Budget Presentation
For Fiscal Year 2026-2027

For the period form July 1, 2026 to June 30, 2027

June 17, 2026
Board of Commissioners Meeting

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Budget Introduction

- Requested budget authority is for the period of July 1, 2026 through June 30, 2027 (Fiscal Year 2026-2027)
- Budget authority by the Board of Commissioners allows Alameda Housing Authority and Alameda Affordable Housing Corporation to operate and provide quality, affordable and safe housing in the City of Alameda
- Important tool to control the sources (**money in**) and uses (**money out**)
- Variance between actual and budget are reported in the quarterly finance memorandum
- Staff is presenting a balanced budget for Fiscal Year 2026-2027

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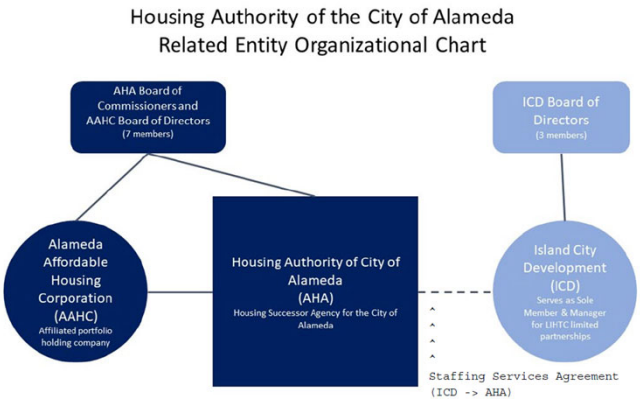
Budget Structure

As AHA and AAHC have common control, the budget is presented on a combined basis.



Budget Structure

Housing Authority of the City of Alameda ("AHA")

- All internal departments (Executive, Data & Policy, Human Resources, Housing Programs, Housing Development, Property Management, Asset Management, Administration and Finance)
- Properties owned by AHA (Scattered Sites, Parrot Gardens, Independence Plaza)
- Successor Agency to the Community Improvement Commission, Ombudsman program

Alameda Affordable Housing Corporation ("AAHC")

- All members of the AHA Board of Commissioners also serve on the AAHC Board of Directors
- Presented here in operating budget on a consolidated basis but will be approved in separate Board item **in the AAHC Board of Directors meeting**
- "Blended Component Unit" – AHA and AAHC are so intertwined, HUD deems that the 2 legal entities are to be presented as 1
- All properties owned by AAHC (Eagle Village, Parrot Village, Esperanza, Anne B. Diament, China Clipper, Scattered Site)
- Alameda Affordable Housing Trust Fund

Does **not** include Island City Development ("ICD")

- Rosefield Village, Everett Commons, Littlejohn Commons, Estuary I, Linnet Corner, North Housing Predevelopment, The Poplar
- Separate calendar year budget 2027 will be brought to the Island City Development Board of Directors later in 2026

Fiscal Year 2026-2027 Budget Summary

- Conservative Approach in Budgeting
- AHA's operations are highly dependent on federal sources of funding, and any substantial changes may require a mid-year budget revision.
- Items of note for Fiscal Year 2026-2027:
  - Third Party Property Management Servicer Provider Transition
  - General Counsel Transition
  - Paydown of $8.24 million Mortgage Ballon Payment for AAHC Eagle Village and Parrot Village
  - Remediation work for Independence Plaza due to fire and flooding
  - Expiration of Annual Independence Plaza Tax Increment Funding from the City of Alameda on June 30, 2026
  - Staff anticipates that AHA will be very close to or in HAP shortfall for the rest of 2026.
  - Emergency Housing Vouchers sunset due to limited federal funding
- Positive Cash Flow: **$44,021**
- Capital Improvements Plan: **$7,228,828 (to be expended through Fiscal Year 2027-2028)**
- Cash and investments in June 2026: **in excess of $30 Million**
  - Cash Balance includes loan balances that must be repaid or refinanced in 2028
  - Planned use pursuant to the Board approved Reserves Policy
  - Maintain sufficient cash reserves for operations
  - Not including HUD Held Reserves restricted per Cash Management Rules
  - In July 2026, after the $8.24 million Mortgage Balloon Payment paydown, cash is expected to be at $22 Million

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Budget Structure

- Operating Income and Expenses **(Attachment 1)**
- Housing Assistance Payments (HAP pass-through income and expenses) **(Attachment 2)**
- Capital Improvement Plan (CIP) **(Attachment 3)**
- Schedule of Authorized Positions for Fiscal Year 2026-2027 **(Attachment 4)**
- Pay Schedule for Fiscal Year 2026-2027 **(Attachment 5)**

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Fiscal Year 2026-2027 Budget Highlights

(Attachment 1 – Board of Commissioners Memo)

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Operating Income

- Fiscal Year 2026-2027 Budgeted Total Operating Income is **$24,432,793**, **319,422 (1%)** lower than Fiscal Year Budgeted 2025-2026 Operating Income

Income sources:

- **Rental income** from tenants in AHA & AAHC-owned properties (flat revenue budgeted)
- **Rental subsidy (HAP)** received for voucher recipients in AHA & AAHC-owned properties
- **Tax Increment Funding** for Independence Plaza expires on June 30, 2026 ($2+ million). In November 2024, converted to **Restore-Rebuild** with 120 vouchers to stabilize the property ahead of the expiration of the City of Alameda funding. As of June 2026, there are 87 out of 120 units leased in the next month, but some units have to be re-leased after repairs. The 87 Restore-Rebuild vouchers (annualized) generate $1.5 million income for the property so far.
- **Federal Grant Income** for the Family Self Sufficiency (FSS) program of approximately $150,000
- **Administrative Fee Income from HUD**:
  - Only to cover the cost of administration for Housing Department programs
  - Included at a proration of 88% in 2026, a drop from 93.3% in Fiscal Year 2025-2026 – a reduction of $388k.
- **Other income** – interest incomes, developer fees, asset management fees, non-federal grant income including Alameda Unified School District funds for The Poplar project

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AHA and AAHC Properties

- Excess cash may be used for capital projects and to subsidize Housing Programs Department which has historically ran as a deficit. Most properties are cash flowing, with the exception of the smaller properties
- Property Operations - All properties are managed by third party property management (currently with Asset Living), with LifeSTEPS as the Resident Services provider
  - Property Management – Phased transition of AHA/AAHC properties are expected to begin in the summer 2026 through the end of the calendar year
  - Resident Services – LifeSTEPS contracts ends on December 31, 2026. A request for proposals will be published in the summer of 2026.
- Individual Property Budgets are presented in the AHA and AAHC board packets
  - These budgets will be standalone budgets with no AHA allocated costs

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Operating Expenses

- Fiscal Year 2026-2027 total budgeted operating expenses is higher than prior year budget by $2 million (9%)
- This includes:
  - Salary and Benefits at $12,545,148 (13% increase from budget)
    - Attachment 4 – Fiscal Year 2026-2027 Schedule of Authorized Positions
    - Attachment 5 – Salary Schedule for Fiscal Year 2026-2027
  - In Fiscal Year 2025-2026, hiring was held back due to HUD funding uncertainty, and AHA relied on temporary staff, interns and consultants. It has also been a challenging hiring market. Staff may come back and eliminate some positions if there are internal promotions. Board can expect a revised schedule of positions in August 2026 with the COLA.
  - Technology budget includes hardware and software updates, continue support remote working, defensive cybersecurity management, hardware deployment (laptop/cell phones) and server solutions, online client services, procurement databases and human resources information system
  - Third Party Management manages AHA/AAHC's properties, and including Resident Services
  - Administering Alameda Affordable Housing Trust Fund, Successor Agency to the Community Improvement Commission Assets, Ombudsman Program
  - Legal counsel costs, independent financial auditors, trainings, consultants and other back-office costs.
  - Satellite Office at South Shore Center

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Schedule of Authorized Positions

ATTACHMENT 4 - Housing Authority of the City of Alameda
Fiscal Year 2026-2027 Schedule of Authorized Positions

Department/Position Title	2025-2026 approved FTE 2025-2026	Proposed change FTE 2026 - 2027	Year on Year Difference
Executive Department			
Executive Director	1.00	1.00	
Deputy Executive Director/Chief Administrative Officer	1.00	1.00	
Senior Executive Assistant	**1.00**	**0.00**	
Senior Management Analyst (See Note B)	**1.00**	**2.00**	
Sub-Total	**4.00**	**4.00**	**0.00**
Administration and Services Department			
Director of Administration and Services	1.00	1.00	
Assistant Director of Administrative Services	**1.00**	**0.00**	
Community Programs and Communications Manager	1.00	1.00	
Procurement and Administrative Services Manager (See Note B)	1.00	1.00	
Senior Management Analyst (See Note B)	3.00	3.00	
Facilities and Maintenance Technician I & II (See Note A)	1.00	1.00	
Customer Service Specialist (See Note B)	**0.00**	**1.00**	
Program Assistant	**2.00**	**1.00**	
Sub-Total	**10.00**	**9.00**	**-1.00**
Data and Policy Department			
Senior Program Director	1.00	1.00	
Principal Management Analyst (See Note B)	**0.00**	**1.00**	
Senior Management Analyst (See Note B)	5.00	5.00	
Data and Policy Specialist I	1.00	1.00	
	7.00	**8.00**	**1.00**
Human Resources Department			
Director of Human Resources	1.00	1.00	
Human Resources Manager (See Note B)	1.00	1.00	
Program Assistant	1.00	1.00	
Sub-total	3.00	3.00	0.00
Finance Department			
Director of Finance/Chief Financial Officer	1.00	1.00	
Assistant Director of Finance/Controller	1.00	1.00	
Development Accounting Officer	1.00	1.00	
Accounting Officer (See Note B)	1.00	1.00	
Accounting Specialist I & II (See Note A)	3.00	3.00	
Sub-total	7.00	7.00	0.00
Housing Programs Department			
Director of Housing Programs	1.00	1.00	
Assistant Director of Housing Programs (See Note B)	2.00	2.00	
Housing Specialist III	1.00	1.00	
Housing Specialist I & II (See Note A)	5.00	5.00	
Program Assistant	1.00	1.00	
Sub-total	10.00	10.00	0.00
Property Operations Department (with Asset Management)			
Director of Property Operations	1.00	1.00	
Assistant Director of Property Operations (See Note B)	1.00	1.00	
Senior Asset Manager (See Note B)	1.00	1.00	
LIHTC Compliance Manager	**0.00**	**1.00**	
Asset Manager (See Note B)	1.00	1.00	
Property Management Supervisor	1.00	1.00	
Management Analyst (Property Operations)	1.00	1.00	
Management Analyst (Asset Management) (See Note B)	1.00	1.00	
Property Operations Specialist I	**1.00**	**2.00**	
Program Assistant	1.00	1.00	
Sub-total	**9.00**	**11.00**	**2.00**
Housing Development Department			
Director of Housing Development	1.00	1.00	
Senior Project Manager (See note B)	1.00	1.00	
Senior Construction Project Manager (See note B)	1.00	1.00	
Project Manager (See note B)	1.00	1.00	
Construction Project Manager	1.00	1.00	
Associate Project Manager	1.00	1.00	
Housing Development Specialist	2.00	2.00	
Sub-total	8.00	8.00	0.00
Total	**58.00**	**60.00**	**2.00**

Additional Comments

Note A: Positions at the I and II levels are combined as a total count to allow for flexibility in staffing.
Note B: Position may be renamed or filled at a lower level
Note C: If position is filled with an internal candidate, the vacant position may not be backfilled.
Note D: Temporary staff are not included in the Schedule of Authorized Positions
Note E: BOC Flexibility in Hiring: flexibility in hiring levels, flexibility in position title, flexibility in Department/Supervisor, and flexibility in advertising.

- **Attachment 4** showcases the change of the Fiscal Year 2026-2027 Schedule of Authorized Positions (and some of these may be filled at a lower level)
  - **Executive Department** – No net change in FTE, with a reclassification of the Senior Executive Assistant to Senior Management Analyst
  - **Administration and Services Department** – 1 FTE reduction, with a removal of the Assistant Director of Administrative Services, an addition of the Customer Service Specialist and a reduction of the Program Assistant
  - **Data and Policy Department** – 1 FTE increase, addition of the Principal Management Analyst position
  - **Property Operations Department** – 2 FTE increase, LIHTC Compliance Manager and 1 additional Property Operations Specialist I
  - **Total** – Net increase of 2 FTE (from 58 to 60)

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Salary Schedule Fiscal Year 2026-2027

ATTACHMENT 5:
HOUSING AUTHORITY OF THE CITY OF ALAMEDA
SALARY SCHEDULE FY 2026-2027
Effective June 17, 2026

			HOURLY RATE				
Position Title	**Salary Range**	**FLSA**	**Step 1**	**Step 2**	**Step 3**	**Step 4**	**Step 5**
Housing Assistant	10	NE	$ 33.99	$ 35.69	$ 37.47	$ 39.35	$ 41.31
Program Assistant	15	NE	$ 38.41	$ 40.33	$ 42.34	$ 44.47	$ 46.69
Facilities and Maintenance Technician I	16	NE	$ 39.35	$ 41.31	$ 43.38	$ 45.55	$ 47.82
Housing Specialist I	19	NE	$ 42.34	$ 44.47	$ 46.69	$ 49.02	$ 51.48
Accounting Specialist I	19	NE	$ 42.34	$ 44.47	$ 46.69	$ 49.02	$ 51.48
Data and Policy Specialist I	19	NE	$ 42.34	$ 44.47	$ 46.69	$ 49.02	$ 51.48
Property Operations Specialist I	19	NE	$ 42.34	$ 44.47	$ 46.69	$ 49.02	$ 51.48
Facilities and Maintenance Technician II	22	NE	$ 45.55	$ 47.82	$ 50.22	$ 52.73	$ 55.37
Accounting Specialist II	23	NE	$ 46.69	$ 49.02	$ 51.48	$ 54.04	$ 56.75
Asset Management Specialist	23	NE	$ 46.69	$ 49.02	$ 51.48	$ 54.04	$ 56.75
Housing Development Specialist	23	NE	$ 46.69	$ 49.02	$ 51.48	$ 54.04	$ 56.75
Housing Specialist II	23	NE	$ 46.69	$ 49.02	$ 51.48	$ 54.04	$ 56.75
Customer Service Specialist	23	NE	$ 46.69	$ 49.02	$ 51.48	$ 54.04	$ 56.75
Executive Assistant	26	NE	$ 50.22	$ 52.73	$ 55.37	$ 58.14	$ 61.05
Housing Specialist III	27	NE	$ 51.48	$ 54.04	$ 56.75	$ 59.59	$ 62.57
Management Intern	N/A	NE	$ 22.33	$ 25.38			
Management Fellow	N/A	NE	$ 25.38	$ 30.45			

			MONTHLY SALARY				
Position Title	**Salary Range**	**FLSA**	**Step 1**	**Step 2**	**Step 3**	**Step 4**	**Step 5**
Associate Asset Manager	31	E	$ 9,221.81	$ 9,682.76	$ 10,167.19	$ 10,674.90	$ 11,208.79
Associate Project Manager	31	E	$ 9,221.81	$ 9,682.76	$ 10,167.19	$ 10,674.90	$ 11,208.79
Accounting Officer	33	E	$ 9,662.76	$ 10,167.19	$ 10,674.90	$ 11,208.79	$ 11,770.32
Development Accounting Officer	33	E	$ 9,662.76	$ 10,167.19	$ 10,674.90	$ 11,208.79	$ 11,770.32
Housing Programs Supervisor	33	E	$ 9,662.76	$ 10,167.19	$ 10,674.90	$ 11,208.79	$ 11,770.32
Management Analyst	33	E	$ 9,662.76	$ 10,167.19	$ 10,674.90	$ 11,208.79	$ 11,770.32
Property Management Supervisor	33	E	$ 9,662.76	$ 10,167.19	$ 10,674.90	$ 11,208.79	$ 11,770.32
Senior Executive Assistant	33	E	$ 9,662.76	$ 10,167.19	$ 10,674.90	$ 11,208.79	$ 11,770.32
Property Management Supervisor	33	E	$ 9,662.76	$ 10,167.19	$ 10,674.90	$ 11,208.79	$ 11,770.32
Asset Manager	36	E	$ 10,414.50	$ 10,905.30	$ 11,462.28	$ 12,056.90	$ 12,659.17
Construction Project Manager	36	E	$ 10,414.50	$ 10,905.30	$ 11,462.28	$ 12,056.90	$ 12,659.17
Project Manager	36	E	$ 10,414.50	$ 10,905.30	$ 11,462.28	$ 12,056.90	$ 12,659.17
Human Resources Manager	45	E	$ 12,976.30	$ 13,625.11	$ 14,305.93	$ 15,021.67	$ 15,772.31
LIHTC Compliance Manager	45	E	$ 12,976.30	$ 13,625.11	$ 14,305.93	$ 15,021.67	$ 15,772.31
Procurement & Administrative Services Manager	45	E	$ 12,976.30	$ 13,625.11	$ 14,305.93	$ 15,021.67	$ 15,772.31
Senior Asset Manager	45	E	$ 12,976.30	$ 13,625.11	$ 14,305.93	$ 15,021.67	$ 15,772.31
Senior Construction Project Manager	45	E	$ 12,976.30	$ 13,625.11	$ 14,305.93	$ 15,021.67	$ 15,772.31
Senior Management Analyst	45	E	$ 12,976.30	$ 13,625.11	$ 14,305.93	$ 15,021.67	$ 15,772.31
Senior Project Manager	45	E	$ 12,976.30	$ 13,625.11	$ 14,305.93	$ 15,021.67	$ 15,772.31
Assistant Director of Administrative Services	46	E	$ 13,291.98	$ 13,956.60	$ 14,655.67	$ 15,388.28	$ 16,157.62
Assistant Director of Finance	46	E	$ 13,291.98	$ 13,956.60	$ 14,655.67	$ 15,388.28	$ 16,157.62
Assistant Director of Housing Development	46	E	$ 13,291.98	$ 13,956.60	$ 14,655.67	$ 15,388.28	$ 16,157.62
Assistant Director of Housing Programs	46	E	$ 13,291.98	$ 13,956.60	$ 14,655.67	$ 15,388.28	$ 16,157.62
Assistant Director of Property Operations	46	E	$ 13,291.98	$ 13,956.60	$ 14,655.67	$ 15,388.28	$ 16,157.62
Community Programs and Communications Manager	46	E	$ 13,291.98	$ 13,956.60	$ 14,655.67	$ 15,388.28	$ 16,157.62
Principal Management Analyst	49	E	$ 14,305.93	$ 15,021.67	$ 15,772.31	$ 16,560.78	$ 17,389.99
Director of Administration and Services	56	E	$ 16,965.20	$ 17,813.32	$ 18,703.63	$ 19,639.02	$ 20,620.97
Director of Data and Policy	56	E	$ 16,965.20	$ 17,813.32	$ 18,703.63	$ 19,639.02	$ 20,620.97
Director of Housing Programs	56	E	$ 16,965.20	$ 17,813.32	$ 18,703.63	$ 19,639.02	$ 20,620.97
Director of Human Resources	60	E	$ 18,703.63	$ 19,639.02	$ 20,620.97	$ 21,652.38	$ 22,734.71
Director of Property Operations	60	E	$ 18,703.63	$ 19,639.02	$ 20,620.97	$ 21,652.38	$ 22,734.71
Director of Housing Development	60	E	$ 18,703.63	$ 19,639.02	$ 20,620.97	$ 21,652.38	$ 22,734.71
Director of Finance/Chief Financial Officer	60	E	$ 18,703.63	$ 19,639.02	$ 20,620.97	$ 21,652.38	$ 22,734.71
Senior Programs Director	60	E	$ 18,703.63	$ 19,639.02	$ 20,620.97	$ 21,652.38	$ 22,734.71
Deputy Executive Director	65	E	$ 21,136.26	$ 22,193.07	$ 23,302.73	$ 24,467.86	$ 25,691.25
Executive Director**	N/A	E	$ 30,759.50	$ 32,378.00			

**Salary authorized by Board of Commissioners per Employment Agreement
Standard work period is 75 hours per pay period. Daily work schedules are established by the Executive Director (or designee) and may include a compressed schedule.
E = Exempt; NE = Non-Exempt

- **Attachment 5** is the Salary Schedule for Fiscal Year 2026-2027
  - **Non-Exempt employees** – are presented on the top of the hourly rate, including their FLSA classification and pay steps (Step 1 through Step 5)
  - **Exempt employees** are presented on the bottom with their monthly salary, including their FLSA classification and pay steps (Step 1 through 5)

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Salary Schedule Fiscal Year 2026-2027 (continued)

- An updated Pay Schedule that reflects the changes to the Schedule of Authorized Positions is being brought to the Board.
- Changes reflected are:
  - Addition of the Customer Service Specialist position at Salary Range 23.
  - Changing the name of Intern and Fellow to Management Intern and Management Fellow, respectively. There is no change to the pay range.
  - Addition of the LIHTC Compliance Manager position at Salary Range 45.
  - Clarification that the Director of Housing Programs is at Salary Range 56 and correcting an administrative error in the schedule.
  - Moving the Director of Human Resources and the Director of Property Operations to Salary Range 60 to account for increased responsibilities.
    - Note: A compensation study of all positions will be conducted this year.

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Fiscal Year 2026-2027 Budget Highlights

Attachment A: Summary Fiscal Year 2026-2027 Budget (July 1, 2026 through June 30, 2027)
Housing Authority of the City of Alameda & Alameda Affordable Housing Corporation - Consolidated Activity
Certain Fiscal Year 2025-2026 Budget Amounts have been reclassified for Presentation Purposes. No Net Changes to Net Cash Flow
Decimals Hidden for Presentation. Does not include Island City Development and Low-Income Housing Tax Credit Partnerships

A	B	C	D	E	F	G	H	I	J	K
		FY 2025-2026	FY 2025-2026	FY 2026-2027	*FY 2025-2026 PROJECTED ACTUAL VERSUS FY 2025-2026 BUDGET*		*FY 2026-2027 BUDGET VERSUS FY 2025-2026 BUDGET*		*FY 2026-2027 BUDGET VERSUS FY 2025-2026 PROJECTED ACTUALS*	
COUNT	Operating Budget	PROJECTED ACTUALS	APPROVED BUDGET - 5.2025	PROPOSED BUDGET - 6.2026	*Variance*	*% Variance*	*Variance*	*% Variance*	*Variance*	*% Variance*
1	Property Rental Income and Property HAP Income, net of vacancy	15,953,714	15,934,990	16,753,708	*18,724*	*0%*	*818,718*	*5%*	*799,994*	*5%*
2	Tax Increment Payment - Independence Plaza	2,681,856	2,661,852	0	*20,004*	*1%*	*-2,661,852*	*-100%*	*-2,681,856*	*-100%*
3	HAP Administrative Fee Income	3,209,344	3,463,417	3,075,353	*-254,073*	*-7%*	*-388,063*	*-11%*	*-133,991*	*-4%*
4	Other Income, Interest Income, Fee Income and Local Grants	4,218,266	2,691,958	4,603,732	*1,526,309*	*57%*	*1,911,775*	*71%*	*385,466*	*9%*
5	**Operating Income**	**26,063,180**	**24,752,216**	**24,432,793**	***1,310,964***	***5%***	***-319,422***	***-1%***	***-1,630,387***	***-6%***
6	Administrative	3,727,387	3,872,359	4,504,456	*-144,972*	*-4%*	*632,097*	*16%*	*777,069*	*21%*
7	AHA Staff Salaries + Benefits	7,599,768	11,060,696	12,545,148	*-3,460,928*	*-31%*	*1,484,452*	*13%*	*4,945,380*	*65%*
8	Tenant/Social Services - (LifeSteps and Boys + Girls Club)	264,390	328,926	393,366	*-64,536*	*-20%*	*64,440*	*20%*	*128,976*	*49%*
9	3rd Party Management Salaries + Benefits	1,118,736	1,589,613	1,485,366	*-470,877*	*-30%*	*-104,247*	*-7%*	*366,630*	*33%*
10	Utilities	1,333,418	1,402,803	1,358,473	*-69,386*	*-5%*	*-44,330*	*-3%*	*25,055*	*2%*
11	Maintenance	1,960,479	1,714,748	1,346,777	*245,731*	*14%*	*-367,971*	*-21%*	*-613,701*	*-31%*
12	General/Insurance/Interest Expense	1,594,920	1,772,862	2,057,160	*-177,942*	*-10%*	*284,297*	*16%*	*462,239*	*29%*
13	Depreciation - Non Cash Expense	1,782,657	1,720,000	1,780,000	*62,657*	*4%*	*60,000*	*3%*	*-2,657*	*0%*
14	**Operating Expense**	**19,381,755**	**23,462,008**	**25,470,746**	***-4,080,252***	***-17%***	***2,008,738***	***9%***	***6,088,991***	***31%***
15	**Income with Depreciation**	**6,681,425**	**1,290,208**	**-1,037,953**	***5,391,217***	***418%***	***-2,328,161***	***-180%***	***-7,719,377***	***-116%***
16	**HAP Passthrough Income**	49,929,165	52,828,616	48,106,074	*-2,899,451*	*-5%*	*-4,722,543*	*-9%*	*-1,823,092*	*-4%*
17	**HAP Passthrough Expenses**	50,142,781	52,828,616	48,402,142	*-2,685,835*	*-5%*	*-4,426,474*	*-8%*	*-1,740,639*	*-3%*
18	Net Housing Assistance Payments/(Deficit)	-213,616	0	-296,068	*-213,616*	*0%*	*-296,068*	*0%*	*-82,453*	*39%*
19	**Net Income**	**6,467,809**	**1,290,208**	**-1,334,021**	***5,177,601***	***401%***	***-2,624,229***	***-203%***	***-7,801,830***	***-121%***
20	**Total Net Income Less Total Expenses**									
21	**Total Income**	75,992,346	77,580,832	72,538,867	*-1,588,487*	*-2%*	*-5,041,965*	*-6%*	*-3,453,478*	*-5%*
22	**Total Expenses**	69,524,536	76,290,624	73,872,888	*-6,766,087*	*-9%*	*-2,417,736*	*-3%*	*4,348,352*	*6%*
23	**Net Income**	6,467,809	1,290,208	-1,334,021	*5,177,601*	*401%*	*-2,624,229*	*-203%*	*-7,801,830*	*-121%*
24	**Reconciliation of Net Income to Cash Flow**									
25	**Net Income**	**6,467,809**	**1,290,208**	**-1,334,021**	***5,177,601***	***401%***	***-2,624,229***	***-203%***	***-7,801,830***	***-121%***
26	Add Back: Depreciation (Non-Cash)	1,782,657	1,720,000	1,780,000	*62,657*	*4%*	*60,000*	*3%*	*-2,657*	*0%*
27	Subtract: Paydown of Must Pay Mortgage Principal	-572,460	-570,695	-356,028	*-1,765*	*0%*	*214,667*	*-38%*	*216,432*	*-38%*
28	Add Back: Soft Loan Interest incurred by not payable currently	44,592	44,592	44,592	*0*	*0%*	*0*	*0%*	*0*	*0%*
29	Subtract: Fund Independence Plaza Reserves as required by HUD	-87,885	-92,391	-90,522	*4,506*	*-5%*	*1,869*	*-2%*	*-2,637*	*3%*
30	**Operating Cash Flow**	**7,634,713**	**2,391,714**	**44,021**	***5,242,999***	***219%***	***-2,347,693***	***-98%***	***-7,590,692***	***-99%***

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HAP Budget Highlights

(Attachment 2 of the Board of Commissioners Memorandum)

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Housing Assistance Payments

(HAP Pass-Through)

- A substantial push in lease up is expected, including filling of vacant AHA/AAHC vacant project-based vouchers and lease up in Estuary I and Linnet Corner. HAP use is expected to increase with upcoming rent increases effective July 1, 2026. For example, 20 units were leased at Independent Plaza in the past two months. HAP use is reported monthly to the Board.
- Fiscal Year 2025-2026 was overbudgeted, and in Fiscal Year 2026-2027 conservative estimated of HAP is utilized due to initiatives to minimize HAP shortfall.
- Measures taken to date seems to be working to limit HAP shortfall.
- It is expected that AHA will be in or around HAP shortfall in calendar year 2026. Based on outdated data, HUD believes AHA to be out of shortfall. HUD requires agencies “at risk of shortfall” to closely monitor HAP.

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Housing Assistance Payments

Attachment B: Summary Fiscal Year 2026-2027 HAP Budget (July 1, 2026 through June 30, 2027)									
Housing Authority of the City of Alameda									
	A	B	C	D	E	F	G	H	I
#		HAP 21,126 Units	Shelter Plus 17 Units	Bessie Coleman SRO 30 Units	EHV 45 Units	FY 2026-27 Total	FY 2025-2026 Budget	*Increase (Decrease)* *$*	*Increase (Decrease)* *%*
1	HUD subsidy revenue	46,295,631	0	375,120	1,013,119	47,683,870	52,346,214	*-4,662,344*	*-8.9%*
2	Rental Assistance (from Alameda County)	0	422,204	0	0	422,204	482,402	*-60,198*	*-12.5%*
3	**Total HUD Subsidy Revenue**	**46,295,631**	**422,204**	**375,120**	**1,013,119**	48,106,074	52,828,616	***-4,722,542***	***-8.94%***
4	HAP Payments to Landlords	46,295,631	422,204	375,120	1,013,119	48,106,074	52,828,616	*-4,722,542*	*-8.94%*
5	**Total HAP Expenses**	**46,295,631**	**422,204**	**375,120**	**1,013,119**	48,106,074	52,828,616	***-4,722,542***	***-8.94%***
6	HAP Operating Income/Loss	0	0	0	0	0	0	*0*	*(0)*

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Housing Assistance Payments

HAP Income

Housing Authority of the City of Alameda

HAP Expense

Alameda Landlords

HUD remits HAP to AHA, then AHA remits HAP to Alameda landlords.

AHA and AAHC are also Alameda landlords and budgeted to receive approximately $12+ Million in HAP annually

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Capital Improvement Plan (CIP)

(Attachment 3 of the Board of Commissioners Memorandum)

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Capital Improvement Projects

- Primary Sources to pay for these include:
  - Cash flow from the specific property
  - Replacement reserves held by lenders are generally to specific properties (subject to lender approval)
  - AHA held reserves pursuant to the Board approved Reserves Policy
- Priorities on these projects will focus on life safety and projects related to long term deferred maintenance
- Independence Plaza remediation from the flood and fire is the highest priority
- Work is ambitious and priorities may change

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Capital Improvement Projects

Attachment 3: AHA/AAHC Capital Improvement Plan Fiscal Year 2026-2027 and 2027-2028 CIP PROJECTS					
PROPERTY Scope	UNIT COUNT	UNIT COST	PROJECTED COSTS	2026-27	2027-28
Anne B. Diament	**65**		**$343,875**	**$63,875**	**$280,000**
Exterior Paint	1	ea.	$105,000		$105,000
Parking Boolards	10	$ 450.00	$4,500	$4,500	
Asphalt Sealing/Striping	10,500	$ 0.75	$7,875	$7,875	
Unit radiant heaters	64	$ 1,171.88	$75,000		$75,000
Bath Fans	64	$ 101.56	$6,500	$6,500	
Elevator refurbish	1	ea.	$100,000		$100,000
Common Area Lighting	1	ea.	$5,000	$5,000	
Common Area Carpet	1	ea.	$40,000	$40,000	
AHA OFFICE	**1**		**$2,860,500**	**$104,000**	**$2,756,500**
Maintenance Garage Renovation	1	ea.	$2,500,000		$2,500,000
New HVAC	9	$ 11,555.56	$104,000	$104,000	
New Carpet	20,000	$ 5.00	$100,000		$100,000
New Paint	1	ea.	$30,000		$30,000
Lobby Renovation	1	ea.	$86,000		$86,000
Kitchen Patio Door	1	ea.	$3,000		$3,000
Kitchen Renovation	1	ea.	$37,500		$37,500
CHINA CLIPPER	**26**		**$399,225**	**$94,325**	**$304,900**
Elevator Renovation	1	ea.	$150,000		$150,000
Asphalt Sealing/striping	13,900	$ 0.75	$10,425	$10,425	
Roofing	6,500	$ 10.00	$65,000	$65,000	
Bath Fans	26	$ 150.00	$3,900	$3,900	
Common Area Flooring	3,000	$ 5.00	$15,000	$15,000	
Exterior Paint	1	ea.	$86,000		$86,000
Windows	26	$ 2,650.00	$68,900		$68,900
EAGLE VILLAGE	**36**		**$317,940**	**$47,940**	**$270,000**
Kitchen Cabinets/Countertops	36	$ 7,500.00	$270,000		$270,000
Exterior Concrete	1,020	$ 47.00	$47,940	$47,940	
ESPERANZA	**120**		**$1,519,801**	**$53,801**	**$1,466,000**
Asphalt Sealing/Striping	71,734	$ 0.75	$53,801	$53,801	
Replace Windows	120	$ 2,650.00	$318,000		$318,000
Siding Repairs	1	ea.	$150,000		$150,000
Bath Fans	120	$ 150.00	$18,000		$18,000
Sewer Lateral Certification	1	ea.	$980,000		$980,000
INDEPENDENCE PLAZA	**186**		**$975,500**	**$665,000**	**$310,500**
Flood and fire restoration	2		$500,000	$500,000	
Common Area Walkway Lighting	1	ea.	$30,000	$30,000	

Attachment 3: AHA/AAHC Capital Improvement Plan Fiscal Year 2026-2027 and 2027-2028 CIP PROJECTS					
Windows	450	$ 690.00	$310,500		$310,500
Common Area Floor Coverings	27,000	$ 5.00	$135,000	$135,000	
LINCOLN HOUSE	**4**		**$6,000**	**$6,000**	**$0**
Exterior Lighting	4	$ 250.00	$1,000	$1,000	
Laundry Water Heaters	2	$ 2,500.00	$5,000	$5,000	
LINCOLN WILLOW			**$35,000**	**$0**	**$35,000**
Sewer Lateral (separation from neighboring property)	1	ea.	$35,000		$35,000
PARK ALAMEDA	**62**		**$144,050**	**$0**	**$144,050**
Siding Repairs	1	ea.	$1,500		$1,500
Exterior Paint	1	ea.	$112,000		$112,000
Exterior Walkway Repairs	1	ea.	$30,550		$30,550
PARROT GARDEN	**8**		**$22,500**	**$22,500**	**$0**
Asphalt Sealing/Striping	26,000	$ 0.75	$19,500	$19,500	
Exterior Walkway Lighting	1	ea.	$3,000	$3,000	
PARROT VILLAGE	**50**		**$453,500**	**$101,000**	**$352,500**
Tree Removal	2	3000	$6,000	$6,000	
Unit Gas Heaters	50	1900	$95,000	$95,000	
Windows	50	2650	$132,500		$132,500
Waste Water	50	2200	$110,000		$110,000
Domestic Water	50	2200	$110,000		$110,000
PARU HOUSE	**1**		**$5,400**	**$5,400**	**$0**
Exterior Paint	1	ea.	$5,400	$5,400	
SHERMAN HOUSE	**9**		**$64,600**	**$0**	**$64,600**
Main Service Panel	1	ea.	$25,000		$25,000
Domestic Water	9	$ 2,200.00	$19,800		$19,800
Domestic Waste	9	$ 2,200.00	$19,800		$19,800
SHINSEI GARDEN	**39**		**$51,338**	**$51,338**	**$0**
Asphalt Sealing/Striping	36,450	0.75	$27,338	$27,338	
Exterior Walkway Repairs	4,000	$ 6.00	$24,000	$24,000	
STANFORD HOUSE	**4**		**$29,600**	**$29,600**	**$0**
Exterior Lighting	4	$ 250.00	$1,000	$1,000	
Main Service Panel	1	ea.	$25,000	$25,000	
Sump Pump	2	$ 1,800.00	$3,600	$3,600	
			$7,228,828	**$1,244,778**	**$5,984,050**

***AHA expects to procure 2 fleet vehicles in Fiscal Year 2026-2027 at an estimated cost of $60,000**
***AHA expects to acquire 1-unit from the Regent Street HOA Community Land Trust at an estimated cost of $300,000, with an additional $150,000 in balcony work.**

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Housing Programs Department Operating Deficit

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Housing Programs Operating Deficit

- Fiscal Year 2026-2027 Net Loss expected - $1,000,000
- Cost issues – 11th year of losses
  - HUD has not provided sufficient administrative fee income to support the Housing Program
  - Actual projected loss for FY 2025-26 is lower than expected due to staff vacancies and cost efficiencies (of approximately $500k).
  - Staffing may need to be reallocated/reduced in future years to balance the Housing Programs Department budget
- Proposed Board Action
  - Approve fund transfer of up to $1,000,000 in next fiscal year, as needed, from property operating income to the Housing Programs Department and or from Moving-to-Work fungible funds

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Staff Recommendation

- Adopt the Resolution to Approve the Combined Housing Authority of the City of Alameda ("AHA") and Alameda Affordable Housing Corporation ("AAHC") One-Year Budget for Fiscal Year July 1, 2026 to June 30, 2027 including approval of: **A)** Summary of the Fiscal Year 2026-2027 Budget and related income and expenses; **B)** Housing Assistance Payment (HAP) Passthrough Budget and related expenditure of HUD-held HAP reserves; **C)** Capital Improvement Plan (CIP) Budget and related use of property and agency reserves and any surplus operating cash from Fiscal Year 2026-2027 to cover these expenses; **D)** Transfer by the Executive Director of up to $1,000,000 in this budget year, as needed, from AHA/AAHC property reserves or from Moving-To-Work fungible funds to cover deficits in the Housing Programs Department administrative operating budget; and **E)** Adopt the Revised Schedule of Authorized Positions for Fiscal Year 2026-2027 and Pay Schedule for Fiscal Year 2026-2027.

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Thank you to the Board of Commissioners and AHA staff

Housing Authority of the City of Alameda

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