

FY 2018/19 Quarter 1 Financial Report



MEMORANDUM

Date: November 26, 2018
To: Housing Authority Commissioners
From: Kate Goldfine, Administrative Services Officer
Subject: FY 2018/19 Quarter 1 Financial Report

This memo provides a summary of total Housing Authority expenditures and funding sources for the first quarter of Fiscal Year 2018/19 (July 1, 2018 – September 30, 2018).

Expenditures

Below please find a table showing approved budget, including carryover commitments from prior years; actual expenditures through September 30, 2018; committed funds, including carryover from prior years; and the dollar amount and percent of remaining budget.

	<u>\$ Approved Budget</u>	<u>\$ Expended through 6/30/18</u>	<u>\$ Committed Funds</u>	<u>\$ Remaining</u>	<u>% Remaining</u>
Administration / Overhead	5,631,464	1,143,207	20,478	4,467,779	79%
Housing Assistance Payments	24,271,800	5,725,182	0	18,546,618	76%
Loan Activity	6,275,635	256,697	3,220,793	2,798,145	45%
Subrecipient Funding	500,331	78,929	397,402	24,000	5%
Projects	3,796,999	368,860	1,865,728	1,562,411	41%
TOTAL	40,476,229	7,572,875	5,504,401	27,398,953	68%

Administration / Overhead includes salaries, benefits, services and supplies for Housing and Community Services staff assigned to the Housing Authority, plus City-wide overhead for expenses such as building use, City Attorney and Finance Department support, and IT costs.

Housing Assistance Payments are rental subsidy paid directly to landlords for Housing Choice Voucher clients.

Loan Activity is loans to developers for affordable housing production, rehabilitation, conversion and preservation. The expenditures of approx. \$256K through 9/30/18 include funding to Lantana (\$14K); Harris Village and the CalHome Mobilehome loan program (\$241K). Commitments of approx. \$3.2M include Lantana (\$2.1M); Crossing on Aston (\$0.3); Benton Veteran's Village (\$16K); Papago Court (\$18K); Apple Valley (\$0.7M) and Disability Legal Services (\$29K) for the Housing Accessibility Modification program.

Subrecipient funding includes Federal HOPWA funding committed to service provider Face to Face and local funding committed to Fair Housing Advocates of Northern California for federally-mandated fair housing services and to Habitat for Humanity for the Aging in Place program.

Projects include \$2.0M of remaining funds designated for affordable housing by the City Council as part of their Housing Action Plan. Of that, approximately \$336K has been expended for Benton Veteran's Village (\$254K, \$82K remaining) and Harris Village (\$82K, \$60K remaining). The remaining commitment is to Acacia Village (\$1.1M); and \$0.5M was uncommitted from a project that could not proceed and remains uncommitted. Other projects include \$0.2M of CDBG Public Services funding to the Homeless Service and Family Support Centerd operated by Catholic Charities; \$55K of Federal funding for Family Self Sufficiency Program incentives and HUD-VASH client security deposits; and \$1.4M for the Community Development Block Grant- Disaster Recovery consultant.

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Funding Sources

Below please find a table showing approved (expected) funding, including revenue and transfers; actual funding received through September 30, 2018; the dollar amount difference between approved and received funding; and the % of funding received through September 30, 2018.

	\$ Approved Budget	\$ Received through 9/30/18	\$ Difference (Under) /Over Budget	% Received through 9/30/18
Cost Recovery	1,468,864	317,721	(1,151,143)	22%
Federal Grants (CDBG, HOME, HOPWA)	2,589,114	616,876	(1,972,238)	24%
Federal Grant (CDBG-DR)	1,497,100	0		
Property Rental	8,922	2,214	(6,708)	25%
Housing Impact Fee	1,497,000	778,308	(718,692)	52%
Compliance Monitoring Fees	125,039	58,318	(66,721)	47%
Loan Repayments	65,000	423,679	358,679	652%
Transfers In	749,000	749,000	0	100%
Federal Grants- HCV (including Port In)	27,094,596	6,151,686	(20,942,910)	23%
Other- HCV	10,000	60,394	50,394	604%
Misc.	0	37	37	0%
TOTAL	35,104,635	9,158,233	(25,946,402)	26%

Cost recovery is administrative expenses paid by the Housing Choice Voucher Program and Housing Trust.

Federal Grants (CDBG, HOME, and HOPWA) are utilized by the Housing Trust to provide loans to developers (CDBG and HOME) and a grant to Face to Face to provide services for persons living with HIV/AIDS and their families (HOPWA). Federal Grant (CDBG-DR) is Disaster Recovery funding expected from the Federal government. The funding is in the Housing Authority's CDBG fund however, it is controlled by the City.

Property rental is the rent paid by the tenant in the Housing Authority-owned property at Brookwood Ave.

The Housing Impact Fee is paid by housing developers for the impacts their development has on infrastructure and in-lieu of providing affordable housing in their market-rate housing developments.

Compliance monitoring fees were established by the Housing Authority in 2012 to recover costs related to monitoring regulatory agreements, housing allocation plan, bond compliance, Density Increase Program, and Mobilehome ordinance.

Loan repayments are received from borrowers who have received Housing Authority loans in prior years.

Transfers In represent City General Fund Real Property Transfer Tax allotted annually to the Housing Authority per City Council Policy 000-48 and is transferred from the City to the Housing Authority at the beginning of each fiscal year.

Federal Grants-HCV (Housing Choice Vouchers) is the funding from HUD to administer the Housing Choice Voucher and Mod Rehab programs, including administrative allowance and rental subsidy for Santa Rosa clients and clients who port-in to Santa Rosa from other housing jurisdictions.

Other- HCV represents restitution reimbursements from clients who underpaid their portion of the rent and are required to make up these payments to the Housing Authority.

Misc. represents interest earned on the cash in the Housing Authority's funds as a portion of the City's larger pool of funds.