

# Goals & Budget Fiscal Year 2024-2025

June 12, 2024



# MTW StS Baseline Requirement

MTW Statute requires that MTW PHAs “[continue] to assist substantially the same “StS” total number of eligible low income families as would have been served had the amounts [of funding] not been combined”. To verify compliance with the Statutory Requirement, HUD compares the number of actual families served in an MTW PHA’s fiscal year to an adjusted “baseline” estimate of the number of families that would have been served absent the MTW designation. This ratio will result in an annual percentage that will show the extent to which the MTW PHA is meeting the Statutory Requirement.

**18,244**

MTW Baseline

**104%**

FY 2024-2025  
Projected StS

**5,827**

Public Housing 12-  
month Average Units  
Leased

**10,800**

MTW Housing Choice  
Vouchers (HCV)  
12-month Average  
Utilized

**2,400**

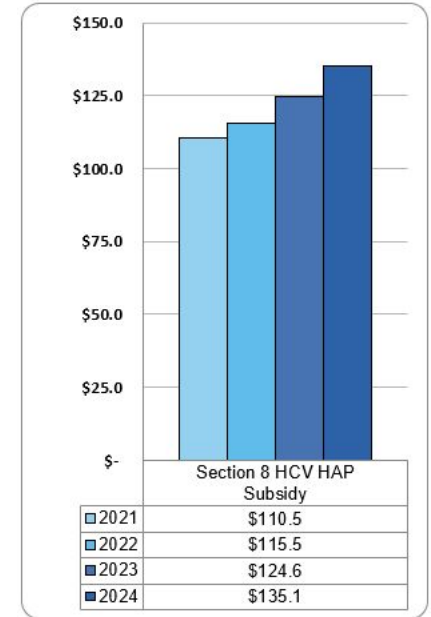
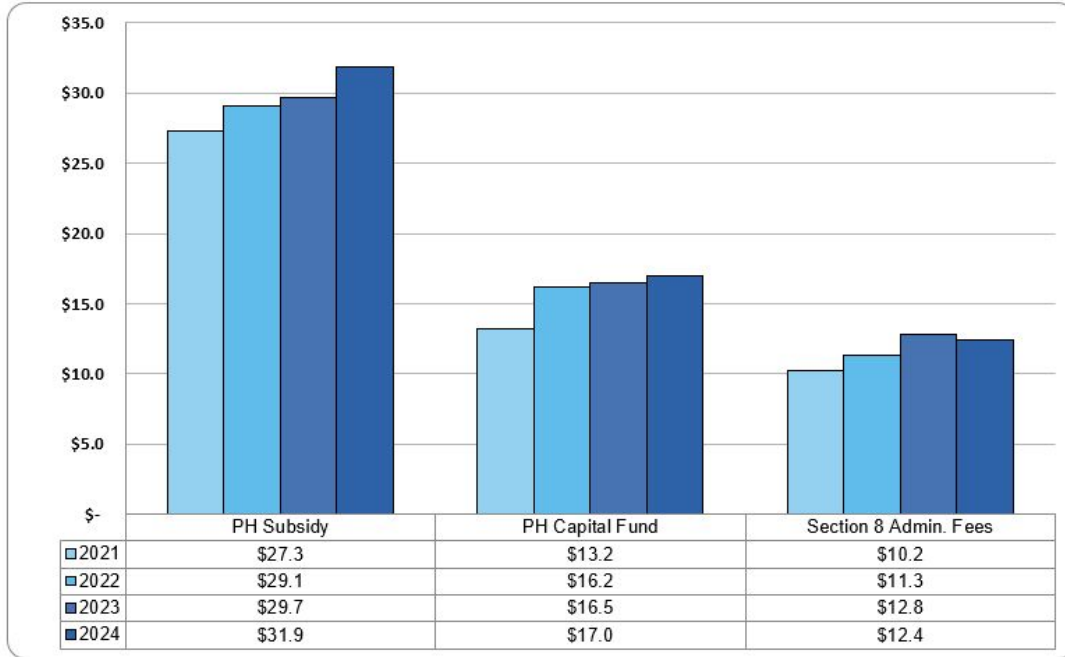
Local, Non-Traditional  
(LNT): Property-Based  
12-month Average Units  
Leased

**19,027**

FY 2024-2025  
Projected Households  
Served

*Source: Opportunity Home San Antonio Proposed FY 2024-2025  
MTW Plan | Section 11.B.i. Planned Number of Households Served  
(Page 14)*

# MTW Calendar Year Block Grant Funding



Percentage Change  
CY24 vs CY23

4.71%

3.03%

-3.13%

8.43%

- Section 8 Housing Choice Voucher HAP information indicated above does not include any Section 8 special programs
- Section 8 Choice Voucher HAP proration was 100.29% in 2021, 100% in 2022, 100% in 2023 and is 99.50% in 2024
- Section 8 Admin Fee proration was 85.80% in 2021, 89.39% in 2022, 97.17% in 2023 and is projected to be 90.58% in 2024
- PH Operating Fund proration was 96.74% in 2021, 104.94% in 2022, 93.02% in 2023 and is projected to be 98.77% in 2024

# HAP Cost By Calendar Year

Calendar Year Ending	HAP Cost Per Unit at Year End	\$ Increase	% Increase	% Rent Increase in San Antonio	Actual Calendar Year HAP Cost	Annual Increase
2018	\$603.43					
2019	\$620.50	\$17.07	2.83%	3.34%		
2020	\$639.39	\$18.89	3.04%	2.23%		
2021	\$640.98	\$1.59	0.25%	8.17%		
2022	\$667.91	\$26.93	4.20%	10.58%	\$83,653,100	
2023	\$779.09	\$111.18	16.65%	1.75%	\$95,000,871	\$11,347,771
2024*	\$865.17	\$86.08	11.05%	-0.87%	\$110,994,078	\$15,993,207

\* **Projected**

# Operating Budget by Cost Center (Millions)

DESCRIPTION	PUBLIC HOUSING	SECTION 8	BEACON	CENTRAL OFFICE	RESIDENT ENGAGEMENT	SUBTOTAL OPERATIONS	REAL ESTATE	CAPITAL	ELIM	TOTAL
<b>Operating Revenue</b>	\$43.5	\$134.3	\$48.8	\$1.7	\$2.4	<b>\$230.6</b>	\$5.3	\$21.7	\$-2.1	<b>\$255.5</b>
<b>Operating Expenses</b>										
Salaries and Benefits	17.6	7.8	11.8	13.7	3.4	<b>54.3</b>	2.7	-	-	<b>56.9</b>
Repairs and Maintenance	17.1	-	9.6	0.4	-	<b>27.1</b>	0.1	-	-	<b>27.2</b>
Utilities	6.0	-	4.6	0.2	-	<b>10.8</b>	-	-	-	<b>10.8</b>
Protective Services	1.9	-	0.8	0.1	-	<b>2.9</b>	-	-	-	<b>2.9</b>
Insurance	2.3	0.2	2.7	0.1	-	<b>5.3</b>	0.1	-	-	<b>5.4</b>
HAP Expense	-	121.8	-	-	-	<b>121.8</b>	-	-	-	<b>121.8</b>
Other Expenses	4.1	2.5	3.3	2.7	1.3	<b>13.9</b>	1.7	1.8	-1.5	<b>15.9</b>
Management Fees	6.1	3.2	3.7	-14.5	-	<b>-1.5</b>	-	1.7	0.2	<b>0.3</b>
<b>Total Operating Expenses</b>	55.1	135.5	36.5	2.8	4.7	<b>234.5</b>	4.5	3.4	-1.4	<b>241.2</b>
<b>Net Operating Income</b>	<b>-\$11.6</b>	<b>-\$1.2</b>	<b>\$12.3</b>	<b>-\$1.0</b>	<b>-\$2.3</b>	<b>-\$3.9</b>	<b>\$0.8</b>	<b>\$18.2</b>	<b>-\$0.7</b>	<b>\$14.3</b>
<b>Non-Operating Income (Expense)</b>										
Interest Income	1.8	0.3	1.4	0.1	-	<b>3.5</b>	1.1	0.1	-0.3	<b>4.4</b>
Interest Expense	-0.2	-	-5.9	-	-	<b>-6.0</b>	-	-0.1	0.3	<b>-5.8</b>
Non-Operating <sup>1</sup>	-4.5	-	-2.5	-	-0.1	<b>-7.1</b>	-	-3.3	0.7	<b>-9.7</b>
Capital Grants Project Transfer	-	-	-	-	-	-	-	-14.9	-	<b>-14.9</b>
<b>Total Non-Operating Income (Expense):</b>	<b>-3.0</b>	<b>0.3</b>	<b>-6.9</b>	<b>0.1</b>	<b>-0.1</b>	<b>-9.7</b>	<b>1.1</b>	<b>-18.2</b>	<b>0.7</b>	<b>-26.0</b>
<b>Surplus or (Deficit)<sup>2</sup></b>	<b>-\$14.6</b>	<b>-\$1.0</b>	<b>\$5.3</b>	<b>-\$1.0</b>	<b>-\$2.5</b>	<b>-\$13.6</b>	<b>\$2.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>-\$11.7</b>
<b>MTW Block Grant Transfers</b>	14.6	1.0	0.0	1.0	2.5	<b>19.0</b>	-	-	-	<b>19.0</b>
<b>Net Surplus or (Deficit) after Transfer</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$5.3</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$5.4</b>	<b>\$2.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$7.3</b>

\* Items indicated in blue are fixed cost

<sup>1</sup> Includes \$3.1M operating subsidy topartners and replacement/extraordinary items.

<sup>2</sup> Beacon net surplus of \$5.3 million does not include \$2.8 million in principal payments on loans or any bank required debt service coverage ratio which averages 1.17%.

# Public Housing Five-Year Capital Plan

SOURCE OF FUNDS	ESTIMATED AMOUNTS				
	2024	2025	2026	2027	2028
Capital Fund Program (CFP) Grant Amount	\$16,000,000	\$16,000,000	\$16,000,000	\$16,000,000	\$16,000,000
Capital Fund Program (CFP) Housing Hazard / LBP Grants	\$9,280,865	\$0	\$0	\$0	\$0
Federal Earmark EDI Community Project Funding (CPF)	\$4,160,000	\$0	\$0	\$0	\$0
City of San Antonio Housing Bond Funding	\$2,500,000	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$31,940,865</b>	<b>\$16,000,000</b>	<b>\$16,000,000</b>	<b>\$16,000,000</b>	<b>\$16,000,000</b>

PLANNED PROJECT	ESTIMATED COSTS				
	2024	2025	2026	2027	2028
Public Housing Operating Support	\$3,200,000	\$3,200,000	\$3,200,000	\$3,200,000	\$3,200,000
Administration	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000
CFFP Loan Payment	\$1,365,000	\$0	\$0	\$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 5-6 from PNA / backlog capital needs	\$24,525,865	\$9,950,000	\$9,950,000	\$9,950,000	\$9,950,000
<b>Total</b>	<b>\$31,940,865</b>	<b>\$16,000,000</b>	<b>\$16,000,000</b>	<b>\$16,000,000</b>	<b>\$16,000,000</b>

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

# Beacon Five-Year Capital Plan

SOURCE OF FUNDS	ESTIMATED AMOUNTS				
	FY 24 - 25	FY 25 - 26	FY 26 - 27	FY 27 - 28	FY 28 - 29
City of San Antonio Housing Bond Funding	\$13,950,397	\$0	\$0	\$0	\$0
MTW Funds	\$5,000,000	\$0	\$0	\$0	\$0
Reserves	\$886,000	\$800,000	\$395,000	\$2,250,000	\$440,000
Unfunded	\$0	\$630,000	\$6,200,000	\$0	\$0
<b>Total</b>	<b>\$19,836,397</b>	<b>\$1,430,000</b>	<b>\$6,595,000</b>	<b>\$2,250,000</b>	<b>\$440,000</b>

PROJECT/FUNDING SOURCE	ESTIMATED COSTS				
	FY 24 - 25	FY 25 - 26	FY 26 - 27	FY 27 - 28	FY 28 - 29
Replacement/Repairs/Upgrades - Housing Bond	\$13,950,397	\$0	\$0	\$0	\$0
Replacement/Repairs/Upgrades - MTW Funds	\$5,000,000	\$0	\$0	\$0	\$0
Replacement/Repairs/Upgrades - Reserves	\$886,000	\$800,000	\$395,000	\$2,250,000	\$440,000
Replacement/Repairs/Upgrades - Unfunded	\$0	\$630,000	\$6,200,000	\$0	\$0
<b>Funded Subtotal</b>	<b>\$19,836,397</b>	<b>\$800,000</b>	<b>\$395,000</b>	<b>\$2,250,000</b>	<b>\$440,000</b>
<b>Unfunded Subtotal</b>	<b>\$0</b>	<b>\$630,000</b>	<b>\$6,200,000</b>	<b>\$0</b>	<b>\$0</b>
<b>Total</b>	<b>\$19,836,397</b>	<b>\$1,430,000</b>	<b>\$6,595,000</b>	<b>\$2,250,000</b>	<b>\$440,000</b>

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

# Capital Technology Needs

PROPOSED USES	AMOUNT
Google Workspace License Fees	\$180,640
DocuSign Digital Signature License Fees	\$165,000
RingCentral License Fee	\$205,000
<b>Total Proposed Uses</b>	<b>\$550,640</b>

The amount requested for capital software needs for the fiscal year is \$550,640. There are additional requests for capital software needs of \$1,450,000 which have been placed on hold for the next fiscal year. As required by GASB 96 (accounting for Subscription-Based Information Technology Arrangements (“SBITAs”)), we are required to capitalize subscriptions meeting the SBITA criteria and will no longer be part of operational expenses. As a result, the IT costs listed above are now a part of the new annual IT capital budget which will require cash outlay as a capital cost.



# Sources and Uses of MTW Funds

SOURCE OF FUNDS	AMOUNT (In Mill)
<b>Total Sources</b>	<b>\$54.00</b>
PROPOSED USES	AMOUNT (In Mill)
<b>Section 8</b> - To enable Section 8 to continue to serve residents in spite of increased costs due to the effects of inflation	<b>\$1.00</b>
<b>Public Housing</b> - To enable the Public Housing Program to continue to serve residents in spite of increased costs due to the effects of inflation	<b>\$11.30</b>
<b>Public Housing</b> - Additional Costs Related to Rent Collection Efforts	<b>\$3.00</b>
<b>Resident Services</b> - To empowers and equip Opportunity Home residents to improve their quality of life and achieve economic stability by providing self-sufficiency service coordination, supportive services and resident engagement activities.	<b>\$2.50</b>
<b>Central Office</b> - To allow for continued support of our housing and resident support programs	<b>\$1.00</b>
<b>Other Uses:</b>	
Alazan Phase I and Predevelopment Costs (Excludes \$8 million in City of San Antonio Housing Bond Funding)	<b>\$18.00</b>
Investment in MTW units at Tax Credit/Beacon Properties	<b>\$10.70</b>
Investment in Midcrowne and Ravello Properties for City Bond matching funds	<b>\$5.00</b>
Additional Investment in the 100 Labor Street Project	<b>\$1.50</b>
<b>Total Proposed Uses</b>	<b>\$54.00</b>

# Personnel Count

DEPARTMENT	2024 BUDGETED POSITIONS	2025 BUDGETED POSITIONS	INCREASE OR (DECREASE) IN POSITION COUNT	PERSONNEL DISTRIBUTION BY DEPARTMENT
Public Housing	227	223	(4)	33%
Assisted Housing Programs	70	71	1	10%
Resident Engagement	53	50 <sup>1</sup>	(3)	7%
Beacon	116	110	(6)	16%
Real Estate Services	9	9	-	1%
Operations Support	58	59	1	9%
Property Management	24	25	1	4%
Central Office	133	131	(2)	19%
<b>Total</b>	<b>690</b>	<b>678</b>	<b>(12)<sup>2</sup></b>	<b>100%</b>

<sup>1</sup> Includes 26 grant-funded positions for the ROSS, Family Self Sufficiency, Jobs Plus, and Endowment

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

