

# PUBLIC HOUSING PROGRAM

Fiscal Year 2017-2018 Budget

Housing Authority

By: Arturo Casillas, Housing Director

June 13, 2017



# FY 2018 Public Housing Budget

- Required by HUD Handbook 7475.1 REV CHG-1 Supplement
  - Project based budgets approved prior to the commencement of the fiscal year (July 1, 2017)
- Each project area is funded, accounted for and budgeted separately according to *Asset Management Provisions*
- Overall program budget recommended is \$7,427,140



# FY 2018 Public Housing Budget

- A HUD formula establishes the estimated costs to run each type of Public Housing development (AMP) – called the “project expense level (PEL)”
- $\text{PEL} - \text{prior year tenant rent} + \text{utility expenses} = \sim \text{subsidy eligibility}$
- Eligible subsidy amount is prorated based upon Congressional Appropriations on a calendar year basis
- For 2017, the funding eligibility is estimated to be 92.89%
- FY 2018 budgets are based upon 90% of subsidy as 2018 funding levels are unknown at this time



# Asset Management Projects (“AMPs”)

Project 31-1

- Colonia Village

Project 31-2

- Felicia Court

Project 31-3

- Colonia Road

Project 31-4

- Pleasant Valley

Project 31-5

- Plaza Vista Senior Complex

Project 31-7 (scattered sites)

- 1: Cuesta Del Mar, 2: Althea, 3: Concord, 4: Fashion Park, 5: Fremont, 6: Hill St.

Project 31-8

- Palm Vista Senior Complex



# FY 2018 Public Housing Budget Income

Description	Total FY 17 Budget	Total FY 18 Budget	Increase (Decrease)
Tenant Rent	4,464,576	4,981,696	517,120
Operating subsidy	927,290	607,848	(319,442)
Management Fees/FFS Income	1,490,749	1,578,593	87,844
Operating Transfers in from Capital Fund	292,988	275,529	(17,459)
Other Income	<u>216,839</u>	<u>240,060</u>	<u>23,221</u>
<b>Total Income</b>	<u><u>7,392,442</u></u>	<u><u>7,683,726</u></u>	<u><u>291,284</u></u>



# FY 2018 Public Housing Budget Expenses

Description	Total FY 17 Budget	Total FY 18 Budget	Increase (Decrease)
Admin Exp	3,453,761	3,356,486	(97,275)
Tenant Svc Exp	28,257	28,620	363
Utility Expense	1,133,007	1,082,498	(50,509)
Maintenance Exp	2,273,814	2,257,654	(16,160)
General Expense	596,226	590,742	(5,484)
Other Expenses	<u>88,988</u>	<u>111,140</u>	<u>22,152</u>
<b>Total Expenses</b>	<b><u>7,574,053</u></b>	<b><u>7,427,140</u></b>	<b><u>(146,913)</u></b>



# FINANCIAL IMPACT

- Require \$211,835 in COCC cash reserves
- Projecting residual receipts for the AMPS - \$468,421
- Collective residual receipts – \$256,586
- Residual receipts in AMPS cannot be used to fund COCC deficits



# Public Housing FSS Program

In the past 10 years:

- 91 PH families signed up for the FSS Program
- There are currently 37 participating families out of the 40 maximum supported by the grant
- 27 PH families completed the program
- \$320,703 have been saved by PH families
- 11 families transitioned out of subsidized housing
- 7 families purchased their first home





# Resident Opportunities and Self Sufficiency Program (ROSS)

Some of the services provided to public housing participating families include:

- Boys & Girls Club Access- 30 youth/daily
- Computer Literacy/Access- 700+ residents/year
- FOOD Share- 400 families/month
- High School/GED Education- 90 residents/year
- Various community events such as Toys for Tots, Christmas Posadas, Health and Nutrition workshops

# QUESTIONS?

# SECTION 8 PROGRAM

Fiscal Year 2017-2018 Budget

- Housing Authority
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# FY 18 Section 8 Budget

- Section 8 program is responsible for providing housing assistance payments to up to 1,825 families (1773 ongoing and 52 VASH vouchers)
- Section 8 program is comprised of 2 components – housing assistance payments to landlords (“HAP”) and administration
- HAP portion of the budget is \$18,437,502



# FY 18 Section 8 Budget

- HUD directs housing authorities to lease as many units as they can with the funding they are provided
- HAP Funding for FY18 has been extrapolated since our HUD's Annual Budget Authority for 2017 still has not been finalized.
- HAP funding levels are subject to annual Congressional appropriations



# FY 18 Section 8 Budget

- Administrative funding is the amount the OHA receives to administer the Section 8 program
- Eligibility is based upon the number of vouchers leased and a HUD established fee per unit leased
- Total national eligibility is compared to funding available through Congressional appropriations and funding is prorated accordingly
- The final CY 2016 administrative fee funding proration was at 83.856% of eligibility



# FY 18 Section 8 Budget

Description	HAP Budget 2017	HAP Budget 2018	Increase (Decrease)
HAP Income	15,373,683	18,407,382	3,033,699
HAP Expenses	<u>15,373,683</u>	<u>18,407,382</u>	3,033,699
Net HAP Income	<u>0</u>	<u>0</u>	<u>0</u>



Description	FY 2017 ADMIN BUDGET	FY 2018 ADMIN BUDGET	Increase (Decrease)
Admin Income	1,835,638	1,804,514	(31,124)
Admin Sal/Benefits	1,584,322	1,623,096	38,774
Other Admin Exp	232,953	208,090	(24,863)
Util & Maint Exp	80,842	86,480	5,638
Gen & Other Exp	<u>81,520</u>	<u>59,735</u>	<u>(21,785)</u>
Total Expenses	<u>1,979,637</u>	<u>1,977,401</u>	<u>(2,236)</u>
Total Admin Deficit	<u>(143,999)</u>	<u>(172,887)</u>	<u>28,888</u>





# Section 8 FSS Program

In the past 10 years:

- 87 Section 8 families signed up for the FSS Program
- There are currently 40 participating families, which is the maximum supported by the grant
- 30 Section 8 families completed the program
- \$362,439 was saved by the participating families
- 10 families transitioned out of subsidized housing
- 3 families purchased their first home

# QUESTIONS?