

Housing Authority

Mission

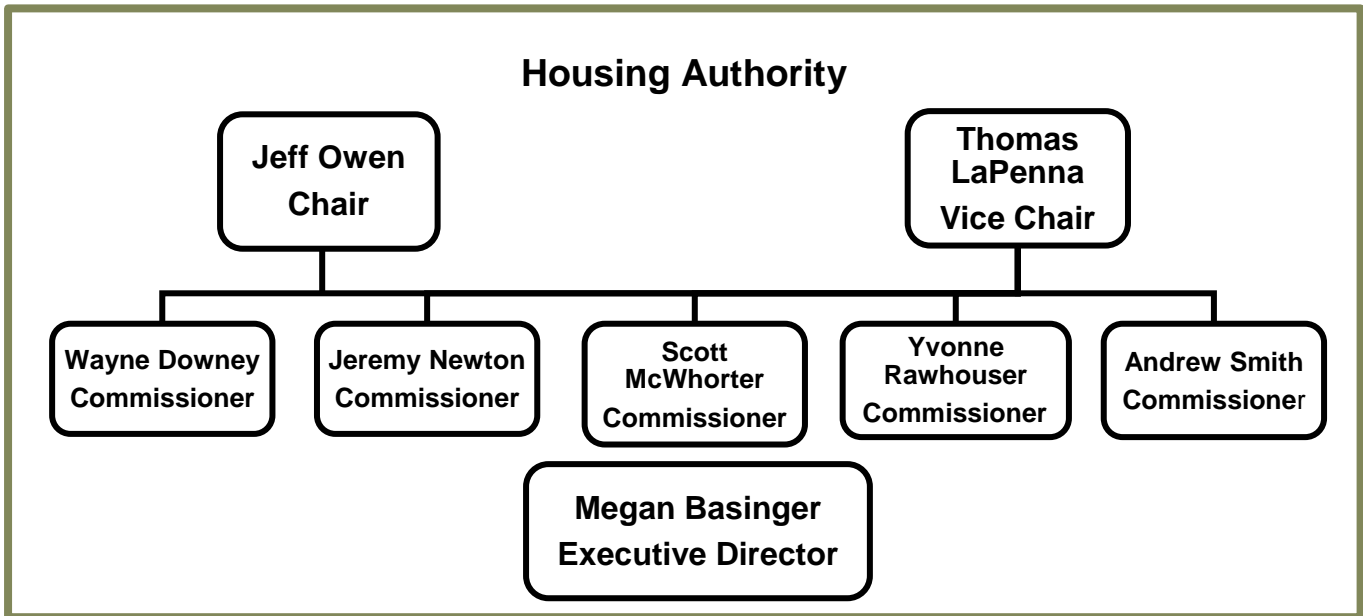
To ensure adequate, decent, safe, and sanitary housing for qualified people within Santa Rosa consistent with Federal, State, and local law.

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 Rental Housing Assistance Division. 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 \$178 million affordable housing loan portfolio, administers Federal and State housing grants, and performs compliance monitoring for approximately 5,300 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.

Rental Assistance Division - Provides rental assistance to over 2,300 income-qualifying individuals and families by administering three programs directed by the Federal Housing and Urban Development (HUD) Department: 1) Housing Choice Voucher program, including HUD-Veterans Affairs Supportive Housing program (VASH) which Santa Rosa manages for the entirety of Sonoma County; Project-Based Vouchers; and the Family Self-Sufficiency program; 2) HOME-funded Tenant Based Rental Assistance; and 3) American Rescue Plan Act (ARP) funded Emergency Housing Vouchers.



Housing Authority

Strategic Goals and Initiatives for FY 2023-24

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

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- Utilize American Rescue Plan Act (ARP) Emergency Housing Voucher funding and allotment of 131 vouchers to achieve 100% lease up rate. 1,2
 - Utilize HOME funding to provide monthly tenant based rental assistance to 45 income qualifying individuals/families. 1
 - Utilize the resources of the Housing Choice Voucher program to support the preservation and development of affordable housing. 1
 - Fully utilize the resources of the Housing Choice Voucher program to attain 98% lease up rate. 1
 - Manage the Housing Authority's \$178M loan portfolio and perform compliance monitoring on approximately 5,300 units annually. 1,3
 - Solicit, evaluate, originate, and close loans for new affordable housing units, rehabilitation of existing units, or conversion of market rate to affordable housing units. 1
 - Pursue additional funding opportunities to further the creation and preservation of affordable housing units in Santa Rosa. 1
 - Continue management and oversight of \$38.4M of one-time Community Development Block Grant- Disaster Recovery funds, received as a result of the 2017 Tubbs Nunns fire disaster, to facilitate loans for five projects totaling 377 new affordable housing units. 1
 - Continue management and oversight of one-time COVID pandemic related funding, including HOME-ARP (American Rescue Plan Act) funding of \$2.7M. 1,2

Major Budget Changes

Overall, the Housing Authority budget increased by \$21M, (38.5%) compared to the prior year. The largest change is a one-time \$20.7M State Infill Infrastructure Grant in the Housing Trust. Various other programs and funds also had increases and decreases, as discussed below.

In the Rental Assistance Division, the Emergency Housing Voucher Program, funded by the American Rescue Plan Act, increased due to higher per unit rental assistance costs. This program provides administrative and rental assistance funding for 131 vouchers, focused on people who are homeless or at risk; fleeing domestic violence, human trafficking or stalking; or facing housing instability. In the existing Housing Choice Voucher program, which provides administrative and rental assistance for 1915 Santa Rosa vouchers and 275+ port in vouchers monthly, rental assistance payments increased approximately 5% over the prior year. Various services and supplies were increased to utilize the full administrative allowance in both the Emergency and Housing Choice Voucher programs.

The Santa Rosa Housing Trust is funded by 15 distinct Federal, State and local sources through grants, impact fees, compliance monitoring fees, and loan repayments. Loan repayments decreased in FY 2023/24 as 2022-23 was an especially high year; this resulted in a reduction of \$2.2M in loan activity.

Real Property Transfer Tax (RPTT) is \$2.1M in FY 23/24; City Council policy 000-48 dictates that a portion of City General Fund RPTT must be allocated to homeless services and housing annually. In FY 2022-23, the Council chose to fund the entirety of homeless services with American Rescue Plan Act funds in 2022-23 and 2023-24, which allows all RPTT to go to the Housing Trust. Additionally, the Trust received the State Permanent Local Housing Assistance Grant of nearly \$1.1M, all used for loan activity, as well as the \$20.7M Infill Infrastructure Grant (IIG) mentioned above. The IIG is being used for six different projects and is shown in the CIP and O&M Projects category in the Expenditures by Program and Category tables below, and in the Housing Grant Fund in the Expenditures by Fund table.

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Budget Summary

Expenditures by Program				
	2020 - 2021 Actual	2021 - 22 Actual	2022 - 2023 Budget	2023 - 2024 Budget
Admin Housing & Community Svcs	\$1,338,922	\$1,417,066	\$1,574,741	\$1,570,901
Rental Housing Assistance	\$29,273,578	\$29,273,400	\$38,967,504	\$41,502,044
SRHT Portfolio Svcs & Grant	\$637,430	\$636,840	\$845,532	\$838,420
SRHT Afford Housing Pgrm & Fin	\$3,109,596	\$16,677,949	\$11,910,429	\$9,764,446
CIP and O&M Projects	\$1,541,859	\$10,699,910	\$1,316,066	\$22,047,540
Total	\$35,901,385	\$58,705,165	\$54,614,272	\$75,723,351

Expenditures by Category				
	2020 - 2021 Actual	2021 - 22 Actual	2022 - 2023 Budget	2023 - 2024 Budget
Salaries	\$1,350,987	\$1,297,636	\$2,061,465	\$2,068,876
Benefits	\$767,914	\$756,869	\$1,278,465	\$1,256,562
Professional Services	\$116,129	\$189,647	\$264,676	\$386,856
Vehicle Expenses	\$10,854	\$14,685	\$22,750	\$54,175
Utilities	\$4,068	\$4,161	\$13,700	\$13,750
Operational Supplies	\$20,738	\$50,520	\$191,669	\$197,677
Information Technology	\$243,721	\$246,666	\$263,629	\$286,483
Liability & Property Insurance	\$32,938	\$51,256	\$101,925	\$82,020
Other Miscellaneous	\$40,201	\$68,753	\$119,920	\$120,676
Subrecipient Funding	\$476,255	\$481,629	\$516,612	\$583,396
Loan Activity	\$1,920,296	\$15,130,436	\$9,630,828	\$7,432,585
Rental Assistance	\$27,193,900	\$27,661,939	\$36,280,680	\$38,720,663
Indirect Costs	\$2,181,525	\$2,041,240	\$2,551,887	\$2,472,092
Capital Outlay	\$0	\$9,818	\$0	\$0
CIP and O&M Projects	\$1,541,859	\$10,699,910	\$1,316,066	\$22,047,540
Total	\$35,901,385	\$58,705,165	\$54,614,272	\$75,723,351

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Expenditures by Fund				
	2020 - 2021 Actual	2021 - 22 Actual	2022 - 2023 Budget	2023 - 2024 Budget
Housing Operations Fund	\$1,338,922	\$1,417,066	\$1,574,741	\$1,570,901
Operating Reserve Fund	\$107,745	\$10,197,941	\$343,612	\$310,000
HOME-ARP Fund	\$0	\$23,099	\$0	\$0
Housing Choice Voucher Program	\$29,429,204	\$29,573,786	\$36,685,174	\$38,842,907
Emergency Housing Vouchers	\$0	\$470,327	\$2,282,330	\$2,660,062
Brookwood Property	\$4,835	\$5,007	\$19,286	\$19,313
Community Devel Block Grant	\$2,332,216	\$4,107,086	\$1,999,844	\$1,794,606
Rental Rehabilitation Fund	\$25,000	\$0	\$0	\$0
Housing Grant Fund	\$453,064	\$655,830	\$1,914,654	\$22,357,940
Real Property Transfer Tax Fund	\$432,876	\$1,039,280	\$3,279,559	\$3,115,984
Southwest Low/Mod Housing Fund	\$48,148	\$36,661	\$228,939	\$0
CDBG-DR Fund	\$20,629	\$8,957,138	\$0	\$0
Low and Moderate Income Housing	\$161,581	\$145,141	\$836,690	\$5,920
HOME Fund	\$213,797	\$518,980	\$1,101,815	\$948,593
Mortgage Revenue Bond Fund	\$33,000	\$245,499	\$343,401	\$0
Housing Compliance Fund	\$179,531	\$183,467	\$345,203	\$300,143
Housing Impact Fee Fund	\$1,098,364	\$1,128,857	\$3,584,065	\$3,697,410
CalHome Grant MH Loan Prg	\$22,473	\$0	\$74,959	\$99,572
Total	\$35,901,385	\$58,705,165	\$54,614,272	\$75,723,351

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Performance Measures

Service Indicators	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23 Est.
New affordable housing rental and ownership units completed	18	18	88	70
Very Low-Income units	6	6	26	40
Low-Income units	12	12	43	30
Moderate-Income units	0	0	19	0
New affordable rental housing units preserved	8	8	49	0
New affordable rental and ownership housing units in the pipeline	544	544	648	583
Very Low-Income Units	338	338	464	424
Low-Income Units	197	197	184	154
Moderate-Income Units	31	31	0	0
Affordable ownership units transferred title	7	7	11	0
Owner-occupied affordable housing units rehabilitated or financed	0	0	0	0
Investor/developer affordable rental housing units rehabilitated	34	34	0	20
Units receiving housing accessibility modifications	2	2	0	1
Affordable housing rental units monitored	3,094	3,094	3,133	3,203
Owner-occupied housing units monitored	343	343	391	391
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	✓	✓	✓	✓
Individuals/Families receiving rental assistance, all programs	2,169	2,169	2,324	2,388
Total number of Housing Choice Vouchers- Santa Rosa clients	1,903	1,903	1,903	1,915
Total HUD-VASH Vouchers (included in total)	414	414	419	419
Total Port-In clients (varies monthly, approximate)	250	250	250	250
Total HOME tenant based rental assistance clients (new in FY20/21)	16	16	40	42
Total Emergency Housing Vouchers (started in 21/22)	n/a	n/a	131	131
Number of landlords participating in programs (approximate)	700	700	710	710

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Prior FY 2022-23 Accomplishments

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

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- Completed lease of 19 project-based vouchers designated for senior VASH clients at River City Apartments. 1
 - Completed Linda Tunis Senior Apartments, the first constructed project in California funded by the 2017 wildfire CDBG-DR Multifamily Housing Program. It received \$2.8M for 26 units dedicated to seniors, including 13 project-based vouchers. As of March 2023, leasing is underway. 1
 - As of March 2023, 80 Emergency Housing Vouchers clients are housed, and an additional 21 clients have vouchers and are searching for housing. 1,2
 - The Rental Assistance Division successfully transitioned from a paper wait list process to an online process, allowing a record 7,296 residents to apply for rental assistance. 1
 - As of March 2023, 300 families from the Rental Assistance waiting list have been contacted to be screened for eligibility, to increase the lease-up rate. 1
 - As of March 2023, 1,577 inspections have been completed for voucher holders, including initial inspections for move-ins, biennial inspections and quality control inspections. 1,3
 - Finalized and submitted the HOME-ARP Allocation Plan, including holding public hearings, continuing community meetings for the administration of \$2.6M in funding to address homelessness. 1
 - Performed compliance monitoring on over 5,300 units, of which over 3,500 units have Housing Authority loans. 1,3
 - Facilitated reuse of the 983 Sonoma Avenue site for the City of Santa Rosa's inResponse Team. 3
 - Completed the Orchard Commons project (formerly Boyd Street Apartments), a 46-unit project with 45 affordable units and 1 unrestricted manager's unit. 1
 - The Bennett Valley Apartments Project is under construction, repurposing the City's former Bennett Valley Senior Center site with a Housing Authority investment of 30 Project-Based Vouchers and \$5M in funding. 1
 - Of the five projects that received Community Development Block Grant – Disaster Recovery (CDBG-DR) funds, the Linda Tunis Senior Apartments project has been completed, Caritas Homes Phase I, 3575 Mendocino Avenue Phase I, and The Cannery at Railroad Square are under construction, and Burbank Avenue Apartments is securing additional funding needed to begin construction. 1,2
 - Received a \$22M award for Infill Infrastructure Grant funds for infrastructure associated projects located within the greater downtown area including Martin Luther King Jr. Memorial (MLK) Park in the South Park neighborhood. 1

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Looking Ahead

The Housing Trust will continue to utilize all available funding for affordable housing development, preservation and conversion. The past several years have seen significant one-time funding, including CDBG-Disaster Recovery funds from the 2017 wildfire disaster, and CARES Act CDBG-CV funds from the pandemic. As this one-time funding is spent down, the Authority will rely on its ongoing funding including federal entitlement grants, real property transfer tax, impact fees and loan repayments, and seek new grant opportunities.

Project based vouchers will continue to be used strategically to fund affordable housing development. As of March 2023, four projects supported by project-based voucher resources are under construction, bringing a total of 324 units online, with 93 PBVs dedicated for seniors and people experiencing homelessness.

The Rental Assistance Division will continue to maximize federal resources by increasing utilization of the Housing Choice Voucher program to 98% and the Emergency Housing Voucher program to 100%.