

Yolo County Housing Commission

FY 2021-22 Mid-Year Budget

Jim Gillette, Deputy Director

March 23, 2022

2021-22 Mid- Year Budget

Annual process to align budget with federal allocations received after budget adoption, and to reflect better spending information.

New this year is adoption in four high level line-items by program: operating revenue, salaries and benefits, operating costs, and capital (as appropriate).

Major changes



New emergency housing voucher program



Shifts between salaries/benefits and professional services as we stabilize staffing patterns



Increased telecom charges due to pandemic



Transition costs for new accounting/housing management software

Voucher Program

New Emergency Housing Voucher program \$185,000

Additional federal allocations of \$40,000 for regular HCV operations

Technology conversion cost of \$35,000

Voucher payments declining 5%, reflecting the difficulty recipients have finding housing

VOUCHERS	FY2020 ACTUAL	FY2021 ACTUAL	FY2022 BUDGET	FY2022 ACTUAL THRU 12/2021	FY2022 MIDYEAR BUDGET	FY2022 % CHANGE FROM BUDGET
Operating Revenue	\$1,278,770	\$1,896,201	\$1,644,016	\$934,095	\$1,918,608	17%
Salaries & Benefits	731,140	751,058	994,763	458,576	969,595	-3%
Operating Costs	633,193	868,122	648,127	350,754	853,679	32%
Net Operating Income/(Loss)	\$(85,563)	\$277,022	\$1,126	\$124,766	\$95,334	
HUD Voucher Payments						
Voucher Grant Funds	\$13,146,453	\$13,947,335	\$15,139,626	\$6,999,882	\$14,358,647	
Voucher Payments	13,114,004	13,743,556	15,139,620	6,948,883	14,350,946	
Net	\$32,449	\$203,778	\$6	\$50,999	\$7,701	

Public Housing

Decline of 9% in rent/utility income,
projected write off of \$25,000

Deferred \$200,000 capital project
planning (funding not lost)

Americans with Disabilities Act (ADA)
related sidewalk and roadway
improvements at El Rio Villas.

Public Housing	FY2020 Actual	FY2021 Actual	FY2022 Budget	FY2022 Actual thru 12/2021	FY2022 Midyear Budget	FY2022 % Change from Budget
Operating Revenue	\$4,584,215	\$4,719,400	\$4,829,810	\$1,971,784	\$4,377,243	-9%
Salaries & Benefits	705,997	451,095	851,161	218,759	559,247	-34%
Operating Costs	3,705,979	4,139,495	3,956,813	1,893,552	3,817,672	-4%
Net Operating Income/(Loss)	\$172,239	\$128,810	\$21,836	\$(140,526)	\$324	
Rehabilitation/Capital Improvements						
Rehabilitation Grant Funds	\$176,369	\$109,762	\$559,071	\$-	\$609,071	
Rehabilitation Expenses	226,369	59,762	574,340	-	609,071	
Net	\$(50,000)	\$50,000	\$(15,269)	\$-	\$-	

Migrant Housing

No change to operating budget

\$7,000,000 in rehabilitation funding for the three centers, to be spent next fiscal year.

Migrant Housing	FY2020 Actual	FY2021 Actual	FY2022 Budget	FY2022 Actual thru 12/2021	FY2022 Midyear Budget	FY2022 % Change from Budget
Operating Revenue	\$1,749,429	\$1,771,482	\$1,832,837	\$1,051,590	\$1,832,837	0%
Salaries & Benefits	592,443	500,439	603,085	286,592	603,085	0%
Operating Costs	1,064,224	1,099,538	1,229,752	705,530	1,229,752	0%
Net Operating Income/(Loss)	\$92,761	\$171,506	\$-	\$59,468	\$-	
Rehabilitation/Capital Improvements						
Rehabilitation Grant Funds	\$73,615	\$135,195	\$-	\$116,000	\$7,110,025	
Rehabilitation Expenses	73,615	135,195	-	116,000	281,000	
Net	\$-	\$-	\$-	\$-	\$6,829,025	

Real Estate owned by New Hope (information only)

Deferral of planned repairs into next fiscal year.

Recognition of rehabilitation work funded with cash reserves.

Real Estate Owned by New Hope	FY2020 Actual	FY2021 Actual	FY2022 Budget	FY2022 Actual thru 12/2021	FY2022 Midyear Budget	FY2022 % Change from Budget
Operating Revenue	\$1,255,398	\$434,581	\$405,256	\$213,040	\$403,362	0%
Salaries & Benefits	40,738	50,141	54,189	23,985	49,355	-9%
Operating Costs	301,945	283,215	376,059	145,248	321,836	-14%
Net Operating Income/(Loss)	\$912,715	\$101,225	\$(24,992)	\$43,807	\$32,171	
Rehabilitation/Capital Improvements						
Rehabilitation Grant Funds	\$13,940	\$51,060	\$50,000	\$-	\$233,500	
Rehabilitation Expenses	13,940	51,060	-	78,404	45,000	
Net	\$-	\$-	\$50,000	\$(78,404)	\$188,500	

Client Services

Increased federal funding for Family Self Sufficiency.

Client Services	FY2020 Actual	FY2021 Actual	FY2022 Budget	FY2022 Actual thru 12/2021	FY2022 Midyear Budget	FY2022 % Change from Budget
Operating Revenue	\$52,839	\$158,586	\$131,000	\$60,737	\$141,725	8%
Salaries & Benefits	\$83,996	\$103,791	\$103,765	\$59,413	\$112,771	9%
Operating Costs	\$26,677	\$23,127	\$28,019	\$20,747	\$28,904	3%
Net Operating Income/(Loss)	\$(57,833)	\$31,667	\$(785)	\$(19,423)	\$50	

Grants Management

Contract with Yolo County is being phased out.

Possible computer purchase deferred.

Grants Management	FY2020 Actual	FY2021 Actual	FY2022 Budget	FY2022 Actual thru 12/2021	FY2022 Midyear Budget	FY2022
						% Change from Budget
Operating Revenue	\$243,677	\$307,593	\$434,106	\$170,503	\$369,347	-15%
Salaries & Benefits	218,985	320,018	416,498	171,994	327,000	-21%
Operating Costs	7,666	16,103	17,608	14,470	26,253	49%
Net Operating Income/(Loss)	\$17,026	\$(28,528)	\$-	\$(15,960)	\$16,094	
Rehabilitation/Capital Improvements						

Central Office Cost Center (COCC)

Increased use of part time staff, one additional retired annuitant, shift of costs from salaries/benefits to professional services in operating costs. Staffing patterns remain unstable but should resolve in the next year.

COCC	FY2020 Actual	FY2021 Actual	FY2022 Budget	FY2022 Actual thru 12/2021	FY2022 Midyear Budget	FY2022
						% Change from Budget
Operating Revenue	\$2,830,355	\$3,316,187	\$3,431,283	\$1,575,341	\$3,258,364	-5%
Salaries & Benefits	2,332,682	2,030,104	2,343,198	1,040,579	2,239,755	-4%
Operating Costs	608,529	826,392	692,371	436,748	1,018,543	47%
Net Operating Income/(Loss)	\$(110,857)	\$459,691	\$395,715	\$98,014	\$66	

Next steps

Approve mid-year budget update report, as detailed in Appendix A.

Approve new budget categories of operating revenues, salaries/benefits, operating costs and capital (as appropriate). Budget authorization is approved at this level.