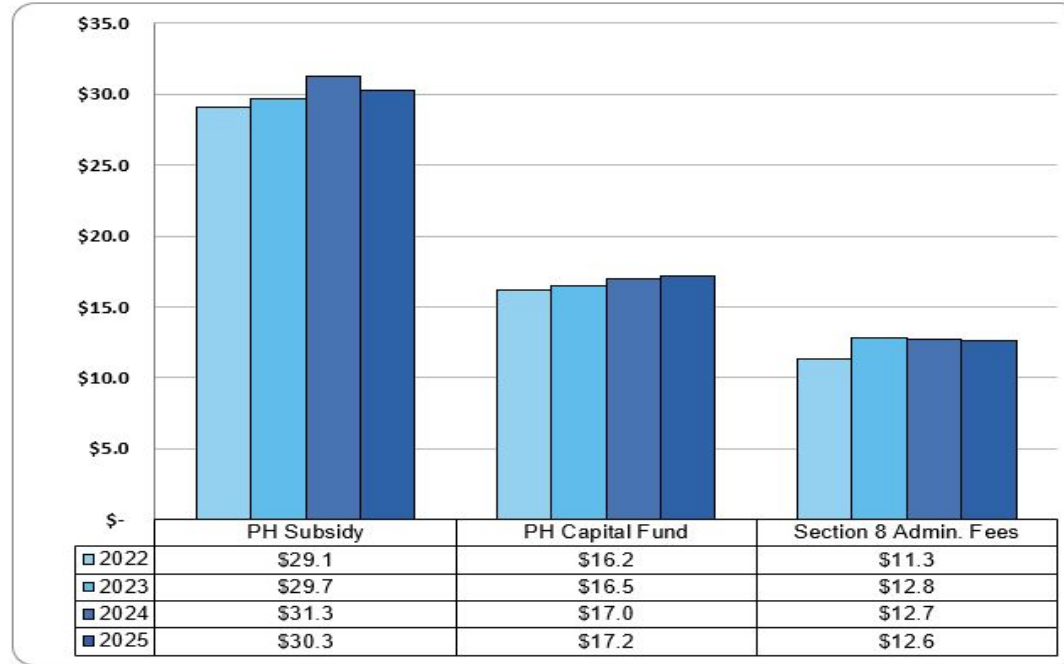


Goals and Budget

Fiscal Year 2025 – 2026



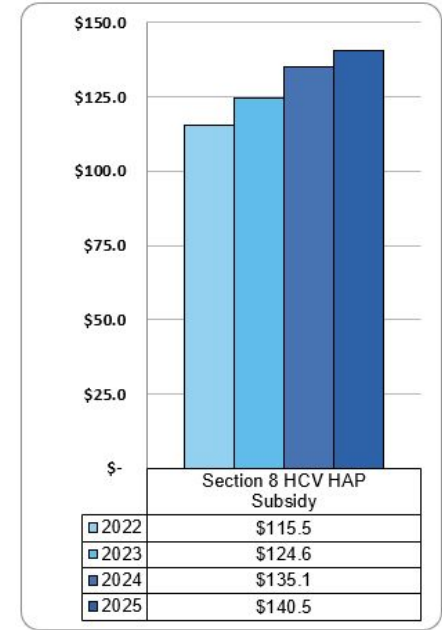
Federal Funding Trend



-3.19%

1.18%

-.79%



4.00%

**Percentage Change
CY25 vs CY24**

- 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% in 2022, 100% in 2023, 99.5% in 2024 and is projected to be 100.63% in 2025
- Section 8 Admin Fee proration was 89.39% in 2022, 97.17% in 2023, 91.75% in 2024 and is projected to be 89% in 2025
- PH Operating Fund proration was 104.94% in 2022, 93.02% in 2023, 97.12% in 2024 and is projected to be 95% in 2025

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
2019	\$620.50					
2020	\$639.39	\$18.89	3.04%	1.58%		
2021	\$640.98	\$1.59	0.25%	8.18%		
2022	\$667.91	\$26.93	4.20%	10.49%	\$83,653,100	
2023	\$779.09	\$111.18	16.65%	1.12%	\$95,000,871	\$11,347,771
2024	\$862.52	\$83.43	10.71%	-0.66%	\$109,524,845	\$14,523,974
2025*	\$956.82	\$94.30	10.93%	-0.96%	\$119,621,129	\$10,096,284

** Projected*

Operating Budget by Cost Center (Millions)

DESCRIPTION	PUBLIC HOUSING	SECTION 8	AFFORDABLE HOUSING COMMUNITIES	CENTRAL OFFICE	COMMUNITY DEVELOPMENT INITIATIVES	SUBTOTAL OPERATIONS	REAL ESTATE	CAPITAL	ELIM	TOTAL
Operating Revenue	\$44.6	\$153.0	\$51.5	\$1.9	\$2.5	\$253.5	\$5.8	\$8.4	-\$2.4	\$265.3
Operating Expenses										
Salaries and Benefits	16.6	7.7	11.4	14.0	3.3	53.0	3.5	0.1	-	56.6
Repairs and Maintenance	12.9	0.1	8.8	0.5	-	22.3	0.1	-	-	22.4
Utilities	6.4	-	5.0	0.2	-	11.6	-	-	-	11.6
Protective Services	1.1	-	0.7	0.1	-	1.9	-	-	-	1.9
Insurance	3.3	0.2	3.7	0.1	-	7.3	0.1	-	-	7.4
HAP Expense	-	139.0	-	-	-	139.0	-	-	-	139.0
Other Expenses	3.0	1.8	2.2	2.9	1.5	11.4	1.6	3.2	-1.5	14.7
Management Fees	6.4	3.8	4.0	-15.4	-	-1.2	-	1.7	0.2	0.7
Total Operating Expenses	49.7	152.6	35.8	2.4	4.8	245.3	5.3	5.0	-1.3	254.3
Net Operating Income	-\$5.1	\$0.4	\$15.7	-\$0.5	-\$2.3	\$8.2	\$0.5	\$3.4	-\$1.1	\$11.0
Non-Operating Income (Expense)										
Interest Income	1.4	0.3	1.1	0.2	-	3.0	1.5	-	-0.4	4.1
Interest Expense	-0.2	-	-5.8	-	-	-6.0	-	-	0.4	-5.6
Non-Operating ¹	-6.8	-0.1	-4.1	-	0.0	-11.0	-0.3	-	1.1	-10.2
Capital Grants Income	-	-	-	-	-	-	-	31.2	-	31.2
Capital Grants Project Transfer	-	-	-	-	-	-	-	-31.2	-	-31.2
Total Non-Operating Income (Expense):	-5.6	0.2	-8.8	0.2	0.0	-14.0	1.2	0.0	1.1	-11.7
Surplus or (Deficit)²	-\$10.7	\$0.6	\$6.9	-\$0.3	-\$2.3	-\$5.8	\$1.7	\$3.4	\$0.0	-\$0.7
MTW Block Grant Transfers	10.7	-	-	-	2.3	13.0	-	-3.4	-	9.6
Net Surplus or (Deficit) after Transfer	\$0.0	\$0.6	\$6.9	-\$0.3	\$0.0	\$7.2	\$1.7	\$0.0	\$0.0	\$8.9

* Items indicated in blue are fixed cost

¹ Includes \$3.2M operating subsidy to partners and replacement/extraordinary items.

² Affordable Housing Communities net surplus of \$6.9 million does not include \$5.6 million in principal payments on loans or any bank required debt service coverage ratio which averages 1.68%.

Public Housing Five-Year Capital Plan

Sources	ESTIMATED AMOUNTS				
	FY 25 - 26	FY 26 - 27	FY 27 - 28	FY 28 - 29	FY 29 - 30
Capital Fund Program (CFP) Grant Amount	\$17,000,000	\$17,000,000	\$17,000,000	\$17,000,000	\$17,000,000
Capital Fund Program (CFP) LBP Grants	\$9,327,925				
Capital Fund Program (CFP) Housing Hazard	\$5,150,000				
Federal Earmark EDI Community Project Funding (CPF)	\$2,610,000				
Capital Fund Program (CFP) Safety and Security Grants	\$168,578				
Total	\$34,256,503	\$17,000,000	\$17,000,000	\$17,000,000	\$17,000,000

Uses	ESTIMATED COSTS				
	FY 25 - 26	FY 26 - 27	FY 27 - 28	FY 28 - 29	FY 29 - 30
Priority items from PNA and Backlogged Capital Needs ¹	\$26,374,050	\$10,800,000	\$11,200,000	\$11,200,000	\$11,200,000
Public Housing Operating Support	\$3,400,000	\$3,400,000	\$3,400,000	\$3,400,000	\$3,400,000
Administration	\$1,700,000	\$1,700,000	\$1,700,000	\$1,700,000	\$1,700,000
CFPP Loan Payment	\$1,182,453				
Intrusion Protection Security Camera	\$1,000,000	\$500,000			
CFP Project Manager-Inspector Salaries	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Professional Fees and Permits	\$200,000	\$200,000	\$300,000	\$300,000	\$300,000
Environmental Reviews	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Total	\$34,256,503	\$17,000,000	\$17,000,000	\$17,000,000	\$17,000,000

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

Affordable Housing Communities Five-Year Capital Plan

Sources	ESTIMATED AMOUNTS				
	FY 25 - 26	FY 26 - 27	FY 27 - 28	FY 28 - 29	FY 29 - 30
City of San Antonio Housing Bond Funding	\$6,303,432				
MTW Funds	\$4,683,372				
Congressional Grant	\$850,000				
Housing Trust Funding	\$650,000				
Reserves	\$4,100,000		\$850,000	\$75,000	
Unfunded	\$2,113,133	\$830,000	\$2,106,000		\$1,000,000
Total	\$18,699,937	\$830,000	\$2,956,000	\$75,000	\$1,000,000

Uses	ESTIMATED COSTS				
	FY 25 - 26	FY 26 - 27	FY 27 - 28	FY 28 - 29	FY 29 - 30
Five Properties Replacement/Repairs/Upgrades ¹	\$6,303,432				
Ravello and Midcrown Interior/Exterior Rehab	\$4,683,372				
Towering Oaks and Courtland Heights Exterior Rehab	\$850,000				
Dietrich Road Exterior Rehab	\$650,000				
Six Properties Replacement/Repairs ¹	\$4,100,000		\$850,000	\$75,000	
Eight Properties Replacement/Repairs ¹	\$2,113,133	\$830,000	\$2,106,000		\$1,000,000
Funded Subtotal	\$16,586,804	\$0	\$850,000	\$75,000	\$0
Unfunded Subtotal	\$2,113,133	\$830,000	\$2,106,000		\$1,000,000
Total	\$18,699,937	\$830,000	\$2,956,000	\$75,000	\$1,000,000

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

Capital Technology Needs

PROPOSED USES	AMOUNT
Google Workspace License Fees	\$170,277
DocuSign Digital Signature License Fees	\$136,657
RingCentral License Fees	\$215,000
Yardi License Fees	\$222,000
Total Proposed Uses	\$743,934

The amount requested for capital software needs for the fiscal year is \$743,934. 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

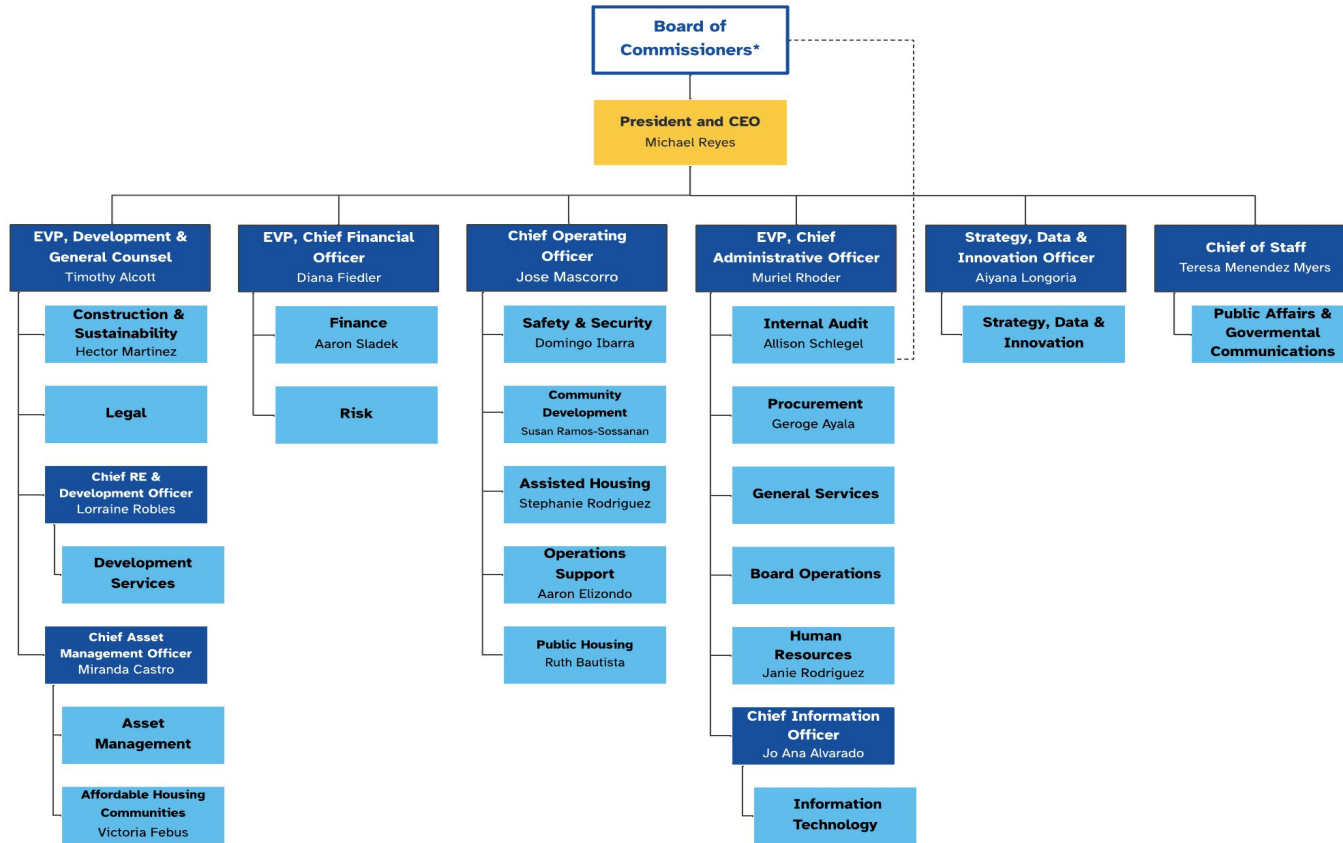
SOURCE OF FUNDS	AMOUNT (In Mill)
Total Sources	\$67.0
PROPOSED USES	AMOUNT (In Mill)
Public Housing - To enable the Public Housing Program to continue to serve residents in spite of significant efforts to control costs.	\$7.2
Community Development Initiatives - To empower and equip Opportunity Home residents to improve their quality of life and achieve economic stability by providing self-sufficiency service coordination, supportive services, and resident engagement activities.	\$2.3
Other Uses:	
Investment in Public Housing repositioning	\$35.5
Investment in MTW units at Tax Credit/Affordable Housing Communities properties	\$8.0
Investment in Midcrowne and Ravello Properties for City Bond matching funds	\$5.0
Investment in North and South Pond at Victoria Commons	\$5.0
Additional Investment in the Snowden development	\$4.0
Total Proposed Uses	\$67.0

Personnel Count

DEPARTMENT	2025 BUDGETED POSITIONS	2026 BUDGETED POSITIONS	INCREASE OR (DECREASE) IN POSITION COUNT	PERSONNEL DISTRIBUTION BY DEPARTMENT
Public Housing	223	186	(37)	32%
Assisted Housing Programs	71	66	(5)	11%
Community Development Initiatives	50	47 ¹	(3)	8%
Affordable Housing Communities	110	88	(22)	15%
Real Estate Services	9	23	14	4%
Operations Support	59	45	(14)	8%
Property Management	25	16	(9)	3%
Central Office	131	117	(14)	20%
Total	678	588	(90)²	100%

¹ Includes 26 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



* Mayoral appointees

