

# FY 2022/23 Housing Authority Budget Study Session

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APRIL 25, 2022

PRESENTERS: MEGAN BASINGER, EXECUTIVE DIRECTOR

KATE GOLDFINE, ADMINISTRATIVE SERVICES OFFICER

# Housing Authority Mission

To ensure adequate, decent, safe and sanitary housing for qualified people within Santa Rosa consistent with Federal, State and local law.

# FY 21/22 Accomplishments

## Rental Housing Assistance

- Initiated American Rescue Plan Act (ARP) Emergency Housing Voucher Program – 131 new vouchers
- Completed 1,681 inspections that were postponed in 2020 and 2021 due to COVID.
- Continued HOME funded Tenant Based Rental Assistance to approx. 35 clients
- Completed the following Project-Based Voucher (PBV) projects:
  - 53 PBVs to Windsor Veterans Village, 60 total units targeted to veterans
  - 10 PBVs to Alta Madrone Apartments, 48 total units targeted to families (including VASH veterans)
  - 8 PBVs to Sage Commons, 54 total units targeted to homeless persons\*
- Committed PBVs to the following projects:
  - 16 to Burbank Ave Apartments, 64 total units targeted to families and homeless persons\*
  - 13 to 3575 Mendocino Ave Phase II, 38 total units targeted to seniors\*

\*Also received funding from Housing Trust

# FY 22/23 Strategic Goals and Initiatives

## Rental Housing Assistance

- Utilize ARP Emergency Housing Voucher funding and allotment of 131 vouchers to achieve 100% lease up rate.
- Increase leasing in the Housing Choice Voucher program.
- Utilize HOME funding to provide monthly tenant based rental assistance to 45 income qualifying individuals/families.
- Utilize the resources of the Housing Choice Voucher program to support the preservation and development of affordable housing.

# FY 21/22 Accomplishments

## Housing Trust

- Developing HOME-ARP Allocation Plan, including holding public hearings and community meetings and consulting with the Continuum of Care.
- Performed compliance monitoring on over 4,000 units
- Received the California State Permanent Local Housing Grant for \$4.2M over five years
- Committed funding to affordable housing projects:
  - \$410K for acquisition and pre-development to Hearn Veteran's Village, 32 units targeted to homeless veterans
  - \$284K for construction to Burbank Ave, 64-unit complex targeted to families and homeless persons\*
  - \$1.6M for construction to 3575 Mendocino Ave Phase II, 38 additional units targeted to seniors\*

\*Also received project-based vouchers

# FY 22/23 Strategic Goals and Initiatives

## Housing Trust

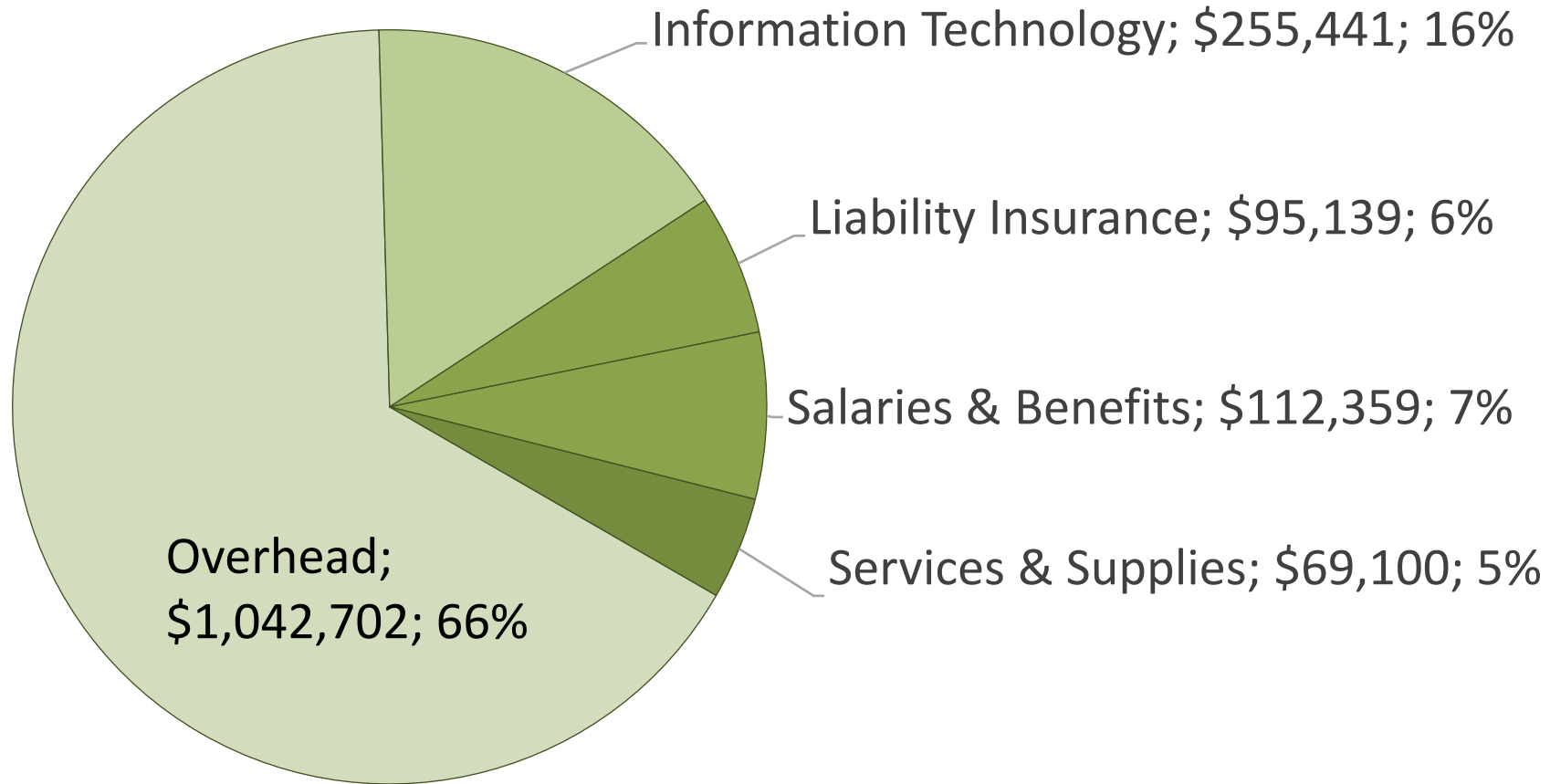
- Manage loan \$155M loan portfolio and compliance monitoring for 5,000+ units annually.
- Solicit, evaluate, originate and close loans for affordable housing development, conversion and rehabilitation.
- Pursue additional funding opportunities to further create and preserve affordable housing in Santa Rosa.
- Continue management and oversight of \$38.4M of one-time CDBG-DR funds, received as a result of the 2017 Tubbs Fire, to facilitate loans for five projects totaling 377 new affordable housing units.
- Continue management and oversight of one-time COVID related funding, including CARES Act Community Development Block Grant- CV funding of \$2.3M and HOME-ARP funding of \$2.7M.

# FY 22/23 Proposed Budget Summary

	2021/22 Adopted	2022/23 Proposed	\$ Change	% Change
Funding	44,499,064	54,998,395	10,499,331	24%
Expenditures	44,117,345	54,584,193	10,466,848	24%

- Administration
- Rental Housing Assistance
- Housing Trust

# FY 2022/23 Administration Budget \$1,574,741

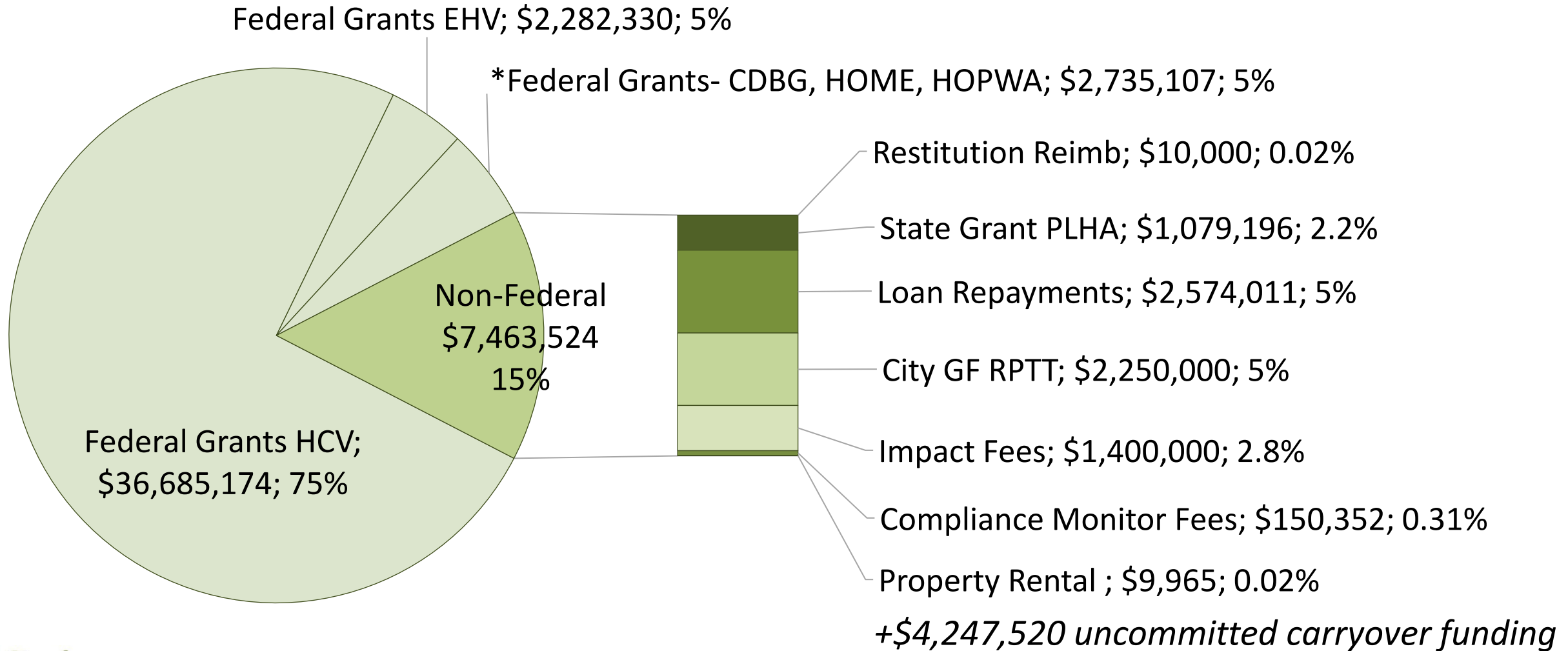




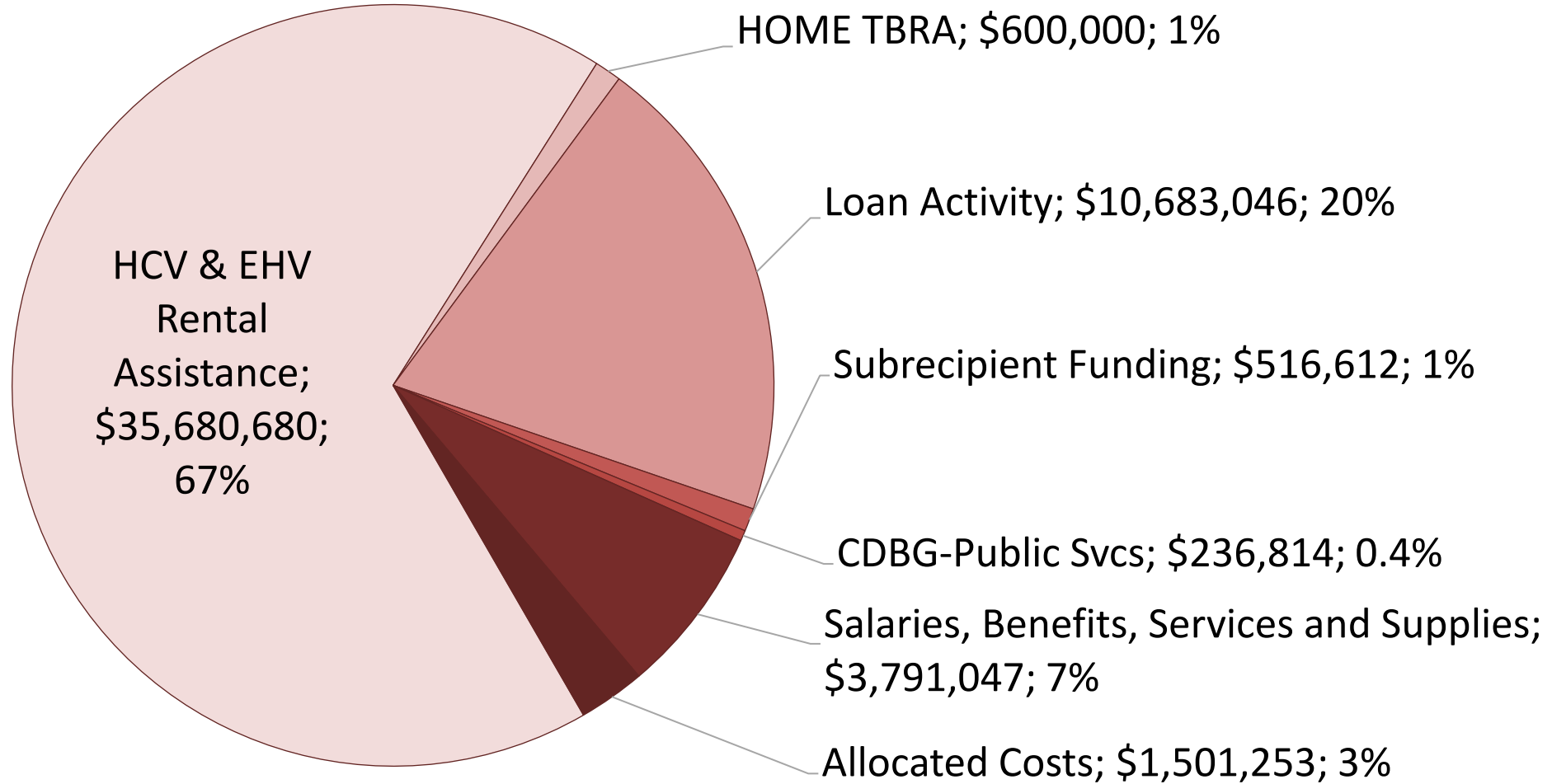
# FY 2022/23 Administrative Budget

	21/22 Adopted	22/23 Proposed	\$ Change	% Change
<b>Cost Recovery</b>	<b>1,435,301</b>	<b>1,574,740</b>	<b>139,439</b>	<b>10%</b>
Salaries & Benefits	100,413	112,359	11,946	12%
Services & Supplies	72,425	69,100	(3,325)	-5%
Liability Insurance	44,145	95,139	50,994	116%
Information Technology	239,068	255,441	16,373	7%
Overhead	979,250	1,042,702	63,452	6%
<b>Total Expenditures</b>	<b>1,435,301</b>	<b>1,574,741</b>	<b>139,440</b>	<b>10%</b>
<b>FTE Positions</b>	<b>0.9</b>	<b>0.9</b>	<b>-</b>	<b>-</b>

# FY 2022/23 Funding \$49,176,135



# FY 2022/23 Expenditures \$53,009,452



+ Admin \$1,435,301, Grand Total \$54,998,395

# FY 2022/23 Rental Assistance Budget

	21/22 Adopted	22/23 Proposed	\$ Change	% Change
Federal Grants- HCV	34,666,182	36,685,174	2,018,992	6%
Federal Grants- EHV	0	2,282,330	2,282,330	-
Restitution Reimb.	10,000	10,000	0	0%
<b>Total Revenue</b>	<b>34,676,182</b>	<b>38,977,504</b>	<b>4,301,322</b>	<b>12%</b>
Salaries & Benefits	1,591,853	1,997,565	405,712	25%
Services & Supplies	248,859	362,811	113,952	46%
Allocated Costs	802,271	926,448	124,177	15%
Rental Assistance	32,023,200	35,680,680	3,657,480	11%
<b>Total Expenditures</b>	<b>34,666,183</b>	<b>38,967,504</b>	<b>4,301,321</b>	<b>12%</b>
<b>FTE Positions</b>	<b>12.25</b>	<b>14.5</b>	<b>2.25</b>	<b>-</b>

# FY 2022/23 Rental Assistance Budget

- Addition of Emergency Housing Voucher Program – 131 vouchers
  - Rental assistance
  - Administrative funding
- Large increase in Housing Choice Voucher Administrative Funding
  - Added 2.25 FTEs to work on delayed/added workload
- Increase in per unit rental assistance

# FY 2022/23 Housing Trust Budget

	20/21 Adopted	21/22 Proposed	\$ Change	% Change
New Revenue	5,225,816	7,948,631	2,722,815	52%
New Transfer	515,038	2,250,000	1,734,962	337%
Uncommitted Carryover	2,646,727	4,247,520	1,600,793	60%
<b>Total Funding</b>	<b>8,387,581</b>	<b>14,446,151</b>	<b>6,058,570</b>	<b>72%</b>
Salaries & Benefits	1,093,485	1,237,948	144,463	13%
Services & Supplies	148,350	132,723	(15,627)	-11%
Allocated Costs	568,255	574,805	6,550	1%
Project Admin	60,000	60,000	0	0%
Loan Activity	4,688,105	10,683,046	5,994,941	128%
Subrecipient Funding	517,857	516,612	(1,245)	0%
Tenant Based Rental Assistance	709,260	600,000	(109,260)	-15%
CDBG Public Services	230,549	236,814	6,265	3%
<b>Total Expenditures</b>	<b>8,015,861</b>	<b>14,041,948</b>	<b>6,026,087</b>	<b>75%</b>
<b>FTE Positions</b>	<b>6.85</b>	<b>7.6</b>	<b>.75</b>	<b>-</b>

# FY 22/23 Housing Trust Budget

- Large increases to funding sources
  - Real Property Transfer Tax increase to affordable housing due to ARP funding homeless services
  - New State Permanent Local Housing Allocation grant
  - Loan repayments
    - Lantana paydown
  - Uncommitted carryover
  - Still awaiting HUD allocations for CDBG, HOME and HOPWA
- Large increase in loan activity
- Added staff to focus on added workload
- Budgeted Reserve: \$404,203- meets target

# FY 2022/23 Budget Process Next Steps

- City Council Budget Study Session 5/10 and 5/11
- Housing Authority Budget Hearings 6/20
- City Council Budget Hearings 6/21