



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

Goals & Budget Fiscal Year 2021-2022

June 3, 2021

AGENDA

I. Background

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

II. Funding Environment

- Who We Serve
- Federal Funding Trend

III. SAHA FY 2021-2022 Budget

- FY 2021-2022 Consolidated Budget - Revenues and Expenses

SAHA and Partner FY 20–21 Accomplishments

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- Created the **COVID-19 Emergency Preparedness Plan**, created **emergency communications** to residents and the general public, created **COVID-19 Response webpage** and produced an active social media presence to keep the community current with updates and resources relevant to the coronavirus.
- Launched a successful **Education Celebration Month campaign** which helped 1,025 students and families through various education initiatives and raised \$32,350 for the Education Investment Foundation and ConnectHomeSA.
- **SAHA became a national sensation** when hundreds across the city collectively donated nearly \$20,000 and more than 2,000 toys replaced toys stolen at Alazan-Apache Courts the day before a scheduled toy distribution.
- Closed out the Agency's 10-year Strategic Plan and **created the new 2025 Impact and Innovation Plan.**

SAHA and Partner FY 20–21 Accomplishments

(continued)

- Hosted six virtual **groundbreakings** this year to celebrate 1,186 affordable housing units the following new developments will bring to the city:
 - ❑ Culebra Crossing
 - ❑ Scott at Medio Creek
 - ❑ Aspire at Tampico
 - ❑ Majestic Ranch
 - ❑ Legacy at Alazan
 - ❑ 100 Labor

Budget Guiding Principles & Goals

I. Budget Guiding Principles

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

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

Staff-focused Outcomes

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

Resident-focused Outcomes

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

THE NEED IN SA

6



Nearly 25%

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

47,301

Households on the public housing and housing choice voucher waitlist

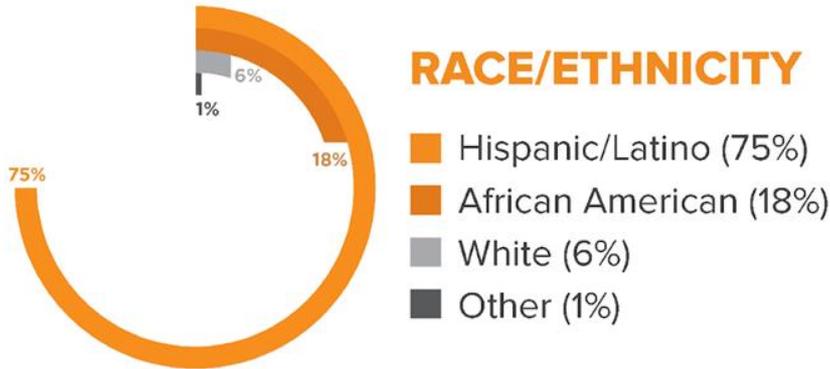
WHO WE SERVE

57,000

individuals housed

27,000

children (48%)



97%

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

8%

of San Antonio rental market

FINANCIAL BARRIERS

\$10,032

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

52%

on a fixed income

53%

are elderly and/or disabled

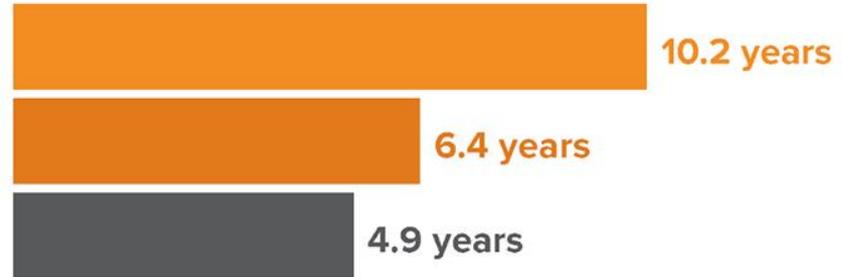
32%

are earning wages

\$247

median household rent

MEDIAN TENURE



- Older householder
- Householder with disability
- Work-able householder

CDI RESIDENT SERVICES

Case Management Programs

6,110

INDIVIDUALS SERVED*

FSS (HCV/PH) 2,002

ROSS (PH) 1,627

EDS (PH) 1,311

CHSA/EIF/HPOG 1,170

Youth Resources Distribution Events

3,081

YOUTH SERVED

SCHOOL SUPPLIES 1,140

BOOKS 1,316

COMPUTER DEVICES 200

BIKES 46

ROSS TOY DRIVE 238

ALAZAN TOY DRIVE 141

Wellness Checks

19,781

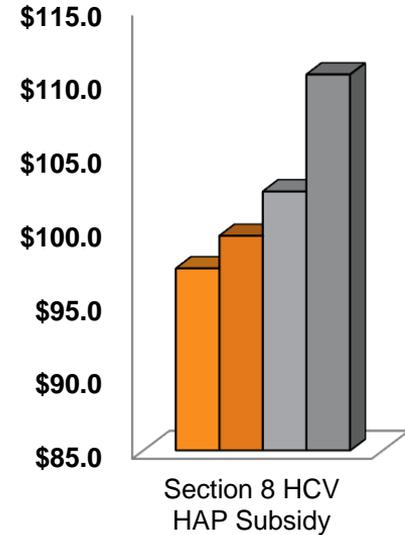
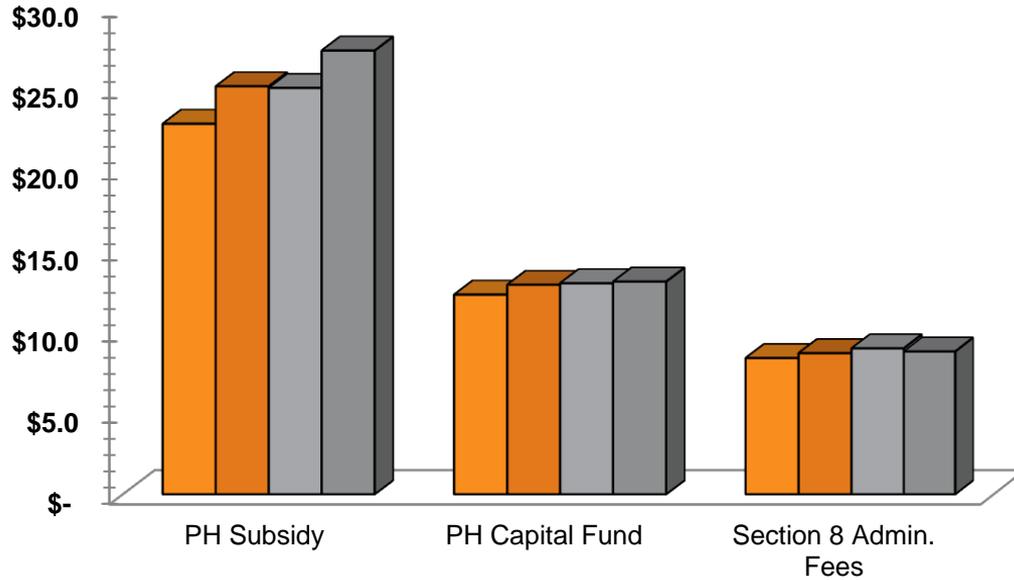
RESIDENTS CONTACTED

**Figures do not include select Beacon Communities served by CDI: Science Park, O'Connor and Refugio*

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Federal Funding Trend



Percentage Change
2021 vs 2020

9.20%

0.77%

-2.22%

7.70%

- Section 8 Housing Choice Voucher information indicated above does not include any Section 8 special programs
- Section 8 Choice Voucher HAP proration was 99.7% in 2018, 99.5% in 2019, 99.4% in 2020 and 100% in 2021
- Section 8 Admin Fee proration was 80.06% in 2018, 81.1% in 2019, 81% in 2020 and is projected to be 80% in 2021
- PH Operating Fund proration was 94.74% in 2018, 97.86% in 2019, 97.05% for 2020 and is projected to be 95.62% for 2021

The Conversation about Funding has Changed

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

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

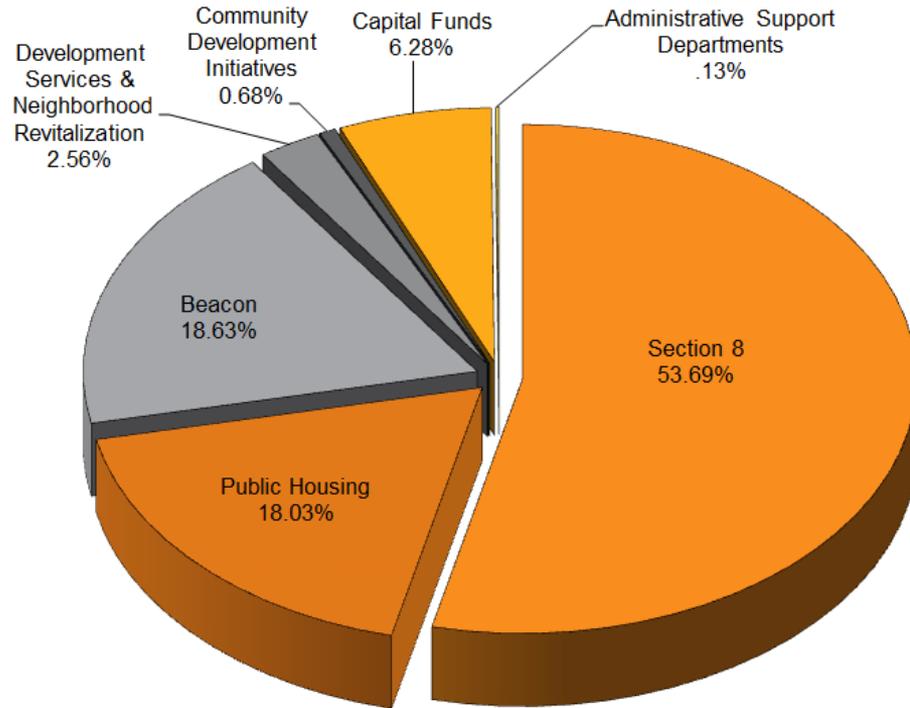
The \$2 trillion American Jobs Plan proposed by President Biden still requires congressional approval, which the President hopes to obtain by the end of this summer. The bill includes a \$40 billion commitment to recapitalize public housing infrastructure which is expected to create more than 440,000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

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

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

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

FY 2022 Consolidated Revenue (Sources) \$209.9 Million

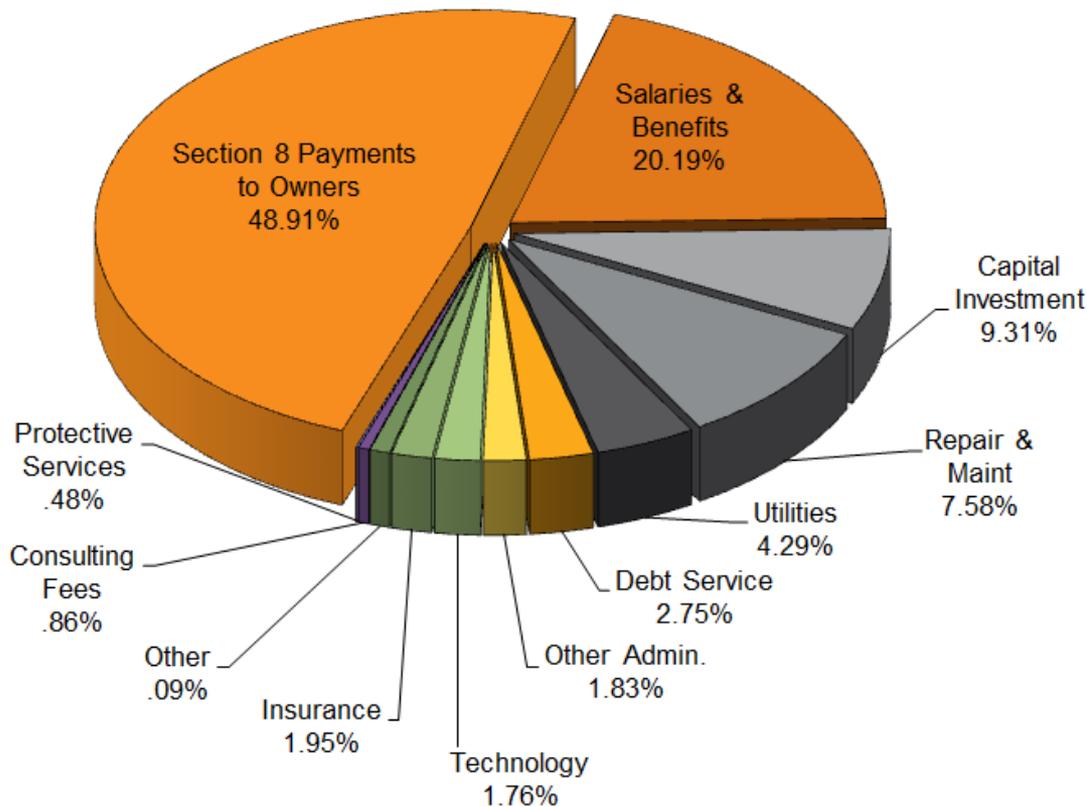


Line of Business	Projected Revenue (Mil) \$209.9
■ Section 8 (HAP & Admin Fee)	\$112.7
■ Public Housing	\$ 37.8
■ Beacon	\$ 39.1
■ Real Estate Services	\$ 5.4
■ Community Initiatives	\$ 1.4
■ Capital Funds	\$13.2
■ Administrative Support departments	\$ 0.3

- 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 2022 Consolidated Use of Funds

\$209.9 Million



Budget Line Item	Projected Expenses (Mil) \$209.9
Section 8 Payments to Owners	\$102.7
Salaries & Benefits	\$42.4
Repair & Maint (Non-Capital)	\$15.9
Capital Investment	\$19.5
Utilities	\$9.0
Debt Service Interest	\$5.8
Admin. & Other	\$3.8
Insurance	\$4.1
Technology	\$3.7
Consulting Fees	\$1.8
Protective Services	\$1.0
Other	\$0.2

Budget by Line of Business (Millions)

Balanced Budget

Description	Public Housing	Section 8	Beacon	Real Estate	Central Office	CDI/MTW Initiatives	Subtotal
Operating Revenue	\$ 37.0	\$ 112.6	\$ 38.9	\$ 6.3	\$ 1.5	\$ 1.4	\$ 197.7
Operating Expenses							
HAP Expense	-	102.7	-	-	-	-	
Salaries and Benefits	13.3	5.0	9.2	1.1	11.1	2.6	
Repairs and Maintenance	9.8	-	5.8	0.1	0.3	-	
Utilities	5.2	-	3.6	-	0.1	-	
Protective Services	0.4	-	0.3	-	0.3	-	
Insurance	1.5	0.1	2.2	-	0.2	-	
Other Expenses	2.7	1.7	1.9	1.0	2.4	0.8	
Total Operating Expenses	32.9	109.5	23.0	2.2	14.4	3.4	185.4
Net Operating Income	\$ 4.1	\$ 3.1	\$ 15.9	\$ 4.1	\$ (12.9)	\$ (2.0)	\$ 12.3
Interest Income	\$ 0.9	0.0	0.3	0.6	0.0	0.0	1.8
Non-Operating Income & Expenses ¹	(7.8)	(3.3)	(11.4)	-	13.5	0.1	(8.9)
Net Surplus or (Deficit) ²	\$ (2.8)	\$ (0.2)	\$ 4.8	\$ 4.7	\$ 0.6	\$ (1.9)	\$ 5.2

¹ Management Fee and Interest Expense are the primary sources of the listed Non-Operating Expenses, but also includes Replacement/Extraordinary items.

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

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