
Housing Authority of the County of Riverside



**Fiscal Year 2015-2016
Annual Budget**

Board of Commissioners



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Executive Summary

Overview

The Housing Authority of the County of Riverside (HACR) has a total annual operating budget of approximately \$97.8 million for Fiscal Year 2015-2016, which includes \$10.2 million for Authority programs, \$4.4 million for Public Housing programs, \$75.8 million for Section 8 programs, \$6.7 million for the Housing Authority Successor Agency, and \$.7 million for the Riverside Community Housing Corporation; with a work force of 155 regular and 12 contract positions.

The Fiscal Year 2015-2016 annual operating budget, which begins July 1, 2015, is a balanced budget. However, reserve drawdowns from the Central Office Cost Center and Section 8 Unrestricted Net Assets are necessary to supplement projected revenues in order to meet budgeted expenditures.

The annual operating budget serves as a guide to assist HACR managers in coordinating activities of the organization; anticipating problematic areas before they arise; examining operational resources; and evaluating the agency's financial performance.

The budget was accomplished by collaboration between the fiscal division, program departments, and the HACR Executive Management team. Therefore, there is vested interest in all areas of the HACR in ensuring that actual expenditures do not highly deviate from the budget. The fiscal division will continue to distribute monthly and quarterly financial reports to assist in this financial planning process.

Significant Budget Changes From the Previous Fiscal Year

Following is a brief summary of the significant changes that have impacted the HACR's Fiscal Year 2015-2016 annual operating budget:

Authority Programs

Authority Programs consist of a diverse number of federal and state grants that pass through different county and local agencies. Renewal grants for the Housing Opportunities for Persons with AIDS, Resident Opportunities for Self Sufficiency, and Shelter Plus Care are forthcoming. New grant funding streams will increase by \$1,993,682, which consist of different programs such as the Tenant Based Rental Assistance, CalWORKS, and Supportive Services for Veteran Families. These additional revenue sources will meet the HACR's goals of providing supportive services, housing opportunities, and case management to low-income and homeless families residing in Riverside County.

The HACR's immediate challenge is to find funds for new lucrative housing projects. With the

Central Office Cost Center and HA Development Division reserves being depleted at a rapid rate due to drawdowns needed to sustain reimbursement programs, the HACR's Executive Management team will seek new revenue sources and apply for grant funding in order to continue its mission of providing more affordable housing developments.

Public Housing Programs

The Appropriations Act for the Calendar Year 2015 Operating Fund stated a funding formula of about 83%. This poses a problem for the HACR's sustainability in operating its 469 public housing sites; and is exacerbated by the shortage of Capital Fund to address the physical and green conservation needs of all the properties.

The HACR hopes to attain better income flows through HUD's Rental Demonstration Program, for which three (3) applications representing the three (3) Asset Management Properties were submitted to HUD. In a few weeks, the HACR will be receiving HUD's conditional approval via Commitments to Enter into Housing Assistance Payments (CHAPs). The milestones included in the final approval will take about a year to accomplish and includes a Financial Plan and a Physical Needs Assessment. If approved, the HACR will be able to convert its 469 units into a Project-Based Section 8 platform that would generate more stable funding and provide existing tenants with a choice-mobility option after a one-year tenancy in the covered projects.

Section 8 Programs

Congressional Appropriations were finalized, which placed the federal expenditure budget for Federal Fiscal Year 2015 at \$1 trillion. The Section 8 HAP Funding is projected to be at 100% as Congress made a commitment to continue to provide housing assistance to about 2.2 million families across the U.S. Additional funding will also be available for new veterans' housing vouchers, which is evidenced by the increase of 464 units for HACR's Veterans Affairs Supportive Housing (VASH) Program.

The increase in HAP funding creates a challenge for the HACR to fulfill a 100% lease up mark as the Section 8 Administrative Revenue is still at a low 79%. However, HUD initiated a study of the true cost of operating a High Performing Agency, and concluded that the Section 8 administration program is considerably underfunded. It is therefore essential that Congress provide a higher funding allocation to help Housing Authorities meet the minimum revenue threshold to cover all operational expenses. HUD stated that Housing Authorities will be provided their data from the study, which will be trailed by an Admin Fee Tool to test the new proration model.

The HACR continues to provide excellent case management and customer service for its Family Self-Sufficiency Program as this program has a grant fund eligible to cover for seven (7) resident coordinators.

Housing Authority Successor Agency (HASA)

Pursuant to Senate Bill 341, which was approved by the Governor of the State of California on October 13, 2013, the HASA was required to follow new expenditure and accounting rules related to the low and moderate income housing asset funds. This requirement would allow transparency of fund accounting through the provision of an independent audit and summary report of various financial data posted on the HACR's internet web site.

The annual budget for the HASA demonstrates the intent to complete all projects identified in the Recognized Obligation Payment Schedule (ROPS) by the end of fiscal year 2015-2016. The Low and Moderate Income Housing Fund (LMIHF) has also been encumbered to meet all administrative obligations and supportive services for programs and housing projects, such as the Vista Rio Project, Homeless Prevention and Rapid Rehousing Program, Foreclosure Program, Hernandez Par-Shade Structure, C.O 1-Trash Rain Cover, Hernandez Park landscape and mobile, and the CEI Contract.

Various Grants

The HACR continues to serve low and moderate income families through different grant programs like the Neighborhood Stabilization Program, HOME Program, CalHome Program, and the Mortgage Credit Certificate Program. These funding sources are passed through the Riverside County's Economic Development Agency. The HACR provides staffing resources and bills for cost reimbursement.

Riverside Community Housing Corporation (RCHC)

Through the HACR's non-profit arm, the RCHC staff continues to search and apply for grant funding to meet its mission to provide affordable, safe, decent, and sanitary housing opportunities, as well as supporting programs that foster economic opportunities. The RCHC goals for budget year 2015-2016 include the following:

- The balance in the CA Endowment Fund will be used to purchase a mobile home for one eligible family, and will be placed in the Hernandez Mobile Home Park.
- Grant funding of \$250,000 will be provided by HASA's LMIHF to serve clients through the Homeless Prevention and Rapid Re-Housing Program. This provides a unique opportunity for the agency to use affordable housing as a delivery platform for wrap around services to ensure that families not only have access to adequate housing but that these families also have access to services that promote health, education, and economic opportunities.

- A new Emergency Solutions Grant (ESG) is provided through the Riverside Economic Development Agency's HOME fund. The funds for this program will serve the Moreno Valley area and will provide emergency shelter and homelessness prevention activities, which include short-term and medium-term rental assistance and services to stabilize and rapidly re-house individuals and households who are homeless or at risk of becoming homeless.

Affordable housing is one of the most critical needs in the Eastern Coachella Valley. Residents living in this area of the County live in some of the most squalid housing conditions in the nation. The Housing Authority and its non-profit arm, RCHC, continue to look for ways to address substandard housing and to increase the supply of affordable, safe housing in this portion of the County.

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Part I- Consolidated Budget Data

Background

The Housing Authority of the County of Riverside (HACR) was established in 1942 under the U.S. Housing Act of 1937 and the State of California Housing Authority Law of 1938. It is a nonprofit government agency which is chartered by the State of California to administer the development, rehabilitation or financing of affordable housing programs. The area of jurisdiction of the HACR is the entire County of Riverside. Permanent operational office facilities are maintained in the cities of Riverside and Indio to facilitate the provision of services.

The governing body of the HACR is the County Board of Supervisors serving as the Board of Commissioners. The management of the HACR is provided by the county's Economic Development Agency.

Programs

The programs and projects operated and administered by the HACR within the County of Riverside include:

- ❖ Housing Opportunities for Persons with AIDS (HOPWA)
- ❖ Shelter Plus Care (SPC) Program
- ❖ Emergency Solutions Grant (ESG)
- ❖ Tenant Based Rental Assistance (TBRA)
- ❖ Resident Opportunities for Self-Sufficiency (ROSS)
- ❖ Public Housing and Capital Fund Program
- ❖ Palm Springs Projects
- ❖ Desert Rose Apartments
- ❖ CalWORKS
- ❖ Supportive Services for Veteran Families
- ❖ Housing Choice Voucher (Section 8) Program
- ❖ Family Self-Sufficiency (FSS) Program
- ❖ Mainstream Housing Opportunities for Persons with Disabilities
- ❖ Moderate Rehabilitation Program
- ❖ Veterans Affairs Supportive Housing (VASH)
- ❖ Housing Authority Successor Agency (HASA)
- ❖ Coachella Successor Agency (CSA)
- ❖ CA Endowment Fund
- ❖ Hernandez Mobile Home Park
- ❖ CalHome
- ❖ Mortgage Credit Certificate Program
- ❖ Neighborhood Stabilization Programs (NSP)
- ❖ Home Investment Partnerships Program (HOME)

As of May 11, 2015, there were 12,433 applicants on a waiting list for participation in the Housing Choice Voucher (Section 8) Program and 37,995 applicants on the waiting for the Public Housing Program.

The HACR is authorized to assist 10,545 households per month throughout the County of Riverside with \$78 million in projected housing assistance subsidies for Fiscal Year 2015-2016.

Mission Statement

The primary mission of the HACR is to transform and promote healthy, thriving communities, re-ignite hope and restore human dignity through the creation and preservation of high quality and innovative housing and community development programs which enhance the quality of life and revitalize neighborhoods to foster self-sufficiency.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing.

Objective: Increase housing choices for families and individuals.

- Apply for additional vouchers
- Leverage private or other public funds
- Acquire, construct, or rehabilitate housing units and developments to expand affordable housing opportunities and promote homeownership for low-income households

PHA Goal: Improve the quality of assisted housing.

Objective: Maintain safe, decent, sanitary units and improve quality of life for residents living in assisted housing.

- Obtain and maintain High Performer status for Public Housing management (PHAS Score)
- Obtain and maintain High Performer status for HCV voucher management (SEMAP Score)
- Provide excellent customer service
- Renovate or modernize public housing units
- Annually inspect units to meet Housing Quality Standards with the option to bi-annually inspect units that regularly pass inspection
- Allocate project-based vouchers for qualified housing projects

PHA Goal: Increase assisted housing choices.

Objective: Encourage resident choice in rental selection.

- Conduct outreach efforts to potential landlords
- Provide replacement vouchers
- Expand self-sufficiency programs for participant households
- Allocate project-based vouchers for qualified housing projects

PHA Goal: Promote self-sufficiency within assisted housing programs.

Objective: Promote economic independence for families and individuals.

- Connect working-able and work-ready households to employment opportunities
- Provide or attract supportive services to improve assisted members' employability
- Expand self-sufficiency programs for residents in the assisted housing programs
- Partner with local workforce development centers to positively further self-sufficiency within assisted housing households

PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

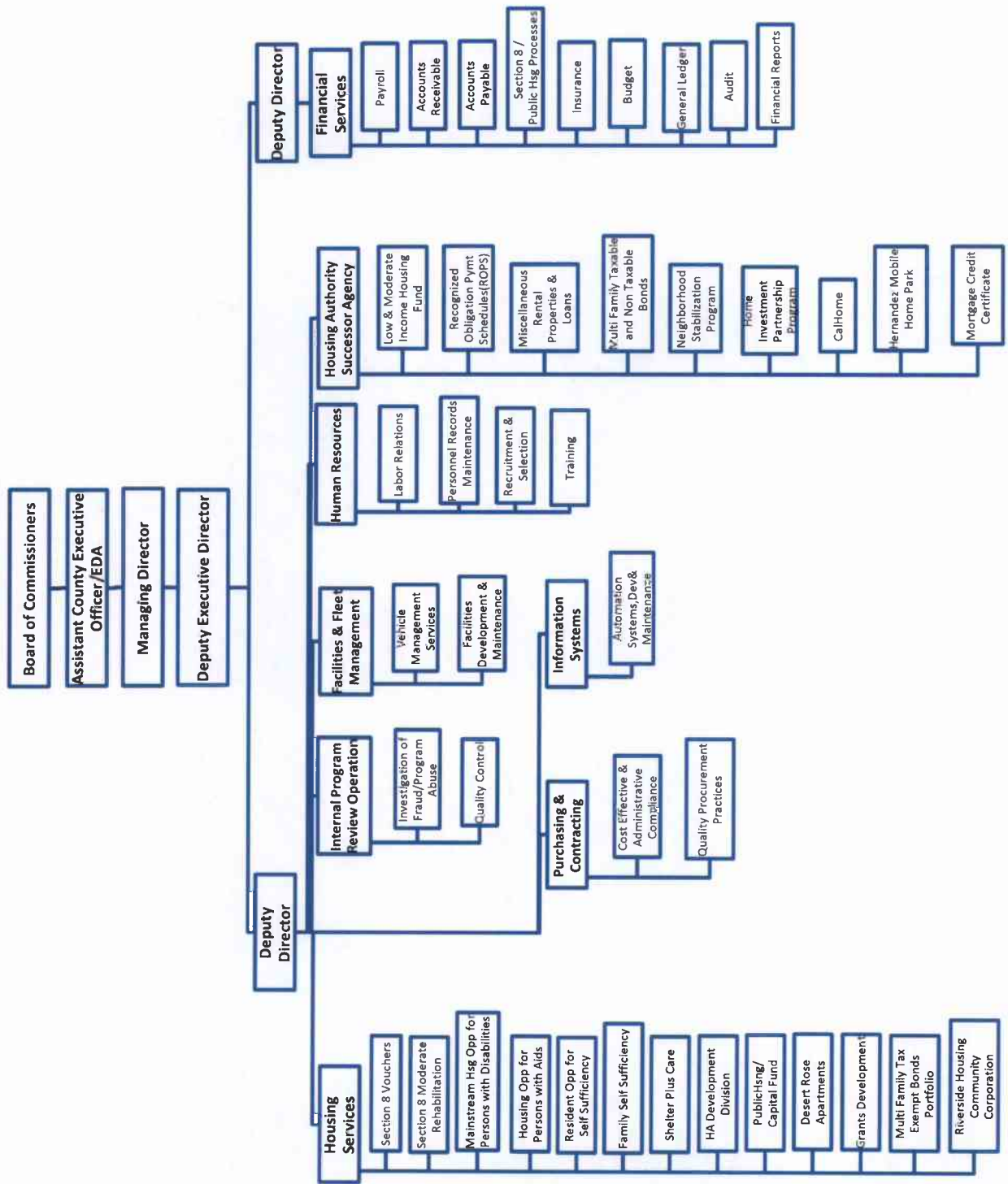
Objective: Promote equal housing opportunities.

- Facilitate affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
- Carry out affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability
- Promote equal housing opportunities

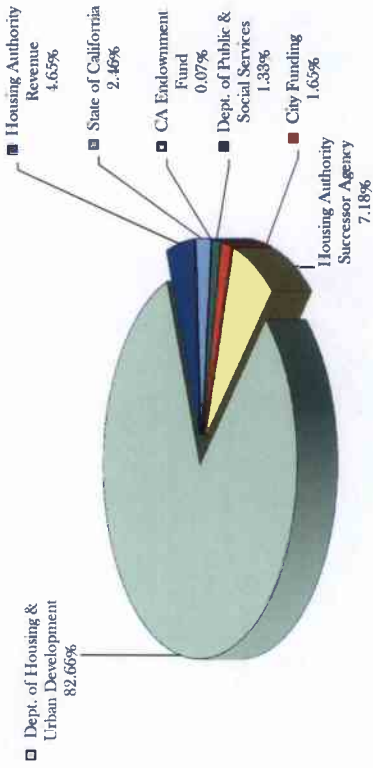
Other PHA Goal and Objective: Implement the requirements of the Violence Against Women Act (VAWA)

- Protect certain victims of criminal domestic violence, dating violence, sexual assault, or stalking (as well as members of the victims' immediate families) from losing their HUD assisted housing as a consequence of abuse of which they were the victim
- Undertake affirmative measures to make tenants participating in the HCV and Public Housing programs aware of VAWA requirements.
- Undertake affirmative measure to make Owners participating in HCV program aware of VAWA requirements.

Housing Authority of the County of Riverside Organizational Chart



Sources of Funding

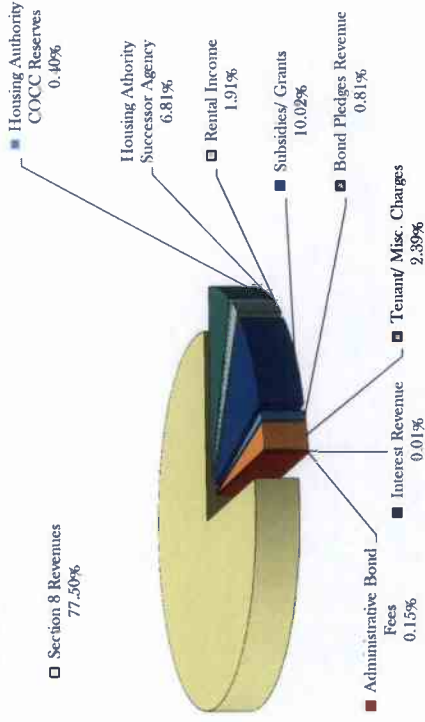


SOURCES OF FUNDING			
	AMOUNT	PERCENT	
Dept. of Housing & Urban Development	80,824,345	82.66%	
Housing Authority Revenue	4,550,371	4.65%	
State of California	2,407,482	2.46%	
CA Endowment Fund	64,424	0.07%	
Dept. of Public & Social Services (federal funds)	1,295,918	1.33%	
City Funding	1,611,472	1.65%	
Housing Authority Successor Agency	7,028,831	7.18%	
TOTAL	97,782,843	100.00%	

Note: Sources of Funding include different agencies that provide income for a particular purpose.

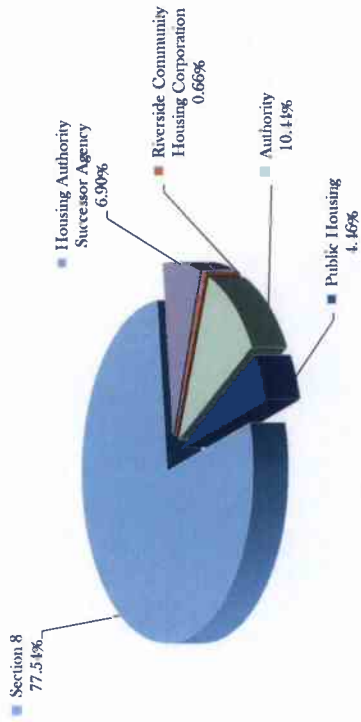
These funds are further categorized by type of revenues for which the sources are delineated.

Revenue by Category



REVENUE BY CATEGORY			
	AMOUNT	PERCENT	
Rental Income	1,862,975	1.91%	
Subsidies/ Grants	9,794,185	10.02%	
Bond Pledges Revenue	796,757	0.81%	
Tenant/ Misc. Charges	2,337,613	2.39%	
Interest Revenue	5,691	0.01%	
Administrative Bond Fees	148,706	0.15%	
Section 8 Revenues	75,785,581	77.50%	
Housing Authority Successor Agency	6,661,260	6.81%	
Housing Authority COCC Reserves	390,075	0.40%	
TOTAL	97,782,843	100.00%	

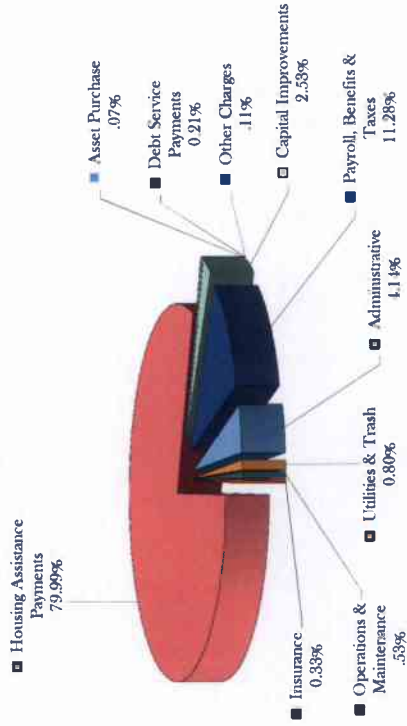
Allocation of Funding



ALLOCATION OF FUNDING			
	FISCAL YEAR 2015-2016		
ALLOCATION	AMOUNT	PERCENT	
Authority	10,197,781	10.44%	
Public Housing	4,364,606	4.46%	
Section 8	75,820,898	77.54%	
Housing Authority Successor Agency	6,749,431	6.90%	
Riverside Community Housing Corporation	650,127	0.66%	
TOTAL	97,782,843	100.00%	

Note: The Allocation of Funding identifies the major program categories of the Housing Authority. Each program type has its own expense accounts by which budget line items are allocated.

Expenses by Category



EXPENSES BY CATEGORY			
	FISCAL YEAR 2015-2016		
EXPENSES	AMOUNT	PERCENT	
Capital Improvements	2,473,246	2.53%	
Payroll, Benefits & Taxes	11,039,129	11.28%	
Administrative	4,044,566	4.14%	
Utilities & Trash	785,360	0.80%	
Operations & Maintenance	513,878	0.53%	
Insurance	323,202	0.33%	
Housing Assistance Payments	78,218,670	79.99%	
Debt Service Payments	209,354	0.21%	
Other Charges	111,013	0.11%	
Asset Purchase	64,424	0.07%	
TOTAL	97,782,843	100.00%	

Consolidated Annual Budget

	Authority	Public Housing	Section 8	HASA	RCHC	TOTAL BUDGET
REVENUE						
3110 Rental Income	298,097			88,171		1,862,975
3401/3404 Subsidy/Grants Revenue	7,090,307	1,476,707				9,794,185
3404 Bond Pledges Revenue	218,000	2,703,878			578,757	796,757
3450 Sec 8 Fraud Recovery Revenue			34,000			34,000
3500 Administrative Revenue Per AB 471				150,000		150,000
3500 Bond Proceeds				2,002,021		2,002,021
3500 HASA Misc Revenue				38,780		38,780
3500 Loan Repayments				145,567		145,567
3500 Low Income Housing Fund				4,324,892		4,324,892
3610 Interest Revenue	3,000	1,374	1,317			5,691
3690 Miscellaneous/Tenant Charges	2,049,596	182,648			71,370	2,303,613
3690 Administrative Bond Fees	148,706					148,706
3410 HUD Section 8 Earned HAP Subsidy			68,448,055			68,448,055
3410 HUD Section 8 Earned Administrative Fees			6,392,697			6,392,697
9110 Transfer In			478,971			478,971
TOTAL REVENUE	9,807,706	4,364,606	75,355,040	6,749,431	650,127	96,326,910
EXPENSE						
1260 Inventory Materials						
1406 Development- Operations		51,332				51,332
1408 Development- Management Improvements (Salaries)	150,000	93,041				243,041
1408 Development- Management Improvements (Training)						
1410 Development- Administration						
1410 Development- Administration (Salaries)		11,824				11,824
1411 Development- Audit		133,550				133,550
1430 Architecture Fees		3,000				3,000
1450/1460 Asset Development/Improvement	1,500,000	858,090				49,000
1495 Development- Relocation Costs						2,358,090
4110 Payroll, Benefits & Taxes	2,607,803	1,598,833	4,958,436	983,912	120,634	10,269,619
4110 Temporary/Contract Employees	140,380	15,531				155,911
4110 EDA Interfund Salaries	156,963					156,963
4110 Property Management Company	20,473					20,473
4130 Legal						
4140 Training	14,480	14,379	8,100	110,000	6,960	153,919
4150 Travel	2,400	5,000	8,500	8,500		24,400
4171 Auditing	14,200			6,500		20,700
4172 Professional Services	3,275	1,388	33,342	11,252	3,000	52,257
4180 Office Rent/Storage	106,611	5,926	252,053	3,400,000	2,704	6,104
4190 Administrative Sundry	277,453	378,732	2,072,931	47,777	32,828	445,195
4190 EDA Interfund Operating	251,364			169,511		251,364
4230 Tenant Services	192,000					192,000
4300 Utilities	116,270	489,884				606,154
4420 Operations and Maintenance - Materials	27,920	116,194	22,000			166,114
4430 Operations and Maintenance - Services	159,381	138,383		50,000		347,764
4431 Trash	22,104	157,103				179,207
4480 Protection Services						
4510 Insurance	75,790	241,431	4,481		1,500	323,202
4590 Other General Expense	88,855	1,986	13,000	7,174		111,015
4610 Extraordinary Maintenance						
4715 Housing Assistance Payments/Project Costs	4,001,132		68,448,055	5,351,406	418,077	78,218,670
4715 Housing Assistance Payments/Direct Salaries	59,573					59,573
4900 Debt Service Principal Payments	165,000					165,000
4900 Debt Service Interest Payments	44,354					44,354
7540 Asset Purchase					64,424	64,424
TOTAL EXPENSE	10,197,781	4,364,606	75,820,898	6,749,431	650,127	97,782,843
Reserve Drawdown	390,075		465,858			855,933
NET GAIN (LOSS)	0	(0)	(0)	(0)	(0)	(0)



AUTHORITY PROGRAMS

Central Office Cost Center

As required by the U.S. Department of Housing and Urban Development (HUD), the Central Office Cost Center (COCC) was established. The COCC is the internal management agent of the agency, which is not a separate legal entity but operates as an independent management company. The COCC provides management services and receives fee income in return from the Public Housing Program, Section 8 Program, and the Bond (Palm Springs) Projects.

Budget	Revenue Sources	
	Interest Revenue	2,000
	Miscellaneous Revenue	1,611,530
	Admin Bond Fees	85,388
	Reserve Drawdown	135,866
	Expenses	
	Staffing Expenses	1,299,705
Operating Expenses	535,079	

Administration Building & Services

Only expenses relating to the Administration building (i.e., utilities, maintenance and general expenses) are budgeted to the Administration Building and Services Fund. These administrative expenses are allocated to the other programs (i.e. Public Housing, Section 8, COCC, HASA, and RCHC) based on cost allocation percentages that were derived through unit allocation and staff time allocation. Reimbursement of costs associated with the Administration building is paid through a rent offset.

Budget	Revenue Sources	
	Interest Revenue	1,000
	Miscellaneous Revenue	265,396
	Reserve Drawdown	150,000
	Expenses	
	Staffing Expenses	57,030
	Asset Improvement	150,000
Operating Expenses	209,366	

AUTHORITY PROGRAMS

Housing Opportunities for Persons with AIDS (HOPWA)

Riverside and San Bernardino counties became eligible for HUD's HOPWA funds in 1993. HUD named the City of Riverside as "Grantee" for having the largest population of any city within the two (2) county eligible metropolitan areas (EMA). The HACR agreed to serve as Project Sponsor for the County of Riverside and is therefore responsible for procuring such services as short term housing, utilities assistance, and home health care for HOPWA participants and disbursing HOPWA funds consistent with the City of Riverside's plan as approved by HUD. The HACR also utilizes HOPWA funds to administer a tenant-based rental assistance program serving approximately ninety (90) participants throughout Riverside County.

Budget	Revenue Sources	
	Grant Revenue	1,129,139
	Expenses	
	Staffing Expenses	124,499
	Operating Expenses	207,217
	Housing Assistance Payments	797,423

Resident Opportunity for Self-Sufficiency (ROSS)

The goals of the ROSS program are to enable participants to increase earned income, reduce or eliminate the need for welfare assistance, make progress toward achieving economic independence and housing self-sufficiency, improve living conditions for the elderly and disabled, and enable them to age-in-place. HUD awarded HACR a \$246,000 grant for three years to fund one ROSS Coordinator position that would provide program support and services to the residents at the Gloria Crossings and Dracaea Apartment. The new contract will start in August 2015 and has a 3-year term.

Budget	Revenue Sources	
	Grant Revenue	102,672
	Expenses	
	Staffing Expense	89,736
	Training & Admin Sundry	12,936

AUTHORITY PROGRAMS

HA Development

The HACR was granted \$241,000 by the County of Riverside Economic Development Agency's Neighborhood Stabilization Program 3 (NSP3) to rehabilitate a single family home owned by the HACR to sell to a first-time homebuyer. This property at 9411 Geordie Way, Jurupa Valley, was purchased for one dollar (\$1.00) through the U.S. Department of Housing and Urban Development Dollar Homes initiative. The property is expected to be sold in early FY 2015-2016. The HA Development's cash reserves will be used to cover continuous effort in finding new projects to foster housing opportunities for low to moderate income families in Riverside County.

Budget	Revenue Sources	
	Cash Reserves	131,511
	Expenses	
	Staffing Expense	131,511

Shelter Plus Care (SPC)

As the recipient of the grant funds, the HACR provides rental assistance to individuals and families who are certified by the Department of Mental Health to be chronically homeless and mentally disabled. The HACR has an agreement with the Department of Public Social Services (DPSS) to administer five (5) Shelter Plus Care Programs, which are currently serving one hundred forty five (145) families collectively throughout Riverside County.

Budget	Revenue Sources	
	Grant Revenue	1,295,918
	Expenses	
	Staffing Expenses	63,318
	Housing Assistance Payments	1,232,600

AUTHORITY PROGRAMS

Tenant Based Rental Assistance (TBRA)

As a sub-recipient of funds from the Home Investment Partnership Act (HOME) Program, the HACR received \$445,995 to provide housing and supportive services to eligible homeless residents living in encampments for a maximum of twelve (12) months with the goal of transitioning these participants to self-sufficiency. The balance of \$307,000 will be expended in FY 2015-2016.

The HACR also applied for an additional \$1,100,000 of HOME funds in an effort to provide targeted supportive services, promote stability, and reduce the number of homeless population in Riverside County.

Budget	Revenue Sources	
	Grant Revenue	1,407,000
	Expenses	
	Staffing Expenses	110,000
	Housing Assistance Payments	1,297,000

Business Activities

On January 2012, HUD gave the HACR permission to utilize its Unrestricted Net Assets to purchase, rehabilitate, and lease three (3) homes to FSS participants of the Section 8 Housing Choice Voucher Program. These development activities were accomplished with the mission of preserving affordable homes and stabilizing neighborhoods hardly hit by foreclosures.

Budget	Revenue Sources	
	Rental Income	51,485
	Expenses	
	Staffing Expenses	37,595
	Operating Expenses	13,890

AUTHORITY PROGRAMS

Palm Springs Housing Developments

The HACR owns and operates seventeen (17) affordable units in the City of Palm Springs. Revenue sources are generated from dwelling rent and associated tenant charges.

Budget	Revenue Sources	
	Rental Income	116,691
	Miscellaneous Income	4,600
	Expenses	
Staffing Expenses	60,552	
Operating Expenses	60,739	

Corona Bond Housing Developments

The 1998 Revenue Bond Series A was issued with a note payable for \$4.7 million to the City of Palm Desert, which was secured by the Corona and Palm Springs properties. The City of Corona agreed to pledge \$218,000 annually for the payment of debt service for the term of the bond issue. In August 2001, the Corona properties were sold to satisfy the note payable issued with the 1998 bond issue. The note was satisfied; however, the 1998 bond issue remained. The amount of debt service due for the bond issue is covered by the City of Corona's annual pledge.

Budget	Revenue Sources	
	Bond Pledge	218,000
	Expenses	
	Operating Expenses	8,646
Debt Service Payments	209,354	

AUTHORITY PROGRAMS

Desert Rose Apartments

Financed jointly by the State of California through its Office of Migrant Services of the Department of Housing and Community Development and by the U.S. Government through its Farmer's Home Administration, now known as Rural Development of the Department of Agriculture, this 100-unit farm worker housing project became operational in November 1991. A complex arrangement of financing was used to bring this project into existence and into operations. The HACR purchased and retained ownership of the land, the Office of Migrant Services and the Farmer's Home Administration financed the construction of all buildings, the State of California retained ownership of all the buildings, and the Office of Migrant services contracted with the HACR to provide day to day management and housing operations. Annual operating grants from the Office of Migrant Services stipulated that these 100 housing units could be occupied by migrant farm workers for only 6 months of each fiscal year. However, during the FY2005, due to the State of California fiscal budget crisis, the Office of Migrant Services ordered the HACR not to rent any units to farm workers for the entire fiscal year and took steps to dispose of the buildings. The HACR negotiated with the Office of Migrant Services to have the title and ownership of all the buildings to be transferred to the HACR.

Further, late in FY2005, the HACR applied for and was granted \$3,000,000 from the Joe Serna Junior Farmworker Housing Grant Program of the Department of Housing & Community Development and \$3,795,110 from the United States Department of Agriculture to rehabilitate all the housing units and to convert them to rental units available to farm workers on a 12 month, year round basis. The HACR also received a total of \$8,500,000 in grant funding from RDA. In FY2009, the rehabilitation process of converting 100 housing units to 77 housing units was completed and lease up of the units started.

For a number of years, this project has continually been challenged with a low occupancy level, ranging 20% - 30%. A reserve drawdown from the COCC is necessary to sustain the upkeep of the building and grounds. The HACR has taken all measures to increase the lease-up, even offering a reduction of the required base rent for existing tenants. The HACR will be focusing on new measures and grants that would help build revenues and attract new renters.

Budget	Revenue Sources	
	Rental Income	100,521
	Miscellaneous Income	2,000
	Reserve Drawdown	104,209
	Expenses	
	Staffing Expenses	20,473
Operating Expenses	186,257	

AUTHORITY PROGRAMS

CalWORKS

The HACR submitted an application for funding from the California Department of Social Services (CDSS) to implement the State-funded CalWORKS Housing Support Program that would help homeless families secure permanent housing by removing barriers. Funding is passed through the Riverside County Department of Social Services (DPSS) and funds will be expended within twelve (12) months.

Budget	Revenue Sources	
	Grant Revenue	843,682
	Expenses	
	Staffing Expenses	100,000
	Travel	10,000
	Housing Assistance Payments	733,682

Supportive Services for Veteran Families (SSVF)

The HACR was awarded a grant of \$50,000 through the Veterans Administration's (VA) Supportive Services to Veteran Families (SSVF) Program, of which the U.S. Veterans Initiative (U.S. Vets) is the lead agency and grantee. This program is designed to promote housing stability among very low-income veteran families who reside in or are transitioning to permanent housing. The HACR will provide participants with outreach, case management, and assistance in obtaining VA and other benefits.

Budget	Revenue Sources	
	Grant Revenue	50,000
	Expenses	
	Staffing Expenses	40,380
	Operating Expenses	9,620

PUBLIC HOUSING PROGRAMS

HUD Affordable Public Housing Developments

HUD Public Housing Asset Management Projects provide decent, safe, and clean housing to low and moderate-income families, seniors, and persons with disabilities. The entire development consists of 469 units owned and managed by the HACR. Attractive garden apartments and homes are scattered over sites throughout the Riverside County area. Prospective residents are carefully screened for eligibility and suitability. Tenants pay approximately 30 percent of their income for rent and utilities and HUD subsidies are given to the HACR in order to provide financial support for utility, administration, maintenance, and repair costs. The formula distribution of funds takes into account the size, location, age of public housing stock, occupancy and other factors intended to reflect the real costs of operating a well-managed public housing development. HUD required all Public Housing Authorities to convert to an Asset Management model, which emphasizes a property-specific focus. To comply with this mandate, the HACR made organizational changes that adhere to property-based budgeting, accounting, and management.

Budget	Revenue Sources	
	Rental Income	1,476,707
	Grant Revenue	1,504,041
	Interest Revenue	1,374
	Miscellaneous Income	182,647
	Expenses	
Staffing Expenses	1,614,364	
Operating Expenses	1,550,405	

Capital Fund Program

HUD provides a formula grant to the HACR for the major repairs and modernization of the Public Housing units located in the communities of Banning, Desert Hot Springs, Indio, Lake Elsinore, Mecca, Moreno Valley, Perris, Riverside, San Jacinto and Thermal.

Budget	Revenue Sources	
	Grant Revenue	1,199,837
	Expenses	
	Staffing Expenses	170,945
	Asset Improvement	1,028,892

HOUSING AUTHORITY SUCCESSOR AGENCY (HASA)

On June 29, 2011, Governor Brown signed two State of CA Assembly Bills, ABX126 and ABX1 27, which would dissolve redevelopment agencies (RDAs) throughout the state of California, and create an alternative voluntary redevelopment program to allow agencies to continue redevelopment activity by voluntarily making a payment to the state. On November 10, 2011, the California Supreme Court announced its decision to uphold ABX1 26 and strike down ABX1 27, thus eliminating RDAs. On January 10, 2012, the HACR's Board of Commissioners (BOC) accepted the responsibility for performing all activities as the successor to the redevelopment housing function. On February 1, 2012, all California RDAs were eliminated and HACR assumed all the housing functions previously performed by the RDA for the County of Riverside.

On July 3, 2012, per Board Resolution 2012-006, the BOC authorized the HACR to accept any and all assets, liabilities, duties, loans, leases, and obligations associated with the housing activities of the former RDA.

On July 17, 2012, a Low and Moderate Income Housing Asset Fund (LMIHF) was established with the County of Riverside to manage the disbursements and cash receipts for the HASA. This fund is used to pay for project costs outlined in the Recognized Obligation Payment Schedule (ROPs) and approved by the California Department of Finance.

Other revenue sources include rental receipts from a Post office located in one of the HASA's parcels and from different Mobile Home Parks managed by the HASA; a lease payment for agricultural land; monitoring fees; and various loan payments.

Budget	Revenue Sources	
	Rental Income	88,171
	Loan Repayments	145,567
	Miscellaneous	26,780
	Bond Proceeds	314,759
	LMIHF	4,324,892
	Expenses	
	Staffing Expenses	856,259
	Operating Expenses	391,766
	Project Cost	3,652,144

HERNANDEZ MOBILE HOME PARK

Due to the dissolution of the Riverside County's Redevelopment Agency, the HASA was given the task of managing and maintaining seven (7) mobile homes in approximately 1.95 acres of real property located in Thermal. This project has provided affordable housing to low and very low income households for over ten (10) years. Ongoing work, as identified on the HASA's Recognized Obligation Schedule (ROPS) includes site improvements and rehabilitation of the existing septic system, which will be funded from bond proceeds as approved by the Oversight Board and the State of California Department of Finance. The administrative expenses will be covered by rental receipts.

Budget	Revenue Sources	
	Rental Income	29,400
	Expenses	
	Staffing Expenses	15,745
	Operating Expenses	13,655

CALHOME

The HACR was awarded \$1,500,000 by the State Department of Housing and Community Development to pursue predevelopment, site development, rehabilitation, construction, or site acquisition for development projects. The HACR has designated the funds for the Mobile Home Tenant Loan Program (MHTL) to provide financing for rehabilitation/replacement of existing mobile homes that will serve low-income and low-income farm workers of the Coachella Valley. The three-year grant ends in Fiscal Year 2016.

Budget	Revenue Sources	
	Grants	1,500,000
	Expenses	
	Asset Development	1,500,000

VARIOUS GRANTS

The HACR administers housing programs to foster homeownership opportunities that ultimately create viable and sustainable communities that enhance the quality of life for Riverside County residents. In meeting its mission, the HACR partners with the Economic Development Agency, which is the recipient of the funds, by providing staffing resources for the following grant programs:

- The Neighborhood Stabilization Program (NSP) was established by HUD for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. NSP 1 funds were authorized under Division B, Title III of the Housing And Recovery Act (HERA) of 2008, which provided a formula grant to local governments. NSP 3 funds were authorized under the Dodd-Frank Wall Street Reform and Consumer Protection Act (Dodd-Frank Act) of 2010 that provided a third round of the NSP formula grant to selected states and governments.

- The HOME Investment Partnerships Program provides a formula grant to fund a wide range of homeownership and rental assistance activities. The HACR meets this mission through its First Time Homebuyer Program by providing down payment assistance to lower income persons in the purchase of their first home. The HACR also helps individual households afford housing costs such as rent, utility costs, security deposits, and/or utility deposits by offering rental assistance programs, self-sufficiency programs, homebuyer programs, targeted population programs, anti-displacement assistance programs, and security deposit programs.

Budget	Revenue Sources	
	Grants Revenue	825,214
	Miscellaneous	20,759
	Expenses	
	Staffing Expenses	825,214
	Operating Expenses	20,759

MORTGAGE CREDIT CERTIFICATE PROGRAM (MCC)

The HACR administers annual lender training sessions for the Riverside County Economic Development Agency's Mortgage Credit Certificate Program (MCC). A MCC entitles eligible home buyers to reduce the amount of federal income taxes owed by 15% of the annual interest paid on a mortgage. Consequently, the credit increases the homebuyer's purchasing power, which in turn helps the buyer to qualify for a mortgage. The HACR projects to serve a total of eighty three (83) families in Fiscal Year 2014-2015. Administrative Fees include \$300 fee per application to cover for staffing costs.

Budget	Revenue Sources	
	Miscellaneous Revenue	13,800
	Expenses	
	Staffing Expenses	13,800

COACHELLA SUCCESSOR AGENCY

On June 4, 2013, the HACR's Board of Commissioners accepted, via a Memorandum of Understanding, the responsibilities for performing all activities as the successor to the redevelopment housing functions for the former Coachella Redevelopment Agency.

On February 19, 2014, Governor Brown signed AB 471, which provides an administrative cost allowance for all qualified housing successor agencies that assumed the housing functions of dissolved redevelopment agencies. Hence, the allowance of \$150,000 will cover any administrative costs associated with disbursing bond proceeds for housing development activities identified in the Recognized Obligation Schedule, approved by the Oversight Board and the State of California Department of Finance.

Budget	Revenue Sources	
	Administrative Revenue	150,000
	Bond Proceeds	1,687,262
	Miscellaneous	12,000
	Expenses	
	Staffing Expenses	127,653
	Operating Expenses	22,347
Project Cost	1,699,262	

RIVERSIDE COMMUNITY HOUSING CORPORATION (RCHC)

The Riverside Community Housing Corporation (RCHC) received \$135,850 from the California Endowment to provide transitional rental subsidies to residents of the eastern Coachella Valley who are living in substandard housing conditions. The original funding request was submitted to assist residents impacted by the Mecca Flood incident which occurred in September, 2012. However, due to ongoing needs and the lack of housing resources in the immediate area, the Endowment has granted RCHC permission to assist any resident who faces an immediate housing crisis. The balance of funds will be used to purchase a mobile home and leased out to an eligible low-income family.

The transitional rental subsidies will be provided under the umbrella of RCHC's Emergency Solutions Grant (ESG) program which combines housing relocation; stabilization services including housing search and placement; landlord mediation; security and/or utility deposits; the provision of short-term or medium-term rental assistance utility payments; and housing case management .

An additional grant of \$250,000 will be provided by the HASA's Low and Moderate Income Housing Fund. The total amount will be used to purchase a mobile home and to provide supportive services to rapidly re-house families residing in unsafe conditions to affordable housing that meets federally established Housing Quality Standards. Second to re-housing are the provisions of other stabilizing resources such as case management and the coordination of other community services to fully address barriers that have led families to reside in unstable and inadequate housing.

Budget	Revenue Sources	
	Grant Revenue	578,757
	Miscellaneous Revenue	71,370
	Expenses	
	Staffing Expenses	120,634
	Operating Expenses	46,992
	Housing Assistance Payments	418,077
Asset Purchase	64,424	

SECTION 8 PROGRAMS

Housing Choice Voucher (Section 8) Program

The Housing Choice Voucher Program assists lower income households with rental assistance to provide an opportunity to live in affordable, decent, safe and sanitary housing.

As mandated by Federal regulations, families, elderly, and disabled persons earning 50 percent of median income or less are eligible to participate in the program. However, at least 75 percent of families drawn from the waiting list must earn no more than 30 percent of median income. Tenants receiving assistance under the voucher program will pay between 30 - 40 percent of their income toward rent and utilities, with HUD (through the HACR) providing the subsidy for the difference between that amount and the rent plus utilities. Utilizing these criteria, staff certifies applicant eligibility, issues vouchers, negotiates leases, prepares contracts and inspects dwelling units for housing quality standards established by the Federal government. Additionally, staff manages rental assistance contracts by processing tenant relocations and ports, terminations, and annual re-certification of eligibility. Staff also provides tenant-landlord mediation services for Section 8 Program participants. For Calendar Year 2015, HUD awarded the HACR \$67 million to assist 8,987 families per month, which includes 464 vouchers set aside for the Veterans Affairs Supportive Housing (VASH) Program.

Veterans Affairs Supportive Housing (VASH)

This program offers rental assistance for homeless Veterans with case management and clinical services through the Department of Veterans Affairs (VA). HUD allocates vouchers by analyzing point-in-time data provided by the Continuums of Care (CoCs), VAMC data on the number of contacts with homeless Veterans, and performance data from Housing Authorities.

Mainstream Housing Opportunities for Persons with Disabilities (Mainstream Program)

Mainstream Program provides Section 8 rental vouchers to persons with disabilities. The HACR works in cooperation with local organizations that provide referral and support services to disabled persons in order to help disabled clients locate affordable and accessible housing. The HACR currently has the budget authority for thirty-eight (38) vouchers under this Program.

SECTION 8 PROGRAMS

Section 8 Moderate Rehabilitation Rental Assistance Program

This HUD-program was designed to preserve existing rental housing stock. Each fiscal year, HACR is required to base the renewal at rent levels equal to the lessor of: 1) Existing contract rents, adjusted by the Operating Cost Adjustment Factor (2.3% for California); or 2) Existing Fair Market rents (at 120%) less any amounts allowed for tenant supplied utilities; or 3) Comparable market rents for the market area. A landlord will enter into a fifteen (15) year contract with the HACR, which guarantees Section 8 rental assistance to qualified tenants. HUD has continued to renew the HACR's contracts beyond the initial term date but has not issued any new contracts. Currently, the HACR assists (80) households located in Riverside.

Family Self-Sufficiency Program

The Family Self-Sufficiency (FSS) Program was established to assist families to become economically independent from governmental financial assistance within a five-year period. Over the five-year period, as family income grows, the corresponding amount to rent increase is deposited into an escrow account to purchase a home, pay for higher education, or even start a business. The FSS Program is available to those families assisted under the HUD Section 8 Program. Through the FSS Program, the HACR has established a network with public agencies to provide job training, family counseling, career assessments and other social services. The funding for FY2014-2015 will pay for 7 resident coordinator positions. As of April 2014, there were five hundred sixty five (565) FSS participants throughout the County of Riverside.

Budget	Revenue Sources	
	Grant Revenue	75,319,723
	Interest Revenue	1,317
	Fraud Recovery Revenue	34,000
	Reserve Drawdown	465,858
	Expenses	
	Staffing Expenses	4,958,436
Operating Expenses	2,414,407	
Housing Assistance Payments	68,448,055	

Budget Comparison

	Budget 11-12	Budget 12-13	Budget 13-14	Budget 14-15	Budget 15-16	% Change [Budget 14-15 to Budget 15-16]
Revenue	\$ 86,225,618	\$ 91,665,698	\$ 98,605,966	\$ 98,534,296	\$ 96,926,910	-2%
Expenses						
Salaries & Benefits	\$ 9,376,612	\$ 9,535,499	\$ 8,851,069	\$ 9,904,282	\$ 10,979,555	10%
Services & Supplies	\$ 8,195,661	\$ 7,788,040	\$ 7,495,102	\$ 7,441,435	\$ 8,251,267	10%
Other Charges	\$ 71,303,730	\$ 74,643,155	\$ 83,147,688	\$ 81,331,668	\$ 78,487,597	-4%
Fixed Assets/Purchases	\$ -	\$ 1,082,076	\$ -	\$ 65,000	\$ 64,424	-1%
Total Expenses	\$ 88,876,004	\$ 93,048,770	\$ 99,493,859	\$ 98,742,385	\$ 97,782,843	-1%
Subtotal	\$ (2,650,386)	\$ (1,383,072)	\$ (887,894)	\$ (208,088)	\$ (855,933)	
Reserve Drawdown	\$ 2,650,386	\$ 1,383,073	\$ 887,894	\$ 208,088	\$ 855,933	
Reserve Build-up	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Assets Gain / (Loss)	\$ -	\$ 0	\$ -	\$ -	\$ (0)	



Job Title	Filled and Vacant Positions FY 15-16
Regular Employees:	
Accountant I	2
Accountant II	2
Accounting Assistant II	1
Accounting Technician I	2
Accounting Technician II	4
Administrative Services Supervisor	1
Assistant Director of EDA	1
Building Maintenance Superintendent	1
Building Maintenance Supervisor	2
Building Maintenance Worker	1
Buyer Trainee	1
Deputy Director of EDA	1
Development Specialist I	1
Development Specialist II	4
Development Specialist III	4
Fiscal Manager	1
Housing Specialist I	33
Housing Specialist II	18
Housing Specialist III	12
Maintenance Worker II	9
Office Assistant II	9
Office Assistant III	2
PH Property Manager	5
Principal Accountant	1
Principal Development Specialist	5
Program Assistant I	11
Program Assistant II	2
Secretary II	1
Senior Accountant	2
Senior Accounting Assistant	1
Senior Development Specialist	13
Supervising Accountant	1
Support Services Technician	1
Total Regular Employees	155
Contract Employees:	
RCHC Coordinator	1
Porter	6
Housing Services Technician	1
Housing Navigator	4
Total Contract Employees	12
Total Filled and Vacant Positions	167



Organization Staffing Statistics

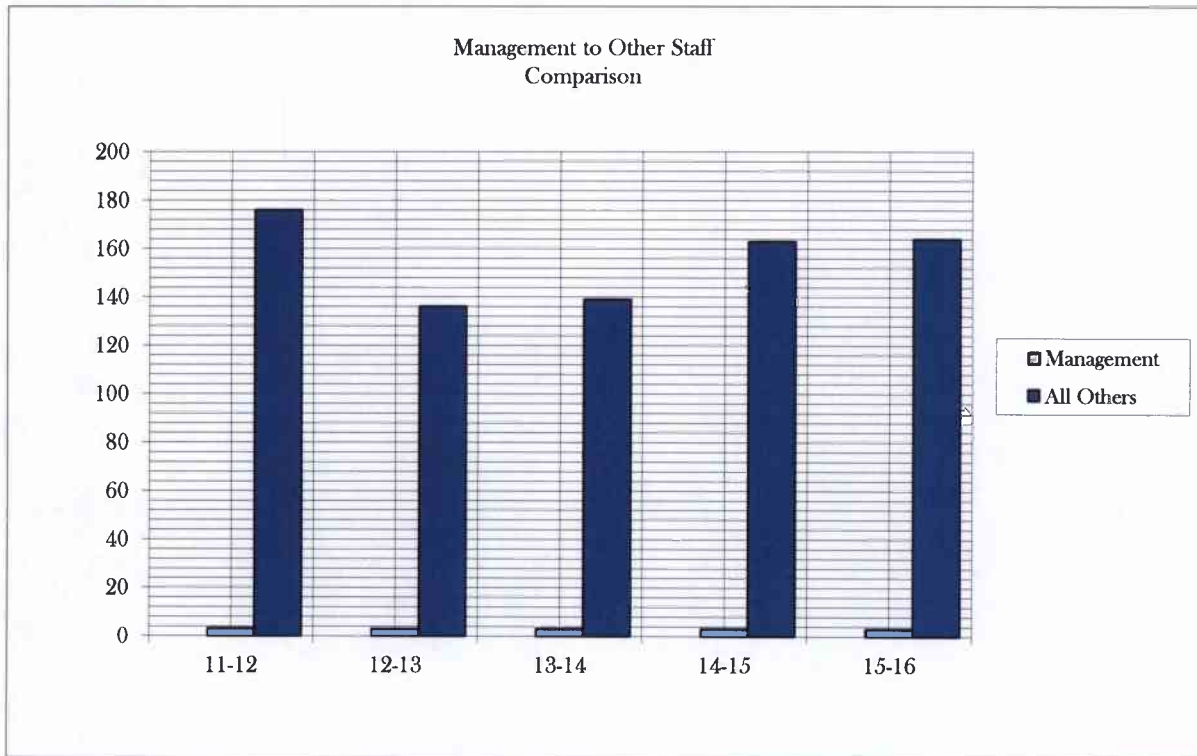
Fiscal Year	11-12	12-13	13-14	14-15	Budget 15-16
Management	3	3	3	3	3
All Others	176	136	139	163	164
Total Budgeted Positions	179	139	142	166	167

Year to Year % Change

Management	0.0%	0.0%	0.0%	0.0%	0.0%
All Others	9.2%	-22.7%	2.2%	17.3%	0.6%
Total Budgeted Positions	9.2%	-22.7%	2.2%	17.3%	0.6%

Percent of Total

Management	1.68%	2.16%	2.11%	1.81%	1.8%
All Others	98.32%	97.84%	97.89%	98.19%	98.2%
Total Budgeted Positions	100.00%	100.00%	100.00%	100.00%	100.00%



Public Housing Capital Fund Improvements

HUD Grant #: 50113

Fort Drive/Riverside	Kitchen Remodel	58,000
Moreno Valley	Attic Insulation	16,366
Lake Elsinore	Water Main Valve	14,000
San Jacinto	Air Conditioning Replacement	98,000
Jackson	Water Main Valve	<u>17,818</u>
Total Expenses for Grant#50113		204,184

HUD Grant #: 50114

Broadway/Lake Elsinore	Attic Insulation	28,000
Fairview/Lake Elsinore	Attic Insulation	16,000
Beaumont	HVAC Replacement	84,000
Beaumont	Hot Water Heater Replacement	30,000
Beaumont	Attic Insulation	18,000
Beaumont	Remove and Replace Doors/Windows	54,111
Beaumont	Maintenance Shop	<u>80,000</u>
Total Expenses for Grant#50114		310,111

HUD Grant #: 50115

Highland/Riverside	HVAC Replacement	32,000
Highland/Riverside	Septic Tank and Leech Field Repair	25,000
Sherman/Moreno Valley	HVAC Replacement	32,000
Williams/Banning	Kitchen and Bathroom Remodel	153,735
Desert Hot Springs	Increase Attic Insulation	25,132
Cathedral City	Increase Attic Insulation	8,332
Indio	Increase Attic Insulation	11,932
Thermal	Increase Attic Insulation	31,732
Mecca	Increase Attic Insulation	<u>23,932</u>
Total Expenses for Grant#50115		343,795

Total Expenses	<u>858,090</u>
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Part IV- Line Item Budgets

CENTRAL OFFICE COST CENTER (COCC)

REVENUE

3110 Rental Income	-
3401 Subsidy Revenue	-
3404 Grants/Bonds Revenue	-
3450 Sec 8 Fraud Recovery Revenue	-
3610 Interest Revenue	2,000
3690 Miscellaneous Revenue	1,611,530
3690 Administrative Bond Fees	85,388
3410 HUD Section 8 Earned HAP Subsidy	-
3410 HUD Section 8 Earned Administrative Fees	-
3410 HUD Section 8 Earned Other Subsidy	-
TOTAL REVENUE	1,698,918

EXPENSE

1260 Inventory Materials	-
1260 Development- Operations	-
1406 Development- Management Improvements	-
1408 Development- Administration	-
1410 Development- Audit	-
1411 Architecture Fees	-
1450/1460 Asset Development/Improvement	-
1495 Development- Relocation Costs	-
4110 Payroll, Benefits & Taxes	1,142,741
4110 Temporary/Contract Employees	-
4110 EDA Interfund Salaries	156,963
4130 Legal	4,500
4140 Training	\$400
4150 Travel	\$4,200
4171 Auditing	925
4180 Office Rent/Storage	85,852
4190 Administrative Sundry	101,200
4190 EDA Interfund Operating	251,364
4230 Tenant Services	-
4300 Utilities	-
4420 Operations and Maintenance - Materials	5,500
4430 Operations and Maintenance - Services	6,000
4431 Trash	-
4480 Protection Services	-
4510 Insurance	7,071
4590 Other General Expense	68,068
4610 Extraordinary Maintenance	-
4715 Housing Assistance Payments	-
4900 Debt Service Principal Payments	-
4900 Debt Service Interest Payments	-
TOTAL EXPENSE	1,834,784

Reserve Draw Down	135,866
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NET GAIN (LOSS)

0



ADMINISTRATION BUILDING & SERVICES

REVENUE

3110 Rental Income	-	
3401 Subsidy Revenue	-	
3404 Grants/Bonds Revenue	-	
3450 Sec 8 Fraud Recovery Revenue	-	
3610 Interest Revenue	1,000	
3690 Miscellaneous/Tenant Charges	265,396	
3690 Administrative Fees (Admin. Bonds)	-	
3410 HUD Section 8 Earned HAP Subsidy	-	
3410 HUD Section 8 Earned Administrative Fees	-	
3410 HUD Section 8 Earned Other Subsidy	-	
TOTAL REVENUE	266,396	

EXPENSE

1260 Inventory Materials	-	
1406 Development- Operations	-	
1408 Development- Management Improvements	150,000	
1410 Development- Administration	-	
1411 Development- Audit	-	
1430 Architecture Fees	-	
1450/1460 Asset Development/Improvement	-	
1495 Development- Relocation Costs	-	
4110 Payroll, Benefits & Taxes	57,030	
4110 Temporary/Contract Employees	-	
4110 EDA Interfund Salaries	-	
4130 Legal	600	
4140 Training	-	
4150 Travel	-	
4171 Auditing	-	
4180 Office Rent/Storage	-	
4190 Administrative Sundry	55,609	
4190 EDA Interfund Operating	-	
4230 Tenant Services	-	
4300 Utilities	56,000	
4420 Operations and Maintenance - Materials	4,000	
4430 Operations and Maintenance - Services	70,000	
4431 Trash	1,574	
4480 Protection Services	-	
4510 Insurance	21,583	
4590 Other General Expense	-	
4610 Extraordinary Maintenance	-	
4715 Housing Assistance Payments	-	
4900 Debt Service Principal Payments	-	
4900 Debt Service Interest Payments	-	
7540 Asset Purchase	-	
TOTAL EXPENSE	416,396	
Reserve Drawdown	150,000	

NET GAIN (LOSS)

-



HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

REVENUE

3110 Rental Income	-
3401 Subsidy Revenue	1,129,139
3404 Grants/Bonds Revenue	-
3450 Sec 8 Fraud Recovery Revenue	-
3610 Interest Revenue	-
3690 Miscellaneous/Tenant Charges	-
3690 Administrative Fees (Admin. Bonds)	-
3410 HUD Section 8 Earned HAP Subsidy	-
3410 HUD Section 8 Earned Administrative Fees	-
3410 HUD Section 8 Earned Other Subsidy	-
TOTAL REVENUE	1,129,139

EXPENSE

1260 Inventory Materials	-
1406 Development- Operations	-
1408 Development- Management Improvements	-
1410 Development- Administration	-
1411 Development- Audit	-
1430 Architecture Fees	-
1450/1460 Asset Development/Improvement	-
1495 Development- Relocation Costs	-
4110 Payroll, Benefits & Taxes	60,676
4110 Temporary/Contract Employees	-
4110 EDA Interfund Salaries	-
4130 Legal	7,000
4140 Training	-
4150 Travel	-
4171 Auditing	500
4180 Office Rent/Storage	-
4190 Administrative Sundry	71,540
4190 EDA Interfund Operating	-
4230 Tenant Services	192,000
4300 Utilities	-
4420 Operations and Maintenance - Materials	-
4430 Operations and Maintenance - Services	-
4431 Trash	-
4480 Protection Services	-
4510 Insurance	-
4590 Other General Expense	-
4610 Extraordinary Maintenance	-
4715 Housing Assistance Payments	797,423
4900 Debt Service Principal Payments	-
4900 Debt Service Interest Payments	-
7540 Asset Purchase	-
TOTAL EXPENSE	1,129,139

NET GAIN (LOSS)

-



RESIDENT OPPORTUNITY AND SELF-SUFFICIENCY (ROSS)

REVENUE

3110 Rental Income	-
3401 Subsidy Revenue	102,672
3404 Grants/Bonds Revenue	-
3450 Sec 8 Fraud Recovery Revenue	-
3610 Interest Revenue	-
3690 Miscellaneous/Tenant Charges	-
3690 Administrative Fees (Admin. Bonds)	-
3410 HUD Section 8 Earned HAP Subsidy	-
3410 HUD Section 8 Earned Administrative Fees	-
3410 HUD Section 8 Earned Other Subsidy	-
TOTAL REVENUE	102,672

EXPENSE

1260 Inventory Materials	-
1406 Development- Operations	-
1408 Development- Management Improvements	-
1410 Development- Administration	-
1411 Development- Audit	-
1430 Architecture Fees	-
1450/1460 Asset Development/Improvement	-
1495 Development- Relocation Costs	-
4110 Payroll, Benefits & Taxes	89,736
4110 Temporary/Contract Employees	-
4110 EDA Interfund Salaries	-
4130 Legal	-
4140 Training	2,000
4150 Travel	-
4171 Auditing	-
4180 Office Rent/Storage	-
4190 Administrative Sundry	10,936
4190 EDA Interfund Operating	-
4230 Tenant Services	-
4300 Utilities	-
4420 Operations and Maintenance - Materials	-
4430 Operations and Maintenance - Services	-
4431 Trash	-
4480 Protection Services	-
4510 Insurance	-
4590 Other General Expense	-
4610 Extraordinary Maintenance	-
4715 Housing Assistance Payments	-
4900 Debt Service Principal Payments	-
4900 Debt Service Interest Payments	-
7540 Asset Purchase	-
TOTAL EXPENSE	102,672

NET GAIN (LOSS)

-

Note:

Funding Source: U.S. Department of Housing and Urban Development

Award: Gloria St, Dracaea: \$246,000 for 3 years (8/7/15-8/6/18)



HA DEVELOPMENT

REVENUE

3110 Rental Income	-
3401 Subsidy Revenue	-
3404 Grants/Bonds Revenue	-
3450 Sec 8 Fraud Recovery Revenue	-
3610 Interest Revenue	-
3690 Miscellaneous	131,511
3690 Administrative Fees (Admin. Bonds)	-
3410 HUD Section 8 Earned HAP Subsidy	-
3410 HUD Section 8 Earned Administrative Fees	-
3410 HUD Section 8 Earned Other Subsidy	-
TOTAL REVENUE	131,511

EXPENSE

1260 Inventory Materials	-
1406 Development- Operations	-
1408 Development- Management Improvements	-
1410 Development- Administration	-
1411 Development- Audit	-
1430 Architecture Fees	-
1450/1460 Asset Development/Improvement	-
1495 Development- Relocation Costs	-
4110 Payroll, Benefits & Taxes	131,511
4110 Temporary/Contract Employees	-
4110 EDA Interfund Salaries	-
4130 Legal	-
4140 Training	-
4150 Travel	-
4171 Auditing	-
4180 Office Rent/Storage	-
4190 Administrative Sundry	-
4230 Tenant Services	-
4300 Utilities	-
4420 Operations and Maintenance - Materials	-
4430 Operations and Maintenance - Services	-
4431 Trash	-
4480 Protection Services	-
4510 Insurance	-
4590 Other General Expense	-
4610 Extraordinary Maintenance	-
4715 Housing Assistance Payments	-
4900 Debt Service Principal Payments	-
4900 Debt Service Interest Payments	-
7540 Asset Purchase	-
TOTAL EXPENSE	131,511

Reserve Drawdown

NET GAIN (LOSS)

(0)



SHELTER PLUS CARE (SPC)

	SPC1 (123)	SPC 2 (124)	Street (125)	EHOP (129)	ECON (131)	Harrison House (132)	Total
REVENUE							
3110 Rental Income	-	-	-	-	-	-	-
3401 Subsidy Revenue	240,204	237,744	102,461	39,264.00	489,315	64,039	1,173,027
3401 Subsidy Revenue-direct salaries	-	11,319	39,318	-	8,936	-	59,573
3404 Grants/Bonds Revenue	-	-	-	-	-	-	-
3450 Sec 8 Fraud Recovery Revenue	-	-	-	-	-	-	-
3610 Interest Revenue	-	-	-	-	-	-	-
3690 Miscellaneous/Tenant Charges	-	-	-	-	-	-	-
3690 Administrative Fees	10,262	10,642	12,102	3,355	21,370	5,587	63,318
3410 HUD Section 8 Earned HAP Subsidy	-	-	-	-	-	-	-
3410 HUD Section 8 Earned Administrative Fees	-	-	-	-	-	-	-
3410 HUD Section 8 Earned Other Subsidy	-	-	-	-	-	-	-
TOTAL REVENUE	250,466	259,705	153,881	42,619	519,621	69,626	1,295,918
EXPENSE							
1260 Inventory Materials	-	-	-	-	-	-	-
1406 Development- Operations	-	-	-	-	-	-	-
1408 Development- Management Improvements	-	-	-	-	-	-	-
1410 Development- Administration	-	-	-	-	-	-	-
1411 Development- Audit	-	-	-	-	-	-	-
1430 Architecture Fees	-	-	-	-	-	-	-
1450/1460 Asset Development/Improvement	-	-	-	-	-	-	-
1495 Development- Relocation Costs	-	-	-	-	-	-	-
4110 Payroll, Benefits & Taxes	10,262	10,642	12,102	3,355	21,370	5,587	63,318
4110 Temporary/Contract Employees	-	-	-	-	-	-	-
4110 EDA Interfund Salaries	-	-	-	-	-	-	-
4130 Legal	-	-	-	-	-	-	-
4140 Training	-	-	-	-	-	-	-
4150 Travel	-	-	-	-	-	-	-
4171 Auditing	-	-	-	-	-	-	-
4180 Office Rent/Storage	-	-	-	-	-	-	-
4190 Administrative Sundry	-	-	-	-	-	-	-
4190 EDA Interfund Operating	-	-	-	-	-	-	-
4230 Tenant Services	-	-	-	-	-	-	-
4300 Utilities	-	-	-	-	-	-	-
4420 Operations and Maintenance - Materials	-	-	-	-	-	-	-
4430 Operations and Maintenance - Services	-	-	-	-	-	-	-
4431 Trash	-	-	-	-	-	-	-
4480 Protection Services	-	-	-	-	-	-	-
4510 Insurance	-	-	-	-	-	-	-
4590 Other General Expense	-	-	-	-	-	-	-
4610 Extraordinary Maintenance	-	-	-	-	-	-	-
4715 Housing Assistance Payments	240,204	237,744	102,461	39,264	489,315	64,039	1,173,027
4715 Housing Assistance Payments-Direct Salaries	-	11,319	39,318	-	8,936	-	59,573
4900 Debt Service Principal Payments	-	-	-	-	-	-	-
4900 Debt Service Interest Payments	-	-	-	-	-	-	-
7540 Asset Purchase	-	-	-	-	-	-	-
TOTAL EXPENSE	250,466	259,705	153,881	42,619	519,621	69,626	1,295,918
NET GAIN (LOSS)	0	0	0	(0)	(0)	0	0

TENANT BASED RENTAL ASSISTANCE (TBRA) PROGRAM

	FY 2014-2016 Grant	FY 2015-2016 Grant	Total
REVENUE			
3110 Rental Income	-	-	-
3401 Subsidy Revenue	-	-	-
3404 Grants/Bonds Revenue	307,000	1,100,000	1,407,000
3450 Sec 8 Fraud Recovery Revenue	-	-	-
3610 Interest Revenue	-	-	-
3690 Miscellaneous	-	-	-
3690 Administrative Fees (Admin. Bonds)	-	-	-
3410 HUD Section 8 Earned HAP Subsidy	-	-	-
3410 HUD Section 8 Earned Administrative Fees	-	-	-
3410 HUD Section 8 Earned Other Subsidy	-	-	-
TOTAL REVENUE	307,000	1,100,000	1,407,000
EXPENSE			
1260 Inventory Materials	-	-	-
1406 Development- Operations	-	-	-
1408 Development- Management Improvements	-	-	-
1410 Development- Administration	-	-	-
1411 Development- Audit	-	-	-
1430 Architecture Fees	-	-	-
1450/1460 Asset Development/Improvement	-	-	-
1495 Development- Relocation Costs	-	-	-
4110 Payroll, Benefits & Taxes	-	110,000	110,000
4110 Temporary/Contract Employees	-	-	-
4110 EDA Interfund Salaries	-	-	-
4130 Legal	-	-	-
4140 Training	-	-	-
4150 Travel	-	-	-
4171 Auditing	-	-	-
4180 Office Rent/Storage	-	-	-
4190 Administrative Sundry	-	-	-
4230 Tenant Services	-	-	-
4300 Utilities	-	-	-
4420 Operations and Maintenance - Materials	-	-	-
4430 Operations and Maintenance - Services	-	-	-
4431 Trash	-	-	-
4480 Protection Services	-	-	-
4510 Insurance	-	-	-
4590 Other General Expense	-	-	-
4610 Extraordinary Maintenance	-	-	-
4715 Housing Assistance Payments	307,000	990,000	1,297,000
4900 Debt Service Principal Payments	-	-	-
4900 Debt Service Interest Payments	-	-	-
7540 Asset Purchase	-	-	-
TOTAL EXPENSE	307,000	1,100,000	1,407,000
Reserve Drawdown	-	-	-
NET GAIN (LOSS)	-	-	-



BUSINESS ACTIVITIES

(SECTION 8 HOMES)

REVENUE

3110 Rental Income	51,485
3401 Subsidy Revenue	-
3404 Grants/Bonds Revenue	-
3450 Sec 8 Fraud Recovery Revenue	-
3610 Interest Revenue	-
3690 Miscellaneous/Tenant Charges	-
3690 Administrative Fees (Admin. Bonds)	-
3410 HUD Section 8 Earned HAP Subsidy	-
3410 HUD Section 8 Earned Administrative Fees	-
3410 HUD Section 8 Earned Other Subsidy	-
TOTAL REVENUE	51,485

EXPENSE

1260 Inventory Materials	-
1406 Development- Operations	-
1408 Development- Management Improvements	-
1410 Development- Administration	-
1411 Development- Audit	-
1430 Architecture Fees	-
1450/1460 Asset Development/Improvement	-
1495 Development- Relocation Costs	-
4110 Payroll, Benefits & Taxes	37,596
4110 Temporary/Contract Employees	-
4110 EDA Interfund Salaries	-
4130 Legal	-
4140 Training	-
4150 Travel	-
4171 Auditing	-
4180 Office Rent/Storage	-
4190 Administrative Sundry	-
4190 EDA Interfund Operating	-
4230 Tenant Services	-
4300 Utilities	-
4420 Operations and Maintenance - Materials	-
4430 Operations and Maintenance - Services	-
4431 Trash	-
4480 Protection Services	-
4510 Insurance	2,749
4590 Other General Expense	11,141
4610 Extraordinary Maintenance	-
4715 Housing Assistance Payments	-
4900 Debt Service Principal Payments	-
4900 Debt Service Interest Payments	-
7540 Asset Purchase	-
TOTAL EXPENSE	51,485

NET GAIN (LOSS)

(0)

Housing Authority of the County of Riverside
Fiscal Year 15-16 Annual Budget



PALM SPRINGS PROJECTS

	Calle de Carlos	Racquet Club	Total
REVENUE			
3110 Rental Income	65,475	51,216	116,691
3401 Subsidy Revenue			
3404 Grants/Bonds Revenue	-	-	-
3450 Sec 8 Fraud Recovery Revenue	-	-	-
3610 Interest Revenue	-	-	-
3690 Miscellaneous/Tenant Charges	1,900	2,700	4,600
3690 Administrative Fees (Admin. Bonds)	-	-	-
3410 HUD Section 8 Earned HAP Subsidy	-	-	-
3410 HUD Section 8 Earned Administrative Fees	-	-	-
3410 HUD Section 8 Earned Other Subsidy	-	-	-
TOTAL REVENUE	67,375	53,916	121,291
EXPENSE			
1260 Inventory Materials	-	-	-
1406 Development- Operations	-	-	-
1408 Development- Management Improvements	-	-	-
1410 Development- Administration	-	-	-
1411 Development- Audit	-	-	-
1430 Architecture Fees	-	-	-
1450/1460 Asset Development/Improvement	-	-	-
1495 Development- Relocation Costs	-	-	-
4110 Payroll, Benefits & Taxes	39,842	20,711	60,552
4110 Temporary/Contract Employees	-	-	-
4110 EDA Interfund Operating	-	-	-
4130 Legal	690	690	1,380
4140 Training	-	-	-
4150 Travel	-	-	-
4171 Auditing	158	177	335
4180 Office Rent/Storage	-	-	-
4190 Administrative Sundry	9,070	11,462	20,532
4190 EDA Interfund Operating	-	-	-
4230 Tenant Services	-	-	-
4300 Utilities	5,200	7,370	12,570
4420 Operations and Maintenance - Materials	2,359	4,422	6,781
4430 Operations and Maintenance - Services	4,200	4,681	8,881
4431 Trash	2,300	1,590	3,890
4480 Protection Services	-	-	-
4510 Insurance	3,556	2,814	6,370
4590 Other General Expense	-	-	-
4715 Housing Assistance Payments	-	-	-
4900 Debt Service Principal Payments	-	-	-
4900 Debt Service Interest Payments	-	-	-
7540 Asset Purchase	-	-	-
TOTAL EXPENSE	67,375	53,916	121,291
NET GAIN (LOSS)	(0)	(0)	(0)

Housing Authority of the County of Riverside
Fiscal Year 15-16 Annual Budget



CORONA PROJECTS (Bond Series 1998A)

REVENUE

3110 Rental Income	-
3401 Subsidy Revenue	-
3404 Bonds Revenue	218,000
3450 Sec 8 Fraud Recovery Revenue	-
3610 Interest Revenue	-
3690 Miscellaneous/Tenant Charges	-
3690 Administrative Fees (Admin. Bonds)	-
3410 HUD Section 8 Earned HAP Subsidy	-
3410 HUD Section 8 Earned Administrative Fees	-
3410 HUD Section 8 Earned Other Subsidy	-
TOTAL REVENUE	218,000

EXPENSE

1260 Inventory Materials	-
1406 Development- Operations	-
1408 Development- Management Improvements	-
1410 Development- Administration	-
1411 Development- Audit	-
1430 Architecture Fees	-
1450/1460 Asset Development/Improvement	-
1495 Development- Relocation Costs	-
4110 Payroll, Benefits & Taxes	-
4110 Temporary/Contract Employees	-
4110 Property Management Company	-
4110 EDA Interfund Salaries	-
4130 Legal	-
4140 Training	-
4150 Travel	-
4171 Auditing	-
4180 Office Rent/Storage	-
4190 Administrative Sundry	-
4230 Tenant Services	-
4300 Utilities	-
4420 Operations and Maintenance - Materials	-
4430 Operations and Maintenance - Services	-
4431 Trash	-
4480 Protection Services	-
4510 Insurance	-
4590 Other General Expense	8,646
4610 Extraordinary Maintenance	-
4715 Housing Assistance Payments	-
4900 Debt Service Principal Payments	165,000
4900 Debt Service Interest Payments	44,354
9110 Transfer In from COCC	-
TOTAL EXPENSE	218,000

NET GAIN (LOSS)

0



DESERT ROSE APARTMENTS

REVENUE

3110 Rental Income	100,521
3401 Subsidy Revenue	-
3404 Grants/Bonds Revenue	-
3450 Sec 8 Fraud Recovery Revenue	-
3610 Interest Revenue	-
3690 Miscellaneous/Tenant Charges	2,000
3690 Administrative Fees (Admin. Bonds)	-
3410 HUD Section 8 Earned HAP Subsidy	-
3410 HUD Section 8 Earned Administrative Fees	-
3410 HUD Section 8 Earned Other Subsidy	-
TOTAL REVENUE	102,521

EXPENSE

1260 Inventory Materials	-
1406 Development- Operations	-
1408 Development- Management Improvements	-
1410 Development- Administration	-
1411 Development- Audit	-
1430 Architecture Fees	-
1450/1460 Asset Development/Improvement	-
1495 Development- Relocation Costs	-
4110 Payroll, Benefits & Taxes	-
4110 Temporary/Contract Employees	-
4110 Property Management Company	20,473
4110 EDA Interfund Salaries	-
4130 Legal	1,000
4140 Training	-
4150 Travel	-
4171 Auditing	1,515
4180 Office Rent/Storage	-
4190 Administrative Sundry	7,396
4230 Tenant Services	-
4300 Utilities	47,200
4420 Operations and Maintenance - Materials	10,639
4430 Operations and Maintenance - Services	65,500
4431 Trash	14,990
4480 Protection Services	-
4510 Insurance	38,017
4590 Other General Expense	-
4610 Extraordinary Maintenance	-
4715 Housing Assistance Payments	-
4900 Debt Service Principal Payments	-
4900 Debt Service Interest Payments	-
TOTAL EXPENSE	206,730
Reserve Transfer from COCC	104,209

NET GAIN (LOSS)

(0)



CalWORKS

REVENUE

3110 Rental Income	-
3401 Subsidy Revenue	-
3404 Grants/Bonds Revenue	843,682
3450 Sec 8 Fraud Recovery Revenue	-
3610 Interest Revenue	-
3690 Miscellaneous/Tenant Charges	-
3690 Administrative Fees (Admin. Bonds)	-
3410 HUD Section 8 Earned HAP Subsidy	-
3410 HUD Section 8 Earned Administrative Fees	-
3410 HUD Section 8 Earned Other Subsidy	-
TOTAL REVENUE	843,682

EXPENSE

4110 Payroll, Benefits & Taxes	-
4110 Temporary/Contract Employees	100,000
4110 Property Management Company	-
4110 EDA Interfund Salaries	-
4130 Legal	-
4140 Training	-
4150 Travel	10,000
4171 Auditing	-
4180 Office Rent/Storage	-
4190 Administrative Sundry	-
4230 Tenant Services	-
4300 Utilities	-
4420 Operations and Maintenance - Materials	-
4430 Operations and Maintenance - Services	-
4431 Trash	-
4480 Protection Services	-
4510 Insurance	-
4590 Other General Expense	-
4610 Extraordinary Maintenance	-
4715 Housing Assistance Payments	733,682
4900 Debt Service Principal Payments	-
4900 Debt Service Interest Payments	-
9110 Transfer In from COCC	-
TOTAL EXPENSE	843,682

NET GAIN (LOSS)

(0)



SUPPORTIVE SERVICES FOR VETERAN FAMILIES (SSVF)

REVENUE

3110 Rental Income		-
3401 Subsidy Revenue		-
3404 Grants/Bonds Revenue	50,000	
3450 Sec 8 Fraud Recovery Revenue		-
3610 Interest Revenue		-
3690 Miscellaneous/Tenant Charges		
3690 Administrative Fees (Admin. Bonds)		-
3410 HUD Section 8 Earned HAP Subsidy		-
3410 HUD Section 8 Earned Administrative Fees		-
3410 HUD Section 8 Earned Other Subsidy		-
TOTAL REVENUE		50,000

EXPENSE

1260 Inventory Materials		-
1406 Development- Operations		-
1408 Development- Management Improvements		-
1410 Development- Administration		-
1411 Development- Audit		-
1430 Architecture Fees		-
1450/1460 Asset Development/Improvement		-
1495 Development- Relocation Costs		-
4110 Payroll, Benefits & Taxes		-
4110 Temporary/Contract Employees	40,380	
4110 Property Management Company		-
4110 EDA Interfund Salaries		-
4130 Legal		-
4140 Training		-
4150 Travel		-
4171 Auditing		-
4180 Office Rent/Storage		-
4190 Administrative Sundry	9,620	
4230 Tenant Services		-
4300 Utilities		-
4420 Operations and Maintenance - Materials		-
4430 Operations and Maintenance - Services		-
4431 Trash		-
4480 Protection Services		-
4510 Insurance		-
4590 Other General Expense		-
4610 Extraordinary Maintenance		-
4715 Housing Assistance Payments		-
4900 Debt Service Principal Payments		-
4900 Debt Service Interest Payments		-
9110 Transfer In from COCC		-
TOTAL EXPENSE		50,000

NET GAIN (LOSS)

0



PUBLIC HOUSING - CONVENTIONAL PROJECTS

REVENUE

3110 Rental Income	1,476,707
3401 Subsidy Revenue	1,504,041
3404 Grants/Bonds Revenue	-
3450 Sec 8 Fraud Recovery Revenue	-
3610 Interest Revenue	1,374
3690 Miscellaneous Revenue	182,648
3690 Administrative Fees (Admin. Bonds)	-
3410 HUD Section 8 Earned HAP Subsidy	-
3410 HUD Section 8 Earned Administrative Fees	-
3410 HUD Section 8 Earned Other Subsidy	-
TOTAL REVENUE	3,164,769

EXPENSE

1260 Inventory Materials	-
1406 Development- Operations	-
1408 Development- Management Improvements	-
1410 Development- Administration	-
1411 Development- Audit	-
1430 Architecture Fees	-
1450/1460 Asset Development/Improvement	-
1495 Development- Relocation Costs	-
4110 Payroll, Benefits & Taxes	1,598,833
4110 Temporary/Contract Employees	15,531
4110 EDA Interfund Salaries	-
4130 Legal	14,379
4140 Training	5,000
4150 Travel	-
4171 Auditing	1,388
4180 Office Rent/Storage	5,926
4190 Administrative Sundry	378,732
4190 EDA Interfund Operating	-
4230 Tenant Services	-
4300 Utilities	489,884
4420 Operations and Maintenance - Materials	116,194
4430 Operations and Maintenance - Services	138,383
4431 Trash	157,103
4480 Protection Services	-
4510 Insurance	241,431
4590 Other General Expense	1,986
4610 Extraordinary Maintenance	-
4715 Housing Assistance Payments	-
1173 Debt Service Principal Payments	-
4900 Debt Service Interest Payments	-
7540 Asset Purchase	-
TOTAL EXPENSE	3,164,769

NET GAIN (LOSS)

(0)



Housing Authority of the County of Riverside
Asset Management Project (ALL AMPs)
Income Statement
July 1, 2015 - June 30, 2016

	Totals	Totals AMP#210	Totals AMP#220	Totals AMP#230
REVENUE				
Dwelling Rental Income	\$ 1,476,706.87	\$ 519,763.50	\$ 291,727.92	\$ 665,215.45
PFS Subsidy	\$ 1,504,041.22	\$ 523,405.89	\$ 424,109.91	\$ 556,525.42
Interest Revenue	\$ 1,373.76	\$ 638.40	\$ 336.52	\$ 398.84
Other Revenue	\$ 182,647.50	\$ 56,163.00	\$ 50,170.50	\$ 76,314.00
Total Revenue	\$ 3,164,769.35	\$ 1,099,970.79	\$ 766,344.85	\$ 1,298,453.71
EXPENSES				
Administrative Salaries & Benefits	\$ 645,335.61	\$ 253,455.54	\$ 150,156.77	\$ 241,723.31
Worker's Comp Insurance	\$ 2,479.10	\$ 495.82	\$ 1,487.46	\$ 495.82
Legal	\$ 14,379.00	\$ 7,021.50	\$ 6,472.50	\$ 885.00
Training	\$ 5,000.00	\$ 1,875.50	\$ 1,322.50	\$ 1,802.00
Travel	\$ -	\$ -	\$ -	\$ -
Auditing	\$ 1,388.00	\$ 522.00	\$ 366.00	\$ 500.00
Office Rent	\$ 5,926.00	\$ 2,222.82	\$ 1,567.44	\$ 2,135.74
Management Fee	\$ 209,952.00	\$ 66,529.08	\$ -	\$ 143,422.92
Bookkeeping Fee	\$ 31,500.12	\$ 15,120.24	\$ 1,440.00	\$ 14,939.88
Communications	\$ 26,882.36	\$ 6,528.00	\$ 7,207.50	\$ 13,146.86
IT Support	\$ 13,172.23	\$ 4,943.11	\$ 3,482.64	\$ 4,746.50
Insurance	\$ 241,431.00	\$ 87,091.00	\$ 61,245.00	\$ 93,095.00
Asset Purchase (Software)	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ 94,746.36	\$ 45,211.50	\$ 16,396.50	\$ 33,138.36
Total Administrative	\$ 1,292,191.78	\$ 491,016.10	\$ 251,144.30	\$ 550,031.38
Tenant Services	\$ -	\$ -	\$ -	\$ -
Utilities				
Water	\$ 261,519.00	\$ 92,022.00	\$ 66,009.00	\$ 103,488.00
Electric	\$ 80,365.50	\$ 27,849.00	\$ 18,970.50	\$ 33,546.00
Gas	\$ 15,232.50	\$ 4,816.50	\$ 4,647.00	\$ 5,769.00
Sewer	\$ 132,766.50	\$ 26,613.00	\$ 44,518.50	\$ 61,635.00
Total Utilities	\$ 489,883.50	\$ 151,300.50	\$ 134,145.00	\$ 204,438.00
Maintenance & Other Expenses				
Maintenance Salaries & Benefits	\$ 969,028.32	\$ 321,201.71	\$ 298,704.68	\$ 349,121.94
Operation & Maintenance Materials	\$ 116,193.80	\$ 43,038.03	\$ 17,106.33	\$ 56,049.44
Operation & Maintenance Services	\$ 138,383.28	\$ 49,314.47	\$ 14,270.04	\$ 74,798.77
Trash	\$ 157,102.50	\$ 44,100.00	\$ 50,974.50	\$ 62,028.00
Total Maintenance	\$ 1,380,707.90	\$ 457,654.20	\$ 381,055.55	\$ 541,998.15
Compensated Absences	\$ -	\$ -	\$ -	\$ -
Other General Expenses	\$ 1,986.22	\$ -	\$ -	\$ 1,986.22
Total Other General Expenses	\$ 1,986.22	\$ -	\$ -	\$ 1,986.22
Total Expenses	\$ 3,164,769.39	\$ 1,099,970.79	\$ 766,344.85	\$ 1,298,453.75
Asset Management	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 3,164,769.35	\$ 1,099,970.79	\$ 766,344.85	\$ 1,298,453.75
Transfer In	\$ 275,857.75	\$ 77,847.15	\$ 30,824.50	\$ 167,186.10
Transfer Out	\$ (275,857.75)	\$ (77,847.15)	\$ (30,824.50)	\$ (167,186.10)
Cash Flow from Operations	\$ 0.00	\$ 0.00	\$ (0.00)	\$ 0.00

FEES RELATED TO ASSET MANAGEMENT
Housing Authority of the County of Riverside
Asset Management Project (AMP) #210
Site Budgets (Annual)
July 1, 2015 - June 30, 2016

	Totals AMP#210 Summary	Rubidoux Project Site #211	El Dorado Project Site #212	Gloria/Draacea Project Site #213	Scattered Sites Project Site #214
Family/Elderly Scattered Site?		Family No	Family No	Family No	Family Yes
Age		1965	1981	1986	1965
Recently Renovated?		2004	2003	2004	2005
Units	176	29	68	62	17
Average Leased Units for Feb 2015	168	29	64	61	14
Average Bedroom Size	2	2	1.65	2.06	2.32
% Occupancy	95%	100%	94%	98%	82%
# Of Turn-overs	33	6	11	15	1
REVENUE					
Dwelling Rental Income	\$ 519,763.50	\$ 92,544.00	\$ 183,115.50	\$ 187,006.50	\$ 57,097.50
PFS Subsidy	\$ 523,405.89	\$ 86,243.02	\$ 202,225.00	\$ 184,381.62	\$ 50,556.25
Interest Revenue	\$ 638.40	\$ 0.12	\$ 166.56	\$ 71.24	\$ 400.48
Other Revenue	\$ 56,163.00	\$ 5,955.00	\$ 24,621.00	\$ 16,483.50	\$ 9,103.50
Total Revenue	\$ 1,099,970.79	\$ 184,742.14	\$ 410,128.06	\$ 387,942.86	\$ 117,157.73
EXPENSES					
Administrative Salaries & Benefits	\$ 253,455.54	\$ 41,704.71	\$ 91,814.73	\$ 83,286.80	\$ 36,649.30
Worker's Compensation Insurance	\$ 495.82	\$ -	\$ -	\$ 495.82	\$ -
Legal	\$ 7,021.50	\$ 885.00	\$ 4,894.50	\$ -	\$ 1,242.00
Training	\$ 1,875.50	\$ 308.50	\$ 725.00	\$ 661.00	\$ 181.00
Travel	\$ -	\$ -	\$ -	\$ -	\$ -
Auditing	\$ 522.00	\$ 86.00	\$ 202.00	\$ 184.00	\$ 50.00
Office Rent	\$ 2,222.82	\$ 365.62	\$ 859.26	\$ 783.42	\$ 214.52
Management Fee	\$ 66,529.08	\$ 11,484.00	\$ 25,344.60	\$ 24,156.72	\$ 5,543.76
Bookkeeping Fee	\$ 15,120.24	\$ 2,610.00	\$ 5,760.12	\$ 5,490.12	\$ 1,260.00
Communications	\$ 6,528.00	\$ 916.50	\$ 1,461.00	\$ 3,525.00	\$ 625.50
IT Support	\$ 4,943.11	\$ 814.49	\$ 1,909.84	\$ 1,741.32	\$ 477.46
Insurance	\$ 87,091.00	\$ 16,579.00	\$ 31,075.00	\$ 32,736.00	\$ 6,701.00
Asset Purchase (Software)	\$ -	\$ -	\$ -	\$ -	\$ -
Asset Purchase (Software)	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ 45,211.50	\$ 4,503.00	\$ 6,958.50	\$ 31,728.00	\$ 2,022.00
Total Administrative	\$ 491,016.10	\$ 80,256.82	\$ 171,004.55	\$ 184,788.20	\$ 54,966.54
Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -
Water	\$ 92,022.00	\$ 17,854.50	\$ 19,819.50	\$ 45,369.00	\$ 8,979.00
Electric	\$ 27,849.00	\$ 5,280.00	\$ 7,573.50	\$ 12,144.00	\$ 2,851.50
Gas	\$ 4,816.50	\$ 820.50	\$ 993.00	\$ 2,589.00	\$ 414.00
Sewer	\$ 26,613.00	\$ 7,254.00	\$ 399.00	\$ 16,224.00	\$ 2,736.00
Total Utilities	\$ 151,300.50	\$ 31,209.00	\$ 28,785.00	\$ 76,326.00	\$ 14,980.50
Maintenance Salaries & Benefits	\$ 321,201.71	\$ 84,240.35	\$ 105,455.91	\$ 98,067.59	\$ 33,437.86
Operation & Maintenance Materials	\$ 43,038.03	\$ 8,739.68	\$ 8,605.35	\$ 13,735.00	\$ 11,958.00
Operation & Maintenance Services	\$ 49,314.47	\$ 9,475.52	\$ 8,714.91	\$ 18,023.28	\$ 13,100.76
Trash	\$ 44,100.00	\$ 6,685.50	\$ 9,715.50	\$ 22,584.00	\$ 5,115.00
Total Maintenance	\$ 457,654.20	\$ 109,141.04	\$ 132,491.67	\$ 152,409.87	\$ 63,611.62
Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -
Other General Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other General Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses, excluding Asset Management	\$ 1,099,970.79	\$ 220,606.86	\$ 332,281.23	\$ 413,524.06	\$ 133,558.66
Asset Management	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 1,099,970.79	\$ 220,606.86	\$ 332,281.23	\$ 413,524.06	\$ 133,558.66
Transfer In	\$ 77,847.15	\$ 35,864.73	\$ -	\$ 25,581.49	\$ 16,400.93
Transfer Out	\$ (77,847.15)	\$ -	\$ (77,847.15)	\$ -	\$ -
Cash Flow from Operations	\$ 0.00	\$ (0.00)	\$ (0.00)	\$ (0.00)	\$ (0.00)

Housing Authority of the County of Riverside
Asset Management Project (AMP) #220
Site Budgets (Annual)
July 1, 2015 - June 30, 2016

	Totals AMP#220 Summary	Lake Elsinore Project Site #221	Perris Project Site #222	San Jacinto Project Site #223	Beaumont Project Site #224	Banning Project Site #225
Family/Elderly Scattered Site?		Family No	Family No	Family No	Family No	Family No
Age		1986	1956	1985	1945	1985
Recently Renovated?		2004	2004	2003	2003	2002
Units	124	44	40	14	12	14
Average Leased Units for Feb 2015	120	43	39	14	12	12
Average Bedroom Size	2	2	1.75	2	3.08	2
% Occupancy	97%	98%	100%	100%	100%	86%
# Of Turn-overs	27	11	4	3	3	6
REVENUE						
Dwelling Rental Income	\$ 291,727.92	\$ 91,365.00	\$ 130,920.00	\$ 25,360.50	\$ 24,045.00	\$ 20,037.42
PFS Subsidy	\$ 424,109.91	\$ 150,490.61	\$ 136,809.65	\$ 47,883.38	\$ 41,042.89	\$ 47,883.38
Interest Revenue	\$ 336.52	\$ 1.44	\$ 121.68	\$ 130.20	\$ 3.64	\$ 79.56
	26 \$ 50,170.50	\$ 20,280.00	\$ 10,318.50	\$ 4,216.50	\$ 5,830.50	\$ 9,525.00
Total Revenue	\$ 766,344.85	\$ 262,137.05	\$ 278,169.83	\$ 77,590.58	\$ 70,922.03	\$ 77,525.36
EXPENSES						
Administrative Salaries & Benefits	\$ 150,156.77	\$ 52,188.70	\$ 52,023.55	\$ 25,215.13	\$ 9,563.42	\$ 11,165.97
Worker's Compensation Insurance	\$ 1,487.46	\$ 991.64	\$ -	\$ -	\$ -	\$ 495.82
Legal	\$ 6,472.50	\$ 2,955.00	\$ -	\$ -	\$ 1,522.50	\$ 1,995.00
Training	\$ 1,322.50	\$ 469.00	\$ 426.50	\$ 149.50	\$ 128.00	\$ 149.50
Travel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Auditing	\$ 366.00	\$ 130.00	\$ 118.00	\$ 41.00	\$ 36.00	\$ 41.00
Office Rent	\$ 1,567.44	\$ 555.86	\$ 505.49	\$ 177.19	\$ 151.71	\$ 177.19
Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bookkeeping Fee	\$ 1,440.00	\$ 516.00	\$ 468.00	\$ 168.00	\$ 144.00	\$ 144.00
Communications	\$ 7,207.50	\$ 3,117.00	\$ 1,245.00	\$ 639.00	\$ 625.50	\$ 1,581.00
IT Support	\$ 3,482.64	\$ 1,235.77	\$ 1,123.43	\$ 393.20	\$ 337.03	\$ 393.20
Insurance	\$ 61,245.00	\$ 22,932.00	\$ 18,335.00	\$ 7,128.00	\$ 5,478.00	\$ 7,372.00
Asset Purchase (Software)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ 16,396.50	\$ 6,583.50	\$ 4,599.00	\$ 1,803.00	\$ 1,593.00	\$ 1,818.00
Total Administrative	\$ 251,144.30	\$ 91,674.47	\$ 78,843.97	\$ 35,714.02	\$ 19,579.16	\$ 25,332.68
Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities						
Water	\$ 66,009.00	\$ 22,102.50	\$ 20,886.00	\$ 3,709.50	\$ 7,929.00	\$ 11,382.00
Electric	\$ 18,970.50	\$ 7,317.00	\$ 3,678.00	\$ 1,758.00	\$ 1,707.00	\$ 4,510.50
Gas	\$ 4,647.00	\$ 1,699.50	\$ 1,195.50	\$ 462.00	\$ 88.50	\$ 1,201.50
Sewer	\$ 44,518.50	\$ 18,114.00	\$ 16,579.50	\$ 1,708.50	\$ 7,017.00	\$ 1,099.50
Total Utilities	\$ 134,145.00	\$ 49,233.00	\$ 42,339.00	\$ 7,638.00	\$ 16,741.50	\$ 18,193.50
Maintenance						
Maintenance Salaries & Benefits	\$ 298,704.68	\$ 110,632.94	\$ 100,094.08	\$ 28,818.84	\$ 31,080.80	\$ 28,078.02
Operation & Maintenance Materials	\$ 17,106.33	\$ 3,323.00	\$ 3,303.33	\$ 3,002.50	\$ 3,727.00	\$ 3,750.50
Operation & Maintenance Services	\$ 14,270.04	\$ 3,387.58	\$ 2,882.46	\$ 2,500.00	\$ 2,500.00	\$ 3,000.00
Trash	\$ 50,974.50	\$ 16,117.50	\$ 19,882.50	\$ 4,354.50	\$ 6,933.00	\$ 3,687.00
Total Maintenance	\$ 381,055.55	\$ 133,461.02	\$ 126,162.37	\$ 38,675.84	\$ 44,240.80	\$ 38,515.52
Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other General Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other General Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses, excluding Asset Management	\$ 766,344.85	\$ 274,368.49	\$ 247,345.34	\$ 82,027.86	\$ 80,561.46	\$ 82,041.70
Asset Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 766,344.85	\$ 274,368.49	\$ 247,345.34	\$ 82,027.86	\$ 80,561.46	\$ 82,041.70
Transfer In	\$ 30,824.50	\$ 12,231.44	\$ -	\$ 4,437.28	\$ 9,639.43	\$ 4,516.35
Transfer Out	\$ (30,824.50)	\$ -	\$ (30,824.50)	\$ -	\$ -	\$ -
Cash Flow from Operations	\$ (0.00)	\$ 0.00	\$ 0.00	\$ (0.00)	\$ 0.00	\$ 0.00

FEES RELATED TO ASSET MANAGEMENT
Housing Authority of the County of Riverside
Asset Management Project (AMP) #230
Site Budgets (Annual)
July 1, 2015 - June 30, 2016

	Totals AMP#230 Summary	Desert Hot Springs Project Site #231	Cathedral City Project Site #232	Indio Project Site #233	Thermal Project Site #234	Mecca Project Site #235
Family/Elderly Scattered Site?		Family No	Family No	Family No	Family No	Family No
Age		1985	1985	1955	1994	1993
Recently Renovated?		2005	2007	2007	2005	2004
Units	169	42	14	20	53	40
Average Leased Units for Feb 2015	166	42	13	20	52	39
Average Bedroom Size	3	2.17	2	2.7	2.68	3.55
% Occupancy	98%	100.00%	92.86%	100.00%	98.11%	97.50%
# Of Turn-overs	39	12	5	2	10	10
REVENUE						
Dwelling Rental Income	\$ 665,215.50	\$ 86,941.50	\$ 46,333.50	\$ 112,831.50	\$ 238,500.00	\$ 180,609.00
PFS Subsidy	\$ 556,525.42	\$ 138,308.09	\$ 46,102.70	\$ 65,861.00	\$ 174,531.63	\$ 131,721.99
Interest Revenue	\$ 398.84	\$ 0.56	\$ 99.32	\$ 85.48	\$ 213.00	\$ 0.48
Other Revenue	\$ 76,314.00	\$ 17,371.50	\$ 4,656.00	\$ 4,525.50	\$ 24,637.50	\$ 25,123.50
Cash Transfer (Fungibility)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 1,298,463.75	\$ 242,621.65	\$ 97,191.52	\$ 183,303.48	\$ 437,882.13	\$ 337,464.97
EXPENSES						
Administrative Salaries	\$ 241,723.31	\$ 53,940.30	\$ 16,856.15	\$ 25,679.81	\$ 82,603.19	\$ 62,643.86
Worker's Compensation Insurance	\$ 495.82	\$ -	\$ -	\$ -	\$ 495.82	\$ -
Legal	\$ 885.00	\$ -	\$ -	\$ -	\$ -	\$ 885.00
Training	\$ 1,802.00	\$ 448.00	\$ 149.50	\$ 213.00	\$ 565.00	\$ 426.50
Travel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Auditing	\$ 500.00	\$ 124.00	\$ 41.00	\$ 59.00	\$ 158.00	\$ 118.00
Office Rent	\$ 2,135.74	\$ 530.97	\$ 177.19	\$ 252.45	\$ 669.64	\$ 505.49
Management Fee	\$ 143,422.92	\$ 36,288.00	\$ 11,232.36	\$ 17,280.00	\$ 44,926.56	\$ 33,696.00
Bookkeeping Fee	\$ 14,939.88	\$ 3,780.00	\$ 1,170.00	\$ 1,800.00	\$ 4,679.88	\$ 3,510.00
Communications	\$ 13,146.86	\$ 2,583.00	\$ 1,504.50	\$ 1,620.00	\$ 5,646.86	\$ 1,792.50
IT Support	\$ 4,746.50	\$ 1,179.60	\$ 393.20	\$ 561.72	\$ 1,488.55	\$ 1,123.43
Insurance	\$ 93,095.00	\$ 21,271.00	\$ 5,589.00	\$ 11,725.00	\$ 29,856.00	\$ 24,654.00
Asset Purchase (Software)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ 33,138.36	\$ 8,227.50	\$ 1,762.50	\$ 2,274.00	\$ 10,437.36	\$ 10,437.00
Total Administrative	\$ 550,031.38	\$ 128,372.37	\$ 38,875.40	\$ 61,464.98	\$ 181,526.85	\$ 139,791.78
Tenant Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities						
Water	\$ 103,488.00	\$ 45,114.00	\$ 5,709.00	\$ 11,484.00	\$ 26,182.50	\$ 14,998.50
Electric	\$ 33,546.00	\$ 11,052.00	\$ 1,335.00	\$ 2,440.50	\$ 8,433.00	\$ 10,285.50
Gas	\$ 5,769.00	\$ 957.00	\$ 520.50	\$ -	\$ 2,007.00	\$ 2,284.50
Sewer	\$ 61,635.00	\$ 11,605.50	\$ 4,260.00	\$ 8,256.00	\$ 19,252.50	\$ 18,261.00
Total Utilities	\$ 204,438.00	\$ 68,728.50	\$ 11,824.50	\$ 22,180.50	\$ 55,875.00	\$ 45,829.50
Maintenance						
Maintenance Salaries & Benefits	\$ 349,121.94	\$ 119,830.40	\$ 43,123.46	\$ 20,539.42	\$ 53,553.15	\$ 112,075.51
Operation & Maintenance Materials	\$ 56,049.44	\$ 34,855.94	\$ 6,318.00	\$ 9,007.50	\$ 2,710.50	\$ 3,157.50
Operation & Maintenance Services	\$ 74,798.77	\$ 17,171.73	\$ 10,510.28	\$ 9,553.79	\$ 27,972.97	\$ 9,590.00
Trash	\$ 62,028.00	\$ 21,531.00	\$ 3,871.50	\$ 4,917.00	\$ 13,008.00	\$ 18,700.50
Total Maintenance	\$ 541,998.15	\$ 193,389.07	\$ 63,823.24	\$ 44,017.71	\$ 97,244.62	\$ 143,523.51
Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other General Expenses	\$ 1,986.22	\$ -	\$ 1,986.22	\$ -	\$ -	\$ -
Total Other General Expenses	\$ 1,986.22	\$ -	\$ 1,986.22	\$ -	\$ -	\$ -
Total Expenses, excluding Asset Management	\$ 1,298,453.75	\$ 390,489.94	\$ 116,509.36	\$ 127,663.18	\$ 334,646.47	\$ 329,144.79
Asset Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 1,298,453.75	\$ 390,489.94	\$ 116,509.36	\$ 127,663.18	\$ 334,646.47	\$ 329,144.79
Transfer In	\$ 167,186.13	\$ 147,868.28	\$ 19,317.85	\$ -	\$ -	\$ -
Transfer Out	\$ (167,186.13)	\$ -	\$ -	\$ (55,640.29)	\$ (103,235.66)	\$ (8,310.18)
Cash Flow from Operations	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ (0.00)

PUBLIC HOUSING - CAPITAL FUND

	Grant #:	50113	50114	50115	Total
REVENUE					
3110 Rental Income		-	-	-	-
3401 Subsidy Revenue		-	-	-	-
3404 Grants/Bonds Revenue		205,184	423,519	571,134	1,199,837
3450 Sec 8 Fraud Recovery Revenue		-	-	-	-
3610 Interest Revenue		-	-	-	-
3690 Miscellaneous/Tenant Charges		-	-	-	-
3690 Administrative Fees (Admin. Bonds)		-	-	-	-
3410 HUD Section 8 Earned HAP Subsidy		-	-	-	-
3410 HUD Section 8 Earned Administrative Fees		-	-	-	-
3410 HUD Section 8 Earned Other Subsidy		-	-	-	-
TOTAL REVENUE		205,184	423,519	571,134	1,199,837
EXPENSE					
1406 Operations		-	-	51,332	51,332
1408 Management Improvements		-	43,041	50,000	93,041
1410 Administration		-	6,920	4,904	11,824
1410 Administration-Salaries		-	18,447	115,103	133,550
1411 Audit		1,000	1,000	1,000	3,000
1430 Fees and Costs		-	44,000	5,000	49,000
1450/1460 Site Improvement/Dwelling Structures		204,184	310,111	343,795	858,090
4130 Legal		-	-	-	-
4140 Training		-	-	-	-
4150 Travel		-	-	-	-
4171 Auditing		-	-	-	-
4180 Office Rent/Storage		-	-	-	-
4190 Administrative Sundry		-	-	-	-
4190 EDA Interfund Operating		-	-	-	-
4230 Tenant Services		-	-	-	-
4300 Utilities		-	-	-	-
4420 Operations and Maintenance - Materials		-	-	-	-
4430 Operations and Maintenance - Services		-	-	-	-
4431 Trash		-	-	-	-
4480 Protection Services		-	-	-	-
4510 Insurance		-	-	-	-
4590 Other General Expense		-	-	-	-
4610 Extraordinary Maintenance		-	-	-	-
4715 Housing Assistance Payments		-	-	-	-
1173 Debt Service Principal Payments		-	-	-	-
4900 Debt Service Interest Payments		-	-	-	-
7540 Asset Purchase		-	-	-	-
TOTAL EXPENSE		205,184	423,519	571,134	1,199,837
NET GAIN (LOSS)					
		-	-	-	-

Housing Authority of the County of Riverside
Fiscal Year 15-16 Annual Budget



HOUSING AUTHORITY SUCCESSOR AGENCY (HASA)

REVENUE	ROPS	LMIHF	Total
3500 Rental Income		88,171	88,171
3500 Loan Repayments/Loan Pay-Off		145,567	145,567
3500 Miscellaneous Revenue		26,780	26,780
Bond Proceeds (2010 Taxable Tax Allocation			
3500 Housing Bond, Series A-T)	314,759		314,759
Low Moderate Income Housing Fund / Program			
3500 Income Fund	127,000	4,197,892	4,324,892
TOTAL REVENUE	441,759	4,458,410	4,900,169
EXPENSE			
4110/4112 Administrative Salaries&Benefits	100,000	756,259	856,259
4130 Legal	10,000	100,000	110,000
4140 Training		7,500	7,500
4150 Travel		5,500	5,500
4171 Auditing		7,752	7,752
4172 Professional Services		3,400	3,400
4180 Office Rent		46,277	46,277
4190 Administrative Sundry	2,000	158,538	160,538
4430 Contracts - Landscape/Weed Abatement	15,000	35,000	50,000
4590 General Expense		800	800
4715 Project Cost	314,759	3,337,385	3,652,144
TOTAL EXPENSE	441,759	4,458,410	4,900,169
NET GAIN (LOSS)	-	0	0

Note:

Funding Source: ROPS - Recognized Obligation Payment Schedule
 Funds originated from the dissolved County of Riverside Redevelopment Agency and transferred to the Housing Authority as Housing Successor Agency;
 Uses of Funds are identified in the ROPS.

LMIHF - Low and Moderate Income Housing Fund
 Funds are generated from the Housing Successor-owned building leased by the US Post Office;
 Vacant parcel leased by Cocopah Nurseries for agricultural purposes; and various loan payments.



HERNANDEZ MOBILE HOME PARK

REVENUE

3110 Rental Income	29,400
3401 Subsidy Revenue	-
3404 Grants/Bonds Revenue	-
3450 Sec 8 Fraud Recovery Revenue	-
3610 Interest Revenue	-
3690 Miscellaneous/Tenant Charges	-
3690 Administrative Fees (Admin. Bonds)	-
3410 HUD Section 8 Earned HAP Subsidy	-
3410 HUD Section 8 Earned Administrative Fees	-
3410 HUD Section 8 Earned Other Subsidy	-
TOTAL REVENUE	29,400

EXPENSE

1260 Inventory Materials	-
1406 Development- Operations	-
1408 Development- Management Improvements	-
1410 Development- Administration	-
1411 Development- Audit	-
1430 Architecture Fees	-
1450/1460 Asset Development/Improvement	-
1495 Development- Relocation Costs	-
4110 Payroll, Benefits & Taxes	15,745
4110 Temporary/Contract Employees	-
4110 Property Management Company	-
4110 EDA Interfund Salaries	-
4130 Legal	-
4140 Training	-
4150 Travel	-
4171 Auditing	-
4180 Office Rent/Storage	-
4190 Administrative Sundry	505
4230 Tenant Services	-
4300 Utilities	500
4420 Operations and Maintenance - Materials	1,000
4430 Operations and Maintenance - Services	9,000
4431 Trash	1,650
4480 Protection Services	-
4510 Insurance	-
4590 Other General Expense	1,000
4610 Extraordinary Maintenance	-
4715 Housing Assistance Payments	-
4900 Debt Service Principal Payments	-
4900 Debt Service Interest Payments	-
9110 Transfer In from COCC	-
TOTAL EXPENSE	29,400

NET GAIN (LOSS)

0



CALHOME PROGRAM

REVENUE

3110 Rental Income		-
3401 Subsidy Revenue		-
3404 Grants	1,500,000	
3450 Sec 8 Fraud Recovery Revenue		-
3610 Interest Revenue		-
3690 Miscellaneous/Tenant Charges		-
3690 Administrative Fees		-
3410 HUD Section 8 Earned HAP Subsidy		-
3410 HUD Section 8 Earned Administrative Fees		-
3410 HUD Section 8 Earned Other Subsidy		-
TOTAL REVENUE	1,500,000	

EXPENSE

1260 Inventory Materials		-
1406 Development- Operations		-
1408 Development- Management Improvements		-
1410 Development- Administration		-
1411 Development- Audit		-
1430 Architecture Fees		-
1450/1460 Asset Development/Improvement	1,500,000	
1495 Development- Relocation Costs		-
4110 Payroll, Benefits & Taxes		-
4110 Temporary/Contract Employees		-
4110 Property Management Company		-
4110 EDA Interfund Salaries		-
4130 Legal		-
4140 Training		-
4150 Travel		-
4171 Auditing		-
4180 Office Rent/Storage		-
4190 Administrative Sundry		-
4230 Tenant Services		-
4300 Utilities		-
4420 Operations and Maintenance - Materials		-
4430 Operations and Maintenance - Services		-
4431 Trash		-
4480 Protection Services		-
4510 Insurance		-
4590 Other General Expense		-
4610 Extraordinary Maintenance		-
4715 Housing Assistance Payments		-
4900 Debt Service Principal Payments		-
4900 Debt Service Interest Payments		-
9110 Transfer In from COCC		-
TOTAL EXPENSE	1,500,000	

NET GAIN (LOSS)

-

Note:

Funding Source: Department of Housing and Community Development
 Total Award: \$1,500,000; contract ends June 14, 2016



VARIOUS GRANTS

REVENUE	NSP1	NSP3	HOME- Project Delivery	HOME- Admin	TOTAL
3110 Rental Income	-	-	-	-	-
3401 Subsidy Revenue	-	-	-	-	-
3404 Grants	278,022	278,022	215,336	53,834	825,214
3450 Sec 8 Fraud Recovery Revenue	-	-	-	-	-
3610 Interest Revenue	-	-	-	-	-
3690 Miscellaneous	5,973	5,973	-	8,813	20,759
3690 Administrative Fees (Admin. Bonds)	-	-	-	-	-
3410 HUD Section 8 Earned HAP Subsidy	-	-	-	-	-
3410 HUD Section 8 Earned Administrative Fees	-	-	-	-	-
3410 HUD Section 8 Earned Other Subsidy	-	-	-	-	-
TOTAL REVENUE	<u>283,995</u>	<u>283,995</u>	<u>215,336</u>	<u>62,647</u>	<u>845,973</u>
EXPENSE					
1260 Inventory Materials	-	-	-	-	-
1406 Development- Operations	-	-	-	-	-
1408 Development- Management Improvements	-	-	-	-	-
1410 Development- Administration	-	-	-	-	-
1411 Development- Audit	-	-	-	-	-
1430 Architecture Fees	-	-	-	-	-
1450/1460 Asset Development/Improvement	-	-	-	-	-
1495 Development- Relocation Costs	-	-	-	-	-
4110 Payroll, Benefits & Taxes	278,022	278,022	215,336	53,834	825,214
4110 Temporary/Contract Employees	-	-	-	-	-
4110 Property Management Company	-	-	-	-	-
4110 EDA Interfund Salaries	-	-	-	-	-
4130 Legal	-	-	-	-	-
4140 Training	-	-	-	-	-
4150 Travel	-	-	-	-	-
4171 Auditing	-	-	-	-	-
4180 Office Rent/Storage	5,973	5,973	-	8,813	20,759
4190 Administrative Sundry	-	-	-	-	-
4230 Tenant Services	-	-	-	-	-
4300 Utilities	-	-	-	-	-
4420 Operations and Maintenance - Materials	-	-	-	-	-
4430 Operations and Maintenance - Services	-	-	-	-	-
4431 Trash	-	-	-	-	-
4480 Protection Services	-	-	-	-	-
4510 Insurance	-	-	-	-	-
4590 Other General Expense	-	-	-	-	-
4610 Extraordinary Maintenance	-	-	-	-	-
4715 Housing Assistance Payments	-	-	-	-	-
4900 Debt Service Principal Payments	-	-	-	-	-
4900 Debt Service Interest Payments	-	-	-	-	-
9110 Transfer In from COCC	-	-	-	-	-
TOTAL EXPENSE	<u>283,995</u>	<u>283,995</u>	<u>215,336</u>	<u>62,647</u>	<u>845,973</u>
NET GAIN (LOSS)	-	-	-	-	-

Note:

Funding Source: Funds originate from the U.S. Department of Housing and Urban Development and are passed through the Riverside County's Grants Division.

Administrative Costs for the Housing Authority are reimbursed from the following programs:

NSP - Neighborhood Stabilization Program

HOME - HOME Investment Partnerships Program



MORTGAGE CREDIT CERTIFICATE (MCC) PROGRAM

REVENUE

3110 Rental Income	-
3401 Subsidy Revenue	-
3404 Grants/Bonds Revenue	-
3450 Sec 8 Fraud Recovery Revenue	-
3610 Interest Revenue	-
3690 Miscellaneous	13,800
3690 Administrative Fees (Admin. Bonds)	-
3410 HUD Section 8 Earned HAP Subsidy	-
3410 HUD Section 8 Earned Administrative Fees	-
3410 HUD Section 8 Earned Other Subsidy	-
TOTAL REVENUE	13,800

EXPENSE

1260 Inventory Materials	-
1406 Development- Operations	-
1408 Development- Management Improvements	-
1410 Development- Administration	-
1411 Development- Audit	-
1430 Architecture Fees	-
1450/1460 Asset Development/Improvement	-
1495 Development- Relocation Costs	-
4110 Payroll, Benefits & Taxes	13,684
4110 Temporary/Contract Employees	-
4110 Property Management Company	-
4110 EDA Interfund Salaries	-
4130 Legal	-
4140 Training	-
4150 Travel	-
4171 Auditing	-
4180 Office Rent/Storage	-
4190 Administrative Sundry	116
4230 Tenant Services	-
4300 Utilities	-
4420 Operations and Maintenance - Materials	-
4430 Operations and Maintenance - Services	-
4431 Trash	-
4480 Protection Services	-
4510 Insurance	-
4590 Other General Expense	-
4610 Extraordinary Maintenance	-
4715 Housing Assistance Payments	-
4900 Debt Service Principal Payments	-
4900 Debt Service Interest Payments	-
9110 Transfer In from COCC	-
TOTAL EXPENSE	13,800

NET GAIN (LOSS)

(0)

Note:

Funding Source: Administered by the Riverside County Economic Development Agency.
Administrative Budget = \$300 per application.

Housing Authority of the County of Riverside
Fiscal Year 15-16 Annual Budget



COACHELLA SUCCESSOR AGENCY

REVENUE

3500 Rental Income	-
3500 Loan Repayments	-
3500 Miscellaneous Revenue/Sale of Asset	12,000
3500 Administrative Revenue per AB 471	150,000
3500 Bond Proceeds	1,687,262
3610 Interest Revenue	-
TOTAL REVENUE	<u>1,849,262</u>

EXPENSE

4110/4112 Administrative Salaries&Benefits	127,653
4130 Legal	
4140 Training	1,000
4150 Travel	1,000
4171 Auditing	3,500
4172 Professional Services	
4180 Office Rent	1,500
4190 Administrative Sundry	8,973
4590 Other General Expense	6,374
4715 Project Cost	1,699,262
TOTAL EXPENSE	<u>1,849,262</u>

NET GAIN (LOSS)

(0)



RIVERSIDE COMMUNITY HOUSING CORPORATION

	CA Endowment Fund	Homeless Prevention and Rapid Rehousing Program (HASA Program Income Funds)	Emergency Solutions Grant (City of Moreno Valley)	HACR Working Capital	Total
REVENUE					
3110 Rental Income	-	-	-	-	-
3401 Subsidy Revenue	-	-	-	-	-
3404 Grants/Bonds Revenue	64,424	250,000	264,333	-	578,757
3450 Sec 8 Fraud Recovery Revenue	-	-	-	-	-
3610 Interest Revenue	-	-	-	-	-
3690 Miscellaneous	-	-	-	71,370	71,370
3690 Administrative Fees (Admin. Bonds)	-	-	-	-	-
3410 HUD Section 8 Earned HAP Subsidy	-	-	-	-	-
3410 HUD Section 8 Earned Administrative Fees	-	-	-	-	-
3410 HUD Section 8 Earned Other Subsidy	-	-	-	-	-
TOTAL REVENUE	64,424	250,000	264,333	71,370	650,127
EXPENSE					
1260 Inventory Materials	-	-	-	-	-
1406 Development- Operations	-	-	-	-	-
1408 Development- Management Improvements	-	-	-	-	-
1410 Development- Administration	-	-	-	-	-
1411 Development- Audit	-	-	-	-	-
1430 Architecture Fees	-	-	-	-	-
1450/1460 Asset Development/Improvement	-	-	-	-	-
1495 Development- Relocation Costs	-	-	-	-	-
4110 Payroll, Benefits & Taxes	-	73,769	17,500	29,365	120,634
4110 Temporary/Contract Employees	-	-	-	-	-
4110 EDA Interfund Salaries	-	-	-	-	-
4130 Legal	-	-	-	6,960	6,960
4140 Training	-	-	-	-	-
4150 Travel	-	-	-	-	-
4171 Auditing	-	1,500	-	1,500	3,000
4180 Office Rent/Storage	-	1,734	500	470	2,704
4190 Administrative Sundry	-	-	503	32,325	32,828
4190 EDA Interfund Operating	-	-	-	-	-
4230 Tenant Services	-	-	-	-	-
4300 Utilities	-	-	-	-	-
4420 Operations and Maintenance - Materials	-	-	-	-	-
4430 Operations and Maintenance - Services	-	-	-	-	-
4431 Trash	-	-	-	-	-
4480 Protection Services	-	-	-	-	-
4510 Insurance	-	750	-	750	1,500
4590 Other General Expense	-	-	-	-	-
4610 Extraordinary Maintenance	-	-	-	-	-
4715 Housing Assistance Payments	-	172,247	245,830	-	418,077
1173 Debt Service Principal Payments	-	-	-	-	-
4900 Debt Service Interest Payments	-	-	-	-	-
7540 Asset Purchase	64,424	-	-	-	64,424
TOTAL EXPENSE	64,424	250,000	264,333	71,370	650,127
NET GAIN (LOSS)	-	(0)	-	(0)	(0)



SECTION 8
HCV/Mainstream/VASH, Mod Rehab, and FSS

	All Other Programs	Moderate Rehab 4&10	FSS	TOTAL
REVENUE				
3401 Subsidy Revenue	-		-	-
3450 Sec 8 Fraud Recovery Revenue	34,000		-	34,000
3610 Interest Revenue	1,317		-	1,317
3410 HUD Section 8 Earned HAP Subsidy	67,872,823	575,232		68,448,055
3410 HUD Section 8 Earned Administrative Fees	6,225,769	166,928	-	6,392,697
3410 HUD Section 8 Earned Other Subsidy	-		478,971	478,971
TOTAL REVENUE	<u>74,133,909</u>	<u>742,160</u>	<u>478,971</u>	<u>75,355,040</u>
EXPENSE				
4110 Payroll, Benefits & Taxes	4,344,118	135,347	478,971	4,958,436
4110 Temporary/Contract Employees	-		-	-
4110 EDA Interfund Salaries	-		-	-
4130 Legal	8,100		-	8,100
4140 Training	\$8,000	\$500	-	8,500
4150 Travel	\$0		-	-
4171 Auditing	33,342		-	33,342
4180 Office Rent/Storage	249,553	2,500	-	252,053
4190 Administrative Sundry	2,044,450	28,481	-	2,072,931
4190 EDA Interfund Operating	-		-	-
4230 Tenant Services	-		-	-
4300 Utilities	-		-	-
4420 Operations and Maintenance - Materials	22,000		-	22,000
4430 Operations and Maintenance - Services	-		-	-
4431 Trash	-		-	-
4480 Protection Services	-		-	-
4510 Insurance	4,381	100	-	4,481
4590 Other General Expense	13,000		-	13,000
4610 Extraordinary Maintenance	-		-	-
4715 Housing Assistance Payments	67,872,823	575,232	-	68,448,055
7540 Asset Purchase	-		-	-
TOTAL EXPENSE	<u>74,599,767</u>	<u>742,160</u>	<u>478,971</u>	<u>75,820,898</u>
Reserve Drawdown	465,858			465,858
NET GAIN (LOSS)	<u>(0)</u>	<u>0</u>	<u>0</u>	<u>(0)</u>

