

RESOLUTION NO. 1651

Adopted by the Housing Authority of the City of Sacramento on:

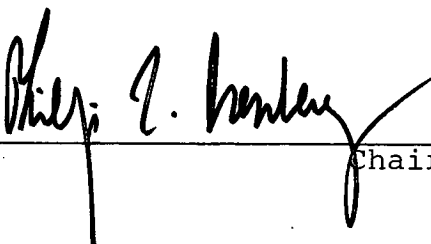
October 24, 1978

APPROVING ANNUAL OPERATING BUDGETS FOR 1979  
FOR PING YUEN CENTER, RALPH KENNEDY ESTATES,  
AND 8 SCAT HOUSES

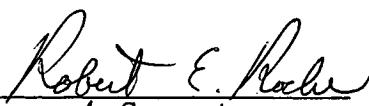
BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF  
SACRAMENTO:

Section 1. The proposed Operating Budgets for the Fiscal  
Year ending December 31, 1979 are hereby approved.

Section 2. Deficits incurred in accordance with the approved  
budgets shall be funded by the Local Tax Fund. Net revenues shall  
accrue to the benefit of said Fund.

  
\_\_\_\_\_  
Chairperson

ATTEST:

  
\_\_\_\_\_  
A. Secretary

Summary of 1979 Operating Budgets  
and Comparison with 1978 Budgets

Contract	Project		(1)	(2)	(3)	(4)	(5)	(6)	(7)
			Operating Receipts	Routine Expenditures	Non-Routine Expenditures	Total Operating Expenditures	Net Operating Deficit Col 1 - Col 4	HUD <sup>1/</sup> Contribution	Net Deficit
SF 154	New Helvetia & River Oaks	1979	\$ 641,850	\$ 895,910	\$ 164,540	\$ 1,060,450	\$ (418,600)	\$ 418,600	\$ -0-
		1978	563,860	953,220	128,950	1,082,170	(518,310)	392,358	(125,952)
SF 175	Dos Rios	1979	249,300	378,110	58,630	436,740	(187,440)	187,440	-0-
		1978	204,660	325,830	111,700	437,530	(232,870)	115,064	(117,806)
SF 229	City Leasing	1979	933,340	3,192,910	893,630	4,086,540	(3,153,200)	3,153,200	-0-
		1978	859,310	2,872,210	223,610	3,095,820	(2,236,510)	2,010,368	(226,142)
SF 309	County Leasing	1979	989,450	3,508,120	900,940	4,409,060	(3,419,610)	3,419,610	-0-
		1978	881,130	3,268,800	107,050	3,375,850	(2,494,720)	2,237,244	(257,476)
SF 391	Elderly	1979	691,480	1,179,390	169,420	1,348,810	(657,330)	657,330	-0-
		1978	622,520	984,690	89,650	1,074,340	(451,820)	258,560	(193,260)
SF 777 (Sec. 8)	Ping Yuen	1979	181,860	178,991	5,000	183,991	(2,131)	-0-	(2,131)
		1978	152,410	164,496	-0-	164,496	(12,086)	-0-	(12,086)
SF 1359 (Sec. 8)	Kennedy Estates	1979	218,880	216,380	2,500	218,880	-0-	-0-	-0-
		1978	176,880	189,480	-0-	189,480	(12,600)	-0-	(12,600)
SF 647 (Sec. 8)	8 SCAT	1979	28,392	9,276	600	9,876	<u>Profit</u> 18,516	-0-	18,516
		1978	28,392	8,893	-0-	8,893	19,499	-0-	19,499
TOTALS		1979	\$3,934,552	\$9,559,087	\$2,195,260	\$11,754,347	(\$7,819,795)	\$7,836,180	\$ 16,385
		1978	\$3,489,162	\$8,767,619	\$ 660,960	\$ 9,428,579	(\$5,939,417)	\$5,013,594	\$(925,823)

RESOLUTION NO. 1651  
OCT. 24 1978

1/ The amounts shown for 1979 are the amounts we shall apply for. These amounts may be reduced by HUD

	1977 BUDGET PUM	1977 BUDGET	1978 BUDGET PUM	1978 BUDGET	1979 BUDGET PUM	1979 BUDGET
OPERATING RECEIPTS						
5120 (5220) Dwelling Rentals	153.26	132,417	153.26	132,416	1161.69	139,704
5140 (5240) Non-Dwelling Rental	60.41	52,194	23.14	19,993	48.79	42,156
5900 Other Receipts						
TOTAL	213.67	184,611	176.40	152,409	210.48	181,860
OPERATING EXPENDITURES						
ADMINISTRATIVE EXPENDITURES						
6310 Office Salaries - Direct	13.04	11,266	5.45	4,709	13.20	11,402
6311 Office Expenses	.93	804	1.01	873	1.69	1,458
6312 Office Rent	.42	363	.47	406	1.20	1,037
6340 Legal Expenses	.71	613	.10	86	.00	1
6350 Auditing Expenses	1.52	1,313	1.66	1,434	1.16	1,000
6360 Telephone & Telegraph	.19	164	.20	173	.41	352
6370 Bad Debts	3.12	2,696	.87	752	.02	15
6390 Misc. Admin. Expense	1.64	1,417	1.83	1,581	.70	604
TOTAL ADMINISTRATIVE	21.57	18,636	11.59	10,014	18.38	15,869
OPERATING EXPENSES						
6430 Janitorial						
6450 Electricity	6.01	5,193	5.57	4,812	7.51	6,496
6451 Water	3.14	2,713	4.04	3,491	5.45	4,713
6452 Gas			8.36	7,223	11.29	9,751
6453 Sewer	4.63	4,000	3.65	3,154	4.93	4,258
6462 Pest Control	.23	199	.91	786	1.23	1,061
6470 Garbage	3.19	2,756	2.59	2,238	3.50	3,021
6490 Misc. Operating Expense						
TOTAL OPERATING EXPENSE	17.20	14,861	25.12	21,704	33.91	29,300
MAINTENANCE EXPENSE						
6511 Protection Contracts	.03	26	.03	26	.50	434
6522 Grounds Contracts	1.22	1,054	1.38	1,192	.64	552
6540 Repairs Payroll <sup>1/</sup>	23.91	20,658	13.24	11,439	24.24	20,941
6541 Repairs Materials	3.82	3,300	4.20	3,629	4.30	3,714
6542 Repairs Contracts	.93	804	1.02	881	1.22	1,054
6543 Repairs-Extraord. & Nonrecur.						
6550 Elevator Maintenance	2.40	2,074	2.62	2,264	2.64	2,282
6551 Air Conditioning Repairs	.35	302	.38	328	.21	180
6561 Decorating Supplies	.17	147	.19	164	.24	208
6562 Decorating Contracts	11.60	10,022	12.74	11,008	.36	310
6570 Motor Vehicle Repairs	.17	147	.19	164	.29	247
6580 Maint. Equip. Repairs						
6590 Misc. Maint. Expense	1.68	1,452	1.85	1,598	5.94	5,132
TOTAL MAINTENANCE EXPENSES	46.28	39,986	37.84	32,693	40.57	35,054

1/ See Staffing Schedule Appendix I

	1977 BUDGET PUM	1977 BUDGET	1978 BUDGET PUM	1978 BUDGET	1979 BUDGET PUM	1979 BUDGET
TAXES, INSURANCE						
6720 Insurance	1.78	1,538	8.69	7,508	7.22	6,242
6310-6540-6890 Employee Benefits						
TOTAL	1.78	1,538	8.69	7,508	7.22	6,242
1320-2320 Loan Payment	106.50	92,016	106.51	92,025	106.51	92,025
SERVICE EXPENSES						
6980 Recreation	.58	501	.64	553	.58	501
6981 Tenant Service Salaries						
6982 Other Serv. Exp. Relocation						
TOTAL	.58	501	.64	553	.58	501
TOTAL ROUTINE EXPENSES	193.91	167,538	190.39	164,497	207.17	178,991
NON ROUTINE EXPENDITURES						
Extradordinary Maintenance						
Replacement of Equipment						
Betterments & Additions					5.79	5,000
Other Nonroutine Expenditures						
TOTAL					5.79	5,000
TOTAL OPERATING EXPENDITURES	193.91	167,538	190.39	164,497	212.95	183,991
RESIDUAL RECEIPTS/(DEFICIT)	19.77	17,081	(13.99)	(12,088)	(2.47)	(2,131)
RESERVE AT END OF PRIOR YEAR	(62.96)	(54,397)	(79.07)	(68,316)	(154.86)	(133,800)
ADD TO/DEDUCT FROM RESERVE	19.77	17,081	(13.99)	(12,088)	(2.47)	(2,131)
ESTIMATED RESERVE AT 12/31/79	(43.19)	(37,316)	(93.06)	(80,404)	(157.33)	(135,931)

HUD-52567  
December 1967  
(Formerly PHA-2567)

Low-Rent Public Housing  
Operating Budget

Form Approved.  
Bud. Bur. No. 63-R808.5

Local Housing Authority

Housing Authority of the City of Sacramento

Fiscal Year Ending

Locality

Sacramento, California

12/31/79

HUD-52567

Schedule of Nonroutine Expenditures

Cal 6-1

Extraordinary Maintenance and Betterments & Additions  
(Excluding Equipment Additions)

Equipment Requirements

Work Project Number	Description of Work Project (List Extraordinary Maintenance and Betterments and Additions separately)	Housing Project Number	Total Estimated Cost	Percent Complete Current Budget Year End	Requested Budget Year		Description of Equipment Items (List Replacements and Additions separately)	Requested Budget		
					Estimated Expenditure In Year	Percent Complete Year End		No. Of Items	Item Cost	Estimated Expenditure In Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
	<u>BETTERMENTS</u>  Entry Control System	6-1	5,000		5,000	100%				

1651

RESOLUTION No.

OCT. 24 1978

100 Units

1200 Unit Months

	1977 BUDGET PUM	1977 BUDGET	1978 BUDGET PUM	1978 BUDGET	1979 BUDGET PUM	1979 BUDGET
OPERATING RECEIPTS						
5120 (5220) Dwelling Rentals	72.29	86,748	147.40	176,880	182.40	218,880
5140 (5240) Non-Dwelling Rental						
5900 Other Receipts						
TOTAL	72.29	86,748	147.40	176,880	182.40	218,880
OPERATING EXPENDITURES						
ADMINISTRATIVE EXPENDITURES						
6310 Office Salaries - Direct	9.78	11,736	17.60	21,120	22.13	26,556
6311 Office Expenses	1.13	1,356	1.25	1,500	2.67	3,207
6312 Office Rent	2.39	2,468	2.44	2,528	1.47	1,760
6340 Legal Expenses	.66	792	.10	120	1.51	1,606
6350 Auditing Expenses	1.13	1,356	1.25	1,500	1.00	1,200
6360 Telephone & Telegraph	1.75	2,100	1.83	2,196	1.89	2,063
6370 Bad Debts	1.76	2,112	1.67	2,004	1.67	2,000
6390 Misc. Admin. Expense	2.12	2,544	2.28	2,736	1.64	1,964
TOTAL ADMINISTRATIVE	17.72	21,264	25.42	30,504	31.98	38,356
OPERATING EXPENSES						
6430 Janitorial	1.26	1,512	1.25	1,500	1.44	1,728
6450 Electricity	1.85	2,220	5.42	6,504	8.13	9,756
6451 Water	2.77	3,324	3.27	3,924	4.91	5,892
6452 Gas	3.50	4,200	9.01	10,812	13.52	16,224
6453 Sewer	5.21	6,252	-0-		-0-	
6462 Pest Control			.25	300	.38	456
6470 Garbage	5.00	6,000	3.90	4,680	5.85	7,020
6490 Misc. Operating Expense						
TOTAL OPERATING EXPENSE	19.59	23,508	23.10	27,720	34.23	41,076
MAINTENANCE EXPENSE						
6511 Protection Contracts	.22	264	.25	300	.16	190
6522 Grounds Contracts	4.25	5,100	4.68	5,616	3.61	4,330
6540 Repairs Payroll <sup>1/</sup>	22.08	26,496	15.26	18,312	21.30	25,554
6541 Repairs Materials	5.16	6,192	4.17	5,004	3.20	3,844
6542 Repairs Contracts	.47	564	.55	660	.21	257
6543 Repairs-Extraord. & Nonrecur.						
6550 Elevator Maintenance						
6551 Air Conditioning Repairs	.16	192	.18	216	.12	139
6561 Decorating Supplies	.42	504	.46	552	.21	255
6562 Decorating Contracts	1.71	2,052	1.00	1,200	1.27	1,527
6570 Motor Vehicle Repairs	.12	144	.14	168	.36	430
6580 Maint. Equip. Repairs						
6590 Misc. Maint. Expense	.48	576	.55	660	3.22	3,868
TOTAL MAINTENANCE EXPENSES	35.07	42,084	27.24	32,688	33.66	40,394

1/ See Staffing Schedule Appendix I

	1977 BUDGET PUM	1977 BUDGET	1978 BUDGET PUM	1978 BUDGET	1979 BUDGET PUM	1979 BUDGET
TAXES, INSURANCE						
6720 Insurance	1.56	1,872	7.59	9,108	5.82	6,989
6310-6540-6890 Employee Benefits						
TOTAL	1.56	1,872	7.59	9,108	5.82	6,989
1320-2320 Loan Payment	41.05	49,260	70.37	84,444	70.37	84,444
SERVICE EXPENSES						
6980 Recreation	.83	996	.92	1,104	.88	1,060
6981 Tenant Service Salaries	10.42	12,504	3.26	3,912	3.38	4,061
6982 Other Serv. Exp. Relocation						
TOTAL	11.25	13,500	4.18	5,016	4.27	5,121
TOTAL ROUTINE EXPENSES	126.25	151,488	157.90	189,480	180.31	216,380
NON ROUTINE EXPENDITURES						
Extradordinary Maintenance						
Replacement of Equipment	4.16	4,992			1.50	1,800
Betterments & Additions					.58	700
Other Nonroutine Expenditures						
TOTAL	4.16	4,992	-0-	-0-	2.08	2,500
TOTAL OPERATING EXPENDITURES	130.40	156,480	157.90	189,480	182.40	218,880
RESIDUAL RECEIPTS/(DEFICIT)	(58.12)	(69,744)	(10.50)	(12,600)	-0-	-0-
RESERVE AT END OF PRIOR YEAR	(36.53)	(43,836)	(57.73)	(69,276)	(134.45)	(161,342)
ADD TO/DEDUCT FROM RESERVE	(58.12)	(69,744)	(10.50)	(12,600)	-0-	-0-
ESTIMATED RESERVE AT 12/31/79	(94.65)	(113,580)	(68.23)	(81,876)	(134.45)	(161,342)

HUD-52567  
December 1967  
(Formerly PHA-2567)

Low-Rent Public Housing  
Operating Budget

Form Approved  
Bud. Bur. No. 63-R808.5

Local Housing Authority  
**Housing Authority of the City of Sacramento**  
Locality  
**Sacramento, California**

Fiscal Year Ending  
**12/31/79**

HUD-52567

**Schedule of Nonroutine Expenditures**

Cal 6-2

Extraordinary Maintenance and Betterments & Additions  
(Excluding Equipment Additions)

Equipment Requirements

Work Project Number	Description of Work Project (List Extraordinary Maintenance and Betterments and Additions separately)	Housing Project Number	Total Estimated Cost	Percent Complete Current Budget Year End	Requested Budget Year		Description of Equipment Items (List Replacements and Additions separately)	Requested Budget		
					Estimated Expenditure In Year	Percent Complete Year End		No. Of Items	Item Cost	Estimated Expenditure In Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
	<u>BETTERMENTS</u>						<u>REPLACEMENTS</u>			
	Fencing-Entrance (Safety)	6-2	700		700	100%	Stoves	3	300	900
					700		Regrigerators 16 cu ft	3	300	900
										1,800

RESOLUTION No. 1651  
OCT. 24 1978



8 Units		96 Unit Months					
		1977 BUDGET PUM	1977 BUDGET	1978 BUDGET PUM	1978 BUDGET	1979 BUDGET PUM	1979 BUDGET
OPERATING RECEIPTS							
5120 (5220)	Dwelling Rentals	285.00	27,360	295.75	28,392	295.75	28,392
5140 (5240)	Non-Dwelling Rental						
5900	Other Receipts						
TOTAL		285.00	27,360	295.75	28,392	295.75	28,392
OPERATING EXPENDITURES							
ADMINISTRATIVE EXPENDITURES							
6310	Office Salaries - Direct	13.01	1,249	27.10	2,602	5.66	543
6311	Office Expenses	.88	84	.97	93	1.64	158
6312	Office Rent	.47	45	.51	49	1.25	120
6340	Legal Expenses	6.40	614	7.04	676	.39	38
6350	Auditing Expenses	3.12	300	3.44	330	7.81	750
6360	Telephone & Telegraph	1.30	125	1.44	138	.14	13
6370	Bad Debts	2.86	275	2.60	250	3.66	350
6390	Misc. Admin. Expense	.43	41	.46	44	.33	32
TOTAL ADMINISTRATIVE		28.47	2,733	43.56	4,182	20.88	2,004
OPERATING EXPENSES							
6430	Janitorial						
6450	Electricity						
6451	Water	3.64	349	4.01	385	6.02	578
6452	Gas						
6453	Sewer	4.71	452	5.16	495	7.74	743
6462	Pest Control					.05	5
6470	Garbage	3.64	350	4.01	385	6.02	578
6490	Misc. Operating Expense						
TOTAL OPERATING EXPENSE		11.99	1,151	13.18	1,265	19.83	1,904
MAINTENANCE EXPENSE							
6511	Protection Contracts						
6522	Grounds Contracts						
6540	Repairs Payroll <sup>1/</sup>	18.78	1,803	13.59	1,305	31.75	3,048
6541	Repairs Materials	1.99	191	2.18	209	1.30	125
6542	Repairs Contracts						
6543	Repairs-Extraord. & Nonrecur.	.51	49	.57	55	.65	63
6550	Elevator Maintenance						
6551	Air Conditioning Repairs	.26	25	.29	28	.33	32
6561	Decorating Supplies	.20	19	.23	22	.39	37
6562	Decorating Contracts	1.93	186	2.14	205	2.46	236
6570	Motor Vehicle Repairs	.15	14	.17	16	.31	30
6580	Maint. Equip. Repairs	.15	14	.17	16	.25	24
6590	Misc. Maint. Expense	.78	75	.85	82	.98	94
TOTAL MAINTENANCE EXPENSES		24.75	2,376	20.19	1,938	38.42	3,689

<sup>1/</sup> See Staffing Schedule Appendix I

RESOLUTION No. 1651

OCT. 24 1978

	1977 BUDGET PUM	1977 BUDGET	1978 BUDGET PUM	1978 BUDGET	1979 BUDGET PUM	1979 BUDGET
TAXES, INSURANCE						
6720 Insurance	7.29	700	15.71	1,508	17.48	1,679
6310-6540-6890 Employee Benefits						
TOTAL	7.29	700	15.71	1,508	17.48	1,679
1320-2320 Loan Payment		-0-		-0-		-0-
SERVICE EXPENSES						
6980 Recreation						
6981 Tenant Service Salaries						
6982 Other Serv. Exp. Relocation						
TOTAL		-0-		-0-		-0-
TOTAL ROUTINE EXPENSES	72.50	6,960	92.64	8,893	96.62	9,276
NON ROUTINE EXPENDITURES						
Extrardordinary Maintenance						
Replacement of Equipment					6.25	600
Betterments & Additions						
Other Nonroutine Expenditures						
TOTAL					6.25	600
TOTAL OPERATING EXPENDITURES	72.50	6,960	92.64	8,893	102.87	9,876
RESIDUAL RECEIPTS/(DEFICIT)			203.11	19,499	192.88	18,516
RESERVE AT END OF PRIOR YEAR			(6.18)	(593)	258.40	24,806
ADD TO/DEDUCT FROM RESERVE			203.11	19,499	192.88	18,516
ESTIMATED RESERVE AT 12/31/79			196.93	18,906	451.27	43,322

HUD-52567  
 December 1967  
 (Formerly PHA-2567)

Low-Rent Public Housing  
 Operating Budget  
 Schedule of Nonroutine Expenditures

Form Approved  
 Bud. Bur. No. 63-RB08.5

Cal 6-4

Local Housing Authority  
 Housing Authority of the City of Sacramento

Locality  
 Sacramento, California

Fiscal Year Ending

12/31/79

HUD-52567

Extraordinary Maintenance and Betterments & Additions  
 (Excluding Equipment Additions)

Equipment Requirements

Work Project Number	Description of Work Project (List <u>Extraordinary Maintenance</u> and <u>Betterments and Additions</u> separately)	Housing Project Number	Total Estimated Cost	Percent Complete Current Budget Year End	Requested Budget Year		Description of Equipment Items (List <u>Replacements</u> and <u>Additions</u> separately)	Requested Budget		
					Estimated Expenditure In Year	Percent Complete Year End		No. Of Items	Item Cost	Estimated Expenditure In Year
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
							<u>REPLACEMENTS</u>			
							Refrigerator	1	300	300
							Stove	1	300	300
										600

RESOLUTION NO. 1651  
 OCT. 24 1978