



Good Neighbors

San Diego
Housing Commission

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REPORT

DATE ISSUED: November 11, 2005

Item: 105

REPORT NO.: HCR05-99
For the Agenda of November 18, 2005

SUBJECT: Proposed Fiscal Year 2006 Budget Revision (Citywide)

SUMMARY

Issue: Should the Housing Commission recommend Housing Authority approval of revisions to the Fiscal Year 2006 budget to reflect actual FY05 carryover and net new revenues?

Recommendation: Approve the revision that will result in a net increase to the Fiscal Year 2006 budget of \$15,482,970 and recommend final approval by the Housing Authority.

Fiscal Impact: Approval of this action will increase the current Fiscal Year 2006 budget by \$15,482,970 for a total budget of \$237,284,789.

Previous Related Actions: On May 20, 2005, the Housing Commission approved the Fiscal Year 2006 budget in the amount of \$221,347,131. The budget was presented to the Housing Authority for approval on June 14, 2005. Subsequent budget amendments detailed on Attachment 4 have increased the budget by \$454,688 to \$221,801,819.

BACKGROUND

The budget revision is primarily a reconciliation of the previously approved FY06 budget with current, more accurate financial information. The 2006 Housing Commission budget was developed in early 2005 and included estimates of carryover funds, because exact amounts would not be known prior to the close of Fiscal Year 2005. At this point, exact carryover has been determined and the revision reflects these additions and deductions.



A state agency authorized by the City of San Diego

In addition, the Housing Commission receives funding from numerous federal, state and local sources and these revenues change and require periodic update. Finally, new sources of funds received and sources anticipated but not awarded require adjustment to the previously approved budget. The summation of all these adjustments from estimated to actual is incorporated within this Fall budget revision.

DISCUSSION

The first policy issue for this budget revision involves the provision for an increase of \$4.6 million in Reserves. As Attachment 5 shows, most of the increase in Reserves (\$3.4 million) is for Program Reserves that are restricted to each program's purpose, and/or multi-year programs and property management programs. It is important to note that for multi-year programs, staff recommends reserving sufficient administrative funding from each award to provide for the administrative costs throughout the term of the award period. Also, the property management plan for Conventional public housing/or the Maya Apartments incorporate private management best practices by retaining funds in Reserve to provide for future capital improvements needed due to aging of the various buildings.

The remaining balance of \$1.2 million is proposed to be held in Agency Reserves. These funds provide most of the funding for a number of City of San Diego related projects including the Shared Housing, Fair Housing Council, Access Center, Homeless Coordinator and the Regional Task Force on the Homeless. These projects total over \$750,000 in the FY06 Budget.

In addition to the City projects, Agency Reserves will provide the supplemental funding required in FY07 and FY08 for the administration and operation of programs with insufficient administrative funding. After the proposed revision, Agency Reserves will be approximately 2.15% of the Agency's FY06 Budget and about 43% of the goal to maintain an Agency Reserve of five percent of the total budget will be met.

The second policy issue involves the allocation of the high dollar volume of shared equity loan repayments received during the previous nine months and the unexpected higher linkage and inclusionary fees. With interest rates at levels not seen in over forty years and property values in San Diego rising very rapidly, a refinancing boom commenced. Many shared equity loans and other loans made by the Housing Commission over the last several years to eligible participants were refinanced and the Housing Commission will receive approximately \$1.7 million more in shared equity and loan payoffs than was expected in the approved FY06 Budget.

Combined with almost \$1.3 million of additional linkage and inclusionary fees, about \$3 million of unrestricted funds is available to be allocated to housing activities. Staff proposes that the Board allocate the \$3 million of additional unrestricted funds as follows:

- \$1.7 million to Rental Housing Production to provide for potential site acquisition opportunities as discussed in the FY06-08 Business Plan.
- \$1.3 million to Rental Housing Production to ensure that pipeline projects are adequately covered.

REVENUE CHANGES

There are two types of funds incorporated into this budget revision: carryover funds and new revenue sources. The net addition to the budget from carryover sources was \$15,544,000 while new revenue sources declined by \$61,000.

Carryover funds are those funds budgeted in the prior fiscal year that for a variety of reasons did not get expended or obligated. Carryover may also be revenues in excess of those expected. Carryover funds can be broken down into two categories based upon the requirements of the funding sources. First, “restricted carryover” amounted to \$7,793,769. This carryover is restricted to a specific purpose or activity as mandated by the funding source. The second type of carryover is “unrestricted” and amounted to \$7,750,237. There is some discretion in the use of these funds. Most of these carryover funds have been tentatively allocated to financing housing proposals that are anticipated to be ready for funding approval in FY06.

New revenue sources are similarly broken into restricted and unrestricted funds. Restricted new funding adjustments amounted to a decrease of \$146,318. Unrestricted new funding adjustments amounted to \$85,282. A detailed explanation of the sources of both carryover and new revenue sources is discussed in Attachment 1.

The Housing Commission currently has fifty-one revenue sources in the budget. All but five of these sources have been adjusted within this revision. Attachment 6 contains the detailed information by specific revenue source that contributes to the budget revision.

The following table summarizes the changes in revenues for local, state and federal sources.

Revenues	Current Budget	Revision Budget	Proposed Budget	% of Change
Local Revenues	41,350,514	4,076,620	45,427,134	+10%
State Revenues	5,567,353	(403,170)	5,164,183	-7%

Federal Revenues	174,883,952	11,809,520	186,693,472	+7%
Total Revenues	221,801,819	15,482,970	237,284,789	+7%

EXPENDITURE CHANGES

The incorporation of the additional revenue in the budget is offset by the uses for the funds. Of the \$15,482,970 in revenue additions, \$10,899,544 is budgeted into the various agency activities and the remaining \$4,583,426 is placed primarily into the program reserves for public housing, Section 8 Voucher and HOME. Generally, funds carried over from a prior year were placed within the same activities as originally funded. As part of the budget revision process, Housing Finance and Development staff reviewed the Department’s FY06 goals but do not recommend revising the goals at this time. The average per unit cost increased \$25,000 to \$75,000/unit over the last several months and the additional funds will likely be needed to produce the units proposed in the original FY06 Budget. The Housing Commission will maintain the unexpected revenue and the administrative savings in reserves for future utilization. The proposed changes in activities are presented in detail in Attachments 2 and 3.

The following table summarizes the changes in expenditures by major activity.

Activities	Current Budget	Revision Budget	Proposed Budget	% of Change
Housing Services	144,507,675	5,138,332	149,646,007	+4%
Hsg Finance & Dev	51,530,978	5,628,829	57,159,807	+11%
Operations	8,380,301	132,383	8,512,684	+2%
Reserves	17,382,865	4,583,426	21,966,291	+26%
Total Expenditures	221,801,819	15,482,970	237,284,789	+7%

The Agency summary of expenditures is detailed in Attachment 7. Salary and Benefits shows a slight decrease while less than \$50,000 of the revision is attributable to slight increases in services and supplies. Almost \$10.9 million or 70% of the proposed budget revision is utilized for the programs and services the Housing Commission operates.

Alternative:

1. The Board may direct staff to allocate unrestricted carryover funds for activities other than those proposed.

Respectfully submitted,

Approved by,

Edward P. Mauk
Director, Financial Services

**Signature on File
With Original Document**

Elizabeth C. Morris
President and Chief Executive Officer

Sturtevant/Montague/Silsbee (619-578-7731)
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- Attachment 1: Detailed Explanation of Proposed FY06 Revenue Revisions
- Attachment 2: Proposed FY06 Budget by Activity
- Attachment 3: Detailed Explanation of Proposed FY06 Activity Revisions
- Attachment 4: Previous FY06 Budget Revisions
- Attachment 5: Schedule of Agency FY06 Reserves
- Attachment 6: Agency Summary of FY06 Revenues
- Attachment 7: Agency Summary of FY06 Expenditures

DETAILED EXPLANATION OF PROPOSED REVENUE REVISIONS

The following chart details the \$15,482,970 Budget Revision by each major component of restricted and unrestricted revenue.

Revenues	Current Budget	Revision Budget	Proposed Budget	% of Change
Restricted Revenues				
Section 8	124,574,182	7,135,283	131,709,465	+ 6%
Other HUD	27,619,827	(145,425)	27,474,402	- 1%
State	5,567,353	(403,170)	5,164,183	- 7%
CDBG	3,236,603	167,852	3,404,455	+ 5%
Restricted Local	14,722,894	892,911	15,615,805	+ 6%
Sub-Total	175,720,859	7,647,451	183,368,310	+ 2%
Unrestricted Revenues				
Rental Rehabilitation	286,968	297,864	584,832	+ 104%
Local	15,030,788	1,293,026	16,323,814	+ 9%
Affordable Housing Fund	11,596,832	1,890,683	13,487,515	+ 16%
HOME	19,166,372	4,353,946	23,520,318	+ 23%
Sub-Total	46,080,960	7,835,519	53,916,479	+ 32%
Total Revenues	221,801,819	15,482,970	237,284,789	+ 7%

For ease of review, this budget revision has been divided into four sections that are:

1. Restricted Carryover Funding adjustments (+ \$7,793,769)
2. Restricted New Funding adjustments (- \$146,318)
3. Unrestricted Carryover Funding adjustments (+ \$7,750,237)
4. Unrestricted New Funding Adjustments (+ \$85,282)

Each of these sections is explained on the following pages.

1. Restricted Carryover Funding Adjustments + \$7,793,769

The following is a detailed listing of all restricted carryover funding adjustments.

- | | | |
|----|----------------|--|
| A. | + \$7,063,187 | New HUD rule changes in FY05 provided \$6,202,198 of funding for rent to owners in excess of the current average rent to owners. These HUD rules now permit the excess funds to be retained by the housing authority for future use instead of returning these funds to HUD. The remaining balance of the increase is due to administrative savings and higher fees than expected. |
| B. | + \$ 1,334,281 | Additional carryover of City Property, Conventional, Maya, State and University Canyon projects resulting primarily from higher average tenant rent, administrative and program savings. |
| C. | + \$ 986,332 | Additional carryover of CCDC, CDBG, Housing Rehabilitation Trust Funds, various Redevelopment, San Diego Association of Realtors, Shea Homes and several State funds resulting primarily from unspent Rental Housing Production, Homeownership, Rehabilitation and Special Purpose loans and grants plus greater than anticipated loan payoffs. |
| D. | + \$ 340,739 | Additional carryover of Coastal Housing, Condo Conversion and NCFUA funds resulting primarily from unexpected fees received in the last two quarters of FY05 and unspent funds due to the timing of project approvals in Rental Housing Production. |
| E. | + \$ 17,775 | Additional net carryover resulting primarily from administrative savings and additional income on several programs including CDBG Foreclosure, Lead Hazard Control and State REO funds. The carryover funding ranged from a decrease of \$379 to an increase of \$15,447 depending on the source. |
| F. | - \$ 5,788 | There is a net decrease in carryover of several Resident Services funds resulting primarily from executing additional service contracts in FY05 on the |

Community Outreach Partnership Center, and ROSS Grants. The additional carryover funding ranged from a decrease of \$6,787 to an increase of \$9,556 depending on the source.

G. - \$ 56,000

There is a decrease in County CDBG funds for the Reinvestment Task Force as these previously awarded funds were withdrawn by the County. This reduction was applied to Portfolio Servicing & Occupancy Monitoring.

H. - \$ 86,444

There is a decrease in Shelter Plus Care funds due to a commitment of funds for a service provider late in FY05. This reduction was applied to Special Purpose Housing.

I. - \$ 816,031

There is a decrease in carryover of Capital Fund due primarily to executing additional contracts for extraordinary maintenance and resident services in the last two quarters of FY05. The reduction was applied to Resident Services, Site Maintenance and the Major Renovations activities.

J. - \$ 984,282

There is a decrease in carryover of Cal State Housing Trust Funds due to a commitment of funds for Homeownership late in FY05.

2. Restricted New Funding Adjustments - \$146,318

The following is a detailed listing of all restricted new funding adjustments.

A. +\$ 165,000

The increase in CDBG funds is due to receiving more funding than anticipated for housing projects awarded to other entities by the City and administered by the Housing Commission. This increased the amounts for Homeownership and Rehabilitation projects.

B. +\$ 146,458

Additional funds awarded from HUD for the ROSS and Homeownership Coordinator programs and the Family Health Center of San Diego. The increase in

funds has been provided to Resident Services primarily for academic tutoring contracts and Reserves.

C. +\$ 86,744

Additional funds expected to be awarded from the Redevelopment Agency for Crossroads. The increase in funds has been provided to loans and grants in Rehabilitation.

D. -\$ 544,520

The actual new HUD award of Capital Fund was less than anticipated and the decrease was applied primarily to extraordinary maintenance in Major Renovations, Resident Services contracts and Reserves for administrative costs in FY07 and FY08.

3. Unrestricted Carryover Funding Adjustments + \$7,750,237

The following is a detailed listing of all unrestricted carryover funding adjustments.

A. +\$ 4,353,946

There is \$1,734,349 of unexpected HOME program income resulting from substantial payoffs of Homeownership loans in the last two quarters of FY05. The Business plan for FY06-08 calls for HOME program income to provide for Housing Commission use/projects and these funds are proposed for Rental Housing Production. In addition, there is \$2,092,113 of additional carryover of HOME funds resulting primarily from unspent funds due to the timing of project approvals in Homeownership and Rental Housing Production. Also, there are administrative savings of \$335,267 and \$192,217 of additional administrative funds available due to substantial loan payoffs.

B. +\$ 1,890,683

There is \$993,268 of Affordable Housing Trust Funds resulting from unexpected greater linkage and inclusionary fees, increased loan payoffs and cancelled projects. These funds are proposed for Rental Housing Production and Rehabilitation. In addition, there is \$636,347 of additional carryover of

Affordable Housing Trust Funds resulting from unspent funds due to the timing of project approvals in Rental Housing Production, Special Purpose Housing and Rehabilitation. Administrative savings of \$146,127 and \$114,941 of additional administrative funds are available due to the unexpected additional revenue.

C. +\$ 1,207,744

There is carryover of Local funds resulting primarily from \$810,034 of additional income from bond fees, loan payments and fees, distribution from the Maya apartments, MCC monitoring, HDP billing, and rental and interest income. In addition, there are \$216,939 of administrative and program savings and, combined with the additional income, have increased Reserves. Also, \$179,651 of kitchen and bath remodeling at the University Canyon complex was not completed in FY05 and these funds will provide for this effort in FY06 in Asset Management.

D. + \$ 297,589

There is additional carryover of Rental Rehabilitation funds due to unexpected revenue from increased loan payoffs and these funds are proposed for Special Purpose Housing.

4. Unrestricted New Funding Adjustments + \$85,282

The following is a detailed listing of all unrestricted new funding adjustments.

A. +\$ 85,282

There is an increase in Local funds expected from the Maya apartment surplus, rental income and data processing fees that are partially offset by an expected decrease in bond fees due to bond repayments. This net increase is proposed to increase Reserves.

PROPOSED FY06 BUDGET BY ACTIVITY

Activities	Current Budget	Revision	Proposed Budget	% of Change
Housing Services	144,507,675	5,138,332	149,646,007	4%
Rental Assistance	120,802,431	6,202,198	127,004,629	5%
Property Management	21,795,488	(1,173,282)	20,622,206	-5%
Management	5,944,710	0	5,944,710	0%
Routine Maintenance	5,408,418	(16,015)	5,392,403	0%
Asset Management	10,442,360	(1,157,267)	9,285,093	-11%
Resident Services	1,909,756	109,416	2,019,172	6%
Housing Finance & Development	51,530,978	5,628,829	57,159,807	11%
Rental Housing Production	30,021,564	4,461,165	34,482,729	15%
Homeownership	6,795,699	188,092	6,983,791	3%
Rehabilitation	6,246,007	746,288	6,992,295	12%
Rental Housing	715,167	63,733	778,900	9%
Owner Occupied	5,530,840	682,555	6,213,395	12%
Portfolio Servicing & Occupancy Monitoring	2,625,061	(86,062)	2,538,999	-3%
Special Purpose Housing	5,842,647	319,346	6,161,993	5%
Operations	8,380,301	132,383	8,512,684	2%
Board & Executive Functions	1,120,157	0	1,120,157	0%
Support Services	6,824,574	132,383	6,956,957	2%
Human Resources	556,476	0	556,476	0%
Information Technology	2,032,714	111,400	2,144,114	5%
Financial Services	2,145,285	0	2,145,285	0%
Organizational Development & Training	320,029	0	320,029	0%
Facilities Management	1,770,070	20,983	1,791,053	1%
Communications & Strategy	435,570	0	435,570	0%
Program & Contingency Reserves	17,382,865	4,583,426	21,966,291	26%
FY06 Proposed Activity Based Budget	221,801,819	15,482,970	237,284,789	7%

EXPLANATION OF PROPOSED FY05 BUDGET REVISIONS BY ACTIVITY

Housing Services

1. Rental Assistance

New HUD rule changes in FY05 provided \$6,202,198 of funding for Housing Assistance Payments in excess of the current average rent to owners. The HUD rules now permit these funds to be retained by the housing authority for future use instead of returning these funds to HUD.

2. Property Management-Routine Maintenance

The decrease of \$16,015 is due to additional equipment purchases late in FY05 resulting in less carryover from FY05 than had been anticipated.

3. Property Management-Asset Management

The net decrease of \$1,157,267 is primarily due to a decrease of \$851,026 resulting from executing additional Capital Fund contracts for extraordinary maintenance in FY05 leading to less carryover than anticipated. In addition, there is a decrease in Capital Fund of \$485,892 as the HUD award of new funds in FY05 was less than expected and this reduction was applied to extraordinary maintenance. These decreases were partially offset by an increase of \$179,651 of kitchen and bath remodeling at the University Canyon complex that was not completed in FY05 and these funds will provide for this effort in FY06.

4. Resident Services

The net increase of \$109,416 is primarily due to an additional award of \$73,600 for the ROSS RSDM program and these funds provide for an increase in academic tutoring. In addition, there was \$35,816 less than expected use of resident contracts in FY05 on the Capital Fund, Community Partnership, and ROSS programs leading to more carryover than expected.

Housing Finance & Development

5. Rental Housing Production

The net increase of \$4,461,165 results from an increase of \$3,335,164 in higher loan payoffs and unanticipated fees in FY05 and these funds are proposed for site acquisition and loans and grants. Staff expects that current pipeline projects will utilize this amount in FY06. In addition, there was \$1,137,991 less lending in FY05 of CDBG, HOME, Coastal Housing, Affordable Housing, NCFUA and several State programs leading to more carryover than expected. Also, there was an increase of \$4,050 in property taxes to provide for new maintenance assessment district fees on three Housing

Commission owned sites. These increases were partially offset by a decrease of \$16,040 in relocation due to the unexpected use of these funds on the Bayview project late in FY05 leading to less carryover than anticipated.

6. Homeownership

The increase of \$188,092 results from less lending in FY05 of HOME and San Diego Association of Realtors funds leading to more loans and grants carryover than expected. In addition, there is an increase of \$40,500 from new CDBG awards for housing projects awarded to other entities by the City and administered by the Housing Commission. These increases were partially offset by a decrease of \$984,282 in loans and grants as a result of an unexpected project commitment late in FY05 for First Time Homebuyers utilizing the Cal Home program.

7. Rehabilitation-Rental Housing

The increase of \$63,733 results from \$180,000 less Cal Home lending than expected in FY05 leading to additional carryover. This increase was partially offset by a decrease of \$116,267 resulting from higher use of HOME and Lead Hazard Control loans and grants and relocation leading to less carryover than expected.

8. Rehabilitation-Owner Occupied

The increase of \$682,555 is primarily due to an increase of \$273,935 resulting from less lending of Affordable Housing, HOME and several Redevelopment programs leading to more loans and grants carryover than expected. In addition, there was unexpected income of \$231,876 from greater loan repayments for these same programs. The remaining balance of \$176,744 is for new awards of Redevelopment Crossroads and CDBG funds for housing projects awarded to other entities by the City and administered by the Housing Commission in FY06.

9. Portfolio Servicing & Occupancy Monitoring

The decrease of \$86,062 is primarily due to the Reinvestment Task Force not receiving \$56,000 of anticipated funding from the County of San Diego. In addition, there was a decrease of \$29,683 as the Reinvestment Task Force had higher cost in FY05 leading to less carryover. The remaining balance of the decrease of (\$379) was due to slightly higher loan portfolio costs in FY05 than anticipated.

10. Special Purpose Housing

The increase of \$319,346 is primarily due to an increase of \$428,035 resulting from less Affordable Housing grants in FY05 leading to more grant carryover than expected. This increase was partially offset by a \$108,689 greater commitment than anticipated on the Shelter Plus Care program that reduces rent to owners and grants.

Operations

11. Information Services

The increase of \$111,400 is due to less contracting and equipment purchases in FY05 resulting in more carryover from FY05 than had been anticipated. The increase provides for the contracting for the legacy system support, the conversion of property management software and document imaging equipment.

12. Facilities Management

The increase of \$20,983 is due to the carryover of consultant funding for the new office facility.

Reserves

13. Reserves

The overall increase of \$4,583,426 in Reserves includes an increase of \$3,381,738 in Program Reserves and a \$1,201,688 increase in Agency reserves. Each of these changes in Reserves is explained below.

The increase of \$3,381,738 in Program Reserves is due primarily to a \$1,285,357 increase in the Conventional, Maya, State and University Canyon Reserves as a result of higher tenant rent than expected and administrative and program savings in FY05. In addition, there is an increase of \$1,012,066 in Section 8 Surplus Administrative Fees due to an increase in the administrative fee and administrative savings in FY05. Also, there is an increase of HOME Reserves of \$872,711 that includes \$192,709 of additional administrative funds resulting from substantial loan payoffs and \$680,002 of administrative savings in FY05. The remaining balance of the increase of \$211,804 is due to small decreases and increases ranging from -\$46,742 to +\$76,542 in the other program reserves.

The increase in Agency Reserves of \$1,201,688 is primarily due to one-time receipt of bond fees of \$507,109 on the Mariner's Cove project. In addition, there was \$306,352 of program and administrative savings and the balance of the increase of \$388,227 is due to higher interest, rent, Maya distribution, loan repayments and MCC and loan servicing fees. The proposed Agency Reserves of \$5.105 million are targeted to provide for the supplemental funding required in FY07 and FY08 for the administration and operation of programs with insufficient administrative funding and represent only 2.15% of the agency's FY06 Budget.

PREVIOUS FY06 BUDGET REVISIONS

<u>DATE OF REVISION</u>	<u>CHANGE TO THE FY06 BUDGET</u>	<u>APPROVING AUTHORITY</u>	<u>COMMENTS:</u>
	221,347,131		Approved Original Budget.
03/23/04	402,368	Housing Authority (Report HCR04-010)	Add HUD Economic Development Initiative funding to HF&D Special Purpose Housing in loans and grants to support transitional housing.
06/03/05	0	Housing Commission (Report HCR05-050)	Transfer funds from Reserves to Financial Services to provide for the new audit contract.
06/06/05	(970)	President & CEO	Correct the funding of salaries & benefits in Property Management and Routine Maintenance.
06/07/05	53,290	Housing Authority (Report HCR05-033)	Add Redevelopment Agency - Linda Vista funds to loans & grants in HF&D Rehab Owner Occupied for a housing rehabilitation program in the Linda Vista Redevelopment Area.
06/28/05	0	Housing Authority (Report HAR05-008)	Transfer funds from Reserves to provide for the increases in the flex and deferred compensation benefits as a result of revisions to the Memorandum of Understanding between the SDHC & the SEIU.
08/11/05	0	Note to File	Combine the HOME American Dream fund and the HOME Program fund.
08/15/05	0	President & CEO	Transfer Reserves to Property Management to provide for the purchase of office equipment for the Property Management reception area.
09/06/05	0	President & CEO	Reduce 2.30 positions in Human Resources and transfer salaries, benefits and legal budget to contract and consultant to provide for the human resources and payroll services outsource contract.
9/19/2005	0	President & CEO	Transfer Reserves to Human Resources to provide for benefit administration in the first year of human resources and payroll services contract.
9/19/2005	0	President & CEO	Transfer Reserves to Human Resources to provide for an assessment of the Agency's human resources and payroll functions.
09/22/05	0	President & CEO	Transfer 1.00 Sr. Housing Assistant position from Rental Assistance to HF&D Rental Housing Production for the Condo Conversion Program.
09/22/05	0	President & CEO	Transfer 0.25 of a Housing Supervisor position from RA Occupancy Monitoring to Rental Assistance as a result of transferring the supervision of the Occupancy Monitoring activity from Rental Assistance to HF&D.

221,801,819

SCHEDULE OF AGENCY RESERVES

Type of Reserve	FY06 Proposed Use	FY05 Amount	FY06 Original	FY06 Current	FY06 Proposed
I Program Reserves					
The Program Reserves provide for future salaries and benefits, services and supplies or housing expenditures on specific housing programs. These funds are generally restricted and must be used in support of each program or returned to the funding source.					
CAL HOME Program	Administration for FY07	350	27,150	27,150	27,150
CAL HOME EAGR Program	Administration for FY07	50,000	-	-	50,000
Capital Fund	Admin & Hsg Prg for FY07 & FY08	566,745	366,941	366,941	358,262
CCDC L&MIH Set Aside - HO	Administration for FY06	46,000	-	-	48,356
City Heights Redevelopment	Administration for FY07 & FY08	94,664	225,471	225,471	178,729
City Properties Mgmt	Administration for FY07	1,028	3,433	3,433	5,957
Coastal, Condo & NCFUA	Administration for FY07 & FY08	267,594	369,958	369,958	446,500
Conventional Operating Mgmt	Future Extraordinary Maintenance	5,119,062	3,598,079	3,602,435	4,783,902
HCV FSS Coordinator	Administration for FY07	116,444	141,500	141,500	141,500
HCV FSS Homeownership Coordinator	Administration for FY07	31,500	31,960	31,960	63,000
HOME	Administration for FY07 & FY08	1,619,774	1,281,351	1,281,351	2,154,062
Housing Trust Fund - CDBG	Administration for FY07	-	-	-	9,452
HUD Lead Hazard Control Grant	Admin & Hsg Prg for FY06	137,612	-	-	-
Inclusionary Housing Fund	Administration for FY07	204,472	461,846	461,846	486,395
Local Funds	Provide Sinking Fund for State Units	-	500,000	500,000	500,000
Local Section 8 Support	Admin Prg for FY07 & FY08	1,152,867	1,500,000	1,500,000	1,500,000
Market Street Redevelopment	Administration for FY07	18,334	26,713	26,713	28,307
Maya Apartments	Future Extraordinary Maintenance	781,615	824,771	818,496	804,405
Redev Agency - Crossroads HELP	Administration for FY07	58,957	59,657	59,657	73,557
Redev Agency - Linda Vista	Administration for FY07	-	19,565	19,565	19,565
ROSS Neighborhood Networks	Administration for FY07	20,000	35,000	35,000	35,000
ROSS RSDM	Administration for FY07	86,584	60,000	60,000	60,000
San Diego Association of Realtors	Administration for FY07	700	700	700	700
Section 8 Surplus Admin Fees	Admin Prg for FY07 & FY08	705,987	385,981	417,433	1,429,499
SEDC Mt Hope Rehabilitation	Administration for FY06	17,716	-	-	14,341
SEDC Southcrest Redevelopment	Administration for FY07	10,784	13,825	13,825	5,845
Shelter Plus Care	Admin for FY07 to FY09	38,296	55,969	55,969	55,969
State Rental	Future Extraordinary Maintenance	212,323	238,342	238,342	244,027
State REO	Admin & Hsg Prg for FY07	16,290	17,039	17,039	19,746
University Canyon Management	Future Extraordinary Maintenance	685,639	1,095,329	1,089,054	1,201,350
	Subtotal	12,061,337	11,340,580	11,363,838	14,745,576
II Contingency Reserves					
The Contingency Reserves include amounts to provide for potential litigation, uninsured losses and building reserves. The unexpended Contingency Reserves will be re-budgeted in the following year.					
Local Funds	Provide for potential litigation	300,000	300,000	300,000	300,000
Local Funds	Provide for uninsured losses	300,000	300,000	300,000	300,000
Local Funds	Provide for office facility	1,515,673	1,515,673	1,515,673	1,515,673
	Subtotal	2,115,673	2,115,673	2,115,673	2,115,673
III Agency Reserves					
The Agency Reserves include amounts that are available for any unanticipated housing purpose.					
Local Funds	Unanticipated Needs	3,199,490	4,368,905	3,903,354	5,105,042
Total Program, Contingency & Agency Reserves		17,376,500	17,825,158	17,382,865	21,966,291

AGENCY SUMMARY OF REVENUES

	Current FY06 Budget (Column A)	Proposed FY06 Revisions (Column B)	Revised FY06 Budget (Column C)	% of Chg Rev/Curr (Column D)
Revenues				
Bond Program	6,595,033	429,911	7,024,944	7%
Cal State Housing Trust Fund	400,000	320,000	720,000	80%
CalHFA Help Program	435,366	22,720	458,086	5%
CalHOME EAGR	250,000	230,000	480,000	92%
CalHOME Program	2,096,192	(984,282)	1,111,910	-47%
Capital Fund	4,316,563	(1,360,551)	2,956,012	-32%
Centre City Development Corporation	20,430	47,926	68,356	235%
CDBG	3,236,603	167,852	3,404,455	5%
City Heights Redevelopment	1,627,495	(21,872)	1,605,623	-1%
City's Properties Management	86,515	2,524	89,039	3%
Coastal Housing/FUA	735,235	256,524	991,759	35%
Community Outreach Partnership Center	5,000	(2,209)	2,791	-44%
Condo Conversion/Density Bonus	309,577	46,744	356,321	15%
Conventional Operating Management	13,771,533	1,227,867	14,999,400	9%
County CDBG RTF	131,000	(56,000)	75,000	-43%
Discretionary	5,331,682	713,374	6,045,056	13%
Family Health Centers of San Diego	11,936	10,318	22,254	86%
HCV FSS Coordinator	368,444	9,556	378,000	3%
HCV FSS Homeownership Coordinator	94,960	62,540	157,500	66%
HOME Program	19,166,372	4,353,946	23,520,318	23%
Housing Rehabilitation Trust Fund	839,466	189,652	1,029,118	23%
HTF - CDBG	40,348	228,737	269,085	567%
HTF - Linkage Fees	3,815,113	1,130,477	4,945,590	30%
HTF - Redevelopment Agency	39,898	(24,941)	14,957	-63%
HTF - TOT	0	11,996	11,996	0%
HUD Development	5,443,207	0	5,443,207	0%
HUD Economic Development Initiative	402,368	0	402,368	0%
HUD Lead Hazard Control Grant Program	435,164	15,447	450,611	4%
Inclusionary Housing Fund	7,701,473	544,414	8,245,887	7%
Lease Sale Proceeds	3,104,073	149,741	3,253,814	5%
Market Street Redevelopment	141,131	126,965	268,096	90%
Maya Apartments	2,105,085	(14,091)	2,090,994	-1%
National City CDBG RTF	50,000	0	50,000	0%
North County Future Urbanizing Area (NCFUA)	716,510	37,471	753,981	5%
Redevelopment Agency - Crossroads HELP	412,369	151,560	563,929	37%
Redevelopment Agency - Linda Vista	255,356	0	255,356	0%
Rental Rehabilitation	286,968	297,864	584,832	104%
ROSS Neighborhood Networks	284,200	(6,787)	277,413	-2%
ROSS PH FSS Coordinator	63,000	0	63,000	0%
ROSS Resident Services Delivery Model	478,701	67,252	545,953	14%
SD Association of Realtors	1,064	17,433	18,497	1638%
Section 8 Mariner's Cove	1,307,329	7,104	1,314,433	1%
Section 8 Moderate Rehabilitation	1,171,285	13,213	1,184,498	1%
Section 8 Voucher	121,632,164	7,042,870	128,675,034	6%
SEDC Mt Hope Rehabilitation	43,736	42,183	85,919	96%
SEDC Southcrest Redevelopment Agency	132,443	(60,865)	71,578	-46%
Shea Homes	4,880	4,143	9,023	85%
Shelter Plus Care	2,420,091	(86,444)	2,333,647	-4%
State Rental	2,368,756	5,685	2,374,441	0%
State REO	17,039	2,707	19,746	16%
University Canyon Management	7,098,666	112,296	7,210,962	2%
Total Budget	221,801,819	15,482,970	237,284,789	7%

AGENCY SUMMARY OF EXPENDITURES

	Current FY06 Budget (Column A)	Proposed FY06 Revisions (Column B)	Revised FY06 Budget (Column C)	% of Chg Rev/Curr (Column D)
Staffing	237.70		237.70	0%
Expenditures				
1 Salaries & Benefits	16,684,714	(6,095)	16,678,619	0%
Services & Supplies				
2 Legal	593,916	(500)	593,416	0%
3 Training	192,961	(292)	192,669	0%
4 Travel	109,668	(800)	108,868	-1%
5 Audit	95,758	0	95,758	0%
6 Contract/Consultant	2,212,202	21,326	2,233,528	1%
7 Office & Building Rent	1,529,721	0	1,529,721	0%
8 Data Processing	175,746	0	175,746	0%
9 Sundry	1,721,490	(300)	1,721,190	0%
10 Insurance	316,770	0	316,770	0%
11 Equipment	514,259	30,385	544,644	6%
Total Services & Supplies	7,462,491	49,819	7,512,310	1%
Housing Programs				
13 Resident Services Expenses	552,885	96,260	649,145	17%
14 Maintenance Expenses	2,439,965	0	2,439,965	0%
15 Utilities	1,585,574	0	1,585,574	0%
16 PILOT & Property Taxes	23,031	4,050	27,081	18%
17 Collection Loss	46,205	0	46,205	0%
18 Mortgage Payments	3,611,227	0	3,611,227	0%
19 Protective Services	347,982	0	347,982	0%
20 Rent to Owners	116,953,977	6,097,715	123,051,692	5%
21 Loans & Grants	32,754,916	3,650,465	36,405,381	11%
22 Relocation	315,921	(47,627)	268,294	-15%
23 Site Acquisition & Housing Development	12,220,321	2,192,056	14,412,377	18%
24 Extraordinary Maintenance	9,359,495	(1,137,099)	8,222,396	-12%
25 Dwelling Equipment	60,250		60,250	0%
Total Housing Programs	180,271,749	10,855,820	191,127,569	6%
Program & Contingency Reserves	17,382,865	4,583,426	21,966,291	26%
Total Budget	221,801,819	15,482,970	237,284,789	7%