

Yolo County Housing Authority FY 2022-2023 Budget

Jim Gillette, Deputy Director

JUNE 22, 2022

Annual budget adoption

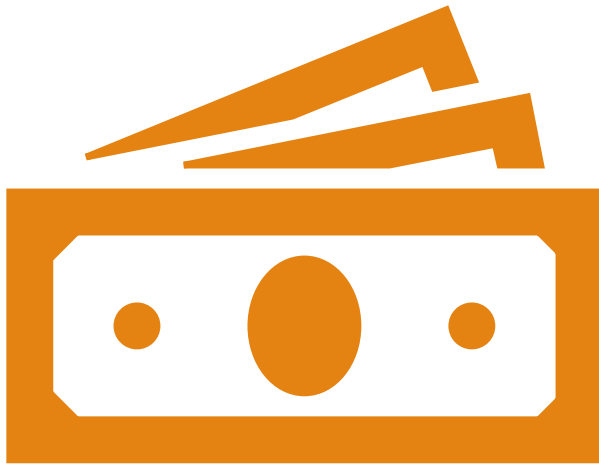
Required by HUD

Will require adjustment at mid-year to match federal fiscal year changes

Adopted by program area

- Vouchers
- Public housing
- Migrant Centers
- Real estate owned by YCH
- Real estate owned by others
- Client Services
- Grants Management
- Central Operating Cost Center (COCC)

YCH FY 2022-23 Budget



\$34.8 m in total revenues

\$7.8 m in capital improvements/rehabilitation

\$17.2 m in direct voucher payments

\$9.9 m in operating costs including salary and benefits

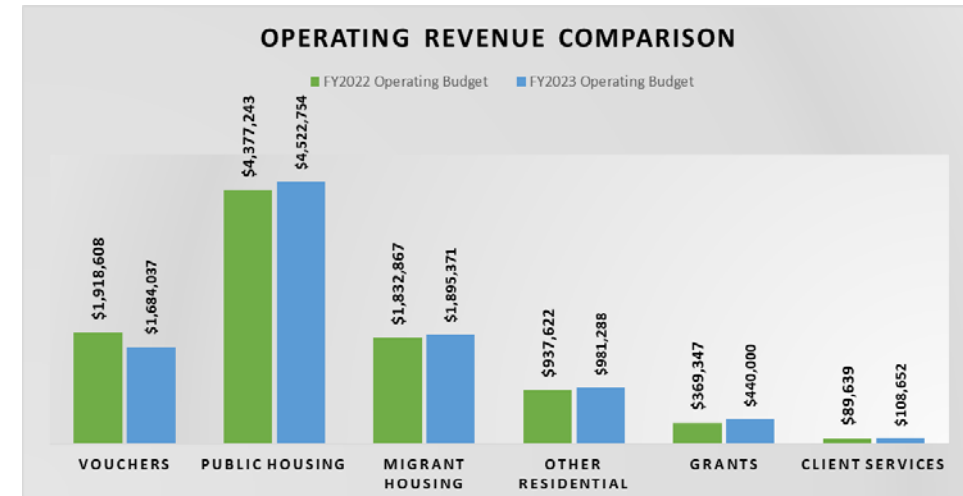
Issues for 2022-23

Nothing significant since the mid-year budget adoption in March 2022

Program revenues are largely unchanged

Software transition is a large one-year investment

Includes expected COLA increase, bargaining underway



Voucher Program

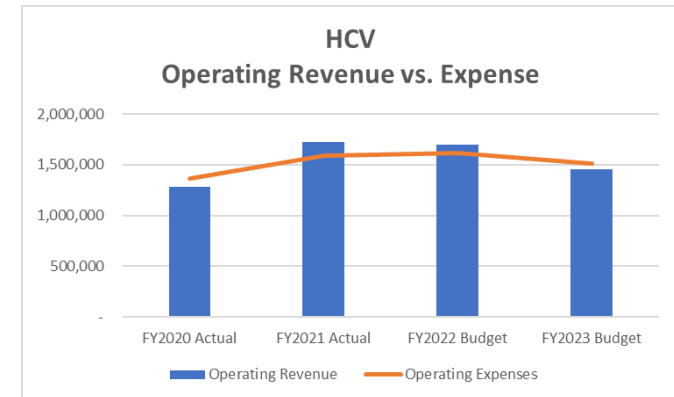
Return to pre-CARES Act structural deficit

Reserves used to balance budget

Plan underway to address including:

- Project based vouchers
- Increased issuance
- Reallocating staff to reduce bottlenecks
- Use of temporary employees to address backlog
- Goal of increasing issuance now for lease-up in time for October re-set of federal funds award

Goal is to significantly improve structural deficit by mid-year budget



Voucher Program

Current budget projects deficit to be covered by reserves. Expect improvements by mid-year.

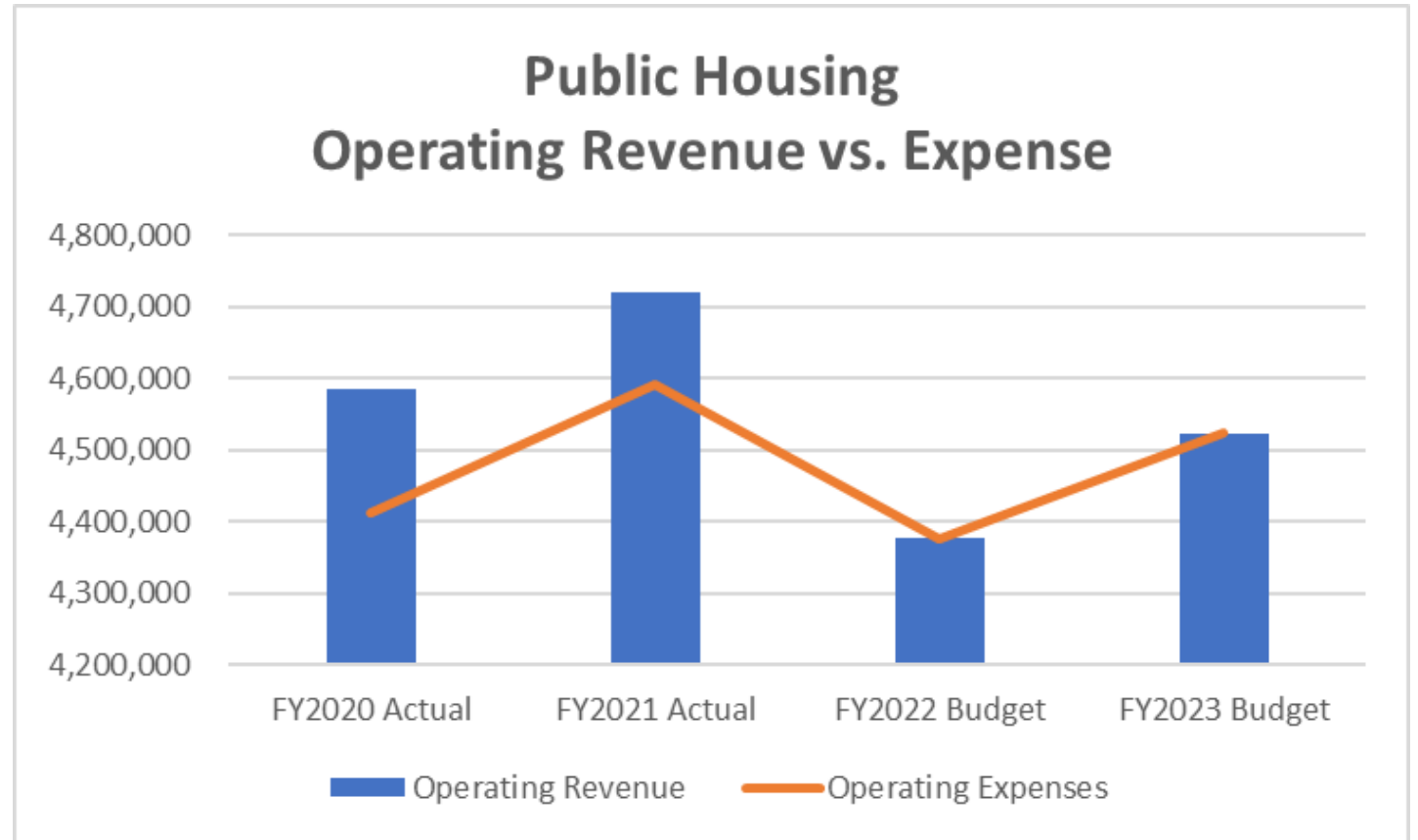
Operating revenues and voucher payments generated differently.

	FY2020 Actual	FY2021 Actual	FY2022 Midyear	FY2023 Proposed
Vouchers				
Operating Revenue	\$1,278,770	\$1,896,201	\$1,918,608	\$1,684,037
Salaries & Benefits	\$731,140	\$750,094	\$969,595	\$935,849
Operating Costs	\$633,193	\$869,086	\$853,679	\$864,683
Net	-\$85,563	\$277,022	\$95,334	-\$116,495
HUD Voucher payments				
Voucher Grant Funds	\$13,146,453	\$13,947,335	\$14,358,647	\$17,185,865
Voucher Payments	\$13,114,004	\$13,743,556	\$14,350,946	\$17,185,865
Net	\$32,449	\$203,778	\$7,701	\$0

Public Housing

Fluctuations in PH budget are typical, history shows shifts of 3-5%+/- most years

FY2020 and FY2021 additional revenue was from CARES funds used for technology and office improvements not shown as operating expenses (capitalized equipment)



Public Housing

Pandemic related losses (rent and utility payments) are expected to return to more normal levels.

Anticipate completing an ADA improvement project

	FY2020 Actual	FY2021 Actual	FY2022 Midyear	FY2023 Proposed
Operating Revenue	\$4,584,215	\$4,719,400	\$4,377,243	\$4,522,754
Salaries & Benefits	\$705,997	\$451,095	\$559,247	\$755,961
Operating Costs	\$3,705,979	\$4,139,495	\$3,817,672	\$3,766,793
Net	\$172,239	\$128,810	\$324	\$0
Rehabilitation/Capital Improvements				
Rehabilitation Grant Funds	\$176,369	\$109,762	\$609,071	\$250,000
Rehabilitation Expenses	\$226,369	\$59,762	\$609,071	\$250,000
Net	-\$50,000	\$50,000	\$0	\$0

Migrant Housing

Includes one new position, funded by OMS, at Dixon Migrant Center beginning in FY2023

\$7,300,000 in rehabilitation funding for the three centers, to be spent next fiscal year.

FY2020 and FY2021 net due to use of reserves for capitalized equipment (not rehab)

	FY2020 Actual	FY2021 Actual	FY2022 Midyear	FY2023 Proposed
Operating Revenue	\$1,749,461	\$1,771,524	\$1,832,867	\$1,895,371
Salaries & Benefits	\$592,444	\$500,155	\$603,085	\$660,558
Operating Costs	\$1,123,724	\$1,159,038	\$1,229,782	\$1,234,813
Net	\$33,293	\$112,332	\$0	\$0
Rehabilitation/Capital Improvements				
Rehabilitation Grant Funds	\$73,615	\$135,195	\$274,050	\$7,335,975
Rehabilitation Expenses	\$73,615	\$135,195	\$274,050	\$7,335,975
Net	\$0	\$0	\$0	\$0

Real Estate owned by YCH

Some rehabilitation projects are planned for the Davis agricultural homes deferred from FY2022 to FY2023 (show as duplicate)

	FY2020 Actual	FY2021 Actual	FY2022 Midyear	FY2023 Proposed
Operating Revenue	\$104,835	\$100,147	\$134,292	\$135,466
Salaries & Benefits	\$14,735	\$8,532	\$11,880	\$15,033
Operating Costs	\$79,740	\$76,077	\$112,598	\$120,433
Net	\$10,360	\$15,539	\$9,814	\$0
Rehabilitation/Capital Improvements				
Rehabilitation Grant Funds	\$32,024	\$170,152	\$188,323	\$206,555
Rehabilitation Expenses	\$32,024	\$170,152	\$188,323	\$206,555
Net	\$0	\$0	\$0	\$0

Real Estate owned by Others

YCH continues to operate projects for other owners (cities of Davis and West Sacramento, plus a private owner of Calworks property).

Excess earnings retained in reserve for future tenant damage to property and future property improvements

	FY2020 Actual	FY2021 Actual	FY2022 Midyear	FY2023 Proposed
Operating Revenue	\$563,674	\$598,569	\$803,330	\$845,822
Salaries & Benefits	-\$27,563	\$26,059	\$34,675	\$48,485
Operating Costs	\$551,461	\$558,033	\$751,228	\$797,338
Net	\$39,776	\$14,477	\$17,427	\$0

Client Services

Increase in FSS program funding beginning with CY2022 (\$36,000)

Discontinue Getting to Zero program after funding peaked in FY2021

	FY2020 Actual	FY2021 Actual	FY2022 Midyear	FY2023 Proposed
Operating Revenue	\$52,839	\$158,586	\$89,639	\$108,652
Salaries & Benefits	\$83,996	\$103,791	\$79,279	\$91,749
Operating Costs	\$26,677	\$23,127	\$10,310	\$16,903
Net	\$(57,833)	\$31,667	\$50	\$-

Grants Management

Contract with Yolo County is being phased out with more staff time to be focused internally to support YCH programs.

	FY2020 Actual	FY2021 Actual	FY2022 Midyear	FY2023 Proposed
Operating Revenue	\$243,677	\$307,593	\$369,347	\$440,000
Salaries & Benefits	\$218,985	\$320,018	\$327,000	\$413,006
Operating Costs	\$7,666	\$16,103	\$26,253	\$26,994
Net	\$17,026	-\$28,528	\$16,094	\$0

Central Office Cost Center (COCC)

Transition to new software system

NOTE: \$3.2 m of this revenue and related costs are interfund duplications with the programs, so they were eliminated from the budget summary page (slide 2)

	FY2020 Actual	FY2021 Actual	FY2022 Midyear	FY2023 Proposed
Operating Revenue	\$2,819,964	\$3,311,151	\$3,254,339	\$3,480,490
Salaries & Benefits	\$2,332,682	\$2,030,104	\$2,239,755	\$2,353,532
Operating Costs	\$598,138	\$821,357	\$1,015,832	\$1,126,958
Net	-\$110,857	\$459,691	-\$1,248	\$0

Next steps

Approve budget as detailed in Appendix A.

Anticipate changes at mid-year