

Housing Authority

Mission

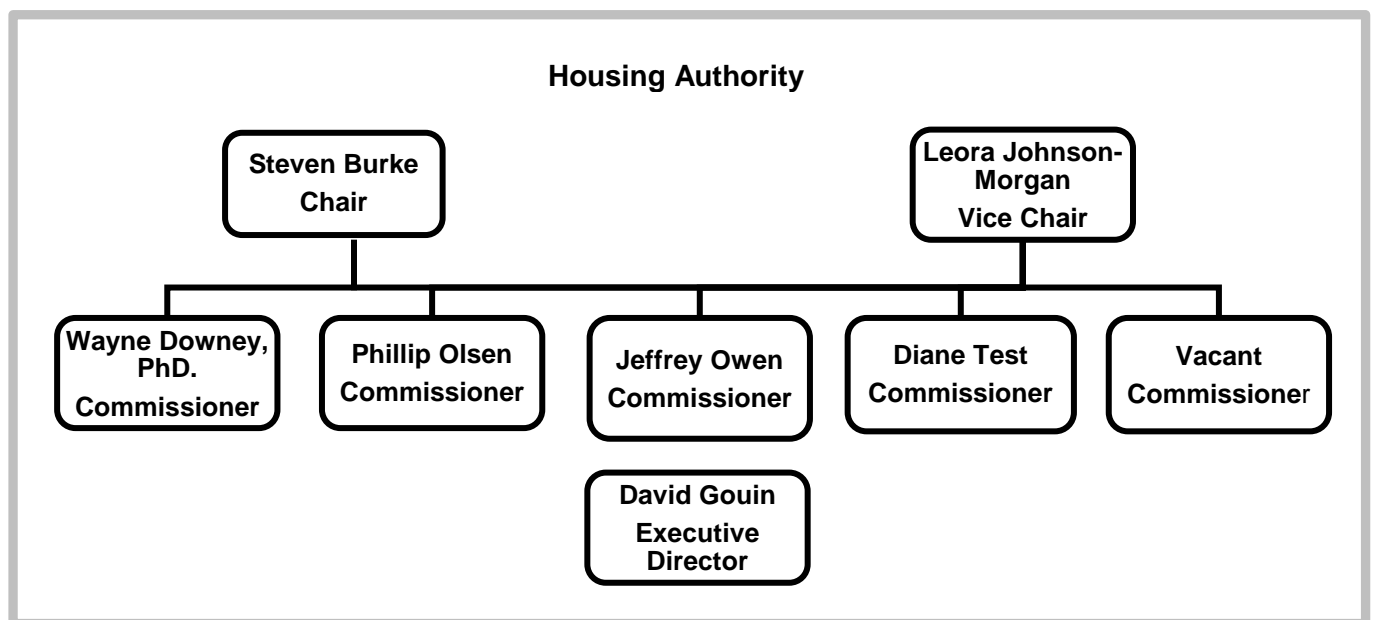
To ensure adequate, decent, safe and sanitary housing for qualified people within Santa Rosa consistent with Federal, State and local law.

Department Description

The Housing and Community Service Department supports the Housing Authority (Authority) which consists of two programs; the Santa Rosa Housing Trust and the Housing Choice Vouchers Program. All of the Authority's programs improve the quality and affordability of housing in the City. The focus population is very low- and low-income households, with the programs utilizing different income eligibility guidelines.

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 3,000 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 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). 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 2019-20

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

Santa Rosa Housing Trust

- Manage the City's affordable housing portfolio consisting of an approximate value of \$120 million and compliance monitoring for over 3,000 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
- Lead the Notice of Funding Availability (NOFA) process for the \$38.5M of Federal Community Development Block Grant – Disaster Recovery funding awarded to the City for multi-family housing development due to the 2017 wildfires. 3

Housing Choice Voucher Program

- Provide rental assistance under the Housing Choice Voucher program to approximately 2,000 families including 414 Veterans under the VASH program and over 200 port-in clients from other jurisdictions throughout the state and country. 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

Major Budget Changes

The Housing Authority budget increased \$10.4M, or 30.1% from the FY 2018-19 adopted budget to the FY 2019-20 budget, with the largest increases in the Housing Choice Voucher Program (\$7.4M) and Santa Rosa Housing Trust (SRHT) Affordable Housing Programs and Financing (\$3M). The Housing Choice Voucher Program per unit, per month cost increased 26% over FY 2018-19. The SRHT Affordable Housing Programs and Financing Loan Activity budget increased largely due to an increase in Housing Impact Fee revenue. Other Housing Authority programs had minor fluctuations.

Salaries increased \$158K due to merit and cost-of-living increases, and benefits increased \$128K, most significantly in retirement liability. Both Salaries and Benefits are not controlled by the Department. Services and supplies categories were adjusted to meet the anticipated needs of the oncoming year. As mentioned above, Loan Activity in the SRHT and Rental Assistance in the Housing Choice Voucher program saw the most significant increases. Indirect Costs increased by \$188K primarily because Housing Authority staff no longer work for Homeless Services (which is part of the City entity), causing the Housing Authority programs the bear more of their costs.

The Moderate Rehabilitation program ended in FY 2018-19, eliminating any expenditures in this fund for FY 2019-20. The Real Property Transfer Tax Fund receives a portion of City General Fund Real Property Transfer Tax per City Council Policy and \$751K will be made available for affordable housing in FY 2019-20.

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.

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Budget Summary

Expenditures by Program				
	2016 - 2017 Actual	2017 - 2018 Actual	2018 - 19 Adopted Budget	2019 - 2020 Budget
Admin Housing & Comm Services	\$947,306	\$1,259,134	\$1,468,864	\$1,439,243
Housing Choice Vouchers	\$21,644,599	\$23,627,872	\$26,880,246	\$34,236,728
SRHT Portfolio Svcs & Grant	\$10,260,079	\$674,552	\$767,840	\$800,565
SRHT Afford Housing Prog & Fin	\$3,511,466	\$8,883,451	\$4,266,220	\$7,267,761
CIP and O&M Projects	\$198,980	\$919,184	\$217,090	\$214,139
Total	\$36,562,430	\$35,364,193	\$33,600,260	\$43,958,436

Expenditures by Category				
	2016 - 2017 Actual	2017 - 2018 Actual	2018 - 19 Adopted Budget	2019 - 2020 Budget
Salaries	\$1,457,195	\$1,608,114	\$1,782,040	\$1,940,273
Benefits	\$672,642	\$746,102	\$961,176	\$1,089,429
Professional Services	\$141,395	\$62,835	\$142,000	\$159,000
Vehicle Expenses	\$11,500	\$16,873	\$32,505	\$32,005
Utilities	\$4,447	\$4,673	\$8,750	\$8,750
Operational Supplies	\$32,043	\$29,700	\$135,286	\$181,825
Information Technology	\$177,947	\$209,667	\$227,252	\$242,022
Debt Service	\$5,700,000	\$0	\$0	\$0
Liability & Property Insurance	\$18,167	\$24,631	\$25,526	\$29,792
Other Miscellaneous	\$61,948	\$838,080	\$222,878	\$150,102
Subrecipient Funding	\$420,928	\$442,601	\$456,145	\$460,680
Loan Activity	\$6,376,888	\$7,203,623	\$3,035,531	\$5,687,227
Rental Assistance	\$19,842,091	\$21,442,021	\$24,271,800	\$31,492,800
Indirect Costs	\$1,446,259	\$1,816,089	\$2,082,281	\$2,270,392
CIP and O&M Projects	\$198,980	\$919,184	\$217,090	\$214,139
Total	\$36,562,430	\$35,364,193	\$33,600,260	\$43,958,436

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Expenditures by Fund				
	2016 - 2017 Actual	2017 - 2018 Actual	2018 - 19 Adopted Budget	2019 - 2020 Budget
Housing Operations Fund	\$947,306	\$1,259,134	\$1,468,864	\$1,439,243
Operating Reserve Fund	\$36,000	\$1,110,535	\$86,587	\$99,000
Housing Choice Voucher Program	\$21,537,698	\$23,519,586	\$26,843,098	\$34,236,728
1980 Moderate Rehabilitation A	\$106,901	\$108,986	\$40,273	\$0
Brookwood Property	\$4,037	\$2,602	\$12,513	\$13,103
Community Dvlp Block Grant	\$465,291	\$2,151,990	\$1,508,034	\$1,696,063
Rental Rehabilitation Fund	\$0	\$0	\$20,339	\$4,877
Housing Grant Fund	\$9,905,593	\$1,459,423	\$448,671	\$437,814
Real Property Transfer Tax Fund	\$690,039	\$289,120	\$157,043	\$751,158
Southwest Low/Mod Housing Fund	\$363,787	\$909,439	\$162,803	\$87,666
Low and Moderate Income Housing	\$279,330	\$432,933	\$154,947	\$411,648
HOME Fund	\$1,222,512	\$1,004,645	\$829,049	\$791,677
Mortgage Revenue Bond Fund	\$136,325	\$0	\$15,901	\$6,400
Housing Compliance Fund	\$179,102	\$214,925	\$259,860	\$349,648
Housing Impact Fee Fund	\$680,173	\$2,450,504	\$1,592,278	\$3,563,516
CalHome Grant MH Loan Program	\$8,336	\$450,371	\$0	\$69,895
Total	\$36,562,430	\$35,364,193	\$33,600,260	\$43,958,436

Performance Measures

Indicators	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19
Housing Trust				
Number of new affordable housing rental and ownership units completed	23	60	78	34
Very Low Income units	4	0	56	27
Low Income units	19	60	22	7
Moderate Income units	0	0	0	0
Number of new affordable rental housing units preserved	0	0	0	0
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	421	342	196	119
Very Low Income units	196	139	34	68
Low Income units	225	203	108	28
Moderate Income Units (Added FY 2017/18)	n/a	n/a	28	23

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Above Moderate-Income Units (Added 2017/18)	n/a	n/a	26	0
Number of affordable ownership units transferred title	5	1	5	2
Number of owner-occupied affordable housing units rehabilitated or financed	0	8	9	13
Number of investor/developer affordable rental housing units rehabilitated	96	48	118	0
Number of units receiving housing accessibility modifications	1	1	2	0
Number of affordable housing rental units monitored	2,841	2,841	2,919	3,076
Number of owner-occupied housing units monitored	278	275	262	340
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	✓	✓	✓	✓
Housing Choice Voucher Program				
Number of Housing Choice Voucher Rentals (Vouchers and Port-Ins) (Approximate)	2,000	2,000	2,000	2,000
Number of Housing Choice Vouchers-Santa Rosa clients	1,838	1,862	1,877	1,887
Number of HUD-VASH Vouchers	365	389	402	414
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	225

Housing Authority

Prior FY 2018-19 Accomplishments

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

Santa Rosa Housing Trust

- Provided \$2.4 million for Parkwood Apartments, a 56-unit market rate rental complex that was converted to affordable housing. 3
- Provided \$1.3 million to Lantana Village, a 48-unit home-ownership development for households between 80 and 120% of area median income 3
- Performed affordability compliance on over 3,000 units 3

Housing Choice Voucher Program

- Received additional resources for Veterans under the VASH program, increasing the program size to 414 vouchers and promoted the creation of new housing using Project-Based Vouchers. 3
- Implemented Limited Preference for Disaster Affected Families to help address the urgent housing needs of families who continue to be affected by the October 2017 wildfires. 3
- Provided ongoing rental assistance for approximately 2,000 low-income families residing in Santa Rosa.
- Achieved the High Performing Agency designation for the twelfth consecutive year. 3

Looking Ahead

In FY 2019-20, staff will continue working with the California Department of Housing and Community Development to implement the Community Development Block Grant – Disaster Recovery (CDBG-DR) funding that will be used to assist in the development of affordable rental housing in Santa Rosa.