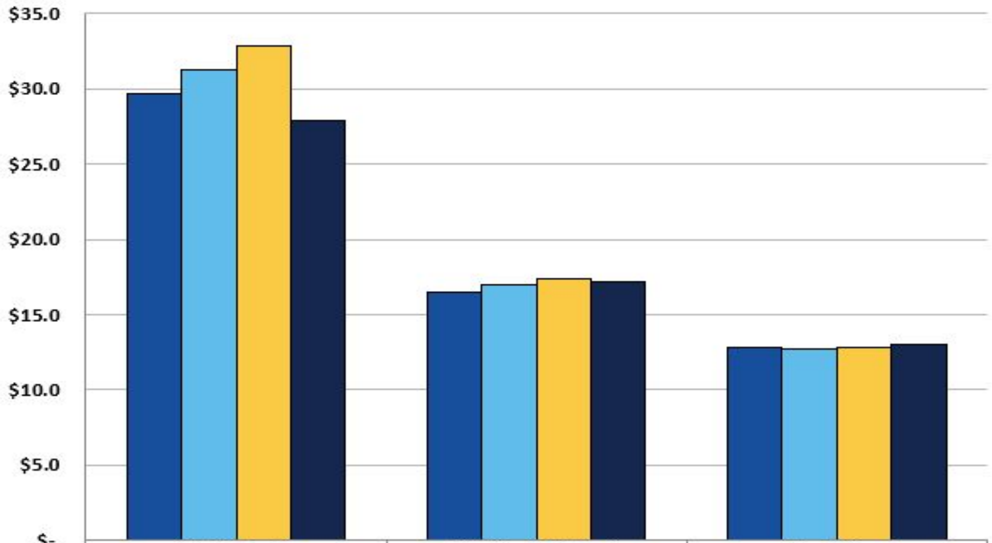
Goals and Budget

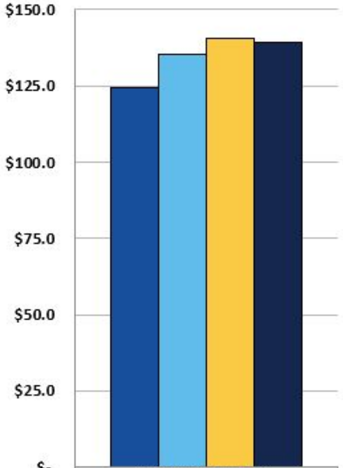
Fiscal Year 2026 - 2027

OPPORTUNITY™ HOME SAN ANTONIO

Federal Funding Trend



	PH Subsidy	PH Capital Fund	Admin Fees
2023	$29.7	$16.5	$12.8
2024	$31.3	$17.0	$12.7
2025	$32.8	$17.4	$12.8
2026	$27.9	$17.2	$13.0



	HCV HAP Subsidy
2023	$124.6
2024	$135.1
2025	$140.5
2026	$139.4

Percentage Change CY26 vs CY25

	PH Subsidy	PH Capital Fund	Admin Fees	HCV HAP Subsidy
Percentage Change CY26 vs CY25	-14.94%	-1.15%	1.56%	-0.78%

- Housing Choice Voucher HAP information indicated above does not include any Section 8 special programs
- Housing Choice Voucher HAP proration was 100% in 2023, 99.5% in 2024, 100.71% in 2025, and is projected to be 99.61% in 2026
- Admin Fee proration was 97.17% in 2023, 91.75% in 2024, 88.19% in 2025, and is projected to be 88% in 2026
- PH Operating Fund proration was 93.02% in 2023, 97.12% in 2024, 102.58% in 2025, and is projected to be 86% in 2026

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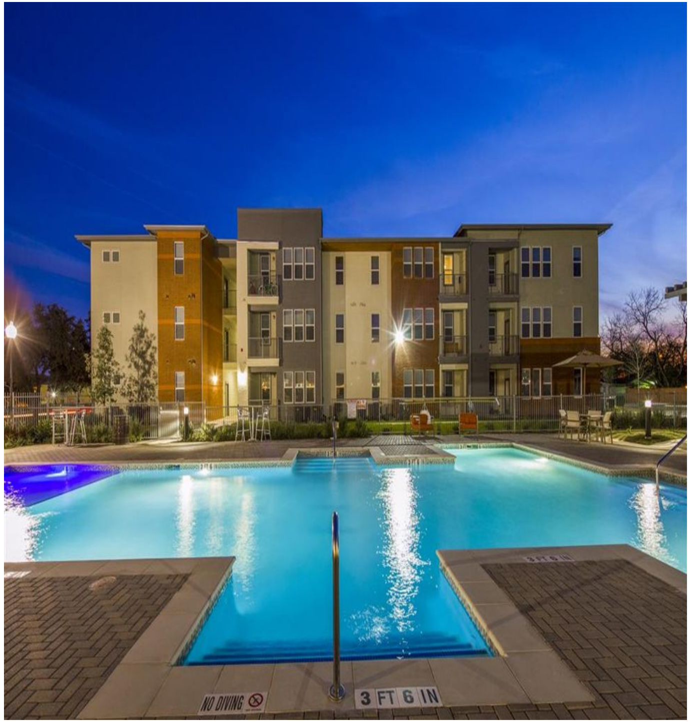
HCV HAP Cost By Calendar Year

2026 PROJECTED TOTAL COST
$121,735,409

ANNUAL INCREASE (2026*)
+$5,848,750

Calendar Year	HAP Cost Per Unit	$ Increase	% Increase	% Rent Inc. In San Antonio	Actual Calendar Year HAP Cost
2020	$639.39	-	-	-	-
2021	$640.98	$1.59	0.25%	2.31%	-
2022	$667.91	$26.93	4.20%	13.43%	**$83.6M**
2023	$779.09	$111.18	16.65%	5.07%	**$95.0M**
2024	$862.52	$83.43	10.71%	-1.94%	**$109.5M**
2025	$921.47	$58.95	6.83%	-0.75%	**$115.9M**
2026*	**$936.09**	$14.62	1.59%	-1.74%	**$121.7M**

*** Projected***



Operating Budget by Cost Center (Millions)

DESCRIPTION	PUBLIC HOUSING	HOUSING VOUCHER SERVICES	AFFORDABLE HOUSING COMMUNITIES	CENTRAL OFFICE	COMMUNITY DEVELOPMENT INITIATIVES	SUBTOTAL OPERATIONS	REAL ESTATE	CAPITAL	ELIM	TOTAL
Operating Revenue	$42.0	$144.4	$61.1	$1.5	$2.9	**$251.9**	$10.1	$5.2	-$2.1	**$265.1**
Operating Expenses										
Salaries and Benefits	16.4	7.1	12.1	15.5	3.4	**54.5**	4.2	-	-	**58.7**
Repairs and Maintenance	12.2	0.1	9.2	0.3	-	**21.8**	0.1	-	-	**21.9**
Utilities	7.0	-	5.3	0.2	-	**12.5**	-	-	-	**12.5**
Protective Services	0.6	-	0.3	0.2	-	**1.1**	-	-	-	**1.1**
Insurance	3.5	0.2	3.8	0.1	-	**7.6**	0.1	-	-	**7.7**
HAP Expense	-	130.2	-	-	-	**130.2**	-	-	-	**130.2**
Other Expenses	2.9	2.4	2.8	2.7	1.5	**12.3**	1.5	0.1	-1.2	**12.7**
Management Fees	6.7	4.5	4.1	-17.1	-	**-1.8**	0.9	1.7	0.2	**1.0**
Total Operating Expenses	49.3	144.5	37.6	1.9	4.9	**238.2**	6.8	1.8	-1.0	**245.8**
Net Operating Income	**-$7.3**	**-$0.1**	**$23.5**	**-$0.4**	**-$2.0**	**$13.7**	**$3.3**	**$3.4**	**-$1.1**	**$19.3**
Non-Operating Income (Expense)										
Interest Income	1.9	0.2	0.8	0.2	-	**3.1**	6.0	-	-0.4	**8.7**
Interest Expense	-0.2	-	-5.7	-	-	**-5.9**	-3.6	-	0.4	**-9.1**
Non-Operating[1]	-7.0	-0.1	-4.0	-0.1	-	**-11.2**	-0.1	-	1.1	**-10.2**
Capital Grants Income	-	-	-	-	-	-	-	29.8	-	**29.8**
Capital Grants Project Transfer	-	-	-	-	-	-	-	-29.8	-	**-29.8**
Total Non-Operating Income (Expense):	-5.3	0.1	-8.8	0.1	0.0	**-13.9**	2.2	0.0	1.1	**-10.6**
Surplus or (Deficit)[2]	**-$12.6**	**$0.0**	**$14.7**	**-$0.3**	**-$2.0**	**-$0.2**	**$5.5**	**$3.4**	**$0.0**	**$8.8**
MTW Block Grant Transfers	12.6	-	-	-	2.0	**14.6**	-	-3.4	-	**11.2**
Net Surplus or (Deficit) after Transfer	**$0.0**	**$0.0**	**$14.7**	**-$0.3**	**$0.0**	**$14.4**	**$5.5**	**$0.0**	**$0.0**	**$20.0**

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[1] Includes $3.0M operating subsidy to partners, $7.7M in replacement/extraordinary items and $.6M in other income

[2] Affordable Housing Communities net surplus of $14.7 million does not include $2.3 million in principal payments on loans or any bank required debt service coverage ratio which averages 1.20.

Public Housing Five-Year Capital Plan (CFP)

Sources	FY 26 - 27	FY 27 - 28	FY 28 - 29	FY 29 - 30	FY 30 - 31
Capital Fund Program (CFP) Grant Amount	$17,000,000	$17,000,000	$17,000,000	$17,000,000	$17,000,000
Total Sources:	**$17,000,000**	**$17,000,000**	**$17,000,000**	**$17,000,000**	**$17,000,000**

Uses	FY 26 - 27	FY 27 - 28	FY 28 - 29	FY 29 - 30	FY 30 - 31
Repositioning and Backlogged Capital Needs[1]	$11,300,000	$11,300,000	$11,300,000	$11,300,000	$11,300,000
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
CFP Project Manager-Inspector Salaries	$200,000	$200,000	$200,000	$200,000	$200,000
Professional Fees and Permits	$200,000	$200,000	$200,000	$200,000	$200,000
Environmental Reviews	$200,000	$200,000	$200,000	$200,000	$200,000
Total Uses:	**$17,000,000**	**$17,000,000**	**$17,000,000**	**$17,000,000**	**$17,000,000**

[1] Details for this amount are provided by project and property separately in the budget packet. Staff is reviewing the Public Housing Portfolio to identify required ongoing maintenance necessary to maintain anticipated health and safety needs at properties, along with a contingency for emergency repairs, while preserving maximum CFP levels for the repositioning plan.

Affordable Housing Communities Five-Year Capital Plan

Sources	FY 26 - 27	FY 27 - 28	FY 28 - 29	FY 29 - 30	FY 30 - 31
City of San Antonio Housing Bond Funding	$4,000,000				
MTW Funds	$4,683,372				
Congressional Grant	$850,000				
Housing Trust Funding	$650,000				
Reserves	$10,416,436	$2,300,000	$3,450,000	$75,000	
Unfunded	$7,075,000	$760,000			
Total	**$27,674,808**	**$3,060,000**	**$3,450,000**	**$75,000**	**$0**
Uses	**FY 26 - 27**	**FY 27 - 28**	**FY 28 - 29**	**FY 29 - 30**	**FY 30 - 31**
Ravello Interior/Exterior Rehab	$4,411,300				
Midcrowne Interior/Exterior Rehab	$4,272,072				
Towering Oaks Exterior Rehab	$850,000				
Dietrich Road Exterior Rehab	$650,000				
14 Properties Replacement/Repairs[1]	$10,416,436	$2,300,000	$3,450,000	$75,000	
Five Properties Replacement/Repairs[1]	$7,075,000	$760,000			
Funded Subtotal	**$20,599,808**	**$2,300,000**	**$3,450,000**	**$75,000**	**$0**
Unfunded Subtotal	**$7,075,000**	**$760,000**			
Total	**$27,674,808**	**$3,060,000**	**$3,450,000**	**$75,000**	**$0**

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

Other Capital Needs

PROPOSED USES	AMOUNT
Technology Needs:	
Google Workspace License Fees	$170,277
DocuSign Digital Signature License Fees	$140,400
RingCentral License Fees	$200,000
Yardi License Fees	$245,178
Mobile App and Client Portal	$189,000
Other Needs:	
Public Housing- Vehicles	$152,000
Housing Voucher Services- Vehicles	$58,744
Housing Voucher Services- Interior Rehab	$500,000
Total Proposed Uses	**$1,655,599**

Capital expenditures and technology needs requested for the fiscal year total $1,655,599. In accordance with Opportunity Home capitalization thresholds, equipment purchases of $5,000 or more, building and improvement costs of $50,000 or more, and Subscription-Based Information Technology Arrangements ("SBITAs") of $100,000 or more are capitalized rather than recorded as operating expenses.

Sources and Uses of MTW Funds

SOURCE OF FUNDS (FISCAL YEAR ENDING JUNE 30, 2027)	AMOUNT (In Mil)
Total Sources	**$37.7**

PROPOSED USES	AMOUNT (In Mil)
Public Housing To enable the Public Housing Program to continue to serve residents in spite of significant efforts to control costs.	**$9.2**
Community Development Initiatives To empower and equip residents to improve quality of life and achieve economic stability via self-sufficiency and engagement activities.	**$2.0**
Investment in Public Housing Repositioning	**$17.5**
Investment in MTW Units at Tax Credit/Affordable Housing Communities	**$4.0**
Investment in Midcrowne and Ravello Properties (City Bond Matching)	**$5.0**
Total Proposed Uses	**$37.7**

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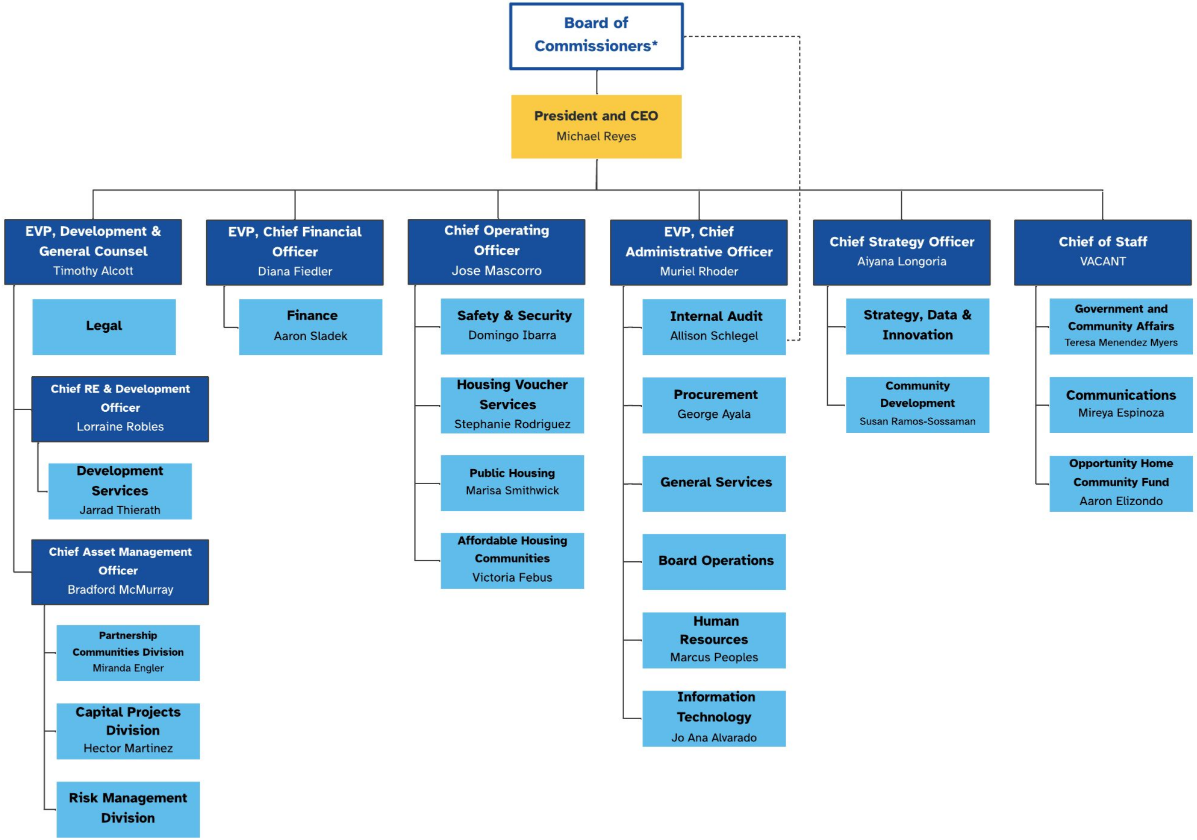
Personnel Count

DEPARTMENT	2026 BUDGETED POSITIONS	2027 BUDGETED POSITIONS	INCREASE OR (DECREASE) IN POSITION COUNT	PERSONNEL DISTRIBUTION BY DEPARTMENT
Public Housing	186	181	(5)	32%
Housing Voucher Services	66	96	30	17%
Community Development Initiatives	47	43[1]	(4)	8%
Affordable Housing Communities	88	84	(4)	15%
Real Estate Services	23	23	-	4%
Operations Support	45	-	(45)	0%
Property Management	16	27	11	5%
Central Office	117	116	(1)	20%
Total	**588**	**570**	**(18)[2]**	**100%**

[1] Includes 33 grant-funded positions for the ROSS, Family Self-Sufficiency and Jobs Plus programs
[2] Details for these increases/decreases are provided separately in the budget packet



* Mayoral appointees

Organizational Structure

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