

EXHIBIT A

PROJECTED REVENUE:

SOURCE	DESCRIPTION	ESTIMATED BUDGET
Fund Balance (At Risk)	RDA Low and Moderate Income Housing Fund	6,115,215
Assets	RDA Property transferred to Housing Authority	1,500,000
Bond Proceeds	RDA Tax Allocation Bonds attributed to Housing	3,323,813
HOME Grant	Grant received for First-Time Homebuyer and Housing Rehabilitation Programs	800,000
CDBG Grant	Grant received for Infrastructure Improvements in support of Cinnamon Villas	800,000
Loan Repayment	Repayment of loan to Pacific Associates for Montgomery Crossing per year	35,000
Net Rental Income	Rental income from Stinson and Meyer Ranch houses per year	5,000
Total		<u>\$12,579,028</u>

AFFORDABLE HOUSING:

PROGRAM/PROJECT	DESCRIPTION	ESTIMATED BUDGET
Infill Housing	New or rehabilitated homes in City's central core – Loan to KCMD for relocation of house(s)	250,000
First-Time Homebuyers Program	Funding to purchase affordable first home – HOME Grant	450,000
Housing Rehabilitation Program	Rehabilitation of existing multi-family homes – Bond Proceeds and HOME Grant	1,500,000
Multi-Family Rehabilitation Program	Rehabilitation of existing multi-family units – Bond Proceeds	1,900,000
Multi-Family Construction Assistance Loan	Affordable multi-family housing projects – Loan to ROEM and CDBG Loan to Pacific West	3,150,000
	Subtotal	<u>\$7,250,000</u>

POTENTIAL PROGRAMS AND PROJECTS:**(AS FUNDING BECOMES AVAILABLE AND IS ALLOCATED BY COMMISSION)**

Property Acquisition	Affordable housing infill, rehabilitation & projects	
Transitional Housing Program	Lemoore Meyer Ranch Home	
Emergency Home Repair Program	Funding for emergency repairs of homes	
Employee Home Buyers Program	Funding for employees to purchase an home	
Exterior Home Improvement Program	Funding for exterior improvements to single-family dwelling units	
Do-It-Yourself House Painting Program	Funding for paint & sprayer rental	
Residential Solar Grant Program	Funding for solar on affordable housing units	
Senior House Painting Program	WHC program - students learn painting skills and paint the exterior of senior citizen occupied homes	
	Subtotal	<u>\$ -</u>
	Total	<u>\$7,250,000</u>

EXHIBIT B

ADMINISTRATIVE BUDGET: (February 1, 2012 – June 30, 2012)

ITEM	DESCRIPTION	ESTIMATED BUDGET
Operations and Overhead	Salaries and Benefits – Housing Authority Commission, Executive Director and Support Staff, Finance Director and Support Staff, Planning Department and Support Staff; Supplies; Printing and Publications; Internet Service; IT Support; Travel Expense; Building Maintenance; Risk Management.	
Ongoing Administrative Activities	Preparation of Administrative Budget; Housing Authority Commission Staff Support – Research, Preparation of Agendas, Preparation of Reports, Attendance at Meetings, Brown Act Requirements/Postings; Management of Housing Activities – Administration of Grants and Bond Proceeds, Grant Application Preparation, Participant Applicant Processing, Preparation of Loan Documents, Project Reports/Draw Requests, Site Inspections, Requests for Proposals, Construction Management, Prevailing Wage Monitoring, Quarterly/Semi-Annual/Annual Reporting, Grant Close-Out; Grant/Loan Portfolio Management; Annual Reporting/Auditing; Legal Services; Bill Payment; Debt Management; Investment Activities.	
	Total	<u>\$73,065</u>

ADMINISTRATIVE BUDGET: (July 1, 2012 – June 30, 2013)

ITEM	DESCRIPTION	ESTIMATED BUDGET
Operations and Overhead	Salaries and Benefits – Housing Authority Commission, Executive Director and Support Staff, Finance Director and Support Staff, Planning Department and Support Staff; Supplies; Printing and Publications; Internet Service; IT Support; Travel Expense; Building Maintenance; Risk Management.	
Ongoing Administrative Activities	Preparation of Administrative Budget; Housing Authority Commission Staff Support – Research, Preparation of Agendas, Preparation of Reports, Attendance at Meetings, Brown Act Requirements/Postings; Management of Housing Activities – Administration of Grants and Bond Proceeds, Grant Application Preparation, Participant Applicant Processing, Preparation of Loan Documents, Project Reports/Draw Requests, Site Inspections, Requests for Proposals, Construction Management, Prevailing Wage Monitoring, Quarterly/Semi-Annual/Annual Reporting, Grant Close-Out; Grant/Loan Portfolio Management; Annual Reporting/Auditing; Legal Services; Bill Payment; Debt Management; Investment Activities.	
	Total	<u>\$175,352</u>