



# OVERVIEW OF LOAN REPAYMENTS

Housing Authority Meeting  
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Megan Basinger  
Nicole Del Fiorentino  
Housing and Community Services Department

# BACKGROUND

- Housing Authority has a loan portfolio of approximately \$182M
- Majority of the loans have following terms:
  - 55-year term;
  - Accrue 3% simple interest; and
  - Repayment of “surplus cash,” if any, following annual audit.

# SURPLUS CASH

- Projects are required to prepare and submit Audited Financial Statements for each project annually
  - Surplus Cash is operating income that exceeds annual operating expenses

# SURPLUS CASH

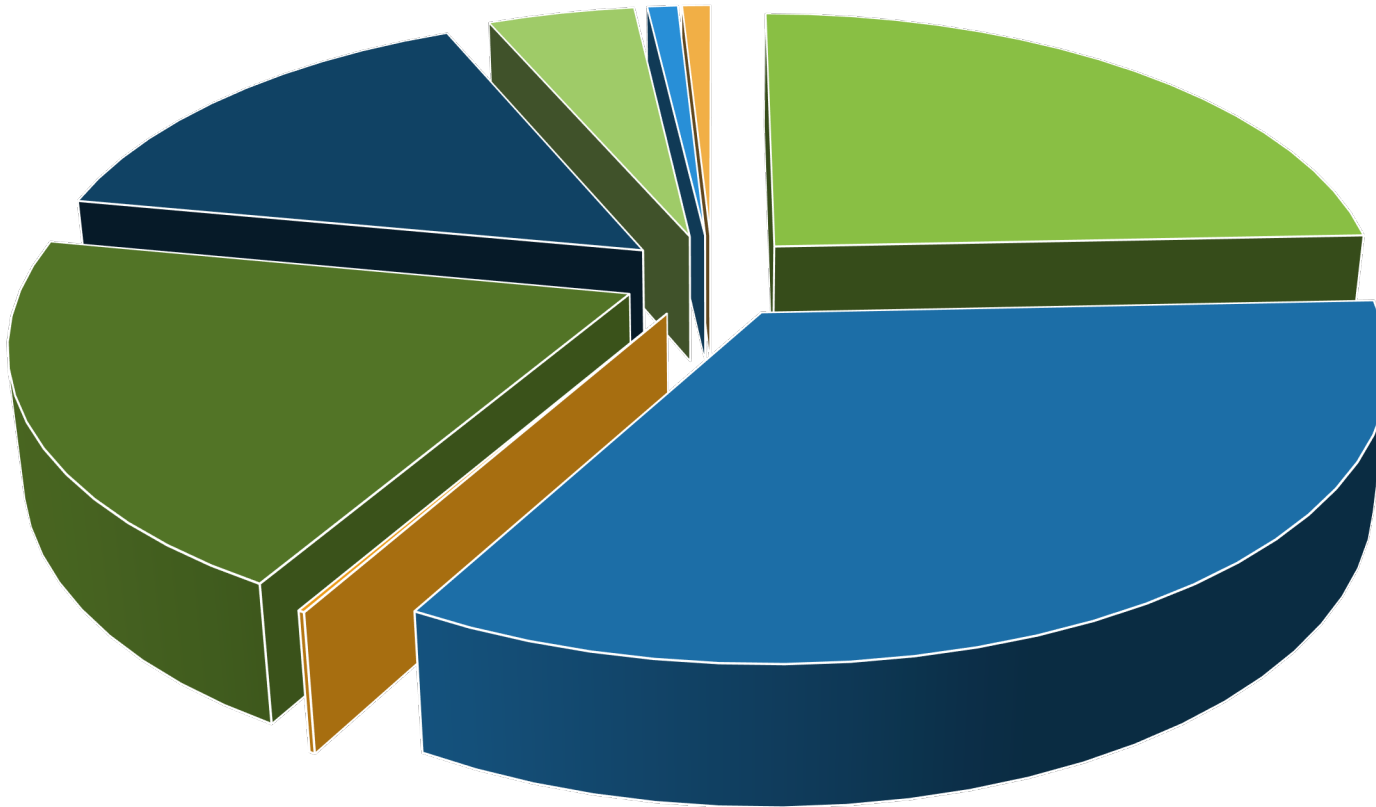
- If a project is generating surplus cash, those funds are often split with other deferred loans
  - Deferred Developer Fees
  - Partnership Management Fees
  - Ca Department of Housing and Community Development
  - Sonoma County Community Development Commission

<b>EXAMPLE</b>	<b>2022</b>
<u>Revenue</u>	
Rental Revenue	861,858
Other Revenue	36,758
<b>TOTAL REVENUE</b>	<b>898,616</b>
<u>Operating Expenses</u>	
Salaries and employee benefits	121,706
Utilities	121,310
Repairs and Maintenance	141,980
Property Management Fee	46,719
General Administrative expenses	44,000
Insurance	23,850
<b>TOTAL OPERATING EXPENSES</b>	<b>499,565</b>
<b>NET OPERATING INCOME</b>	<b>399,051</b>
<b>Less Other:</b>	
Deposits into replacement reserves	19,800
Debt service on permanent loan	317,216
Audit fee	9,455
Partnership fees	8,609
Purchase of fixed assets	31,493
<b>TOTAL OTHER</b>	<b>386,573</b>
<b>SURPLUS CASH</b>	<b>12,478</b>

# EXAMPLE

- Loan Repayments received from surplus cash payments are then put back into the original fund
  - 2022 – Approximately \$600k has been repaid to Authority

# LOAN REPAYMENTS



■ 2282 Housing Grant

■ HOME 2293

■ In-Lieu 2296

■ CDBG 2280

■ Low & Mod 2291

■ Mortg. Revenue Bond 2294

■ RPTT 2284

■ SWRDA 2285

■ Operating Reserve 2130

# LOAN REPAYMENTS

- The estimated loan repayments are budgeted into upcoming Fiscal Year's budget – in the same fund that generated the repayment – so that the money can be redeployed in the upcoming NOFA.
- Funds received in excess are applied to the next Fiscal Year
- Referred to as Revolving Loan Fund



- Questions?