

# Housing Authority

## Mission

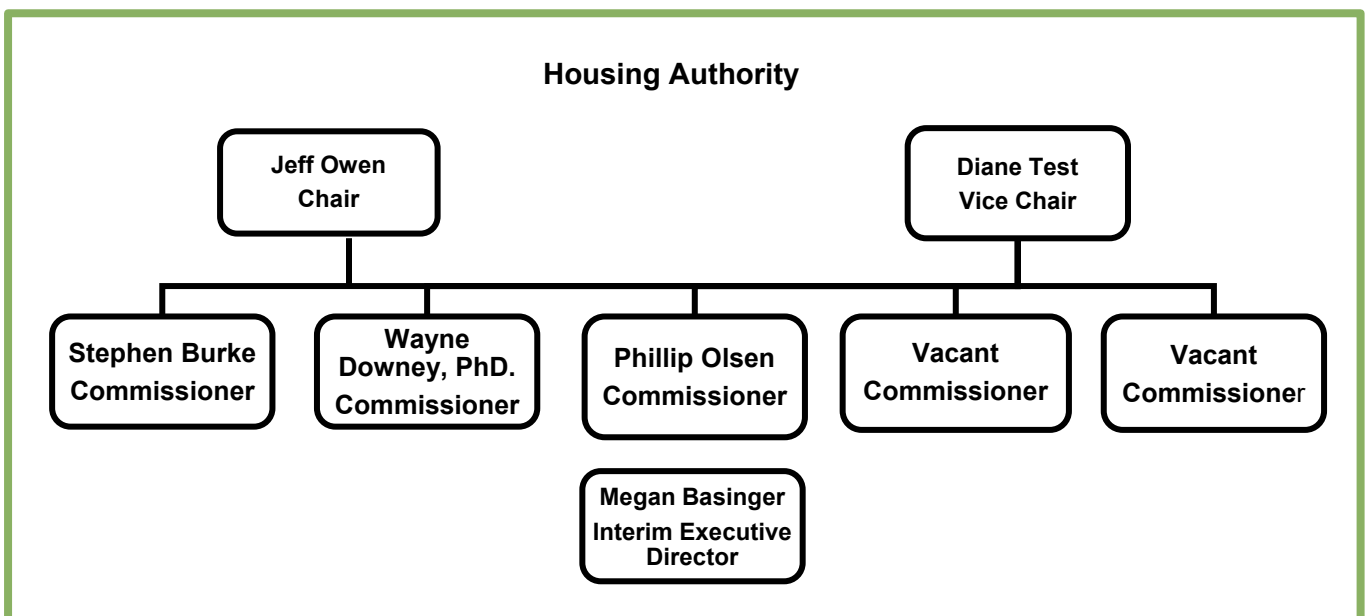
To ensure adequate, decent, safe, and sanitary housing for qualified people within Santa Rosa consistent with Federal, State, and local law.

## Department Description

The Housing and Community Services Department supports the Housing Authority (Authority) which consists of two programs: the Santa Rosa Housing Trust and the Housing Choice Vouchers Program. The Authority's programs improve the quality and affordability of housing in the City. The focus population is very low- and low-income households.

**Santa Rosa Housing Trust (SRHT)** – Manages the City's \$122 million affordable housing loan portfolio, administers Federal and State housing grants, and performs compliance monitoring for over 4,000 units Citywide. These programs maximize and leverage available Federal, State, and local funding to assist in the production of affordable housing programs; conversion, preservation, and rehabilitation of affordable housing; and the acquisition, development, and rehabilitation of special needs facilities.

**Housing Choice Vouchers** – Provides rental assistance to extremely- and very-low income individuals and families by administering the federally-funded Housing and Urban Development (HUD) Housing Choice Voucher program. This program includes the HUD-Veterans Affairs Supportive Housing program (VASH), Project-Based Vouchers, the Family Self-Sufficiency program and the Moderate Rehabilitation program. To qualify for these programs, applicants must be at or below 50% of the Area Median Income (AMI).



# Housing Authority

## Strategic Goals and Initiatives for FY 2021-22

(Numbers at right show relation to City Council Goals; see Council Goals Section)

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- Manage the Housing Authority's affordable housing loan portfolio with an approximate value of \$122 million and perform compliance monitoring on over 4,000 housing units. 3
  - Solicit, evaluate, originate, and close loans for new affordable housing units, rehabilitation of existing units, or conversion of market rate to affordable housing units. 3
  - Pursue additional funding opportunities to further the creation and preservation of affordable housing units in Santa Rosa. 3
  - Utilize CARES act resources and initiatives to respond to the ongoing COVID-19 crisis; continue to provide essential services that protect participating families' health. 3
  - Pursue additional Housing Choice Voucher funding as it is made available under federal legislation, including special voucher funding and disaster-related funding. 3
  - Utilize the resources of the Housing Choice Voucher program to support the preservation and development of affordable housing. 3

## Major Budget Changes

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Overall, the Housing Authority budget increased by just 2% when compared to the prior year, approximately \$850K. Various programs and funds had increases and decreases, as discussed below, that together resulted in little net change.

The Santa Rosa Housing Trust Affordable Housing Programs and Finance section increased by \$332K. Most of this funding is used for loans for affordable housing development, preservation and conversion. Loan funds are available through Federal grants, impact fees and loan repayments. Unspent funds from previous years can cause an increase in budgeted expenditures in the next year, so year over year variances are expected in the funds within this Program.

The Housing Choice Vouchers Program increased \$426K due to additional expenses for port-in client rental assistance. Additionally, Tenant Based Rental Assistance, which was initiated in FY 2020-21 using Federal HOME funds increased by \$709K, resulting in increased Rental Assistance category funding.

The Housing Authority's services and supplies budget was adjusted based on available funding to meet the needs of the department. Salaries and Benefits decreased by a combined -\$77K, or just 2.7% due to small shifts in the distribution of staff time between Homeless Services and Housing.

At the fund level, the Mortgage Revenue Bond fund realized a substantial increase of \$332K as a result of a one-time a bond payment.

The Real Property Transfer Tax (RPTT) fund expenditures will increase by \$282K, or 88.6%. City Council policy allocates a portion of General Fund RPTT to homeless services and affordable housing; more of this resource was used for affordable housing in FY 2021-22.

Other funds not mentioned above had minor increases or decreases, depending on the Federal entitlement (Community Development Block Grant, HOME Fund, and Housing Grant Fund [HOPWA]); or the amount of loan repayments available to re-loan (Operating Reserve Fund, Rental Rehabilitation Fund, Housing Grant Fund [non-HOPWA], Southwest Low/Mod Housing Fund, Low and Moderate Income Housing Fund, Mortgage Revenue Bond Fund, and CalHOME Grant MH Loan Prg); or fees collected (Brookwood Property, Housing Compliance Fund, and Housing Impact Fee Fund). Other funds had no significant changes.

# Housing Authority

## Budget Summary

<b>Expenditures by Program</b>				
	<b>2018 - 19</b>	<b>2019 - 20</b>	<b>2020 - 21</b>	<b>2021 - 22</b>
	<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Budget</b>
Admin Housing & Community Svcs	\$1,386,186	\$1,352,736	\$1,397,323	\$1,435,301
Housing Choice Vouchers	\$26,211,470	\$28,257,137	\$34,240,207	\$34,666,183
SRHT Portfolio Svcs & Grant	\$704,254	\$737,217	\$803,706	\$855,321
SRHT Afford Housing Pgrm & Fin	\$5,308,851	\$6,485,260	\$6,597,621	\$6,929,991
CIP and O&M Projects	\$800,051	\$200,095	\$228,188	\$230,549
<b>Total</b>	<b>\$34,410,812</b>	<b>\$37,032,445</b>	<b>\$43,267,045</b>	<b>\$44,117,345</b>

<b>Expenditures by Category</b>				
	<b>2018 - 19</b>	<b>2019 - 20</b>	<b>2020 - 21</b>	<b>2021 - 22</b>
	<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Budget</b>
Salaries	\$1,583,403	\$1,492,393	\$1,816,496	\$1,766,100
Benefits	\$853,898	\$849,262	\$1,040,676	\$1,013,198
Professional Services	\$165,478	\$118,117	\$165,000	\$220,000
Vehicle Expenses	\$13,010	\$8,360	\$27,140	\$24,700
Utilities	\$3,075	\$2,900	\$7,000	\$14,318
Operational Supplies	\$26,216	\$20,497	\$149,094	\$136,056
Information Technology	\$227,252	\$242,022	\$243,721	\$246,666
Liability & Property Insurance	\$28,505	\$29,792	\$32,938	\$48,825
Other Miscellaneous	\$60,471	\$52,162	\$140,647	\$122,282
Subrecipient Funding	\$464,331	\$527,558	\$470,445	\$517,857
Loan Activity	\$4,190,750	\$5,265,721	\$5,120,493	\$4,688,105
Rental Assistance	\$23,956,247	\$26,081,796	\$31,564,800	\$32,732,460
Indirect Costs	\$2,038,125	\$2,141,770	\$2,260,407	\$2,356,229
CIP and O&M Projects	\$800,051	\$200,095	\$228,188	\$230,549
<b>Total</b>	<b>\$34,410,812</b>	<b>\$37,032,445</b>	<b>\$43,267,045</b>	<b>\$44,117,345</b>

<b>Expenditures by Fund</b>				
	<b>2018 - 19</b>	<b>2019 - 20</b>	<b>2020 - 21</b>	<b>2021 - 22</b>
	<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Budget</b>
Housing Operations Fund	\$1,386,186	\$1,351,271	\$1,397,323	\$1,435,301
Operating Reserve Fund	\$467,890	\$223,914	\$61,796	\$88,695
Housing Choice Voucher Progm	\$26,208,704	\$28,257,137	\$34,240,207	\$34,666,183
1980 Moderate Rehabilitation A	\$9,878	\$0	\$0	\$0
Brookwood Property	\$2,864	\$2,466	\$23,967	\$19,680
Community Developmnt Block Grnt	\$2,597,839	\$436,246	\$1,800,314	\$2,257,758
Rental Rehabilitation Fund	\$0	\$0	\$0	\$8,614
Housing Grant Fund	\$435,666	\$543,465	\$563,531	\$640,118
Real Property Transfer Tax Fund	\$388,570	\$921,283	\$317,979	\$599,787
Southwest Low/Mod Housing Fund	\$146,835	\$66,374	\$138,022	\$80,623
Low and Moderate Income Housing	\$153,422	\$331,630	\$157,127	\$131,172
HOME Fund	\$1,220,463	\$68,712	\$985,577	\$974,852
Mortgage Revenue Bond Fund	\$0	\$0	\$6,010	\$338,021
Housing Compliance Fund	\$223,414	\$235,230	\$331,858	\$380,907
Housing Impact Fee Fund	\$886,667	\$4,593,602	\$3,236,930	\$2,423,819
CalHome Grant MH Loan Prg	\$282,414	\$1,115	\$6,404	\$71,815
<b>Total</b>	<b>\$34,410,812</b>	<b>\$37,032,445</b>	<b>\$43,267,045</b>	<b>\$44,117,345</b>

# Housing Authority

## Performance Measures

<b>Service Indicators</b>	<b>FY 2017-18</b>	<b>FY 2018-19</b>	<b>FY 2019-20</b>	<b>FY 2020-21</b>
Number of new affordable housing rental and ownership units completed	78	34	3	18
Very Low-Income units	56	27	0	6
Low-Income units	22	7	3	12
Moderate-Income units	0	0	0	0
Number of new affordable rental housing units preserved	0	0	0	8
Number of new affordable rental housing units preserved-Special Needs	0	0	0	0
Number of new affordable rental and ownership housing units in the pipeline	196	119	555	566
Very Low-Income Units	34	68	314	338
Low-Income Units	108	28	218	197
Moderate-Income Units	28	23	23	31
Above Moderate-Income Units	26	0	0	0
Number of affordable ownership units transferred title	5	2	0	7
Number of owner-occupied affordable housing units rehabilitated or financed	9	13	1	0
Number of investor/developer affordable rental housing units rehabilitated	118	0	0	34
Number of units receiving housing accessibility modifications	2	0	3	2
Number of affordable housing rental units monitored	2,919	3,076	3,076	3,094
Number of owner-occupied housing units monitored	262	340	343	343
Consolidated Plan for CDBG, HOME and HOPWA Funds (2014 -2019 and 2020 -2024)	✓	✓	✓	✓
Action Plan for CDBG, HOME and HOPWA Funds	✓	✓	✓	✓
Consolidated Annual Performance Report (CAPER) for CDBG, HOME and HOPWA Funds	✓	✓	✓	✓
Number of Housing Choice Voucher Rentals (Vouchers and Port-Ins) (Approximate)	2,000	2,000	2,100	2,100
Total Number of Housing Choice Vouchers- Santa Rosa clients	1,862	1,877	1,897	1,903
Number of HUD-VASH Vouchers	389	404	414	414
Number of landlords participating in program (all figures approximate)	695	700	700	700
Number of Port-In clients (varies monthly, all figures approximate)	200	195	220	220

# Housing Authority

## Prior FY 2020-21 Accomplishments

(Numbers at right show relation to City Council Goals; see Council Goals Section)

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- Facilitated two funding cycles that awarded over \$42.2 million in funding to affordable housing projects. 3
- Performed compliance monitoring on over 4,000 units 3
- Administered additional federal funding from the U.S. Department of Housing and Urban Development to address the impacts of COVID-19. 3
- Continued rental assistance to over 2,000 households during the COVID-19 pandemic, including processing over 700 change of income forms for clients whose income was affected by COVID-19. 3
- Immediately increased the amount of assistance provided to families who lost income during the pandemic and continued program operations in a way that ensured safety of participants. 3
- Solicited proposals for Project-Based Vouchers to complement the infusion of CDBG-Disaster Recovery funds for new affordable housing units. 3
- Initiate a HOME-funded Tenant Based Rental Assistance Program, assisting Santa Rosa residents impacted by COVID-19 with emergency rental assistance. 3

## Looking Ahead

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The Authority will continue to assist Housing Choice Voucher clients and income-qualifying residents through affordable housing initiatives. Additionally, staff will continue working with the California Department of Housing and Community Development to implement the Community Development Block Grant- Disaster Recovery, in response to the 2017 Tubbs/Nuns wildfires funding for five affordable housing developments in Santa Rosa.