Fiscal Year 2023-24 Consolidated Operating Budget

Federally Funded Housing, Voucher & Management Programs



MARCH 27, 2023

Charlottesville Redevelopment & Housing Authority

Completed By:
John Sales, Executive Director
Mary Lou Hoffman, Director of Finance

CRHA FY 2023-24 Consolidated Operating Budget

Executive Summary

The FY 2023-24 Budget (04/01/2023–03/31/2024) covers all Charlottesville Redevelopment & Housing Authority's (CRHA) federally funded operations (public housing, housing choice vouchers, management (COCC)), capital funds, HUD funded units in related Low Income Housing Tax Credit (LIHTC) redeveloped communities, and the Family Self Sufficiency (FSS) program funding and all sources and uses of funds for Fiscal Year 2023-24. This document is the final draft of the annual budget for consideration and review by the Board of Commissioners.

This executive summary provides highlights of the budget along with explanations and details for some of the funding & functional expense categories. Additionally, we've provided detailed schedules related to all the major income items. The expense line items are fairly comprehensive and self-explanatory but further explanations and details can be provided as requested.

While the budget process for our ongoing housing and voucher programs are fairly straight forward, the impact of the newly redeveloped communities presented a challenge as the financial operational details of these new programs is still a work in progress. Further work is expected to fine tune these calendar year programs and will be presented once a new Finance Director has the opportunity to review and fairly present their operating budgets in a more thorough fashion. We continue to work towards more programmatic/departmental ownership of the budgets and the day-to-day decisions that drive the numbers but to date turnover at the management positions has hampered this effort. But we will continue to work toward a fully collaborative budget process over the coming fiscal year.

The attached summary, budgets in various levels of detail and funding attachments are submitted for your review, presentation and discussion on Monday, March 27, 2023.

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REVENUES

Tenant Revenue

The Public Housing Revenue & Unit data provides the historical average Tenant Rent charges across all properties. As of February 2023, the CRHA agency wide weighted average per unit, per month rent was $325.92 vs $320.17 last fiscal year. The averages presented below, along with projected average monthly occupancy provides the basis for our Tenant Rent calculations.

Site	AMP	Units	Projected Occupied	Average Rent	Budgeted Monthly Rent
Westhaven	**AMP 1**	126	123	$346.56	$42,972.82
South 1st Street*	**AMP 3**	58	58	$230.79	$0.00
6th Street	**AMP 3**	25	25	$385.75	$9,643.79
Madison	**AMP 4**	18	18	$323.15	$5,816.67
Michie	**AMP 4**	23	23	$320.72	$6,735.14
Riverside	**AMP 4**	16	16	$364.94	$5,839.05
Elsom	**AMP 4**	1	1	$819.58	$819.58
Hinton	**AMP 4**	1	1	$86.92	$86.92
Monticello	**AMP 4**	1	1	$640.17	$640.17
Ridge	**AMP 4**	2	2	$426.25	$852.50
		271	268	$320.17	$73,406.64

Our Public Housing leasing projections indicate that we will have only 3 vacant units for the public housing sites. However, we are not budgeting any CRHA Tenant rent for South First Street, as the traditional owned community will be vacant and under redevelopment. However, all units are eligible to generate management fees and we'll continue to receive HUD Operating Funds. Notice Crescent Halls is no longer part of the CRHA owned housing communities.

Other Tenant Revenue

Miscellaneous other tenant revenues (Laundry, Late Fees, Pet Fees, Cleaning Fees, and Damages) are not budgeted. Past history has shown these ancillary revenue items to not only be immaterial to operations, but with challenges in collecting Tenant Accounts Receivable and returning from a relaxed implementation of fees due to COVID, these budgeted ancillary revenue line items are omitted again this year to present a conservative estimate in tenant related revenue.

GOVERNMENT GRANT INCOME

HUD PHA Operating Grant

This month (March 2023) our HUD Regional office provided us with the calculations and estimated funding levels, by AMP, for calendar year 2023 (Budget documents Attachments 1-5). These calculations provide the best estimate of our FY funding levels and are directly incorporated in this budget, they are provided below by property. In addition to Operating Funds, the estimate provided for AMP 2, the old Crescent Halls, is reported to provide CRHA with 'Asset Repositioning Fee' (ARF) funds to assist in the offset of loss of Operating funds during Crescent Halls redevelopment transition year. This funding was originally to be provided at a higher level for both 2022 & 2023 but has been in dispute.

Please note in the budget as presented these funds are not being utilized and if provided will be used in accordance with ARF allowable expenditures & transfers.

	1WH	2CH	3SFIRST	3-6TH	4MAD	4MCH	4RS	4EL	4HA	4MO	4RD
	AMP 1	AMP 2	AMP 3		AMP 4						
HUD Obligation Per AMP	684,162.00		587,240.00		316,341.00						
Per Month/Property	57,013.50	-	34,196.94	14,739.72	7,652.82	9,780.21	6,803.97	424.42	424.42	424.42	851.48
Est Annual	684,162.00	-	410,363.28	176,876.64	91,833.84	117,362.52	81,647.64	5,093.04	5,093.04	5,093.04	10,217.76
Calendar Yr Funding 01/23-12/23		221,722.00									
CH Reposit Fee FY23-24 -(75%)		166,292.00									
Total 22-23 HUD Grant	684,162.00	166,292.00	410,363.28	176,876.64	91,833.84	117,362.52	81,647.64	5,093.04	5,093.04	5,093.04	10,217.76

The total HUD subsidy for PH operations for calendar year 2023 totals $1,646K for ongoing PH operations (vs calendar year 2022 at $1,118K and 2021 total $1,783K). In addition to the PH operating funds, there's the previously mentioned ARF of 221,722 (prorated to 166,292 for the Fiscal Year since this funding is NOT ongoing) and an additional $116K for the new Family Self Sufficiency program.

In addition to CRHA operations, HUD is providing funding for the designated Public Housing units in the redeveloped projects at Crescent Halls and South First Street. The programs are now HUD AMPs 9 and 10 respectively. While the funding will flow through CRHA, it will be either passed on to the new entities that now own these properties or utilized for allowable direct expenses only.

HUD Housing Assistance Payments (Section 8)

Section 8 Leasing schedule anticipates the Housing Choice Voucher Program will begin the fiscal year with 616 monthly vouchers leased in April 2023 compared to 482 vouchers a year ago. Along with our traditional Section 8 programs, Mainstream & Emergency Housing Vouchers, the HCV program will also continue to manage the Project Based Vouchers for both Crescent Halls Reno & South First Phase I. By the end of the fiscal year total vouchers are expected to exceed 700 per month.

The 24 Project Based vouchers in the South First Street Phase 1 development along with those in Crescent Halls will allow us to serve families from 0-30% AMI.

The HAP revenue is based on a combination of voucher types and rates as detailed here:

Housing Assistance Payments

Type	Total UML	Average HAP	Total HAP
HCV- all Other	6190	$719.00	$4,450,610
PBV-CH Reno	570	$605.00	$344,850
PBV-SFS P1	264	$605.00	$159,720
Tenant Protection	166	$719.00	$119,354
Enhanced	120	$719.00	$86,280
VASH	60	$536.00	$32,160
Portable Paid	40	$719.00	$28,760
FYI	124	$705.00	$87,420
EHV	168	$714.00	$119,952
MS	480	$703.00	$337,440
Total	8182	$704.78	$5,766,546

HUD Shortfall Funding

CRHA was identified in 2020 as eligible for PH Operating Fund Shortfall Funding in an effort to increase its Operating Reserve levels and stabilize the agency.

CRHA has accessed $550K in FY2022-23, $639K in FY2021-22 and have budgeted the available Shortfall Funding of $519,000 in this current fiscal year's budget.

Shortfall funds can only be used in the Public Housing operating AMPs and cannot be used for line items that are typically fully funding in our Operating Fund (primarily utilities and management related fees). CRHA has used the shortfall allowances to fund our Public Housing staff (wages & benefits) and have also included allowances in this budget to cover our vehicle related expenses (Vehicle Maintenance & and Gas).

HUD Capital Funding

CRHA's estimated Capital Funds for 2023 is $1,231K vs 2022 at $1,025K. The 2023-24 capital budget along with the remaining funds in grant years 2019, 2020, 2021 and 2022 provides for total available funding of $3,111,877.

- This fiscal year's budget includes the allowable transfer into COCC operations for budget line item (1410) Administration Funding in the amount of $119,212. These funds are shown as an Operating Transfer In for the COCC.
- In addition to the Admin funding, we'll be transferring in the allowable Operations (1406) Funding for 2023 in the amount of $240,154. These funds are shown as an Operating Transfer In to Westhaven.

OTHER INCOME

COCC PH Fee Income

Total Public Housing Fee Revenue is based on the leasing schedule used to calculate Tenant Income and "Total Unit Months" at the published Public Housing Management Fee rate of $76.89; Bookkeeping Fee Rate of $7.50; and Asset Management Fee of $10. This same COCC Income is also the Fee Expense for each property as indicated below.

Notice we are also accounting for the appropriate fees for the PH units at both CH Reno & South First Phase I

		Rates		
		76.89	7.50	10.00
Property	Total Unit Months	Mgmt Fee	Bkg Fees	Asset Mgmt Fee
Westhaven	1470	113,028	11,025	15,120
Crescent Halls	0	-	-	-
South 1st Street	696	53,515	5,220	6,960
6th Street	300	23,067	2,250	3,000
Madison	216	16,608	1,620	2,160
Michie	276	21,222	2,070	2,760
Riverside	192	14,763	1,440	1,920
Elsom	12	923	90	120
Hinton	12	923	90	120
Monticello	12	923	90	120
Ridge	24	1,845	180	240
CH Reno LLC	528	40,598	3,960	5,280
SFS Phase 1	169	12,994	1,268	1,560
	3907	300,409	29,303	39,360

HCV Admin Fee Income

The Administrative Fees Earned are based on the leasing schedule projecting 8,182 leased unit months earning a net fee of $79.39 PUM, (A Rate of $88.70 multiplied by a proration rate of 89.5%. See table below:

Type	Total UML	Admin Fee Rates			AF Revenues
		A Rate	B Rate	Proration Rate	
HCV- all Other	6,190	88.70	74.65	0.895	491,402
PBV-CH Reno	570	88.70	-	0.895	45,250
PBV-SFS P1	264	88.70	-	0.895	20,958
Tenant Protectior	166	88.70	-	0.895	13,178
Enhanced	120	88.70	-	0.895	9,526
VASH	60	88.70	-	0.895	4,763
Portable Paid	40	88.70	-	0.895	3,175
FYI	124	88.70	-	0.895	9,844
EHV	168	88.70	-	0.895	13,337
MS	480	88.70	-	0.895	38,106
Total	8,182				649,540

Agent Fee Income to COCC

Along with the allowable management fees detailed earlier, the COCC will also be earning it's 'Agent Fee' from the redeveloped communities at Crescent Halls & S First Street. Per the management agreement completed at the initiation of the projects, the COCC is eligible for 7.86% of 'Collected Rent' at Crescent Halls and 7% at South First Street.

	CH Reno	SFS Phase 1
Rental Income		
Tenant Rent	289,172	251,463
Tenant Assistance Rent	285,688	294,019
Total Rental Income	574,860	545,482
A/R Tenants (Estimated)	26,870	34,219
A/R Affordable Housing Subsidies (Estimated)	15,791	12,038
	42,662	46,257
Gross Collections subject to fee	532,198	499,225
Contracted Agents Fee as % of Gross Collections	7.86%	7.00%
Agents Fee based on Est Gross Collections	41,831	34,946

EXPENSES

Total Operating - Administrative

Administrative operating expenses include Administrative Salaries & Benefits which were thoroughly reviewed and encompass all known vacancies and expected employee changes & hires as of this date. Currently for CRHA purposes, all staff not directly working in the Maintenance department are classified as "Administrative."

For our 2023 Benefit Year (starting 7/1/2023) we have estimated increases that would likely be split between CRHA and employee contributions. With a more stable workforce in the Maintenance Dept, FY 2023 will likely see a jump in overall benefit costs as employees become eligible and opt in for benefits, primarily health insurance, are increasing as are the average tenure of current staff. All vacancies were assigned a prorated benefit factor for budget purposes and agency wide benefits are approximately 30% of gross wages for eligible employees.

Audit Fees are based on an existing contract, intercompany Management & Bookkeeping Fees are as detailed on the COCC Income schedule above, and Legal expense is based on 2023 actual.

In the prior 2 Fiscal Years the HCV department has provided rent to the 6th Street property for the use of the office. Starting early 2023, the HCV office will relocate to the current Admin office at 110 5th Street and the rent and other associated costs are reflected accordingly. Administrative expense also includes office supplies, telephone & cell service, postage, copier and networking & broadband services and included here as projected. The "Other" category includes Consulting Services, Membership Fees & Dues, Staff Training and other miscellaneous expenses.

Total Tenant Services

The Asset Management Fee is included here – calculated at $10/Unit with the detail above on the COCC Income side. Tenant Services Contract Costs cover the costs for Property Beautification Project and the Resident Contractors.

Total Utility Expense

A rolling 3-year review of actual expenses was used to average and trend each line item. Overall utilities have been trending down slightly with the exception of 6th Street where a water leak elevated the last two FY's Water & Sewer bills. FY 2023-24 reflects an approximate 3% increase over the monthly average for FY2023.

Total Maintenance Expense

As with the Administrative expenses, Maintenance Salaries and Benefits comprise the majority of the budget, approximately 2/3rds of the total Maintenance costs.
The current fiscal year has shown a very dramatic increase Maintenance Supplies with FY 23-24 closing with nearly a $100K increase in Maintenance supply costs over the previous fiscal year. A portion, about $15k can be attributed to higher fuel costs, but the remainder belongs to increased purchasing in routine Supplies and Appliances. This is one area Management will be targeting to closely monitor in the coming fiscal year.

Likewise, Contracted Services is allowing for observed increases in area such as Pest Control and contracted Janitorial services.

Total Insurance Expense

All CRHA insurance is provided through VRSA and includes Property, Liability, Worker's Compensation & Auto Insurance and the 2023 budget includes a 6% escalator all coverages that will continue to be carried by CRHA. Property Insurances will need to be adjusted for the removal of the redeveloped properties.

Total Other General Expense

Includes line items that pivot off of other expense items. Compensated Absences are calculated at 5% of budgeted salaries. The PILOT fee to the City of Charlottesville is budgeted based on our projected "Shelter Rent" (Rental Income – Utility Expense). And finally Bad Debt Expense is reserved at 2.5% of Tenant Rental Income.

Total Housing Assistance Payments (HAP)

The total HAP payments is tied directly to the calculated HAP Revenue as detailed for the HAP Subsidy in the revenue section above.

Total Other Financing Sources(Uses) - "Operating Transfer In/Out"

Allowable Capital Fund transfers for CFP lines 1406 and 1410 are indicated on the Transfers In/Out accounts must tie to zero.

Total Non-Operating Expenditures

The annual debt service payments required by the PH program for the leased vehicles is represented by the $12K noted in Westhaven and will reduce the available cash.

END

Charlottesville Redevelopment & Housing Authority
Fiscal Year 2023-24
Comprehensive Budget Packet

(Attached Separately)

1. Consolidated Budget

2. Program Fund Budget

3. Public Housing Line-Item Budget

4. Other HUD Operating Line-Item Budget

5. Public Housing Prior Years Comparison

6. Capital Fund Budget – 5 years

Attachments:

- **A. Hud Operating Fund Grant – AMP 1**
- **B. Hud Operating Fund Grant – AMP 2**
- **C. Hud Operating Fund Grant – AMP 3**
- **D. Hud Operating Fund Grant – AMP 4**
- **E. Hud Operating Fund Grant – AMP 9**
- **F. Hud Operating Fund Grant – AMP 10**

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2024

Line	FDS Account Description	Consolidated Budget
1	Net Tenant Rental Revenue	880,880
2	Tenant Revenue-Other	-
3	Total Tenant Reveue	880,880
4		
5	HUD PHA Operating Grants	1,870,035
6	HUD PHA Shortfall Funds	519,000
7	HAP Subsidy	5,766,546
8	Administrative Fees Earned	649,540
9	Preliminary Fees	-
10	Capital Grants	3,471,242
11	Total Government Subsidy	12,276,363
12		
13	Management Fee Income	449,667
14	Asset Management Fee Income	39,360
15	Bookkeeping Fee Income	90,668
16	Total Fee Revenue	579,695
17		
18	Other Government Grants	19,350
19	Investment Income - Unrestricted	-
20	Fraud Recovery - HAP	1,411
21	Other Revenue	152,527
22	Total Other Revenue	173,288
23		
24	**TOTAL REVENUE**	**13,910,225**
25		
26		
27	Administrative Salaries	1,338,888
28	Auditing Fees	21,000
29	Management Fee	378,225
30	Bookkeeping Fee	85,440
31	Advertising & Marketing	-
32	Employee Benefit Contrib-Admin	234,600
33	Office Expenses	177,500
34	Legal Expense	30,925
35	Travel	11,291
36	Other Admin Expenses	67,500
37	Total Operating-Administrative	2,345,369
38		
39	Asset Management Fee	32,520
40	Tenant Relocation Costs	-
41	Tenant Services-Other	36,100
42	Total Tenant Services	68,620
43		
44	Water	125,662
45	Electricity	193,776
46	Gas	122,547
47	Sewer	153,473
48	Total Utilities	595,458

Charlottesville Redevelopment Housing Authority
Annual Consolidated Budget
Fiscal Year Ending March 31, 2024

Line	FDS Account Description	Consolidated Budget
49		
50	Maintenance Salaries	541,317
51	Maintenance Materials & Supplies	210,323
52	Maintenance Contracts	252,561
53	Employee Benefit Contrib-Maint	143,460
54	Total Maintenance	1,147,661
55		
56	Protective Services - Other Contract Costs	
57	Total Protective Services	
58		
59	Property Insurance	37,615
60	Liability Insurance	23,681
61	Worker's Compensation	34,935
62	Other Insurance	3,000
63	Total Insurance	99,230
64		
65	Compensated Absences	94,012
66	Payments in Lieu of Taxes	40,292
67	Bad Debt-Tenant Rents	22,022
68	Total Other General Expenses	156,326
69		
70	Total Operating Expenses	4,412,664
71		
72	*Excess Revenue Over Operating Expenses*	*9,497,561*
73		
74	Mainstream HAP	337,440
75	Tenant Protection HAP	119,354
76	Emergency Housing HAP	119,952
77	All Other HAP	5,234,775
78	Total Housing Assistance Payments	5,811,521
79		
80	**TOTAL EXPENSES**	**10,224,185**
81		
82	Operating Transfers IN	359,366
83	Operating Transfers OUT	(2,341,255)
84	Total Other Financing Sources (Uses)	(1,981,889)
85		
86	Excess (Deficit) of Revenue Over(Under) Expenses	1,704,151
87		
88	Required Annual Debt Payments	12,469
89	Expected Capital Payments	-
90	Total Non Operating Expenditures	12,469
91		
92	Net Increase (Decrease) Cash Flow	1,691,682
93		
94	Unit Months Available	3,252
95	Unit Months Leased	3,210

Charlottesville Redevelopment Housing Authority
Program Fund Budget
Fiscal Year Ending March 31, 2024

Line	FDS Account Description	Consolidated Budget	AMPs	HCV	FSS	COCC
1	Net Tenant Rental Revenue	880,880	880,880	-	-	-
2	Tenant Revenue-Other	-	-	-	-	-
3	Total Tenant Reveue	880,880	880,880	-	-	-
4						
5	HUD PHA Operating Grants	1,870,035	2,835,469	-	116,000	-
6	HUD PHA Shortfall Funds	519,000	519,000			
7	HAP Subsidy	5,766,546	-	5,766,546	-	-
8	Administrative Fees Earned	649,540	-	649,540	-	-
9	Preliminary Fees	-	-	-	-	-
10	Capital Grants	3,471,242	-	-	-	-
11	Total Government Subsidy	12,276,363	3,354,469	6,416,086	116,000	-
12						
13	Management Fee Income	449,667	-	-	-	449,667
14	Asset Management Fee Income	39,360	-	-	-	39,360
15	Bookkeeping Fee Income	90,668	-	-	-	90,668
16	Total Fee Revenue	579,695	-	-	-	579,695
17						
18	Other Government Grants	19,350	-	-	-	19,350
19	Investment Income - Unrestricted	-	-	-	-	-
20	Fraud Recovery - HAP	1,411	-	1,411	-	-
21	Other Revenue	152,527	2,750	-	-	149,777
22	Total Other Revenue	173,288	2,750	1,411	-	169,127
23						
24	**TOTAL REVENUE**	**13,910,225**	**4,238,098**	**6,417,497**	**116,000**	**748,821**
25						
26						
27	Administrative Salaries	1,338,888	409,635	250,911	78,750	599,592
28	Auditing Fees	21,000	15,000	2,000	-	4,000
29	Management Fee	378,225	300,409	131,408	-	-
30	Bookkeeping Fee	85,440	29,303	61,365	-	-
31	Advertising & Marketing	-	-			
32	Employee Benefit Contrib-Admin	234,600	79,136	34,618	12,782	108,064
33	Office Expenses	177,500	87,800	37,133	18,067	34,500
34	Legal Expense	30,925	6,800	6,050	-	18,075
35	Travel	11,291	6,000	291	1,000	4,000
36	Other Admin Expenses	67,500	25,650	16,550	-	25,300
37	Total Operating-Administrative	2,345,369	959,733	540,326	110,599	793,531
38						
39	Asset Management Fee	32,520	39,360	-	-	-
40	Tenant Relocation Costs	-	12,000	-	-	-
41	Tenant Services-Other	36,100	36,100	-	-	-
42	Total Tenant Services	68,620	87,460	-	-	-
43						
44	Water	125,662	229,056	-	-	-
45	Electricity	193,776	355,238	-	-	-
46	Gas	122,547	198,433	-	-	-
47	Sewer	153,473	294,912	-	-	-
48	Total Utilities	595,458	1,077,639	-	-	-
49						
50	Maintenance Salaries	541,317	541,317	-	-	-
51	Maintenance Materials & Supplies	210,323	209,423	500	-	400
52	Maintenance Contracts	252,561	297,706	-	-	6,000
53	Employee Benefit Contrib-Maint	143,460	136,970	6,490	-	-
54	Total Maintenance	1,147,661	1,185,416	6,990	-	6,400

Charlottesville Redevelopment Housing Authority
Program Fund Budget
Fiscal Year Ending March 31, 2024

Line	FDS Account Description	Consolidated Budget	AMPs	HCV	FSS	COCC
55						
56	Protective Services - Other Contract Costs					
57	Total Protective Services	-	-	-	-	-
58						
59	Property Insurance	37,615	68,012	-	-	-
60	Liability Insurance	23,681	26,552	790	-	6,697
61	Worker's Compensation	34,935	17,669	4,663	1,463	11,140
62	Other Insurance	3,000	2,250	250	-	500
63	Total Insurance	99,230	114,483	5,703	1,463	18,337
64						
65	Compensated Absences	94,012	47,548	12,546	3,938	29,980
66	Payments in Lieu of Taxes	40,292	45,997	-	-	-
67	Bad Debt-Tenant Rents	22,022	22,022	-	-	-
68	Total Other General Expenses	156,326	115,567	12,546	3,938	29,980
69						
70	Total Operating Expenses	4,412,664	3,540,298	565,565	116,000	848,248
71						
72	*Excess Revenue Over Operating Expenses*	*9,497,561*	*697,800*	*5,851,932*	*-*	*(99,427)*
73						
74	Mainstream HAP	337,440	-	337,440	-	-
75	Tenant Protection HAP	119,354	-	119,354	-	-
76	Emergency Housing HAP	119,952	-	119,952	-	-
77	All Other HAP	5,234,775	-	5,234,775	-	-
78	Total Housing Assistance Payments	5,811,521	-	5,811,521	-	-
79						
80	**TOTAL EXPENSES**	**10,224,185**	**3,540,298**	**6,377,086**	**116,000**	**848,248**
81						
82	Operating Transfers IN	359,366	240,154	-	-	119,212
83	Operating Transfers OUT	(2,341,255)	(420,000)	-	-	-
84	Total Other Financing Sources (Uses)	(1,981,889)	(179,846)	-	-	119,212
85						
86	Excess (Deficit) of Revenue Over(Under) Expenses	1,704,151	517,954	40,411	-	19,785
87						
88	Required Annual Debt Payments	12,469	12,469			
89	Expected Capital Payments	-	-			
90	Total Non Operating Expenditures	12,469	12,469	-	-	-
91						
92	Net Increase (Decrease) Cash Flow	1,691,682	505,485	40,411	-	19,785
93						
94	Unit Months Available	3,252	3,252			
95	Unit Months Leased	3,210	3,210			

Housing Authority
Detail Revenue/Expense Line Item Budget
Fiscal Year Ending March 31, 2024

Line		1WH	2CH	3SFIRST	3-6TH	4MAD	4MCH	4RS	4EL	4HA	4MO	4RD	Total PH Op	AMP 9	AMP10
	NET INCOME	163,956	166,292	121,378	39,398	15,739	620	4,676	4,070	(3,828)	2,353	(686)	513,968	1,917	2,070
1	Rent Income-Gross Potential	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	Tenant Rent	515,674	-	-	115,726	69,800	80,822	70,069	9,835	1,043	7,682	10,230	880,880	-	-
3	Tenant Assistance Rent	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	Total Rental Income	515,674	-	-	115,726	69,800	80,822	70,069	9,835	1,043	7,682	10,230	880,880	-	-
5															
6	Laundry and Vending	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Cleaning Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Damages	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Late Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	Legal Fees - Tenant	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Misc.Tenant Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12	Pet Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	Total Other Tenant Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14	NET TENANT INCOME	515,674	-	-	115,726	69,800	80,822	70,069	9,835	1,043	7,682	10,230	880,880	-	-
15															
16	HUD PHA Operating Grants/Subsidy	684,162	166,292	410,363	176,877	91,834	117,363	81,648	5,093	5,093	5,093	10,218	1,754,035	688,132	393,302
17	HUD PHA Shortfall Funds	305,100	-	-	40,400	51,000	64,500	45,500	2,500	2,500	2,500	5,000	519,000	-	-
18	Section 8 HAP Earned	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19	Section 8 Admin. Fee Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20	Port-In Admin Fees Earned	-	-	-	-	-	-	-	-	-	-	-	-	-	-
21	Port In HAP Earned	-	-	-	-	-	-	-	-	-	-	-	-	-	-
22	Section 8 EHV Prelim & Srvc Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
23	Other Government Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24	Capital Fund Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25	TOTAL GRANT INCOME	989,262	166,292	410,363	217,277	142,834	181,863	127,148	7,593	7,593	7,593	15,218	2,273,035	688,132	393,302
26															
27	Investment Income - Unrestricted	-	-	-	-	-	-	-	-	-	-	-	-	-	-
28	Management Fee Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	Bookkeeping Fee Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30	Asset Management Fee Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
31	Fraud Recovery - HAP	-	-	-	-	-	-	-	-	-	-	-	-	-	-
32	Miscellaneous Other Income	-	-	-	2,750	-	-	-	-	-	-	-	2,750	-	-
33	Agent Fee Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
34	Operating Transfers IN	240,154	-	-	-	-	-	-	-	-	-	-	240,154	-	-
35	Community Grant Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-
36	TOTAL OTHER INCOME	240,154	-	-	2,750	-	-	-	-	-	-	-	242,904	-	-
37															

Housing Authority
Detail Revenue/Expense Line Item Budget
Fiscal Year Ending March 31, 2024

Line		1WH	2CH	3SFIRST	3-6TH	4MAD	4MCH	4RS	4EL	4HA	4MO	4RD	Total PH Op	AMP 9	AMP10
38	TOTAL INCOME	1,745,090	166,292	410,363	335,752	212,634	262,684	197,216	17,428	8,636	15,275	25,448	3,396,818	688,132	393,302
39															
40															
41	Administrative Salaries	222,991	-	51,558	22,223	32,767	41,869	29,126	1,820	1,820	1,820	3,641	409,635	-	-
42	Administrative Salaries - Contra Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-
43	Compensated Absences	26,305	-	7,342	3,165	3,117	3,983	2,771	173	173	173	346	47,548	-	-
44	Employee Benefit FICA - Admin	17,060	-	3,950	1,710	2,510	3,210	2,230	140	140	140	280	31,370	-	-
45	Emp Benefit FICA - Admin - Contra Acco	-	-	-	-	-	-	-	-	-	-	-	-	-	-
46	Employee Insurance - Admin	22,574	-	3,478	1,500	2,056	2,628	1,828	114	114	114	229	34,635	-	-
47	Retirement - Admin	4,233	-	520	224	161	206	143	9	9	9	18	5,532	-	-
48	Unemployment Insurance - Admin	2,069	-	475	205	293	375	261	16	16	16	33	3,759	-	-
49	Disability - Admin (Incl in Retirement)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
50	Fitness - Admin	-	-	-	-	-	-	-	-	-	-	-	-	-	-
51	Workers Comp - Admin	4,143	-	958	413	609	778	541	34	34	34	68	7,612	-	-
52	Total Administrative Salaries	299,375	-	68,281	29,440	41,513	53,049	36,900	2,306	2,306	2,306	4,615	540,091	-	-
53	Legal Expense														
54	Employment Screening Expense	139	-	64	28	20	25	18	1	1	1	2	300	-	-
55	Tenant Screening	232	-	107	46	33	42	30	2	2	2	4	500	-	-
56	General Legal Expense	2,790	-	1,284	554	399	509	354	22	22	22	44	6,000	-	-
57	Total Legal Expense	3,162	-	1,455	627	452	577	401	25	25	25	50	6,800	-	-
58	Other Admin Expenses														
59	Staff Training	8,873	-	-	1,761	1,268	1,620	1,127	70	70	70	141	15,000	-	-
60	Travel	3,549	-	-	704	507	648	451	28	28	28	56	6,000	-	-
61	Auditing Fees	8,873	-	-	1,761	1,268	1,620	1,127	70	70	70	141	15,000	-	-
62	Port Out Admin Fee Paid	-	-	-	-	-	-	-	-	-	-	-	-	-	-
63	Management Fee	113,028	-	53,515	23,067	16,608	21,222	14,763	923	923	923	1,845	246,817	40,598	12,994
64	Bookkeeping Fee	11,025	-	5,220	2,250	1,620	2,070	1,440	90	90	90	180	24,075	3,960	1,268
65	Asset Management Fee	15,120	-	6,960	3,000	2,160	2,760	1,920	120	120	120	240	32,520	5,280	1,560
66	Office Rent	-	-	-	-	-	-	-	-	-	-	-	-	-	-
67	Consultants	14,789	-	-	2,934	2,113	2,700	1,878	117	117	117	235	25,000	-	-
68	Professional Meetings	1,775	-	-	352	254	324	225	14	14	14	28	3,000	-	-
69	Total Other Admin Expenses	177,032	-	65,695	35,829	25,797	32,962	22,930	1,433	1,433	1,433	2,866	367,412	49,838	15,822
70	Miscellaneous Admin Expenses														
71	Membership and Fees	887	-	-	176	127	162	113	7	7	7	14	1,500	-	-
72	Publications	-	-	-	-	-	-	-	-	-	-	-	-	-	-
73	Advertising	1,183	-	-	235	169	216	150	9	9	9	19	2,000	-	-
74	Office Supplies	5,915	-	-	1,174	845	1,080	751	47	47	47	94	10,000	-	-
75	Telecom & Cell Services	2,958	-	-	587	423	540	376	23	23	23	47	5,000	-	-
76	Postage	3,549	-	-	704	507	648	451	28	28	28	56	6,000	-	-

Housing Authority
Detail Revenue/Expense Line Item Budget
Fiscal Year Ending March 31, 2024

Line		1WH	2CH	3SFIRST	3-6TH	4MAD	4MCH	4RS	4EL	4HA	4MO	4RD	Total PH Op	AMP 9	AMP10
77	Software License Fees	887	-	-	176	127	162	113	7	7	7	14	1,500	-	-
78	Copy & Print Services	5,206	-	-	1,033	744	950	661	41	41	41	83	8,800	-	-
79	Printer Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-
80	Software/IT	-	-	-	-	-	-	-	-	-	-	-	-	-	-
81	Network & Broadband Services	17,746	-	-	3,521	2,535	3,239	2,254	141	141	141	282	30,000	-	-
82	Small Office Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-
83	TV/Cable	-	-	-	-	-	-	-	-	-	-	-	-	-	-
84	Bank & Service Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
85	Other Misc Admin Expenses	2,958	-	-	587	423	540	376	23	23	23	47	5,000	-	-
86	Total Miscellaneous Admin Expenses	41,290	-	-	8,192	5,899	7,537	5,243	328	328	328	655	69,800	-	-
87	TOTAL ADMINISTRATIVE EXPENSES	520,859	-	135,432	74,089	73,660	94,126	65,475	4,092	4,092	4,092	8,187	984,103	49,838	15,822
88															
89	Other Tenant Svcs.	2,325	-	1,070	461	332	424	295	18	18	18	37	5,000	-	-
90	Tenant Services Contract Costs	10,200	-	8,700	3,400	2,700	2,700	2,400	200	200	200	400	31,100	-	-
91	Tenant Relocation	-	-	-	-	-	-	-	-	-	-	-	-	-	12,000
92	TOTAL TENANT SERVICES EXPENSES	12,525	-	9,770	3,861	3,032	3,124	2,695	218	218	218	437	36,100	-	12,000
93															
94	Water	64,734	-	-	23,672	5,926	14,635	12,284	683	1,193	925	1,610	125,662	79,773	23,621
95	Electricity	104,863	-	-	32,455	15,674	17,941	16,290	1,918	822	1,125	2,688	193,776	100,352	61,110
96	Gas	63,836	-	-	18,987	10,237	13,950	10,749	730	866	764	2,428	122,547	38,954	36,932
97	Garbage/Trash Removal	35,833	-	-	7,772	6,817	8,008	4,562	56	56	97	116	63,317	35,255	15,890
98	Sewer	79,862	-	-	29,114	7,292	18,222	13,575	813	1,490	1,139	1,966	153,473	112,692	28,747
99	Stormwater Tax	6,954	-	-	1,511	1,128	1,183	785	32	32	46	79	11,749	1,455	4,251
100	TOTAL UTILITY EXPENSES	356,082	-	-	113,511	47,074	73,939	58,245	4,232	4,459	4,096	8,887	670,524	368,481	170,551
101															
102	Maintenance Salaries	303,099	-	95,287	41,072	29,572	37,786	26,286	1,643	1,643	1,643	3,286	541,317	-	-
103	FICA - Maintenance	23,190	-	7,290	3,150	2,270	2,900	2,020	130	130	130	260	41,470	-	-
104	Employee Insurance - Maintenance	42,594	-	12,002	5,173	3,725	4,759	3,311	207	207	207	414	72,599	-	-
105	Retirement - Maintenance	6,161	-	2,327	1,003	722	923	642	40	40	40	80	11,978	-	-
106	Unemployment Insurance - Maintenance	3,291	-	1,053	454	327	418	290	18	18	18	36	5,923	-	-
107	Disability - Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
108	Fitness - Maintenance	93	-	43	18	13	17	12	1	1	1	1	200	-	-
109	Workers Comp - Maintenance	5,631	-	1,770	763	549	702	488	31	31	31	61	10,057	-	-
110	Maintenace Uniforms	2,232	-	1,027	443	319	407	283	18	18	18	35	4,800	-	-
111	Total General Maint Expense	386,291	-	120,799	52,076	37,497	47,912	33,332	2,087	2,087	2,087	4,174	688,344	-	-
112	Materials														
113	Supplies - Grounds	4,851	-	-	962	693	885	616	38	38	38	77	8,200	-	-
114	Supplies-Appliance	2,958	-	-	587	423	540	376	23	23	23	47	5,000	-	-
115	Supplies-Decorating/Painting	8,873	-	-	1,761	1,268	1,620	1,127	70	70	70	141	15,000	-	-

Housing Authority
Detail Revenue/Expense Line Item Budget
Fiscal Year Ending March 31, 2024

Line		1WH	2CH	3SFIRST	3-6TH	4MAD	4MCH	4RS	4EL	4HA	4MO	4RD	Total PH Op	AMP 9	AMP10
116	Supplies-Electrical	2,958	-	-	587	423	540	376	23	23	23	47	5,000	-	-
117	Supplies-Exterminating	710	-	-	141	101	130	90	6	6	6	11	1,200	-	-
118	Supplies-Janitorial/Cleaning	5,915	-	-	1,174	845	1,080	751	47	47	47	94	10,000	-	-
119	Supplies-Maint/Repairs	50,000	-	13,800	6,800	3,500	6,500	5,400	250	250	200	750	87,450	-	-
120	Supplies-Plumbing	18,930	-	-	3,756	2,704	3,455	2,404	150	150	150	300	32,000	-	-
121	Tools and Equipment	3,549	-	-	704	507	648	451	28	28	28	56	6,000	-	-
122	Maintenance Paper/Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-
123	Supplies-Turn	-	-	-	-	-	-	-	-	-	-	-	-	-	-
124	Supplies - Snow Removal	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125	Supplies - HVAC	5,663	-	-	1,124	809	1,034	719	45	45	45	90	9,573	-	-
126	Vehicle-Gas & Oil	17,746	-	-	3,521	2,535	3,239	2,254	141	141	141	282	30,000	-	-
127	Total Materials	122,153	-	13,800	21,116	13,808	19,671	14,562	823	823	773	1,895	209,423	-	-
128	Contract Costs														
129	Contract-Building Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
130	Contract-Electrical	2,500	-	500	1,000	750	750	750	-	-	-	-	6,250	-	-
131	Contract-Pest Control	50,000	-	1,500	6,990	2,550	1,225	1,600	273	273	273	560	65,244	-	-
132	Contract-Grounds	23,662	-	1,000	4,695	3,380	4,319	3,005	188	188	188	376	41,000	-	-
133	Contract-Janitorial/Cleaning	14,789	-	-	2,934	2,113	2,700	1,878	117	117	117	235	25,000	-	-
134	Contract-Plumbing	1,350	-	4,800	-	-	-	-	-	-	-	-	6,150	-	-
135	Contract-HVAC	1,500	-	100	750	500	500	250	-	-	-	-	3,600	-	-
136	Contract-Vehicle Maintenance	17,746	-	-	3,521	2,535	3,239	2,254	141	141	141	282	30,000	-	-
137	Contract-Equipment Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-
138	Contract-Maintenance Consultants	-	-	-	-	-	-	-	-	-	-	-	-	-	-
139	Contract-Elevator Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	-
140	Contract-Alarm Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	-
141	Answering Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-
142	Contract-IT Contracts	-	-	-	-	-	-	-	-	-	-	-	-	-	-
143	Contract Costs-Other	2,790	-	1,284	554	399	509	354	22	22	22	44	6,000	-	-
144	Total Contract Costs	114,337	-	9,184	20,444	12,227	13,242	10,090	741	741	741	1,496	183,244	-	-
145	TOTAL MAINTENACE EXPENSES	622,781	-	143,783	93,636	63,531	80,826	57,985	3,651	3,651	3,601	7,565	1,081,011	-	-
146															
147	Property Insurance	22,245	-	-	4,618	2,894	4,062	3,018	156	156	156	311	37,615	17,027	13,370
148	Liability Insurance	4,639	-	-	921	663	847	589	37	37	37	73	7,842	2,761	2,135
149	Auto Insurance	4,066	-	-	807	581	742	516	32	32	32	65	6,874	2,420	1,872
150	Other Business Insurance	886	-	-	169	123	156	109	7	7	7	13	1,478	689	483
151	Payments in Lieu of Taxes	20,238	-	-	1,150	3,067	1,607	1,717	569	(333)	373	154	28,542	-	-
152	Misc. Taxes/Liscenses/Insurance	1,000	-	-	250	200	200	150	100	100	100	150	2,250	-	-
153	Retiree Expense	2,272	-	-	451	325	415	288	18	18	18	36	3,840	-	-
154	Bad Debt-Tenant Rents	12,892	-	-	2,893	1,745	2,021	1,752	246	26	192	256	22,022	-	-

Housing Authority
Detail Revenue/Expense Line Item Budget
Fiscal Year Ending March 31, 2024

													Total		
Line		1WH	2CH	3SFIRST	3-6TH	4MAD	4MCH	4RS	4EL	4HA	4MO	4RD	PH Op	AMP 9	AMP10
155	Other General Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
156	TOTAL GENERAL EXPENSES	68,237	-	-	11,258	9,597	10,050	8,139	1,165	43	915	1,057	110,462	22,897	17,859
157															
158	Housing Assistance Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-
159	Tenant Utility Payments-Voucher	-	-	-	-	-	-	-	-	-	-	-	-	-	-
160	Portable Out HAP Payments	-	-	-	-	-	-	-	-	-	-	-	-	-	-
161	TOTAL HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-
162															
163	Interest Expense-Loan 1	650	-	-	-	-	-	-	-	-	-	-	650	-	-
164	TOTAL FINANCING EXPENSES	650	-	-	-	-	-	-	-	-	-	-	650	-	-
165															
166	Operating Transfers OUT	-	-	-	-	-	-	-	-	-	-	-	-	245,000	175,000
167	TOTAL NON-OPERATING ITEMS	-	-	-	-	-	-	-	-	-	-	-	-	245,000	175,000
168															
169	TOTAL EXPENSES	1,581,134	-	288,985	296,355	196,895	262,064	192,540	13,358	12,464	12,923	26,133	2,882,851	686,215	391,232
170															
171	EXCESS (Deficit) of REV OVER (Under) EXP	163,956	166,292	121,378	39,398	15,739	620	4,676	4,070	(3,828)	2,353	(686)	513,968	1,917	2,070

Housing Authority
Detail Revenue/Expense Line Item Budget
Fiscal Year Ending March 31, 2024

Line		Total PH Op	FSS	HCV	COC	ALL Operating
	NET INCOME	513,968	-	40,411	19,785	574,164
1	Rent Income-Gross Potential	-	-	-	-	-
2	Tenant Rent	880,880	-	-	-	880,880
3	Tenant Assistance Rent	-	-	-	-	-
4	Total Rental Income	880,880	-	-	-	880,880
5						
13	Total Other Tenant Income	-	-	-	-	-
14	NET TENANT INCOME	880,880	-	-	-	880,880
15						
16	HUD PHA Operating Grants/Subsidy	1,754,035	116,000	-	-	1,870,035
17	HUD PHA Shortfall Funds	519,000	-	-	-	519,000
18	Section 8 HAP Earned	-	-	5,766,546	-	5,766,546
19	Section 8 Admin. Fee Income	-	-	649,540	-	649,540
20	Port-In Admin Fees Earned	-	-	-	-	-
21	Port In HAP Earned	-	-	-	-	-
22	Section 8 EHV Prelim & Srvc Fees	-	-	-	-	-
23	Other Government Grants	-	-	-	19,350	19,350
24	Capital Fund Grants	-	-	-	-	-
25	TOTAL GRANT INCOME	2,273,035	116,000	6,416,086	19,350	8,824,471
26						
27	Investment Income - Unrestricted	-	-	-	-	-
28	Management Fee Income	-	-	-	449,667	449,667
29	Bookkeeping Fee Income	-	-	-	90,668	90,668
30	Asset Management Fee Income	-	-	-	39,360	39,360
31	Fraud Recovery - HAP	-	-	1,411	-	1,411
32	Miscellaneous Other Income	2,750	-	-	73,000	75,750
33	Agent Fee Income	-	-	-	76,777	76,777
34	Operating Transfers IN	240,154	-	-	119,212	359,366
35	Community Grant Income	-	-	-	-	-
36	TOTAL OTHER INCOME	242,904	-	1,411	848,683	1,092,998
37						
38	TOTAL INCOME	3,396,818	116,000	6,417,497	868,033	10,798,349

Housing Authority
Detail Revenue/Expense Line Item Budget
Fiscal Year Ending March 31, 2024

		Total				ALL
Line		PH Op	FSS	HCV	COC	Operating
39						
40						
41	Administrative Salaries	409,635	78,750	250,911	599,592	1,338,888
42	Administrative Salaries - Contra Account	-	-	-	-	-
43	Compensated Absences	47,548	3,938	12,546	29,980	94,012
44	Employee Benefit FICA - Admin	31,370	6,030	19,200	45,870	102,470
45	Emp Benefit FICA - Admin - Contra Acc	-	-	-	-	-
46	Employee Insurance - Admin	34,635	6,250	6,490	47,550	94,925
47	Retirement - Admin	5,532	-	6,418	7,628	19,578
48	Unemployment Insurance - Admin	3,759	502	2,510	4,016	10,787
49	Disability - Admin (Incl in Retirement)	-	-	-	-	-
50	Fitness - Admin	-	-	-	-	-
51	Workers Comp - Admin	7,612	1,463	4,663	11,140	24,878
52	Total Administrative Salaries	540,091	96,933	302,738	745,776	1,685,538
53	Legal Expense					
54	Employment Screening Expense	300	-	50	75	425
55	Tenant Screening	500	-	5,000	-	5,500
56	General Legal Expense	6,000	-	1,000	18,000	25,000
57	Total Legal Expense	6,800	-	6,050	18,075	30,925
58	Other Admin Expenses					
59	Staff Training	15,000	4,500	4,000	5,000	28,500
60	Travel	6,000	1,000	291	4,000	11,291
61	Auditing Fees	15,000	-	2,000	4,000	21,000
62	Port Out Admin Fee Paid	-	-	1,500	-	1,500
63	Management Fee	246,817	-	129,908	-	376,725
64	Bookkeeping Fee	24,075	-	61,365	-	85,440
65	Asset Management Fee	32,520	-	-	-	32,520
66	Office Rent	-	-	6,050	300	6,350
67	Consultants	25,000	-	10,000	25,000	60,000
68	Professional Meetings	3,000	-	500	500	4,000
69	Total Other Admin Expenses	367,412	5,500	215,614	38,800	627,326
70	Miscellaneous Admin Expenses					
71	Membership and Fees	1,500	1,657	500	4,000	7,657
72	Publications	-	-	-	200	200

Housing Authority
Detail Revenue/Expense Line Item Budget
Fiscal Year Ending March 31, 2024

		Total				ALL
Line		PH Op	FSS	HCV	COC	Operating
73	Advertising	2,000	-	500	1,500	4,000
74	Office Supplies	10,000	2,500	10,000	2,500	25,000
75	Telecom & Cell Services	5,000	860	2,050	4,300	12,210
76	Postage	6,000	100	4,000	2,000	12,100
77	Software License Fees	1,500	5,000	333	950	7,783
78	Copy & Print Services	8,800	-	2,450	2,000	13,250
79	Printer Supplies	-	750	-	-	750
80	Software/IT	-	-	-	-	-
81	Network & Broadband Services	30,000	1,200	5,400	7,500	44,100
82	Small Office Equipment	-	1,500	500	850	2,850
83	TV/Cable	-	-	-	-	-
84	Bank & Service Fees	-	-	-	1,500	1,500
85	Other Misc Admin Expenses	5,000	-	6,900	1,700	13,600
86	Total Miscellaneous Admin Expenses	69,800	13,567	32,633	29,000	145,000
87	TOTAL ADMINISTRATIVE EXPENSES	984,103	116,000	557,035	831,651	2,488,789
88						
89	Other Tenant Svcs.	5,000	-	-	-	5,000
90	Tenant Services Contract Costs	31,100	-	-	-	31,100
91	Tenant Relocation	-	-	-	-	-
92	TOTAL TENANT SERVICES EXPENSES	36,100	-	-	-	36,100
93						
94	Water	125,662	-	-	-	125,662
95	Electricity	193,776	-	-	-	193,776
96	Gas	122,547	-	-	-	122,547
97	Garbage/Trash Removal	63,317	-	-	-	63,317
98	Sewer	153,473	-	-	-	153,473
99	Stormwater Tax	11,749	-	-	-	11,749
100	TOTAL UTILITY EXPENSES	670,524	-	-	-	670,524
101						
102	Maintenance Salaries	541,317	-	-	-	541,317
103	FICA - Maintenance	41,470	-	-	-	41,470
104	Employee Insurance - Maintenance	72,599	-	6,490	-	79,089
105	Retirement - Maintenance	11,978	-	-	-	11,978
106	Unemployment Insurance - Maintenance	5,923	-	-	-	5,923

Housing Authority
Detail Revenue/Expense Line Item Budget
Fiscal Year Ending March 31, 2024

		Total				ALL
Line		PH Op	FSS	HCV	COC	Operating
107	Disability - Maintenance	-	-	-	-	-
108	Fitness - Maintenance	200	-	-	-	200
109	Workers Comp - Maintenance	10,057	-	-	-	10,057
110	Maintenace Uniforms	4,800	-	-	-	4,800
111	Total General Maint Expense	688,344	-	6,490	-	694,834
112	Materials					
113	Supplies - Grounds	8,200	-	-	-	8,200
114	Supplies-Appliance	5,000	-	-	-	5,000
115	Supplies-Decorating/Painting	15,000	-	-	-	15,000
116	Supplies-Electrical	5,000	-	-	-	5,000
117	Supplies-Exterminating	1,200	-	-	-	1,200
118	Supplies-Janitorial/Cleaning	10,000	-	-	-	10,000
119	Supplies-Maint/Repairs	87,450	-	500	400	88,350
120	Supplies-Plumbing	32,000	-	-	-	32,000
121	Tools and Equipment	6,000	-	-	-	6,000
122	Maintenance Paper/Supplies	-	-	-	-	-
123	Supplies-Turn	-	-	-	-	-
124	Supplies - Snow Removal	-	-	-	-	-
125	Supplies - HVAC	9,573	-	-	-	9,573
126	Vehicle-Gas & Oil	30,000	-	-	-	30,000
127	Total Materials	209,423	-	500	400	210,323
128	Contract Costs					
129	Contract-Building Repairs	-	-	-	-	-
130	Contract-Electrical	6,250	-	-	-	6,250
131	Contract-Pest Control	65,244	-	-	-	65,244
132	Contract-Grounds	41,000	-	-	-	41,000
133	Contract-Janitorial/Cleaning	25,000	-	-	-	25,000
134	Contract-Plumbing	6,150	-	-	-	6,150
135	Contract-HVAC	3,600	-	-	-	3,600
136	Contract-Vehicle Maintenance	30,000	-	-	-	30,000
137	Contract-Equipment Rental	-	-	-	-	-
138	Contract-Maintenance Consultants	-	-	-	-	-
139	Contract-Elevator Monitoring	-	-	-	-	-
140	Contract-Alarm Monitoring	-	-	-	-	-

Housing Authority
Detail Revenue/Expense Line Item Budget
Fiscal Year Ending March 31, 2024

		Total				ALL
Line		PH Op	FSS	HCV	COC	Operating
141	Answering Service	-	-	-	-	-
142	Contract-IT Contracts	-	-	-	5,000	5,000
143	Contract Costs-Other	6,000	-	-	1,000	7,000
144	Total Contract Costs	183,244	-	-	6,000	189,244
145	TOTAL MAINTENACE EXPENSES	1,081,011	-	6,990	6,400	1,094,401
146						
147	Property Insurance	37,615	-	-	-	37,615
148	Liability Insurance	7,842	-	-	6,697	14,539
149	Auto Insurance	6,874	-	-	-	6,874
150	Other Business Insurance	1,478	-	790	-	2,268
151	Payments in Lieu of Taxes	28,542	-	-	-	28,542
152	Misc. Taxes/Liscenses/Insurance	2,250	-	250	500	3,000
153	Retiree Expense	3,840	-	-	3,000	6,840
154	Bad Debt-Tenant Rents	22,022	-	-	-	22,022
155	Other General Expense	-	-	500	-	500
156	TOTAL GENERAL EXPENSES	110,462	-	1,540	10,197	122,199
157						
158	Housing Assistance Payments	-	-	5,766,546	-	5,766,546
159	Tenant Utility Payments-Voucher	-	-	23,775	-	23,775
160	Portable Out HAP Payments	-	-	21,200	-	21,200
161	TOTAL HOUSING ASSISTANCE PAYMENTS	-	-	5,811,521	-	5,811,521
162						
163	Interest Expense-Loan 1	650	-	-	-	650
164	TOTAL FINANCING EXPENSES	650	-	-	-	650
165						
166	Operating Transfers OUT	-	-	-	-	-
167	TOTAL NON-OPERATING ITEMS	-	-	-	-	-
168						
169	TOTAL EXPENSES	2,882,851	116,000	6,377,086	848,248	10,224,185
170						
171	EXCESS (Deficit) of REV OVER (Under) EXP	513,968	-	40,411	19,785	574,164

Charlottesville Redevelopment Housing Authority
Public Housing Budget Prior Years Comparison
Fiscal Year Ending March 31, 2024

Line	FDS Account Description	AMPs	Public Housing AMPs 2023	2022	2021
1	Net Tenant Rental Revenue	880,880	1,307,015	1,222,663	1,372,437
2	Tenant Revenue-Other	-	-	2,000	19,600
3	Total Tenant Reveue	880,880	1,307,015	1,224,663	1,392,037
4					
5	HUD PHA Operating Grants	2,835,469	1,431,556	2,052,021	1,528,305
6	HUD PHA Shortfall Funds	519,000	500,390		
7	HAP Subsidy	-	-	-	-
8	Administrative Fees Earned	-	-	-	-
9	Preliminary Fees	-	-	-	-
10	Capital Grants	-	-	-	-
11	Total Government Subsidy	3,354,469	1,931,946	2,052,021	1,528,305
12					
13	Management Fee Income	-	-	-	-
14	Asset Management Fee Income	-	-	-	-
15	Bookkeeping Fee Income	-	-	-	-
16	Total Fee Revenue	-	-	-	-
17					
18	Other Government Grants	-	-	-	250,000
19	Investment Income - Unrestricted	-	-	34	34
20	Fraud Recovery - HAP	-	-	-	-
21	Other Revenue	2,750	33,000	34,000	2,210
22	Total Other Revenue	2,750	33,000	34,034	252,244
23					
24	**TOTAL REVENUE**	**4,238,098**	**3,271,962**	**3,310,718**	**3,172,586**
25					
26					
27	Administrative Salaries	409,635	235,873	260,060	210,199
28	Auditing Fees	15,000	15,000	13,300	13,300
29	Management Fee	300,409	291,721	308,638	295,510
30	Bookkeeping Fee	29,303	28,455	30,623	32,130
31	Advertising & Marketing	-		4,200	4,200
32	Employee Benefit Contrib-Admin	79,136	70,542	75,571	61,502
33	Office Expenses	87,800	87,799	73,525	76,195
34	Legal Expense	6,800	6,800	44,075	83,575
35	Travel	6,000	5,000	760	760
36	Other Admin Expenses	25,650	25,650	31,955	45,255
37	Total Operating-Administrative	959,733	766,840	842,706	822,627
38					
39	Asset Management Fee	39,360	39,270	41,520	45,120
40	Tenant Relocation Costs	12,000	24,000	-	-
41	Tenant Services-Other	36,100	38,600	58,650	9,400
42	Total Tenant Services	87,460	101,870	100,170	54,520
43					
44	Water	229,056	156,798	207,592	211,751
45	Electricity	355,238	271,835	292,627	297,066
46	Gas	198,433	152,759	137,886	167,795
47	Sewer	294,912	207,848	286,016	294,207
48	Total Utilities	1,077,639	789,240	943,336	987,319
49					
50	Maintenance Salaries	541,317	615,440	544,360	276,184
51	Maintenance Materials & Supplies	209,423	166,262	166,790	166,790

Charlottesville Redevelopment Housing Authority
Public Housing Budget Prior Years Comparison
Fiscal Year Ending March 31, 2024

Line	FDS Account Description	AMPs	Public Housing AMPs 2023	2022	2021
52	Maintenance Contracts	297,706	302,714	284,878	624,900
53	Employee Benefit Contrib-Maint	136,970	148,956	154,401	66,823
54	Total Maintenance	1,185,416	1,233,372	1,150,429	1,134,698
55					
56	Protective Services - Other Contract Costs			-	224,500
57	Total Protective Services	-		-	224,500
58					
59	Property Insurance	68,012	54,299	48,486	44,778
60	Liability Insurance	26,552	21,720	9,783	5,217
61	Worker's Compensation	17,669	15,819	10,937	16,288
62	Other Insurance	2,250	2,850	4,174	4,503
63	Total Insurance	114,483	94,688	73,380	70,788
64					
65	Compensated Absences	47,548	42,564	40,221	24,319
66	Payments in Lieu of Taxes	45,997	68,112	48,282	55,012
67	Bad Debt-Tenant Rents	22,022	32,675	18,370	20,881
68	Total Other General Expenses	115,567	143,351	87,657	83,712
69					
70	Total Operating Expenses	3,540,298	3,129,362	3,197,677	3,378,162
71					
72	*Excess Revenue Over Operating Expenses*	*697,800*	*142,600*	*113,040*	*(205,576)*
73					
74	Mainstream HAP	-	-	-	-
75	Tenant Protection HAP	-	-	-	-
76	Emergency Housing HAP	-	-		
77	All Other HAP	-	-	-	-
78	Total Housing Assistance Payments	-	-	-	-
79					
80	**TOTAL EXPENSES**	**3,540,298**	**3,129,362**	**3,197,677**	**3,378,162**
81					
82	Operating Transfers IN	240,154	235,000	256,441	241,250
83	Operating Transfers OUT	(420,000)	-	-	-
84	Total Other Financing Sources (Uses)	(179,846)	235,000	256,441	241,250
85					
86	Excess (Deficit) of Revenue Over(Under) Expenses	517,954	377,600	369,481	35,674
87					
88	Required Annual Debt Payments	12,469	11,911	12,368	-
89	Expected Capital Payments	-	-	-	-
90	Total Non Operating Expenditures	12,469	11,911	12,368	-
91					
92	Net Increase (Decrease) Cash Flow	505,485	365,689	357,113	35,674
93					
94	Unit Months Available	3,252	4,512	4,152	4,512
95	Unit Months Leased	3,210	3,828	3,808	3,765
		99%	**85%**	**92%**	**83%**

Charlottesville Redevelopment Housing Authority
Capital Fund Budget 5 Years
Fiscal Year Ending March 31, 2024

Line	FDS Account Description	CFP Totals	CFP 2019	CFP 2020	CFP 2021	CFP 2022	CFP 2023
1	Net Tenant Rental Revenue	-	-	-	-	-	-
2	Tenant Revenue-Other	-	-	-	-	-	-
3	Total Tenant Reveue	-	-	-	-	-	-
4							
5	HUD PHA Operating Grants	-	-	-	-	-	-
6	HUD PHA Shortfall Funds	-					
7	HAP Subsidy	-	-	-	-	-	-
8	Administrative Fees Earned	-	-	-	-	-	-
9	Preliminary Fees	-	-	-	-	-	-
10	Capital Grants	3,471,242	290,589	581,724	554,788	812,888	1,231,254
11	Total Government Subsidy	3,471,242	290,589	581,724	554,788	812,888	1,231,254
12							
13	Management Fee Income	-	-	-	-	-	-
14	Asset Management Fee Income	-	-	-	-	-	-
15	Bookkeeping Fee Income	-	-	-	-	-	-
16	Total Fee Revenue	-	-	-	-	-	-
17							
18	Other Government Grants	-	-	-	-	-	-
19	Investment Income - Unrestricted	-	-	-	-	-	-
20	Fraud Recovery - HAP	-	-	-	-	-	-
21	Other Revenue	-	-	-	-	-	-
22	Total Other Revenue	-	-	-	-	-	-
23							
24	**TOTAL REVENUE**	**3,471,242**	**290,589**	**581,724**	**554,788**	**812,888**	**1,231,254**
25							
26							
27	Administrative Salaries	-	-	-	-	-	-
28	Auditing Fees	-	-	-	-	-	-
29	Management Fee	-	-	-	-	-	-
30	Bookkeeping Fee	-	-	-	-	-	-
31	Advertising & Marketing						
32	Employee Benefit Contrib-Admin	-	-	-	-	-	-
33	Office Expenses	-	-	-	-	-	-
34	Legal Expense	-	-	-	-	-	-
35	Travel	-	-	-	-	-	-
36	Other Admin Expenses	-	-	-	-	-	-
37	Total Operating-Administrative	-	-	-	-	-	-
38							
39	Asset Management Fee	-	-	-	-	-	-
40	Tenant Relocation Costs	-	-	-	-	-	-
41	Tenant Services-Other	-	-	-	-	-	-
42	Total Tenant Services	-	-	-	-	-	-
43							
44	Water	-	-	-	-	-	-
45	Electricity	-	-	-	-	-	-
46	Gas	-	-	-	-	-	-
47	Sewer	-	-	-	-	-	-
48	Total Utilities	-	-	-	-	-	-
49							
50	Maintenance Salaries	-	-	-	-	-	-
51	Maintenance Materials & Supplies	-	-	-	-	-	-
52	Maintenance Contracts	-	-	-	-	-	-
53	Employee Benefit Contrib-Maint	-	-	-	-	-	-
54	Total Maintenance	-	-	-	-	-	-
55							
56	Protective Services - Other Contract Costs						
57	Total Protective Services	-	-	-	-	-	-

Charlottesville Redevelopment Housing Authority
Capital Fund Budget 5 Years
Fiscal Year Ending March 31, 2024

Line	FDS Account Description	CFP Totals	CFP 2019	CFP 2020	CFP 2021	CFP 2022	CFP 2023
58							
59	Property Insurance	-	-	-	-	-	-
60	Liability Insurance	-	-	-	-	-	-
61	Worker's Compensation	-	-	-	-	-	-
62	Other Insurance	-	-	-	-	-	-
63	Total Insurance	-	-	-	-	-	-
64							
65	Compensated Absences	-	-	-	-	-	-
66	Payments in Lieu of Taxes	-	-	-	-	-	-
67	Bad Debt-Tenant Rents	-	-	-	-	-	-
68	Total Other General Expenses	-	-	-	-	-	-
69							
70	Total Operating Expenses	-	-	-	-	-	-
71							
72	*Excess Revenue Over Operating Expenses*	*3,471,242*	*290,589*	*581,724*	*554,788*	*812,888*	*1,231,254*
73							
74	Mainstream HAP	-	-	-	-	-	-
75	Tenant Protection HAP	-	-	-	-	-	-
76	Emergency Housing HAP	-	-	-	-	-	-
77	All Other HAP	-	-	-	-	-	-
78	Total Housing Assistance Payments	-	-	-	-	-	-
79							
80	**TOTAL EXPENSES**	**-**	**-**	**-**	**-**	**-**	**-**
81							
82	Operating Transfers IN	-	-	-	-	-	-
83	Operating Transfers OUT	(359,366)	-	-	-	-	(359,366)
84	Total Other Financing Sources (Uses)	(359,366)	-	-	-	-	(359,366)
85							
86	Excess (Deficit) of Revenue Over(Under) Expenses	3,111,876	290,589	581,724	554,788	812,888	871,888
87							
88	Required Annual Debt Payments						
89	Expected Capital Payments	3,111,877	290,589	581,724	554,788	812,888	871,888
90	Total Non Operating Expenditures	3,111,877	290,589	581,724	554,788	812,888	871,888
91							
92	Net Increase (Decrease) Cash Flow	(0)	(0)	-	(0)	(0)	0
93							
94	Unit Months Available						
95	Unit Months Leased						

Operating Fund Grant: Calculation of Total Program Expense Level

PHA-Owned Rental Housing

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

As of 03/23/2023 01:16AM - Form ID: 14282

OMB Approval No. 2577-0029 (exp.01/31/2024)

Public Reporting Burden for this collection of information is estimated to average .75 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs/projects. The Operating Fund determines the amount of operating subsidy to be paid to PHAs/projects. PHAs/projects provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income the major Operating Fund components. HUD reviews the information to determine each PHA(s)/project(s) Formula Amount and the funds to be obligated for the Funding Period to each PHA/project based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Total number of ACC units for this PHA: 324

Section 1

1. Name and Address of Public Housing Agency:		2. Funding Period: 1/1/2023 to 12/31/2023
Charlottesville Redev & Housing Authority 605 East Main St., City Hall, Rm A040 Charlottesville VA 22902		3. Type of Submission: Initial Submission
4. ACC Number:	**5. Fiscal Year End:** 03-31-2023	**6. Operating Fund Project Number:**
P-5513	☐ 12/31 ☑ 3/31 ☐ 6/30 ☐ 9/30	V A 0 1 6 0 0 0 0 0 1
7. UEI:	**HUD Use Only**	
	8. ROFO Code:	**9. Financial Analyst:**
F2Q9UZF7XLJ6	0336	Wilma Henry

Section 2

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months (EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:		☑ First of Month ☐ Last of Month		
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	1,334	1,334	1,334
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing	0		0
03	Occupied new units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13 of this section		0	0
04	Occupied new units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Fund Grant		0	0
Vacant Unit Months				
05	Units undergoing modernization	93	93	
06	Special use units	0	0	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation	0	0	
08	Units vacant due to disasters	0	0	
09	Units vacant due to casualty losses	0	0	
10	Units vacant due to changing market conditions	0	0	
11	Units vacant and not categorized above	85		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)	0		
13	All other ACC units not categorized above	0		

				Operating Fund Project Number: VA016000001
Calculations Based on Unit Months:				
14	Limited vacancies		45	
15	**Total Unit Months**	**1,512**	**1,472**	**1,334**
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			111
Special Provision for Calculation of Utilities Expense Level:				
17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the asset repositioning fee			

Section 3

Line No.	Description	Requested by PHA	HUD Modifications
Part A. Formula Expenses			
Project Expense Level (PEL)			
01	PUM project expense level (PEL)	$468.98	$468.98
02	Inflation factor	1.0680	1.0680
03	PUM inflated PEL (Part A, Line 01 times Line 02)	$500.87	$500.87
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	$737,281	$737,281
Utilities Expense Level (UEL)			
05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	$270.10	$270.10
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	$397,587	$397,587
Add-Ons			
07	Self-sufficiency		
08	Add-on-subsidy (AOS) incentive energy performance contract (EPC)		
09	Payment in lieu of taxes (PILOT)	$13,199	$13,199
10	Cost of independent audit	$3,840	$3,840
11	Funding for resident participation activities	$2,775	$2,775
12	Asset management fee	$6,048	$6,048
13	Information technology fee	$3,024	$3,024
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	**Total Add-Ons** (Sum of Part A, Lines 07 through 15)	**$28,886**	**$28,886**
17	**Total Formula Expenses** (Part A, Line 04 plus Line 06 plus Line 16)	**$1,163,754**	**$1,163,754**
Part B. Formula Income			
01	PUM formula income	$325.81	$325.81
02	Resident paid utility (RPU) incentive energy performance contract (EPC)		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	$325.81	$325.81
04	**Total Formula Income** (Part B, Line 03 times Section 2, Line 15, Column B)	**$479,592**	**$479,592**
Part C. Other Formula Provisions			
01	Moving-to-Work (MTW)		
02	Transition funding	$.00	$.00
03	Other		
04	**Total Other Formula Provisions** (Sum of Part C, Lines 01 through 03)	**$0**	**$0**
Part D. Calculation of Formula Amount			
01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	$684,162	$684,162
02	Cost of independent audit (same as Part A, Line 10)	$3,840.00	$3,840
03	Formula amount (greater of Part D, Lines 01 or 02)	**$684,162**	**$684,162**
Part E. Calculation of Operating Fund Grant (HUD Use Only)			
01	Formula amount (same as Part D, Line 03)		$684,162
02	Adjustment due to availability of funds		
03	HUD discretionary adjustments		
04	**Funds Obligated for Period** (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s):		**$684,162**

Operating Fund Project Number: VA016000001

Section 4 - Comments

Section 5

Certifications:

☑ In accordance with 24 CFR 990.215, I hereby certify that _Charlottesville Redev & Housing Authority_ Housing Agency is in compliance with the annual income reexamination requirements and that rents and utility allowance calculations have been or will be adjusted in accordance with current HUD requirements and regulations.

☐ In accordance with § 223 of Title II of Division K of the Consolidated Appropriations Act, 2010, Pub. L. 111-117 (approved December 16, 2009) and subsequent acts containing the same provisions, I hereby certify that _Charlottesville Redev & Housing Authority_ Housing Agency has 400 or fewer units and is implementing asset management.

☑ In accordance with 24 CFR 990.255 through 990.285 of Subpart H – Asset Management, I hereby certify that _Charlottesville Redev & Housing Authority_ Housing Agency has 250 units or more and is in compliance with asset management. I understand in accordance with 24 CFR 990.190(f), PHAs that are not in compliance with asset management will forfeit the asset management fee.

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Operating Fund Grant: Calculation of Total Program Expense Level

PHA-Owned Rental Housing

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

As of 03/23/2023 01:16AM - Form ID: 14283

OMB Approval No. 2577-0029 (exp.01/31/2024)

Public Reporting Burden for this collection of information is estimated to average .75 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs/projects. The Operating Fund determines the amount of operating subsidy to be paid to PHAs/projects. PHAs/projects provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income the major Operating Fund components. HUD reviews the information to determine each PHA(s)/project(s) Formula Amount and the funds to be obligated for the Funding Period to each PHA/project based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Total number of ACC units for this PHA: 324

Section 1

1. Name and Address of Public Housing Agency:		2. Funding Period: 1/1/2023 to 12/31/2023
Charlottesville Redev & Housing Authority 605 East Main St., City Hall, Rm A040 Charlottesville VA 22902		3. Type of Submission: Initial Submission
4. ACC Number:	**5. Fiscal Year End:** 03-31-2023	**6. Operating Fund Project Number:**
P-5513	☐ 12/31 ☑ 3/31 ☐ 6/30 ☐ 9/30	V A 0 1 6 0 0 0 0 0 2
7. UEI:	**HUD Use Only**	
	8. ROFO Code:	**9. Financial Analyst:**
F2Q9UZF7XLJ6	0336	Wilma Henry

Section 2

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months (EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:		☑ First of Month ☐ Last of Month		
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	0	0	0
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing	0		0
03	Occupied new units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13 of this section		0	0
04	Occupied new units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Fund Grant		0	0
Vacant Unit Months				
05	Units undergoing modernization	0	0	
06	Special use units	0	0	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation	0	0	
08	Units vacant due to disasters	0	0	
09	Units vacant due to casualty losses	0	0	
10	Units vacant due to changing market conditions	0	0	
11	Units vacant and not categorized above	0		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)	315		
13	All other ACC units not categorized above	0		

				Operating Fund Project Number: VA016000002
Calculations Based on Unit Months:				
14	Limited vacancies		0	
15	**Total Unit Months**	**315**	**0**	**0**
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			0
Special Provision for Calculation of Utilities Expense Level:				
17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the asset repositioning fee			

Section 3

Line No.	Description	Requested by PHA	HUD Modifications
Part A. Formula Expenses			
Project Expense Level (PEL)			
01	PUM project expense level (PEL)		
02	Inflation factor		
03	PUM inflated PEL (Part A, Line 01 times Line 02)		
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)		
Utilities Expense Level (UEL)			
05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	$.00	$.00
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)		
Add-Ons			
07	Self-sufficiency		
08	Add-on-subsidy (AOS) incentive energy performance contract (EPC)		
09	Payment in lieu of taxes (PILOT)		
10	Cost of independent audit		
11	Funding for resident participation activities	$0	$0
12	Asset management fee	$1,260	$1,260
13	Information technology fee	$630	$630
14	Asset repositioning fee	$221,722	$221,722
15	Costs attributable to changes in federal law, regulation, or economy		
16	**Total Add-Ons** (Sum of Part A, Lines 07 through 15)	**$223,612**	**$223,612**
17	**Total Formula Expenses** (Part A, Line 04 plus Line 06 plus Line 16)	**$223,612**	**$223,612**
Part B. Formula Income			
01	PUM formula income	$286.41	$286.41
02	Resident paid utility (RPU) incentive energy performance contract (EPC)		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	$286.41	$286.41
04	**Total Formula Income** (Part B, Line 03 times Section 2, Line 15, Column B)	**$0**	**$0**
Part C. Other Formula Provisions			
01	Moving-to-Work (MTW)		
02	Transition funding	$.00	$.00
03	Other		
04	**Total Other Formula Provisions** (Sum of Part C, Lines 01 through 03)	**$0**	**$0**
Part D. Calculation of Formula Amount			
01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	$223,612	$223,612
02	Cost of independent audit (same as Part A, Line 10)	$.00	$0
03	Formula amount (greater of Part D, Lines 01 or 02)	**$223,612**	**$223,612**
Part E. Calculation of Operating Fund Grant (HUD Use Only)			
01	Formula amount (same as Part D, Line 03)		$223,612
02	Adjustment due to availability of funds		
03	HUD discretionary adjustments		
04	**Funds Obligated for Period** (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s):		**$223,612**

Operating Fund Project Number: VA016000002

Section 4 - Comments

Section 5

Certifications:

☑ In accordance with 24 CFR 990.215, I hereby certify that _Charlottesville Redev & Housing Authority_ Housing Agency is in compliance with the annual income reexamination requirements and that rents and utility allowance calculations have been or will be adjusted in accordance with current HUD requirements and regulations.

☐ In accordance with § 223 of Title II of Division K of the Consolidated Appropriations Act, 2010, Pub. L. 111-117 (approved December 16, 2009) and subsequent acts containing the same provisions, I hereby certify that _Charlottesville Redev & Housing Authority_ Housing Agency has 400 or fewer units and is implementing asset management.

☑ In accordance with 24 CFR 990.255 through 990.285 of Subpart H – Asset Management, I hereby certify that _Charlottesville Redev & Housing Authority_ Housing Agency has 250 units or more and is in compliance with asset management. I understand in accordance with 24 CFR 990.190(f), PHAs that are not in compliance with asset management will forfeit the asset management fee.

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Operating Fund Grant: Calculation of Total Program Expense Level

PHA-Owned Rental Housing

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

As of 03/23/2023 01:16AM - Form ID: 14284

OMB Approval No. 2577-0029 (exp.01/31/2024)

Public Reporting Burden for this collection of information is estimated to average .75 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs/projects. The Operating Fund determines the amount of operating subsidy to be paid to PHAs/projects. PHAs/projects provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income the major Operating Fund components. HUD reviews the information to determine each PHA(s)/project(s) Formula Amount and the funds to be obligated for the Funding Period to each PHA/project based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Total number of ACC units for this PHA: 324

Section 1

1. Name and Address of Public Housing Agency:		2. Funding Period: 1/1/2023 to 12/31/2023
Charlottesville Redev & Housing Authority 605 East Main St., City Hall, Rm A040 Charlottesville VA 22902		3. Type of Submission: Initial Submission
4. ACC Number:	**5. Fiscal Year End:** 03-31-2023	**6. Operating Fund Project Number:**
P-5513	☐ 12/31 ☑ 3/31 ☐ 6/30 ☐ 9/30	V A 0 1 6 0 0 0 0 0 3
7. UEI:	**HUD Use Only**	
	8. ROFO Code:	**9. Financial Analyst:**
F2Q9UZF7XLJ6	0336	Wilma Henry

Section 2

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months (EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:		☑ First of Month ☐ Last of Month		
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	906	906	906
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing	0		0
03	Occupied new units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13 of this section		0	0
04	Occupied new units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Fund Grant		0	0
Vacant Unit Months				
05	Units undergoing modernization	47	47	
06	Special use units	0	0	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation	0	0	
08	Units vacant due to disasters	0	0	
09	Units vacant due to casualty losses	0	0	
10	Units vacant due to changing market conditions	0	0	
11	Units vacant and not categorized above	43		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)	0		
13	All other ACC units not categorized above	0		

				Operating Fund Project Number: VA016000003
Calculations Based on Unit Months:				
14	Limited vacancies		30	
15	**Total Unit Months**	**996**	**983**	**906**
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			76
Special Provision for Calculation of Utilities Expense Level:				
17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the asset repositioning fee			

Section 3

Line No.	Description	Requested by PHA	HUD Modifications
Part A. Formula Expenses			
Project Expense Level (PEL)			
01	PUM project expense level (PEL)	$485.46	$485.46
02	Inflation factor	1.0680	1.0680
03	PUM inflated PEL (Part A, Line 01 times Line 02)	$518.47	$518.47
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	$509,656	$509,656
Utilities Expense Level (UEL)			
05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	$344.82	$344.82
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	$338,958	$338,958
Add-Ons			
07	Self-sufficiency		
08	Add-on-subsidy (AOS) incentive energy performance contract (EPC)		
09	Payment in lieu of taxes (PILOT)	$0	$0
10	Cost of independent audit	$2,530	$2,530
11	Funding for resident participation activities	$1,900	$1,900
12	Asset management fee	$3,984	$3,984
13	Information technology fee	$1,992	$1,992
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	**Total Add-Ons** (Sum of Part A, Lines 07 through 15)	**$10,406**	**$10,406**
17	**Total Formula Expenses** (Part A, Line 04 plus Line 06 plus Line 16)	**$859,020**	**$859,020**
Part B. Formula Income			
01	PUM formula income	$276.48	$276.48
02	Resident paid utility (RPU) incentive energy performance contract (EPC)		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	$276.48	$276.48
04	**Total Formula Income** (Part B, Line 03 times Section 2, Line 15, Column B)	**$271,780**	**$271,780**
Part C. Other Formula Provisions			
01	Moving-to-Work (MTW)		
02	Transition funding	$.00	$.00
03	Other		
04	**Total Other Formula Provisions** (Sum of Part C, Lines 01 through 03)	**$0**	**$0**
Part D. Calculation of Formula Amount			
01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	$587,240	$587,240
02	Cost of independent audit (same as Part A, Line 10)	$2,530.00	$2,530
03	Formula amount (greater of Part D, Lines 01 or 02)	**$587,240**	**$587,240**
Part E. Calculation of Operating Fund Grant (HUD Use Only)			
01	Formula amount (same as Part D, Line 03)		$587,240
02	Adjustment due to availability of funds		
03	HUD discretionary adjustments		
04	**Funds Obligated for Period** (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s):		**$587,240**

Operating Fund Project Number: VA016000003

Section 4 - Comments

Section 5

Certifications:

☑ In accordance with 24 CFR 990.215, I hereby certify that _Charlottesville Redev & Housing Authority_ Housing Agency is in compliance with the annual income reexamination requirements and that rents and utility allowance calculations have been or will be adjusted in accordance with current HUD requirements and regulations.

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Operating Fund Grant: Calculation of Total Program Expense Level

PHA-Owned Rental Housing

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

As of 03/23/2023 01:16AM - Form ID: 14281

OMB Approval No. 2577-0029 (exp.01/31/2024)

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Total number of ACC units for this PHA: 324

Section 1

1. Name and Address of Public Housing Agency:		2. Funding Period: 1/1/2023 to 12/31/2023
Charlottesville Redev & Housing Authority 605 East Main St., City Hall, Rm A040 Charlottesville VA 22902		3. Type of Submission: Initial Submission
4. ACC Number:	**5. Fiscal Year End:** 03-31-2023	**6. Operating Fund Project Number:**
P-5513	☐ 12/31 ☑ 3/31 ☐ 6/30 ☐ 9/30	V A 0 1 6 0 0 0 0 0 4
7. UEI:	**HUD Use Only**	
	8. ROFO Code:	**9. Financial Analyst:**
F2Q9UZF7XLJ6	0336	Wilma Henry

Section 2

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months (EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:		☑ First of Month ☐ Last of Month		
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	733	733	733
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing	0		0
03	Occupied new units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13 of this section		0	0
04	Occupied new units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Fund Grant		0	0
Vacant Unit Months				
05	Units undergoing modernization	2	2	
06	Special use units	0	0	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation	0	0	
08	Units vacant due to disasters	0	0	
09	Units vacant due to casualty losses	0	0	
10	Units vacant due to changing market conditions	0	0	
11	Units vacant and not categorized above	9		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)	0		
13	All other ACC units not categorized above	0		

				Operating Fund Project Number: VA016000004
Calculations Based on Unit Months:				
14	Limited vacancies		9	
15	**Total Unit Months**	**744**	**744**	**733**
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			61
Special Provision for Calculation of Utilities Expense Level:				
17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the asset repositioning fee			

Section 3

Line No.	Description	Requested by PHA	HUD Modifications
Part A. Formula Expenses			
Project Expense Level (PEL)			
01	PUM project expense level (PEL)	$441.83	$441.83
02	Inflation factor	1.0680	1.0680
03	PUM inflated PEL (Part A, Line 01 times Line 02)	$471.87	$471.87
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	$351,071	$351,071
Utilities Expense Level (UEL)			
05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	$243.06	$243.06
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	$180,837	$180,837
Add-Ons			
07	Self-sufficiency		
08	Add-on-subsidy (AOS) incentive energy performance contract (EPC)		
09	Payment in lieu of taxes (PILOT)	$5,011	$5,011
10	Cost of independent audit	$1,893	$1,893
11	Funding for resident participation activities	$1,525	$1,525
12	Asset management fee	$2,976	$2,976
13	Information technology fee	$1,488	$1,488
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	**Total Add-Ons** (Sum of Part A, Lines 07 through 15)	**$12,893**	**$12,893**
17	**Total Formula Expenses** (Part A, Line 04 plus Line 06 plus Line 16)	**$544,801**	**$544,801**
Part B. Formula Income			
01	PUM formula income	$307.07	$307.07
02	Resident paid utility (RPU) incentive energy performance contract (EPC)		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	$307.07	$307.07
04	**Total Formula Income** (Part B, Line 03 times Section 2, Line 15, Column B)	**$228,460**	**$228,460**
Part C. Other Formula Provisions			
01	Moving-to-Work (MTW)		
02	Transition funding	$.00	$.00
03	Other		
04	**Total Other Formula Provisions** (Sum of Part C, Lines 01 through 03)	**$0**	**$0**
Part D. Calculation of Formula Amount			
01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	$316,341	$316,341
02	Cost of independent audit (same as Part A, Line 10)	$1,893.00	$1,893
03	Formula amount (greater of Part D, Lines 01 or 02)	**$316,341**	**$316,341**
Part E. Calculation of Operating Fund Grant (HUD Use Only)			
01	Formula amount (same as Part D, Line 03)		$316,341
02	Adjustment due to availability of funds		
03	HUD discretionary adjustments		
04	**Funds Obligated for Period** (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s):		**$316,341**

Operating Fund Project Number: VA016000004

Section 4 - Comments

Section 5

Certifications:

☑ In accordance with 24 CFR 990.215, I hereby certify that _Charlottesville Redev & Housing Authority_ Housing Agency is in compliance with the annual income reexamination requirements and that rents and utility allowance calculations have been or will be adjusted in accordance with current HUD requirements and regulations.

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Operating Fund Grant: Calculation of Total Program Expense Level

PHA-Owned Rental Housing

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

As of 03/23/2023 01:16AM - Form ID: 14285

OMB Approval No. 2577-0029 (exp.01/31/2024)

Public Reporting Burden for this collection of information is estimated to average .75 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs/projects. The Operating Fund determines the amount of operating subsidy to be paid to PHAs/projects. PHAs/projects provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income the major Operating Fund components. HUD reviews the information to determine each PHA(s)/project(s) Formula Amount and the funds to be obligated for the Funding Period to each PHA/project based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.

Total number of ACC units for this PHA: 324

Section 1

1. Name and Address of Public Housing Agency:		2. Funding Period: 1/1/2023 to 12/31/2023
Charlottesville Redev & Housing Authority 605 East Main St., City Hall, Rm A040 Charlottesville VA 22902		3. Type of Submission: Initial Submission
4. ACC Number:	**5. Fiscal Year End:** 03-31-2023	**6. Operating Fund Project Number:**
P-5513	☐ 12/31 ☑ 3/31 ☐ 6/30 ☐ 9/30	V A 0 1 6 0 0 0 0 0 9
7. UEI:	**HUD Use Only**	
	8. ROFO Code:	**9. Financial Analyst:**
F2Q9UZF7XLJ6	0336	Wilma Henry

Section 2

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months (EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:		☑ First of Month ☐ Last of Month		
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease	95	95	95
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing	0		0
03	Occupied new units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13 of this section	0	0	0
04	Occupied new units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Fund Grant	0	0	0
Vacant Unit Months				
05	Units undergoing modernization	212	212	
06	Special use units	0	0	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units		0	
07	Units vacant due to litigation	0	0	
08	Units vacant due to disasters	0	0	
09	Units vacant due to casualty losses	126	126	
10	Units vacant due to changing market conditions	0	0	
11	Units vacant and not categorized above	203		
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)	0		
13	All other ACC units not categorized above	0		

				Operating Fund Project Number: VA016000009
Calculations Based on Unit Months:				
14	Limited vacancies		19	
15	**Total Unit Months**	**636**	**452**	**95**
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			8
Special Provision for Calculation of Utilities Expense Level:				
17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the asset repositioning fee		0	

Section 3

Line No.	Description	Requested by PHA	HUD Modifications
Part A. Formula Expenses			
Project Expense Level (PEL)			
01	PUM project expense level (PEL)	$342.35	$342.35
02	Inflation factor	1.0680	1.0680
03	PUM inflated PEL (Part A, Line 01 times Line 02)	$365.63	$365.63
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	$165,265	$165,265
Utilities Expense Level (UEL)			
05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	$1,147.90	$1,147.90
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	$518,851	$518,851
Add-Ons			
07	Self-sufficiency		
08	Add-on-subsidy (AOS) incentive energy performance contract (EPC)		
09	Payment in lieu of taxes (PILOT)	$0	$0
10	Cost of independent audit	$0	$0
11	Funding for resident participation activities	$200	$200
12	Asset management fee	$2,544	$2,544
13	Information technology fee	$1,272	$1,272
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	**Total Add-Ons** (Sum of Part A, Lines 07 through 15)	**$4,016**	**$4,016**
17	**Total Formula Expenses** (Part A, Line 04 plus Line 06 plus Line 16)	**$688,132**	**$688,132**
Part B. Formula Income			
01	PUM formula income	$.00	$.00
02	Resident paid utility (RPU) incentive energy performance contract (EPC)	$.00	$.00
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	$.00	$.00
04	**Total Formula Income** (Part B, Line 03 times Section 2, Line 15, Column B)	**$0**	**$0**
Part C. Other Formula Provisions			
01	Moving-to-Work (MTW)		
02	Transition funding	$.00	$.00
03	Other	$.00	$.00
04	**Total Other Formula Provisions** (Sum of Part C, Lines 01 through 03)	**$0**	**$0**
Part D. Calculation of Formula Amount			
01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	$688,132	$688,132
02	Cost of independent audit (same as Part A, Line 10)	$.00	$0
03	Formula amount (greater of Part D, Lines 01 or 02)	**$688,132**	**$688,132**
Part E. Calculation of Operating Fund Grant (HUD Use Only)			
01	Formula amount (same as Part D, Line 03)		$688,132
02	Adjustment due to availability of funds		
03	HUD discretionary adjustments		
04	**Funds Obligated for Period** (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s):		**$688,132**

Operating Fund Project Number: VA016000009

Section 4 - Comments

Section 5

Certifications:

☑ In accordance with 24 CFR 990.215, I hereby certify that _Charlottesville Redev & Housing Authority_ Housing Agency is in compliance with the annual income reexamination requirements and that rents and utility allowance calculations have been or will be adjusted in accordance with current HUD requirements and regulations.

☐ In accordance with § 223 of Title II of Division K of the Consolidated Appropriations Act, 2010, Pub. L. 111-117 (approved December 16, 2009) and subsequent acts containing the same provisions, I hereby certify that _Charlottesville Redev & Housing Authority_ Housing Agency has 400 or fewer units and is implementing asset management.

☑ In accordance with 24 CFR 990.255 through 990.285 of Subpart H – Asset Management, I hereby certify that _Charlottesville Redev & Housing Authority_ Housing Agency has 250 units or more and is in compliance with asset management. I understand in accordance with 24 CFR 990.190(f), PHAs that are not in compliance with asset management will forfeit the asset management fee.

☑ I hereby certify the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement up to 5 years, fines, and civil and administrative penalties (18 U.S.C. § 287, 1001, 1010, 1012; 31 U.S.C. § 3729, 3802).

Operating Fund Grant: Calculation of Total Program Expense Level

PHA-Owned Rental Housing

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

As of 03/23/2023 01:16AM - Form ID: 14286

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Total number of ACC units for this PHA: 324

Section 1

1. Name and Address of Public Housing Agency:		2. Funding Period: 1/1/2023 to 12/31/2023
Charlottesville Redev & Housing Authority 605 East Main St., City Hall, Rm A040 Charlottesville VA 22902		3. Type of Submission: Initial Submission
4. ACC Number:	**5. Fiscal Year End:** 03-31-2023	**6. Operating Fund Project Number:**
P-5513	☐ 12/31 ☑ 3/31 ☐ 6/30 ☐ 9/30	V A 0 1 6 0 0 0 0 1 0
7. UEI:	**HUD Use Only**	
	8. ROFO Code:	**9. Financial Analyst:**
F2Q9UZF7XLJ6	0336	Wilma Henry

Section 2

Line No.	Category	Column A Unit Months	Column B Eligible Unit Months (EUMs)	Column C Resident Participation Unit Months
Categorization of Unit Months:		☑ First of Month ☐ Last of Month		
Occupied Unit Months				
01	Occupied dwelling units - by public housing eligible family under lease		0	0
02	Occupied dwelling units - by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing			0
03	Occupied new units - eligible to receive subsidy during the funding period but not included on Lines 01, 02, or 05-13 of this section	156	156	156
04	Occupied new units - eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Fund Grant	156	156	156
Vacant Unit Months				
05	Units undergoing modernization		0	
06	Special use units		0	
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			
07	Units vacant due to litigation		0	
08	Units vacant due to disasters		0	
09	Units vacant due to casualty losses		0	
10	Units vacant due to changing market conditions		0	
11	Units vacant and not categorized above			
Other ACC Unit Months				
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)			
13	All other ACC units not categorized above			

				Operating Fund Project Number: VA016000010
Calculations Based on Unit Months:				
14	Limited vacancies		0	
15	**Total Unit Months**	**312**	**312**	**312**
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)			26
Special Provision for Calculation of Utilities Expense Level:				
17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the asset repositioning fee			

Section 3

Line No.	Description	Requested by PHA	HUD Modifications
Part A. Formula Expenses			
Project Expense Level (PEL)			
01	PUM project expense level (PEL)	$342.35	$342.35
02	Inflation factor	1.0680	1.0680
03	PUM inflated PEL (Part A, Line 01 times Line 02)	$365.63	$365.63
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	$114,077	$114,077
Utilities Expense Level (UEL)			
05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	$886.87	$886.87
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	$276,703	$276,703
Add-Ons			
07	Self-sufficiency		
08	Add-on-subsidy (AOS) incentive energy performance contract (EPC)		
09	Payment in lieu of taxes (PILOT)	$0	$0
10	Cost of independent audit	$0	$0
11	Funding for resident participation activities	$650	$650
12	Asset management fee	$1,248	$1,248
13	Information technology fee	$624	$624
14	Asset repositioning fee		
15	Costs attributable to changes in federal law, regulation, or economy		
16	**Total Add-Ons** (Sum of Part A, Lines 07 through 15)	**$2,522**	**$2,522**
17	**Total Formula Expenses** (Part A, Line 04 plus Line 06 plus Line 16)	**$393,302**	**$393,302**
Part B. Formula Income			
01	PUM formula income	$.00	$.00
02	Resident paid utility (RPU) incentive energy performance contract (EPC)	$.00	$.00
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	$.00	$.00
04	**Total Formula Income** (Part B, Line 03 times Section 2, Line 15, Column B)	**$0**	**$0**
Part C. Other Formula Provisions			
01	Moving-to-Work (MTW)		
02	Transition funding		
03	Other	$.00	$.00
04	**Total Other Formula Provisions** (Sum of Part C, Lines 01 through 03)	**$0**	**$0**
Part D. Calculation of Formula Amount			
01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	$393,302	$393,302
02	Cost of independent audit (same as Part A, Line 10)	$.00	$0
03	Formula amount (greater of Part D, Lines 01 or 02)	**$393,302**	**$393,302**
Part E. Calculation of Operating Fund Grant (HUD Use Only)			
01	Formula amount (same as Part D, Line 03)		$393,302
02	Adjustment due to availability of funds		
03	HUD discretionary adjustments		
04	**Funds Obligated for Period** (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s):		**$393,302**

Operating Fund Project Number: VA016000010

Section 4 - Comments

Section 5

Certifications:

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