



Tuesday, February 18, 2025

Housing and Federal Grants Division 2024 - 2025 Application for Funding Community Development Block Grant Program

This application is for nonprofit organizations and government entities in Marin County, California who would like to apply for federal Community Development Block Grant program funds for Public Services or Community Infrastructure/Capital Improvements. Please refer to the [Application Guidelines](#) released on January 22, 2024 for detailed information about qualifications and application requirements. Applicants may use this [prep tool](#) for the long-form questions in order to save their responses and copy/paste into this application.

The deadline to apply is **5:00 p.m. Friday, February 16**. Applicants will receive a copy of their submitted application to the email address entered.

Indicate type of project. If your project allows, you may apply under multiple categories. (See Application Guidelines for more information)

Public Services (CDBG)

Organization (Fiscal Sponsor) General Information

Organization (Fiscal Sponsor)/Agency Name

Marin Housing Authority

Mailing Address

4020 Civic Center Dr
San Rafael, California, 94903

Website (if applicable)

<https://www.marinhousing.org>

Organization DUNS#

037871852

Executive Director/CEO

Kimberly Carroll

Email Address

kcarroll@marinhousing.org

Phone Number

(415) 491-2525

Project General Information

Program/Project Name

Older and Disabled Adult Service Initiative 2025

Program/Project Site Address

47 Knolls Rd
Mill Valley, California, 94941

CDBG Funding Amount Requested (Minimum request amount: \$15,000)

230000.00

Application Contact Person

Samantha Guzowski

Title of Contact Person

Director Supportive Housing & Services

Contact Email Address

sguzowski@marinhousing.org

Contact Phone Number

(415) 491-2525

To determine if your project is located in a Special Flood Hazard Area as indicated by FEMA, visit [FEMA Flood Map Service Center](#). (Save a copy of the Dynamic Map and upload at the end of this application.)

Is this project located in a Special Flood Hazard Area as indicated by FEMA?

No

For CDBG Public Facilities/Improvements applications, if the project is located in a **Regulatory Floodway it is not eligible for funding**. Public Facilities/Improvements projects located in a Special Flood Hazard Area require flood insurance to qualify for funding.

Project Specifics

Planning Areas Served: Indicate what geographic area(s) the requested funding will serve.

Novato San Rafael County Other

Is your organization receiving other County of Marin funding for this project?

No

Organizational Overview: Provide a brief description of your organization including mission, programs, number of clients served, etc.

Marin Housing Authority (MHA) provides safe, decent, and affordable housing for low- and moderate-income individuals and families living in Marin. MHA is governed locally by a commission appointed by the Marin County Board of Supervisors. The commission includes five Board members and two tenants from public housing or that have a housing voucher. Marin Housing Authority operates independently from the Department of Housing and Urban Development (HUD), county government, and other state or local agencies.

MHA's mission is to create and maintain affordable housing opportunities and provide supportive services that enhance the lives of its residents. The agency offers several key programs designed to meet the housing needs of low-income residents:

Housing Choice Voucher Program (formerly Section 8): This program helps low-income families, seniors, and disabled individuals pay for housing in the private rental market by subsidizing a portion of their rent. Participants pay approximately 30% of their income towards rent.

Public Housing Program: Provides affordable rental housing directly owned and managed by Marin Housing, offering safe, clean, and subsidized housing to eligible low-income individuals and families.

HCV Homeownership Program: Aimed at helping low- and moderate-income families achieve homeownership with their Housing Choice Voucher. This program offers assistance with down payments, affordable mortgage options, and homebuyer education.

Supportive Housing Department: This program focuses on helping individuals and families with special needs (such as those that are experiencing homelessness, have disabilities and/or chronic health conditions) secure and maintain stable housing, providing support services as needed.

Below Market Rate (BMR) Homeownership Program: Offers first-time homebuyers with low- and moderate-incomes the opportunity to purchase condominium units at below market value, making homeownership more accessible.

Family Self-Sufficiency Program (FSS): Helps families enrolled in the Housing Choice Voucher or Public Housing programs achieve financial independence through employment by connecting them with resources such as budgeting, job development, and homeownership counseling and provides saving opportunities.

Serving over 2,000 households through its various programs and providing crucial support for individuals and families who face housing instability, the agency prides itself on its strong emphasis on collaboration and teamwork, cost-effectiveness, flexibility, and effective services. MHA's mission-driven approach prioritizes professionalism, responsiveness, and innovation in addressing the evolving housing challenges in the region. Marin Housing remains dedicated to fulfilling its mission to ensure that all residents have access to safe and affordable housing, contributing to the well-being of Marin County as a whole.

Project Description: Provide a detailed scope of work including services to be provided and/or development activities to be engaged. Describe how this project will benefit the community.

To improve the quality of life for older/disabled adults living in public housing, MHA seeks to implement Comprehensive Case Management Services. Through an RFP process to seek an established service provider, contract Case Managers will be experienced in best practice service provision for older/disabled adult tenants, ensuring the provision of comprehensive on-site evaluation, personalized care, and seamless linkage to available community resources.

Case Management: The cornerstone of this project is the provision of comprehensive case management services. Older/disabled adult residents will be screened to capture a baseline understanding of their unique needs, including physical, mental, and social health through evaluating mobility limitations, chronic health conditions, cognitive function, and social isolation, crafting individualized step-by-step service plans.

Social Engagement/Community Integration: Social isolation is a major concern for older/disabled adults. MHA will utilize community spaces such as lounges/multi-purpose rooms to host activities from local government and non-profit partners that encourage interaction, including exercise classes, arts programs, and educational workshops.

Healthcare/Social Services Access: MHA is collaborating with local healthcare providers, such as Kaiser, to offer gerontology clinics and education to be made available at the sites. Additionally, MHA is in communication with home health partners, including Dominican College Nursing Program, regarding plans to provide in-home wellness checks and health assessments. Partnerships with HHS organizations will

also help residents apply for benefits such as Medicaid and Supplemental Security Income (SSI).

Emergency Preparedness: Preparedness planning will be incorporated by Case Managers working with tenants to develop personalized emergency plans, including evacuation and other related plans that can be tailored to individual mobility needs. In partnership with the Office of Emergency Management, annual training on disaster preparedness will be provided at the public housing sites to ensure residents are equipped to handle crises by being prepared for potential evacuations and safety planning.

Benefits to the Community: This case management program will significantly benefit both individual residents and the broader community. According to the County's most recent 4-year Area Plan for older adult services, over 7% of Marin's older adults live at or below the Federal Poverty Level, with many forced to make difficult decisions between basic needs like food, rent, and medications. This case management program will directly benefit older and disabled adults that are squarely placed in this vulnerable category:

- Approximately 250 public housing units currently house older and disabled adults in Marin, and their average income is \$17,500 per year;
- Between 60-70% of tenants have a disability at each public housing site, making them especially reliant on tailored services to ensure their well being;

The Older/Disabled Adult Service Initiative 2025 benefits the community by:

- evaluating mobility limitations, chronic conditions, cognitive function and social isolation, crafting individual plans to support long-term health and well being of older/disabled adults living in public housing;
- reducing the need for emergency interventions, pressure on local hospitals, 9-1-1, EMS systems.
- reducing social isolation, helping residents build stronger support networks.
- developing personalized emergency plans, including evacuation and other related plans, to help ensure the resilience of older/disabled adult residents in public housing.

Which community priority does your project align with? (See Application Guidelines for descriptions) (check as many boxes as applicable)

Housing Support Services

Describe how your project aligns with these priorities.

This project aligns with the priority of "housing support services" by directly addressing the unique needs of older and disabled adults in public housing through comprehensive case management. By working with these public housing tenants, prioritizing those with moderate to high acuity needs, the project offers a tailored, holistic approach to housing stability, ensuring that individuals receive personalized support across physical, mental, and social health. Through strategic partnerships with healthcare providers, social services, and local non-profits, the program connects residents with vital resources, enhancing their ability to "age in place" and avoid homelessness. The case management services will not only address immediate needs but will also empower residents through social engagement initiatives and community integration, reducing isolation and fostering supportive networks. Moreover, by collaborating with emergency preparedness partners, the project ensures that residents are equipped with the tools to stay safe in crises. Ultimately, this initiative improves quality of life, reduces pressure on emergency services, and strengthens community ties, all of which are essential to supporting the well-being of vulnerable residents in public housing. This project aligns with Marin County's "Age Forward" framework, advancing housing support services that promote health, independence, and community resilience. In general, Housing Support Services are primarily designed to assist the most vulnerable residents in communities, and this project embodies that spirit with older adults and individuals with disabilities living in public housing recognized as some of Marin's more vulnerable residents.

Select HUD National Objective to be achieved with funding. Check all that apply.

Activities benefiting low and moderate-income persons. (LMI)

All projects funded are required to Affirmatively Further Fair Housing (AFFH) which is defined as taking "meaningful actions, in addition to combating discrimination, that overcome patterns of

segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

How will this project Affirmatively Further Fair Housing?

This project will affirmatively further fair housing by ensuring equitable access to services for older and disabled adult residents across the 6 public housing sites, particularly members of federally protected classes. The program specifically targets older adults and individuals with disabilities, populations that are disproportionately impacted by housing instability, poverty, and social isolation.

To affirmatively market and reach protected classes, MHA will implement targeted outreach strategies designed to ensure that all individuals—regardless of race, color, national origin, religion, sex (including sexual orientation and gender identity), familial status, or disability—are informed about and can access the case management services. This will include distributing marketing materials in multiple languages, including Spanish, and ensuring these materials are distributed to key community centers, faith-based organizations, and through social service agencies that work with public housing tenants.

Additionally, the project will employ cultural competence in service delivery by ensuring that case managers are trained to understand the diverse backgrounds and needs of MHA residents. This will include sensitivity to race, ethnicity, disability, and language preferences. MHA has access to Language Line services, and by providing language assistance (including translation and interpretation services), the program will ensure that residents who may not speak English as their primary language can still access the full range of services.

Given that many of MHA's residents live at or below the federal poverty level, with an average income of just \$17,500 per year across all properties, the project will support tenants to maintain housing stability. The case management services will prevent unnecessary homelessness, ensuring older and disabled adult public housing tenants remain housed and are able to age in place with dignity. Through case managers staying connected to tenants needs, following up on a standing basis, and connecting tenants to healthcare, social services, and emergency preparedness resources, the program will directly mitigate the factors that can lead to institutionalization, further homelessness, or unnecessary emergency interventions.

One of the key challenges anticipated is ensuring that outreach to protected classes is comprehensive and accessible. There may be difficulties reaching residents who are socially isolated or who face mobility or language barriers. MHA will proactively address this by establishing direct communication with local community partners, such as service providers for persons with disabilities and minority groups, to ensure that all are reached and contacted with program information and resources within the first 60-90 days of the program.

This program, through its commitment to cultural competence, outreach, and inclusive service delivery, will ensure that residents from all federally protected classes have equal access to case management screening and services that will improve their quality of life while supporting long-term housing stability.

All projects funded are required to conduct Affirmative Marketing. For more information about affirmative marketing, visit the [Marin County Federal Grants website](#) and scroll down to the Affirmative Marketing panel.

Refer to the [Current Marin County Income Limits](#) to determine income level for use in the table below.

Approximately how many moderate, low, very low and extremely low-income persons will directly benefit from the program/project? Projects that support low-income persons will be prioritized.

	Number
Moderate Income	
Low Income	
Very Low Income	
Extremely Low Income	250
TOTAL	250

Notes or clarifying information on the unit count:

Services will be offered across 6 public housing properties, 5 of which are dedicated to older and disabled adults. Unit counts and addresses are follows:

Casa Nova
 Unit Count: 40
 35 Carmel Dr, Novato

Golden Hinde
 Unit Count: 40
 5 Golden Hinde Blvd, San Rafael

Homestead Terrace
 Unit Count: 28
 100 Linden Ln, Mill Valley

Kruger Pines
 Unit Count: 56
 47 N Knoll Rd, Mill Valley

Venetia Oaks
 Unit Count: 36
 263 N San Pedro Rd, San Rafael

Golden Gate Village
 Unit Count (older and disabled units only): Approximately 50
 429 Drake Ave, Marin City

How does your organization verify client income? Income verification is required except if the client is presumed benefit by HUD. Presumed benefit applies to abused children, battered spouses, the elderly, adult persons with serious disabilities, the homeless, illiterate persons, and migrant farm workers.

MHA verifies client income as part of the process for determining eligibility for all its housing programs, including public housing. This process is crucial to ensure that applicants meet the income guidelines for the program and to maintain compliance with federal regulations. MHA completes the following tasks to verify tenant income:

Documentation from Clients: Public Housing applicants are required to provide various forms of documentation to verify their income. This may include:

- Pay stubs or wage statements for the last 60-90 days (if employed).
- Tax returns or W-2 forms for self-employed individuals or those who have irregular income.
- Bank statements (for verifying unearned income or savings).
- Benefit statements from sources like Social Security, Disability, Unemployment, or other government

assistance programs.

- Child support or alimony documentation, if applicable.
- Rental income documents, if the applicant owns property or receives rental income.

Third-party Verification: In some cases, MHA may contact third parties to confirm the income details. This could include contacting an employer directly, verifying benefits with the Social Security Administration, or checking with other agencies that provide public assistance.

Self-certification: In cases where an applicant cannot provide certain documentation (e.g., if they are homeless or cannot reach a source of income), MHA may allow a self-certification, where the applicant declares their income and provides a written statement of their financial situation.

MHA follows federal guidelines that define what counts as income and what can be excluded. For instance, certain types of income, like child care subsidies or income from certain types of non-profit assistance, may not be considered when calculating total income for eligibility purposes. Income is verified not only at the time of initial application but also during regular recertification periods, each year. This ensures that households continue to meet the program's eligibility requirements and that any changes in income are reflected in the rent calculations. This verification process ensures that MHA's housing programs serve eligible low- to moderate-income households and comply with federal regulations.

Estimate the demographics of moderate, low, very low, and extremely low-income persons who will directly benefit from the program/project. The total number of beneficiaries should equal the total in the previous questions.

	Total Number of Persons	Number Identifying as Hispanic
American Indian or Alaskan Native	5	3
Asian	18	
Black or African American	78	
Native Hawaiian or Other Pacific Islander		
White	142	17
American Indian and White		
Asian and White		
Black and White		
American Indian and Black		
Multi-Racial	7	2
TOTAL	250	22

Total Number of Persons (Must equal total identified under income level)

250

Total Number Identifying as Hispanic

22

Female-Headed Households (out of above total)

105

Persons with Disabilities (out of above total)

163

Notes or clarifying information on the unit count:

Casa Nova, Golden Hinde, Homestead Terrace, Kruger Pines, and Venetia Oaks are completely dedicated to older and disabled adult tenants. These sites have 200 units.

Golden Gate Village serves individuals and families. As such, approximately 50 units currently house tenants that are older/disabled adults.

PROJECT MANAGEMENT & FINANCIAL DATA

If your project or organization was funded previously, list past project(s), goals, and accomplishments/activities.

n/a

If your agency has remaining funds previously approved, please describe the timeline for expending the fund balance.

n/a

Describe your organization's experience with administering grants and specifically federal grants.

MHA is exceptionally qualified to implement CDBG programming in Marin County. As an expert in administering HUD funding and programs, MHA ensures full compliance with federal HUD funding requirements and other regulatory standards associated with its programming.

MHA's experience with federal funding is extensive and spans a variety of programs designed to address the needs of residents in Marin County, particularly those who are low-income, disabled, and elderly. Among these programs, MHA administers the Housing Choice Voucher Program (formerly Section 8), which provides rental assistance to thousands of eligible individuals and families. This program is one of the largest and most impactful in terms of direct federal funding, and MHA has managed its operations for decades with a focus on transparency, accountability, and efficiency. The Housing Authority's deep experience in managing HUD funded programs, paired with a clear understanding of the regulatory requirements tied to federal funding, positions MHA as one of the most qualified entities in Marin County to administer CDBG grants. The Authority has an established infrastructure for ensuring compliance with federal rules and regulations, with dedicated staff trained in financial management, reporting, and programmatic oversight.

Furthermore, MHA's history of collaboration with local governments, healthcare providers, social service organizations, and community-based entities ensures that the agency can effectively address the needs of vulnerable populations. This comprehensive approach to service delivery enhances MHA's ability to design and implement successful programs, leveraging federal funds in ways that maximize impact and promote long-term sustainability.

Given the significant and growing need within Marin County for services that support low-income and vulnerable older and disabled adults, MHA's extensive experience in managing federal grants, combined with its deep understanding of local needs and strong community partnerships, uniquely qualifies the Housing Authority to be considered for additional funding. The deep knowledge MHA possesses in federal funding administration makes the agency an essential partner in advancing housing and social services for the county's most at-risk individuals.

Describe who will supervise and manage the project and their past experience with project management.

Samantha (Sam) Guzowski, Director Supportive Housing and Services, will supervise and manage the project, drawing from her 5 years of experience overseeing services projects at MHA. Sam has a deep understanding of MHA tenants, programs and the unique needs of public housing residents. Her current role includes directing ongoing tenant services, pursuing grants to expand services, and leading the

Resident Opportunity and Self-Sufficiency (ROSS) grant.

The ROSS program is a multi-year Federal Grant initiative designed to support limited case management services for older and disabled adult tenants in Public Housing. It is Sam's experience and insight with the ROSS Grant and serving public housing tenants that highlighted much greater needs for expanded services that the ROSS grant funding isn't equipped to support. Developing this understanding through serving existing tenants is what led to the development of the Public Housing Older and Disabled Adult Initiative 2025 as proposed for CDBG funds.

Given her extensive experience with both housing services and managing the ROSS grant, expanding the services oversight with CDBG funds is well-suited for Sam. Her background in project management and service provision for MHA residents, coupled with her knowledge of administering federal grants, positions her as the ideal leader to oversee the service expansion and ensure the successful implementation of this innovative initiative.

Describe any recent or upcoming leadership transitions.


N/A

Describe any flexibility regarding your projects start/completion date.


This project is intended to launch between July and December 2025. If Marin County would like the project to start at any other time than within that window, MHA would communicate with Marin County and remain as flexible as possible to ensure that CDBG funds can go toward this very impactful project.

Required Attachments:


Attach Project Budget: Complete the project budget template provided and submit along with application. If you have a project budget that provides the information requested in the template, you may submit that in-lieu of the template. Please note: the project budget should reflect the total cost of the project NOT just the CDBG request.

 Older Disabled Adult Service Initiative... .xlsx

Attach Organization Budget: : Upload your organization or fiscal sponsors annual budget.

 Combined_2025_Budget_for_web_site... .pdf

Attach Dynamic Flood Map

 Dynamic Flood Map - MHA public h... .docx

Submission

Please review your responses above for accuracy.

Name and Title of person completing this application.

Samantha Guzowski, Director Supportive Housing and Services

By checking this box

I hereby certify that the information in this application is true and accurate to the best of my knowledge.

Project Budget Template

Organization Name: **Marin Housing Authority**

Project Name: **Older and Disabled Adult Service Initiative**

Date: 2/17/2025

INCOME:	County NOFA Request	Other Funding Sources
<i>Committed</i>		
Foundations:		
Government:		
<i>Resident Opportunity and Self Sufficiency Grant (ROSS Grant)</i>		81,860
Corporations:		
Individual Contributions: (list total):		
Earned Income:		
Other (specify):		
Subtotal, Committed Income		81860
<i>Uncommitted</i>		
Other (specify):		
Other Foundations:		
Government:		
Federal Grants Request (CDBG)	\$ 230,000.00	
Corporations:		
<i>US Bank</i>		\$ 10,000.00
<i>West America Bank</i>		\$ 10,000.00
<i>Poppy Bank</i>		\$ 100,000.00
Individual Contributions:		
Subtotal, Uncommitted Income	\$ 230,000.00	120000
Other		
Earned Income:		
Subtotal, Earned Income		0
Grand Total Income	230,000	201860

EXPENSES (Add rows to list other expenses)	County NOFA Request	Other Funding Sources

Personnel Expenses			
Program Director (% FTE: ____)			
<i>MHA Case Manager</i>			81,860
Benefits (@ %: _____)			
Subtotal Salaries and Benefits	0		81860
Contracted Services			
Non-Profit Case Managers	209,000		120,000
Subtotal Contracted Services	209,000		120000
Direct Project Related Expenses			
Rent	n.a		
Utilities	n.a		
Supplies	n.a		
Equipment	n.a		
Travel	n.a		
Professional Development	n.a		
Marketing	n.a		
Subtotal, Direct Project Related Expenses	0		0
General Development			
Electrical	n.a		
Plumbing	n.a		
Roof Replacement	n.a		
Painting	n.a		
General Construction Labor	n.a		
Materials	n.a		
Subtotal, Direct Project Related Expenses	\$ -		0
Indirect Expense - specify % in column A below (must be HUD approved)			
10.00%			
Fiscal Sponsorship Fee (specify % in column A below)			
Grand Total All Expenses	\$ 209,000.00		\$ 201,860.00

2025

In Kind		Total Proposed Project Income
0		81860
0		120000
		0
0		431,860

In Kind		Total Proposed Project Expenses
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0		81860
0		329000
0		0
0		0
		20900
		0
\$		-
		\$ 431,760.00

RESOLUTION NO. 2024-12-2

**RESOLUTION OF THE HOUSING AUTHORITY OF THE COUNTY OF MARIN
BOARD OF COMMISSIONERS
APPROVING THE 2025 AUTHORITY-WIDE BUDGET**

Whereas, on December 17, 2024, in accordance with the Department of Housing and Urban Development requirements, the Executive Director submitted to the Board of Commissioners of the Housing Authority a comprehensive budget for the 2025 fiscal year;

Whereas, This comprehensive budget encompasses all Marin Housing Authority (MHA) programs and funds which include the Public Housing project-based operating budgets for each asset management project (AMP) of MHA;

Whereas, the Board of Commissioners of the Authority is required to annually review and adopt MHA's annual budget; and

Whereas, the Board has determined that the proposed expenditures are necessary for the efficient and economical operation of MHA for the purpose of serving its residents and clients.

Now, Therefore, Be It Resolved by the Board of Commissioners of MHA that the fiscal year 2025 budget is hereby adopted. The operating budgets and capital programs attached hereto are hereby appropriated for the 2025 calendar year.

PASSED AND ADOPTED at a meeting of the Commissioner of the Housing Authority of the County of Marin, held on December 17, 2024, by the following vote:

AYES: COMMISSIONERS Sarah Canson, Katie Rice, Homer Hall,
Mary Sackett, Stephanie Moulton-Peters,
Eric Lucan, Dennis Rodoni

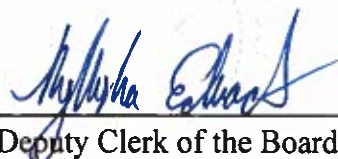
NOES: NONE

ABSENT: NONE



Dennis Rodoni, Chairperson
Board of Commissioners
Housing Authority of the County of Marin

ATTEST:



Deputy Clerk of the Board

December 17, 2024

Board of Commissioners
Housing Authority of the County of Marin
3501 Civic Center Drive
San Rafael, CA 94903



Executive Director
Kimberly Carroll

Subject: Presentation of the 2025 Consolidated Budget for Marin Housing Authority.

Recommendation: Adopt Resolution 2024-12-2 approving the FY2025 Budget for Marin Housing Authority.

Summary: The Marin Housing Authority (MHA) budget year begins on January 1, each year. MHA's operations include Public Housing, Voucher, Central Office Cost Center, Supportive Housing, Home Ownership initiatives, and non-HUD properties. Approval of the consolidated budget and related revenue, and expenditures for the Authority as a whole is being sought.


The proposed operating budgets for 2025 are as follows:

Program	Revenue	Expenses	Net income (loss)
Public Housing	\$7,150,388	\$7,411,948	(\$261,560)
PH-Capital Fund	\$1,670,989	\$1,670,989	\$0
Voucher	\$71,440,592	\$71,487,757	(\$47,165)
Central Office	\$2,233,784	\$2,319,634	(\$85,850)
Supportive Housing	\$4,856,287	\$4,856,287	\$0
Home Ownership	\$357,166	\$357,166	\$0
Isabel Cook	\$768,600	\$369,785	\$398,815
Fairfax Vest Pocket	\$291,485	\$291,484	\$1
Local Fund	\$43,030	\$43,030	\$0
Total	\$88,812,321	\$88,808,080	\$4,241

Conclusion: This budget is intended to ensure that MHA remains financially sound while delivering services according to its mission statement. There has been a continued decline in federal funding for low-income housing programs. MHA continues to strive for operational effectiveness in its effort to serve our residents and clients.

Financial Impact: Budgeted revenues exceed budgeted expenses in 2025 by \$67,693 for the Authority as a whole.

Sincerely,


Kimberly Carroll
Executive Director

Housing Authority of
The County of Marin

415/491-2525

(FAX) 415/472-2186
(TDD) 1-800-735-2929

www.marinhousing.org

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MARIN HOUSING AUTHORITY PROPOSED BUDGET - FY2025

	Central Office	Housing Choice Voucher	Public Housing	Capital Fund	Home Ownership	Supportive Housing	Isabel Cook	Fairfax	Local Fund	Total
INCOME										
TOTAL TENANT INCOME	-	-	1,897,381		-	-	153,100	26,005	-	2,076,486
TOTAL GRANT INCOME	-	71,440,592	4,832,259	1,670,989	30,000	4,856,287	600,500	257,080	-	83,687,706
TOTAL OTHER INCOME	2,233,784	-	3,000		327,166	-	15,000	8,400	43,030	2,630,380
	-	-	-		-	-	-	-	-	-
TOTAL INCOME	2,233,784	71,440,592	6,732,640	1,670,989	357,166	4,856,287	768,600	291,485	43,030	88,394,573
EXPENSES										
	-	-	-		-	-	-	-	-	-
TOTAL ADMINISTRATIVE EXPENSES	2,105,899	4,025,352	2,384,904	167,099	357,018	2,248,209	128,018	48,742	29	11,465,270
TOTAL TENANT SERVICES EXPENSES	-	3,000	31,036		-	-	10,000	-	-	44,036
TOTAL UTILITY EXPENSES	76,797	-	1,916,384		-	-	48,250	14,850	-	2,056,281
TOTAL MAINTENACE EXPENSES	120,138	4,000	2,201,091	1,086,143	-	4,500	89,799	64,466	-	3,570,137
TOTAL GENERAL EXPENSES	16,800	51,712	382,697		148	7,200	21,000	14,900	-	494,457
TOTAL HOUSING ASSISTANCE PAYMENTS	-	67,403,692	295,837		-	2,596,378	-	-	-	70,295,908
TOTAL FINANCING EXPENSES	-	-	200,000		-	-	72,718	148,526	43,000	464,244
TOTAL NON-OPERATING ITEMS	-	-	-		-	-	-	-	-	-
	-	-	-		-	-	-	-	-	-
TOTAL EXPENSES	2,319,634	71,487,757	7,411,948	1,253,241	357,166	4,856,287	369,785	291,484	43,030	88,390,333
	-	-	-		-	-	-	-	-	-
NET INCOME	(85,850)	(47,165)	(679,309)	417,748	(0)	0	398,815	1	-	4,240
TRANSFER IN			417,748							417,748
TRANSFER OUT				(417,747)						(417,747)
CAPTIAL RESERVE DEPOSIT								-		-
OPT RESERVE DEPOSIT								-		-
NET INCOME	(85,850)	(47,165)	(261,561)	0	(0)	0	398,815	1	-	4,241

MARIN HOUSING AUTHORITY PROPOSED BUDGET - FY2025

	Central Office	Housing Choice Voucher	Public Housing	Capital Fund	Home Ownership	Supportive Housing	Isabel Cook	Fairfax	Local Fund	Total
INCOME										
TENANT INCOME										
Rental Income										
Tenant Rent	-	-	1,862,403	-	-	-	150,000	26,000	-	2,038,403
Tenant Payment Agreement	-	-	21,978	-	-	-	-	-	-	21,978
Less: Vacancies	-	-	-	-	-	-	3,000	(520)	-	2,480
Total Rental Income	-	-	1,884,381	-	-	-	153,000	25,480	-	2,062,861
Other Tenant Income	-	-	-	-	-	-	-	-	-	-
Laundry and Vending	-	-	13,000	-	-	-	-	500	-	13,500
Cleaning Fee	-	-	-	-	-	-	-	-	-	-
Late Charges	-	-	-	-	-	-	-	-	-	-
NSF Charges	-	-	-	-	-	-	100	25	-	125
Total Other Tenant Income	-	-	13,000	-	-	-	100	525	-	13,625
TOTAL TENANT INCOME	-	-	1,897,381	-	-	-	153,100	26,005	-	2,076,486
	-	-	-	-	-	-	-	-	-	-
GRANT INCOME										
PH Operating Subsidy	-	-	4,707,259	-	-	-	-	-	-	4,707,259
Section 8 HAP Earned	-	67,403,692	-	-	-	-	600,500	257,080	-	68,261,272
Section 8 Admin. Fee Income	-	4,036,900	-	-	-	-	-	-	-	4,036,900
Section 8 Port-In Admin Fees Earned	-	-	-	-	-	-	-	-	-	-
Section 8 Port In HAP Earned	-	-	-	-	-	-	-	-	-	-
HAP Fraud	-	-	-	-	-	-	-	-	-	-
Grant Income HUD Admin	-	-	-	-	-	589,849	-	-	-	589,849
Grant Income HUD HAP	-	-	-	-	-	2,290,577	-	-	-	2,290,577
Grant Income State Admin	-	-	-	-	30,000	44,199	-	-	-	74,199
Grant Income State HAP	-	-	-	-	-	305,801	-	-	-	305,801
Grant Income County	-	-	125,000	-	-	1,490,249	-	-	-	1,615,249
Grant Income Other	-	-	-	-	-	135,612	-	-	-	135,612
Capital Fund Grants	-	-	-	-	-	-	-	-	-	-
TOTAL GRANT INCOME	-	71,440,592	4,832,259	1,670,989	30,000	4,856,287	600,500	257,080	-	83,687,706

MARIN HOUSING AUTHORITY PROPOSED BUDGET - FY2025

	Central Office	Housing Choice Voucher	Public Housing	Capital Fund	Home Ownership	Supportive Housing	Isabel Cook	Fairfax	Local Fund	Total
	-	-	-		-	-	-	-	-	-
OTHER INCOME	-	-	-		-	-	-	-	-	-
Investment Income - Restricted	-	-	-		-	-	-	-	-	-
Investment Income Unrestricted	10,000	-	-		11,000	-	15,000	-	18,030	54,030
Loan Interest Income	-	-	-		-	-	-	-	-	-
Bond Management Fee Income	-	-	-		-	-	-	-	25,000	25,000
FSS Interest Income	-	-	-		-	-	-	-	-	-
COCC-Management Fee Income	1,892,104	-	-		-	-	-	-	-	1,892,104
COCC-Bookkeeping Income	272,160	-	-		-	-	-	-	-	272,160
COCC-Asset Management income	59,520	-	-		-	-	-	-	-	59,520
Miscellaneous Other Income	-	-	3,000		-	-	-	8,400	-	11,400
Corte Madera City Contribution	-	-	-		23,506	-	-	-	-	23,506
County of Marin Contribution	-	-	-		69,949	-	-	-	-	69,949
Larkspur City Contribution	-	-	-		26,695	-	-	-	-	26,695
Mill Valley Contribution	-	-	-		19,439	-	-	-	-	19,439
San Anselmo City Contribution	-	-	-		2,177	-	-	-	-	2,177
San Rafael Contribution	-	-	-		86,195	-	-	-	-	86,195
Tiburon City Contribution	-	-	-		10,884	-	-	-	-	10,884
Resale Fees	-	-	-		23,730	-	-	-	-	23,730
Loan Setup Fee	-	-	-		20,000	-	-	-	-	20,000
Application Fee	-	-	-		1,091	-	-	-	-	1,091
Monitoring Fee	-	-	-		32,500	-	-	-	-	32,500
TOTAL OTHER INCOME	2,233,784	-	3,000		327,166	-	15,000	8,400	43,030	2,630,380
	-	-	-		-	-	-	-	-	-
TOTAL INCOME	2,233,784	71,440,592	6,732,640	1,670,989	357,166	4,856,287	768,600	291,485	43,030	88,394,573
	-	-	-		-	-	-	-	-	-

MARIN HOUSING AUTHORITY PROPOSED BUDGET - FY2025

	Central Office	Housing Choice Voucher	Public Housing	Capital Fund	Home Ownership	Supportive Housing	Isabel Cook	Fairfax	Local Fund	Total
EXPENSES	-	-	-	-	-	-	-	-	-	-
ADMINISTRATIVE	-	-	-	-	-	-	-	-	-	-
Administrative Salaries	-	-	-	-	-	-	-	-	-	-
Administrative Salaries-Direct	1,000,000	1,528,000	758,530		149,860	1,260,000	25,120	8,373	-	4,729,884
Compensated Absences	55,000	76,500	54,689		5,500	50,000	-	-	-	241,689
Administrative Benefit	199,000	350,000	142,242		32,000	345,000	3,768	1,256	-	1,073,266
Fed ER-Paid Tax Expense	69,750	87,434	93,535		10,318	85,000	6,940	2,313	-	355,290
CA ER-Paid Tax Expense	7,750	9,715	10,393		1,146	9,000	-	-	-	38,004
Adm WorkComp Benefits	30,000	45,840	22,757		4,496	37,800	1,213	404	-	142,510
Other Post Employment Benefit	30,000	45,840	22,756		4,496	37,800	-	-	-	140,892
Pension Expense (GASB 68) Adm	180,000	275,040	136,535		26,975	224,009	8,085	2,695	-	853,339
Maint WorkComp Benefits	-	-	18,000		-	-	-	-	-	18,000
Total Administrative Salaries	1,571,500	2,418,368	1,259,437		234,790	2,048,609	45,126	15,042	-	7,592,873
Legal Expense	-	-	-		-	-	-	-	-	-
Unlawful Detainers	-	-	25,000		-	-	-	-	-	25,000
Tenant Screening	-	80,000	8,580		-	-	-	-	-	88,580
General Legal Expense	170,000	11,000	44,362		3,046	-	5,000	5,000	-	238,408
Total Legal Expense	170,000	91,000	77,942		3,046	-	5,000	5,000	-	351,988
Other Admin Expenses	-	-	-		-	-	-	-	-	-
Staff Training	10,000	10,000	5,000		250	3,400	1,000	100	-	29,750
Conferences	5,000	2,000	-		-	3,000	-	-	-	10,000
Travel	10,000	9,000	2,000		-	9,000	1,000	500	-	31,500
Consulting	5,000	-	33,312		-	-	-	-	30	38,342
Accounting Fees	-	-	-		-	-	2,052	-	-	2,052
Auditing Fees	3,000	35,000	8,000		1,300	1,000	2,100	5,000	-	55,400
Port Out Admin Fee Paid	-	4,000	-		-	-	-	-	-	4,000
COCC-Management Fee	-	807,380	518,657		100,000	130,000	46,500	15,500	-	1,618,037
COCC-Bookkeeping Fee	-	227,520	44,640		-	-	8,000	540	-	280,700
COCC-Asset Management Fee	-	-	59,520		-	-	8,000	720	-	68,240
Office Rent	-	-	-		-	-	120	120	-	240
Contract Labor	5,000	175,000	30,000		-	600	-	-	-	210,600

MARIN HOUSING AUTHORITY PROPOSED BUDGET - FY2025

	Central Office	Housing Choice Voucher	Public Housing	Capital Fund	Home Ownership	Supportive Housing	Isabel Cook	Fairfax	Local Fund	Total
Management Fees	-	-	-	-	-	-	-	-	-	-
Total Other Admin Expenses	38,000	1,269,900	701,129		101,550	147,000	68,772	22,480	30	2,348,861
Miscellaneous Admin Expenses	-	-	-		-	-	-	-	-	-
Membership and Fees	8,000	500	42		1,500	1,200	-	-	-	11,242
Publications	500	500	8,520		-	-	-	-	-	9,520
Advertising	7,000	8,500	6,000		1,000	800	100	-	-	23,400
Office Supplies	18,000	7,000	17,665		100	900	500	500	-	44,665
Fuel-Administrative	-	-	-		-	-	-	-	-	-
IT Hardwares	3,000	15,000	4,000		-	2,500	3,500	1,500	-	29,500
Telephone	11,000	9,500	10,000		1,500	5,000	120	120	-	37,240
Postage	4,000	12,500	26,785		2,300	700	-	-	-	46,285
Software License Fees	13,000	8,000	5,965		494	3,000	-	-	-	30,459
Copiers	17,000	-	6,000		-	-	-	-	-	23,000
Printer Supplies	1,321	504	1,000		-	-	-	-	-	2,825
IT Software	8,162	20,000	14,732		538	9,000	-	-	-	52,432
Internet	9,117	4,080	16,734		600	1,100	300	300	-	32,231
Office Events	500	-	1,000		-	-	-	-	-	1,500
Temporary Administrative Labor	89,150	-	50,000		-	-	-	-	-	139,150
Small Office Equipment	11,223	2,000	2,916		-	-	1,000	1,200	-	18,339
Commissioners Expense	1,564	-	500		-	-	-	-	-	2,064
Bank/Processing Fees	9,863	14,000	20,000		1,600	3,400	-	-	-	48,863
Other Misc Admin Expenses	24,000	4,000	13,980		1,000	2,000	3,000	2,000	-	49,980
IT Services	90,000	140,000	140,555		7,000	23,000	600	600	-	401,755
Home Office Expense	-	-	-		-	-	-	-	-	-
Total Miscellaneous Admin Expenses	326,399	246,084	346,395		17,632	52,600	9,120	6,220	-	1,004,450
TOTAL ADMINISTRATIVE EXPENSES	2,105,899	4,025,352	2,384,904	167,099	357,018	2,248,209	128,018	48,742	29	11,465,270
TENANT SERVICES	-	-	-		-	-	-	-	-	-
Tenant/Clients Services Salaries	-	-	-		-	-	-	-	-	-
Other Tenant Svcs.	-	3,000	16,900		-	-	-	-	-	19,900
Tenant Relocation	-	-	14,136		-	-	10,000	-	-	24,136
TOTAL TENANT SERVICES EXPENSES	-	3,000	31,036		-	-	10,000	-	-	44,036

MARIN HOUSING AUTHORITY PROPOSED BUDGET - FY2025

	Central Office	Housing Choice Voucher	Public Housing	Capital Fund	Home Ownership	Supportive Housing	Isabel Cook	Fairfax	Local Fund	Total
UTILITIES	-	-	-	-	-	-	-	-	-	-
Water	6,000	-	414,761	-	-	-	16,500	4,500	-	441,761
Electricity	43,367	-	173,156	-	-	-	750	-	-	217,274
Electricity-Vacant Units	-	-	717	-	-	-	-	-	-	717
Gas	6,098	-	293,631	-	-	-	4,000	-	-	303,730
Gas-Vacant Units	-	-	462	-	-	-	-	-	-	462
Garbage/Trash Removal	20,000	-	446,808	-	-	-	14,000	1,350	-	482,158
Sewer	1,332	-	586,847	-	-	-	13,000	9,000	-	610,178
TOTAL UTILITY EXPENSES	76,797	-	1,916,384	-	-	-	48,250	14,850	-	2,056,281
MAINTENANCE AND OPERATIONS	-	-	-	-	-	-	-	-	-	-
General Maint Expense	-	-	-	-	-	-	-	-	-	-
Maintenance Salaries	-	-	551,000	-	-	-	15,304	5,101	-	571,405
Maintenance - Temporary Labor	6,560	-	30,000	-	-	-	-	-	-	36,560
Employee Benefit Contribution-Maint.	-	-	154,500	-	-	-	2,296	765	-	157,561
Maintenance Uniforms	-	-	9,240	-	-	-	300	300	-	9,840
Vehicle Gas, Oil, Grease	1,095	2,000	24,335	-	-	3,000	-	-	-	30,430
Total General Maint Expense	7,655	2,000	769,075	-	-	3,000	17,899	6,166	-	805,795
Materials	-	-	-	-	-	-	-	-	-	-
Supplies-Grounds	111	-	-	-	-	-	-	-	-	111
Supplies-Appliance	-	-	100,000	-	-	-	2,000	1,000	-	103,000
Supplies-Decorating	30	-	2,000	-	-	-	1,000	500	-	3,530
Supplies-Electrical	64	-	10,000	-	-	-	200	200	-	10,464
Supplies-Exterminating	59	-	-	-	-	-	-	-	-	59
Supplies-Janitorial/Cleaning	625	-	20,000	-	-	-	200	200	-	21,025
Supplies-Maint/Repairs	1,378	-	40,000	-	-	-	-	-	-	41,378
Supplies-Plumbing	-	-	25,000	-	-	-	2,000	2,000	-	29,000
Supplies-Tools and Equipment	109	-	7,200	-	-	-	2,000	2,200	-	11,509
Supplies-Maintenance Paper	-	-	4,032	-	-	-	-	-	-	4,032
Supplies-General Materials	-	-	40,000	-	-	-	12,000	2,500	-	54,500
Supplies-Countertops	-	-	6,000	-	-	-	3,000	3,000	-	12,000
Total Materials	2,374	-	254,232	-	-	-	22,400	11,600	-	290,606

MARIN HOUSING AUTHORITY PROPOSED BUDGET - FY2025

	Central Office	Housing Choice Voucher	Public Housing	Capital Fund	Home Ownership	Supportive Housing	Isabel Cook	Fairfax	Local Fund	Total
Contract Costs	-	-	-	-	-	-	-	-	-	-
Contract-Alarm/Extinguisher	82	-	7,500	-	-	-	-	200	-	7,782
Contract-Appliance	-	-	-	-	-	-	-	-	-	-
Contract-Building Repairs	1,964	-	50,000	-	-	-	12,000	2,000	-	65,964
Contract-Carpet Cleaning	-	-	6,552	-	-	-	-	-	-	6,552
Contract-Decorating/Painting	-	-	20,000	-	-	-	-	1,500	-	21,500
Contract-Electrical	5,677	-	40,000	-	-	-	-	1,500	-	47,177
Contract-Pest Control	2,470	-	110,000	-	-	-	3,000	3,000	-	118,470
Contract-Floor Covering	-	-	57,500	-	-	-	3,500	3,500	-	64,500
Contract-Grounds	17,469	-	435,000	-	-	-	11,000	8,000	-	471,469
Contract-Janitorial/Cleaning	64,680	-	192,000	-	-	-	1,500	2,500	-	260,680
Contract-Plumbing	5,000	-	110,464	-	-	-	3,000	3,000	-	121,464
Contract-Window Covering	-	-	4,000	-	-	-	-	-	-	4,000
Contract-HVAC	4,000	-	60,000	-	-	-	500	500	-	65,000
Contract-Vehicle Maintenance	1,500	2,000	15,000	-	-	1,500	-	-	-	20,000
Contract-Equipment Rental	-	-	5,796	-	-	-	-	-	-	5,796
Contract-Maintenance Consultants	-	-	3,336	-	-	-	-	-	-	3,336
Contract-Elevator Monitoring	-	-	12,000	-	-	-	-	-	-	12,000
Contract-Alarm Monitoring	2,233	-	1,248	-	-	-	9,000	9,000	-	21,481
Contract-Sprinkler Monitoring	-	-	4,000	-	-	-	500	500	-	5,000
Contract-Consultants	5,034	-	6,000	-	-	-	-	-	-	11,034
Contract-Irrigation Repairs	-	-	20,000	-	-	-	500	1,500	-	22,000
Contract-Fee For Service	-	-	-	-	-	-	-	-	-	-
Contract Costs-Other	-	-	17,388	-	-	-	5,000	10,000	-	32,388
Total Contract Costs	110,109	2,000	1,177,784	1,086,143	-	1,500	49,500	46,700	-	1,387,593
TOTAL MAINTENACE EXPENSES	120,138	4,000	2,201,091	1,086,143	-	4,500	89,799	64,466	-	3,570,137
GENERAL EXPENSES	-	-	-	-	-	-	-	-	-	-
Insurance Claim Expense	-	-	5,000	-	-	-	-	-	-	5,000
Property Insurance	8,500	-	216,684	-	-	-	8,500	6,000	-	239,684
Liability Insurance	500	21,000	46,539	-	148	-	10,000	5,500	-	83,687
Auto Insurance	1,200	5,000	26,808	-	-	7,200	-	-	-	40,208

MARIN HOUSING AUTHORITY PROPOSED BUDGET - FY2025

	Central Office	Housing Choice Voucher	Public Housing	Capital Fund	Home Ownership	Supportive Housing	Isabel Cook	Fairfax	Local Fund	Total
Directors and Officers Insurance	2,500	25,712	63,301	-	-	-	2,500	800	-	94,813
Flood Insurance	-	-	3,166	-	-	-	-	2,500	-	5,666
Misc. Taxes/Liscenses/Insurance	100	-	1,000	-	-	-	-	100	-	1,200
Bad Debt-Tenant Rents	-	-	15,000	-	-	-	-	-	-	15,000
Security-Locksmith Service	-	-	5,000	-	-	-	-	-	-	5,000
Loan Mgmt. & Setup Costs	-	-	-	-	-	-	-	-	-	-
Language Efficiency Program Costs	3,500	-	200	-	-	-	-	-	-	3,700
Other General Expense	500	-	-	-	-	-	-	-	-	500
TOTAL GENERAL EXPENSES	16,800	51,712	382,697		148	7,200	21,000	14,900	-	494,457
	-	-	-		-	-	-	-	-	-
HOUSING ASSISTANCE PAYMENTS										
Housing Assistance Payments	-	67,403,692	-	-	-	2,418,500	-	-	-	69,822,192
Tenant Utility Payments	-	-	209,828	-	-	28,600	-	-	-	238,428
FSS Escrow Payments	-	-	86,009	-	-	-	-	-	-	86,009
Security Deposit Assistance	-	-	-	-	-	100,000	-	-	-	100,000
Vacancy loss	-	-	-	-	-	25,000	-	-	-	25,000
Damage Assistance	-	-	-	-	-	20,278	-	-	-	20,278
Landlord Incentive	-	-	-	-	-	4,000	-	-	-	4,000
TOTAL HOUSING ASSISTANCE PAYMENTS	-	67,403,692	295,837		-	2,596,378	-	-	-	70,295,908
	-	-	-		-	-	-	-	-	-
FINANCING EXPENSE										
Interest Expense-Loan 1	-	-	-	-	-	-	72,718	148,526	-	221,244
Debt Service/Interest Expense	-	-	200,000	-	-	-	-	-	43,000	243,000
TOTAL FINANCING EXPENSES	-	-	200,000		-	-	72,718	148,526	43,000	464,244
	-	-	-		-	-	-	-	-	-
TOTAL EXPENSES	2,319,634	71,487,757	7,411,948	1,253,241	357,166	4,856,287	369,785	291,484	43,030	88,390,333
	-	-	-		-	-	-	-	-	-
NET INCOME	(85,850)	(47,165)	(679,309)	417,748	(0)	0	398,815	1	-	4,240
TRANSFER IN			417,748							417,748
TRANSFER OUT				(417,747)						(417,747)
NET INCOME	(85,850)	(47,165)	(261,561)	0	(0)	0	398,815	1	-	4,241

MARIN HOUSING AUTHORITY PROPOSED BUDGET - FY2025

	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	
	Central Office		Housing Choice Voucher		Public Housing		Capital Fund		Home Ownership		Supportive Housing		Isabel Cook		Fairfax		Local Fund		Total		
INCOME																					
TOTAL TENANT INCOME	-	-	-	-	1,897,441	1,897,381			-	-	-	-	141,344	153,100	21,892	26,005	-	-	2,060,677	2,076,486	
TOTAL GRANT INCOME	-	-	77,414,580	71,440,592	4,955,496	4,832,259	1,632,764	1,670,989	126,907	30,000	4,695,613	4,856,287	571,708	600,500	244,319	257,080	-	-	89,641,386	83,687,706	
TOTAL OTHER INCOME	2,069,436	2,233,784	37,097	-	4,005	3,000			312,602	327,166	-	-	30,552	15,000	14,092	8,400	25,636	43,030	2,493,420	2,630,380	
TOTAL INCOME	2,069,436	2,233,784	77,451,678	71,440,592	6,856,942	6,732,640	1,632,764	1,670,989	439,509	357,166	4,695,613	4,856,287	743,604	768,600	280,303	291,485	25,636	43,030	94,195,484	88,394,573	
EXPENSES																					
TOTAL ADMINISTRATIVE EXPENSES	2,211,746	2,105,899	3,597,903	4,025,352	2,226,062	2,384,904	163,276	167,099	437,912	357,018	1,966,249	2,248,209	112,086	128,018	92,174	48,742	29	30	10,807,436	11,465,271	
TOTAL TENANT SERVICES EXPENSES	225	-	2,873	3,000	90,677	31,036			-	-	15,516	-	14,588	10,000	-	-	-	-	123,880	44,036	
TOTAL UTILITY EXPENSES	80,117	76,797	-	-	1,774,430	1,916,384			-	-	-	-	43,263	48,250	12,297	14,850	-	-	1,910,107	2,056,281	
TOTAL MAINTENANCE EXPENSES	115,222	120,138	7,352	4,000	2,498,808	2,201,091	1,051,455	1,086,143	1,600	-	4,528	4,500	96,851	89,799	46,231	64,466	-	-	3,822,046	3,570,137	
TOTAL GENERAL EXPENSES	15,531	16,800	46,669	51,712	369,366	382,697			54,584	148	9,073	7,200	19,113	21,000	13,067	14,900	-	-	527,404	494,457	
TOTAL HOUSING ASSISTANCE PAYMENTS	-	-	73,042,167	67,403,692	295,837	295,837			-	-	2,760,220	2,596,378	-	-	-	-	-	-	76,098,224	70,295,908	
TOTAL FINANCING EXPENSES	-	-	-	-	15,746	200,000			-	-	-	-	38,977	72,718	116,534	148,526	42,391	43,000	213,648	464,244	
TOTAL NON-OPERATING ITEMS	-	-	-	-	9,008	-			-	-	-	-	-	-	-	-	-	-	9,008	-	
TOTAL EXPENSES	2,430,099	2,319,634	76,696,964	71,487,757	7,279,934	7,411,948	1,214,731	1,253,241	494,096	357,166	4,755,586	4,856,287	324,878	369,785	280,303	291,484	42,420	43,030	93,519,010	88,390,333	
NET INCOME	(360,663)	(85,850)	754,714	(47,165)	(422,992)	(679,309)	418,033	417,748	(54,587)	(0)	(59,974)	0	418,726	398,815	0	1	(16,784)	-	676,474	4,240	
TRANSFER IN					418,033	417,748													418,033	417,748	
TRANSFER OUT							(418,033)	(417,747)											(418,033)	(417,747)	
CAPTIAL RESERVE DEPOSIT																			-	-	
OPT RESERVE DEPOSIT																			-	-	
NET INCOME	(360,663)	(85,850)	754,714	(47,165)	(4,959)	(261,561)	-	0	(54,587)	(0)	(59,974)	0	418,726	398,815	0	1	(16,784)	-	676,474	4,241	

MARIN HOUSING AUTHORITY PROPOSED BUDGET - FY2025

	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	
	Central Office		Housing Choice Voucher		Public Housing		Capital Fund		Home Ownership		Supportive Housing		Isabel Cook		Fairfax		Local Fund		Total		
INCOME																					
TENANT INCOME																					
Rental Income																					
Tenant Rent	-	-	-	-	1,862,403	1,862,403			-	-	-	-	142,999	150,000	25,281	26,000	-	-	2,030,683	2,038,403	
Tenant Payment Agreement	-	-	-	-	21,978	21,978			-	-	-	-	-	-	-	-	-	-	-	21,978	21,978
Less: Vacancies	-	-	-	-	-	-			-	-	-	-	-	3,000	-	(520)	-	-	-	2,480	-
Less: Concessions	-	-	-	-	-	-			-	-	-	-	(1,755)	-	(4,052)	-	-	-	-	(5,807)	-
Less: Prepaid Rents	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-
Total Rental Income	-	-	-	-	1,884,381	1,884,381			-	-	-	-	141,244	153,000	21,229	25,480	-	-	2,046,855	2,062,861	
Other Tenant Income	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-
Laundry and Vending	-	-	-	-	12,960	13,000			-	-	-	-	-	-	629	500	-	-	13,589	13,500	
Cleaning Fee	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-
Late Charges	-	-	-	-	(40)	-			-	-	-	-	-	-	-	-	-	-	-	(40)	-
NSF Charges	-	-	-	-	160	-			-	-	-	-	100	100	33	25	-	-	293	125	-
Total Other Tenant Income	-	-	-	-	13,060	13,000			-	-	-	-	100	100	663	525	-	-	13,823	13,625	
TOTAL TENANT INCOME	-	-	-	-	1,897,441	1,897,381			-	-	-	-	141,344	153,100	21,892	26,005	-	-	2,060,677	2,076,486	
GRANT INCOME	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-
PH Operating Subsidy	-	-	-	-	4,955,496	4,707,259			-	-	-	-	-	-	-	-	-	-	-	4,955,496	4,707,259
Section 8 HAP Earned	-	-	72,995,965	67,403,692	-	-			-	-	-	-	571,708	600,500	244,319	257,080	-	-	73,811,992	68,261,272	
Section 8 Admin. Fee Income	-	-	4,253,099	4,036,900	-	-			-	-	-	-	-	-	-	-	-	-	4,253,099	4,036,900	
Section 8 Port-In Admin Fees Earned	-	-	5,044	-	-	-			-	-	-	-	-	-	-	-	-	-	5,044	-	-
Section 8 Port In HAP Earned	-	-	175,556	-	-	-			-	-	-	-	-	-	-	-	-	-	175,556	-	-
HAP Fraud	-	-	(15,083)	-	-	-			-	-	-	-	-	-	-	-	-	-	(15,083)	-	-
Grant Income HUD Admin	-	-	-	-	-	-			-	-	557,181	589,849	-	-	-	-	-	-	557,181	589,849	-
Grant Income HUD HAP	-	-	-	-	-	-			-	-	1,758,383	2,290,577	-	-	-	-	-	-	1,758,383	2,290,577	-
Grant Income State Admin	-	-	-	-	-	-			126,907	30,000	32,141	44,199	-	-	-	-	-	-	159,047	74,199	-
Grant Income State HAP	-	-	-	-	-	-			-	-	301,239	305,801	-	-	-	-	-	-	301,239	305,801	-
Grant Income County	-	-	-	-	-	125,000			-	-	1,911,057	1,490,249	-	-	-	-	-	-	1,911,057	1,615,249	-
Grant Income Other	-	-	-	-	-	-			-	-	135,612	135,612	-	-	-	-	-	-	135,612	135,612	-
Capital Fund Grants	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL GRANT INCOME	-	-	77,414,580	71,440,592	4,955,496	4,832,259	1,632,764	1,670,989	126,907	30,000	4,695,613	4,856,287	571,708	600,500	244,319	257,080	-	-	89,641,386	83,687,706	
OTHER INCOME	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-
Investment Income - Restricted	-	-	-	-	-	-			-	-	-	-	33	-	2,473	-	-	-	2,507	-	-
Investment Income Unrestricted	13,446	10,000	80,435	-	6,401	-			11,424	11,000	-	-	30,519	15,000	3	-	18,136	18,030	160,364	54,030	-
Loan Interest Income	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-
Bond Management Fee Income	-	-	-	-	-	-			-	-	-	-	-	-	-	-	7,500	25,000	7,500	25,000	-

MARIN HOUSING AUTHORITY PROPOSED BUDGET - FY2025

	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	
	Central Office		Housing Choice Voucher		Public Housing		Capital Fund		Home Ownership		Supportive Housing		Isabel Cook		Fairfax		Local Fund		Total		
TENANT SERVICES	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-
Tenant/Clients Services Salaries	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-
Other Tenant Svcs.	225	-	2,873	3,000	40,800	16,900			-	-	15,516	-	-	-	-	-	-	-	-	59,415	19,900
Tenant/Clients Services-Brdg Hsg	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-
Tenant Relocation	-	-	-	-	49,877	14,136			-	-	-	-	14,588	10,000	-	-	-	-	-	64,465	24,136
TOTAL TENANT SERVICES EXPENSES	225	-	2,873	3,000	90,677	31,036			-	-	15,516	-	14,588	10,000	-	-	-	-	-	123,880	44,036
UTILITIES	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-
Water	12,474	6,000	-	-	384,038	414,761			-	-	-	-	15,006	16,500	3,961	4,500	-	-	-	415,480	441,761
Electricity	40,155	43,367	-	-	160,330	173,156			-	-	-	-	517	750	-	-	-	-	-	201,002	217,274
Electricity-Vacant Units	-	-	-	-	664	717			-	-	-	-	-	-	-	-	-	-	-	664	717
Gas	5,646	6,098	-	-	271,881	293,631			-	-	-	-	3,852	4,000	-	-	-	-	-	281,379	303,730
Gas-Vacant Units	-	-	-	-	428	462			-	-	-	-	-	-	-	-	-	-	-	428	462
Garbage/Trash Removal	20,608	20,000	-	-	413,712	446,808			-	-	-	-	12,582	14,000	741	1,350	-	-	-	447,643	482,158
Sewer	1,233	1,332	-	-	543,377	586,847			-	-	-	-	11,307	13,000	7,595	9,000	-	-	-	563,511	610,178
TOTAL UTILITY EXPENSES	80,117	76,797	-	-	1,774,430	1,916,384			-	-	-	-	43,263	48,250	12,297	14,850	-	-	-	1,910,107	2,056,281
MAINTENANCE AND OPERATIONS	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-
General Maint Expense	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance Salaries	-	-	-	-	510,000	551,000			-	-	-	-	13,315	15,304	13,653	5,101	-	-	-	536,968	571,405
Maintenance - Temporary Labor	5,508	6,560	-	-	73,773	30,000			-	-	-	-	-	-	-	-	-	-	-	79,281	36,560
Maint. Empl. Rent Free Unit	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-
Employee Benefit Contribution-Maint.	-	-	-	-	196,000	154,500			-	-	-	-	-	2,296	-	765	-	-	-	196,000	157,561
Maintenace Uniforms	-	-	-	-	2,013	9,240			-	-	-	-	-	300	-	300	-	-	-	2,013	9,840
Maintenance Travel/Training	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-
Vehicle Gas, Oil, Grease	1,043	1,095	1,887	2,000	23,643	24,335			-	-	3,048	3,000	-	-	-	-	-	-	-	29,621	30,430
Total General Maint Expense	7,084	7,655	1,887	2,000	805,430	769,075			-	-	3,048	3,000	13,315	17,899	13,653	6,166	-	-	-	844,416	805,795
Materials	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-
Supplies-Grounds	105	111	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	105	111
Supplies-Appliance	-	-	-	-	120,179	100,000			-	-	-	-	1,891	2,000	601	1,000	-	-	-	122,671	103,000
Supplies-Decorating	28	30	-	-	1,395	2,000			-	-	-	-	75	1,000	-	500	-	-	-	1,498	3,530
Supplies-Electrical	61	64	-	-	10,186	10,000			-	-	-	-	(20)	200	-	200	-	-	-	10,227	10,464
Supplies-Exterminating	56	59	-	-	246	-			-	-	-	-	1,989	-	3,188	-	-	-	-	5,480	59
Supplies-Janitorial/Cleaning	595	625	-	-	18,771	20,000			-	-	-	-	12	200	113	200	-	-	-	19,492	21,025
Supplies-Maint/Repairs	1,312	1,378	-	-	39,198	40,000			-	-	-	-	544	-	-	-	-	-	-	41,054	41,378
Supplies-Plumbing	-	-	-	-	22,770	25,000			-	-	-	-	-	2,000	-	2,000	-	-	-	22,770	29,000
Supplies-Tools and Equipment	104	109	-	-	9,328	7,200			-	-	-	-	1,343	2,000	3,432	2,200	-	-	-	14,206	11,509
Supplies-Maintenance Paper	-	-	-	-	193	4,032			-	-	-	-	-	-	-	-	-	-	-	193	4,032
Supplies-General Materials	44	-	-	-	36,345	40,000			-	-	-	-	25,004	12,000	2,537	2,500	-	-	-	63,930	54,500
Supplies-Countertops	-	-	-	-	5,931	6,000			-	-	-	-	-	3,000	-	3,000	-	-	-	5,931	12,000

MARIN HOUSING AUTHORITY PROPOSED BUDGET - FY2025

	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget	2024 Annualized	2025 Budget
	Central Office		Housing Choice Voucher		Public Housing		Capital Fund		Home Ownership		Supportive Housing		Isabel Cook		Fairfax		Local Fund		Total	
Security-Locksmith Service	-	-	-	-	3,525	5,000			-	-	-	-	-	-	-	-	-	-	3,525	5,000
Opt Reserve Exp	-	-	-	-	-	-			-	-	-	-	-	-	3,744	-	-	-	-	3,744
Loan Mgmt. & Setup Costs	-	-	-	-	-	-			54,485	-	-	-	-	-	-	-	-	-	54,485	-
Language Efficiency Program Costs	3,592	3,500	110	-	468	200			-	-	-	-	-	-	-	-	-	-	4,171	3,700
Other General Expense	180	500	-	-	-	-			-	-	-	-	-	-	-	-	-	-	180	500
TOTAL GENERAL EXPENSES	15,531	16,800	46,669	51,712	369,366	382,697			54,584	148	9,073	7,200	19,113	21,000	13,067	14,900	-	-	527,404	494,457
HOUSING ASSISTANCE PAYMENTS	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-
Housing Assistance Payments	-	-	72,180,752	67,403,692	-	-			-	-	2,418,587	2,418,500	-	-	-	-	-	-	74,599,338	69,822,192
Tenant Utility Payments	-	-	402,608	-	209,828	209,828			-	-	28,636	28,600	-	-	-	-	-	-	641,072	238,428
Portable Out HAP Payments	-	-	15,764	-	-	-			-	-	-	-	-	-	-	-	-	-	15,764	-
FSS Escrow Payments	-	-	396,842	-	86,009	86,009			-	-	-	-	-	-	-	-	-	-	482,851	86,009
Security Deposit Assistance	-	-	15,551	-	-	-			-	-	255,980	100,000	-	-	-	-	-	-	271,531	100,000
Vacancy loss	-	-	30,651	-	-	-			-	-	37,767	25,000	-	-	-	-	-	-	68,417	25,000
Damage Assistance	-	-	-	-	-	-			-	-	14,584	20,278	-	-	-	-	-	-	14,584	20,278
Landlord Incentive	-	-	-	-	-	-			-	-	4,667	4,000	-	-	-	-	-	-	4,667	4,000
TOTAL HOUSING ASSISTANCE PAYMENTS	-	-	73,042,167	67,403,692	295,837	295,837			-	-	2,760,220	2,596,378	-	-	-	-	-	-	76,098,224	70,295,908
FINANCING EXPENSE	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-
Interest Expense-Loan 1	-	-	-	-	-	-			-	-	-	-	38,977	72,718	116,534	148,526	-	-	155,511	221,244
Debt Service/Interest Expense	-	-	-	-	15,746	200,000			-	-	-	-	-	-	-	-	31,793	42,391	47,539	242,391
TOTAL FINANCING EXPENSES	-	-	-	-	15,746	200,000			-	-	-	-	38,977	72,718	116,534	148,526	42,391	43,000	213,648	464,244
NON-OPERATING ITEMS	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers OUT	-	-	-	-	-	-			-	-	-	-	-	-	-	-	-	-	-	-
Gain/Loss from Prpt Dmge and Ins Prcd	-	-	-	-	9,008	-			-	-	-	-	-	-	-	-	-	-	9,008	-
TOTAL NON-OPERATING ITEMS	-	-	-	-	9,008	-			-	-	-	-	-	-	-	-	-	-	9,008	-
TOTAL EXPENSES	2,430,099	2,319,634	76,696,964	71,487,757	7,279,934	7,411,948	1,214,731	1,253,241	494,096	357,166	4,755,586	4,856,287	324,878	369,785	280,303	291,484	42,420	43,030	93,519,010	88,390,333
NET INCOME	(360,663)	(85,850)	754,714	(47,165)	(422,992)	(679,309)	418,033	417,748	(54,587)	(0)	(59,974)	0	418,726	398,815	0	1	(16,784)	-	676,474	4,240
TRANSFER IN					418,033	417,748													418,033	417,748
TRANSFER OUT							(418,033)	(417,747)											(418,033)	(417,747)
CAPTIAL RESERVE DEPOSIT																			-	-
OPT RESERVE DEPOSIT																			-	-
NET INCOME	(360,663)	(85,850)	754,714	(47,165)	(4,959)	(261,561)	-	0	(54,587)	(0)	(59,974)	0	418,726	398,815	0	1	(16,784)	-	676,474	4,241

**Property Comparison
Public Housing Detail**

		Golden Gate Village (AMP1)		Casa Nova (AMP2)		Golden Hinde (AMP2)		Homestead Terrace (AMP2)		Kruger Pines (AMP2)		Venicia Oaks (AMP2)		PH - in Total	
		2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
		Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget
2999-99-999	Revenue & Expenses														
3000-00-000	INCOME														
3100-00-000	TENANT INCOME														
3101-00-000	Rental Income														
3111-00-000	Tenant Rent	1,172,234	1,172,234	113,723	113,723	138,897	138,897	67,536	67,536	221,240	221,240	148,772	148,772	1,862,403	1,862,403
3111-01-000	Tenant Payment Agreement	24,919	24,919	405	405	(3,879)	(3,879)	(415)	(415)	948	948	-	-	21,978	21,978
3119-00-000	Total Rental Income	1,197,153	1,197,153	114,128	114,128	135,019	135,019	67,121	67,121	222,188	222,188	148,772	148,772	1,884,381	1,884,381
3120-00-000	Other Tenant Income														
3120-01-000	Laundry and Vending	4,893	4,917	3,317	3,320	1,195	1,198	260	263	1,980	1,983	1,315	1,319	12,960	13,000
3120-04-000	Late Charges	(40)	-	-	-	-	-	-	-	-	-	-	-	(40)	-
3120-06-000	NSF Charges	160	-	-	-	-	-	-	-	-	-	-	-	160	-
3120-09-000	Misc.Tenant Income	(20)	-	-	-	-	-	-	-	-	-	-	-	(20)	-
3129-00-000	Total Other Tenant Income	4,993	4,917	3,317	3,320	1,195	1,198	260	263	1,980	1,983	1,315	1,319	13,060	13,000
3199-00-000	NET TENANT INCOME	1,202,146	1,202,070	117,445	117,448	136,214	136,217	67,381	67,384	224,168	224,171	150,087	150,091	1,897,441	1,897,381
3400-00-000	GRANT INCOME														
3401-00-000	PH Operating Subsidy	3,511,356	3,289,644	288,828	283,523	288,828	283,523	202,176	198,466	404,364	396,932	259,944	255,171	4,955,496	4,707,259
3417-00-000	Grant Income County	-	125,000	-	-	-	-	-	-	-	-	-	-	-	125,000
3499-00-000	TOTAL GRANT INCOME	3,511,356	3,414,644	288,828	283,523	288,828	283,523	202,176	198,466	404,364	396,932	259,944	255,171	4,955,496	4,832,259
3600-00-000	OTHER INCOME														
3611-01-000	Investment Income Unrestricted	6,401	-	-	-	-	-	-	-	-	-	-	-	6,401	-
3615-00-000	FSS Interest Income	(6,397)	-	-	-	-	-	-	-	-	-	-	-	(6,397)	-
3650-00-000	Miscellaneous Other Income	4,000	3,000	-	-	-	-	-	-	-	-	-	-	4,000	3,000
3699-00-000	TOTAL OTHER INCOME	4,005	3,000	-	-	-	-	-	-	-	-	-	-	4,005	3,000
3999-00-000	TOTAL INCOME	4,717,507	4,619,714	406,273	400,971	425,042	419,740	269,557	265,850	628,532	621,103	410,031	405,262	6,856,942	6,732,640

**Property Comparison
Public Housing Detail**

		Golden Gate Village (AMP1)		Casa Nova (AMP2)		Golden Hinde (AMP2)		Homestead Terrace (AMP2)		Kruger Pines (AMP2)		Venicia Oaks (AMP2)		PH - in Total	
		2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
		Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget
4000-00-000	EXPENSES														
4100-00-000	ADMINISTRATIVE														
4100-99-000	Administrative Salaries														
4110-00-000	Administrative Salaries-Direct	395,901	587,653	36,469	40,745	28,475	25,943	18,205	18,624	42,113	62,448	25,221	23,117	546,385	758,530
4110-03-000	Compensated Absences	32,899	40,480	3,018	2,986	2,501	2,439	1,587	1,620	3,709	5,006	2,207	2,158	45,922	54,689
4110-04-000	Administrative Benefit	86,473	112,531	9,265	6,951	7,708	3,675	4,853	2,452	11,457	13,264	6,816	3,369	126,573	142,242
4110-05-000	Fed ER-Paid Tax Expense	60,625	69,366	5,729	4,487	4,572	4,473	2,918	3,007	6,768	8,285	4,029	3,918	84,641	93,535
4110-06-000	CA ER-Paid Tax Expense	4,962	7,707	492	499	392	497	251	334	580	921	344	435	7,020	10,393
4110-07-000	Adm WorkComp Benefits	14,853	17,630	1,327	1,222	1,028	778	656	559	1,520	1,874	902	694	20,286	22,757
4110-08-000	Other Post Employment Benefit	4,187	17,630	-	1,222	-	778	-	559	-	1,873	-	694	4,187	22,756
4110-09-000	Pension Expense (GASB 68) Adm	139,368	105,778	12,150	7,334	10,006	4,670	6,432	3,352	14,294	11,241	8,576	4,161	190,827	136,535
4110-13-000	Maint WorkComp Benefits	2,550	12,595	340	732	340	1,170	212	751	510	1,736	298	1,016	4,250	18,000
4110-99-000	Total Administrative Salaries	741,817	971,369	68,791	66,177	55,021	44,423	35,115	31,258	80,952	106,648	48,393	39,562	1,030,089	1,259,437
4130-00-000	Legal Expense														
4130-01-000	Unlawful Detainers	133	14,919	-	2,016	-	2,016	-	1,411	-	2,823	-	1,815	133	25,000
4130-03-000	Tenant Screening	2,775	5,120	22	692	22	692	16	484	31	969	20	623	2,886	8,580
4130-04-000	General Legal Expense	42,294	26,474	1,531	3,578	1,531	3,578	1,149	2,504	2,106	5,009	1,340	3,220	49,952	44,362
4131-00-000	Total Legal Expense	45,203	46,514	1,554	6,286	1,554	6,286	1,164	4,400	2,137	8,800	1,360	5,657	52,971	77,942
4139-00-000	Other Admin Expenses														
4140-00-000	Staff Training	3,906	2,984	-	403	-	403	-	282	1,601	565	-	363	5,507	5,000
4140-10-000	Conferences	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4150-00-000	Travel	-	1,194	120	161	7	161	135	113	85	226	24	145	371	2,000
4160-00-000	Consulting	21,348	19,880	2,686	2,686	2,686	2,686	2,015	1,881	14,419	3,761	2,351	2,418	45,505	33,312
4171-00-000	Auditing Fees	-	4,774	-	645	-	645	-	452	-	903	-	581	-	8,000
4173-00-000	COCC-Management Fee	288,696	309,521	38,493	41,827	38,493	41,827	28,870	29,279	52,928	58,558	33,681	37,644	481,160	518,657
4173-01-000	COCC-Bookkeeping Fee	26,784	26,640	3,571	3,600	3,571	3,600	2,678	2,520	4,910	5,040	3,125	3,240	44,640	44,640
4173-02-000	COCC-Asset Management Fee	35,712	35,520	4,762	4,800	4,762	4,800	3,571	3,360	6,547	6,720	4,166	4,320	59,520	59,520
4182-00-000	Contract Labor	92,044	17,903	11,706	2,419	11,706	2,419	8,600	1,694	17,488	3,387	10,409	2,177	151,953	30,000
4189-00-000	Total Other Admin Expenses	468,490	418,416	61,337	56,543	61,225	56,543	45,869	39,580	97,979	79,160	53,757	50,888	788,656	701,129

**Property Comparison
Public Housing Detail**

		Golden Gate Village (AMP1)		Casa Nova (AMP2)		Golden Hinde (AMP2)		Homestead Terrace (AMP2)		Kruger Pines (AMP2)		Venicia Oaks (AMP2)		PH - in Total	
		2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
		Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget
4190-00-000	Miscellaneous Admin Expenses														
4190-01-000	Membership and Fees	-	25	-	3	-	3	-	2	-	5	-	3	-	42
4190-02-000	Publications	5,911	5,085	753	687	753	687	634	481	919	962	378	618	9,348	8,520
4190-03-000	Advertising	9,423	3,581	1,637	484	1,637	484	1,185	339	2,246	677	1,372	435	17,501	6,000
4190-04-000	Office Supplies	13,189	10,542	660	1,425	660	1,425	457	997	1,265	1,994	592	1,282	16,824	17,665
4190-05-000	Fuel-Administrative	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4190-06-000	IT Hardwares	-	2,387	-	323	-	323	-	226	-	452	-	290	-	4,000
4190-07-000	Telephone	3,040	5,968	344	806	473	806	258	565	2,036	1,129	301	726	6,452	10,000
4190-08-000	Postage	21,382	20,985	937	1,160	937	1,160	700	512	1,291	2,024	822	944	26,069	26,785
4190-09-000	Software License Fees	3,905	3,560	360	481	360	481	224	337	522	673	310	433	5,681	5,965
4190-10-000	Copiers	4,770	6,000	-	-	-	-	-	-	-	-	-	-	4,770	6,000
4190-11-000	Printer Supplies	2,441	1,000	-	-	-	-	-	-	-	-	-	-	2,441	1,000
4190-12-000	IT Software	9,688	8,792	881	1,188	881	1,188	547	832	1,275	1,663	759	1,069	14,031	14,732
4190-13-000	Internet	7,414	9,987	1,496	1,350	1,369	1,350	1,797	945	1,279	1,889	2,583	1,215	15,937	16,734
4190-16-000	Office Events	-	597	-	81	-	81	-	56	-	113	-	73	-	1,000
4190-17-000	Temporary Administrative Labor	57,848	45,000	365	1,000	365	1,000	274	1,000	502	1,000	319	1,000	59,672	50,000
4190-18-000	Small Office Equipment	1,886	1,740	-	235	1,533	235	-	165	1,211	329	-	212	4,631	2,916
4190-19-000	Commissioners Expense	308	298	-	40	-	40	-	28	-	56	-	36	308	500
4190-20-000	Bank/Processing Fees	11,348	11,935	2,203	1,613	2,203	1,613	1,547	1,129	3,082	2,258	1,980	1,452	22,365	20,000
4190-21-000	Sponsorships	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4190-22-000	Other Misc Admin Expenses	13,009	8,343	274	1,127	274	1,127	203	789	448	1,578	241	1,015	14,450	13,980
4190-23-000	IT Services	78,659	83,880	11,043	11,335	11,043	11,335	7,150	7,935	16,208	15,869	9,758	10,202	133,862	140,555
4191-00-000	Total Miscellaneous Admin Expenses	244,221	229,703	20,954	23,338	22,490	23,338	14,975	16,337	32,284	32,674	19,417	21,004	354,341	346,395
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	1,499,730	1,666,002	152,637	152,344	140,289	130,590	97,124	91,575	213,352	227,281	122,926	117,112	2,226,058	2,384,903
4200-00-000	TENANT SERVICES														
4220-01-000	Other Tenant Svcs.	24,852	10,085	1,241	1,363	761	1,363	2,549	954	9,071	1,908	2,325	1,227	40,800	16,900
4230-01-000	Tenant Relocation	2,917	8,436	-	-	-	-	-	-	46,960	5,700	-	-	49,877	14,136
4299-00-000	TOTAL TENANT SERVICES EXPENSES	27,769	18,521	1,241	1,363	761	1,363	2,549	954	56,031	7,608	2,325	1,227	90,677	31,036

**Property Comparison
Public Housing Detail**

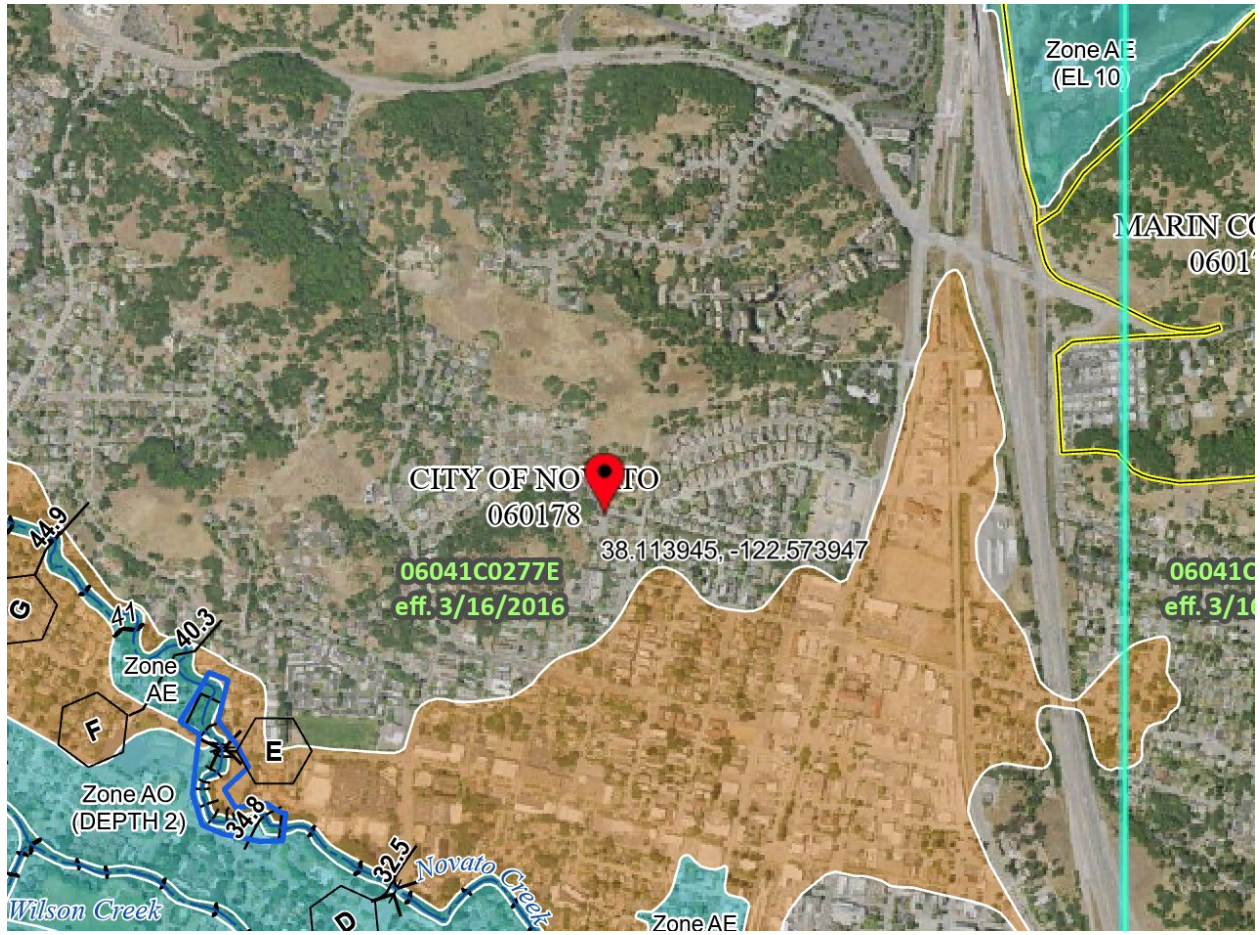
		Golden Gate Village (AMP1)		Casa Nova (AMP2)		Golden Hinde (AMP2)		Homestead Terrace (AMP2)		Kruger Pines (AMP2)		Venicia Oaks (AMP2)		PH - in Total	
		2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
		Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget
4300-00-000	UTILITIES														
4310-00-000	Water	305,125	329,535	11,017	11,899	18,428	19,903	14,559	15,723	14,713	15,890	20,196	21,811	384,038	414,761
4320-00-000	Electricity	129,316	139,661	2,996	3,236	6,495	7,015	2,719	2,937	15,840	17,107	2,963	3,200	160,330	173,156
4320-01-000	Electricity-Vacant Units	54	58	166	179	271	293	-	-	75	81	99	107	664	717
4330-00-000	Gas	257,474	278,072	1,334	1,441	2,422	2,616	621	671	9,433	10,188	596	644	271,881	293,632
4330-01-000	Gas-Vacant Units	-	-	206	223	154	166	-	-	29	31	39	42	428	462
4340-00-000	Garbage/Trash Removal	271,250	292,951	13,824	14,930	27,153	29,325	16,159	17,452	61,716	66,653	23,610	25,498	413,712	446,808
4390-00-000	Sewer	307,226	331,804	27,080	29,246	44,388	47,939	39,433	42,588	85,300	92,124	39,949	43,145	543,377	586,847
4399-00-000	TOTAL UTILITY EXPENSES	1,270,446	1,372,082	56,624	61,154	99,311	107,255	73,492	79,371	187,105	202,074	87,452	94,449	1,774,430	1,916,384
4400-00-000	MAINTENANCE AND OPERATIONS														
4400-99-000	General Maint Expense														
4410-00-000	Maintenance Salaries	363,395	370,832	34,693	24,418	27,953	39,029	17,816	25,049	41,427	57,887	24,717	33,785	510,001	551,000
4410-03-000	Maintenance - Temporary Labor	73,773	17,903	-	2,419	-	2,419	-	1,694	-	3,387	-	2,177	73,773	30,000
4410-05-000	Employee Benefit Contribution-Maint.	132,324	113,745	14,477	8,151	12,299	8,151	7,736	5,315	18,303	12,006	10,863	7,132	196,001	154,500
4411-00-000	Maintenace Uniforms	2,013	5,514	-	745	-	745	-	522	-	1,043	-	671	2,013	9,240
4413-00-000	Vehicle Gas, Oil, Grease	15,840	14,522	1,561	1,962	1,561	1,962	1,092	1,374	2,185	2,747	1,405	1,766	23,643	24,335
4419-00-000	Total General Maint Expense	587,345	522,517	50,731	37,696	41,813	52,307	26,644	33,953	61,914	77,071	36,985	45,531	805,432	769,075
4420-00-000	Materials														
4420-02-000	Supplies-Appliance	94,070	76,000	3,569	3,000	2,328	2,000	4,299	4,000	7,275	7,000	8,637	8,000	120,179	100,000
4420-03-000	Supplies-Decorating	1,395	1,194	-	161	-	161	-	113	-	226	-	145	1,395	2,000
4420-04-000	Supplies-Electrical	9,388	5,968	61	806	556	806	42	565	85	1,129	55	726	10,186	10,000
4420-05-000	Supplies-Exterminating	247	-	-	-	-	-	-	-	-	-	-	-	247	-
4420-06-000	Supplies-Janitorial/Cleaning	17,522	17,500	33	500	158	500	279	500	622	500	158	500	18,771	20,000
4420-07-000	Supplies-Maint/Repairs	32,725	33,000	851	500	-	500	563	500	4,646	5,000	413	500	39,198	40,000
4420-08-000	Supplies-Plumbing	21,601	14,919	-	2,016	246	2,016	-	1,411	924	2,823	-	1,815	22,770	25,000
4420-09-000	Supplies-Tools and Equipment	8,905	4,297	-	581	150	581	16	406	-	813	257	523	9,328	7,200
4420-10-000	Supplies-Maintenance Paper	193	2,406	-	325	-	325	-	228	-	455	-	293	193	4,032
4420-11-000	Supplies-General Materials	29,879	23,871	-	3,226	2,389	3,226	-	2,258	4,078	4,516	-	2,903	36,345	40,000
4420-12-000	Supplies-Countertops	5,931	3,581	-	484	-	484	-	339	-	677	-	435	5,931	6,000
4429-00-000	Total Materials	221,855	182,735	4,513	11,599	5,826	10,599	5,200	10,320	17,630	23,139	9,520	15,839	264,544	254,232

**Property Comparison
Public Housing Detail**

		Golden Gate Village (AMP1)		Casa Nova (AMP2)		Golden Hinde (AMP2)		Homestead Terrace (AMP2)		Kruger Pines (AMP2)		Venicia Oaks (AMP2)		PH - in Total	
		2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
		Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget
4430-00-000	Contract Costs														
4430-01-000	Contract-Alarm/Extinguisher	800	5,800	-	-	1,500	1,700	-	-	-	-	-	-	2,300	7,500
4430-03-000	Contract-Building Repairs	272,687	29,839	6,169	4,032	-	4,032	2,667	2,823	42,298	5,645	589	3,629	324,409	50,000
4430-04-000	Contract-Carpet Cleaning	-	3,910	-	528	-	528	-	370	-	740	-	476	-	6,552
4430-05-000	Contract-Decorating/Painting	7,720	11,935	-	1,613	3,667	1,613	-	1,129	2,647	2,258	-	1,452	14,033	20,000
4430-06-000	Contract-Electrical	27,872	31,500	520	1,000	841	1,000	-	1,000	3,380	4,500	484	1,000	33,096	40,000
4430-07-000	Contract-Pest Control	68,961	68,300	6,997	7,100	5,682	5,800	-	800	20,343	20,000	7,581	8,000	109,563	110,000
4430-08-000	Contract-Floor Covering	31,384	34,315	5,459	4,637	6,858	4,637	-	3,246	11,412	6,492	-	4,173	55,112	57,500
4430-09-000	Contract-Grounds	233,104	259,597	39,233	35,081	45,189	35,081	33,650	24,556	35,496	49,113	31,379	31,573	418,051	435,000
4430-10-000	Contract-Janitorial/Cleaning	14,221	114,581	37,618	15,484	26,521	15,484	24,000	10,839	64,769	21,677	25,458	13,935	192,588	192,000
4430-11-000	Contract-Plumbing	86,672	65,922	6,513	8,908	2,079	8,908	658	6,236	6,073	12,472	2,859	8,018	104,854	110,464
4430-12-000	Contract-Window Covering	-	2,387	-	323	-	323	-	226	-	452	-	290	-	4,000
4430-13-000	Contract-HVAC	74,161	35,806	5,200	4,839	3,313	4,839	-	3,387	-	6,774	1,532	4,355	84,206	60,000
4430-14-000	Contract-Vehicle Maintenance	4,747	8,952	1,285	1,210	1,285	1,210	899	847	1,799	1,694	1,156	1,089	11,171	15,000
4430-15-000	Contract-Equipment Rental	-	3,459	-	467	-	467	-	327	-	654	-	421	-	5,796
4430-16-000	Contract-Maintenance Consultants	4,000	1,991	-	269	-	269	-	188	-	377	-	242	4,000	3,336
4430-17-000	Contract-Elevator Monitoring	-	-	-	-	-	-	-	-	10,806	12,000	-	-	10,806	12,000
4430-18-000	Contract-Alarm Monitoring	-	745	-	101	-	101	-	70	-	141	-	91	-	1,248
4430-19-000	Contract-Sprinkler Monitoring	-	2,387	-	323	-	323	513	226	1,372	452	-	290	1,885	4,000
4430-23-000	Contract-Consultants	4,573	3,581	212	484	212	484	159	339	292	677	186	435	5,634	6,000
4430-25-000	Contract-Irrigation Repairs	18,570	18,000	647	1,000	605	1,000	-	-	-	-	-	-	19,822	20,000
4430-99-000	Contract Costs-Other	18,183	10,377	6,852	1,402	2,467	1,402	2,800	982	4,533	1,963	2,467	1,262	37,302	17,388
4439-00-000	Total Contract Costs	867,655	713,382	116,704	88,800	100,218	89,200	65,346	57,590	205,219	148,080	73,691	80,730	1,428,833	1,177,784
4499-00-000	TOTAL MAINTENACE EXPENSES	1,676,855	1,418,635	171,948	138,096	147,856	152,107	97,191	101,863	284,763	248,290	120,195	142,101	2,498,809	2,201,091
4500-00-000	GENERAL EXPENSES														
4510-05-000	Insurance Claim Expense	15,837	2,984	-	403	-	403	-	282	556	565	-	363	16,393	5,000
4510-10-000	Property Insurance	157,035	157,035	11,620	11,620	11,883	11,883	7,475	7,475	16,728	16,728	11,943	11,943	216,684	216,684
4510-20-000	Liability Insurance	29,327	29,327	3,490	3,490	3,489	3,489	2,677	2,677	4,528	4,528	3,027	3,027	46,539	46,539
4510-30-000	Auto Insurance	15,997	15,997	2,169	2,169	2,169	2,169	1,485	1,485	3,034	3,034	1,953	1,953	26,808	26,808
4510-40-000	Directors and Officers Insurance	36,780	37,776	4,260	5,105	4,260	5,105	3,024	3,573	5,772	7,147	3,852	4,594	57,948	63,301
4510-50-000	Flood Insurance	-	-	-	-	-	-	701	3,166	-	-	-	-	701	3,166
4521-00-000	Misc. Taxes/Liscenses/Insurance	-	597	-	81	-	81	-	56	300	113	-	73	300	1,000
4570-00-000	Bad Debt-Tenant Rents	-	8,952	-	1,210	-	1,210	-	847	-	1,694	-	1,089	-	15,000
4580-00-000	Security-Locksmith Service	3,081	2,984	-	403	-	403	-	282	-	565	445	363	3,525	5,000

**Property Comparison
Public Housing Detail**

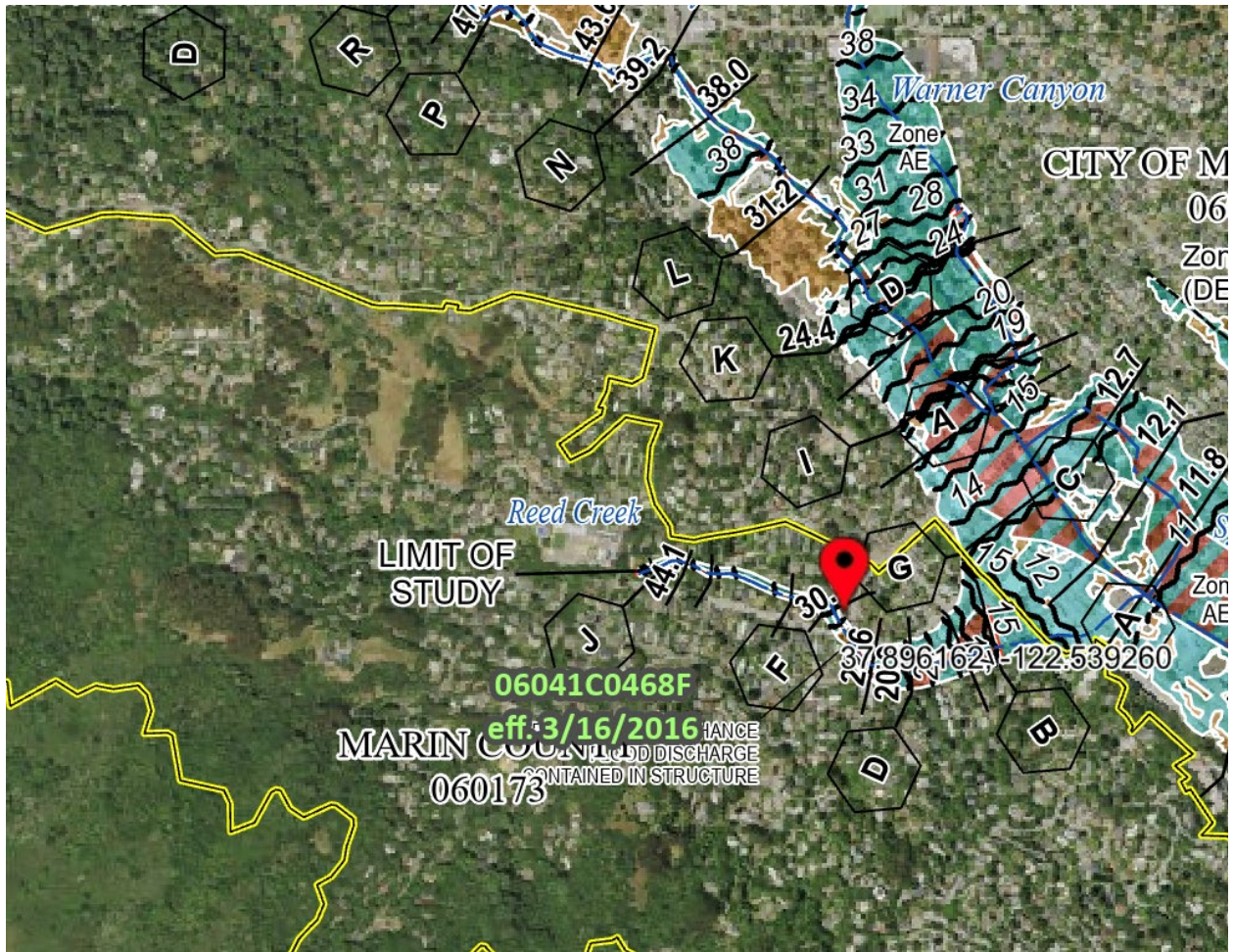
		Golden Gate Village (AMP1)		Casa Nova (AMP2)		Golden Hinde (AMP2)		Homestead Terrace (AMP2)		Kruger Pines (AMP2)		Venicia Oaks (AMP2)		PH - in Total	
		2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024	2025
		Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget	Annualized	Budget
4589-00-000	Language Efficiency Program Costs	468	119	-	16	-	16	-	11	-	23	-	15	468	200
4599-00-000	TOTAL GENERAL EXPENSES	258,526	255,771	21,539	24,497	21,801	24,759	15,363	19,856	30,919	34,395	21,220	23,419	369,366	382,697
4700-00-000	HOUSING ASSISTANCE PAYMENTS														
4715-01-000	Tenant Utility Payments	204,277	204,277	1,744	1,744	1,559	1,559	1,384	1,384	864	864	-	-	209,828	209,828
4715-03-000	FSS Escrow Payments	86,009	86,009	-	-	-	-	-	-	-	-	-	-	86,009	86,009
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	290,287	290,286	1,744	1,744	1,559	1,559	1,384	1,384	864	864	-	-	295,837	295,837
4800-00-000	FINANCING EXPENSE														
4856-00-000	Debt Service/Interest Expense	9,448	119,355	1,260	16,129	1,260	16,129	787	11,290	1,890	22,581	1,102	14,516	15,746	200,000
4899-00-000	TOTAL FINANCING EXPENSES	9,448	119,355	1,260	16,129	1,260	16,129	787	11,290	1,890	22,581	1,102	14,516	15,746	200,000
5233-00-000	Gain/loss from prpt Dmge & Ins Prcd							-	9,008					9,008	-
8000-00-000	TOTAL EXPENSES	5,033,059	5,140,652	406,993	395,326	412,837	433,761	287,889	306,292	783,932	743,093	355,222	392,823	7,279,931	7,411,948
9000-00-000	NET INCOME	(315,552)	(520,938)	(719)	5,645	12,205	(14,021)	(18,332)	(40,442)	(155,400)	(121,991)	54,809	12,439	(422,989)	(679,308)
3660-00-000	Transfer-in from PHCFP	250,820	249,301	33,443	33,689	33,443	33,689	20,902	23,583	45,984	47,165	33,443	30,320	418,033	417,748
	NET INCOME after transfer	(64,732)	(271,637)	32,723	39,335	45,648	19,668	2,569	(16,860)	(109,417)	(74,826)	88,252	42,759	(4,956)	(261,560)



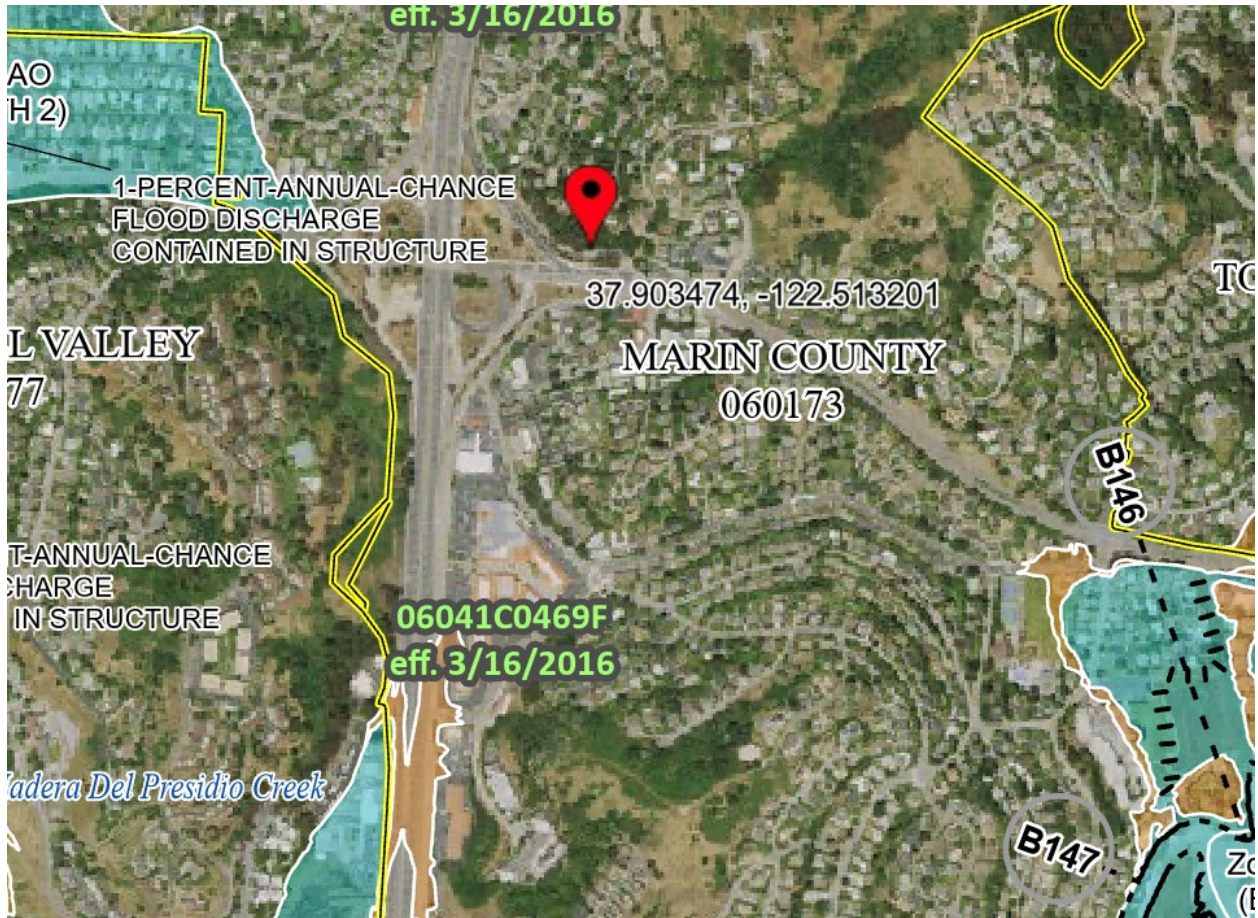
Casa Nova: 35 Carmel Dr, Novato, 94945



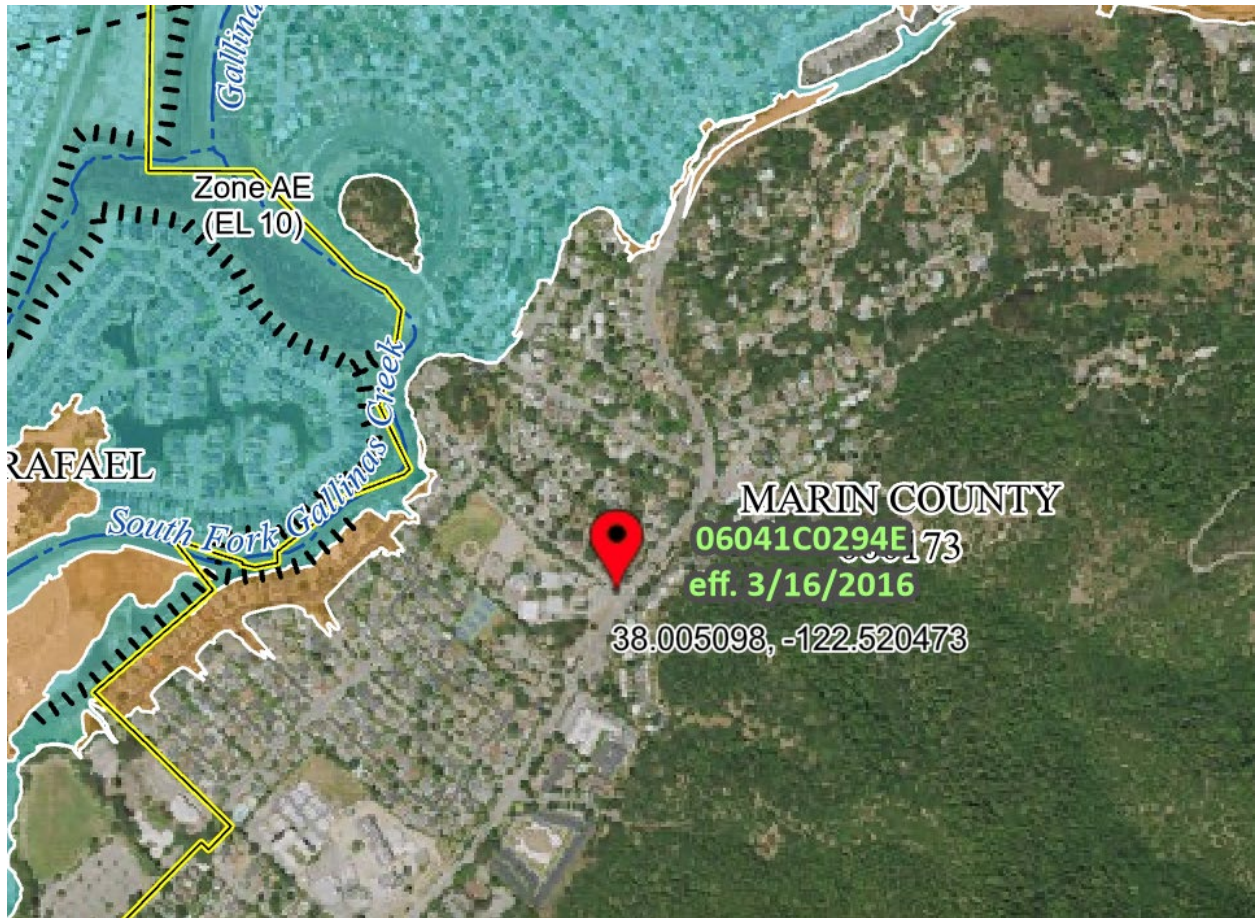
Golden Hinde Apartments: 5 Golden Hinde Blvd, San Rafael



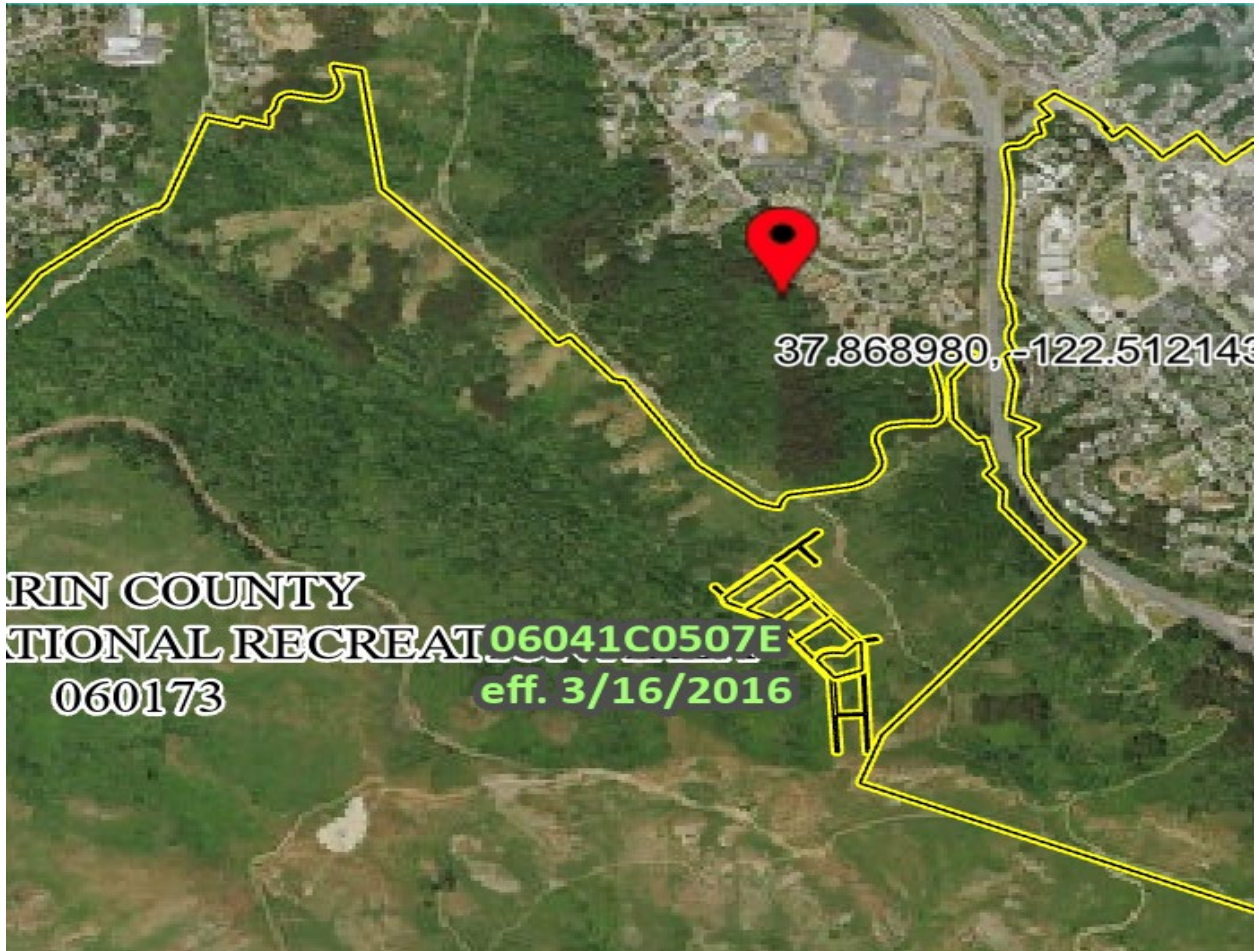
Homestead Terrace: 100 Linden Ln, Mill Valley, 94941



Kruger Pines: 47 N Knoll Rd, Mill Valley, 94941



Venetia Oaks: 263 N San Pedro Rd, Civic Center, San Rafael, 94903



Golden Gate Village: 429 Drake Ave, Marin City