



FY 2026/27

Budget Study Session

April 27, 2026

Presenters:

Megan Basinger, Executive Director

Kate Goldfine, Administrative Services Officer

Housing Authority Mission

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

FY 25/26 Accomplishments- Rental Housing Division

- Housing Choice Vouchers- 1925
- Emergency Housing Voucher - 101 active vouchers
 - Transition to HCV starting Fall 2026.
- Project Based Vouchers
 - 8 units at Del Nido – Lease-up completed
 - 16 units at Burbank Ave. Apartments - Lease-up in process
- Project Based Voucher Portal
 - Created November of 2025 – streamline process
- Family Self Sufficiency Program
 - 36 participants
 - 4 graduates
 - \$240K escrow

FY 25/26 Accomplishments- Housing Trust Division

- Monitored 6,500 units
- Completed construction of Burbank Avenue Apartments and rehabilitation of Vigil Lights Senior Apartments
 - 113 affordable units, 16 units targeted to households at-risk of homelessness
- \$3.7M committed to support development of 50 new affordable units and rehabilitate 246 existing affordable units

FY 26/27 Goals and Initiatives- Rental Housing Division

- Increase supply of affordable rental housing for lowest-income households
- Provide housing and services to special needs populations
- Increase readiness for homeownership for residents
- Preserve existing affordable housing stock
- Support efforts to reduce homelessness
- Utilize program resources strategically and in cooperation with other local funding to maximize efficiency and produce additional affordable housing

FY 26/27 Goals and Initiatives- Housing Trust Division

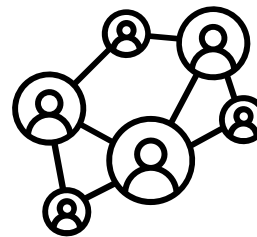
- Manage \$200M+ loan portfolio; 500+ loans
- Compliance – continue monitoring 6,500+ units
- Continue management and reporting for Disaster Recovery and State-grant funded projects

FY 2026/27 Proposed Budget Summary

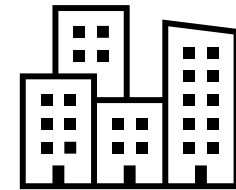
	2025/26 Adopted	2026/27 Proposed	\$ Change	% Change
Funding	57,258,650	57,513,478	255,028	0.4%
Expenditures	56,655,858	57,065,622	409,764	1%



Rental Housing
Assistance



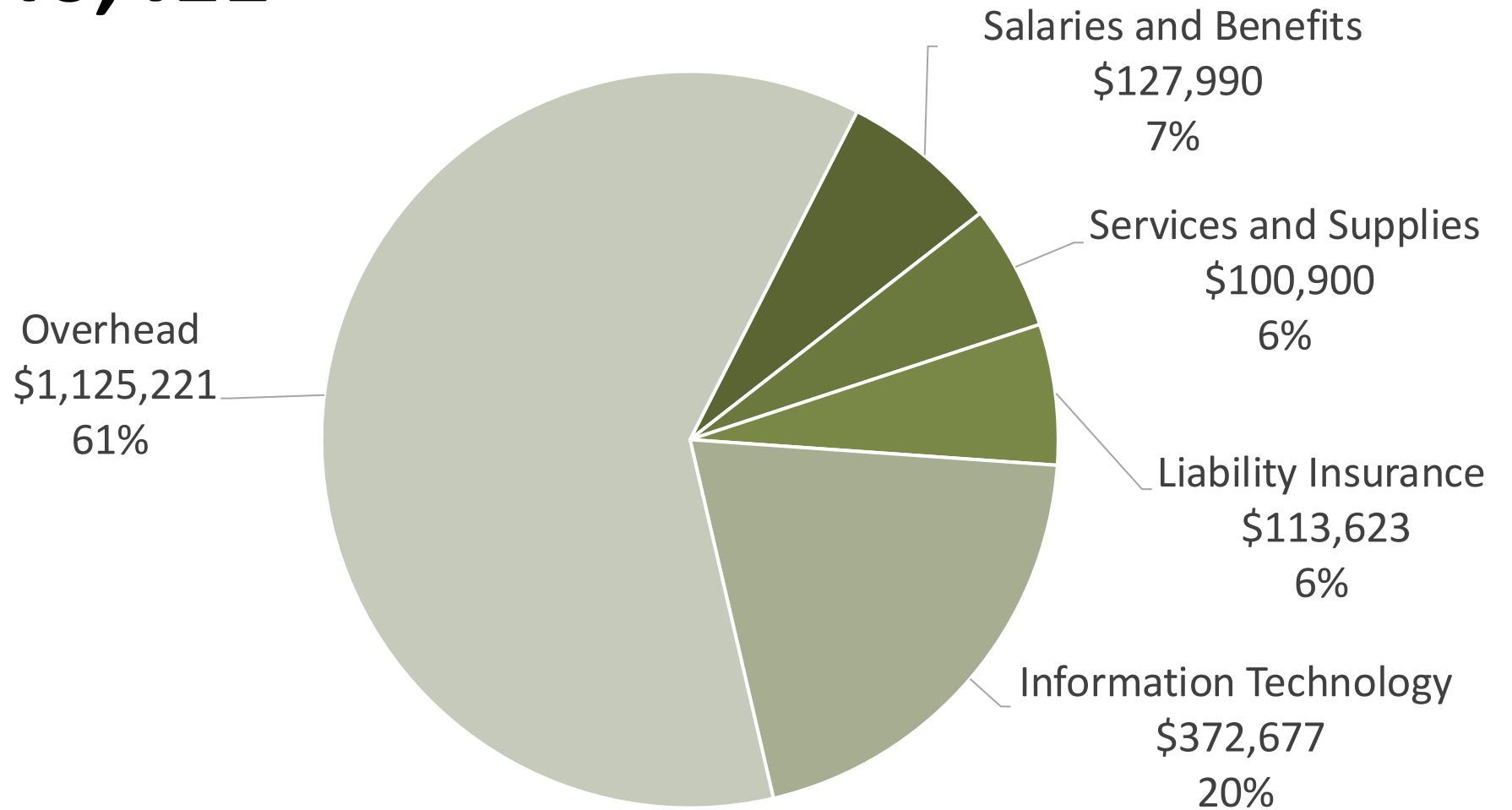
Administration



Housing Trust

FY 2026/27 Administrative Budget

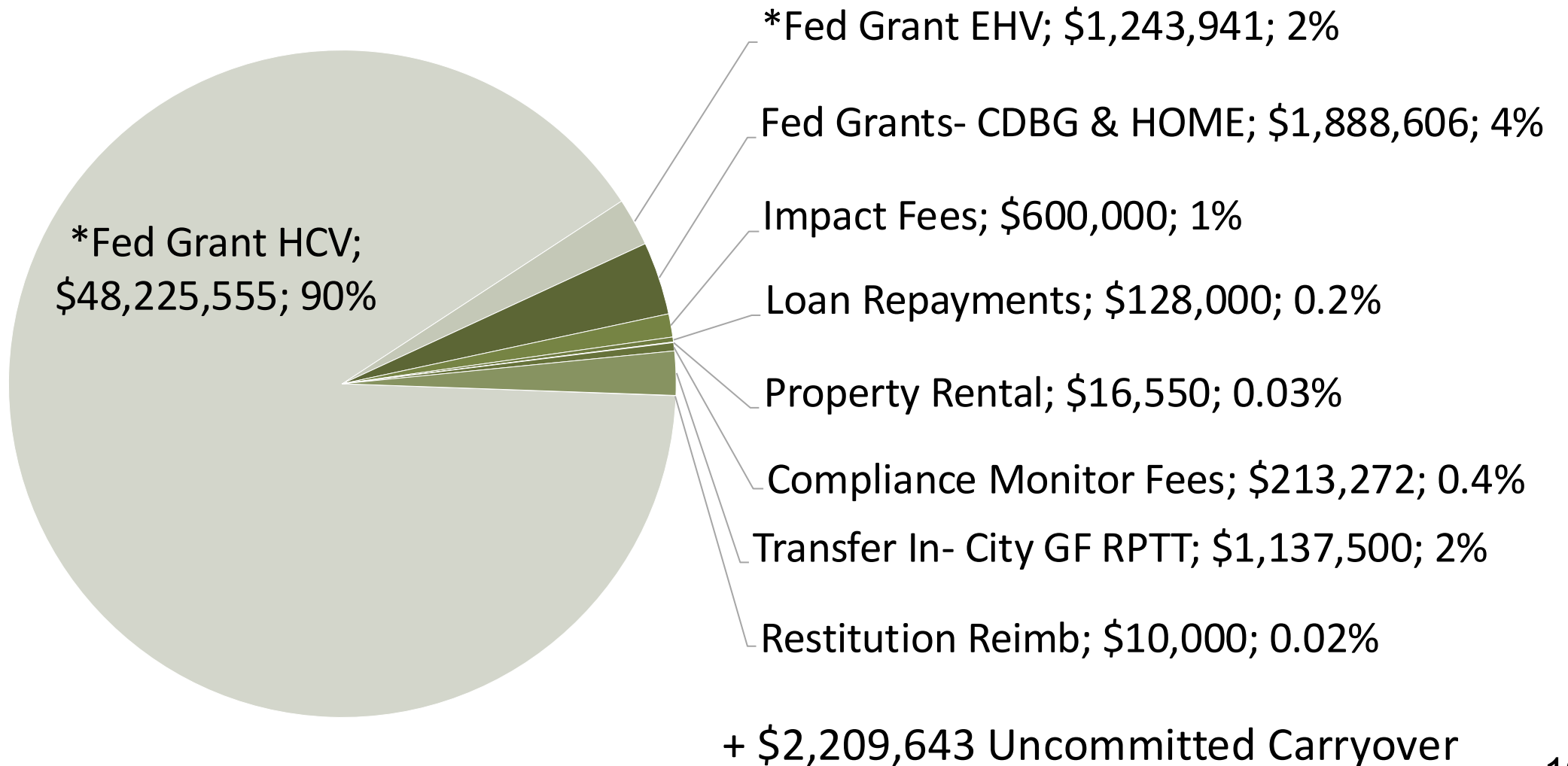
\$1,840,411



FY 2026/27 Administrative Budget

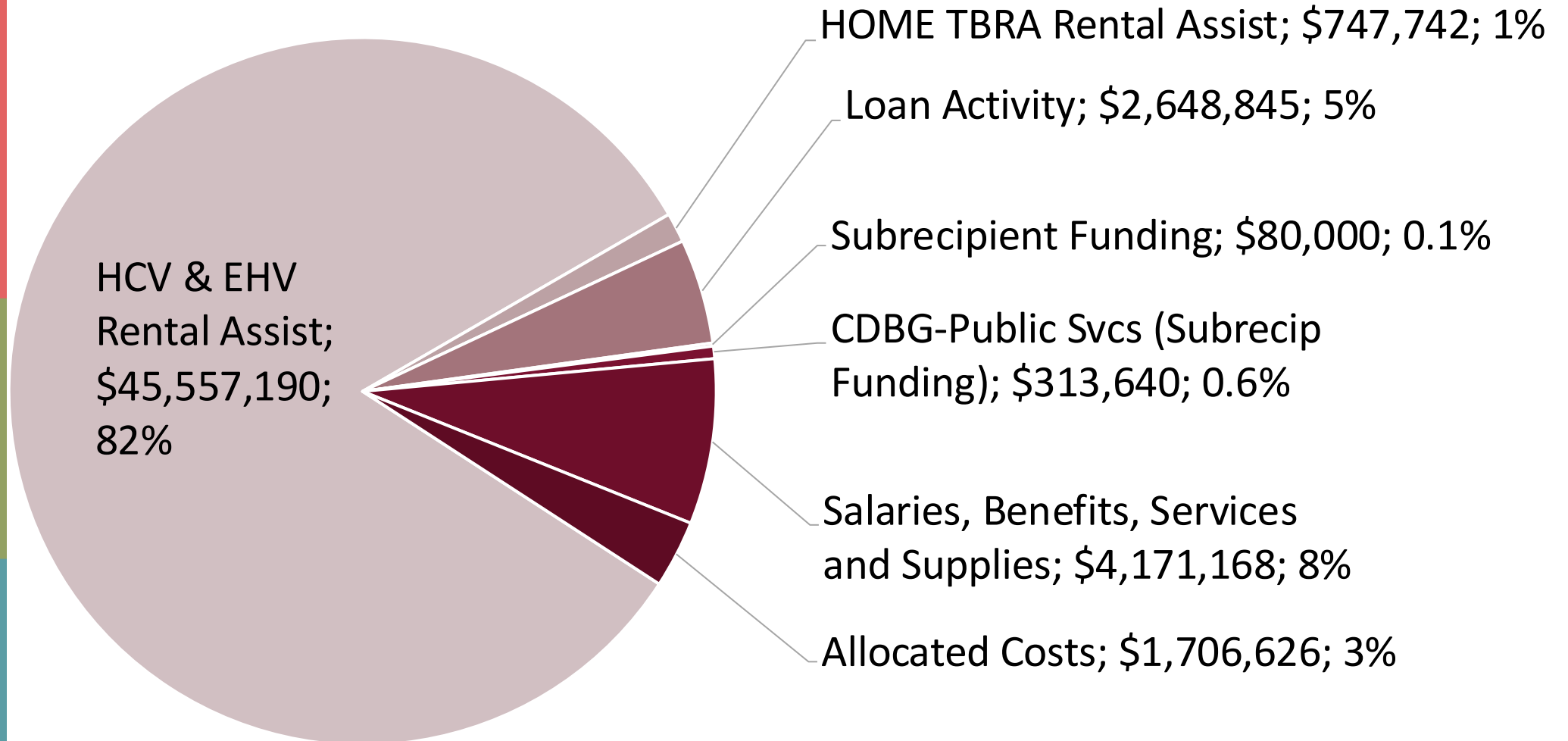
	25/26 Adopted	26/27 Proposed	\$ Change	% Change
Cost Recovery	1,746,191	1,840,411	94,220	5%
Salaries and Benefits	109,509	127,990	18,481	17%
Services and Supplies	88,200	100,900	12,700	14%
Liability Insurance	110,613	113,623	3,010	3%
Information Technology	327,772	372,677	44,905	14%
Overhead	1,110,097	1,125,221	15,124	1%
Total Expenditures	1,746,191	1,840,411	94,220	5%
FTE Positions	0.7	0.7	-	-

FY 2026/27 Revenue \$52,326,124 and Transfers \$1,137,500 (excludes Cost Recovery)



FY 2025/26 Expenditures \$57,065,622

(Includes Admin \$1,840,411)



FY 2026/27 Rental Assistance Budget

	25/26 Adopted	25/26 Proposed	\$ Change	% Change
HCV Federal Grant (incl Port In)	45,091,133	48,225,555	3,134,422	7%
EHV Federal Grant (incl Port In)	2,547,093	1,243,941	(1,303,152)	-51%
Restitution Reimbursement	10,000	10,000	0	0%
Total Funding	47,648,226	49,479,496	1,831,270	4%
Salaries and Benefits	2,398,275	2,383,665	(14,610)	-1%
Services and Supplies	504,599	413,391	(91,208)	-18%
Allocated Costs (Overhead)	1,039,810	1,115,251	75,441	7%
Rental Assistance	43,695,540	45,557,190	1,861,650	4%
Total Expenditures	47,638,224	49,469,497	1,831,273	4%
FTE Positions	14.75	14.05	(0.70)	-

FY 2026/27 Rental Assistance Budget

- Pending admin allocations from HUD
- Higher per unit assistance across all voucher categories
- Emergency Housing Voucher funding ending December 2026
 - Elimination of Limited Term, vacant HCS Tech position

FY 2026/27 Housing Trust Budget

	25/26 Adopted	25/26 Proposed	\$ Change	% Change
Revenue	4,559,140	2,846,628	(1,712,512)	-38%
Transfers	1,050,000	1,137,500	87,500	8%
Uncommitted Carryover	2,255,093	2,209,643	(45,450)	-2%
Total	7,864,233	6,193,771	(1,670,462)	-21%
Salaries and Benefits	1,325,058	1,252,986	(72,072)	-5%
Services and Supplies	137,631	121,126	(16,505)	-12%
Allocated Costs (Overhead)	577,852	591,375	13,523	2%
Loan Activity	3,376,252	2,648,845	(727,407)	-22%
State Grant Loan Activity	456,230	0	(456,230)	-100%
Subrecipient Funding	593,120	80,000	(513,120)	-87%
CDBG PS/Subrecip Funding	201,955	313,640	111,685	55%
Tenant Based Rent Assist	603,345	747,742	144,397	24%
Total Expenditures	7,271,443	5,755,714	(1,515,729)	-21%
FTE Positions	6.70	6.25	(0.45)	-14

FY 26/27 Housing Trust Budget

- RPTT allocated evenly between Housing and Homeless programs
- Impact fees decreased, due to timing of payments
- State PLHA grant and Federal HOPWA funding ended
- Uncommitted carryover decreased
- Use of one-time CDBG Program Income for Public Services
- Reduced staff charges resulting in decreased salaries/benefits
- Budgeted Reserve: \$438K - meets target

FY 2026/27 Budget Process Next Steps

- City Council Budget Study Sessions 5/5 and 5/6
- Housing Authority Budget Hearing 6/15
- City Council Budget Hearing 6/16
- City Public Meeting Info:
<https://santa-rosa.legistar.com/Calendar.aspx>