



FINANCE COMMITTEE MEETING MAY 18, 2022



BOARD OF COMMISSIONERS

Dr. Ana "Cha" Guzmán Olga Kauffman Gilbert Casillas Dalia Contreras Loren D. Dantzler Gabriel Lopez Ignacio Perez
Chair Vice Chair Commissioner Commissioner Commissioner Commissioner Commissioner

PRESIDENT & CEO

Ed Hinojosa, Jr.

SAN ANTONIO HOUSING AUTHORITY
***FINANCE COMMITTEE MEETING**
OR SPECIAL BOARD MEETING

Call In Phone Number: (346) 248-7799
Meeting ID: 93839434337# Passcode: 654170#
818 S. Flores St., San Antonio, TX 78204
1:00 p.m., Wednesday, May 18, 2022

At least four Commissioners will be physically present at this location, but up to three other Commissioners may attend by videoconferencing, as permitted by Tex. Gov't Code Section 551.127. The Presiding officer will also be present at this location.

MEETING CALLED TO ORDER

1. The Board of Commissioners or its Committee may hold a closed meeting pursuant to Texas Government Code § 551.071-076 for consultation concerning attorney-client matters, real estate, litigation, personnel, and security matters. The Board or Committee reserves the right to enter into closed meeting at any time during the course of the meeting.

PUBLIC COMMENT

2. **Public Comment at approximately 1:00 p.m.** (may be heard after this time) Citizens are provided up to three minutes each to speak to any agenda items. Citizens wishing to speak to items posted on the agenda should personally request to be placed on the Public Comment roster prior to 12:45 p.m. at 818 S. Flores St., San Antonio, TX 78204 or register online and access Phone Number: **(346) 248-7799** and enter Meeting ID: **93839434337#** and Passcode: **654170#**, prior to 12:45 p.m. A Spanish/English translator will be available to citizens needing translation.

Now is the time for public comments. The Board asks the public to address concerns related to SAHA matters and policy and not include statements that may be considered defamatory of any individual. The Board encourages members of the public to direct specific concerns or problems to SAHA staff for more prompt resolution. The Board will not discuss the comments of speakers or respond to speakers during the public comment portion of the agenda.

INDIVIDUAL ITEMS

3. Consideration and appropriate action regarding Resolution 6239, accepting the Independent Auditor's Report for the year ended June 30, 2021 (Diana Kollodziej Fiedler, Chief Financial Officer; CohnRezick)
4. Consideration and appropriate action regarding Resolution 6238, approving the consolidated operating budget for the San Antonio Housing Authority and its affiliated nonprofit entities for the fiscal year ending June 30, 2023 (Diana Kollodziej Fiedler, Chief Financial Officer)

DISCUSSION ITEMS

5. Update and discussion regarding the Quarterly Financial Report (Diana Kollodziej Fiedler, Chief Financial Officer)

6. Adjournment

*Note: Whenever the Texas Open Meetings Act (Section 551.001 et seq. of the Texas Government Code) provides for a closed meeting in matters concerning legal advice, real estate, contracts, personnel matters, or security issues, the Board may find a closed meeting to be necessary. For convenience of the citizens interested in an item preceded by an asterisk, notice is given that a closed meeting is contemplated. However, the Board reserves the right to go into a closed meeting on any other item, whether it has an asterisk, when the Board determines there is a need and a closed meeting is permitted.

“Pursuant to § 30.06, Penal Code, (trespass by holder license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun.”

“Pursuant to § 30.07, Penal Code, (trespass by holder license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly.”

SAN ANTONIO HOUSING AUTHORITY

May 18, 2022

**BOARD OF COMMISSIONERS
Finance Committee Meeting**

RESOLUTION 6239, ACCEPTING THE INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED JUNE 30, 2021

DocuSigned by:
Ed Hinojosa Jr
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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:
Diana Fiedler
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Diana Kofodziej Fiedler
Chief Financial Officer

REQUESTED ACTION:

Consideration and appropriate action regarding Resolution 6239, accepting the Independent Auditor's Report for the year ended June 30, 2021.

FINANCIAL IMPACT:

None.

SUMMARY:

The audit for the Housing Authority of the City of San Antonio and its component units for the year ended June 30, 2021, has been completed. In planning the audit, CohnReznick LLP spoke with staff to coordinate audit engagement details, establish auditor and client responsibilities, and determine any significant changes in SAHA's structure and personnel, as well as determine any new companies and new agreements that may impact the audit approach. CohnReznick LLP also verified any new accounting or audit requirements published by the U.S. Department of Housing and Urban Development, the Government Accounting Standards Board, or the American Institute of Certified Public Accountants, which would affect the audits.

CohnReznick LLP reports include:

- Financial Audit Results Opinion – Unmodified (clean audit)
- Internal Control Audit Results Opinion – Unmodified (clean audit)
- Compliance Audit Results Opinion – Unmodified (clean audit)
- Final Audit Communication to Those Charged with Governance

CohnReznick LLP performed the following year-end tasks:

- Tested certain internal controls for the following significant SAHA transaction cycles: cash receipts, cash disbursements, procurement, payroll, accumulation of component activity, recognition of related party activity, and financial close
- Tested major federal assistance program for compliance with federal requirements
- Conducted fraud inquiries about risks to SAHA
- Conducted and evaluated preliminary analytical reviews to determine the nature and extent of procedures to be performed
- Established the audit approach, including preparation of a tailored audit work program
- Computed audit materiality to obtain reasonable assurance of detecting misstatements that could be material to the financial statements taken as a whole
- Reviewed and mailed SAHA-prepared confirmations to customers, creditors, legal counsel, and banks

SAN ANTONIO HOUSING AUTHORITY

May 18, 2022

- Performed substantive procedures for the various financial statement account balances as of year-end, as deemed necessary, in the following areas: cash, investments, notes receivable, grant and rent revenue, capital assets, payroll and related liabilities, escrow accounts, related party activity, assumption of partnership ownership, long-term ground leases, and long-term debt
- Performed substantive procedures for operating and non-operating expenses
- Reviewed the SAHA-prepared financial statements and utilized a disclosure checklist to ensure all significant disclosures are made
- Finalized analytical review procedures to assess the conclusions reached and evaluate the overall financial statement presentation
- Prepared final communication to Those Charged with Governance

CohnReznick LLP also issued audit reports as required by HUD or other contractual agreements for the following component units, all of which contained unmodified (clean audit) opinions:

- San Antonio Housing Facility Corporation
- Sendero I Public Facility Corporation
- Springhill/Courtland Heights Public Facility Corporation
- Woodhill Public Facility Corporation
- Converse Ranch, LLC

The audit report for the Housing Authority of the City of San Antonio includes the financial statements of the Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust (the "Plan"). Those financial statements were audited separately by other auditors and CohnReznick's opinion, insofar as it relates to the amounts included for the Plan, is based solely on the report of the other auditors.

STRATEGIC OUTCOME:

Supports all strategic outcomes.

ATTACHMENTS:

Resolution 6239
Presentation

**CERTIFICATE FOR RESOLUTION
RESOLUTION 6239**

The undersigned officer of the Housing Authority of the City of San Antonio, Texas, a Texas housing authority created pursuant to the laws of the State of Texas (SAHA), hereby certifies as follows:

1. In accordance with Chapter 551, Texas Government Code, as amended (Open Meetings Act), and the bylaws of SAHA, the Board of Commissioners of SAHA (Board) held a meeting on June 1, 2022 (Meeting) of the duly constituted officers and members of the Board, at which a duly constituted quorum was present. Whereupon among other business transacted at the Meeting, a written

**RESOLUTION 6239, ACCEPTING THE INDEPENDENT AUDITOR'S REPORT FOR
THE YEAR ENDED JUNE 30, 2021**

(Resolution) was duly introduced for the consideration of the Board and discussed. It was then duly moved and seconded that the Resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by a majority vote of the Board.

2. A true, full, and correct copy of the Resolution adopted at the Meeting is attached to and follows this Certificate; the Resolution has been duly recorded in the Board's minutes of the Meeting; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of the Meeting; and the Meeting was held and conducted in accordance with the Open Meetings Act and the Bylaws of SAHA.

SIGNED AND SEALED this 1st day of June 2022.



Ed Hinojosa, Jr.
President and CEO

**San Antonio Housing Authority
Resolution 6239**

RESOLUTION 6239, ACCEPTING THE INDEPENDENT AUDITOR'S REPORT FOR THE YEAR ENDED JUNE 30, 2021

WHEREAS, the agency planning requirements of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) and the U.S. Department of Housing and Urban Development's (HUD) October 21, 1999 Final Rule contains implementing instructions for agency planning requirements; and

WHEREAS, the OMB under 2 Code of Federal Regulations (CFR) Part 200, Subpart F and the HUD regulations require that all Public Housing Authorities conduct a financial and compliance audit and submit it to the HUD local field office annually; and

WHEREAS, SAHA has contracted with independent auditors that have conducted a financial and compliance audit of SAHA and its related entities and have presented said report to the SAHA Board of Commissioners on June 1, 2022; and

WHEREAS, the Independent Auditor's Report indicates an unmodified (clean audit) opinion on the Financial Audit Results; and

WHEREAS, staff requests that the Board of Commissioners review and accept the annual Independent Auditor's Report for the year ended June 30, 2021.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of SAHA hereby:

Approves Resolution 6239, accepting the Independent Auditor's Report for the year ended June 30, 2021.

Passed and approved the 1st day of June 2022.

**Ana M. "Cha" Guzman
Chair, Board of Commissioners**

Attested and approved as to form:

**Ed Hinojosa, Jr.
President and CEO**

HOUSING AUTHORITY OF THE CITY OF SAN ANTONIO (SAHA) AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED JUNE 30, 2021

**Presented to: SAHA Board of Commissioners Finance
Committee**

May 18, 2022

CohnReznick LLP

AGENDA

- Audit Comments
- Audit Plan and Results
- Required Communication
- New Accounting Updates



AUDIT COMMENTS



AUDIT COMMENTS

- Audit report on the overall basic financial statements was an unmodified (clean) opinion
- Audit report on internal control over financial reporting was unmodified
- Audit report on compliance over the major federal programs was unmodified



AUDIT COMMENTS

- Audit was conducted in accordance with generally accepted auditing standards, generally accepted government auditing standards, and the Uniform Guidance
- Management and staff of SAHA were extremely cooperative and well-prepared
- We performed no services for SAHA which would impair our independence
- Serving as SAHA's audit firm of choice is a pleasure and an honor



AUDIT PLAN AND RESULTS



AUDIT PLAN AND RESULTS

Plan as Discussed with SAHA's Management:

- Interviewed SAHA personnel, updated documentations of systems and processes, performed walkthroughs for (1) Financial Reporting, (2) Cash Receipts/Disbursements, (3) Journal Entries, (4) Payroll, (5) Cash, (6) Investments, (7) Housing Assistance Payments Eligibility/Occupancy/ Admissions/Terminations, (8) Employee Expense Reimbursements
 - No material weaknesses or significant deficiencies in internal controls over financial reporting or over compliance were identified



AUDIT PLAN AND RESULTS

Plan as Discussed with SAHA's Management:

- Held fraud discussions with key management and operational personnel
 - No instances of fraud or other significant areas of concern were identified by management
- We reviewed and tested the 6/30/2021 reconciliations for cash/investments, receivables, allowance for doubtful accounts, accounts payable, unearned revenue, and notes payable
 - We obtained copies of the reconciliations and tested accordingly, agreed balances with the general ledger and agreed the balances with confirmations where applicable



AUDIT PLAN AND RESULTS

Plan as Discussed with SAHA's Management:

- Detail tested capital assets, including management's depreciation of capital assets
 - Capital assets additions, disposals, and resulting gain/loss on disposals were detail tested and reconciled to supporting schedules
- We reviewed and tested program revenues, as well as operating and non-operating expenses



AUDIT PLAN AND RESULTS

Plan as Discussed with SAHA's Management:

- Issued separate audit reports for the following component units which contained unmodified opinions:
 - San Antonio Housing Facility Corporation
 - Sendero I Public Facility Corporation
 - Springhill/Courtland Heights Public Facility Corporation
 - Woodhill Public Facility Corporation
 - Converse Ranch, LLC
- The financial statements of the Housing Authority of the City of San Antonio Employees' Money Purchase Pension Plan and Trust were separately audited by other auditors



AUDIT PLAN AND RESULTS

Plan as Discussed with SAHA's Management:

- We audited the Financial Data Submission prepared by SAHA management
- We audited the Schedule of Expenditures of Federal Awards prepared by SAHA management and determined the major programs for compliance testing under the requirements of the Uniform Guidance
 - The following program was identified as a major program: Moving to Work Demonstration Program (CFDA 14.881)
 - No material instances of noncompliance were noted



REQUIRED COMMUNICATION



REQUIRED COMMUNICATION

- Auditor's Responsibility Under Generally Accepted Auditing Standards and Government Auditing Standards
 - Express an opinion as to whether the financial statements, prepared by management, are fairly presented in all material respects, in conformity with the accounting principles adopted by SAHA
 - Plan and perform the audit to obtain reasonable, but not absolute, assurance that the financial statements are free of material misstatement
 - Consider internal control over financial reporting and compliance with certain provisions of laws, regulations, contracts, and grant agreements



REQUIRED COMMUNICATION

- Other Comments
 - Management is responsible for the selection and use of appropriate accounting policies
 - We noted no transactions entered into by SAHA and related accounting policies during the year for which there was a lack of authoritative guidance or consensus
 - There were no disagreements or difficulties with management
 - There were no consultations with other accountants regarding auditing or accounting matters
 - Significant estimates applicable to SAHA are as follows:
 - Allowance for doubtful accounts
 - Useful lives of capital assets



REQUIRED COMMUNICATION

- Significant Audit Adjustments/Summary of Audit Differences
 - In connections with our procedures, there were no posted audit adjustments identified by CohnReznick



NEW ACCOUNTING UPDATES



NEW ACCOUNTING UPDATES

GASB No. 87 - Leases

- Standard will require recognition of lease assets and liabilities for leases previously classified as operating leases
- Lessee should recognize a “right-to-use” asset and liability for present value of payments expected to be made during term of the lease. Expense recognized over term of the lease
- Lessor should recognize receivable for present value of payments expected to be received during term of the lease. Revenue recognized over term of the lease
- Effective for periods beginning after June 15, 2021, FYE 6/30/22 for SAHA



NEW ACCOUNTING UPDATES

GASB No. 96 – Subscription-Based Information Technology Arrangements

- Subscription-based information technology arrangements are contracts that conveys control of the right to use another party's information technology software (may or may not include tangible capital assets) for a period of time without granting a perpetual license or title to the software
- Treatment similar to GASB No. 87 with recognition of a “right-to-use” asset and liability for present value of payments expected to be made during term of the contract. Expense recognized over term of the contract
- Effective for periods beginning after June 15, 2022, FYE 6/30/23 for SAHA



NEW AUDITING UPDATE

SAS 134 – Auditor Reporting

- Significant change to form of independent auditor's reports
- Content of reports significantly expanded
- Goal is to enhance clarity and promote transparency
- Effective for periods ending on or after December 15, 2021, FYE 6/30/22 for SAHA

CONTACT

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Partner
Charlotte, NC

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Eric.Rumberger@CohnReznick.com

**BOARD OF COMMISSIONERS
Finance Committee**

RESOLUTION 6238, APPROVING THE CONSOLIDATED OPERATING BUDGET FOR SAN ANTONIO HOUSING AUTHORITY AND ITS AFFILIATED NONPROFIT ENTITIES FOR THE FISCAL YEAR ENDING JUNE 30, 2023

DocuSigned by:
Ed Hinojosa Jr
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Ed Hinojosa, Jr.
President and CEO

DocuSigned by:
Diana Fiedler
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Diana Kollodziej Fiedler
Chief Financial Officer

Requested Action:

Consideration and appropriate action regarding Resolution 6238, approving the Consolidated Operating Budget for the San Antonio Housing Authority and its affiliated entities for the fiscal year ending June 30, 2023.

Financial Impact:

The proposed budget will be implemented for the Fiscal Year starting July 1, 2022, and ending June 30, 2023. Financial performance versus budget will be reported back to the Finance Committee on a periodic basis throughout the year.

Summary:

The budget is to help the agency plan operational activities, while considering established goals with respect to the current and future funding environment. The budget has been developed in support of the San Antonio Housing Authority’s Strategic Plan Outcomes:

Staff-focused Outcomes

- Staff respect and value diversity and inclusion
- Staff thrive at work

Resident-focused Outcomes

- Residents have sufficient housing choices
- Resident live in quality housing
- Residents feel safe
- Residents have affordable utilities

All departmental and operational budgets were prepared in accordance with the following directives:

- All SAHA budgets are based on the Agency's Strategic Plan Outcomes.
- Due to economic conditions, all SAHA budgets reflect expense increases due to inflation.
- Section 8 HAP is budgeted at 99% funding proration with our MTW Target Utilization of 12,240 vouchers.

SAN ANTONIO HOUSING AUTHORITY**May 18, 2022**

- For Section 8 Administration, we budgeted average funding at 82% proration. The budget for Section 8 Administration includes continued efforts towards efficiency improvement and cost reduction.
- Public Housing property budgets reflect subsidy funding of 97.158% proration, accordingly, all cost budgets are consistent with this projected funding level. Target occupancy is 97%.
- Target occupancy is an average of 97% for the Beacon properties.

Staff has been working on the Fiscal Year 2022-2023 budget process since October 2021. While staff continues to monitor the federal funding news, budgets were prepared using estimates based on available information.

Managers worked diligently to produce operating budgets for their areas of responsibility. Officers and Directors have met with the Executive team to present their budgets and have made all appropriate adjustments.

Staff has focused on making prudent departmental and budgetary decisions, especially during this changing funding environment. SAHA recognized the impact of COVID was not just to our staff but our residents having to transition to a virtual world. As operations continue to adjust in this environment we will continue to assess the needs of our families and explore what resources/training is needed. The agency will also continue identifying and implementing solutions that will build on existing strengths and deliver services effectively and efficiently, while being innovative, ethical and nimble.

Following review by the Finance Committee, the budget will be presented to the full Board of Commissioners for consideration and approval at the June 1, 2022, meeting.

Strategic Outcome:

Supports all strategic outcomes.

Attachments:

Resolution 6238

HUD form 52574

Budget Presentation

**San Antonio Housing Authority
Resolution 6238**

RESOLUTION 6238, APPROVING THE CONSOLIDATED OPERATING BUDGET FOR THE SAN ANTONIO HOUSING AUTHORITY AND ITS AFFILIATED NONPROFIT ENTITIES FOR THE FISCAL YEAR ENDING JUNE 30, 2023

WHEREAS, the fiscal year of the San Antonio Housing Authority and its affiliated entities runs from July 1 through June 30; and

WHEREAS, the Commissioners of the San Antonio Housing Authority are responsible for the adoption of its operating budget under its Rules of Governance; and

WHEREAS, the U.S. Department of Housing and Urban Development requires the San Antonio Housing Authority adopt a public housing budget for its approval; and

WHEREAS, the San Antonio Housing Authority has prepared a Consolidated Operating Budget that maintains the long-term financial health of the agency and the ability to provide quality housing and services; and

WHEREAS, SAHA Moving to Work (MTW) funds are available and obligated consistent with the MTW Plan as follows:

Sources:

- HUD-Held Funds- \$62 million
- Public Housing Operating Funds- \$4.2 million
- Housing Choice Voucher HAP Funds- \$1.1 million
- Housing Choice Voucher Admin Fee Funds- \$.3 million

Uses:

- Section 8 funding shortfall - \$1.10 million
- Public Housing operating shortfall - \$4.3 million
- Resident Services (CDI) - \$2.3 million
- Central Office operating shortfall - \$.8 million
- Alazan Predevelopment costs - \$34.6 million
- Public Housing WiFi Service - \$1 million
- Investment in MTW units at Tax Credit/Beacon properties - \$5 million
- Preservation and expansion of affordable and public housing - \$5 million
- Snowden Development Funding gap - \$8.5 million
- Lincoln Predevelopment costs - \$2 million
- Building Readiness for Child Care centers - \$3 million

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of SAHA hereby:

- 1) Reviewed the Consolidated Budget and has found that the final plan is reasonable in that it indicates a source of funding adequate to cover proposed expenditures;

- 2) Approves Resolution 6238, approving the Consolidated Operating Budget for the San Antonio Housing Authority and its affiliated entities for the Fiscal Year Ending June 30, 2023, and the obligation of funds as described in this Resolution and included in the referenced Consolidated Operating Budget; and
- 3) Authorizes the Chair of the Board of Commissioners and the President and CEO to submit and sign the HUD forms related to this Operating Budget.

Passed and approved the 1st day of June 2022.

Ana M. "Cha" Guzman
Chair, Board of Commissioners

Attested and approved as to form:

Ed Hinojosa, Jr.
President and CEO

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: San Antonio Housing Authority PHA Code: TX006

PHA Fiscal Year Beginning: 07/01/2022 Board Resolution Number: 6238

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on: 06/01/2022
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name: Ana M. "Cha" Guzman	Signature:	Date: 06/01/2022
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SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

Budget Workshop

Proposed Goals & Budget Fiscal Year 2022-2023

Finance Committee Meeting

May 18, 2022

AGENDA

BACKGROUND

- Significant Accomplishments in FY 2021-2022
- Mission Statement and Strategic Plan Outcomes
- What We Do
- Who We Serve

FUNDING ENVIRONMENT

- Federal Funding Trend
- Federal Funding Update

SAHA FY 2022-2023 BUDGET

- FY 2022-2023 Consolidated Budget - Revenues and Expenses
- MTW Proposed Uses
- Staffing Count and Organizational Chart
- Agency Goals and Priorities

FY21-22 SAHA AND PARTNER ACCOMPLISHMENTS

3

- Adopted the new organizational values of **Equity, Compassion, and Excellence**
- Expanded the Beacon and Public Housing property-wide **WiFi expansion project**
- Received a \$1 million congressional earmark for Wi-Fi
- **Preserved existing LIHTC units** at the end of the initial compliance period through new partnerships
- Implemented a **SAHA SAFFE Officer program**
- Hired **Master Planners for Lincoln and Alazan**
- Staff training on **Equity and Trauma-Informed Care**
- Received larger **FSS & ROSS grant** renewals
- Included older adults in the **holiday gift event**
- Awarded **Emergency Housing Vouchers**
- Transitioned the last Orion-managed property to SAHA
- Converted several partnership properties to **Beacon ownership**
- Implemented **Resident Case Management** software
- Implemented Bonfire, a new **E-procurement software**
- **Six new affordable homeowners** in Villas de Fortuna
- Opened **HCV Waiting List** from Sep. 1 - Sep. 17
- Streamlined **PH Waitlist and Eligibility** process
- Began offering **Self-Directed Investments** in Pension Plan
- Immediate entry to pension plan for new hires
- Income-based rent language included in first-ever housing allocation parameters for **2022 CoSA Bond**
- **Passed two bills** in the Texas legislature:
 - HB 1261 - Relating to compliance history assessment
 - HB 2456 - Relating to the right of first refusal applicable to the sale of certain housing developments
- **Rebuilding relationships** with Community

MISSION STATEMENT & STRATEGIC PLAN

MISSION STATEMENT

Improve the lives of our residents by providing quality affordable housing and building sustainable, thriving communities

STRATEGIC PLAN OUTCOMES

Staff-Focused Outcomes

- Staff respect and value diversity and inclusion
- Staff thrive at work

Resident-Focused Outcomes

- Residents have sufficient housing choices
- Residents live in quality housing
- Residents feel safe
- Residents have affordable utilities

WHAT WE DO

5

SAHA improves the lives of our residents by providing quality affordable housing and building sustainable, thriving communities. SAHA manages public housing and voucher programs under the Moving to Work Designation. Other portfolios and special voucher programs offer mixed affordability through programs like the low-income housing tax credit.

10%

of the local
rental market

6,030

**Public Housing
Homes**

3,874

Beacon Homes

4,819

**Partnership
Homes**

13,719

**Assisted Housing
Vouchers**

62,500

**San Antonians
Served**

2,051

**enrolled in Community
Development Initiatives
core programs**

*Source: SAHA Monitoring Dashboard,
as of Fiscal Year 2021-2022 Quarter 2 (December 31, 2021)*

WHO WE SERVE

PUBLIC HOUSING AND VOUCHER PROGRAMS

Public Housing and Voucher Programs serve 43,400 individuals in 17,500 households

17,500
households

94%

with one head
of household

47%

with children

2.5

household size

\$9,900

Median income

52%

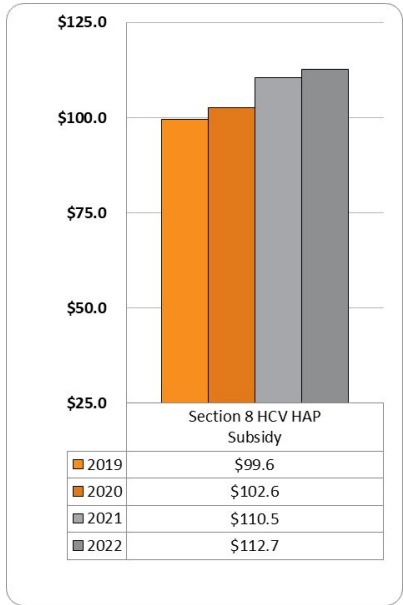
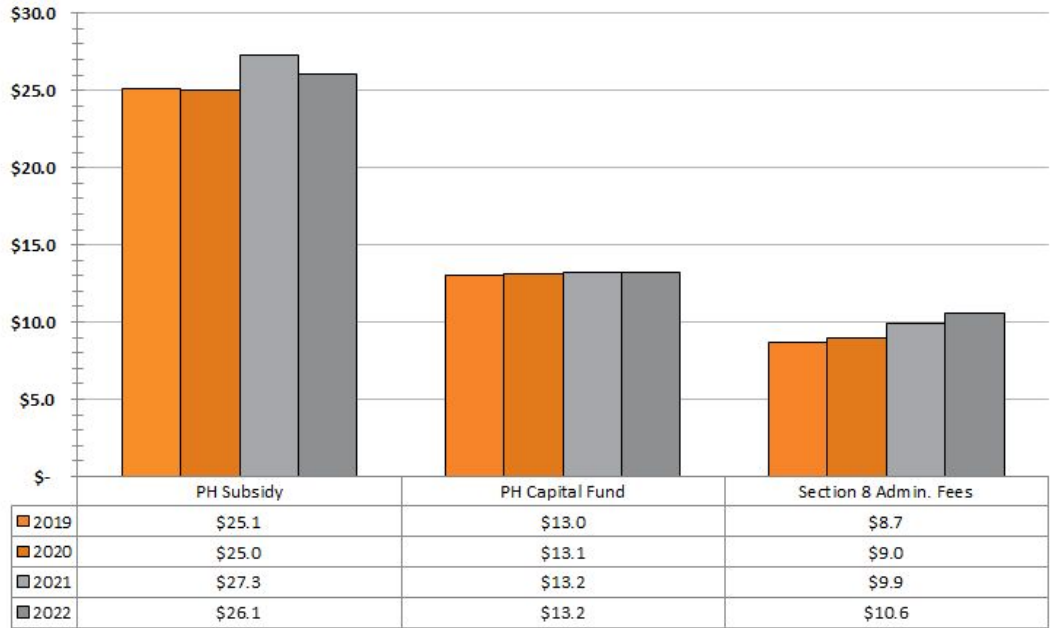
with fixed income
(SS, SSI, Pension)

31%

with earned income
(Wages)

Source: SAHA Demographic Tracker,
as of Fiscal Year 2021-2022 Quarter 2 (December 31, 2021)

FEDERAL FUNDING TREND



**Percentage Change
2022 vs 2021**

-4.40%

-%

7.07%

1.99%

- Section 8 Housing Choice Voucher information indicated above does not include any Section 8 special programs
- Section 8 Choice Voucher HAP proration was 99.5% in 2019, 99.4% in 2020, 100.29% in 2021 and is currently unknown for 2022
- Section 8 Admin Fee proration was 81.1% in 2019, 81% in 2020, 85.8% in 2021 and is projected to be 86.8% in 2022
- PH Operating Fund proration was 97.86% in 2019, 97.16% for 2020, 96.74% in 2021 and is projected to be 95% for 2022

FEDERAL FUNDING UPDATE

8

On **March 15, 2022**, President Biden signed into law the **2022 Consolidated Appropriations Act**. In general, the bill's funding levels represent a compromise between the House and Senate bills, providing most HUD programs with modest increases from for 2021 enacted levels. It proposes:

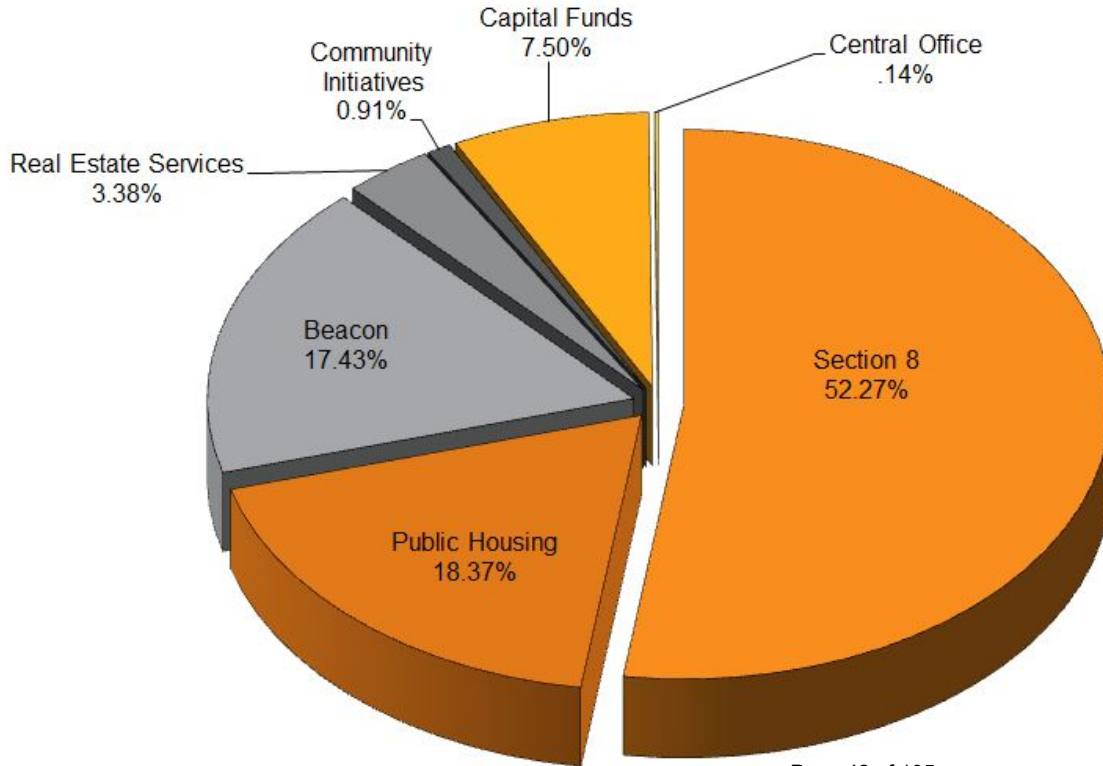
- **\$27.4 billion for Tenant-based rental assistance**, a \$1.59 billion (8.2%) increase over the 2021 enacted level. Of this amount, \$24.1 billion is for Section 8 Housing Choice Voucher contract renewals, which is \$1.02 billion (4.4%) more from FY 2021 and should be sufficient to fund all renewals.
- **\$3.2 billion for the Public Housing Capital Fund**, an increase of \$435 million (15.7%) over the 2021 enacted level.
- **\$5.04 billion for Public Housing operating subsidies**, an increase of \$200 million (4.1%) over the 2021 enacted level.
- **\$14.0 billion for Project-Based Rental Assistance**, an increase of \$520 million (3.9%) over the 2021 enacted level, which should be sufficient to renew all expiring contracts.
- **\$350 million for the Choice Neighborhoods Initiative**, an increase of \$150 million over the 2021 enacted level.
- \$150 million increase to **HOME Investment Partnership Programs** for a total of **\$1.5 billion**.
- **\$3.2 billion for Homeless Assistance Grants**, an increase of \$213 million over the 2021 enacted level.

AVERAGE HAP BY CALENDAR YEAR

YEAR	HAP COST PER UNIT	\$ INCREASE	% INCREASE
2016	\$571.10	-	-
2017	\$589.87	\$18.77	3.29%
2018	\$618.65	\$28.78	4.88%
2019	\$631.23	\$12.58	2.03%
2020	\$647.68	\$16.45	2.61%
2021	\$649.92	\$2.24	.35%
2022	\$665.46	\$15.54	2.59%

FY 2023 CONSOLIDATED REVENUE

\$220.6 Million



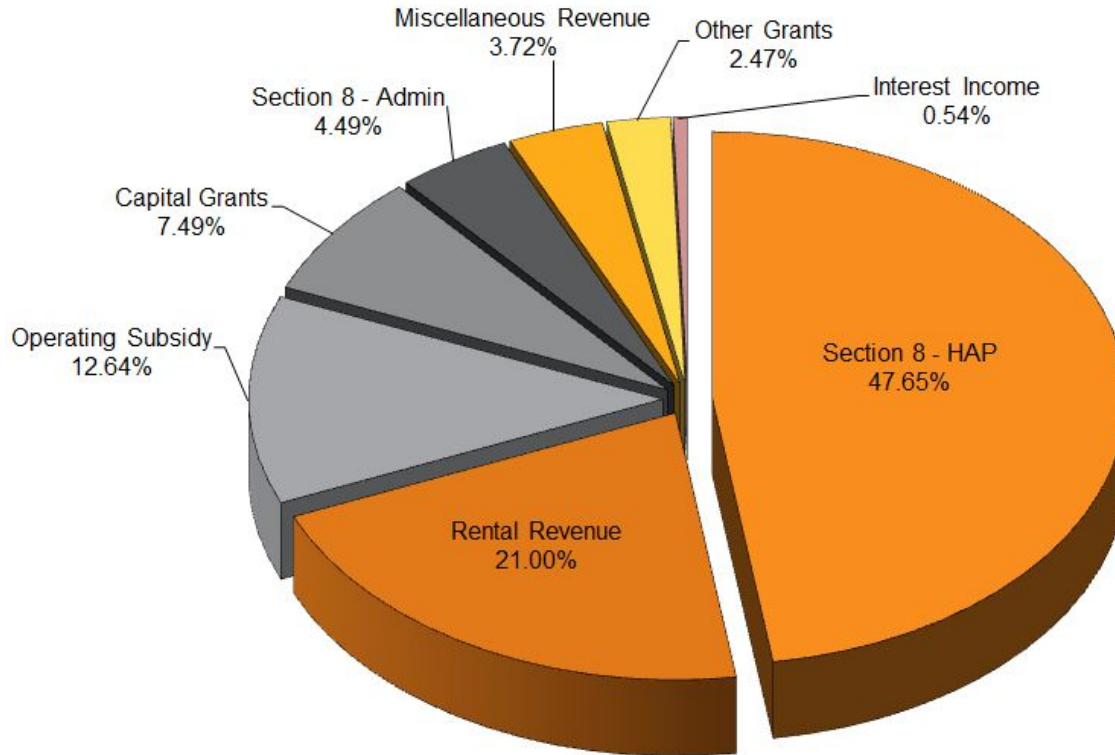
LINE OF BUSINESS	PROJECTED EXPENSES (MIL)
Section 8	\$115.3
Public Housing	\$ 40.5
Beacon	\$ 38.5
Real Estate Services	\$ 7.5
Community Initiatives	\$ 2.0
Capital Funds	\$16.5
Central Office	\$ 0.3

- 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 2023 CONSOLIDATED REVENUE

\$220.6 Million

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REVENUE SOURCE	PROJECTED EXPENSES (MIL)
Section 8 - HAP	\$105.1
Rental Revenue	\$ 46.3
Operating Subsidy	\$ 27.9
Capital Grants	\$ 16.5
Section 8 - Admin	\$ 9.9
Miscellaneous Revenue	\$ 8.2
Other Grants	\$ 5.5
Interest Income	\$ 1.2

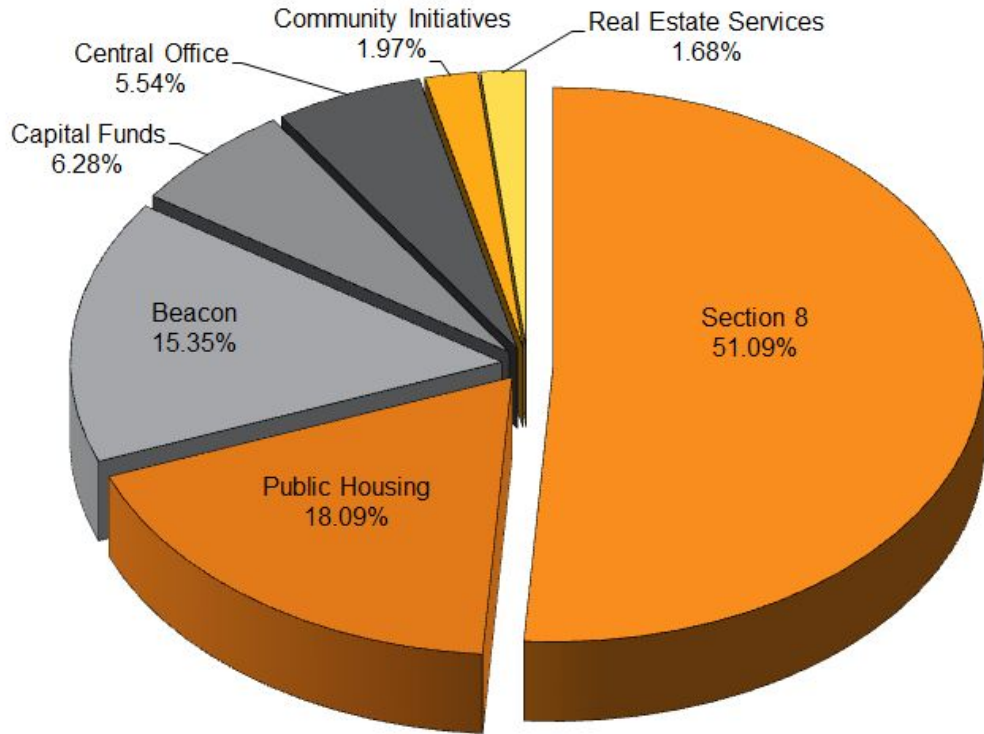
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- Revenue above reflects Fiscal Year funding as opposed to Slide 7, which reflects HUD Calendar Year funding
- Section 8 Revenue includes all special programs

FYE 2023 CONSOLIDATED EXPENSES

\$221.4 Million

12

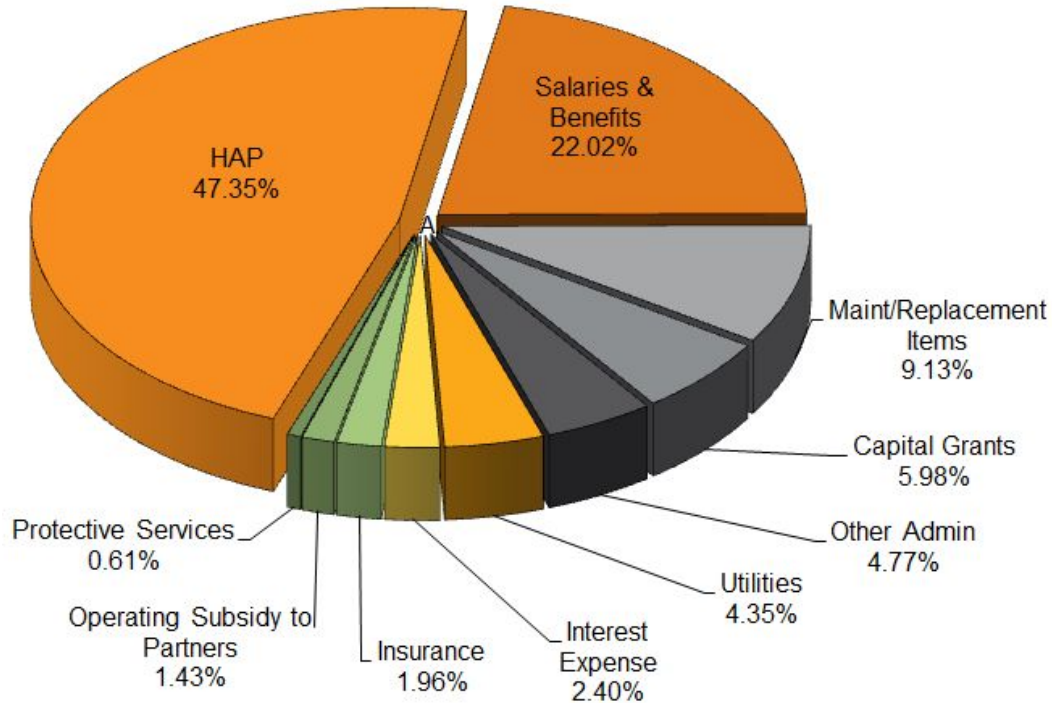


LINE OF BUSINESS	PROJECTED EXPENSES (MIL)
Section 8	\$113.1
Public Housing	\$40.0
Beacon	\$34.0
Capital Funds	\$13.9
Central Office	\$12.3
Community Initiatives	\$4.4
Real Estate Services	\$3.7

FY 2023 CONSOLIDATED EXPENSES

\$221.4 Million

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BUDGET LINE ITEM	PROJECTED EXPENSES (MIL)
HAP	\$104.8
Salaries & Benefits	\$48.7
Maint/Replacement Items	\$20.2
Capital Grants Transfer (PH)	\$13.2
Admin. & Other	\$10.7
Utilities	\$9.6
Interest Expense	\$5.3
Insurance	\$4.3
Operating Subsidy to Partners	\$3.2
Protective Services	\$1.4

OPERATING BUDGET BY LINE OF BUSINESS

(Millions)

DESCRIPTION	PUBLIC HOUSING	SECTION 8	BEACON	CENTRAL OFFICE	CDI/ RESIDENT SERVICES	SUBTOTAL OPERATIONS	REAL ESTATE	CAPITAL	ELIM	TOTAL
Operating Revenue	\$ 39.6	\$ 115.3	\$ 38.5	\$ 1.4	\$ 2.0	196.8	\$ 7.3	\$ 16.5	\$ -1.2	219.4
Operating Expenses										
Salaries and Benefits	14.8	6.1	9.2	12.7	3.4	46.2	2.4	-	-	48.6
Repairs and Maintenance	10.1	-	6.4	0.5	-	17.0	0.1	0.1	-	17.2
Utilities	5.9	-	3.6	0.1	-	9.6	-	-	-	9.6
Protective Services	0.7	-	0.5	0.2	-	1.4	-	-	-	1.4
Insurance	1.9	0.1	2.1	0.1	-	4.2	-	-	-	4.2
HAP Expense	-	104.8	-	-	-	104.8	-	-	-	104.8
Other Expenses	2.8	2.2	2.1	2.3	1.0	10.4	1.3	-	-1.3	10.4
Total Operating Expenses	36.2	113.2	23.9	15.9	4.4	193.6	3.8	0.1	-1.3	196.2
Net Operating Income	\$ 3.4	\$ 2.1	\$ 14.6	\$ -14.5	\$ -2.4	\$ 3.2	\$ 3.5	\$ 16.4	\$ 0.1	\$ 23.2
Non-Operating Income (Expense)										
Interest Income	1.2	-	0.3	-	-	1.5	0.2	-	-0.5	1.2
Non-Operating ¹	-8.9	-3.2	-10.9	13.7	0.1	-9.2	0.0	-3.2	0.4	-12.0
Capital Grants Transfer	-	-	-	-	-	-	-	-13.2	-	-13.2
Net Surplus or (Deficit)²	\$ -4.3	\$ -1.1	\$ 4.0	\$ -0.8	\$ -2.3	\$ -4.5	\$ 3.7	\$ 0.0	\$ 0.0	\$ -0.8

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 million does not include \$3.4 million in principal payments on loans or any bank required debt service coverage ratio which averages 1.19%.

PUBLIC HOUSING FIVE-YEAR CAPITAL PLAN

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SOURCE OF FUNDS	ESTIMATED AMOUNTS				
	2022	2023	2024	2025	2026
CFP Grant	\$13,200,000	\$13,200,000	\$13,200,000	\$13,200,000	\$13,200,000
Total	\$13,200,000	\$13,200,000	\$13,200,000	\$13,200,000	\$13,200,000

PLANNED PROJECT	ESTIMATED COSTS				
	2022	2023	2024	2025	2026
Public Housing Operating Support	\$1,320,000	\$1,320,000	\$1,320,000	\$1,320,000	\$1,320,000
Administration	\$1,320,000	\$1,320,000	\$1,320,000	\$1,320,000	\$1,320,000
CFFP Loan Payment	\$2,193,000	\$2,193,000	\$1,365,000	\$0	\$0
CFP Project Manager-Inspector Salaries	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Fees and Costs: A/E; Permits; Studies; etc.	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
Emergency/Unscheduled repairs	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000
Priority items 5 and 6 from PNA ¹	\$5,349,000	\$0	\$0	\$0	\$0
Partial funding of backlog of capital needs from PNA	\$1,768,000	\$7,117,000	\$7,945,000	\$9,310,000	\$9,310,000
Total	\$13,200,000	\$13,200,000	\$13,200,000	\$13,200,000	\$13,200,000

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¹Details for this amount are provided by project and property separately in the budget packet

BEACON FIVE-YEAR CAPITAL PLAN

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SOURCE OF FUNDS	ESTIMATED AMOUNTS				
	FY 22 - 23	FY 23 - 24	FY 24 - 25	FY 25 - 26	FY 26 - 27
Loan Funds	\$4,000,000	\$3,000,000	\$0	\$0	\$0
Operations	\$9,000	\$20,000	\$15,000	\$25,000	\$0
Reserves	\$6,218,000	\$500,000	\$70,000	\$110,000	\$2,835,000
Unfunded	\$2,393,000	\$2,725,000	\$15,000	\$1,750,000	\$0
Total	\$12,620,000	\$6,245,000	\$100,000	\$1,885,000	\$2,835,000

PLANNED PROJECT	ESTIMATED COSTS				
	FY 22 - 23	FY 23 - 24	FY 24 - 25	FY 25 - 26	FY 26 - 27
Replacement/Repairs/Upgrades - Loan Funds ¹	\$4,000,000	\$3,000,000	\$0	\$0	\$0
Replacement/Repairs/Upgrades - Operations	\$9,000	\$20,000	\$15,000	\$25,000	\$0
Replacement/Repairs/Upgrades - Reserves	\$6,218,000	\$500,000	\$70,000	\$110,000	\$2,835,000
Replacement/Repairs/Upgrades - Unfunded	\$2,393,000	\$2,725,000	\$15,000	\$1,750,000	\$0
Total	\$12,620,000	\$6,245,000	\$100,000	\$1,885,000	\$2,835,000
Unfunded Total	\$2,393,000	\$2,725,000	\$15,000	\$1,750,000	\$0

¹Details for this amount are provided by project and property separately in the budget packet

SOURCES AND USES OF MTW FUNDS

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SOURCE OF FUNDS	AMOUNT (In Mil)
HUD-Held Funds	\$62.00
Public Housing Operating Funds	\$4.20
Housing Choice Voucher HAP Funds	\$1.10
Housing Choice Voucher Admin Fee Funds	\$0.30
Total Sources	\$67.60

PROPOSED USES	AMOUNT (In Mil)
Section 8 - To enable Section 8 to continue to serve residents in spite of increased costs due to the effects of inflation	\$1.10
Public Housing - To enable the Public Housing Program to continue to serve residents in spite of increased costs due to the effects of inflation	\$4.30
Resident Services (CDI) - In collaboration with Policy and Planning, CDI will complete its strategic plan and focus department efforts to align with the established strategic goals. CDI will conduct community meetings to gather input from residents, community advocates, and partners to redesign SAHA's role in supporting resident goals.	\$2.30
Central Office - To allow for continued support of our housing and resident support programs	\$0.80
Other Uses:	
Alazan Predevelopment and Development Costs	\$34.60
Investment in MTW units at Tax Credit/Beacon Properties	\$5.00
Snowden Development Funding Gap	\$8.50
Lincoln Predevelopment Costs	\$2.00
Preservation of Affordable Housing	\$5.00
Building Readiness for Childcare Centers	\$3.00
Public Housing WIFI Service	\$1.00
Total Proposed Uses	\$67.60

PERSONNEL COUNT

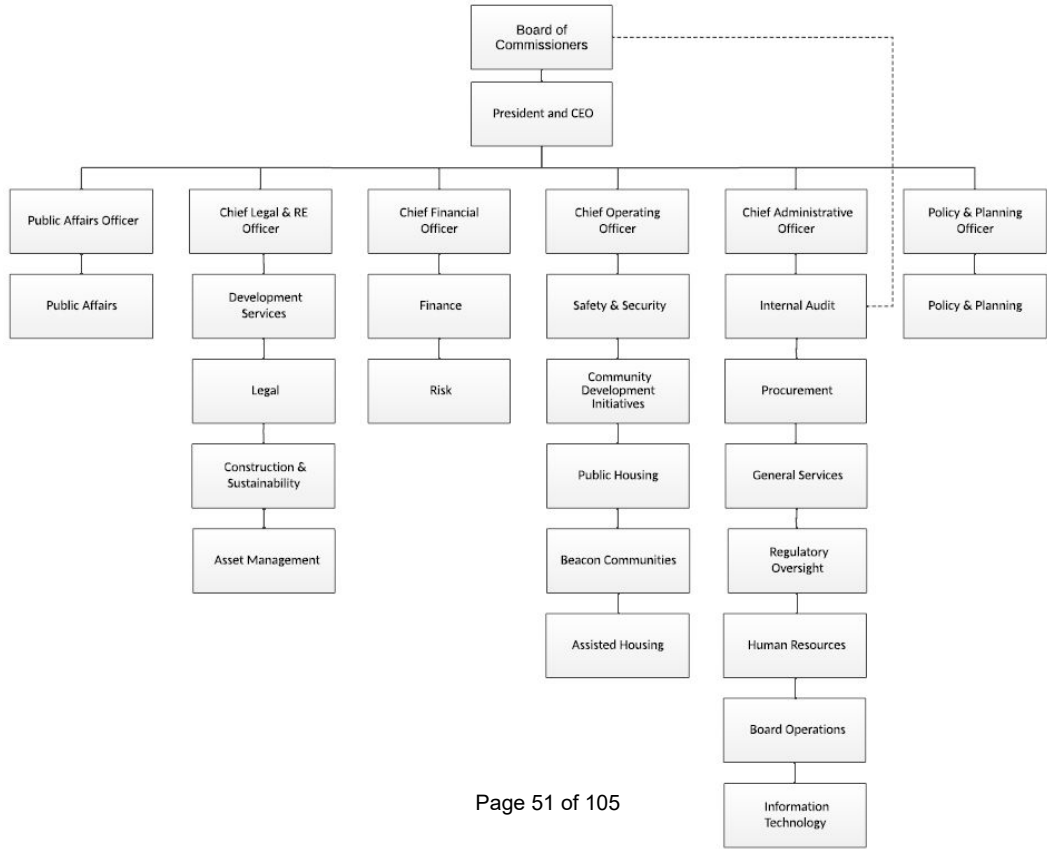
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DEPARTMENT	2022 BUDGETED POSITIONS	2023 BUDGETED POSITIONS	INCREASE OR (DECREASE) IN POSITION COUNT	PERSONNEL DISTRIBUTION BY DEPARTMENT
Public Housing	212	217	5	32%
Section 8	90	90	-	13%
Community Development Initiatives	51	58 ¹	7	9%
Beacon	148	129	(19)	19%
Real Estate Services	9	9	-	1%
Property Management	25	43	18	6%
Central Office	112	124	12	19%
Total	647	670	23²	100%

¹ Includes 28 grant-funded positions for the ROSS, Family Self Sufficiency, Jobs Plus, and Endowment

² Details for these increases/decreases are provided separately in the budget packet

ORGANIZATIONAL STRUCTURE



DEPARTMENTAL GOALS

ASSISTED HOUSING PROGRAM GOALS

Residents Live in Quality Housing

- Increase resident education in tenant-landlord rights in relation to maintenance concerns and housing quality standard inspections

Residents Feel Safe

- Lobby renovations to provide a meeting space for residents that include transparent safeguard

Residents Have Sufficient Housing Choices

- Utilize MTW vouchers at 100% and Special Programs vouchers at 95% or above
- Reduce backlog files for timely processing
- Re-open Housing Choice Voucher (HCV) Waiting List in 2022

Staff Respect and Value Diversity and Inclusion

- Celebrate employee diversity through a Diverse and Inclusive Event

Staff Thrive at Work

- Reinforce existing skills and competencies by updating training materials and revamping the training program for new hires

PUBLIC HOUSING GOALS

Residents Live in Quality Housing

- Implement a new work order completion survey to gather feedback on maintenance performance
- Improve REAC scores at all properties by 10 points or maintain score at high-performing communities
- Installation of fire sprinkler system for Villa Tranchese

Residents Feel Safe

- Implement early intervention strategies to help families avoid eviction due to non-payment of rent
- Implement a Trauma-Informed Care (TIC) approach to resident interactions and communication
- Identify policy and procedure improvements to reflect "Housing is a Human Right" agency model

Residents Have Affordable Utilities

- Identify additional resources for residents experiencing difficulties in paying utilities
- Establish a data sharing agreement with SAWS to automatically enroll residents in discount programs

Residents Have Sufficient Housing Choices

- Implement MTW activity that establishes additional protections for residents transferring to mixed-income properties
- 100% Reoccupancy of Victoria Plaza by December 2022

PUBLIC HOUSING GOALS

Staff Respect and Value Diversity and Inclusion

- Celebrate employee diversity by leading one diversity and inclusion event within the department

Staff Thrive at Work

- 5 Public Housing and 1 Operations Support staff attend SAHA Leadership Program
- Develop a PH onboarding program to assist all new hires
- Train in Trauma-Informed Care (TIC) to better equip staff with skills for successful resident relationships

Key Processes

- Increase occupancy to an average of 97% for the year
- Implement mobile work orders to improve efficiencies
- Implementation of digital files in Public Housing

BEACON COMMUNITIES GOALS

24

Staff Thrive at Work

- Continue to promote training and education to empower staff to take advantage of advancement opportunities which will be monitored through the Beacon training tracker and verified through the evaluation process.
- Work with staff to be more active with SAAA, SABOR and IREM. Encourage staff to get involved to represent SAHA and be recognized for our work.
- Property staffing is being adjusted for efficient management. There are several positions conversions with the only new positions being Maintenance Tech, Porter, and Leasing.

Residents Have Sufficient Housing Choices

- Complete capital work and rehabilitation of Burning Tree, for an estimated investment of \$3M.
- Coordinate through the completion of the refinance of Woodhill, Churchill, Towering Oaks, and Bella Claire; and prioritize the scope for capital investment of these properties to be completed in FY24.
- Explore partnerships with agencies that offer supportive services up to and including homes either through vouchers or MOU
- Successfully complete the transition of management and ownership of 9 communities

Residents Live in Quality Housing

- Improve work order quality and satisfaction - Continue to meet work order response times with a highlighted focus on tracking of work order quality control by collecting 10% resident work order survey responses.
- Improve pest control - Implement a pest control quality control tracker to ensure the effectiveness of the increase and revised services by reducing the emergency pest control requests.

REAL ESTATE SERVICES GOALS

Residents Have Sufficient Housing Choices/Residents Live in Quality Housing

- Obtain 9% tax credit award:
 - Silver Oaks (June 2023)
- Close and began construction on 4% Bond deals:
 - Springview (July 2022)
- Complete construction of:
 - Vista at Interpark (August 2022)
 - Vista at Everest (August 2022)
 - Watson Rd (March 2023)
 - Copernicus (March 2023)
- Complete construction and sell 18 houses in Palm Lake/Sunflower (June 2023)
- Begin construction of single family in Artisan Park, Victoria Commons

Staff Thrive at Work

- Attend development industry specific conferences (TAAHP, AFH, and Novogradac) (June 2023)

CONSTRUCTION SERVICES & SUSTAINABILITY GOALS

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Residents Live in Quality Housing

- Obligate 2020 CFP Grant 100% by deadline of September 25, 2023
- Expend 2020 CFP Grant 100% by deadline of September 25, 2025
- Obligate 2021 CFP Grant 100% by deadline of February 22, 2023
- Expend 2021 CFP Grant 100% by deadline of February 22, 2025
- Public Housing: complete fire protection project at Villa Tranchese, structural concrete repairs at Villa Tranchese, complete generator projects at W C White and Lewis Chatham, complete roof replacement projects at Cheryl West, Mirasol and Villa Veramendi, and Highview stormwater improvements and offline unit rehab
- Beacon Communities: complete construction at Burning Tree Apartments, begin capital improvements project at Pecan Hill Apartments

Residents Have Sufficient Housing Choices

- Close-out new development construction projects at: The Scott at Medio Creek (Trader Flats), 100 Labor St., Watson Rd., Copernicus, Vista at Everest, Vista at Interpark, Bristol at Somerset and Horizon Point
- Complete construction of single family homes at Villas de Fortuna, Sunflower and Palm Lake
- Begin construction of single family homes at Sunflower and Palm Lake
- Begin construction at SAHA self-developed Snowden Road

Staff Thrive at Work

- Hire a full-time Construction Project Manager
- Hire a full-time Construction Project Inspector

COMMUNITY DEVELOPMENT INITIATIVES GOALS

27

Residents Have Affordable Utilities

- Secure external funding to support the continued administration of the ConnectHomeSA program

Staff Respect and Value Diversity and Inclusion

- Standardize CDI management implementation of strategies introduced in TIC and equity trainings, and deliver brief recurring trainings to staff on TIC, equity, compassion, and excellence, for constancy of purpose and cultural development

Staff Thrive at Work

- Deliver a series of formal trainings to management on referencing program rules, developing policies, mapping processes, and documenting procedures
- Document standardized step-by-step procedures and develop tools to increase predictability and reduce burnout
- Design a pilot program wherein CDI staff who elect to participate work with their supervisor to develop an individualized development plan tailored to help the employee meet his or her professional goals

Supportive Services: Households Participating in Programs

- Launch SAHA resident services collaborative
- Assist consultant in the evaluation of resident councils and implementation of recommendations
- Align CDI outputs and activities with CDI strategic goals
- Improve services to all residents receiving CDI services
- Relaunch nonprofit for additional resources and services to SAHA residents

ASSET MANAGEMENT GOALS

Residents Have Sufficient Housing Choices

- Complete analysis and recommendations for 8 LIHTC deals reaching year #15 effective 12/31/22. Complete portfolio analysis of Public Housing and Beacon portfolios utilizing PNA data and financial performance indicators.
- Complete stabilization of Rosemont at University Park and finalize MOU for sale and resyndication of tax credits with a new development partner.
- Complete the refinance of the following assets:
 - Woodhill Apartments
 - Pecan Apartments
 - Church Hill
 - Towering Oaks
 - Bella Claire
 - Midcrown Senior Pavilion

PROCUREMENT GOALS

Staff Thrive at Work

- In collaboration with Innovative Technology, continue to adopt more streamlined, simplified internal purchasing processes with the expanded use of existing financial systems and redesigned purchasing processes.
- In collaboration with the Accounting Department, conduct an agency-wide procurement training with 100% end user participation in order to expedite the procurement and payment process.
- Provide opportunities for staff to attend training that are industry specific at the State of Texas and other organizations in the Procurement training field.
- Promote new hire efforts to obtain industry based professional certifications within the first 180 days.

Staff Respect and Value Diversity and Inclusion

- Improve efforts to increase awards to Section 3 business concerns and minority contractors.
- Provide quarterly vendor training to increase vendor participation in our solicitation process.

INNOVATIVE TECHNOLOGY GOALS

Staff Thrive at Work

- Support the HR Department:
 - With JDE Data cleanup, smart reporting and Functional training
 - Implementing a Learning Management System to support career growth management and tracking
- Support HR, Procurement and FHP in the use of Document Management
- Support Planning Data Governance Goals

Residents Feel Safe

- Support FHP to bring innovative safety security systems that will work toward helping SAHA residents feel safe
- Support the Public Affairs department with the ongoing rollout of Rave Guardian for improved resident communication and emergency alerts

Residents Have Affordable Utilities

- Continue on the path of WiFi expansion project for our new developments and Beacon

Residents Live in Quality Housing

- Support the FHP department:
 - Implement mobile work orders
 - Client portal
 - The rebuild and improvement of the LandLord portal

FINANCE GOALS

Staff Thrive at Work

- Develop a new succession plan for the Director of Finance position.
- Continue to develop the skill set of departmental staff by offering opportunities for cross-training; in addition to encouraging staff to pursue educational opportunities and professional certifications.
- Finance & Accounting will attend training specifically on the topic of Diversity and Inclusion.
- Staff will raise awareness of Finance & Accounting Department objectives and capabilities, while learning about other SAHA departments and creating internal networks.

Finance Departmental Goals that Support all Remaining Outcomes

- Staff will continue to work on attempting to increase the amount of funding through possible repositioning of existing public housing units as well as collaborating on the expansion of the current number of public housing units.
- Staff will support the Board and CEO's vision for the agency to provide new opportunities for affordable housing by working collaboratively with the community, elected officials, HUD, and other partners.
- Coordinate with Asset Management and lender(s) to potentially leverage various properties from the Beacon portfolio.
- Collaborate with the Asset Management, Legal, and Beacon departments to convert tax credit properties reaching the end of their 15 year compliance period into the Beacon portfolio.
- Provide analyses to officers and DSNR staff in support of the agency's strategic outcome that SAHA residents have a sufficient supply of affordable housing options.
- Facilitate the accounting conversion for properties that are transitioning back to SAHA management, acquisitions of new properties; as well as any additions to the Beacon managed non-owned properties.

HUMAN RESOURCES GOALS

Staff Respect and Value Diversity and Inclusion/Staff Thrive at Work

- Complete the evaluation of the recruitment process, and implementation of best practices to include:
 - Increased outreach and hiring events; to include special or diverse populations
 - Strategic marketing of SAHA benefits and job posting opportunities
 - Improve current interview assessment process to ensure objectivity and remove any potential bias to the process
 - Improve electronic data collection for employees

- Increase survey scores through targeted actions developed by the Thrive Committee:
 - Work Environments - seamless and supported whether Remote or In Person
 - Workplace Wellness
 - Increased Employee Engagement
 - Connected
 - Personal and Professional Development and Training

- Hire a HR Training Coordinator to oversee training development, delivery, and tracking:
 - Work with departments to coordinate training needs
 - Offer social connection to HR for employees through training and recognition of career advancement opportunities

INTERNAL AUDIT GOALS

Residents Live in Quality Housing

- Beacon Communities will be added into the Compliance Auditing schedule; with the total Compliance Audit of Public Housing and Beacon to be:
 - 93 communities and approximately 1,192 files
- Continue the review of AHP files at 65 per month, 780 per year
- FSS escrow packets valued over \$5,000 will be reviewed for compliance; estimate a minimum of 25 files will be processed
- The Risk Assessment for the Annual Audit Plan will update the key department processes to ensure that risks are better identified and evaluated for future audits

Staff Thrive at Work

- Ensure that training continues to be a priority, with a minimum of 20 hours per staff person completed
- 100% of the department will volunteer on a committee and serve at a SAHA event
- Participate in local Institute of Internal Auditors chapter events and training

Staff Respect and Value Diversity and Inclusion

- Attend training specifically on the topic of Diversity and Inclusion
- Raise awareness of IA department objectives and capabilities, while learning about other SAHA departments and creating internal networks

LEGAL GOALS

Departmental Goals that Support all Outcomes

- Continue to assist and support other SAHA departments through effective advice which will allow them help stabilize housing for SAHA participants and potentially allow for residents to feel safer in their units and communities.
- To decrease the average amount of time for response for Open Records requests from 9 days to 5 days by further utilizing technology which will allow for quicker transactions. Would like to increase transparency of SAHA by making the open records portal more easily accessible on the SAHA website.
- Continue to reduce the number of paper files that are transferred through the department.
- Continue to provide training and updates to other departments which will help reduce the potential for litigation including fair housing issues, accommodations, property management basics and best practices of the industry.
- Continue to represent SAHA in more lawsuits and complaints, without involving outside counsel, which would represent a cost savings to the agency.

POLICY & PLANNING GOALS

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Strategic Planning and Management

- Initiate TOC Update cycle, establish an agency-wide scorecard system, complete CDI Strategic Plan, administer survey(s) to track resident sentiment regarding Equity, Compassion and Excellence

Residents Have Sufficient Housing Choices

- Administer survey(s) to track resident sentiment regarding access to sufficient home choices

Residents Live in Quality Housing

- Administer survey(s) to track resident sentiment regarding quality homes

Residents Feel Safe/Residents Have Affordable Utilities

- Administer survey(s) to track resident sentiment regarding safety and access to affordable utilities

Staff Respect and Value Diversity and Inclusion/Staff Thrive at Work

- Administer survey(s) to track staff sentiment regarding diversity and inclusion and career satisfaction

Improve Data Governance and Management

- Develop leadership training curriculum around data literacy, develop reporting and visualization standards, develop an analytics framework to discover and realize the full potential of Agency data, revise consent and data sharing policies, processes and procedures

PUBLIC AFFAIRS GOALS

Public Affairs Departmental Goals that Support all Outcomes

- Announce the agency's rebrand to announce SAHA's new name, log, values, missions, vision
- Lead public briefings with leaders from the COSA, civic, trade organizations, elected officials, business leaders, members of academia, other important leaders
- Use traditional/nontraditional media to proactively promote the agency's new direction, vision, leadership
- Launch a podcast for a national platform to discuss housing related topics; highlight residents who are breaking the cycle of poverty
- Redesign the employee intranet portal, to be tentatively named MySAHA, for SAHA staff to access news and information

REGULATORY OVERSIGHT GOALS

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Staff Thrive at Work

- Board Relations Manager will obtain a minimum of 20 hours of training to include training related to her role.
- Compliance Analyst will work with management to evaluate training/certifications as needed and develop a timeline for completion.
- Compliance Manager will attend training related to her field to continue to strengthen the development of the department.

Residents Live in Quality Housing

- Fraud Investigator will continue to follow up on all Lighthouse cases received throughout 2021, complete preliminary investigations and close out all non-relevant cases within three days.
- Board Relations Manager will work to ensure that packets for Committee and Board meetings are made available to be issued six (6) days prior to the respective meeting date. In addition, she plans to research Board management software for potential implementation and complete the Board document scanning project.
- Compliance Analyst will continue working on the comprehensive compliance training program for SAHA's partnership compliance/management teams, which includes standard operating procedures and workflow processes in Google and Wrike.
- Compliance Manager will continue to collaborate with internal departments to report on performance tracking for development/management partners. The information is vital when entering into future management and development contracts.

SECURITY GOALS

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Staff Thrive at Work

- Mass Notification System to alert key personnel of evolving emergencies
- SPIN (Security-Police Information Network) crime prevention partnership between SAHA, security and police to increase public safety through the sharing of important and timely information
- RASP (Risk Assessment Strategic Plan) is a process for identifying, assessing and managing risks and uncertainties
- CART (Compliance Agreement Response Team) is a multidisciplinary team to identify and investigate the root cause of the incidents and abatement through a collaborative and comprehensive approach
- Data Disaggregation: Collate data by SAPD Substation or Reporting District and analyze communities within this geographic area to calibrate crime prevention initiatives
- FBI Crime Data Explorer - data visualization to expand awareness of local, state and national incidents to improve accountability & shape security protocol

Residents Feel Safe

- AWARE Program (Apartment Watch and Resident Education) - Crime Prevention to forge bonds between neighbors and be the eyes and ears for safety related issues
- Q-TIP Program (Quality of Life Targeted Intervention) - Crime Prevention through “order maintenance” to address signs of disorder (e.g. junk vehicles, graffiti and incidents)
- SWAT - Silent Witness Anonymous Tips - Crime Prevention platform to report incidents

APPENDIX

FYE 2023 CONSOLIDATED REVENUE TREND

Projected revenue in FYE 2023 will increase by \$10.7 Million

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DESCRIPTION	FYE 6/30/21	FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	VARIANCE 2023 BUDGET VS 2022 BUDGET INCREASE/ (DECREASE)
	ACTUAL	BUDGET	BUDGET	BUDGET	
Rental Revenue	\$35.9	\$37.7	\$47.6	\$46.3	\$(1.3)
Grant Revenue					
Section 8 - HAP	107.9	108.6	103.0	105.1	2.1
Section 8 - Admin.	12.3	9.2	9.6	9.9	0.3
Operating Subsidy	27.9	24.3	24.9	27.9	3.0
Capital Grants	13.5	8.0	13.2	16.5	3.3
Other Grants	4.1	3.7	3.9	5.5	1.6
Total Grant Revenue	\$165.7	\$153.7	\$154.6	\$164.9	\$10.3
Other Revenue*	7.4	12.2	7.7	9.4	1.7
Total Revenue	\$209.0	\$203.6	\$209.9	\$220.6	\$10.7

* Other Revenue includes Lease Payments, Cash Donations, Compliance Monitoring Fees, Other Income, Deposit

FYE 2023 CONSOLIDATED EXPENSE TREND

Projected expenses in FYE 2023 will increase by \$16.5 Million

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DESCRIPTION	FYE 6/30/21	FYE 6/30/21	FYE 6/30/22	FYE 6/30/23	VARIANCE 2023 BUDGET VS 2022 BUDGET INCREASE/ (DECREASE)
	ACTUAL	BUDGET	BUDGET	BUDGET	
HAP Expense	\$100.6	\$109.7	\$102.7	\$104.8	\$2.1
Salaries & Benefits	36.4	38.8	42.4	48.7	6.3
Admin and Other*	5.1	8.6	9.8	10.7	0.9
Utilities	8.3	8.2	9.0	9.6	0.6
Maint/Replacement Items	19.5	17.4	18.7	20.2	1.5
Insurance	3.1	3.6	4.1	4.3	0.2
Protective Services	3.6	0.7	1.0	1.4	0.4
Interest Expense	5.4	4.3	5.8	5.3	(0.5)
Operating Subsidy to Partners	2.4	1.9	2.3	3.2	0.9
Capital Grants Transfer (PH)	8.0	4.8	9.1	13.2	4.1
Total	\$192.4	\$198.0	\$204.9	\$221.4	\$16.5

* Includes expenses such as audit, postage, office supplies, dues and fees, advertising, legal fees, training, travel, telephone, technology/licensing costs, internet as well as supplies and funding for resident participation programs

PUBLIC HOUSING COMMUNITIES

42

PROPERTY	TOTAL UNITS
Alazan	685
Alhambra Senior	14
Blanco	100
Cassiano Homes	499
Charles Andrews	52
Cheryl West	82
Christ the King	48
Cisneros	55
College Park	78
Convent	0
Converse Ranch I	25
Converse Ranch II	21

PROPERTY	TOTAL UNITS
Cross Creek	66
East Meadows	71
East Meadows II	42
Escondida	20
Fair Avenue	216
Francis Furey	66
Frank Hornsby	59
Gardens at San Juan	63
Glen Park	26
Guadalupe	56
HB Gonzalez	51
Hemisview	49

PUBLIC HOUSING COMMUNITIES

(Continued)

43

PROPERTY	TOTAL UNITS
Highview	68
Jewett Circle	75
Kenwood Manor	9
Kenwood North	53
LC Rutledge	66
Le Chalet	34
Legacy at Alazan	40
Lewis Chatham	119
Lila Cockrell	70
Lincoln Heights	338
Linda Lou	10
Madonna	60

PROPERTY	TOTAL UNITS
Marie McGuire	63
Matt Garcia	55
Midcrown	39
Midway	20
Mirasol Homes	174
Mission Park	100
Morris Beldon	35
Olive Park	26
OP Schnabel	70
Park Square	26
Parkview	153
Pin Oak I	50

PUBLIC HOUSING COMMUNITIES

(Continued)

44

PROPERTY	TOTAL UNITS
Pin Oak II	22
Raymundo Rangel	26
Refugio	50
Riverside	74
Sahara Ramsey	16
San Juan Sq I	46
San Juan Sq II	48
San Pedro Arms	16
Scattered Sites	69
South San	30
Springview	173
Sun Park Lane	65
Sutton Oaks Ph I	49

PROPERTY	TOTAL UNITS
Tarry Towne	98
The Park at Sutton Oaks	49
TL Shaley	66
Victoria Plaza	185
Villa Hermosa	66
Villa Tranchese	201
Villa Veramendi	166
Village East	24
WC White	75
Westway	152
Wheatley Senior Park	42
William Sinkin	50
Williamsburg	15

BEACON COMMUNITIES

45

PROPERTY	TOTAL UNITS
Bella Claire	67
Burning Tree	108
Castle Point	220
Churchill Estates	40
Claremont Townhomes	4
Converse Ranch I	124
Converse Ranch II	104
Costa Valencia	230
Cottage Creek I	253
Cottage Creek II	196

PROPERTY	TOTAL UNITS
Courtland Heights	56
Dietrich Road	30
Encanta Villa	56
Homestead	157
La Providencia	90
Legacy at Crown Meadows	192
Legacy at Science Park	120
Legacy on O'Connor	150
Monterrey Park	200
Pecan Hill	100

PROPERTY	TOTAL UNITS
Reagan West	15
Refugio Place	210
Rosemont at Highland Park	252
San Juan Square II	144
Sunshine Plaza	100
Towering Oaks	128
Villa de San Alfonso	29
Villa de Valencia	104
Warren House	7
Woodhill	532

PARTNERSHIP INTERESTS

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COMPLETION DATE	DEVELOPER	COMMUNITY	TOTAL UNITS	PH UNITS
2007	American Affordable Homes	Midcrown Seniors Pavilion	196	39
2007	Cascade Development	The Ravello	252	0
2007	Franklin Development Corp	Artisan at Mission Creek	252	0
2008	Cascade Development	The Sorento	248	0
2008	Cascade Development	Rosemont @ University Park	240	0
2008	Franklin Development Corp	Artisan at Salado II	252	0
2008	NRP Group	Costa Mirada Apartments	212	0
2008	NRP Group	Costa Almadena Apartments	176	0
2008	NRP Group	San Juan Square Phase I	143	46
2008	NRP Group	Alhambra Senior	140	14
2009	Hogan Services	Elan Garden	228	0
2010	Carleton Development	HemisView Village	245	49

PARTNERSHIP INTERESTS

(Continued)

47

COMPLETION DATE	DEVELOPER	COMMUNITY	TOTAL UNITS	PH UNITS
2010	Franklin Development Corp	Artisan at Creekside	252	0
2010	Franklin Development Corp	Sutton Oaks (Sutton I)	194	49
2010	NRP Group	San Juan Square II	144	48
2011	NRP Group	The Mirabella	172	0
2013	Franklin Development Corp	The Park at Sutton Oaks	208	49
2014	NRP Group	San Juan Phase III	252	63
2018	MBS	East Meadows I	215	71
2018	MBS	Wheatley Park Senior Living	80	44
2019	Post Investment Group	Arroyo Seco	200	0
2019	Vesta Corporation	Marshall Meadows	250	0
2019	Vesta Corporation	Mission Del Rio	180	0
2019	Vesta Corporation	Port Royal	252	0

PARTNERSHIP INTERESTS

(Continued)


48

COMPLETION DATE	DEVELOPER	COMMUNITY	TOTAL UNITS	PH UNITS
2020	MBS	East Meadows II	119	42
2021	Franklin Development Corp	Artisan at Ruiz	102	0
2021	Hogan	Majestic Ranch	288	0
2022	Lynd	Culebra Crossing	327	0
2022	NRP Group	Arcadian (1604 Lofts)	324	0
2022	Mission DG	Aspire at Tampico	200	0
2022	NRP Group	Elevate at Kitty Hawk	212	0
2022	NRP Group	Legacy at Alazan	88	40
2022	Hogan	Mira Vista Apartments	312	0
2022	NRP Group	Scott at Medio Creek (Trader Flats)	324	0
TOTAL			7,279	554

DISCUSSION

SAN ANTONIO HOUSING AUTHORITY**May 18, 2022****MEMORANDUM**

To: Finance Committee

From: Ed Hinojosa, Jr., President and CEO 

Presented by: Diana Kollodziej Fiedler, Chief Financial Officer

RE: Update and discussion regarding the Quarterly Financial Performance Report for the San Antonio Housing Authority

SUMMARY:**Financial Performance Highlights**

The Quarterly Financial Report for the San Antonio Housing Authority for the nine months ended March 31, 2022 is attached. The Financial Performance Report provides separate condensed statements of revenue and expenses, one for SAHA's core business activities of housing, management, and resident services ("Operations") and another for the Capital Fund and Real Estate Services lines of business ("Capital"). The results for the nine months ended March 31, 2022 reflect a Deficit Before Non-Cash Items of \$0.4 million for Operations (\$1.3 million above budget) and \$18.2 million for Capital (\$6.2 million above budget).

Total Operating Revenue for the Operations segment was approximately \$10.9 million below budget due primarily to unfavorable variances of \$6.5 million in Tenant Revenue and \$9.2 million in Housing Assistance Payment (HAP) Revenue offset by favorable variances of \$4.3 million in Grants revenue and \$0.4 million in Miscellaneous Revenue. Tenant Revenue was below budget by \$6.5 million due to unfavorable variances in the Beacon and Public Housing sectors of \$5.6 million and \$0.8 million, respectively. The \$9.2 million unfavorable variance in Section 8 HAP Revenue was offset by the favorable variance in Section 8 HAP Expense of \$9.0 million. Grants revenue was above budget by \$4.3 million mainly due to a favorable variance of \$2.9 million in Public Housing. The \$2.9 million variance consisted of \$1.5 million in operating subsidy and \$1.4 million Tax Increment Reinvestment Zone financing funds from the City of San Antonio for the Labor Street project. Also contributing to the \$4.3 million overall favorable variance was Section 8 administrative fees of \$1.4 million, 4 percent greater than budgeted. The \$0.4 million in additional Miscellaneous Revenue was related to ground lease payments for the Legacy at Alazan project and the Labor Street project.

Total Operating Expenses ended the period \$12.1 million below budget for Operations largely due to favorable variances of \$9.0 million in HAP Expense, \$4.0 million in Salaries and Benefits and \$2.1 million in Other Expenses offset by an unfavorable variance of \$2.7 million in Ordinary Maintenance and Operations and \$0.3 million in Utilities. Staffing vacancies and positions placed on hold have led to the majority of segments reporting favorably for Salaries and Benefits. The Other Expenses line item ended the period \$2.1 million below budget primarily due to favorable variances in technology/licensing fees, consulting fees, and general liability and workers' compensation insurance. Ordinary Maintenance and Operations line item ended the period \$2.7

SAN ANTONIO HOUSING AUTHORITY**May 18, 2022**

million above budget primarily due to unfavorable variances in Public Housing of \$2.4 million and Beacon of \$0.3 million. Unfavorable expenses arose from other contract costs, plumbing maintenance, solid waste disposal and window/door replacements. Utilities line item ended the period \$0.3 million above budget primarily due to unfavorable variances in the Public Housing sector related to water, electricity and gas.

Total Operating Revenue for the Capital segment was approximately \$4.7 million above budget due primarily to a favorable variance of \$7.8 million in Miscellaneous Revenue, partially offset by an unfavorable variance of \$3.1 million in Grants revenue. Miscellaneous Revenue was above budget by \$7.8 million due to a favorable variance of \$10.2 million for various earned fees associated with the closing of capital transactions for co-developed tax credit partnerships for Las Varas Public Facility Corporation and \$0.2 million in lease payments. Partially offsetting the overall favorable variance was \$2.6 million in unearned development fees that were budgeted but not realized. Grant revenue ended the period with an unfavorable variance of \$3.1 million due to the timing of Capital Fund grant expenditures.

The Comparative Balance Sheet reflects an overall increase in Total Net Position of \$5.2 million from March 31, 2021 to March 31, 2022. Total Assets increased by \$51.1 million due to the additions of \$49.2 million in Fixed Assets, \$1.6 million in Current Assets and \$0.2 million in Other Non-Current Assets. The \$1.6 million increase in Current Assets resulted largely from remaining loan proceeds of \$1.0 million from the EPC loan and \$0.6 million from the Sunshine Plaza loan. The \$49.2 million upswing in Fixed Assets was due to the addition of buildings and land of \$54.4 million as well as an increase of \$14.6 million related to capital projects offset by the recording of depreciation. The increase in buildings was attributable to Beacon's purchase of the Costa Valencia property and the capitalization of construction projects in both the Beacon and Public Housing portfolios. The increase in land was caused by the Organization acquiring ownership interests in several properties for the Watson Road, Copernicus, Kitty Hawk, Vista at Interpark, Josephine, and Vista at Everest projects. The increase of \$0.2 million in Other Non-Current Assets was due to the general partner investment in the Legacy at Alazan project.

Total Liabilities increased by \$44.6 million due mainly to an increase of \$30.0 million in deferred revenue, of which \$6.3 million arose from Section 8 programs and \$23.7 million arose from the Facility Corporation entering into ground leases with the Watson Road, Copernicus, Kitty Hawk, Vista at Interpark, Josephine and Vista at Everest partnerships. Also included in this category is \$10.9 million of new debt related to the construction of the Labor Street property. Also contributing was the acquisition of the Costa Valencia property which added new debt of \$10.1 million. These increases were partially offset by scheduled debt payments.

Supplemental Information—Funding Environment

On March 15, 2022, President Biden signed into law the 2022 Consolidated Appropriations Act. In general, the bill's funding levels represent a compromise between the House and Senate bills, providing most HUD programs with modest increases from 2021 enacted levels. It proposes:

- \$27.4 billion for Tenant-based rental assistance, a \$1.59 billion (8.2%) increase over the 2021 enacted level. Of this amount, \$24.1 billion is for Section 8 Housing Choice Voucher contract renewals, which is \$1.02 billion (4.4%) more than FY 2021 and should be sufficient to fund all renewals.

SAN ANTONIO HOUSING AUTHORITY

May 18, 2022

- \$3.2 billion for the Public Housing Capital Fund, an increase of \$435 million (15.7%) over the 2021 enacted level.
- \$5.04 billion for Public Housing operating subsidies, an increase of \$200 million (4.1%) over the 2021 enacted level.
- \$14.0 billion for Project-Based Rental Assistance, an increase of \$520 million (3.9%) over the 2021 enacted level, which should be sufficient to renew all expiring contracts.
- \$350 million for the Choice Neighborhoods Initiative, an increase of \$150 million over the 2021 enacted level.
- \$150 million increase to HOME Investment Partnership Programs for a total of \$1.5 billion.
- \$3.2 billion for Homeless Assistance Grants, an increase of \$213 million over the 2021 enacted level.

PROPOSED ACTION:

None

FINANCIAL IMPACT:

None

STRATEGIC OUTCOME:

Supports all strategic outcomes.

ATTACHMENTS:

Financial Performance Report
Cash and Investment Summary
Grants Report

San Antonio Housing Authority
Financial Performance Report
As of March 31, 2022
(UNAUDITED)

Condensed Statement of Revenue and Expenses - Operations

(For the Nine Months Ended 03/31/2022)

	OPERATIONS ACTUAL 3/31/2022	OPERATIONS BUDGET 3/31/2022	OPERATIONS Variance	Highlights Section
Operating Revenue				
Tenant Revenue	\$ 28,922,007	\$ 35,399,086	\$ (6,477,079)	I(a)(1)
Grants	33,174,941	28,829,127	4,345,814	I(a)(2)
HAP Revenue	68,047,719	77,232,958	(9,185,239)	I(a)(3)
Miscellaneous Revenue	1,270,345	868,312	402,033	I(a)(4)
Total Operating Revenue	\$ 131,415,012	\$ 142,329,483	\$ (10,914,471)	
Operating Expenses				
Salaries and Benefits	\$ 27,212,847	\$ 31,167,634	\$ (3,954,787)	I(b)(1)
Ordinary Maintenance and Operations	14,600,267	11,887,979	2,712,288	I(b)(2)
Utilities	6,985,115	6,728,988	256,127	I(b)(3)
Other Expenses	8,054,611	10,146,246	(2,091,635)	I(b)(4)
HAP Expense	68,019,528	77,007,459	(8,987,931)	I(a)(3)
Total Operating Expenses	\$ 124,872,368	\$ 136,938,306	\$ (12,065,938)	
Net Operating Income	\$ 6,542,644	\$ 5,391,177	\$ 1,151,467	
Non-Operating Income (Expenses)				
Interest Expense	\$ (3,552,588)	\$ (4,052,724)	\$ 500,136	I(c)(1)
Interest Income	737,790	448,589	289,201	I(c)(1)
Other Income (Expenses)	(4,117,075)	(3,516,928)	(600,147)	I(c)(1)
Total Non-Operating Income (Expenses)	\$ (6,931,873)	\$ (7,121,063)	\$ 189,190	
Surplus (Deficit) Before Non-Cash Items	\$ (389,229)	\$ (1,729,886)	\$ 1,340,657	
Non-Cash Items				
Depreciation and Amortization	\$ (10,648,154)	\$ (11,723,729)	\$ 1,075,575	
Non-Operating Income (Expense)	190,607	8,072,228	(7,881,621)	
Total Non-Cash Items	\$ (10,457,547)	\$ (3,651,501)	\$ (6,806,046)	
Change in Net Position	\$ (10,846,776)	\$ (5,381,387)	\$ (5,465,389)	I(c)(1)

**San Antonio Housing Authority
Financial Performance Report
As of March 31, 2022
(UNAUDITED)**

**Condensed Statement of Revenue and Expenses - Capital Activities
(For the Nine Months Ended 03/31/2022)**

	CAPITAL ACTUAL 3/31/2022	CAPITAL BUDGET 3/31/2022	CAPITAL Variance	Highlights Section
Operating Revenue				
Grants	\$ 6,955,889	\$ 10,053,062	\$ (3,097,173)	II(a)(1)
Miscellaneous Revenue	12,381,083	4,575,860	7,805,223	II(a)(2)
Total Operating Revenue	\$ 19,336,972	\$ 14,628,922	\$ 4,708,050	
Operating Expenses				
Salaries and Benefits	\$ 967,659	\$ 830,138	\$ 137,521	II(b)(1)
Ordinary Maintenance and Operations	105,786	81,519	24,267	
Utilities	1,881	2,916	(1,035)	
Other Expenses	974,653	877,126	97,527	
Total Operating Expenses	\$ 2,049,979	\$ 1,791,699	\$ 258,280	
Net Operating Income	\$ 17,286,993	\$ 12,837,223	\$ 4,449,770	
Non-Operating Income (Expenses)				
Interest Expense	\$ (302,827)	\$ (304,088)	\$ 1,261	
Interest Income	169,289	(127,799)	297,088	II(c)(1)
Other Income (Expenses)	1,065,519	(429,796)	1,495,315	II(c)(1)
Total Non-Operating Income (Expenses)	\$ 931,981	\$ (861,683)	\$ 1,793,664	
Surplus (Deficit) Before Non-Cash Items	\$ 18,218,974	\$ 11,975,540	\$ 6,243,434	
Non-Cash Items				
Depreciation and Amortization	\$ (7,571)	\$ (7,549)	\$ (22)	
Non-Operating Income (Expense)	(248,375)	(4,819,707)	4,571,332	
Total Non-Cash Items	\$ (255,946)	\$ (4,827,256)	\$ 4,571,310	
Change in Net Position	\$ 17,963,028	\$ 7,148,284	\$ 10,814,744	II(c)(1)

*Capital Fund column includes Capital Fund and Real Estate Services

**San Antonio Housing Authority
Financial Performance Report
As of March 31, 2022
(UNAUDITED)**

Comparative Balance Sheet

	<u>3/31/2022</u>	<u>3/31/2021</u>	<u>Increase (Decrease)</u>	<u>%</u>	<u>Highlights Section</u>
Assets					
Current Assets	\$ 115,338,678	\$ 113,725,391	\$ 1,613,287	1.42%	
Fixed Assets	317,226,288	267,992,661	49,233,627	18.37%	
Other Non-Current Assets	66,971,781	66,745,449	226,332	0.34%	
Total Assets	<u>\$ 499,536,747</u>	<u>\$ 448,463,501</u>	<u>\$ 51,073,246</u>	<u>11.39%</u>	III(a)
Deferred Outflows of Resources					
Deferred Charges on Refunding	\$ 297,501	\$ 411,711	\$ (114,210)	-27.74%	
Deferred Swap Outflows	1,893,931	3,022,359	(1,128,428)	-37.34%	
Total Deferred Outflows of Resources	<u>\$ 2,191,432</u>	<u>\$ 3,434,070</u>	<u>\$ (1,242,638)</u>	<u>-36.19%</u>	
Total Assets and Deferred Outflows of Resources	<u><u>\$ 501,728,179</u></u>	<u><u>\$ 451,897,571</u></u>	<u><u>\$ 49,830,608</u></u>	<u><u>11.03%</u></u>	
Liabilities					
Current Liabilities	\$ 35,158,243	\$ 17,036,409	\$ 18,121,834	106.37%	
Non-Current Liabilities	149,527,936	123,011,014	26,516,922	21.56%	
Total Liabilities	<u>\$ 184,686,179</u>	<u>\$ 140,047,423</u>	<u>\$ 44,638,756</u>	<u>31.87%</u>	III(b)
Net Position					
Net Investment in Capital Assets	\$ 200,398,854	\$ 167,604,209	\$ 32,794,645	19.57%	
Restricted Net Position	40,764,477	49,225,461	(8,460,984)	-17.19%	
Unrestricted Net Position	75,878,669	95,020,478	(19,141,809)	-20.14%	
Total Net Position	<u>\$ 317,042,000</u>	<u>\$ 311,850,148</u>	<u>\$ 5,191,852</u>	<u>1.66%</u>	III(c)
Total Liabilities and Net Position	<u><u>\$ 501,728,179</u></u>	<u><u>\$ 451,897,571</u></u>	<u><u>\$ 49,830,608</u></u>	<u><u>11.03%</u></u>	

**San Antonio Housing Authority
Financial Performance Report
As of March 31, 2022
(UNAUDITED)**

HIGHLIGHTS

For the nine months ended March 31, 2022, the Operations segment generated a deficit before non-cash items of \$0.4 million, which was \$1.3 million above budget. Total Operating Revenue was below budget by \$10.9 million, or 7.67 percent, and Total Operating Expenses were below budget by \$12.1 million, or 8.81 percent.

For the nine months ended March 31, 2022, the Capital segment produced a surplus before non-cash items of \$18.2 million, which was \$6.2 million above budget. Total Operating Revenue was above budget by \$4.7 million, or 32.18 percent, and Total Operating Expenses were above budget by \$0.3 million, or 14.42 percent.

Total Assets and Deferred Outflows of Resources increased by \$49.8 million, or 11.03 percent. Total Liabilities increased by \$44.6 million, or 31.87 percent. Presented below are explanations which summarize the results of operations (Operations and Capital segments) and the combined changes in financial condition.

I. Income Statement (Operations)

Total Operating Revenue was below budget by \$10.9 million and Total Operating Expenses were below budget by \$12.1 million.

(a) **Operating Revenue**

- (1) Tenant revenue was below budget by \$6.5 million due to unfavorable variances in the Beacon and Public Housing sectors of \$5.6 million and \$0.8 million, respectively. The primary properties contributing to the unfavorable variance for the Beacon sector were Woodhill and three tax credit properties that we had anticipated acquiring which would have added 596 units to the Beacon portfolio. However, it was determined that the most favorable path would be to resyndicate those properties and reestablish them as new tax credit partnerships outside of the Beacon portfolio. Woodhill continues to struggle with occupancy problems and fiscal year-to-date occupancy was 79 percent.
- (2) Grant revenue was above budget by \$4.3 million primarily due to a favorable variance of \$2.9 million in Public Housing. The \$2.9 million variance was comprised of \$1.5 million in operating subsidy and \$1.4 million Tax Increment Reinvestment Zone financing funds from the City of San Antonio for the Labor Street project. Also contributing to the \$4.3 million overall favorable variance was Section 8 administrative fees of \$1.4 million with actual proration of 84 percent, 4 percent greater than budgeted proration of 80%.
- (3) Section 8 Housing Assistance Payment (HAP) Revenue ended the period with an unfavorable variance of \$9.2 million which was offset in the HAP Expense account by a favorable variance of \$9.0 million.
- (4) Miscellaneous Revenue ended the period with a favorable variance of \$0.4 million primarily due to lease payments of \$0.3 million for Alazan and \$0.1 million for the Labor Street project.

San Antonio Housing Authority
Financial Performance Report
As of March 31, 2022
(UNAUDITED)

(b) **Operating Expenses**

- (1) Salaries and Benefits ended the period \$4.0 million below budget. Staffing vacancies and positions placed on hold have led to the majority of segments reporting favorably for Salaries and Benefits. The Beacon and Public Housing segments were the primary contributors to the favorable variance.
- (2) Ordinary Maintenance and Operations ended the period \$2.7 million above budget primarily due to unfavorable variances in Public Housing of \$2.4 million and Beacon of \$0.3 million. Unfavorable expenses arose from other contract costs, plumbing maintenance, solid waste disposal and window supplies.
- (3) Utilities line item ended the period \$0.3 million above budget primarily due to unfavorable variances in Public Housing of \$0.3 million. Unfavorable expenses arose from \$0.2 million in water, \$0.1 million in both electricity and gas.
- (4) The Other Expenses line item ended the period \$2.1 million below budget primarily due to favorable variances in Beacon, Central Office, Section 8 and Public Housing segments. Favorable expenses arose primarily from technology/licensing fees, consulting fees, and general liability and workers compensation insurance.

(c) **Summary of Changes in Net Position**

- (1) Change in Net Position ended the period \$5.5 million below budget. Net Operating Income was above budget by \$1.2 million. Non-Operating Income (Expense) ended the period \$7.9 million below budget due to unfavorable variances in the Public Housing segment. \$2.6 million in sales of properties were budgeted for Villa de Fortuna and have not been realized. Also contributing to the overall unfavorable variance was \$5.2 million attributable to timing of capitalized projects.

II. Income Statement (Capital)

Total Operating Revenue was above budget by \$4.7 million and Total Operating Expenses were above budget by \$0.3 million.

(a) **Operating Revenue**

- (1) Grant revenue was below budget by \$3.1 million primarily due to the timing of Capital Fund grant expenditures.
- (2) Miscellaneous Revenue was above budget by \$7.8 million due to a favorable variance of \$10.2 million for various earned fees associated with the closing of capital transactions for co-developed tax credit partnerships for Las Varas Public Facility Corporation and \$0.2 million in lease payments. Partially offsetting the overall favorable variance was \$2.6 million in unearned development fees that were budgeted but were not realized. St. John's and Horizon Pointe Apartments are currently in the development stage pending closure.

**San Antonio Housing Authority
Financial Performance Report
As of March 31, 2022
(UNAUDITED)**

(b) **Operating Expenses**

- (1) Salaries and Benefits were above budget by \$0.1 million primarily due to a favorable variance in the Real Estate sectors of \$0.1 million.

(c) **Summary of Changes in Net Position**

- (1) Change in Net Position ended the period with a \$10.8 million favorable variance. Net Operating Income was above budget by \$4.4 million. Other Income (Expenses) was favorable by \$1.5 million attributable to timing of expensing the Capital Funds management fee and Interest Income was favorable by \$0.3 million.

III. Balance Sheet

Total Assets and Deferred Outflows of Resources increased by \$49.8 million, Total Liabilities increased by \$44.6 million, and Total Net Position increased by \$5.2 million.

- (a) Total Assets increased by \$51.1 million, or 11.39 percent, due to increases of \$49.2 million in Fixed Assets, \$1.6 million in Current Assets and \$0.2 million in Other Non-Current Assets. The \$49.2 million increase in Fixed Assets resulted primarily from an increase of \$54.4 million in land, buildings and equipment, related to the purchase of the Costa Valencia property in the Beacon portfolio, as well as the capitalization of projects in both the Beacon and Public Housing portfolios. These amounts were offset by the routine recording of depreciation of an additional \$19.8 million. Additionally, there were increases of \$14.6 million in construction in progress related to ongoing modernization projects. The \$1.6 million increase in Current Assets arose primarily from the receipt of \$7.9 million in loan funds for the new EPC loan, of which \$1.0 million remains. Other significant increases included the receipt of \$2.5 million in Sunshine Plaza loan proceeds of which \$0.6 million remains. There was an increase in Other Non-Current Assets of \$0.2 million primarily from the general partner investment in the Legacy at Alazan project.
- (b) Total Liabilities increased by \$44.6 million, or 31.87 percent, due primarily to an increase of \$30.0 million in unearned revenue, of which \$23.7 million resulted from the Facility Corporation entering into ground leases with the Watson Road, Copernicus, Kitty Hawk, Vista at Interpark, Josephine and Vista at Everest partnerships. Additionally, there was a \$6.3 million increase in unearned revenue for Section 8 programs (funds were advanced and were pending expenditure). Other significant increases were \$10.9 million of new debt related to Labor debt and the addition of \$10.1 million in debt related to the acquisition of the Costa Valencia property. These increases were partially offset by scheduled debt payments.
- (c) Total Net Position increased by \$5.2 million, or 1.66 percent, as a result of the changes described above.

**San Antonio Housing Authority
Financial Performance Report
As of March 31, 2022
(UNAUDITED)**

IV. MTW Expenditures

Projects	Cumulative Expenditure Balance as of 03/31/22
Program Administration and Implementation of MTW Initiatives	\$ 1,159,824
Capital Planning	307,058
Expansion of Public Housing WIFI	1,094,901
Highland Park Property Support	749,866
Preservation and Expansion of Affordable and Public Housing:	
East Meadows Development	4
Development of Labor Street Multifamily Property	320,372
Total	\$ 3,632,025

Summary of Major Changes in Cash and Investment Balance

For the Quarterly Period Ending March 31, 2022

The overall cash and investment balance remained unchanged from the previous quarter; changes included receipt of developer fees, bond issuer fees, and capital distributions from various tax credit partnerships offset by payments to vendors in connection with operations as well as ongoing capital projects at various Beacon and Public Housing properties.

Cash

Unrestricted Cash

- **Central Office Cost Center** - There is a net cash decrease of approximately \$3 million over the previous quarter primarily due to the transfer out of \$2 million to the Agency's Central Bank to establish a reserve as mentioned below in **Cash - Unrestricted Cash - Other Unrestricted Cash**. In addition to this, the line of business also saw an increase of \$1 million in uncollected internal fees from Public Housing properties which will be paid when a T-bill investment matures in June 2022.
- **Public Housing** - There is a net cash decrease of approximately \$1 million over the previous quarter primarily due to the settlement of intercompany balances in connection with general operating expenses and ongoing capital project work at various Public Housing properties.
- **Properties under SAHFC** - There is a net cash increase of approximately \$1.1 million primarily due to the funding of the Subordinate Promissory Note for the 100 Labor St project and the receipt of insurance claim proceeds related to the Texas winter storm event. The activities above were partially offset by the settlement of intercompany balances in connection with capital projects at various Beacon Communities.
- **Development Activities under SAHFC** - There is a net cash decrease of approximately \$1.7 million primarily due to the funding of the Subordinate Promissory Note for the 100 Labor St project and a transfer of funds to cover excess Beacon management operating costs.
- **Development Activities - Las Varas** - There is a net cash increase of approximately \$6.6 million primarily due to the receipt of \$8 million in capital distributions and bond issuer fees from various tax credit partnerships partially offset by cash disbursements for development activities and funding of an operating deficit loan to a tax credit partnership.
- **Other Unrestricted Cash** - There is a net cash increase of approximately \$1.8 million primarily due to the transfer in of \$2 million to establish a reserve for the Agency's Central Bank Account. See above in **Cash - Unrestricted Cash - Central Office Cost Center**. The increase mentioned above was partially offset by the cash payments to vendors for services and ongoing capital projects.

Restricted Cash

- **Public Housing** - There is a net cash decrease of approximately \$651 thousand primarily due to transfers for the settlement of intercompany balances in connection with capital work at the Villa de Fortuna subdivision.
- **Section 8** - There is a net cash decrease of approximately \$1.1 million due to a reduction in HAP funding.
- **Capital Fund Program** - There is a net cash decrease of approximately \$630 thousand due to the transfer out of Energy Performance Contract funds to unrestricted cash to settle intercompany balances in connection with conservation projects at various Public Housing properties.

San Antonio Housing Authority
Cash and Investment Summary
March 31, 2022

	Balance 12/31/2021	Deposits	Withdrawals	Balance 3/31/2022
Cash				
Unrestricted Cash:				
Central Office Cost Center (1)	9,618,877	2,094,081	5,083,471	6,629,487
Public Housing (1)	1,328,989	9,821,213	10,809,476	340,727
Section 8 (1)	3,482,265	2,804,336	2,913,231	3,373,370
Community Development Initiatives	226,562	1,476,178	1,422,843	279,896
Central Office- Health Insurance (2)	2,617,075	1,975,150	2,140,901	2,451,324
Homeownership	71,976	34,974	3,072	103,879
Project Based Properties (1)	2,040,977	1,949,850	1,910,855	2,079,972
Properties under SAHFC (3) (4)	2,739,539	10,417,014	9,331,505	3,825,048
Education Investment Foundation	9,339	36,971	39,948	6,363
Capital Fund Program (1)	-	1,658,863	1,658,863	-
Development Activities under SAHFC	2,047,178	2,523,313	4,270,695	299,797
Development Activities - Las Varas	1,124,207	15,923,215	9,345,483	7,701,939
Development Activities - Other Entities	423,268	1,012,339	901,298	534,309
Other Beacon Properties Cash	3,306,743	5,076,921	4,938,254	3,445,410
Other Unrestricted Cash	(75,481)	54,858,734	53,019,463	1,763,791
Sub-Total:	28,961,516	111,663,153	107,789,357	32,835,311
Restricted Cash:				
Central Office Cost Center	647,418	-	-	647,418
Public Housing	3,112,047	968,642	1,619,719	2,460,970
Section 8	7,675,551	25,957,095	27,037,012	6,595,634
Project Based Properties	1,786,022	28	295,481	1,490,569
Properties under SAHFC	7,369,406	426,254	958,432	6,837,228
Education Investment Foundation	51,839	-	16,228	35,612
Capital Fund Program	2,882,275	107	628,539	2,253,843
Development Activities under SAHFC	1,999,476	16	2,800	1,996,692
Development Activities - Refugio Street PFC	1,030,637	-	-	1,030,637
Non-Profit-Other Restricted	710,056	56,306	109,173	657,189
Other Restricted Cash	79,722	58,671	83,386	55,006
Endowment Trust	513,763	11	17,599	496,176
Sub-Total:	27,858,212	27,467,129	30,768,367	24,556,973
Total Unrestricted & Restricted Cash:	56,819,728	139,130,281	138,557,725	57,392,284
Investments				
Unrestricted Investments at Various Banks:				
Public Housing (1)	9,715,896	2,308	-	9,718,204
Properties Unrestricted Investments	6,997,044	1,663	-	6,998,707
Properties under SAHFC	4,698,016	1,116	-	4,699,132
Development Activities under SAHFC	4,997,889	1,188	-	4,999,076
Restricted Investments at Various Banks:				
Central Office Cost Center	76,247	227,399	227,399	76,247
Public Housing	9,775,871	2,323	-	9,778,193
Properties under SAHFC	4,797,973	1,140	-	4,799,113
Other Restricted Investments	2,090,242	1,772,511	2,308,808	1,553,945
Sub-Total:	43,149,178	2,009,647	2,536,207	42,622,618
Total Cash & Investments:	\$ 99,968,906	\$ 141,139,928	\$ 141,093,932	\$ 100,014,902

- (1) Cash and Investments related to federal programs
- (2) Cash and Investments related to self insurance program
- (3) Includes \$211 Thousand in funds earmarked for capital projects at one Beacon community
- (4) Includes \$1 Milion in cash from acquired tax credit partnerships internally restricted by the Limited Partnership Agreements

**San Antonio Housing Authority
Investment Value
March 31, 2022**

Investment	Maturity Date	Book Value		Market Value	
		12/31/2021	3/31/2022	12/31/2021	3/31/2022
SAHFC - T-Bill 912796R35	June 9, 2022	10,995,356	10,997,968	10,994,566	10,992,355
Las Varas PFC - T-bill 912796R35	June 9, 2022	3,498,522	3,499,353	3,498,271	3,497,568
Mirasol Settlement - T-Bill 912796R35	June 9, 2022	3,998,311	3,999,261	3,998,024	3,997,220
PH Restricted - T-Bill 912796R35	June 9, 2022	12,494,722	12,497,691	12,493,825	12,491,313
PH Unrestricted - T-Bill 912796R35	June 9, 2022	2,998,733	2,999,446	2,998,518	2,997,915
Sendero I PFC - T-Bill 912796R35	June 9, 2022	1,999,156	1,999,631	1,999,012	1,998,610
Sunshine Plaza - T-Bill 912796R35	June 9, 2022	1,499,367	1,499,723	1,499,259	1,498,958
Woodhill PFC - T-Bill 912796R35	June 9, 2022	3,498,522	3,499,353	3,498,271	3,497,568


**San Antonio Housing Authority
Cash Held for Tax Credit Partnerships
March 31, 2022**

	12/31/2021	Deposits	Withdrawals	3/31/2022
Cash from Tax-Credit Partnerships	3,822,439	4,447,408	5,687,900	2,581,946
Total Cash Held for Partnerships Managed by SAHA:	\$ 3,822,439	\$ 4,447,408	\$ 5,687,900	\$ 2,581,946

**San Antonio Housing Authority
Collateralization
March 31, 2022**

	Total Deposits	Deposits Covered by FDIC	Deposits Covered by Collateral	Pledged Collateral
Frost National Bank	\$ 52,871,751	\$ 500,000	\$ 52,871,751	\$ 168,373,319
Lument Capital, LLC	\$ 1,174,950	\$ 734,381	\$ -	\$ -
US Bank	\$ 819,887	\$ -	\$ -	\$ -
Bank of New York - Woodhill	\$ 204,354	\$ -	\$ -	\$ -
Bank of New York - Sendero	\$ 149,880	\$ -	\$ -	\$ -
Bank of New York - Converse Ranch II	\$ 194,359	\$ -	\$ -	\$ -
Wells Fargo - Rosemont at Highland Park	\$ 191,155	\$ -	\$ -	\$ -
Walker & Dunlop - Converse Ranch I	\$ 469,599	\$ 313,604	\$ -	\$ -
Walker & Dunlop - Bella Claire	\$ 100,791	\$ 100,791	\$ -	\$ -
Walker & Dunlop - SAHFC	\$ 471,900	\$ 495,052	\$ -	\$ -
Berkadia Commercial Mortgage, LLC	\$ 163,055	\$ 163,055	\$ -	\$ -
Total Collateralized deposits:	\$ 56,811,680	\$ 2,306,883	\$ 52,871,751	\$ 168,373,319

FDIC has made permanent the standard coverage - all funds in noninterest-bearing accounts are fully insured up to \$250,000. The accompanying Cash and Investment Summary Report has been prepared in accordance with the compliance requirements of the Texas Public Funds Investment Act, Chapter 2256. As the Investment Officer for the San Antonio Housing Authority I certify that all investments in our portfolio comply with the investment strategy expressed in SAHA's Investment Policy dated April 14, 2016 and with the relevant provisions of the State of Texas, Government Code, Chapter 2256, Public Funds Investment.

DocuSigned by:

 Diana K. Fiedler, CPA, CGMA
 Investment Officer, Chief Financial Officer

4/26/2022

GRANTS REPORT AS OF March 31, 2022

Grant Number	Obligation End Date	Expenditure End Date	Amount to be Obligated by End Date	LOCCS Authorized	Cumulative PHA Obligated	Unobligated Amount	Obligation Percentage	Cumulative GL PHA Expended	Expended Percentage	LOCCS Disbursement	CAPITAL GRANTS		
											Unmet expenditure deadline approaching within 6 Months	Unmet obligation deadline approaching within 12 Months	
Capital Fund Program (CFP)													
Capital Projects at various PH Properties													
TX59P006501-10	07/14/12	07/14/14	\$ 8,770,114.80	\$ 9,744,572.00	\$ 9,744,572.00	\$ -	100%	\$ 9,744,572.00	100%	\$ 9,744,572.00	(1)		
*Major Project: Marie McGuire													
TX59P006501-11	08/02/13	08/02/15	\$ 7,336,199.70	\$ 8,151,333.00	\$ 8,151,333.00	\$ -	100%	\$ 8,151,333.00	100%	\$ 8,151,333.00	(1)		
*Major Projects: Blanco, Marie McGuire, Westway													
TX59P006501-12	03/11/14	03/11/16	\$ 6,669,297.00	\$ 7,410,330.00	\$ 7,410,330.00	\$ -	100%	\$ 7,410,330.00	100%	\$ 7,410,330.00	(1)		
*Major Projects: Fair Avenue, South San, Sun Park													
TX59P006501-13	09/08/15	09/08/17	\$ 6,472,918.80	\$ 7,192,132.00	\$ 7,192,132.00	\$ -	100%	\$ 7,192,132.00	100%	\$ 7,192,132.00	(1)		
*Major Projects: Lewis Chatham, Jewett Circle, Westway													
TX59P006501-14	05/12/16	05/12/18	\$ 6,564,698.10	\$ 7,294,109.00	\$ 7,294,109.00	\$ -	100%	\$ 7,294,109.00	100%	\$ 7,294,109.00	(1)		
*Major Projects: Westway, Charles Andrews, Cassiano Homes													
TX59P006501-15	04/12/17	04/12/19	\$ 6,785,826.30	\$ 7,539,807.00	\$ 7,539,807.00	\$ -	100%	\$ 7,539,807.00	100%	\$ 7,539,807.00	(1)		
*Major Projects: Charles Andrews, HB Gonzalez													
TX59P006501-16	04/12/18	04/12/20	\$ 7,024,842.00	\$ 7,805,380.00	\$ 7,805,380.00	\$ -	100%	\$ 7,805,380.00	100%	\$ 7,805,380.00	(1)(2)		
*Major Projects: Westway, WC White													
TX59P006501-17	08/15/19	08/15/21	\$ 7,176,040.20	\$ 7,973,378.00	\$ 7,973,378.00	\$ -	100%	\$ 7,973,378.00	100%	\$ 7,973,378.00	(1)(3)		
*Major Projects: Victoria Plaza, Villa Tranchese													
TX59P006501-18	05/28/21	05/28/23	\$ 11,098,890.00	\$ 12,332,100.00	\$ 12,332,100.00	\$ -	100%	\$ 12,332,100.00	100%	\$ 12,332,100.00	(1)(4)		
*Major Projects: Victoria Plaza, Fair Avenue													
TX59P006501-19	10/15/22	10/15/24	\$ 11,636,649.90	\$ 12,929,611.00	\$ 12,929,611.00	\$ -	100%	\$ 12,363,482.16	96%	\$ 11,565,700.50	(5)		
*Major Projects: Victoria Plaza, Fair Avenue													
TX59P006501-20	09/25/23	09/25/25	\$ 11,827,386.00	\$ 13,141,540.00	\$ 11,739,744.24	\$ 1,401,795.76	89%	\$ 8,350,111.55	64%	\$ 7,696,576.26	(6)		
*Major Projects: Madonna, L.C. Rutledge													
TX59P006501-21	02/22/23	02/22/25	\$ 11,865,870.90	\$ 13,184,301.00	\$ 5,670,661.74	\$ 7,513,639.26	43%	\$ 2,743,911.10	21%	\$ 2,721,593.81	(7)		
*Major Projects: Mirasol, Francis Furey													
TX59E006501-18	08/12/21	08/12/22	\$ 225,000.00	\$ 250,000.00	\$ 250,000.00	\$ -	100%	\$ 250,000.00	100%	\$ -			
*Major Projects: Riverside, Villa Veramendi													
TX59L006501-20	05/10/23	05/10/25	\$ 4,374,949.50	\$ 4,861,055.00	\$ 29,760.00	\$ 4,831,295.00	1%	\$ -	0%	\$ -			
*Major Projects: Lincoln Heights, Mission Park, Riverside													
Urban Revitalization Program (Hope 6) (URP)													
Choice Neighborhood Grant													
TX6J006CNG112	09/30/19	09/30/19		\$ 29,652,649.09	\$ 29,652,649.09	\$ -	100%	\$ 29,652,649.09	100%	\$ 29,652,649.09	(1)		
*Implementation grant for Wheatley Neighborhood													

(1) These grants are expended and disbursed at 100% however, HUD still requests monthly updates in eLOCCS.
 (2) A portion of the 2016 CFP grant contains DDTF funding of \$832,561. Total DDTF funding has been expended.
 (3) A portion of the 2017 CFP grant contains DDTF funding of \$854,061. Total DDTF funding has been expended.
 (4) A portion of the 2018 CFP grant contains DDTF funding of \$1,204,763. Total DDTF funding has been expended.
 (5) A portion of the 2019 CFP grant contains DDTF funding of \$1,269,432. Total DDTF funding has been expended.
 (6) A portion of the 2020 CFP grant contains DDTF funding of \$733,624. Total DDTF funding has been expended.
 (7) A portion of the 2021 CFP grant contains DDTF funding of \$236,509. Total DDTF funding has been expended.

GRANTS REPORT AS OF March 31, 2022

HUD - PROGRAM GRANTS								PROGRAM GRANTS Grant expenditure is not progressing as planned.	
Grant Number	Effective Date	Expenditure End Date	LOCCS Authorized	Cumulative Expended	Expended Percentage	Remaining to Expend	LOCCS Disbursement		
Resident Opportunities & Self Sufficiency (ROSS)									
Funding for Family Self Sufficiency (FSS) Coordinators									
ROSS191334	05/13/19	05/12/22	\$ 508,761.00	\$ 403,972.63	79%	\$ 104,788.37	\$ 389,751.69	(8)	
*2018 ROSS Service Coordinators									
ROSS221724-01-00	06/01/22	05/31/25	\$ 621,050.50	\$ -	0%	\$ 621,050.50	\$ -		
*2021 ROSS Service Coordinators									
FSS21TX4127-01-00	01/01/21	12/31/21	\$ 936,002.00	\$ 897,778.70	96%	\$ 38,223.30	\$ 897,778.70	(9)	
*PH & HCV Combined FSS 2020									
FSS22TX4596	01/01/22	12/31/22	\$ 1,064,315.62	\$ 212,169.95	20%	\$ 852,145.67	\$ 111,942.79	(10)	
*PH & HCV Combined FSS 2021									
Jobs Plus									
Funding for PHAs to develop locally-based approaches to increase earnings and advance employment outcomes for Public Housing residents									
TX006FJP6JPH20	05/14/21	09/30/28	\$ 2,300,000.00	\$ 85,531.14	4%	\$ 2,214,468.86	\$ 22,968.16	(11)	
*Jobs Plus - Lincoln Heights									

NON-HUD - PROGRAM GRANTS							
Grant Number	Performance Date	Award Amount	Cumulative Expended	Expended Percentage	Remaining to Expend	Reimbursement Received	
VIA Metropolitan Transit Authority							
Capital Assistance Program For Elderly Persons and Persons With Disabilities							
TX-2021-010-00	09/25/2020 - 09/30/2022	\$ 75,238.00	\$ -	0%	\$ 75,238.00	\$ -	(12)(13)
*VIA Grant 2021							

- (8) Grant expenditures are approximately \$76k short of the projected average cumulative expended amount or expended percentage of 94%.
- (9) This grant ended on 12/31/21; however, HUD staff approved an expense adjustment and an additional draw so the unexpended amount was reduced to \$38,223.30
- (10) Grant expenditures are approximately \$53k short of the projected average cumulative expended amount or expended percentage of 25%
- (11) Grant expenditures are approximately \$199k short of the projected average cumulative expended amount or expended percentage of 12.4%.
- (12) Additional funding for this grant was awarded on 2/28/2022 and the Award Amount increased by \$4,338. The grant is projected to be expended upon the delivery of a vehicle ordered.
- (13) The delivery of a vehicle ordered was delayed to November 2022. CDI Staff will work with VIA to seek an extension.

GRANTS REPORT AS OF March 31, 2022

LIST OF GRANT APPLICATIONS						
Grant Name	Award Amount	Date Submitted	Match Amount	Term of the Grant	Application Status	Description
Omron Foundation Inc. Grant	\$56,293	10/21/21	N/A	N/A	Not Awarded	Omron Foundation Grant for Urban Street Farm Accessibility
FY 2021 VIA Grant	\$4,338	N/A	N/A	N/A	Awarded 02/28/2022	Additional Funding for the 2021 VIA Grant



Financial Performance Report

For the Nine Months Ended March 31, 2022

**San Antonio Housing Authority
Financial Performance Report
As of March 31, 2022
(UNAUDITED)**

Condensed Statement of Revenue and Expenses - Operations

(For the Nine Months Ended 03/31/2022)

	OPERATIONS ACTUAL 3/31/2022	OPERATIONS BUDGET 3/31/2022	OPERATIONS Variance
Operating Revenue			
Tenant Revenue	\$ 28,922,007	\$ 35,399,086	\$ (6,477,079)
Grants	33,174,941	28,829,127	4,345,814
HAP Revenue	68,047,719	77,232,958	(9,185,239)
Miscellaneous Revenue	1,270,345	868,312	402,033
Total Operating Revenue	\$ 131,415,012	\$ 142,329,483	\$ (10,914,471)
Operating Expenses			
Salaries and Benefits	\$ 27,212,847	\$ 31,167,634	\$ (3,954,787)
Ordinary Maintenance and Operations	14,600,267	11,887,979	2,712,288
Utilities	6,985,115	6,728,988	256,127
Other Expenses	8,054,611	10,146,246	(2,091,635)
HAP Expense	68,019,528	77,007,459	(8,987,931)
Total Operating Expenses	\$ 124,872,368	\$ 136,938,306	\$ (12,065,938)
Net Operating Income	\$ 6,542,644	\$ 5,391,177	\$ 1,151,467
Non-Operating Income (Expenses)			
Interest Expense	\$ (3,552,588)	\$ (4,052,724)	\$ 500,136
Interest Income	737,790	448,589	289,201
Other Income (Expenses)	(4,117,075)	(3,516,928)	(600,147)
Total Non-Operating Income (Expenses)	\$ (6,931,873)	\$ (7,121,063)	\$ 189,190
Surplus (Deficit) Before Non-Cash Items	\$ (389,229)	\$ (1,729,886)	\$ 1,340,657
Non-Cash Items			
Depreciation and Amortization	\$ (10,648,154)	\$ (11,723,729)	\$ 1,075,575
Non-Operating Income (Expense)	190,607	8,072,228	(7,881,621)
Total Non-Cash Items	\$ (10,457,547)	\$ (3,651,501)	\$ (6,806,046)
Change in Net Position	\$ (10,846,776)	\$ (5,381,387)	\$ (5,465,389)

**San Antonio Housing Authority
Financial Performance Report
As of March 31, 2022
(UNAUDITED)**

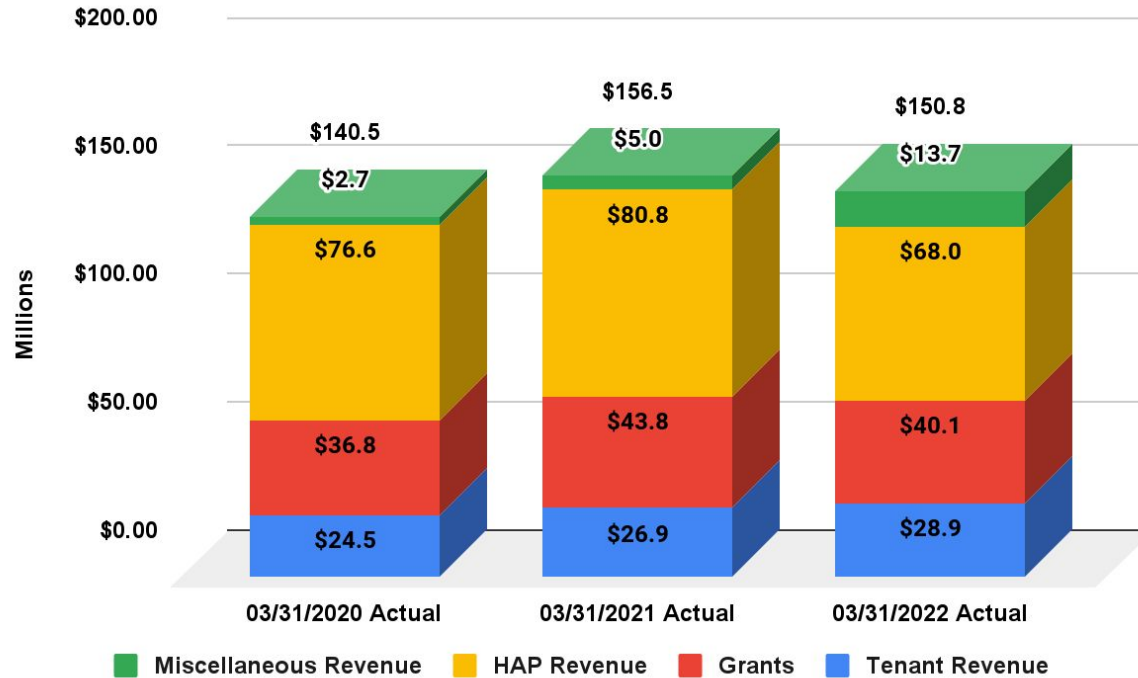
Condensed Statement of Revenue and Expenses - Capital Activities
(For the Nine Months Ended 03/31/2022)

	CAPITAL ACTUAL 3/31/2022	CAPITAL BUDGET 3/31/2022	CAPITAL Variance
Operating Revenue			
Grants	\$ 6,955,889	\$ 10,053,062	\$ (3,097,173)
Miscellaneous Revenue	12,381,083	4,575,860	7,805,223
Total Operating Revenue	\$ 19,336,972	\$ 14,628,922	\$ 4,708,050
Operating Expenses			
Salaries and Benefits	\$ 967,659	\$ 830,138	\$ 137,521
Ordinary Maintenance and Operations	105,786	81,519	24,267
Utilities	1,881	2,916	(1,035)
Other Expenses	974,653	877,126	97,527
Total Operating Expenses	\$ 2,049,979	\$ 1,791,699	\$ 258,280
Net Operating Income	\$ 17,286,993	\$ 12,837,223	\$ 4,449,770
Non-Operating Income (Expenses)			
Interest Expense	\$ (302,827)	\$ (304,088)	\$ 1,261
Interest Income	169,289	(127,799)	297,088
Other Income (Expenses)	1,065,519	(429,796)	1,495,315
Total Non-Operating Income (Expenses)	\$ 931,981	\$ (861,683)	\$ 1,793,664
Surplus (Deficit) Before Non-Cash Items	\$ 18,218,974	\$ 11,975,540	\$ 6,243,434
Non-Cash Items			
Depreciation and Amortization	\$ (7,571)	\$ (7,549)	\$ (22)
Non-Operating Income (Expense)	(248,375)	(4,819,707)	4,571,332
Total Non-Cash Items	\$ (255,946)	\$ (4,827,256)	\$ 4,571,310
Change in Net Position	\$ 17,963,028	\$ 7,148,284	\$ 10,814,744

*Capital Fund column includes Capital Fund and Real Estate Services

Consolidated Revenue - Fiscal Year Comparison

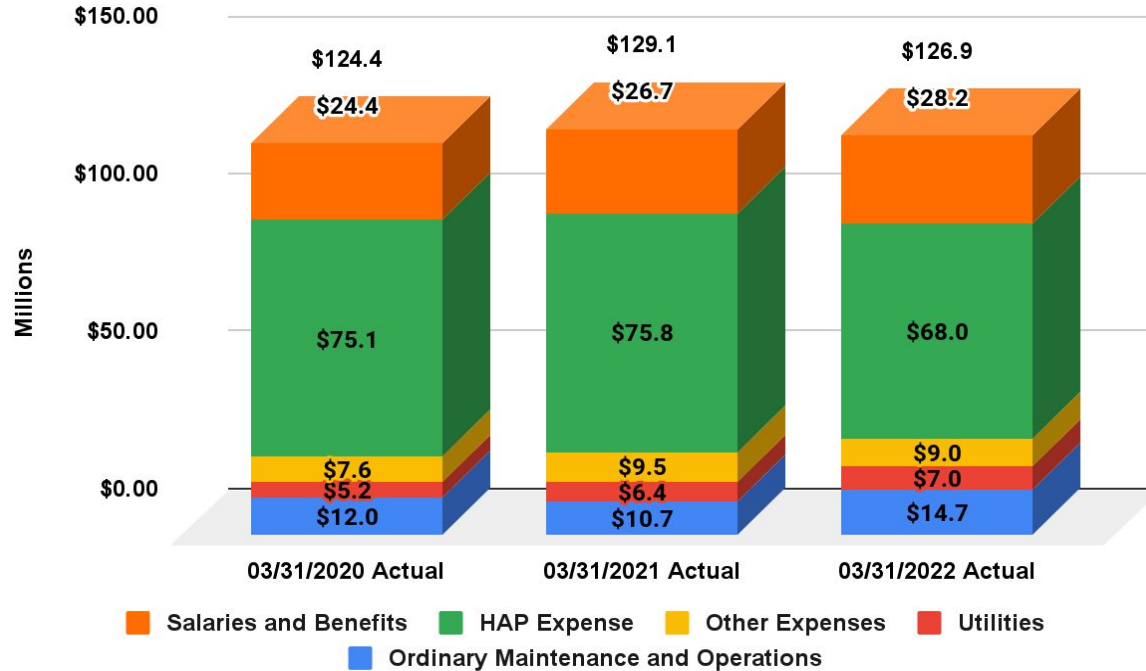
4



Total Revenue was approximately 4% lower compared to the previous year with HAP Revenue as the primary contributor.

Consolidated Expenses - Fiscal Year Comparison

5

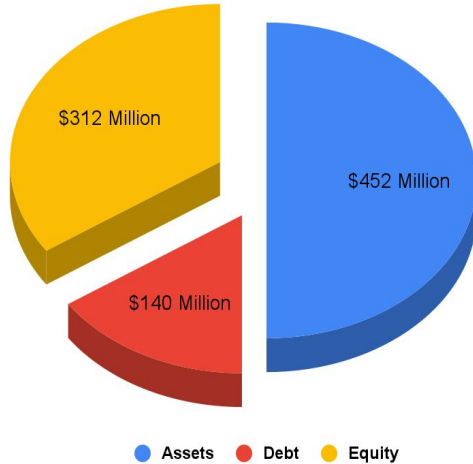


Total Expenses were 2% lower compared to the previous year caused primarily by lower HAP Expenses.

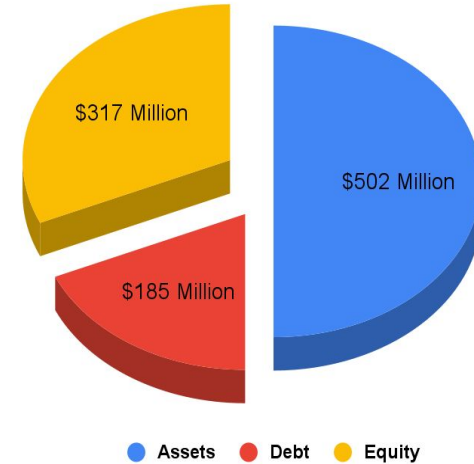
Financial Ratios

Financial Strength

03/31/2021



03/31/2022



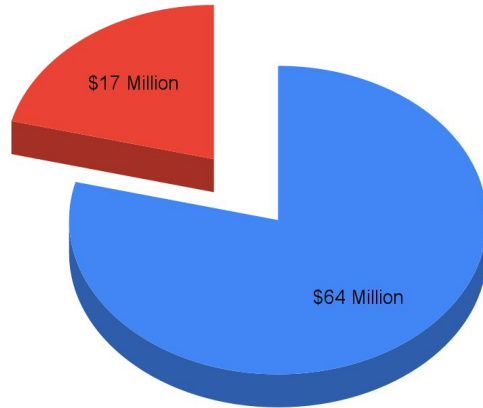
The debt-to-equity ratio increased from 0.38 to 0.42 due primarily to acquisitions of various partnerships.

Financial Ratios

(continued)

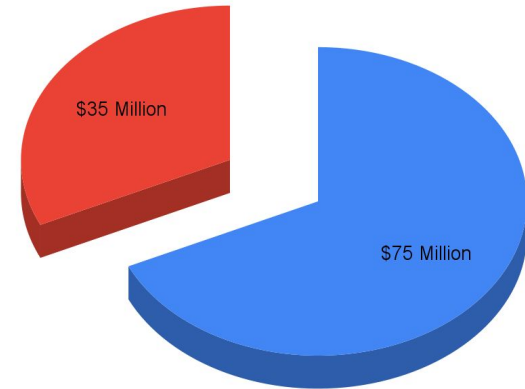
Financial Liquidity

03/31/2021



● Current Assets ● Current Liabilities

03/31/2022



● Current Assets ● Current Liabilities

The current ratio decreased from 3.76 to 2.14 but remains an indicator of SAHA's strong capacity to meet its short-term financial commitments. Current Liabilities increased \$11.0 million due to reclassification three loans that are due within 12 months. If these loans were not due in full within the next 12 months the current ratio would be 3.13

QUESTIONS?