

# FY 2025/26 Housing Authority Budget Study Session

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APRIL 28, 2025

PRESENTERS: MEGAN BASINGER, EXECUTIVE DIRECTOR  
KATE GOLDFINE, ADMINISTRATIVE SERVICES OFFICER

# Housing Authority Mission

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

# FY 24/25 Accomplishments

## Rental Housing Assistance

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- Emergency Housing Voucher - 107 vouchers leased
  - Vouchers do not roll over
- Project Based Vouchers
  - Waiting Lists
    - Crossings on Aston – Open 3/25/25 to 4/23/25
    - Parkwood – Open 2/11/25 to 3/12/25
  - Lease-ups
    - 30 at South Park Commons
    - 33 at Cannery at Railroad Square
- 3 Family Self Sufficiency Program graduates

# FY 25/26 Strategic Goals and Initiatives

## Rental Housing Assistance

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

# FY 24/25 Accomplishments

## Housing Trust

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- Monitored 6,200 units
- Completed construction of Mahonia Glen, The Cannery at Railroad Square and South Park Commons
  - 320 affordable units, 63 Permanent Supportive Housing for chronically homeless
- \$3.1M committed to support development 130 new affordable units and rehabilitate 40 existing affordable units
- Assisted 9 households with downpayment assistance loans

# FY 25/26 Strategic Goals and Initiatives

## Housing Trust

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

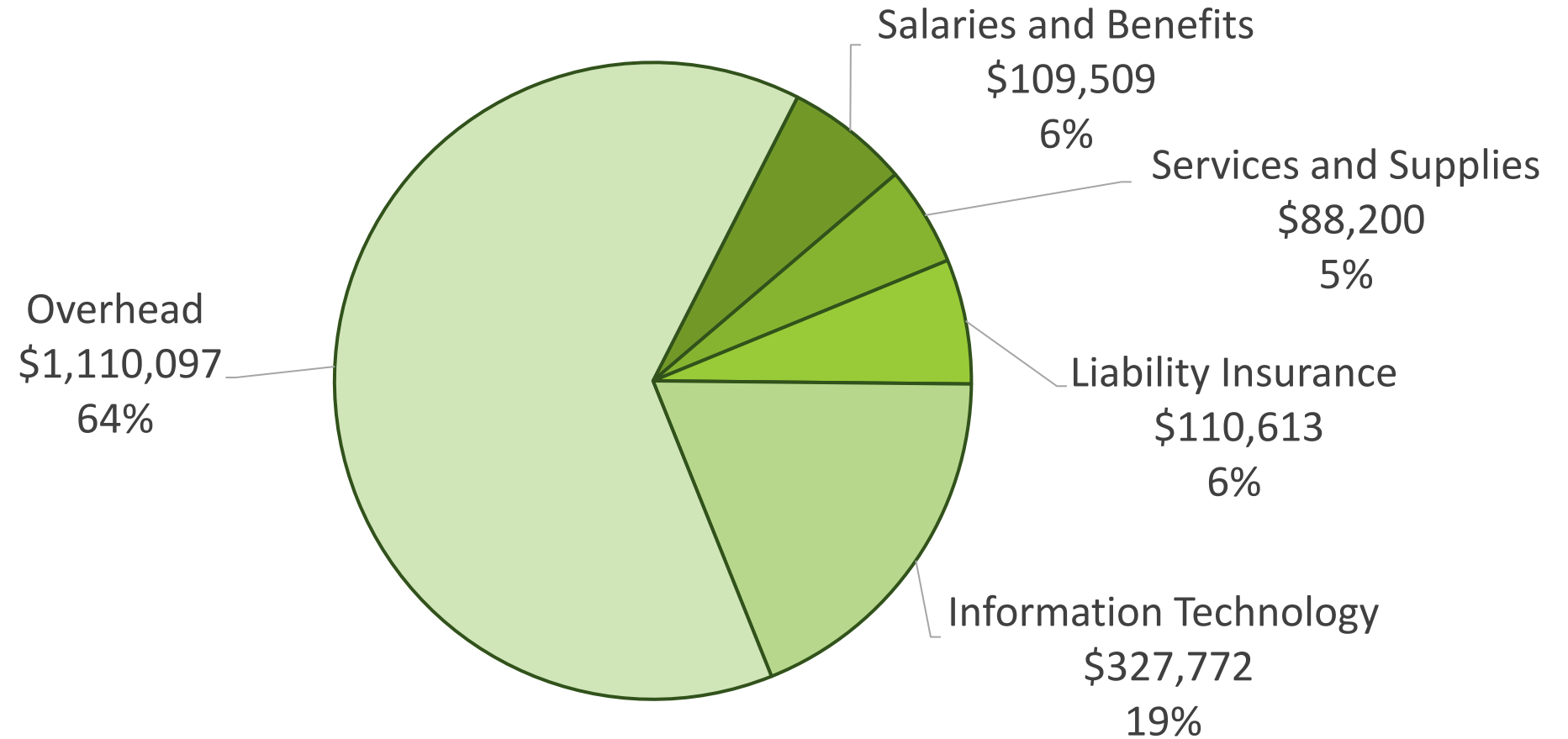
## FY 25/26 Proposed Budget Summary

	<b>2024/25 Adopted</b>	<b>2025/26 Proposed</b>	<b>\$ Change</b>	<b>% Change</b>
<b>Funding</b>	52,086,012	57,133,623	5,047,611	10%
<b>Expenditures</b>	51,565,248	56,530,833	4,965,585	10%

- Administration
- Rental Housing Assistance
- Housing Trust

# FY 2025/26 Administrative Budget \$1,746,191

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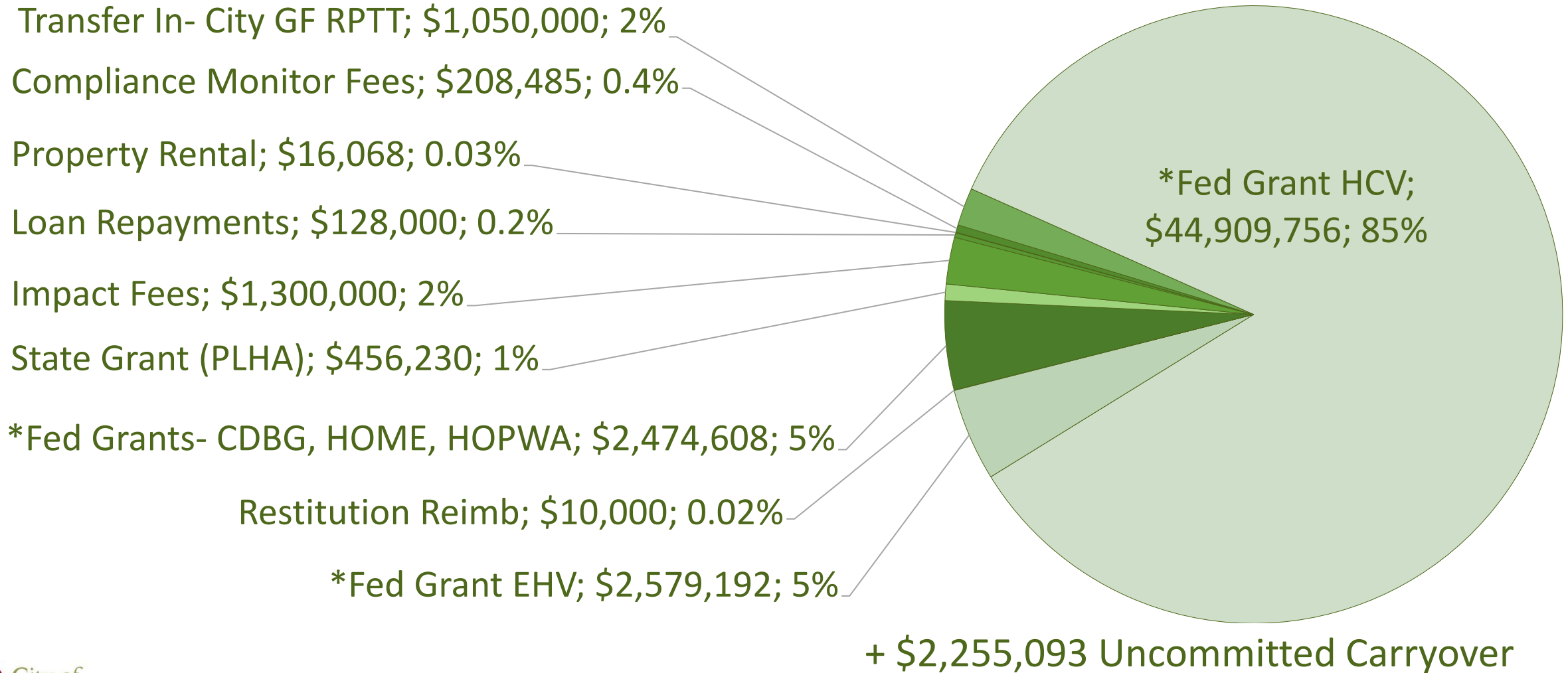




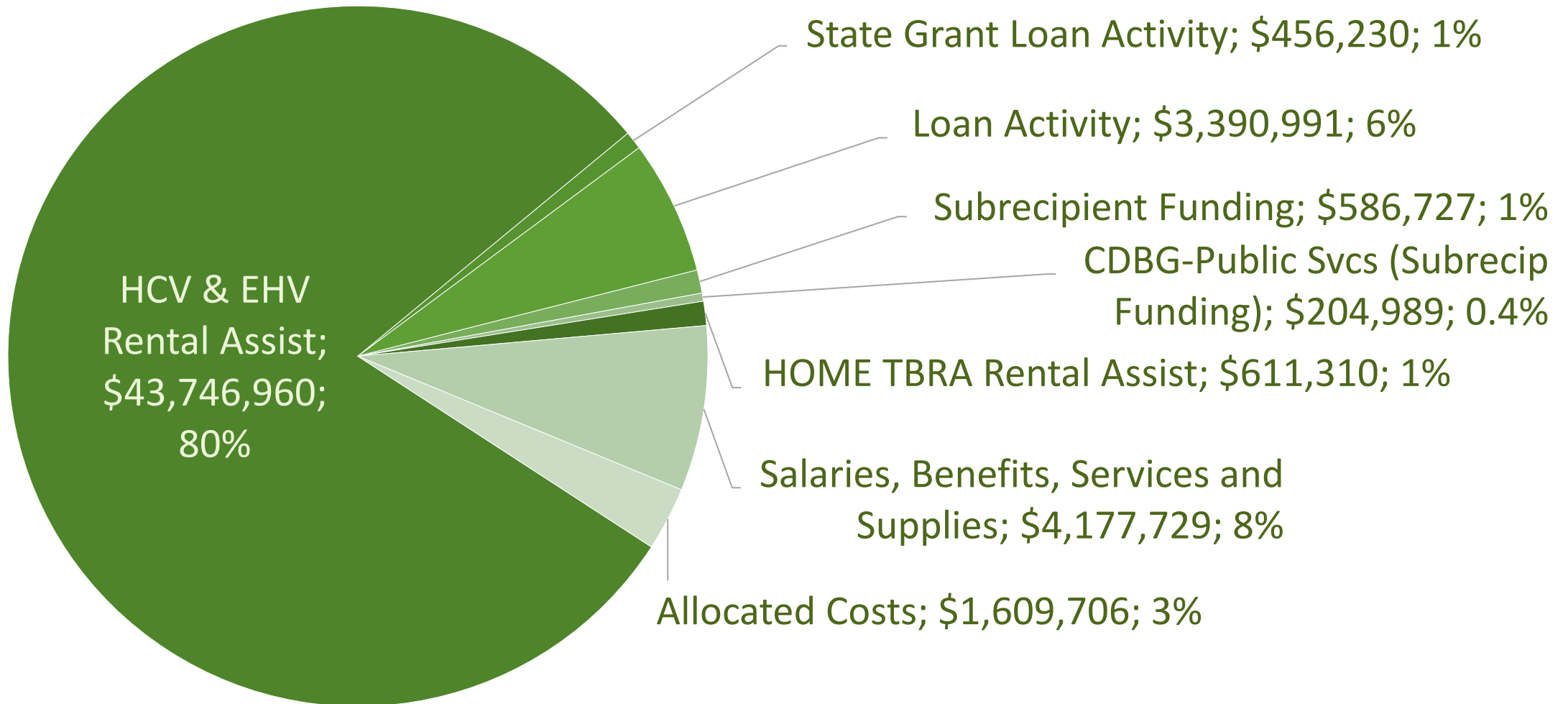
# FY 2025/26 Administrative Budget

	24/25 Adopted	25/26 Proposed	\$ Change	% Change
<b>Cost Recovery</b>	<b>1,737,800</b>	<b>1,746,191</b>	<b>8,391</b>	<b>0.5%</b>
Salaries and Benefits	129,802	109,509	(20,293)	-16%
Services and Supplies	93,295	88,200	(5,095)	-5%
Liability Insurance	118,030	110,613	(7,417)	-6%
Information Technology	308,195	327,772	19,577	6%
Overhead	1,088,478	1,110,097	21,619	2%
<b>Total Expenditures</b>	<b>1,737,800</b>	<b>1,746,191</b>	<b>8,391</b>	<b>0.5%</b>
FTE Positions	0.7	0.7	-	-

# FY 2025/26 Revenue \$52,082,339 and Transfers \$1,050,000



# FY 2025/26 Expenditures \$56,530,833 (includes Admin \$1,746,191)



# FY 2025/26 Rental Assistance Budget

	24/25 Adopted	25/26 Proposed	\$ Change	% Change
HCV Federal Grant (incl Port In)	39,903,142	44,909,756	5,006,614	13%
EHV Federal Grant (incl Port In)	2,868,181	2,579,192	(288,989)	-10%
Restitution Reimbursement	10,000	10,000	0	0%
<b>Total Funding</b>	<b>42,781,323</b>	<b>47,498,948</b>	<b>4,717,625</b>	<b>11%</b>
Salaries and Benefits	2,314,895	2,398,274	83,379	4%
Services and Supplies	321,526	310,818	(10,708)	-3%
Allocated Costs (Overhead)	1,037,663	1,032,895	(4,768)	-0.5%
Rental Assistance	39,091,500	43,746,960	4,655,460	12%
<b>Total Expenditures</b>	<b>42,765,584</b>	<b>47,488,947</b>	<b>4,723,363</b>	<b>11%</b>
FTE Positions	14.8	14.75	-0.05	-

## FY 2025/26 Rental Assistance Budget

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- Pending allocations from HUD
- Higher per unit assistance across all voucher categories
- Federal allocations expected to cover costs
- Emergency Housing Vouchers end when participant leaves program, resulting in decrease

# FY 2025/26 Housing Trust, 1 of 2

	24/25 Adopted	25/26 Proposed	\$ Change	% Change
Revenue	4,694,710	4,583,391	(111,319)	-2%
Transfers In	1,100,000	1,050,000	(50,000)	-5%
Uncommitted Carryover	1,772,179	2,255,093	482,914	27%
<b>Total Funding</b>	<b>7,566,889</b>	<b>7,888,484</b>	<b>321,595</b>	<b>4%</b>
Salaries and Benefits	1,301,561	1,322,768	21,207	2%
Services and Supplies	154,084	145,869	(8,215)	-5%
Allocated Costs (Overhead)	572,867	576,811	3,944	1%

## FY 2025/26 Housing Trust, 2 of 2

	24/25 Adopted	25/26 Proposed	\$ Change	% Change
Loan Activity	2,951,835	3,390,991	439,156	15%
State Grant Funded Loan Activity	595,239	456,230	(139,009)	-23%
Subrecipient Funding	594,727	586,727	(8,000)	-1%
CDBG Public Services (Subrecipient Funding)	204,989	204,989	0	0%
Tenant Based Rental Assistance	686,562	611,310	(75,252)	-11%
<b>Total Expenditures</b>	<b>7,061,864</b>	<b>7,295,695</b>	<b>233,831</b>	<b>3%</b>
FTE Positions	6.8	6.7	-.1	-

# FY 25/26 Housing Trust Budget

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- RPTT allocated evenly between Housing and Homeless programs
  - Decreased overall
- Increased uncommitted carryover- impact fees and loan repayments, used for new loans
- Budgeted Reserve: \$593K- meets target



# FY 2025/26 Budget Process Next Steps

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- City Council Budget Study Sessions 5/6 and 5/7
- Housing Authority Budget Hearing 6/16
- City Council Budget Hearing 6/17