Goals & Budget Fiscal Year
2021-2022

June 3, 2021
AGENDA

I. Background
- SAHA Significant Accomplishments in FY 2020-2021
- Guiding Principles and Strategic Plan Alignment

II. Funding Environment
- Who We Serve
- Federal Funding Trend

III. SAHA FY 2021-2022 Budget
- FY 2021-2022 Consolidated Budget - Revenues and Expenses
SAHA and Partner FY 20–21 Accomplishments

- Created the COVID-19 Emergency Preparedness Plan, created emergency communications to residents and the general public, created COVID-19 Response webpage and produced an active social media presence to keep the community current with updates and resources relevant to the coronavirus.

- Launched a successful Education Celebration Month campaign which helped 1,025 students and families through various education initiatives and raised $32,350 for the Education Investment Foundation and ConnectHomeSA.

- SAHA became a national sensation when hundreds across the city collectively donated nearly $20,000 and more than 2,000 toys replaced toys stolen at Alazan-Apache Courts the day before a scheduled toy distribution.

- Closed out the Agency’s 10-year Strategic Plan and created the new 2025 Impact and Innovation Plan.
Hosted six virtual **groundbreakings** this year to celebrate 1,186 affordable housing units the following new developments will bring to the city:

- Culebra Crossing
- Scott at Medio Creek
- Aspire at Tampico
- Majestic Ranch
- Legacy at Alazan
- 100 Labor
Budget Guiding Principles & Goals

I. Budget Guiding Principles

- Improve quality of life for residents
- Preserve and expand affordable housing
- Strengthen SAHA’s basic internal services, systems and staff capacity

II. Goals Consistent with the 2025 Impact and Innovation Plan Outcomes:

Staff-focused Outcomes

- SAHA staff respect and value diversity and inclusion
- SAHA staff thrive in career and professional work

Resident-focused Outcomes

- SAHA residents have a sufficient supply of affordable housing options
- SAHA residents live in quality affordable housing
- SAHA residents feel safe
- SAHA residents have access to sufficient utilities
- SAHA residents have sufficient food, water and clothing
THE NEED IN SA

Nearly 25% of San Antonio renters spend more than half of their income on housing

47,301 Households on the public housing and housing choice voucher waitlist
WHO WE SERVE

57,000 individuals housed

27,000 children (48%)

97% are very low-income (50% of area median income and below)

8% of San Antonio rental market

RACE/ETHNICITY

- Hispanic/Latino (75%)
- African American (18%)
- White (6%)
- Other (1%)
FINANCIAL BARRIERS

$10,032
Median Income
($50,980 San Antonio; $72,000 SA-NB Metro)

52%
on a fixed income

53%
are elderly and/or disabled

32%
are earning wages

$247
median household rent

MEDIAN TENURE

10.2 years
Older householder

6.4 years
Householder with disability

4.9 years
Work-able householder
### CDI Resident Services

#### Case Management Programs

- **6,110** individuals served*
- **FSS (HCV/PH)**: 2,002
- **ROSS (PH)**: 1,627
- **EDS (PH)**: 1,311
- **CHSA/EIF/HPOG**: 1,170

#### Youth Resources Distribution Events

- **3,081** youth served
- **SCHOOL SUPPLIES**: 1,140
- **BOOKS**: 1,316
- **COMPUTER DEVICES**: 200
- **BIKES**: 46
- **ROSS TOY DRIVE**: 238
- **ALAZAN TOY DRIVE**: 141

#### Wellness Checks

- **19,781** residents contacted

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*Figures do not include select Beacon Communities served by CDI: Science Park, O'Connor and Refugio.
Section 8 Housing Choice Voucher information indicated above does not include any Section 8 special programs.

- Section 8 Choice Voucher HAP proration was 99.7% in 2018, 99.5% in 2019, 99.4% in 2020 and 100% in 2021.
- Section 8 Admin Fee proration was 80.06% in 2018, 81.1% in 2019, 81% in 2020 and is projected to be 80% in 2021.
- PH Operating Fund proration was 94.74% in 2018, 97.86% in 2019, 97.05% for 2020 and is projected to be 95.62% for 2021.
The Conversation about Funding has Changed

On March 11, 2021, President Biden signed into law The American Rescue Plan Act of 2021 providing $1.9 trillion emergency funding relief for people impacted by the pandemic.

- The bill approved more than $30 billion in additional housing and rent relief with $5 billion going directly to HUD for Emergency Housing Vouchers. At this point we have no further information on how this will impact the agency directly.

The $2 trillion American Jobs Plan proposed by President Biden still requires congressional approval, which the President hopes to obtain by the end of this summer. The bill includes a $40 billion commitment to recapitalize public housing infrastructure which is expected to create more than 440,000 jobs and generate $76 billion in economic activity.

The Green New Deal proposed by Sen. Bernie Sanders and Rep. Alexandria Ocasio-Cortez still requires congressional approval. The bill would provide $172 billion to retrofit over 950,000 existing housing units and upgrade building electrification and water quality. It would repeal the Faircloth Amendment, which restricts the building of new public housing developments.

The President's 2022 funding request includes $68.7 billion for HUD, a $9 billion or 15% increase from the 2021 enacted level. It proposes:

- $30.4 billion for the Housing Choice Voucher program, a substantial increase of $5.4 billion over the 2021 enacted level, which will allow the program to serve an additional 200,000 families.
- $3.2 billion for the Public Housing Capital Fund, an increase of $435 million over the 2021 enacted level.
- $3.5 billion for Homeless Assistance Grants allowing the program to support more than 100,000 additional households, an increase of $500 million over the 2021 enacted level.
- $800 million in new investments for modernization and rehabilitation including to fully fund the operating costs of affordable housing to low-income families.
- $500 million increase to HOME Investment Partnership Programs for a total of $1.9 billion.

OPPORTUNITY LIVES HERE
@SAHAhousing
FY 2022 Consolidated Revenue (Sources) $209.9 Million

- Revenue above reflects Fiscal Year funding as opposed to Slide 7, which reflects HUD Calendar Year funding
- Section 8 Revenue includes all special programs
FY 2022 Consolidated Use of Funds
$209.9 Million

- Section 8 Payments to Owners: 48.91%
- Salaries & Benefits: 20.19%
- Capital Investment: 9.31%
- Utilities: 7.58%
- Repair & Maint: 4.29%
- Protective Services: 1.95%
- Consulting Fees: 1.76%
- Other: 0.99%
- Debt Service: 0.86%
- Other Admin.: 0.09%

Projected Expenses (Mil) $209.9 Million

- Section 8 Payments to Owners: $102.7
- Salaries & Benefits: $42.4
- Repair & Maint (Non-Capital): $15.9
- Capital Investment: $19.5
- Utilities: $9.0
- Debt Service Interest: $5.8
- Admin. & Other: $3.8
- Insurance: $4.1
- Technology: $3.7
- Consulting Fees: $1.8
- Protective Services: $1.0
- Other: $0.2
## Budget by Line of Business (Millions)

### Balanced Budget

<table>
<thead>
<tr>
<th>Description</th>
<th>Public Housing</th>
<th>Section 8</th>
<th>Beacon</th>
<th>Real Estate</th>
<th>Central Office</th>
<th>CDI/MTW Initiatives</th>
<th>Subtotal</th>
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<tr>
<td><strong>Operating Revenue</strong></td>
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<td>Protective Services</td>
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<td>0.3</td>
<td>-</td>
<td>0.3</td>
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<td>(12.9)</td>
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<td><strong>Non-Operating Income &amp; Expenses</strong></td>
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<td>(3.3)</td>
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<td>(1.9)</td>
<td>$8.2</td>
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1. Management Fee and Interest Expense are the primary sources of the listed Non-Operating Expenses, but also includes Replacement/Extraordinary items.

2. Beacon net surplus of $4.8 does not include $3.1 million in principal payments on loans or any bank required debt service coverage ratio which averages 1.18%.