



PROPOSED
MID-CYCLE BUDGET
Housing Authority
Fiscal Year 2026/27

MID-CYCLE BUDGET - FY 2026/27

Housing Authority Funds

Housing Authority	FY 2025/26 Adjusted Budget (through 3rd Quarter)	FY 2025/26 Projected	Adopted FY 2026/27 Budget	Proposed Revenue / Expenditure Adjustment	Budget Package / CIP	Proposed FY 2026/27 Adjusted Budget
<i>Laurel Manor - Beginning Balance 7/1/2025</i>	2,089,413	2,089,413	336,233			336,233
Revenue	444,910	433,033	444,910	-	-	444,910
Expenditures	2,186,526	2,186,213	777,450	(99,148)	-	678,302
<i>Impact to Net Position</i>	(1,741,616)	(1,753,180)	(332,540)	99,148	-	(233,392)
Ending Fund Balance	347,797	336,233	3,693			102,841
<i>Seminary Street - Beginning Balance 7/1/2025</i>	795,688	795,688	692,987			692,987
Revenue	244,500	293,389	244,500	46,836	-	291,336
Expenditures	422,931	396,090	298,530	(121,160)	-	177,370
<i>Impact to Net Position</i>	(178,431)	(102,701)	(54,030)	167,996	-	113,966
Ending Fund Balance	617,257	692,987	638,957			806,953
<i>Section 8 - Beginning Balance 7/1/2025</i>	754,163	754,163	492,272			492,272
Revenue	22,804,519	23,546,529	22,680,744	911,352	-	23,592,096
Expenditures	23,096,771	23,808,420	22,856,725	1,181,666	-	24,038,391
<i>Impact to Net Position</i>	(292,252)	(261,891)	(175,981)	(270,314)	-	(446,295)
Ending Fund Balance	461,911	492,272	316,291			45,977
<i>Low / Mod - Beginning Balance 7/1/2025</i>	1,458,803	1,458,803	1,173,898			1,173,898
Revenue	175,500	94,626	175,500	30,111	-	205,611
Expenditures	656,923	379,531	416,078	150,992	-	567,070
<i>Impact to Net Position</i>	(481,423)	(284,905)	(240,578)	(120,881)	-	(361,459)
Ending Fund Balance	977,380	1,173,898	933,320			812,439
<i>Local Housing - Beginning Balance 7/1/2025</i>	941,673	941,673	906,414			906,414
Revenue	367,400	442,463	382,121	74,208	-	456,329
Expenditures	537,683	477,722	545,267	(8,483)	-	536,784
<i>Impact to Net Position</i>	(170,283)	(35,259)	(163,146)	82,691	-	(80,455)
Ending Fund Balance	771,390	906,414	743,268			825,959
<i>Housing 5% RDA Supplemental - Beginning Balance 7/1/2025</i>	111,264	111,264	115,353			115,353
Revenue	2,000	4,555	2,000	250	-	2,250
Expenditures	1,038	466	1,062	(50)	-	1,012
<i>Impact to Net Position</i>	962	4,089	938	300	-	1,238
Ending Fund Balance	112,226	115,353	116,291			116,591
<i>Continuum of Care - Beginning Balance 7/1/2025</i>	(7,784)	(1,819)	7,224			7,224
Revenue	180,684	180,684	186,106	(1)	-	186,105
Expenditures	181,008	171,641	186,460	(355)	-	186,105
<i>Impact to Net Position</i>	(324)	9,043	(354)	354	-	-
Ending Fund Balance	(8,108)	7,224	6,870			7,224

MID-CYCLE BUDGET - FY 2026/27

Requested Revenue / Expenditure Adjustments for FY 2026/27 – Housing Authority

Housing Authority Funds	FY 2026/27 Revenue Adjustments	FY 2026/27 Expenditure Adjustments
Laurel Manor	-	(99,148)
Salaries & Benefits update		539
Adjustment decrease due to Cost Allocation Plan update		(101,088)
Adjustment decrease for debt services		(1,000)
Adjustment increase for operating expenditures		2,401
Seminary Street	46,836	(121,160)
Adjustment increase for rents and royalties	48,836	
Investment earnings increase	(2,000)	
Salaries & Benefits update		(267)
Adjustment decrease due to Cost Allocation Plan update		(91,131)
Adjustment increase for contingency		75,000
Adjustment decrease for debt services		(105,000)
Adjustment increase for operating expenditures		238
Section 8	911,352	1,181,666
Revised Federal revenue based on information provided from HUD	911,352	
Salaries & Benefits update		(50,557)
Adjustment increase for Housing Assistance Payment (HAP)		1,262,217
Adjustment increase for contingency		67,819
Adjustment increase for operating expenditures		28,356
Adjustment decrease due to Cost Allocation Plan update		(115,047)
General Liability recalculation adjustments		(11,122)
Low / Mod Housing	30,111	150,992
Investment earnings increase	30,111	
Salaries & Benefits update		1,399
Adjustment decrease due to Cost Allocation Plan update		(25,010)
General Liability recalculation adjustments		6,952
Adjustment increase for the Continuity - Rental Assistance Program		221,984
Adjustment decrease for Home Sharing and Napa Valley Community Housing Program		(53,842)
Adjustment decrease for building rental		(491)
Local Housing	74,208	(8,483)
Investment earnings increase	24,612	
Adjustment decrease due to lower annual monitoring fees	(11,873)	
Adjustment increase for service charges	61,469	
Salaries & Benefits update		258
General Liability recalculation adjustments		(6,191)
Adjustment increase for operating expenditures		4,045
Adjustment decrease for contribution from other agency		(6,000)
Adjustment decrease for rental		(595)
Continuum of Care		(354)
General Liability recalculation adjustments		(354)
Housing 5% RDA Supplemental	250	(50)
Investment earnings increase	250	
Adjustment decrease for banking fees		(50)

Housing Authority Fund - Proposed Adjustments TOTAL 1,062,757 1,103,463

Budget Packages for FY 2026/27 – Housing Authority

None.