



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

Goals & Budget Fiscal Year 2022-2023

June 1, 2022

AGENDA

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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

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- 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

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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

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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)*

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WHO WE SERVE

PUBLIC HOUSING AND VOUCHER PROGRAMS

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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)

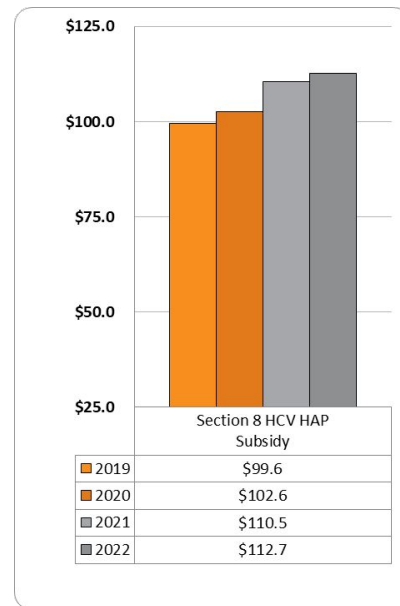
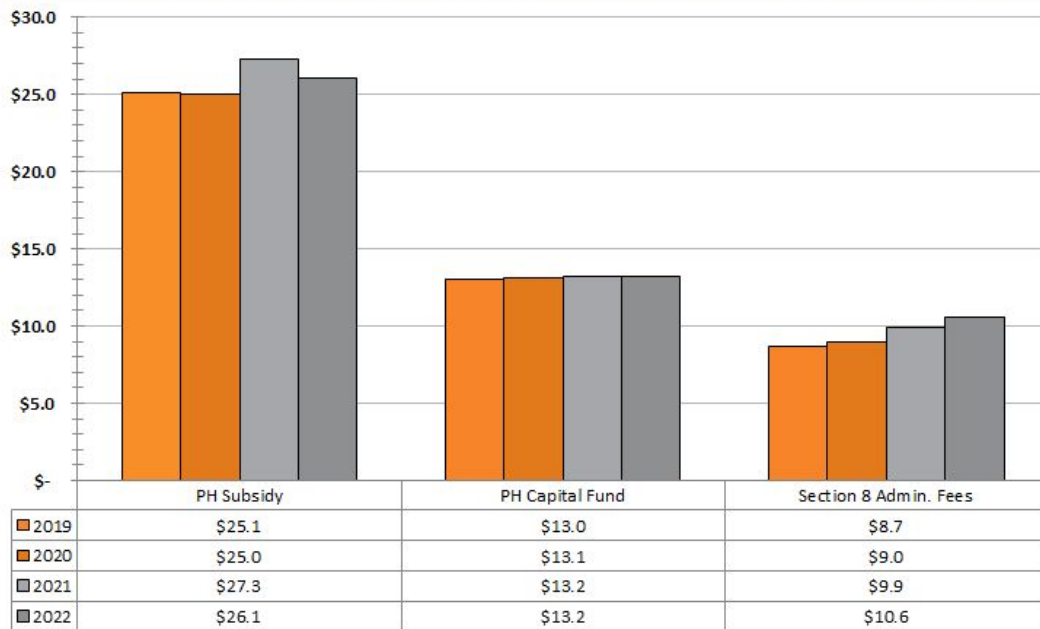
31%

with earned income
(Wages)

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

FEDERAL FUNDING TREND

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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

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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.

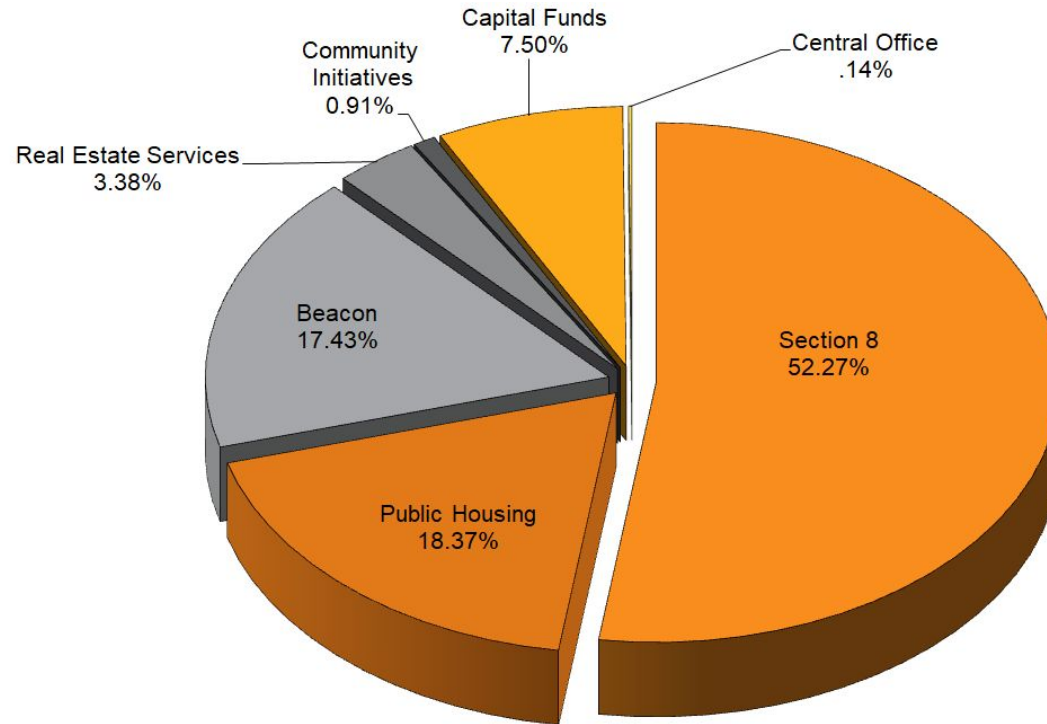
AVERAGE HAP BY CALENDAR YEAR

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%

FYE 2023 CONSOLIDATED REVENUE

\$220.6 Million

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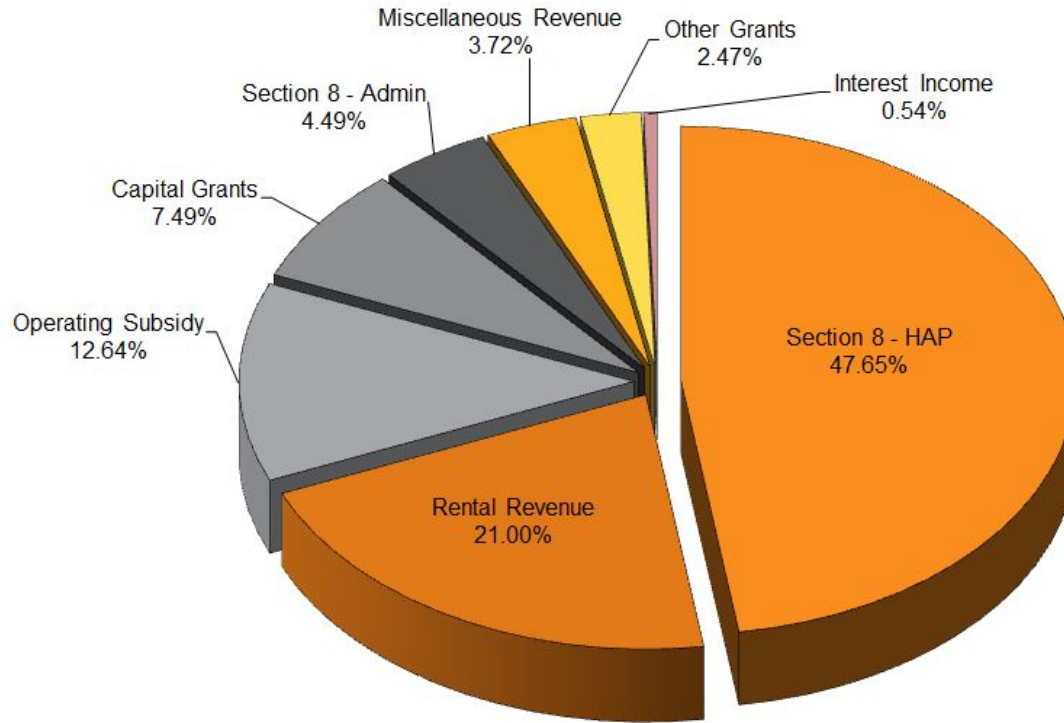
LINE OF BUSINESS	PROJECTED Revenue (MIL)
Section 8	\$115.3
Public Housing	\$ 40.5
Beacon	\$ 38.5
Real Estate Services	\$ 7.5
Community Initiatives	\$ 2.0
Capital Funds	\$16.5
Central Office	\$ 0.3

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

FYE 2023 CONSOLIDATED REVENUE

\$220.6 Million

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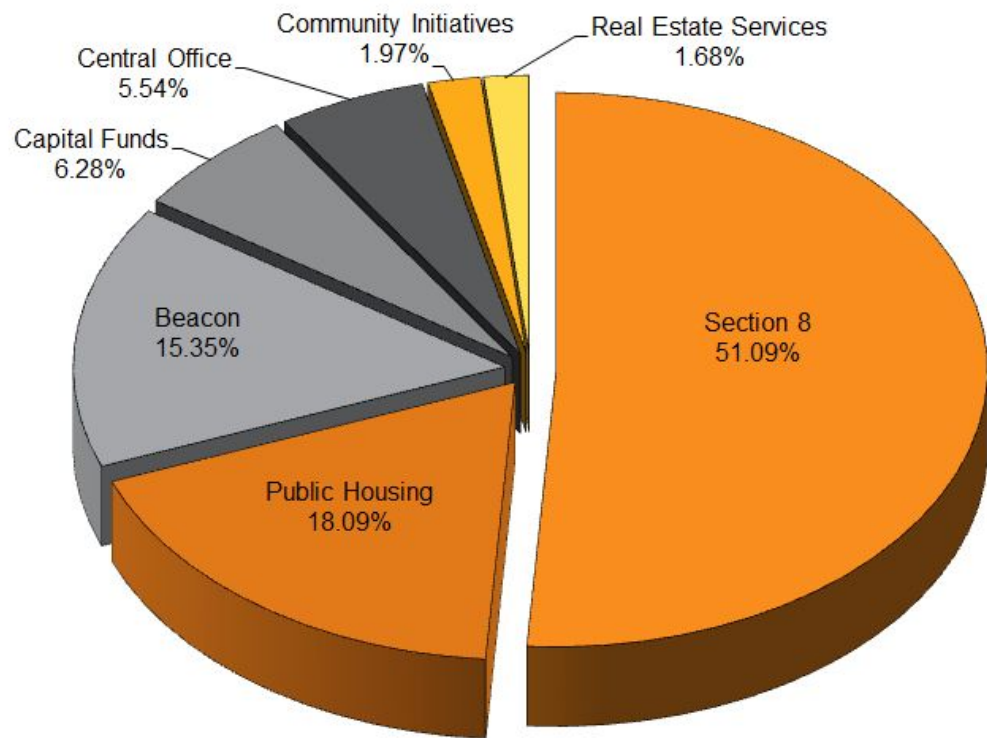
BUDGET LINE ITEM	PROJECTED Revenue(MIL)
Section 8 - HAP	\$105.1
Rental Revenue	\$ 46.3
Operating Subsidy	\$ 27.9
Capital Grants	\$ 16.5
Section 8 - Admin	\$ 9.9
Miscellaneous Revenue	\$ 8.2
Other Grants	\$ 5.5
Interest Income	\$ 1.2

- Revenue above reflects Fiscal Year funding as opposed to Slide 7, which reflects HUD Calendar Year funding
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FYE 2023 CONSOLIDATED EXPENSES

\$221.4 Million

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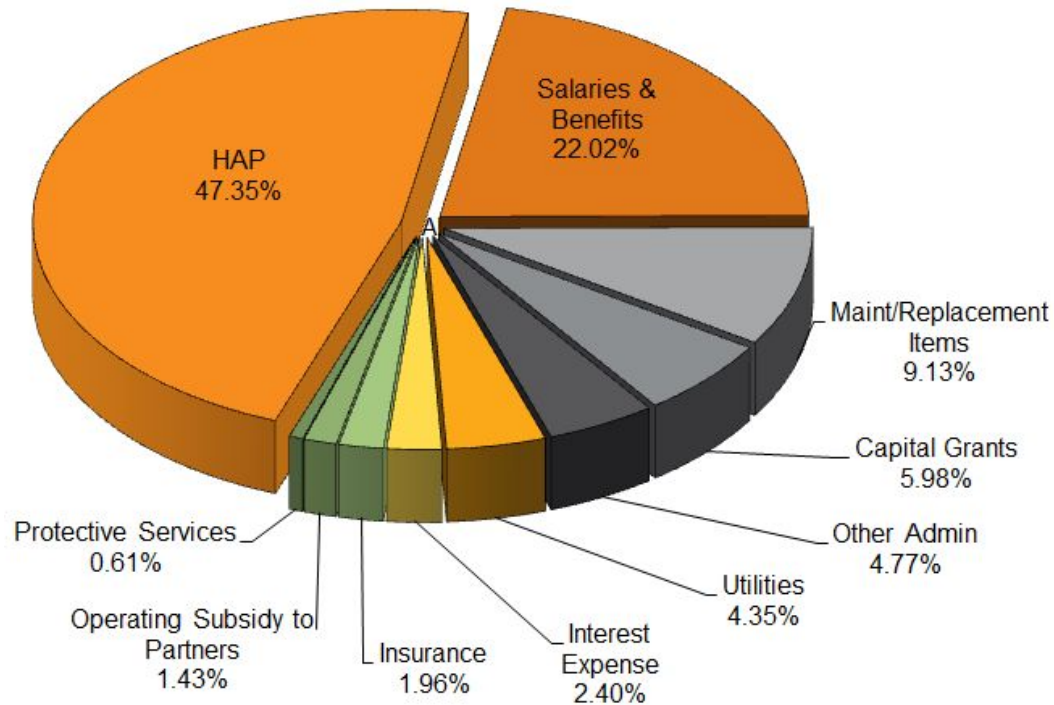


LINE OF BUSINESS	PROJECTED EXPENSES (MIL)
Section 8	\$113.1
Public Housing	\$40.0
Beacon	\$34.0
Capital Funds	\$13.9
Central Office	\$12.3
Community Initiatives	\$4.4
Real Estate Services	\$3.7

FYE 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%.

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