

# Housing Authority

## Mission

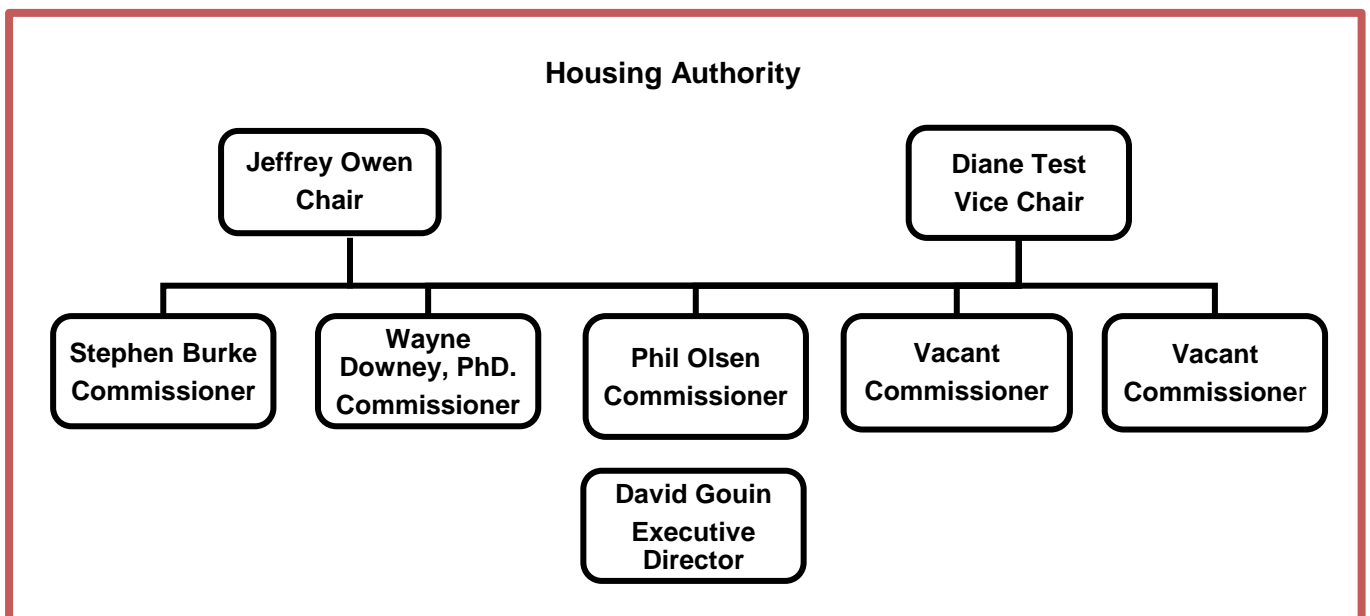
To ensure adequate, decent, safe and sanitary housing for qualified people within Santa Rosa consistent with Federal, State and local law.

## Department Description

The Housing Authority is its own legal entity and supported by staff from the larger Community Development and Engagement Portfolio, which includes Housing and Community Services Divisions, Planning and Economic Development Divisions, Recreation, and Community Engagement and the Violence Prevention Partnership. The Housing Authority Board is appointed by the City Council and meets monthly. Housing and Community Services staff support the Housing Authority's two programs: the Santa Rosa Housing Trust and the Housing Choice Voucher Program. These programs improve the quality and affordability of housing in the City. The primary focus population is very low- and low-income households.

**Santa Rosa Housing Trust (SRHT)** - Manages the City's \$120 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. SRHT is actively involved in furthering the City Council's goal of "Housing for All".

**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, and the Family Self-Sufficiency. To qualify for these programs, applicants must be at or below 50% of the Area Median Income (AMI). The Housing Choice Voucher Program is a key component of the City's "Housing for All" goal.



# Housing Authority

## Strategic Goals and Initiatives for FY 2020-21

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

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### Santa Rosa Housing Trust

- Manage the Housing Authority's affordable housing portfolio with an approximate value of \$120 million and compliance monitoring for over 4,000 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 affordable housing in Santa Rosa. 3

### Housing Choice Voucher Program

- Provide rental assistance under the Housing Choice Voucher program to approximately 2,000 families including 424 Veterans under the VASH program, October 2017 fire survivors and over 200 families from other jurisdictions throughout the state and country who are exercising their right to portability under the Voucher program. 3
- Utilize the resources of the voucher program to encourage the development of new affordable housing. 3
- Establish partnerships with regional partners such as neighboring Public Housing Agencies and affordable housing associations to enhance the services of the Housing Choice Voucher program. 3
- Respond to the needs of Housing Choice Voucher program participants and the community during and after the COVID-19 crisis. 3

### Major Budget Changes

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The Housing Authority budget increased by just \$166K, or 0.4% from FY 2019-20 to FY 2020-21, overall keeping operations comparable to the prior year.

Salaries and Benefits decreased by a combined \$173K due to Housing Authority staff being moved to support the City's Homeless Services Division. Services and Supplies categories saw various increases and decreases that were adjusted to meet the anticipated needs of the oncoming year. Most notably, Loan Activity in the Housing Trust is increasing by a net \$290K. HOME production will see an uptick of \$1M of loan product due in part to funds from the prior year being made available, which is offset by other decreases in program loan activity.

The Real Property Transfer Tax (RPTT) fund expenditures will decrease by \$433K, or 57.7%. City Council policy 000-48 allocates a portion of General Fund RPTT to homeless services and affordable housing; more of this resource was used for Homeless Services in FY 20/21.

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>2017 - 18 Actual</b>	<b>2018 - 19 Actual</b>	<b>2019 - 20 Budget</b>	<b>2020 - 21 Budget</b>
Admin Housing & Comm Services	\$1,259,134	\$1,386,186	\$1,439,243	\$1,397,323
Housing Choice Vouchers	\$23,627,872	\$26,211,470	\$34,236,728	\$34,240,207
SRHT Portfolio Services & Grant	\$674,552	\$704,254	\$800,565	\$803,706
SRHT Afford Housing Prog & Fin	\$8,883,451	\$5,308,851	\$7,267,761	\$7,454,713
CIP and O&M Projects	\$919,184	\$800,051	\$214,139	\$228,188
<b>Total</b>	<b>\$35,364,193</b>	<b>\$34,410,812</b>	<b>\$43,958,436</b>	<b>\$44,124,137</b>

<b>Expenditures by Category</b>				
	<b>2017 - 18 Actual</b>	<b>2018 - 19 Actual</b>	<b>2019 - 20 Budget</b>	<b>2020 - 21 Budget</b>
Salaries	\$1,608,114	\$1,583,403	\$1,940,273	\$1,816,496
Benefits	\$746,102	\$853,898	\$1,089,429	\$1,040,676
Professional Services	\$62,835	\$165,478	\$159,000	\$165,000
Vehicle Expenses	\$16,873	\$13,010	\$32,005	\$27,140
Utilities	\$4,673	\$3,075	\$8,750	\$7,000
Operational Supplies	\$29,700	\$26,216	\$181,825	\$149,094
Information Technology	\$209,667	\$227,252	\$242,022	\$243,721
Liability & Property Insurance	\$24,631	\$28,505	\$29,792	\$32,938
Other Miscellaneous	\$838,080	\$60,471	\$150,102	\$140,647
Subrecipient Funding	\$442,601	\$464,331	\$460,680	\$470,445
Loan Activity	\$7,203,623	\$4,190,750	\$5,687,227	\$5,977,585
Rental Assistance	\$21,442,021	\$23,956,247	\$31,492,800	\$31,564,800
Indirect Costs	\$1,816,089	\$2,038,125	\$2,270,392	\$2,260,407
CIP and O&M Projects	\$919,184	\$800,051	\$214,139	\$228,188
<b>Total</b>	<b>\$35,364,193</b>	<b>\$34,410,812</b>	<b>\$43,958,436</b>	<b>\$44,124,137</b>

# Housing Authority

<b>Expenditures by Fund</b>				
	<b>2017 - 18 Actual</b>	<b>2018 - 19 Actual</b>	<b>2019 - 20 Budget</b>	<b>2020 - 21 Budget</b>
Housing Operations Fund	\$1,259,134	\$1,386,186	\$1,439,243	\$1,397,323
Operating Reserve Fund	\$1,110,535	\$467,890	\$99,000	\$61,796
Housing Choice Voucher Program	\$23,519,586	\$26,208,704	\$34,236,728	\$34,240,207
1980 Moderate Rehabilitation A	\$108,986	\$9,878	\$0	\$0
Brookwood Property	\$2,602	\$2,864	\$13,103	\$23,967
Community Dvlp Block Grant	\$2,151,990	\$2,597,839	\$1,696,063	\$1,800,314
Rental Rehabilitation Fund	\$0	\$0	\$4,877	\$0
Housing Grant Fund	\$1,459,423	\$435,666	\$437,814	\$563,531
Real Property Transfer Tax Fund	\$289,120	\$388,570	\$751,158	\$317,979
Southwest Low/Mod Housing Fund	\$909,439	\$146,835	\$87,666	\$138,022
Low and Moderate Income Housing	\$432,933	\$153,422	\$411,648	\$157,127
HOME Fund	\$1,004,645	\$1,220,463	\$791,677	\$1,842,669
Mortgage Revenue Bond Fund	\$0	\$0	\$6,400	\$6,010
Housing Compliance Fund	\$214,925	\$223,414	\$349,648	\$331,858
Housing Impact Fee Fund	\$2,450,504	\$886,667	\$3,563,516	\$3,236,930
CalHome Grant MH Loan Program	\$450,371	\$282,414	\$69,895	\$6,404
<b>Total</b>	<b>\$35,364,193</b>	<b>\$34,410,812</b>	<b>\$43,958,436</b>	<b>\$44,124,137</b>

## Performance Measures

<b>Indicators</b>	<b>FY 2016-17</b>	<b>FY 2017-18</b>	<b>FY 2018-19</b>	<b>FY 2019-20 Estimate</b>
Number of new affordable housing rental and ownership units completed	60	78	34	3
Very Low Income units	0	56	27	0
Low Income units	60	22	7	3
Moderate Income units	0	0	0	0
Number of new affordable rental and ownership housing units in the pipeline	342	196	119	555
Very Low Income units	139	34	68	314
Low Income units	203	108	28	218
Moderate Income Units	N/A	28	23	23
Above Moderate Income Units	N/A	26	0	0
Number of affordable ownership units transferred title	1	5	2	0
Number of owner-occupied affordable housing units rehabilitated or financed	8	9	13	1

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Number of investor/developer affordable rental housing units rehabilitated	48	118	0	0
Number of units receiving housing accessibility modifications	1	2	0	3
Number of affordable housing rental units monitored	2,841	2,919	3,076	3,076
Number of owner-occupied housing units monitored	275	262	340	343
Consolidated Plan for CDBG and HOME funds (2009-2014 and 2014-2019)	✓	✓	✓	✓
Action Plan for CDBG and HOME funds	✓	✓	✓	✓
Consolidated Annual Performance Report (CAPER) for CDBG and HOME funds	✓	✓	✓	✓
Number of Housing Choice Voucher Rentals (Vouchers and Port-Ins) (Approximate)	2,000	2,000	2,000	2,000
Total Number of Housing Choice Vouchers- Santa Rosa clients	1,838	1,862	1,877	1,897
Number of HUD-VASH Vouchers	365	389	404	424
Number of landlords participating in program (all figures approximate)	715	695	700	700
Number of Port-In clients (varies monthly, all figures approximate)	200	200	195	220

# Housing Authority

## **Prior FY 2019-20 Accomplishments**

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

### **Santa Rosa Housing Trust**

- Provided \$3.1 million for Dutton Flats, a 41-unit affordable rental complex that was awarded 9% tax credits and is starting construction in April 2020. 3
- Provided \$690,000 and eight (8) Project Based Section 8 Housing Choice Vouchers to Linda Tunis Senior Apartments, a 26-bedroom/efficiency unit affordable project for seniors. 3
- Provided \$285,000 to Hearn Veterans Village, a 24-bedroom/efficiency unit affordable project for formerly homeless veterans. 3
- Provided \$450,000 for The Cannery, a 114-unit affordable rental complex that is beginning predevelopment. 3
- Committed 8 Project Based Section 8 Housing Choice Vouchers to Sage Commons, a 54-unit permanent supportive housing complex. 3
- Performed affordability compliance on over 3,000 rental units. 3

### **Housing Choice Voucher Program**

- Received additional resources for Veterans under the VASH program, increasing the program size to 424 vouchers. 3
- Provided ongoing rental assistance for approximately 2,000 low-income residents and families residing in Santa Rosa. 3
- Received the Department of Housing and Urban Development's 2020 Veterans Affairs Supportive Housing Program of the Year Award by the HUD Region 9 Public Housing Director's Office. 3
- Received the 2020 Disaster Recovery and Resiliency Award from HUD Region 9 for extraordinary efforts during the Kincade Fire. 3

## **Looking Ahead**

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The Housing Authority and Santa Rosa residents continue to rebound from the October 2017 Tubbs/Adobe wildfire disaster, in which 5% of the City's housing stock was destroyed; the 2019 Kincade fire, in which over a quarter of the City was under evacuation orders for several days; multiple public safety power outages through Fall of 2019; and the COVID-19 crisis in Spring of 2020. Staff 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 funding to develop affordable housing in Santa Rosa, specifically in response to the 2017 Tubbs/Adobe wildfire disaster.