ave Wood Repair	2,500					2,500
2160 41st Ave Exterior Painting	28,000					28,000
2160 41st Ave HVAC replacements			6,500			6,500
2160 41st Ave Roofing					27,000	27,000
2160 41st Ave Paving/Slurry		6,500		6,500		13,000
2160 41st Ave Landscaping	2,000	1,500	2,000	2,000	1,500	9,000
2160 41st Ave Solar Feasibility Study	3,500					3,500
<b>2160 41st Ave Total</b>	<b>36,000</b>	<b>8,000</b>	<b>8,500</b>	<b>8,500</b>	<b>28,500</b>	<b>89,500</b>
2170 41st Ave Paving/Slurry		4,000				4,000
2170 41st Ave Landscaping		750	750	800	800	3,100
<b>2170 41st Ave Total</b>	<b>0</b>	<b>4,750</b>	<b>750</b>	<b>800</b>	<b>800</b>	<b>7,100</b>
Brommer Exterior Painting	28,000					28,000
Brommer Unit Turns	2,600	2,700	2,800	2,900	3,100	14,100
Brommer Floors	4,500			5,000		9,500
Brommer Appliances/Water Heater		1,800	1,900	2,000	1,500	7,200
Brommer Solar Feasibility Study	2,500					2,500
<b>Brommer Total</b>	<b>37,600</b>	<b>4,500</b>	<b>4,700</b>	<b>9,900</b>	<b>4,600</b>	<b>61,300</b>
Buena Vista Appliances/Water Heaters	4,700	6,500	6,500	7,500	8,000	33,200
Buena Vista Wall Heaters	1,500	1,500	1,600	1,700	1,800	8,100
Buena Vista Mattresses	2,500	2,500	2,500	2,500	2,500	12,500
Buena Vista Building/Site Improvements	150,000					150,000
Buena Vista Wood Repairs	2,000	1,600	1,600	1,600	2,000	8,800
Buena Vista Kitchen Countertops	1,300	1,500	1,600	1,700	1,700	7,800
Buena Vista Kitchen Cabinets	4,000	4,000	4,300		4,400	16,700
Buena Vista Shower Units	3,400	3,500	3,600	3,700	3,800	18,000
Buena Vista Bathroom Vanities	750	750	1,500	1,500	1,500	6,000
<b>Buena Vista Total</b>	<b>170,150</b>	<b>21,850</b>	<b>23,200</b>	<b>20,200</b>	<b>25,700</b>	<b>261,100</b>
Casa Pajaro Unit Turnover Costs	5,800	5,900	6,000	6,100	6,200	30,000
Casa Pajaro Appliances/Water Heaters	2,200	2,300	2,400	2,500	2,600	12,000
Casa Pajaro Paving/Sealing				8,500		8,500
Casa Pajaro Landscaping	2,500	2,500	2,500	2,500	2,500	12,500
Casa Pajaro Wall Heaters	1,650	1,750	1,850	1,900	2,000	9,150
Casa Pajaro Flooring	27,500	14,500	15,000	9,500	10,200	76,700
Casa Pajaro Exterior Painting	28,000					28,000
Casa Pajaro Wood Repair	15,000					15,000
Casa Pajaro LED Lighting / Energy Efficiency	10,000					10,000
Casa Pajaro Solar Feasibility Study	4,000					4,000
<b>Casa Pajaro Total</b>	<b>96,650</b>	<b>26,950</b>	<b>27,750</b>	<b>31,000</b>	<b>23,500</b>	<b>205,850</b>
LIPH Landscaping	40,000	45,000	50,000	55,000	60,000	250,000
LIPH Unit Turnover Costs	140,000	150,000	160,000	170,000	170,000	790,000
LIPH Building Improvements	650,000	140,000	145,000	150,000	155,000	1,240,000
LIPH Hardscape, ADA	150,000	150,000	150,000	200,000	200,000	850,000
LIPH LED and Energy Efficiency	20,000	22,500	25,000	26,000	27,000	120,500
LIPH Solar Feasibility Study	37,500					37,500
<b>LIPH Total</b>	<b>1,037,500</b>	<b>507,500</b>	<b>530,000</b>	<b>601,000</b>	<b>612,000</b>	<b>3,288,000</b>
Mission St Exterior Painting	35,000	25,000				60,000
Mission St Landscaping		1,500	1,500	1,500	1,500	6,000
Mission St. Roofing	150,000					150,000
Natural Bridges Feasibility / Pre Development	50,000					50,000
<b>Mission Street &amp; Natural Bridges Total</b>	<b>235,000</b>	<b>26,500</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>266,000</b>
Tierra Alta Unit Turnover Costs	7,400	7,600	8,000	8,200	8,400	39,600
Tierra Alta Flooring	11,250	11,500	12,000	13,000	13,500	61,250
Tierra Alta Appliances/Water Heaters	2,500	2,700	2,900	3,100	3,300	14,500
Tierra Alta Heater	3,600	3,700	3,800	3,900	4,000	19,000
Tierra Alta Wood Repair	15,000					15,000
Tierra Alta Wastewater	100,000	12,000	15,000	20,000	25,000	172,000
Tierra Alta Exterior Painting	28,000					28,000
Tierra Alta LED Lighting and Energy Efficiency	10,000	2,500	2,500			15,000
Tierra Alta Landscaping	2,000	3,500	2,500	2,500	2,700	13,200
Tierra Alta Solar Feasibility Study	4,000					4,000
<b>Tierra Alta Total</b>	<b>183,750</b>	<b>43,500</b>	<b>46,700</b>	<b>50,700</b>	<b>56,900</b>	<b>381,550</b>
<b>TOTAL</b>	<b>1,796,650</b>	<b>643,550</b>	<b>643,100</b>	<b>723,600</b>	<b>753,500</b>	<b>4,560,400</b>

**Operating Transfers In and Out  
Fiscal Year Ending June 30, 2020**

<u>Program</u>	<u>Transfers</u>	<u>In</u>	<u>Out</u>
Low Income Public Housing	From Capital Fund Program	358,790	
Low Income Public Housing	From Reserves	610,000	
Casa Pajaro	From Reserves	78,800	
Tierra Alta	From Reserves	110,100	
Transitional Housing	From Reserves	37,600	
Capital Fund Program	To LIPH Operations		358,790
Casa Pajaro	To Reserves		29,700
Tierra Alta	To Reserves		26,250
Transitional Housing	To Reserves		2,541
		<u>1,195,290</u>	<u>417,281</u>

# Reserve Balances

As of 6/30/18

Section 8:	Unrestricted	Restricted**	Total
Santa Cruz Vouchers *	704,111	115,775	819,886
Mainstream Vouchers *	413,861	-	413,861
Mod Rehab *	606,603	-	606,603
Mod Rehab SRO *	76,233	-	76,233
<b>Federal Housing:</b>			
Low Rent Public Housing *	6,722,756	-	6,722,756
Casa Pajaro USDA *	89,388	927,404	1,016,792
Tierra Alta USDA *	66,685	646,728	713,413
<b>Federal Grants:</b>			
Brommer Transitional Housing *	37,440	92,346	129,786
<b>State Grants:</b>			
Buena Vista Migrant Center	-	105,601	105,601
Mortgage Credit Certificates	81,125	-	81,125
<b>Local Programs:</b>			
County of Santa Cruz	51,331	-	51,331
City of Santa Cruz	11,146	-	11,146
City of Watsonville	-	-	-
City of Capitola	103,565	-	103,565
City of Scotts Valley	81,020	-	81,020
Misc Local Contracts	9,610	-	9,610
<b>Business Activities:</b>			
Mission Street Building	161,411	-	161,411
2160 41st Avenue Office	1,729,528	-	1,729,528
2170 41st Avenue Office Annex	(251,438)	-	(251,438)
Housing Authority Reserves	699,114	-	699,114
Buena Vista Admin Costs	61,769	-	61,769
Merrill Road Admin Costs	(21,785)	-	(21,785)
Spruce Street Condo	125,874	-	125,874
<b>Total Reserves</b>	<b>11,559,347</b>	<b>1,887,854</b>	<b>13,447,200</b>

\* Unrestricted except by Fund

\*\* Restrictions placed by outside entities

## Agency Debts and Receivables

<b>Lender and Project:</b>	<b>Purpose</b>	<b>Total Owed</b>	<b>Due FY 2019-20</b>
U.S. Department of Agriculture Casa Pajaro Apartments	Construction	33,476	6,601
U.S. Department of Agriculture Tierra Alta Apartments	Construction	16,976	4,217
Santa Cruz Co Redevelopment Agency Merrill Road - 15 Apartments	Permits, Fees & Predevelopment	300,000*	-
State of California Brommer Street Property	Rehabilitation Loan	292,197	-
Compensated Absences	Accumulated Leave per Personnel Policy	383,906	73,349
<b>Total Outstanding</b>		<b>726,555</b>	<b>84,167</b>

<b>Due to Housing Authority:</b>	<b>Purpose</b>	<b>Total Due</b>	<b>Due FY 2019-20</b>
2nd Deeds of Trust Arroyo Verde	To Finance Purchase	15,000	-
3rd Deeds of Trust Arroyo Verde	To Finance Purchase	4,504	-
Merrill Road Land Loan Merrill Road - 15 Apartments	To Finance Acquisition of Land	423,333	-
Merrill Road Permanent Loan Merrill Road - 15 Apartments	To Finance Construction	451,509	-
<b>Total Due to Housing Authority</b>		<b>894,346</b>	<b>-</b>

\* Eligible for forgiveness in the year 2031

# HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

## Proposed Budget Fiscal Year 2019-2020

### Agency-Wide Budget

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	69,664,720	80,946,166	11,281,446
Administrative Fees	5,147,817	5,531,676	383,859
Grants / Contracts	2,311,668	2,539,659	227,991
Rental Income	2,979,506	3,161,055	181,550
Operating Transfers In	602,984	1,195,290	592,306
Other Income	271,374	248,824	(22,550)
<b>Total Revenues:</b>	<b>80,978,068</b>	<b>93,622,671</b>	<b>12,644,603</b>
<b>Expenses:</b>			
Housing Assistance Pmts	69,664,720	80,946,166	11,281,446
Salaries	3,798,970	4,013,036	214,066
Employee Benefits	1,654,250	1,903,295	249,044
Capital Purchases	643,911	1,793,150	1,149,239
Maintenance	1,542,822	1,619,623	76,801
General Administrative	1,734,384	1,782,489	48,105
Tenant Services	562,085	900,391	338,306
Operating Transfers Out	656,475	417,281	(239,194)
Debt Service	60,610	10,635	(49,975)
<b>Total Expenses:</b>	<b>80,318,227</b>	<b>93,386,066</b>	<b>13,067,839</b>
<b>Surplus (Deficit):</b>	<b>659,841</b>	<b>236,605</b>	<b>(423,236)</b>

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# HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

## Proposed Budget Fiscal Year 2019-2020

### Budgets By Program Group

	<b>Section 8</b>	<b>Federal Housing</b>	<b>Federal Grants</b>	<b>State Grants</b>	<b>Local Programs</b>	<b>Business Activities</b>	<b>2019-20 Agency-Wide Budget</b>
<b>Revenues:</b>							
HAPS / Program	80,293,952	-	652,214	-	-	-	80,946,166
Administrative Fees	5,464,325	-	-	-	7,194	60,157	5,531,676
Grants / Contracts	-	424,320	581,687	585,990	947,662	-	2,539,659
Rental Income	-	2,336,994	24,000	-	-	800,061	3,161,055
Operating Transfers In	-	1,157,690	37,600	-	-	-	1,195,290
Other Income	19,000	198,167	1,105	13,758	612	16,182	248,824
<b>Total Revenues:</b>	<b>85,777,277</b>	<b>4,117,171</b>	<b>1,296,606</b>	<b>599,748</b>	<b>955,469</b>	<b>876,400</b>	<b>93,622,671</b>
<b>Expenses:</b>							
Housing Assistance Pmts	80,293,952	-	652,214	-	-	-	80,946,166
Salaries	2,988,226	729,665	139,146	71,096	49,625	35,278	4,013,036
Employee Benefits	1,470,006	303,467	68,494	29,082	17,219	15,027	1,903,295
Capital Purchases	-	1,317,900	37,600	170,150	-	267,500	1,793,150
Maintenance	-	1,227,809	31,684	253,419	-	106,711	1,619,623
General Administrative	1,043,472	430,832	33,211	62,259	9,442	203,273	1,782,489
Tenant Services	-	-	23,334	-	877,057	-	900,391
Operating Transfers Out	-	55,950	361,331	-	-	-	417,281
Debt Service	-	10,635	-	-	-	-	10,635
<b>Total Expenses:</b>	<b>85,795,655</b>	<b>4,076,257</b>	<b>1,347,015</b>	<b>586,006</b>	<b>953,344</b>	<b>627,789</b>	<b>93,386,066</b>
<b>Surplus (Deficit):</b>	<b>(18,378)</b>	<b>40,914</b>	<b>(50,408)</b>	<b>13,742</b>	<b>2,125</b>	<b>248,611</b>	<b>236,605</b>

## **Section 8 Programs**

### **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.

### **Disabled Vouchers (Mainstream and NED)**

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

### **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 remaining.

### **Moderate Rehabilitation SRO**

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



# HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

## Proposed Budget

Fiscal Year 2019-2020

### Section 8 Program Group

Includes Mod Rehab, Mainstream, and Santa Cruz Voucher Program

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	69,172,353	80,293,952	11,121,599
Administrative Fees	5,078,990	5,464,325	385,335
Grants / Contracts	-	-	-
Rental Income	-	-	-
Operating Transfers In	-	-	-
Other Income	25,772	19,000	(6,772)
<b>Total Revenues:</b>	<b>74,277,114</b>	<b>85,777,277</b>	<b>11,500,163</b>
<b>Expenses:</b>			
Housing Assistance Pmts	69,172,353	80,293,952	11,121,599
Salaries	2,825,611	2,988,226	162,615
Employee Benefits	1,243,732	1,470,006	226,274
Capital Purchases	-	-	-
Maintenance	-	-	-
General Administrative	1,020,429	1,043,472	23,043
Tenant Services	-	-	-
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>74,262,124</b>	<b>85,795,655</b>	<b>11,533,531</b>
<b>Surplus (Deficit):</b>	<b>14,990</b>	<b>(18,378)</b>	<b>(33,369)</b>

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# HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

## Proposed Budget

Fiscal Year 2019-2020

### Santa Cruz Voucher Program

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	67,394,431	77,645,760	10,251,329
Administrative Fees	4,903,320	5,220,696	317,376
Grants / Contracts	-	-	-
Rental Income	-	-	-
Operating Transfers In	-	-	-
Other Income	21,262	16,262	(5,000)
<b>Total Revenues:</b>	<b>72,319,013</b>	<b>82,882,718</b>	<b>10,563,705</b>
<b>Expenses:</b>			
Housing Assistance Pmts	67,394,431	77,645,760	10,251,329
Salaries	2,764,466	2,924,323	159,857
Employee Benefits	1,216,875	1,438,683	221,808
Capital Purchases	-	-	-
Maintenance	-	-	-
General Administrative	1,001,636	1,024,801	23,166
Tenant Services	-	-	-
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>72,377,407</b>	<b>83,033,567</b>	<b>10,656,160</b>
<b>Surplus (Deficit):</b>	<b>(58,395)</b>	<b>(150,850)</b>	<b>(92,455)</b>

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# HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

## Proposed Budget

Fiscal Year 2019-2020

### Mainstream Disabled Vouchers

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	1,255,891	2,110,500	854,609
Administrative Fees	100,029	165,071	65,042
Grants / Contracts	-	-	-
Rental Income	-	-	-
Operating Transfers In	-	-	-
Other Income	621	650	29
<b>Total Revenues:</b>	<b>1,356,541</b>	<b>2,276,221</b>	<b>919,680</b>
<b>Expenses:</b>			
Housing Assistance Pmts	1,255,891	2,110,500	854,609
Salaries	44,261	46,255	1,994
Employee Benefits	19,458	22,672	3,214
Capital Purchases	-	-	-
Maintenance	-	-	-
General Administrative	13,576	13,487	(89)
Tenant Services	-	-	-
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>1,333,186</b>	<b>2,192,914</b>	<b>859,728</b>
<b>Surplus (Deficit):</b>	<b>23,355</b>	<b>83,307</b>	<b>59,952</b>

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# HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

## Proposed Budget Fiscal Year 2019-2020

### Moderate Rehabilitation

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	431,698	444,649	12,951
Administrative Fees	59,640	61,940	2,300
Grants / Contracts	-	-	-
Rental Income	-	-	-
Operating Transfers In	-	-	-
Other Income	3,779	1,979	(1,800)
<b>Total Revenues:</b>	<b>495,117</b>	<b>508,568</b>	<b>13,451</b>
<b>Expenses:</b>			
Housing Assistance Pmts	431,698	444,649	12,951
Salaries	13,384	13,986	602
Employee Benefits	5,871	6,856	985
Capital Purchases	-	-	-
Maintenance	-	-	-
General Administrative	4,144	4,116	(28)
Tenant Services	-	-	-
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>455,098</b>	<b>469,607</b>	<b>14,509</b>
<b>Surplus (Deficit):</b>	<b>40,019</b>	<b>38,961</b>	<b>(1,058)</b>

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# HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

## Proposed Budget Fiscal Year 2019-2020

### Moderate Rehabilitation SRO

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	90,333	93,043	2,710
Administrative Fees	16,001	16,618	617
Grants / Contracts	-	-	-
Rental Income	-	-	-
Operating Transfers In	-	-	-
Other Income	111	110	(1)
<b>Total Revenues:</b>	<b>106,444</b>	<b>109,771</b>	<b>3,326</b>
<b>Expenses:</b>			
Housing Assistance Pmts	90,333	93,043	2,710
Salaries	3,500	3,662	162
Employee Benefits	1,527	1,795	268
Capital Purchases	-	-	-
Maintenance	-	-	-
General Administrative	1,073	1,067	(5)
Tenant Services	-	-	-
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>96,433</b>	<b>99,567</b>	<b>3,134</b>
<b>Surplus (Deficit):</b>	<b>10,011</b>	<b>10,204</b>	<b>192</b>

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# Federal Housing Programs

## **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.

## **Casa Pajaro**

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

## **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

## Proposed Budget Fiscal Year 2019-2020

### Federal Housing Program Group

Includes LIPH, Casa Pajaro (USDA), and Tierra Alta (USDA)

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	-	-	-
Grants / Contracts	535,398	424,320	(111,078)
Rental Income	2,274,821	2,336,994	62,174
Operating Transfers In	597,984	1,157,690	559,706
Other Income	198,126	198,167	40
<b>Total Revenues:</b>	<b>3,606,329</b>	<b>4,117,171</b>	<b>510,842</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	709,521	729,665	20,144
Employee Benefits	294,064	303,467	9,403
Capital Purchases	440,739	1,317,900	877,161
Maintenance	1,149,611	1,227,809	78,199
General Administrative	436,779	430,832	(5,947)
Tenant Services	-	-	-
Operating Transfers Out	55,950	55,950	-
Debt Service	10,635	10,635	-
<b>Total Expenses:</b>	<b>3,097,297</b>	<b>4,076,257</b>	<b>978,960</b>
<b>Surplus (Deficit):</b>	<b>509,032</b>	<b>40,914</b>	<b>(468,117)</b>

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# HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

## Proposed Budget Fiscal Year 2019-2020

### Low Income Public Housing (LIPH) Program

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	-	-	-
Grants / Contracts	535,398	424,320	(111,078)
Rental Income	1,587,551	1,623,306	35,756
Operating Transfers In	597,984	968,790	370,806
Other Income	170,985	164,330	(6,655)
<b>Total Revenues:</b>	<b>2,891,918</b>	<b>3,180,747</b>	<b>288,829</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	550,363	565,979	15,616
Employee Benefits	228,689	236,158	7,469
Capital Purchases	361,300	1,037,500	676,200
Maintenance	918,350	980,569	62,219
General Administrative	352,591	356,778	4,187
Tenant Services	-	-	-
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>2,411,292</b>	<b>3,176,983</b>	<b>765,691</b>
<b>Surplus (Deficit):</b>	<b>480,626</b>	<b>3,764</b>	<b>(476,862)</b>

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

**Proposed Budget  
Fiscal Year 2019-2020**

**Casa Pajaro (USDA)**

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	-	-	-
Grants / Contracts	-	-	-
Rental Income	302,667	311,688	9,021
Operating Transfers In	-	78,800	78,800
Other Income	13,376	14,036	660
<b>Total Revenues:</b>	<b>316,043</b>	<b>404,524</b>	<b>88,481</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	77,324	79,532	2,208
Employee Benefits	31,744	32,707	963
Capital Purchases	3,330	96,650	93,320
Maintenance	84,973	100,567	15,594
General Administrative	29,744	41,644	11,900
Tenant Services	-	-	-
Operating Transfers Out	29,700	29,700	-
Debt Service	6,601	6,601	-
<b>Total Expenses:</b>	<b>263,416</b>	<b>387,400</b>	<b>123,985</b>
<b>Surplus (Deficit):</b>	<b>52,628</b>	<b>17,124</b>	<b>(35,504)</b>

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

**Proposed Budget  
Fiscal Year 2019-2020**

**Tierra Alta Farm (USDA)**

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	-	-	-
Grants / Contracts	-	-	-
Rental Income	384,603	402,000	17,397
Operating Transfers In	-	110,100	110,100
Other Income	13,765	19,800	6,035
<b>Total Revenues:</b>	<b>398,368</b>	<b>531,900</b>	<b>133,532</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	81,834	84,154	2,320
Employee Benefits	33,632	34,602	970
Capital Purchases	76,109	183,750	107,641
Maintenance	146,288	146,674	386
General Administrative	54,444	32,410	(22,034)
Tenant Services	-	-	-
Operating Transfers Out	26,250	26,250	-
Debt Service	4,034	4,034	-
<b>Total Expenses:</b>	<b>422,589</b>	<b>511,873</b>	<b>89,284</b>
<b>Surplus (Deficit):</b>	<b>(24,222)</b>	<b>20,027</b>	<b>44,249</b>

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## **Federal Grants**

### **Capital Fund Program**

This fund accounts for the annual modernization and operations funding for the Low Income Public Housing Program.

### **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.

### **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.

### **Shelter Plus Care, New Roots, and New Beginnings Grants**

These funds account for the revenues and expenses associated with providing housing and supportive services to groups with specific needs.

# HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

## Proposed Budget Fiscal Year 2019-2020

### Federal Grant Programs Group

Includes Capital Fund, FSS, Brommer Transitional Housing, Shelter Plus Care,  
New Roots, and New Beginnings

	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	492,367	652,214	159,847
Administrative Fees	-	-	-
Grants / Contracts	812,888	581,687	(231,201)
Rental Income	24,153	24,000	(153)
Operating Transfers In	5,000	37,600	32,600
Other Income	1,105	1,105	-
<b>Total Revenues:</b>	<b>1,335,513</b>	<b>1,296,606</b>	<b>(38,907)</b>
<b>Expenses:</b>			
Housing Assistance Pmts	492,367	652,214	159,847
Salaries	135,146	139,146	4,000
Employee Benefits	66,694	68,494	1,800
Capital Purchases	4,271	37,600	33,329
Maintenance	31,635	31,684	49
General Administrative	30,398	33,211	2,813
Tenant Services	23,334	23,334	-
Operating Transfers Out	600,525	361,331	(239,194)
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>1,384,371</b>	<b>1,347,015</b>	<b>(37,356)</b>
<b>Surplus (Deficit):</b>	<b>(48,858)</b>	<b>(50,408)</b>	<b>(1,551)</b>

# HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

## Proposed Budget Fiscal Year 2019-2020

### Capital Fund Grant

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	-	-	-
Grants / Contracts	597,984	358,790	(239,194)
Rental Income	-	-	-
Operating Transfers In	-	-	-
Other Income	-	-	-
<b>Total Revenues:</b>	<b>597,984</b>	<b>358,790</b>	<b>(239,194)</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	-	-	-
Employee Benefits	-	-	-
Capital Purchases	-	-	-
Maintenance	-	-	-
General Administrative	-	-	-
Tenant Services	-	-	-
Operating Transfers Out	597,984	358,790	(239,194)
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>597,984</b>	<b>358,790</b>	<b>(239,194)</b>
<b>Surplus (Deficit):</b>	<b>-</b>	<b>-</b>	<b>-</b>

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

**Proposed Budget  
Fiscal Year 2019-2020**

**Family Self Sufficiency (FSS) Coordinator Grant**

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	-	-	-
Grants / Contracts	137,174	138,759	1,585
Rental Income	-	-	-
Operating Transfers In	-	-	-
Other Income	-	-	-
<b>Total Revenues:</b>	<b>137,174</b>	<b>138,759</b>	<b>1,585</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	123,228	124,750	1,522
Employee Benefits	61,729	62,396	667
Capital Purchases	-	-	-
Maintenance	-	-	-
General Administrative	724	1,098	374
Tenant Services	-	-	-
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>185,680</b>	<b>188,244</b>	<b>2,564</b>
<b>Surplus (Deficit):</b>	<b>(48,506)</b>	<b>(49,485)</b>	<b>(979)</b>

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

**Proposed Budget  
Fiscal Year 2019-2020**

**Brommer Transitional Housing Program**

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	-	-	-
Grants / Contracts	55,000	55,000	-
Rental Income	24,153	24,000	(153)
Operating Transfers In	5,000	37,600	32,600
Other Income	1,105	1,105	-
<b>Total Revenues:</b>	<b>85,258</b>	<b>117,705</b>	<b>32,447</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	10,811	11,108	297
Employee Benefits	4,475	4,625	150
Capital Purchases	4,271	37,600	33,329
Maintenance	31,635	31,684	49
General Administrative	8,543	7,737	(806)
Tenant Services	23,334	23,334	-
Operating Transfers Out	2,541	2,541	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>85,610</b>	<b>118,629</b>	<b>33,019</b>
<b>Surplus (Deficit):</b>	<b>(352)</b>	<b>(923)</b>	<b>(572)</b>

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

**Proposed Budget  
Fiscal Year 2019-2020**

**Shelter Plus Care / New Roots / New Beginnings Grants**

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	492,367	652,214	159,847
Administrative Fees	-	-	-
Grants / Contracts	22,729	29,137	6,408
Rental Income	-	-	-
Operating Transfers In	-	-	-
Other Income	-	-	-
<b>Total Revenues:</b>	<b>515,096</b>	<b>681,351</b>	<b>166,255</b>
<b>Expenses:</b>			
Housing Assistance Pmts	492,367	652,214	159,847
Salaries	1,107	3,288	2,181
Employee Benefits	491	1,473	982
Capital Purchases	-	-	-
Maintenance	-	-	-
General Administrative	21,132	24,376	3,244
Tenant Services	-	-	-
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>515,096</b>	<b>681,351</b>	<b>166,255</b>
<b>Surplus (Deficit):</b>	<b>-</b>	<b>-</b>	<b>-</b>

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## **State Grants**

### **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).

### **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

## Proposed Budget Fiscal Year 2019-2020

### State Grants Program Group

Includes Buena Vista Migrant Center and Mortgage Credit Certificates

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	675	-	(675)
Grants / Contracts	380,801	585,990	205,189
Rental Income	-	-	-
Operating Transfers In	-	-	-
Other Income	13,646	13,758	112
<b>Total Revenues:</b>	<b>395,122</b>	<b>599,748</b>	<b>204,626</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	65,360	71,096	5,736
Employee Benefits	26,389	29,082	2,693
Capital Purchases	22,200	170,150	147,950
Maintenance	212,812	253,419	40,607
General Administrative	56,925	62,259	5,334
Tenant Services	-	-	-
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>383,686</b>	<b>586,006</b>	<b>202,320</b>
<b>Surplus (Deficit):</b>	<b>11,436</b>	<b>13,742</b>	<b>2,305</b>

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

**Proposed Budget  
Fiscal Year 2019-2020**

**Buena Vista Migrant Center**

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	-	-	-
Grants / Contracts	380,801	585,990	205,189
Rental Income	-	-	-
Operating Transfers In	-	-	-
Other Income	13,549	13,661	112
<b>Total Revenues:</b>	<b>394,350</b>	<b>599,651</b>	<b>205,301</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	65,311	71,085	5,774
Employee Benefits	26,366	29,078	2,712
Capital Purchases	22,200	170,150	147,950
Maintenance	212,812	253,419	40,607
General Administrative	56,909	62,258	5,349
Tenant Services	-	-	-
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>383,598</b>	<b>585,990</b>	<b>202,393</b>
<b>Surplus (Deficit):</b>	<b>10,752</b>	<b>13,661</b>	<b>2,908</b>

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# HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

## Proposed Budget Fiscal Year 2019-2020

### Mortgage Credit Certificate Program

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	675	-	(675)
Grants / Contracts	-	-	-
Rental Income	-	-	-
Operating Transfers In	-	-	-
Other Income	97	97	-
<b>Total Revenues:</b>	<b>772</b>	<b>97</b>	<b>(675)</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	48	11	(37)
Employee Benefits	24	4	(20)
Capital Purchases	-	-	-
Maintenance	-	-	-
General Administrative	16	1	(15)
Tenant Services	-	-	-
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>88</b>	<b>16</b>	<b>(72)</b>
<b>Surplus (Deficit):</b>	<b>684</b>	<b>81</b>	<b>(603)</b>

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# Local Programs

## **County of Santa Cruz**

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 the HOME grant, security deposit program, and activities and programs funded through the Housing Services Contract. This fund also includes activities performed under HEAP/CESH funding.

## **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, Measure O, and the landlord incentive program.

## **City of Watsonville**

This fund accounts for revenues and expenses associated with the administration of affordable housing programs in the City of Watsonville, including the security deposit and landlord incentive programs.

## **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, mobile home rental assistance, and the landlord incentive program.

## **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 and the landlord incentive program.

# HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

## Proposed Budget Fiscal Year 2019-2020

### Local Programs Group

Includes local programs funded by the County of Santa Cruz and the Cities of Santa Cruz, Watsonville, Capitola, and Scotts Valley

	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	7,995	7,194	(801)
Grants / Contracts	582,581	947,662	365,081
Rental Income	-	-	-
Operating Transfers In	-	-	-
Other Income	612	612	-
<b>Total Revenues:</b>	<b>591,189</b>	<b>955,469</b>	<b>364,280</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	31,157	49,625	18,468
Employee Benefits	10,291	17,219	6,928
Capital Purchases	-	-	-
Maintenance	-	-	-
General Administrative	8,728	9,442	714
Tenant Services	538,751	877,057	338,306
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>588,927</b>	<b>953,344</b>	<b>364,417</b>
<b>Surplus (Deficit):</b>	<b>2,262</b>	<b>2,125</b>	<b>(137)</b>

# HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

## Proposed Budget Fiscal Year 2019-2020

### County of Santa Cruz Local Programs

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	-	-	-
Grants / Contracts	448,586	766,528	317,942
Rental Income	-	-	-
Operating Transfers In	-	-	-
Other Income	230	230	-
<b>Total Revenues:</b>	<b>448,816</b>	<b>766,758</b>	<b>317,942</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	18,315	33,873	15,558
Employee Benefits	5,512	11,671	6,159
Capital Purchases	-	-	-
Maintenance	-	-	-
General Administrative	5,054	5,574	520
Tenant Services	422,507	717,992	295,485
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>451,388</b>	<b>769,110</b>	<b>317,722</b>
<b>Surplus (Deficit):</b>	<b>(2,571)</b>	<b>(2,352)</b>	<b>220</b>

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# HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

## Proposed Budget Fiscal Year 2019-2020

### City of Santa Cruz Local Programs

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	3,000	3,000	-
Grants / Contracts	67,500	73,500	6,000
Rental Income	-	-	-
Operating Transfers In	-	-	-
Other Income	6	6	-
<b>Total Revenues:</b>	<b>70,506</b>	<b>76,506</b>	<b>6,000</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	10,073	11,510	1,437
Employee Benefits	3,263	4,067	804
Capital Purchases	-	-	-
Maintenance	-	-	-
General Administrative	2,817	2,964	148
Tenant Services	53,050	56,900	3,850
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>69,202</b>	<b>75,441</b>	<b>6,239</b>
<b>Surplus (Deficit):</b>	<b>1,304</b>	<b>1,065</b>	<b>(239)</b>

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

**Proposed Budget  
Fiscal Year 2019-2020**

**City of Watsonville Local Programs**

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	-	-	-
Grants / Contracts	6,854	47,500	40,646
Rental Income	-	-	-
Operating Transfers In	-	-	-
Other Income	-	-	-
<b>Total Revenues:</b>	<b>6,854</b>	<b>47,500</b>	<b>40,646</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	120	1,000	880
Employee Benefits	40	333	293
Capital Purchases	-	-	-
Maintenance	-	-	-
General Administrative	-	-	-
Tenant Services	6,854	46,167	39,313
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>7,014</b>	<b>47,500</b>	<b>40,486</b>
<b>Surplus (Deficit):</b>	<b>(160)</b>	<b>-</b>	<b>160</b>

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

**Proposed Budget  
Fiscal Year 2019-2020**

**City of Capitola Local Programs**

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	829	694	(135)
Grants / Contracts	58,641	58,934	293
Rental Income	-	-	-
Operating Transfers In	-	-	-
Other Income	257	257	-
<b>Total Revenues:</b>	<b>59,727</b>	<b>59,885</b>	<b>158</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	1,496	1,884	388
Employee Benefits	890	658	(232)
Capital Purchases	-	-	-
Maintenance	-	-	-
General Administrative	550	454	(96)
Tenant Services	56,340	55,998	(342)
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>59,276</b>	<b>58,994</b>	<b>(282)</b>
<b>Surplus (Deficit):</b>	<b>451</b>	<b>891</b>	<b>440</b>

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

**Proposed Budget  
Fiscal Year 2019-2020**

**City of Scotts Valley Local Programs**

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	4,166	3,500	(666)
Grants / Contracts	1,000	1,200	200
Rental Income	-	-	-
Operating Transfers In	-	-	-
Other Income	119	119	-
<b>Total Revenues:</b>	<b>5,285</b>	<b>4,819</b>	<b>(466)</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	1,152	1,358	206
Employee Benefits	587	490	(97)
Capital Purchases	-	-	-
Maintenance	-	-	-
General Administrative	308	450	142
Tenant Services	-	-	-
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>2,047</b>	<b>2,298</b>	<b>251</b>
<b>Surplus (Deficit):</b>	<b>3,238</b>	<b>2,521</b>	<b>(717)</b>

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# **Business Activities**

## **Mission Street Building (Including Natural Bridges)**

This fund accounts for the rental revenues and expenses associated with the Housing Authority owned building on Mission Street and the adjacent parcel on Natural Bridges.

## **Housing Authority 2160 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.

## **Housing Authority 2170 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.

## **Agency Unrestricted Reserve Fund (Non-Program Specific)**

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.

## **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.

## **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.

## **Spruce Street**

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

# HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

## Proposed Budget Fiscal Year 2019-2020

### Business Activities Group

Includes Business-Type Activities for Mission Street Warehouse, 41st Ave Office,  
and the Management Funds for Buena Vista and Merrill Road

	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	60,157	60,157	-
Grants / Contracts	-	-	-
Rental Income	680,532	800,061	119,529
Operating Transfers In	-	-	-
Other Income	32,112	16,182	(15,930)
<b>Total Revenues:</b>	<b>772,801</b>	<b>876,400</b>	<b>103,599</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	32,176	35,278	3,102
Employee Benefits	13,080	15,027	1,947
Capital Purchases	176,701	267,500	90,799
Maintenance	148,765	106,711	(42,054)
General Administrative	181,125	203,273	22,148
Tenant Services	-	-	-
Operating Transfers Out	-	-	-
Debt Service	49,975	-	(49,975)
<b>Total Expenses:</b>	<b>601,822</b>	<b>627,789</b>	<b>25,967</b>
<b>Surplus (Deficit):</b>	<b>170,979</b>	<b>248,611</b>	<b>77,632</b>

# HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

## Proposed Budget Fiscal Year 2019-2020

### Mission Street Building (Including Natural Bridges Parcel)

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	-	-	-
Grants / Contracts	-	-	-
Rental Income	187,943	330,803	142,860
Operating Transfers In	-	-	-
Other Income	17,237	182	(17,055)
<b>Total Revenues:</b>	<b>205,179</b>	<b>330,985</b>	<b>125,805</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	-	-	-
Employee Benefits	-	-	-
Capital Purchases	-	235,000	235,000
Maintenance	38,683	-	(38,683)
General Administrative	4,449	3,623	(826)
Tenant Services	-	-	-
Operating Transfers Out	-	-	-
Debt Service	49,975	-	(49,975)
<b>Total Expenses:</b>	<b>93,106</b>	<b>238,623</b>	<b>145,516</b>
<b>Surplus (Deficit):</b>	<b>112,073</b>	<b>92,362</b>	<b>(19,711)</b>

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# HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

## Proposed Budget Fiscal Year 2019-2020

### 2160 41st Ave Office

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	-	-	-
Grants / Contracts	-	-	-
Rental Income	314,470	274,200	(40,270)
Operating Transfers In	-	-	-
Other Income	3,307	3,307	-
<b>Total Revenues:</b>	<b>317,777</b>	<b>277,507</b>	<b>(40,270)</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	-	-	-
Employee Benefits	-	-	-
Capital Purchases	137,903	32,500	(105,403)
Maintenance	73,593	72,350	(1,244)
General Administrative	3,450	3,368	(82)
Tenant Services	-	-	-
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>214,946</b>	<b>108,218</b>	<b>(106,728)</b>
<b>Surplus (Deficit):</b>	<b>102,831</b>	<b>169,289</b>	<b>66,458</b>

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

**Proposed Budget  
Fiscal Year 2019-2020**

**2170 41st Ave Office Annex**

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	-	-	-
Grants / Contracts	-	-	-
Rental Income	167,116	184,054	16,938
Operating Transfers In	-	-	-
Other Income	-	-	-
<b>Total Revenues:</b>	<b>167,116</b>	<b>184,054</b>	<b>16,938</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	-	-	-
Employee Benefits	-	-	-
Capital Purchases	38,798	-	(38,798)
Maintenance	36,287	34,159	(2,129)
General Administrative	130,231	149,895	19,665
Tenant Services	-	-	-
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>205,316</b>	<b>184,054</b>	<b>(21,262)</b>
<b>Surplus (Deficit):</b>	<b>(38,200)</b>	<b>(0)</b>	<b>38,200</b>

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

**Proposed Budget  
Fiscal Year 2019-2020**

**Agency Unrestricted Reserve Fund (Non-Program Specific)**

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	-	-	-
Grants / Contracts	-	-	-
Rental Income	-	-	-
Operating Transfers In	-	-	-
Other Income	11,310	12,435	1,125
<b>Total Revenues:</b>	<b>11,310</b>	<b>12,435</b>	<b>1,125</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	-	-	-
Employee Benefits	-	-	-
Capital Purchases	-	-	-
Maintenance	-	-	-
General Administrative	5,366	6,100	734
Tenant Services	-	-	-
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>5,366</b>	<b>6,100</b>	<b>734</b>
<b>Surplus (Deficit):</b>	<b>5,945</b>	<b>6,335</b>	<b>391</b>

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

**Proposed Budget  
Fiscal Year 2019-2020**

**Buena Vista Migrant Services Administration Fund**

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	37,627	37,627	-
Grants / Contracts	-	-	-
Rental Income	-	-	-
Operating Transfers In	-	-	-
Other Income	82	82	-
<b>Total Revenues:</b>	<b>37,709</b>	<b>37,709</b>	<b>-</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	20,879	23,719	2,840
Employee Benefits	8,530	10,122	1,592
Capital Purchases	-	-	-
Maintenance	-	-	-
General Administrative	21,043	23,847	2,804
Tenant Services	-	-	-
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>50,452</b>	<b>57,688</b>	<b>7,236</b>
<b>Surplus (Deficit):</b>	<b>(12,743)</b>	<b>(19,979)</b>	<b>(7,236)</b>

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

**Proposed Budget  
Fiscal Year 2019-2020**

**Merrill Road Administration Fund**

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	22,530	22,530	-
Grants / Contracts	-	-	-
Rental Income	-	-	-
Operating Transfers In	-	-	-
Other Income	-	-	-
<b>Total Revenues:</b>	<b>22,530</b>	<b>22,530</b>	<b>-</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	10,685	10,942	257
Employee Benefits	4,303	4,669	366
Capital Purchases	-	-	-
Maintenance	-	-	-
General Administrative	11,163	11,000	(163)
Tenant Services	-	-	-
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>26,151</b>	<b>26,611</b>	<b>460</b>
<b>Surplus (Deficit):</b>	<b>(3,621)</b>	<b>(4,081)</b>	<b>(460)</b>

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# HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ

## Proposed Budget Fiscal Year 2019-2020

### Spruce Street

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	<b>2018-19 Projected Actuals</b>	<b>2019-20 Proposed Budget</b>	<b>Increase (Decrease) from 2018-19</b>
<b>Revenues:</b>			
HAPS / Program	-	-	-
Administrative Fees	-	-	-
Grants / Contracts	-	-	-
Rental Income	11,004	11,004	-
Operating Transfers In	-	-	-
Other Income	176	176	-
<b>Total Revenues:</b>	<b>11,180</b>	<b>11,180</b>	<b>-</b>
<b>Expenses:</b>			
Housing Assistance Pmts	-	-	-
Salaries	613	617	4
Employee Benefits	247	236	(11)
Capital Purchases	-	-	-
Maintenance	201	202	1
General Administrative	5,424	5,440	16
Tenant Services	-	-	-
Operating Transfers Out	-	-	-
Debt Service	-	-	-
<b>Total Expenses:</b>	<b>6,485</b>	<b>6,495</b>	<b>10</b>
<b>Surplus (Deficit):</b>	<b>4,694</b>	<b>4,685</b>	<b>(10)</b>

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