



SAN DIEGO
HOUSING
COMMISSION

Fiscal Year 2011 Budget

Housing Authority of the City of San Diego

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San Diego Housing Commission

1122 Broadway, Suite 300

San Diego, CA 92101





HOUSING AUTHORITY REPORT

DATE ISSUED: April 02, 2010

REPORT NO: HAR 10-026

ATTENTION: Members of the Housing Authority
For the Agenda of May 11, 2010

SUBJECT: Proposed Fiscal Year 2011 Budget

REQUESTED ACTION:

Housing Authority adoption of the Proposed Fiscal Year 2011 (FY11) Budget and authority for the Housing Commission Board to amend the FY11 Budget under specific circumstances.

STAFF RECOMMENDATION:

1. Housing Authority adoption of the \$291.7 million FY11 Proposed Activity Based Budget (Attachment 1).
2. Housing Authority delegation to the Housing Commission to amend the FY11 Budget for amounts up to \$250,000 consistent with prior delegation of the Housing Authority and with adopted policies, programs and activities.

SUMMARY:

The proposed FY11 Budget totals \$291,746,283, a decrease of \$28.3 million from the current FY10 Budget of \$320,082,979. There are no City General Funds in this budget.

The \$28.3 million decrease in the FY11 Budget is due to the following factors: 1) A \$21.4 million decrease in Housing Programs primarily due to the expected obligation and/or completion of projects in loans and grants; site acquisition/housing development and relocation. 2) These decreases are offset by increases in mortgage payments to provide debt service for new acquisitions and rent to owners for the Section 8 programs. 3) There is a net reduction in Reserves of \$7.2 million as a result of transferring reserves to fund operating expenses and debt service for new acquisitions.

The budget for salaries and benefits includes the following: Salaries include anticipated movement along the seven-step pay plan, \$148,000 in overtime and a vacancy factor. The FY11 proposed budget does not include bonuses or any salary increases beyond movement in the seven-step pay plan. Benefits include a defined contribution pension (14% of salary); a deferred compensation plan (457) with a 1% employer contribution and a 1.5% employer match for participation; and a flexible spending reimbursement account for health and dependent care expenses. Also included in the benefits budget is a provision for Workers' Compensation, Medicare, life and long term disability insurance and State Unemployment Insurance. The \$806,998 increase in FY11 salaries and benefits provides for the factors previously described and the following additions: four new positions; the reclassification of eighteen positions; an increase in the flexible spending reimbursement account; and an increase in the State Unemployment Insurance (SUI) rate.

The \$620,524 decrease in services and supplies represents a decrease of \$1.6 million in contracts/consultants due to the obligation or completion of a variety of contracts in Rental Housing Development, Facilities Management, Rehabilitation and Rental Housing Finance. The increases in

services and supplies are for property management fees and audit fees related to the six new Limited Liability Companies; additional legal services for the acquisition program; and training and travel for new Board members and Housing Commission staff.

Authority to Amend the Budget

Each year, the Housing Authority delegates certain authority to the Board of Commissioners to amend the agency's budget. Currently that authority is \$250,000 and this report recommends a continuation of the same authority level. This will allow Commissioners to accept unexpected funds and move funds within the approved budget up to \$250,000. In addition, the Housing Authority has the right to request that any Commission action be brought before it for review. NOTE: The exception to the \$250,000 level is Policy 300.103, Real Estate Acquisition Policy. On March 24, 2009, the Housing Authority delegated authority to the Housing Commission Board and the President and CEO to finance, acquire and create additional affordable housing units, subject to Housing Authority review.

FISCAL CONSIDERATIONS:

The FY11 Proposed Budget anticipates revenues of \$291,746,283 from almost eighty sources (a net decrease of \$28.3 million from FY10). As in past years, the budget is expected to increase as new grants are approved and Federal and State allocations of funds are finalized. There are no City General Funds in this budget. Approval of the Proposed Budget will appropriate funds for the Agency to pursue the strategies and goals outlined in the proposed FY2011 Business Plan included on today's agenda for your review and approval.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

On June 16, 2009, the Housing Authority approved the FY10 Budget and approved the delegation of \$250,000 of approval authority to the Housing Commission to amend the budget. On March 19, 2010, the Housing Commission approved the Proposed Fiscal Year 2011 Budget.

ENVIRONMENTAL REVIEW:

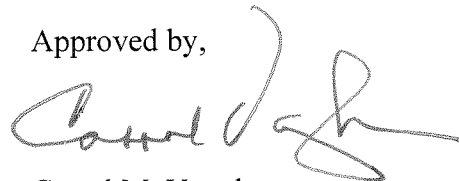
Formulation of the FY11 Housing Commission Budget is not a project as defined pursuant to Section 15378 of the California Environmental Quality Act. This activity is also exempt from the National Environmental Policy Act pursuant to 24 CFR 58.34(a)(3).

Respectfully submitted,



John Pfeiffer, CPA
Vice President of Financial Services &
Chief Financial Officer

Approved by,



Carrol M. Vaughan
Executive Vice President &
Chief Operating Officer

Attachments: Proposed FY11 Budget

Copies are available for review during business hours at the Housing Commission offices at 1122 Broadway, San Diego, CA 92101, Main Lobby and at the Office of the City Clerk, 202 C Street, San Diego, CA 92101.

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FY11 BUDGET
San Diego Housing Commission

Agency Overview

	Original FY10	Current FY10	Proposed FY11	Change
I. ACTIVITY GROUPS				
Housing Services & Special Initiatives	171,274,081	179,788,735	185,872,903	6,084,168
Real Estate	62,283,206	87,408,421	62,667,829	(24,740,592)
Operations	14,278,083	15,922,812	13,409,170	(2,513,642)
Program, Contingency & Unobligated Reserves	31,603,553	36,963,011	29,796,381	(7,166,630)
Total Activity Groups	279,438,923	320,082,979	291,746,283	(28,336,696)

II. REVENUES

Restricted Revenues

Section 8	172,852,346	173,927,462	178,133,371	4,205,909
Other HUD	32,818,029	43,295,594	25,433,753	(17,861,841)
State	2,045,328	2,474,067	2,159,945	(314,122)
CDBG	2,752,746	6,199,552	5,272,587	(926,965)
Restricted Local	31,665,055	42,534,500	43,135,461	600,961
Subtotal	242,133,504	268,431,175	254,135,117	(14,296,058)

Unrestricted Revenues

Rental Rehabilitation	5,097	6,635	9,128	2,493
Local	20,983,478	22,838,735	19,693,616	(3,145,119)
Affordable Housing Fund	4,496,034	9,018,451	7,819,565	(1,198,886)
HOME	11,820,810	19,787,983	10,088,857	(9,699,126)
Subtotal	37,305,419	51,651,804	37,611,166	(14,040,638)

Total Revenues

279,438,923	320,082,979	291,746,283	(28,336,696)
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III. EXPENDITURES

Salaries & Benefits	19,734,336	20,061,708	20,868,706	806,998
Services & Supplies	10,550,013	13,750,634	13,130,110	(620,524)
Housing Programs	217,551,021	249,307,626	227,951,086	(21,356,540)
Program, Contingency & Unobligated Reserves	31,603,553	36,963,011	29,796,381	(7,166,630)
Total Expenditures	279,438,923	320,082,979	291,746,283	(28,336,696)

Continuing Appropriations

26,281,478	40,076,548	15,289,603	(24,786,945)
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FY11 BUDGET

San Diego Housing Commission

Summary of FY11 Budget

I. Budget Issues

Fiscal Year 2011 (FY11) will offer many important challenges and initiatives to the Housing Commission. New initiatives, strategic thinking, systemic approaches and entrepreneurial leadership have replaced the "business as usual" approach of past years. One of the CEO's goals is to expand the Housing Commission's national influence as a leader in the affordable housing development community. The Housing Commission is beginning to develop additional affordable housing owned and managed by the Housing Commission. In addition, new initiatives expected to be pursued in FY11 include transportation oriented development, working more closely with the service community to provide permanent supportive housing for homeless persons, administering homeless services for the City and identifying opportunities to develop additional workforce housing.

As in past years, the Housing Commission has experienced increased program activity but insufficient available revenues for related programmatic support or operating expenses. Through pursuit of the approved Business Plan strategies, additional revenue sources are being identified and will continue to be explored. However, it is necessary in FY11 to utilize reserves to balance administrative expenses with available revenues. **Importantly, supervision and overhead costs proposed in the FY11 budget are held to less than five percent of the total budget.**

In FY11, Board & Executive Functions is being expanded to include a Policy unit and additional compliance responsibilities. Also, all development functions have been restructured into the Real Estate Activity Group.

It is commonly assumed that it is prudent to budget a reserve for unanticipated events with reserves of at least five percent considered optimal. The Housing Commission anticipates having \$9.4 million or 3.22 percent of the total budget available in FY11 in Unobligated Reserves (compared with 5.5 percent in FY10). There is a decrease of \$7.4 million in unobligated reserves resulting from the transfer of funds to Rental Housing Development for debt service in FY11 and the use of reserves to fund administrative and project expenses in activities primarily supported by HOME program income, Affordable Housing and Inclusionary fees. Economic conditions have again resulted in the expectation of lower income from these sources in FY11. In addition to the Unobligated Reserves, the budget also contains \$17.8 million in reserves for specific programs and \$2.6 million in Contingency Reserves for potential litigation, uninsured losses and the office facility. Altogether, 10.2 percent of the budget is reserved for unexpected or future year obligations.

Levels of Production

This proposed budget implements the City Council-directed multifaceted strategy (included in the Housing Element of the General Plan and the Consolidated Plan). This strategy recognizes the varied affordable housing needs of San Diegans living in the City's diverse neighborhoods. Through a variety of programs, the Commission will continue to serve more than 80,000 San Diegans. The \$291.7 million proposed FY11 Budget would enable the San Diego Housing Commission to:

- Assist 14,000 households to rent private housing
- Subsidize approximately 81 first-time homebuyers
- Initiate production of 620 additional affordable rental units, some Housing Commission-owned
- Oversee physical improvements to 420 homes and apartments

FY11 BUDGET

San Diego Housing Commission

Summary of FY11 Budget

- Manage 1,822 units of Housing Commission-owned housing
- Provide special purpose housing opportunities for 875 persons including homeless persons
- Assist 500 families toward self-sufficiency

Staff will continue to report quarterly on progress towards meeting major production goals. Also, the Housing Commission will continue to look for ways to streamline its processes, ensure program compliance, and seek greater public awareness and understanding of housing issues. The Housing Commission is committed to maximizing the value of the resources allocated for each activity, controlling administrative costs, and providing the most affordable housing feasible.

II. Activity Based Budget

The Activity Based Budget aggregates expenditures in four Activity Groups. The Activity Groups are:

Housing Services & Special Initiatives covers direct services including Rental Assistance, Workforce & Economic Development and Special Housing Initiatives.

Real Estate covers Rental Housing Development, Rental Housing Finance, Homeownership, Portfolio Servicing & Compliance Monitoring, Rehabilitation and Property Management.

Operations cover administration including Board and Executive Functions, Reinvestment Task Force, Support Services (including Human Resources, Information Technology, Business Services, Financial Services and Facilities Management) and Community Relations & Communications.

Reserves include Program Reserves, Contingency Reserves and Unobligated Reserves.

The following chart shows the proposed FY11 Budget for each of the four Activity Groups and compares the FY10 Budget to FY11.

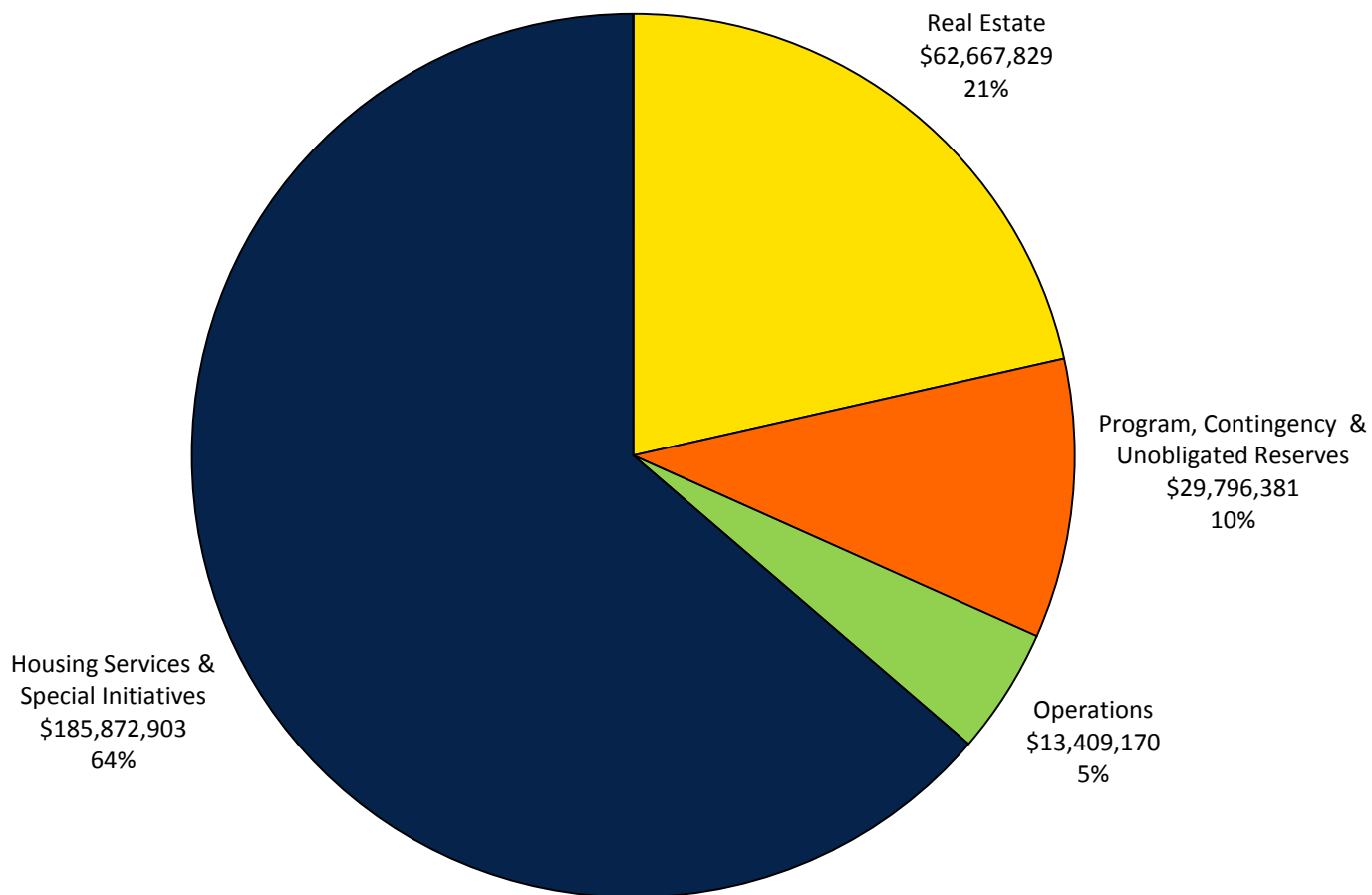
	Number of Staff	Salaries & Benefits	Services & Supplies	Housing Programs	FY11 Proposed Budget	FY10 Current Budget
Housing Services & Special Initiatives	117.50	8,377,409	2,679,970	174,815,524	185,872,903	179,788,735
Real Estate	84.37	6,829,004	5,738,112	50,100,713	62,667,829	87,408,421
Operations	59.63	5,662,293	4,712,028	3,034,849	13,409,170	15,922,812
Reserves		0	0	0	29,796,381	36,963,011
Total	261.50	20,868,706	13,130,110	227,951,086	291,746,283	320,082,979
Continuing Appropriations					15,289,603	40,076,548

Continuing Appropriations represent projects, contracts or activities approved in FY10 or earlier but not completed to date. As such, these funds are not available for allocation. Estimated Continuing Appropriations of \$15.3 million are not included in the proposed FY11 Budget total but are shown on the budget summary charts to give a complete picture of resources and activity levels.

More information regarding each Activity Group and the component Activities is available in Section II, with further detail for Subactivities shown in Section III.

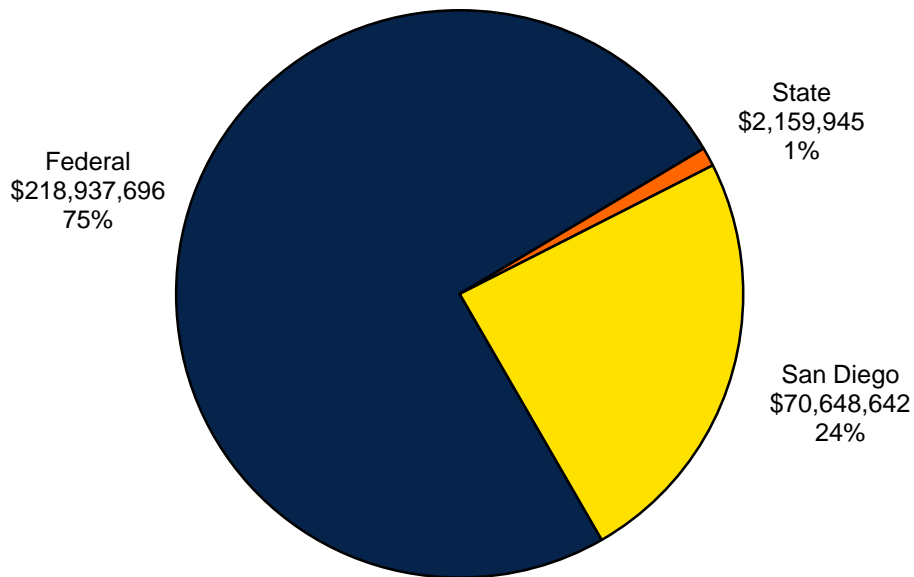
FY11 Budget by Activity Group

Total \$291,746,283*

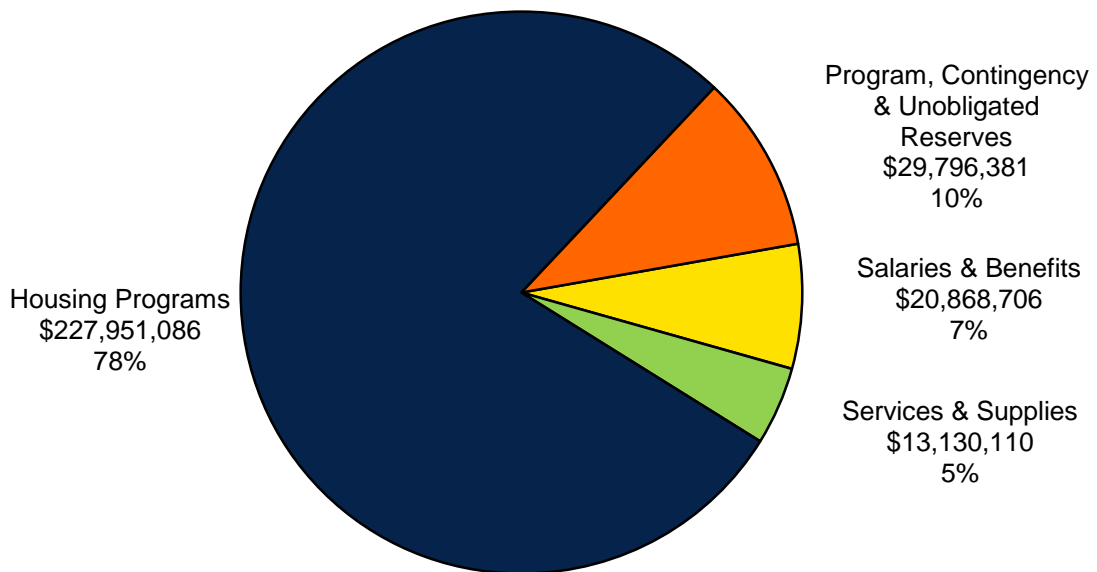


* Note: Does not include Continuing Appropriations of \$15,289,603

FY11 Revenue by Major Category Total \$291,746,283*

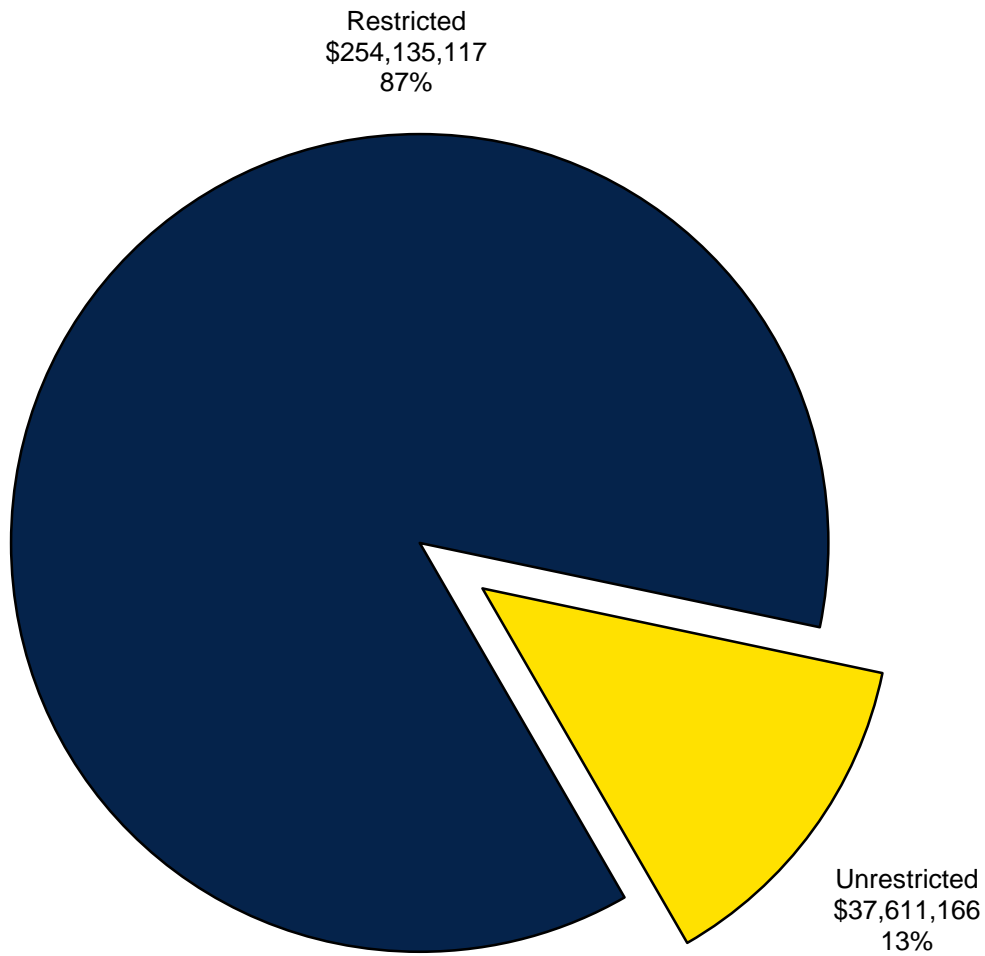


FY11 Expense by Major Category Total \$291,746,283*



*Note: Does not include Continuing Appropriations of \$15,289,603

**FY11 Revenues
Restricted and Unrestricted
Total \$291,746,283***



* Note: Does not include Continuing Appropriations of \$15,289,603

II FY11 ACTIVITY BASED BUDGET

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Activity Based Budget Summary

Activities	# of Staff	Salaries & Benefits	Services & Supplies	Housing Programs	Program & Contingency Reserves	Total Proposed Budget	Continuing Appropriations	FY10 Current Budget	FY10 Original Budget
Housing Services & Special Initiatives	117.50	8,377,409	2,679,970	174,815,524	0	185,872,903	1,710,224	179,788,735	171,274,081
Rental Assistance	91.85	6,314,064	1,716,966	160,007,415	0	168,038,445	16,000	164,125,004	163,569,911
Workforce & Economic Development	17.65	1,354,212	606,791	779,469	0	2,740,472	35,000	3,086,643	2,945,950
Special Housing Initiatives	8.00	709,133	356,213	14,028,640	0	15,093,986	1,659,224	12,577,088	4,758,220
Real Estate	84.37	6,829,004	5,738,112	50,100,713	0	62,667,829	13,338,499	87,408,421	62,283,206
Rental Housing Development	8.70	927,518	2,090,948	22,051,085	0	25,069,551	55,430	28,618,678	17,235,230
Rental Housing Finance	4.10	429,716	335,897	8,839,399	0	9,605,012	6,586,699	17,206,856	10,353,672
Homeownership	3.60	281,413	167,201	3,280,675	0	3,729,289	1,465,370	5,200,748	7,016,349
Portfolio Servicing & Compliance Monitoring	9.25	735,199	297,114	1,309,631	0	2,341,944	0	2,726,356	2,765,069
Rehabilitation	14.50	1,350,813	938,793	7,405,814	0	9,695,420	5,231,000	21,970,825	13,097,134
Rental Housing	5.20	490,642	265,426	3,874,956	0	4,631,024	2,178,000	12,269,487	5,586,577
Owner Occupied	9.30	860,171	673,367	3,530,858	0	5,064,396	3,053,000	9,701,338	7,510,557
Property Management	44.22	3,104,345	1,908,159	7,214,109	0	12,226,613	0	11,684,958	11,815,752
Management	20.80	1,285,323	1,418,137	751,662	0	3,455,122	0	2,835,807	2,835,807
Routine Maintenance	17.57	1,278,656	290,782	4,580,698	0	6,150,136	0	6,153,341	6,232,149
Construction Services	5.85	540,366	199,240	1,881,749	0	2,621,355	0	2,695,810	2,747,796
Operations	59.63	5,662,293	4,712,028	3,034,849	0	13,409,170	240,880	15,922,812	14,278,083
Board & Executive Functions	10.00	1,311,729	900,243	0	0	2,211,972	0	1,971,437	1,649,365
Board & Executive Functions	8.90	1,215,416	856,254	0	0	2,071,670	0	1,847,105	1,542,105
Reinvestment Task Force	1.10	96,313	43,989	0	0	140,302	0	124,332	107,260
Support Services	45.63	3,918,507	3,642,987	3,034,849	0	10,596,343	240,880	13,368,288	12,045,631
Human Resources	4.00	367,567	270,432	0	0	637,999	0	614,773	577,696
Information Technology	9.60	818,532	1,708,696	0	0	2,527,228	0	2,537,484	2,535,117
Business Services	9.40	820,211	620,412	0	0	1,440,623	0	1,260,312	1,117,408
Financial Services	21.00	1,751,562	649,573	0	0	2,401,135	27,000	2,271,217	2,196,234
Facilities Management	1.63	160,635	393,874	3,034,849	0	3,589,358	213,880	6,684,502	5,619,176
Community Relations & Communications	4.00	432,057	168,798	0	0	600,855	0	583,087	583,087
Program, Contingency & Unobligated Reserves	0.00	0	0	0	29,796,381	29,796,381	0	36,963,011	31,603,553
FY11 Proposed Activity Based Budget	261.50	20,868,706	13,130,110	227,951,086	29,796,381	291,746,283	15,289,603	320,082,979	279,438,923
FY10 Current Budget	257.50	20,061,708	13,750,634	249,307,626	36,963,011	320,082,979			

FY11 BUDGET
San Diego Housing Commission

Activities and Revenues

Activities (A)	Restricted Revenue Sources						Unrestricted Revenue Sources			
	FY11 Proposed Budget (B)	Section 8 (C)	Other HUD & HHS (D)	State (E)	CDBG (F)	Restricted Local (G)	Rental Rehabilitation (H)	Local (I)	Affordable Housing Fund (J)	HOME (K)
Housing Services & Special Initiatives	185,872,903	170,234,721	7,610,157	500,291	788,000	225,032	0	2,112,824	2,225,077	2,176,801
Rental Assistance	168,038,445	168,038,445	0	0	0	0	0	0	0	0
Workforce & Economic Development	2,740,472	2,178,276	216,364	0	0	225,032	0	120,800	0	0
Special Housing Initiatives	15,093,986	18,000	7,393,793	500,291	788,000	0	0	1,992,024	2,225,077	2,176,801
Real Estate	62,667,829	1,500,000	14,570,083	1,337,313	4,484,587	25,103,191	0	2,809,571	5,428,235	7,434,849
Rental Housing Development	25,069,551	1,500,000	12,272,476	0	0	11,297,075	0	0	0	0
Rental Housing Finance	9,605,012	0	0	350,000	0	334,619	0	155,875	4,733,565	4,030,953
Homeownership	3,729,289	0	456,487	300,000	0	107,841	0	273,218	376,768	2,214,975
Portfolio Servicing & Compliance Monitoring	2,341,944	0	0	0	609,631	0	0	1,440,137	30,000	262,176
Rehabilitation	9,695,420	0	1,474,788	0	3,874,956	2,204,268	0	926,761	287,902	926,745
Rental Housing	4,631,024	0	549,921	0	3,874,956	0	0	206,147	0	0
Owner Occupied	5,064,396	0	924,867	0	0	2,204,268	0	720,614	287,902	926,745
Property Management	12,226,613	0	366,332	687,313	0	11,159,388	0	13,580	0	0
Management	3,455,122	0	86,676	135,361	0	3,231,715	0	1,370	0	0
Routine Maintenance	6,150,136	0	190,206	381,332	0	5,575,513	0	3,085	0	0
Construction Services	2,621,355	0	89,450	170,620	0	2,352,160	0	9,125	0	0
Operations	13,409,170	3,780,440	382,430	127,261	0	2,458,354	0	6,205,815	166,253	288,617
Board & Executive Functions	2,211,972	904,895	75,626	19,294	0	500,885	0	543,056	69,349	98,867
Board & Executive Functions	2,071,670	904,895	75,626	19,294	0	438,719	0	464,920	69,349	98,867
Reinvestment Task Force	140,302	0	0	0	0	62,166	0	78,136	0	0
Support Services	10,596,343	2,875,545	306,804	107,967	0	1,957,469	0	5,061,904	96,904	189,750
Human Resources	637,999	272,234	25,432	10,348	0	182,295	0	111,804	10,936	24,950
Information Technology	2,527,228	1,127,873	100,266	26,946	0	469,392	0	739,214	17,775	45,762
Business Services	1,440,623	519,425	79,267	31,282	0	550,141	0	184,261	32,328	43,919
Financial Services	2,401,135	956,013	101,839	39,391	0	755,641	0	437,267	35,865	75,119
Facilities Management	3,589,358	0	0	0	0	0	0	3,589,358	0	0
Community Relations & Communications	600,855	0	0	0	0	0	0	600,855	0	0
Program, Contingency, & Unobligated Reserves	29,796,381	2,618,210	2,871,083	195,080	0	15,348,884	9,128	8,565,406	0	188,590
FY11 Proposed Budget	291,746,283	178,133,371	25,433,753	2,159,945	5,272,587	43,135,461	9,128	19,693,616	7,819,565	10,088,857
FY10 Current Budget	320,082,979	173,927,462	43,295,594	2,474,067	6,199,552	42,534,500	6,635	22,838,735	9,018,451	19,787,983

FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP I: HOUSING SERVICES & SPECIAL INITIATIVES

Housing Services encompasses those activities that provide direct housing assistance and supportive services to the agency’s primary clients. These program activities provide eligible families with Rental Assistance and coordinates to assist clients to promote self-sufficiency and economic stability through career planning and asset building. Special Initiatives includes activities that address homelessness and the housing needs of disabled persons with extremely low incomes.

RESOURCE ALLOCATION:		FY10 Current	FY11 Proposed
Budget	\$	179,788,735	\$ 185,872,903
Continuing Appropriations	\$	5,259,577	\$ 1,710,224
Positions		118.65	117.50

The Housing Services & Special Initiatives Activity Group includes the following Activities:

ACTIVITY IA: RENTAL ASSISTANCE

PURPOSE AND DESCRIPTION: The Rental Assistance Program (RAP) provides rental subsidies, using federal funds, to over 14,000 qualified low-income households (40,000 individuals) living in privately-owned rental units. The primary program is the federally funded Section 8 Housing Choice Voucher Program. RAP also includes the Veterans Affairs Supportive Housing (VASH), HOME Tenant Based Rental Assistance, the Project-based voucher program and the Section 8 Moderate Rehabilitation programs. The primary activities include maintaining the Section 8 Voucher waiting list (currently at 45,000 families) and determining the initial and continuing eligibility of participating families. This activity will begin operating a voucher-based homeownership program, a security deposit assistance program and programs designed to assist participant families to move out of areas of high poverty.

RESOURCE ALLOCATION:		FY10 Current	FY11 Proposed
Budget	\$	164,125,004	\$ 168,038,445
Continuing Appropriations	\$	86,055	\$ 16,000
Positions		92.00	91.85

FY11 BUDGET
San Diego Housing Commission

ACTIVITY IB: WORKFORCE & ECONOMIC DEVELOPMENT			
PURPOSE AND DESCRIPTION: The primary function of Workforce & Economic Development (W&ED) is to promote economic stability and self-sufficiency in SDHC clients through career development, access to education and training, financial education, and asset building. Another function of W&ED is to support elderly and disabled residents to age in place and to live independently.			
RESOURCE ALLOCATION:		FY10 Current	FY11 Proposed
	Budget	\$ 3,086,643	\$ 2,740,472
	Continuing Appropriations	\$ 326,174	\$ 35,000
	Positions	17.65	17.65

ACTIVITY IC: SPECIAL HOUSING INITIATIVES			
PURPOSE AND DESCRIPTION: This activity provides funding to support affordable housing or services for persons with special needs. Includes transitional housing and permanent supportive housing or services as well as homeless services and housing.			
RESOURCE ALLOCATION:		FY10 Current	FY11 Proposed
	Budget	\$ 12,577,088	\$ 15,093,986
	Continuing Appropriations	\$ 4,847,348	\$ 1,659,224
	Positions	9.00	8.00

FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP II: REAL ESTATE			
Real Estate creates housing opportunities by developing affordable housing, owning and managing/maintaining affordable housing, lending funds to other developers, supporting low- and moderate-income homebuyers, preserving existing affordable housing, providing programs that revitalize communities, and providing technical assistance, underwriting, compliance monitoring and loan servicing.			
RESOURCE ALLOCATION:		FY10 Current	FY11 Proposed
	Budget	\$ 87,408,421	\$ 62,667,829
	Continuing Appropriations	\$ 33,711,363	\$ 13,338,499
	Positions	82.22	84.37

The Real Estate Activity Group includes the following Activities:

ACTIVITY IIA: RENTAL HOUSING DEVELOPMENT			
PURPOSE AND DESCRIPTION: Identify and pursue market opportunities to expand the Housing Commission’s inventory of affordable housing. Execute finance plan to produce a minimum of 350 affordable housing units.			
RESOURCE ALLOCATION:		FY10 Current	FY11 Proposed
	Budget	\$ 28,618,678	\$ 25,069,551
	Continuing Appropriations	\$ 7,756,091	\$ 55,430
	Positions	6.70	8.70

ACTIVITY IIB: RENTAL HOUSING FINANCE			
PURPOSE AND DESCRIPTION: Financing and preservation of affordable rental housing units using a variety of financial sources. This activity also provides: real estate manager support for units in development; technical assistance and/or financing to nonprofit and for-profit developers; and implementation of programs that promote development of affordable rental housing.			
RESOURCE ALLOCATION:		FY10 Current	FY11 Proposed
	Budget	\$ 17,206,856	\$ 9,605,012
	Continuing Appropriations	\$ 15,928,679	\$ 6,586,699
	Positions	3.20	4.10

FY11 BUDGET
San Diego Housing Commission

ACTIVITY IIC: HOMEOWNERSHIP			
PURPOSE AND DESCRIPTION: Provide a range of financial products and technical assistance to help low- and moderate-income families purchase homes and improve affordability for existing homeowners. This activity also administers all affordable for-sale programs in the City of San Diego.			
RESOURCE ALLOCATION:		FY10 Current	FY11 Proposed
	Budget	\$ 5,200,748	\$ 3,729,289
	Continuing Appropriations	\$ 3,136,553	\$ 1,465,370
	Positions	4.05	3.60

ACTIVITY IID: PORTFOLIO SERVICING & COMPLIANCE MONITORING			
PURPOSE AND DESCRIPTION: Servicing and administration of the Housing Commission's loan portfolio; monitoring projects for compliance with occupancy and affordability restrictions; and administering the City's condominium conversion/tenant relocation assistance program.			
RESOURCE ALLOCATION:		FY10 Current	FY11 Proposed
	Budget	\$ 2,726,356	\$ 2,341,944
	Continuing Appropriations	\$ 0	\$ 0
	Positions	9.65	9.25

ACTIVITY IIE: REHABILITATION			
PURPOSE AND DESCRIPTION: The Rehabilitation activity provides financial and technical assistance for the renovation of homes or mobile homes occupied by low-income households, and investor-owned housing occupied by low-income renters. A significant portion of the Rehabilitation activities are focused in designated Redevelopment Areas of the City. Rehabilitation includes lead paint hazard reduction to eliminate and prevent childhood lead poisoning.			
RESOURCE ALLOCATION:		FY10 Current	FY11 Proposed
	Budget	\$ 21,970,825	\$ 9,695,420
	Continuing Appropriations	\$ 6,798,226	\$ 5,231,000
	Positions	14.40	14.50

FY11 BUDGET
San Diego Housing Commission

ACTIVITY IIF: PROPERTY MANAGEMENT		
PURPOSE AND DESCRIPTION: Property Management is responsible for the operation of all 1,822 Housing Commission-owned and/or managed units. Routine Maintenance provides for the daily routine and preventive maintenance functions of all Housing Commission-owned properties. Construction Services ensures the long-term viability of the Housing Commission's housing stock through the completion of needed capital improvement projects.		
RESOURCE ALLOCATION:	FY10	FY11
	Current	Proposed
Budget	\$ 11,684,958	\$ 12,226,613
Continuing Appropriations	\$ 91,814	\$ 0
Positions	44.22	44.22

FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP III: OPERATIONS			
Operations activities provide support services to carry out housing program mission and goals. Board & Executive Functions provide strategic planning, policy direction, leadership, and management to implement housing programs. Support Services include internal operations needed to deliver housing program services and projects. Also included in Operations is Community Relations & Communications, which coordinates internal and external communications..			
RESOURCE ALLOCATION:		FY10 Current	FY11 Proposed
	Budget	\$ 15,922,812	\$ 13,409,170
	Continuing Appropriations	\$ 1,105,608	\$ 240,880
	Positions	56.63	59.63

The Operations Activity Group includes the following Activities:

ACTIVITY IIIA: BOARD & EXECUTIVE FUNCTIONS			
PURPOSE AND DESCRIPTION: This activity includes strategic planning, policy development and analysis, management, public information and direction for the agency. The President & Chief Executive Officer and Executive Vice President & Chief Operating Officer, Policy Director and their immediate support staff, as well as support to the Boards of the Housing Commission and Housing Authority are included.			
RESOURCE ALLOCATION:		FY10 Current	FY11 Proposed
	Budget	\$ 1,847,105	\$ 2,071,670
	Continuing Appropriations	\$ 220,224	\$ 0
	Positions	6.90	8.90

ACTIVITY IIIB: REINVESTMENT TASK FORCE			
PURPOSE AND DESCRIPTION: To spur private and public financing of affordable housing and economic development in areas suffering from disinvestment; and provide factual, consistent, cooperative opportunities for reinvestment by lenders and government.			
RESOURCE ALLOCATION:		FY10 Current	FY11 Proposed
	Budget	\$ 124,332	\$ 140,302
	Continuing Appropriations	\$ 0	\$ 0
	Positions	1.10	1.10

FY11 BUDGET
San Diego Housing Commission

ACTIVITY IIIC: SUPPORT SERVICES		
PURPOSE AND DESCRIPTION: Operations activities of the agency provide direct staff, equipment and contracting services to support housing program functions. These internal operations of the Housing Commission include Human Resources, Information Technology, Business Services, Financial Services, and Facilities Management.		
RESOURCE ALLOCATION:	FY10 Current	FY11 Proposed
Budget	\$ 13,368,288	\$ 10,596,343
Continuing Appropriations	\$ 885,384	\$ 240,880
Positions	44.63	45.63

ACTIVITY IIID: COMMUNITY RELATIONS & COMMUNICATIONS		
PURPOSE AND DESCRIPTION: Community Relations & Communications creates and implements marketing strategies to educate clients and the community about the agency's affordable housing programs and services. This activity maintains and updates the agency's website and handles press inquiries and public records requests. It also serves as a clearinghouse for internal and external communications to ensure consistency and accuracy. It is a multi-disciplined activity that facilitates oral, written, video, graphics and electronic communications. This activity also includes ombudsman services.		
RESOURCE ALLOCATION:	FY10 Current	FY11 Proposed
Budget	\$ 583,087	\$ 600,855
Continuing Appropriations	\$ 0	\$ 0
Positions	4.00	4.00

III ADDENDA

FY11 BUDGET
San Diego Housing Commission

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Activity Based Budget Detail

HOUSING SERVICES & SPECIAL INITIATIVES

ACTIVITY GROUP

FY11 BUDGET
San Diego Housing Commission

Addendum 1

ACTIVITY GROUP:		HOUSING SERVICES & SPECIAL INITIATIVES	
ACTIVITY:		RENTAL ASSISTANCE	
SUBACTIVITY:		Rental Assistance	
Purpose and Description of the Activity:	Provide rental subsidies, using federal funds, to 14,000 qualified low-income households (40,000 individuals) living in tenant-selected, privately-owned rental units.		
Strategies/M Measurement:	<ol style="list-style-type: none"> 1. Maximize utilization of housing assistance through maintaining average lease-up rate of 98%-100%. 2. Streamline administrative processes utilizing the flexibility obtained through the agency's designation as a "Move to Work" agency. 3. Implement strategies that will encourage voucher families to move into low poverty areas and deconcentrate poverty within the Housing Commission's jurisdiction. 4. Strengthen the strong partnerships developed with the San Diego Apartment Association and participating owners in order to ensure adequate program support that enables clients to have sufficient housing choices. 5. Provide new online services to customers allowing access to previously unavailable information regarding unit inspection, rent portions, assigned staff person and upcoming appointments via the agency's website, www.sdhc.org. 		
Resource Allocation:		FY10 Current	FY11 Proposed
	Budget	\$ 164,125,004	\$ 168,038,445
	Continuing Appropriations	\$ 86,055	\$ 16,000
	Positions	92.00	91.85

FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP: HOUSING SERVICES & SPECIAL INITIATIVES
ACTIVITY: RENTAL ASSISTANCE
SUBACTIVITY: Rental Assistance

	FY10 Current Budget	FY11 Proposed Budget	% Change
EXPENDITURES			
Salaries & Benefits	6,263,581	6,314,064	1%
Services & Supplies	1,752,961	1,716,966	-2%
Housing Programs			
Rent to Owners	155,808,462	159,807,415	3%
Loans & Grants	300,000	200,000	-33%
Housing Programs Total	156,108,462	160,007,415	2%
TOTAL EXPENDITURES	164,125,004	168,038,445	2%
REVENUES			
Restricted			
Section 8	164,125,004	168,038,445	2%
Restricted Total	164,125,004	168,038,445	2%
TOTAL REVENUES	164,125,004	168,038,445	2%

FY11 BUDGET
San Diego Housing Commission

Addendum 1

ACTIVITY GROUP: HOUSING SERVICES & SPECIAL INITIATIVES													
ACTIVITY: WORKFORCE & ECONOMIC DEVELOPMENT													
SUBACTIVITY: Workforce & Economic Development													
Purpose and Description of the Activity:	To promote self-sufficiency and economic stability in housing-assisted families through career development, access to education and training, financial education, and asset building. To support aging in place and independent living for elderly and disabled residents.												
Strategies/Measurement:	<ol style="list-style-type: none"> 1. Establish the Economic Development Academy at Smart Corner by the end of the second quarter, in order to improve and streamline service delivery to a broader client base. 2. Coordinate programs, partnerships and supportive services that assist 500 Housing Commission clients in achieving economic self-sufficiency and financial stability through the administration of the Family Self-Sufficiency Program, asset building programs, Economic Development Academies, and specialized senior/disabled services. 3. Continue to expand the youth asset building program by securing funding to allow for the provision of services to 100 youth. 4. Secure \$275,000 of new funding sources, to complement HUD funds, from other government agencies, financial institutions, and private and corporate foundations. 												
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	FY10 Current	FY11 Proposed											
Budget	\$ 3,086,643	\$ 2,740,472											
Continuing Appropriations	\$ 326,174	\$ 35,000											
Positions	17.65	17.65											

FY11 BUDGET

San Diego Housing Commission

ACTIVITY GROUP: HOUSING SERVICES & SPECIAL INITIATIVES
ACTIVITY: WORKFORCE & ECONOMIC DEVELOPMENT
SUBACTIVITY: Workforce & Economic Development

	FY10 Current Budget	FY11 Proposed Budget	% Change
EXPENDITURES			
Salaries & Benefits	1,358,441	1,354,212	0%
Services & Supplies	786,394	606,791	-23%
Housing Programs			
Other Housing Programs	941,808	779,469	-17%
Housing Programs Total	941,808	779,469	-17%
TOTAL EXPENDITURES	3,086,643	2,740,472	-11%
REVENUES			
Restricted			
Section 8	2,264,152	2,178,276	-4%
Other HUD	455,639	216,364	-53%
Restricted Local	366,852	225,032	-39%
Restricted Total	3,086,643	2,619,672	-15%
Unrestricted			
Local	0	120,800	0%
Unrestricted Total	0	120,800	0%
TOTAL REVENUES	3,086,643	2,740,472	-11%

FY11 BUDGET
San Diego Housing Commission

Addendum 1

ACTIVITY GROUP: HOUSING SERVICES & SPECIAL INITIATIVES													
ACTIVITY: SPECIAL HOUSING INITIATIVES													
SUBACTIVITY: Special Housing Initiatives													
Purpose and Description of the Activity:	Provide interim and permanent supportive housing for individuals and families in the City of San Diego who are homeless or at risk of homelessness due to chronic disabilities and extremely low incomes.												
Strategies/M Measurement:	<ol style="list-style-type: none"> 1. Provide a portion of the funding for at least 400 beds in transitional housing programs throughout the City. 2. Provide a minimum of 225 units of permanent supportive housing for homeless, disabled individuals and families. 3. Provide a minimum of 25 HOME-funded temporary tenant-based rental assistance vouchers to graduates of transitional housing and domestic violence programs. 4. Administer the City's Homeless Prevention and Rapid Re-housing Program to help at least 200 avoid homelessness. 5. Coordinate with County staff to provide housing and services for 25 chronically homeless adults. 												
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	FY10 Current	FY11 Proposed											
Budget	\$ 12,577,088	\$ 15,093,986											
Continuing Appropriations	\$ 4,847,348	\$ 1,659,224											
Positions	9.00	8.00											

FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP: HOUSING SERVICES & SPECIAL INITIATIVES
ACTIVITY: SPECIAL HOUSING INITIATIVES
SUBACTIVITY: Special Housing Initiatives

	FY 10 Current Budget	FY 11 Proposed Budget	% Change
EXPENDITURES			
Salaries & Benefits	701,005	709,133	1%
Services & Supplies	457,613	356,213	-22%
Housing Programs			
Rent to Owners	5,633,445	5,901,596	5%
Loans & Grants	5,785,025	8,127,044	40%
Housing Programs Total	11,418,470	14,028,640	23%
TOTAL EXPENDITURES	12,577,088	15,093,986	20%
REVENUES			
Restricted			
Section 8	18,000	18,000	0%
Other HUD	6,822,505	7,393,793	8%
State	498,347	500,291	0%
CDBG	0	788,000	0%
Restricted Total	7,338,852	8,700,084	19%
Unrestricted			
Local	736,827	1,992,024	170%
Affordable Housing Fund	3,265,592	2,225,077	-32%
HOME	1,235,817	2,176,801	76%
Unrestricted Total	5,238,236	6,393,902	22%
TOTAL REVENUES	12,577,088	15,093,986	20%

Activity Based Budget Detail

REAL ESTATE

ACTIVITY GROUP

FY11 BUDGET
San Diego Housing Commission

Addendum 1

ACTIVITY GROUP: REAL ESTATE																					
ACTIVITY: RENTAL HOUSING DEVELOPMENT																					
SUBACTIVITY: Rental Housing Development																					
Purpose and Description of the Activity:	Identify and pursue market opportunities to expand the Housing Commission's inventory of affordable housing. Execute finance plan to produce a minimum of 350 affordable housing units.																				
Strategies/Measurement:	<ol style="list-style-type: none"> 1. Leverage existing and future assets to create financial resources to acquire and/or develop affordable rental housing. 2. Initiate acquisition and/or development of 300 units of affordable housing consistent with the Public Housing Disposition Strategy. 3. Provide real estate manager support for 600 units in development. 																				
Resource Allocation:	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 10%;"></th> <th style="width: 15%; text-align: center;">FY10 Current</th> <th style="width: 10%;"></th> <th style="width: 15%; text-align: center;">FY11 Proposed</th> </tr> </thead> <tbody> <tr> <td>Budget</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">28,618,678</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">25,069,551</td> </tr> <tr> <td>Continuing Appropriations</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">7,756,091</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">55,430</td> </tr> <tr> <td>Positions</td> <td></td> <td style="text-align: right;">6.70</td> <td></td> <td style="text-align: right;">8.70</td> </tr> </tbody> </table>			FY10 Current		FY11 Proposed	Budget	\$	28,618,678	\$	25,069,551	Continuing Appropriations	\$	7,756,091	\$	55,430	Positions		6.70		8.70
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Budget	\$	28,618,678	\$	25,069,551																	
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Positions		6.70		8.70																	

FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP:
ACTIVITY:
SUBACTIVITY:

REAL ESTATE
RENTAL HOUSING DEVELOPMENT
Rental Housing Development

	FY10 Current Budget	FY11 Proposed Budget	% Change
EXPENDITURES			
Salaries & Benefits	709,014	927,518	31%
Services & Supplies	2,584,761	2,090,948	-19%
Housing Programs			
Loans & Grants	107,000	0	-100%
Site Acquisition	21,942,166	13,772,476	-37%
Other Housing Programs	3,275,737	8,278,609	153%
Housing Programs Total	<u>25,324,903</u>	<u>22,051,085</u>	-13%
TOTAL EXPENDITURES	28,618,678	25,069,551	-12%
REVENUES			
Restricted			
Section 8	0	1,500,000	0%
Other HUD	21,976,973	12,272,476	-44%
Restricted Local	6,531,115	11,297,075	73%
Restricted Total	<u>28,508,088</u>	<u>25,069,551</u>	-12%
Unrestricted			
Local	110,590	0	-100%
Unrestricted Total	<u>110,590</u>	<u>0</u>	-100%
TOTAL REVENUES	28,618,678	25,069,551	-12%

FY11 BUDGET
San Diego Housing Commission

Addendum 1

ACTIVITY GROUP: REAL ESTATE													
ACTIVITY: RENTAL HOUSING FINANCE													
SUBACTIVITY: Rental Housing Finance													
Purpose and Description of the Activity:	Provide financing for the development and preservation of affordable rental housing units using a variety of financial sources. Provide real estate manager support and technical assistance for units in development. Implement programs that promote development of affordable rental housing.												
Strategies/Measurement:	<ol style="list-style-type: none"> 1. Initiate creation or preservation of 300 rental units through financing or affordable housing program restrictions, affordable at/below 65% Area Median Income. 2. Fund the development of one special purpose housing development of 20 units/beds or more. 3. Provide technical assistance to nonprofits in the form of project development assistance. 4. Provide real estate manager support for 300 units in development. 												
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FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP:
ACTIVITY:
SUBACTIVITY:

REAL ESTATE
RENTAL HOUSING FINANCE
Rental Housing Finance

	FY10 Current Budget	FY11 Proposed Budget	% Change
EXPENDITURES			
Salaries & Benefits	347,634	429,716	24%
Services & Supplies	489,362	335,897	-31%
Housing Programs			
Loans & Grants	16,363,660	8,833,199	-46%
Other Housing Programs	6,200	6,200	0%
Housing Programs Total	16,369,860	8,839,399	-46%
TOTAL EXPENDITURES	17,206,856	9,605,012	-44%
REVENUES			
Restricted			
State	350,000	350,000	0%
Restricted Local	584,948	334,619	-43%
Restricted Total	934,948	684,619	-27%
Unrestricted			
Local	255,677	155,875	-39%
Affordable Housing Fund	4,794,211	4,733,565	-1%
HOME	11,222,020	4,030,953	-64%
Unrestricted Total	16,271,908	8,920,393	-45%
TOTAL REVENUES	17,206,856	9,605,012	-44%

FY11 BUDGET
San Diego Housing Commission

Addendum 1

ACTIVITY GROUP: REAL ESTATE													
ACTIVITY: HOMEOWNERSHIP													
SUBACTIVITY: Homeownership													
Purpose and Description of the Activity:	Provide financial products and technical assistance to help low- and moderate-income families purchase homes and approve affordability for existing homeowners. Administer all affordable for-sale programs in the City of San Diego.												
Strategies/Measurement:	1. For 81 homebuyers: administer first-time homebuyer financial assistance programs. Assistance includes deferred second trust deed loans, closing cost assistance grants, and mortgage credit certificates. Determine buyer eligibility for a variety of affordable for-sale (price-restricted) units with particular emphasis on those within 100% of Area Median Income.												
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FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP:	REAL ESTATE		
ACTIVITY:	HOMEOWNERSHIP		
SUBACTIVITY:	Homeownership		
	FY10 Current Budget	FY11 Proposed Budget	% Change
EXPENDITURES			
Salaries & Benefits	316,233	281,413	-11%
Services & Supplies	216,582	167,201	-23%
Housing Programs			
Loans & Grants	4,667,933	3,280,675	-30%
Housing Programs Total	4,667,933	3,280,675	-30%
TOTAL EXPENDITURES	5,200,748	3,729,289	-28%
REVENUES			
Restricted			
Other HUD	1,472,921	456,487	-69%
State	433,851	300,000	-31%
Restricted Local	85,664	107,841	26%
Restricted Total	1,992,436	864,328	-57%
Unrestricted			
Local	97,196	273,218	181%
Affordable Housing Fund	488,978	376,768	-23%
HOME	2,622,138	2,214,975	-16%
Unrestricted Total	3,208,312	2,864,961	-11%
TOTAL REVENUES	5,200,748	3,729,289	-28%

FY11 BUDGET
San Diego Housing Commission

Addendum 1

ACTIVITY GROUP: REAL ESTATE			
ACTIVITY: PORTFOLIO SERVICING & COMPLIANCE MONITORING			
SUBACTIVITY: Portfolio Servicing & Compliance Monitoring			
Purpose and Description of the Activity:	Service and administration of the Housing Commission's \$240 million loan portfolio and \$640 million bond portfolio. Monitor projects for compliance with occupancy and affordability restrictions. Administer the City's condominium conversion/tenant relocation assistance program.		
Strategies/Measurement:	<ol style="list-style-type: none"> 1. Provide servicing for the loans in the Housing Commission's portfolio to ensure that all loans are in compliance with the loan terms and conditions. 2. Provide compliance monitoring for 400 projects and 16,000 units with occupancy and affordability restrictions. 3. Administer the City of San Diego's condominium conversion program to ensure that tenants receive any available benefits. 		
Resource Allocation:		FY10 Current	FY11 Proposed
	Budget	\$ 2,726,356	\$ 2,341,944
	Continuing Appropriations	\$ 0	\$ 0
	Positions	9.65	9.25

FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP: REAL ESTATE
ACTIVITY: PORTFOLIO SERVICING & COMPLIANCE MONITORING
SUBACTIVITY: Portfolio Servicing & Compliance Monitoring

	FY10 Current Budget	FY11 Proposed Budget	% Change
EXPENDITURES			
Salaries & Benefits	743,368	735,199	-1%
Services & Supplies	302,392	297,114	-2%
Housing Programs			
Site Acquisition	1,680,596	1,309,631	-22%
Housing Programs Total	1,680,596	1,309,631	-22%
TOTAL EXPENDITURES	2,726,356	2,341,944	-14%
REVENUES			
Restricted			
CDBG	980,596	609,631	-38%
Restricted Total	980,596	609,631	-38%
Unrestricted			
Local	1,479,522	1,440,137	-3%
Affordable Housing Fund	4,650	30,000	545%
HOME	261,588	262,176	0%
Unrestricted Total	1,745,760	1,732,313	-1%
TOTAL REVENUES	2,726,356	2,341,944	-14%

FY11 BUDGET
San Diego Housing Commission

Addendum 1

ACTIVITY GROUP: REAL ESTATE													
ACTIVITY: REHABILITATION													
SUBACTIVITY: Rental Housing													
Purpose and Description of the Activity:	Provide technical and financial assistance for the rehabilitation of privately-owned housing occupied by low-income renters.												
Strategies/M Measurement:	<ol style="list-style-type: none"> 1. Provide lead based paint reduction grants for 170 rental housing units. 2. Provide accessibility grants for 10 renters with disabilities. 												
Resource Allocation:	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">FY10 Current</th> <th style="width: 20%; text-align: center;">FY11 Proposed</th> </tr> </thead> <tbody> <tr> <td>Budget</td> <td style="text-align: right;">\$ 12,269,487</td> <td style="text-align: right;">\$ 4,631,024</td> </tr> <tr> <td>Continuing Appropriations</td> <td style="text-align: right;">\$ 2,825,611</td> <td style="text-align: right;">\$ 2,178,000</td> </tr> <tr> <td>Positions</td> <td style="text-align: right;">6.20</td> <td style="text-align: right;">5.20</td> </tr> </tbody> </table>		FY10 Current	FY11 Proposed	Budget	\$ 12,269,487	\$ 4,631,024	Continuing Appropriations	\$ 2,825,611	\$ 2,178,000	Positions	6.20	5.20
	FY10 Current	FY11 Proposed											
Budget	\$ 12,269,487	\$ 4,631,024											
Continuing Appropriations	\$ 2,825,611	\$ 2,178,000											
Positions	6.20	5.20											

FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP: ACTIVITY: SUBACTIVITY:	REAL ESTATE REHABILITATION Rental Housing		
	FY10 Current Budget	FY11 Proposed Budget	% Change
EXPENDITURES			
Salaries & Benefits	533,016	490,642	-8%
Services & Supplies	358,457	265,426	-26%
Housing Programs			
Loans & Grants	11,063,014	3,874,956	-65%
Other Housing Programs	315,000	0	-100%
Housing Programs Total	11,378,014	3,874,956	-66%
TOTAL EXPENDITURES	12,269,487	4,631,024	-62%
REVENUES			
Restricted			
Other HUD	4,029,216	549,921	-86%
CDBG	5,038,956	3,874,956	-23%
Restricted Total	9,068,172	4,424,877	-51%
Unrestricted			
Local	197,851	206,147	4%
HOME	3,003,464	0	-100%
Unrestricted Total	3,201,315	206,147	-94%
TOTAL REVENUES	12,269,487	4,631,024	-62%

FY11 BUDGET
San Diego Housing Commission

Addendum 1

ACTIVITY GROUP: REAL ESTATE													
ACTIVITY: REHABILITATION													
SUBACTIVITY: Owner Occupied													
Purpose and Description of the Activity:	Provide financial and technical assistance to low-income owners to rehabilitate their owner-occupied housing and to nonprofit entities that assist such owners.												
Strategies/Measurement:	Provide financial assistance in the rehabilitation of 240 owner-occupied residences consisting of: <ul style="list-style-type: none"> • Deferred loans to 150 very low-, low-, and moderate-income single family homeowners • Grants for 50 very low-income mobile home owners • Lead based paint reduction grants for 40 single family owner-occupied homes 												
Resource Allocation:	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">FY10 Current</th> <th style="width: 20%; text-align: center;">FY11 Proposed</th> </tr> </thead> <tbody> <tr> <td>Budget</td> <td style="text-align: right;">\$ 9,701,338</td> <td style="text-align: right;">\$ 5,064,396</td> </tr> <tr> <td>Continuing Appropriations</td> <td style="text-align: right;">\$ 3,972,615</td> <td style="text-align: right;">\$ 3,053,000</td> </tr> <tr> <td>Positions</td> <td style="text-align: right;">8.20</td> <td style="text-align: right;">9.30</td> </tr> </tbody> </table>		FY10 Current	FY11 Proposed	Budget	\$ 9,701,338	\$ 5,064,396	Continuing Appropriations	\$ 3,972,615	\$ 3,053,000	Positions	8.20	9.30
	FY10 Current	FY11 Proposed											
Budget	\$ 9,701,338	\$ 5,064,396											
Continuing Appropriations	\$ 3,972,615	\$ 3,053,000											
Positions	8.20	9.30											

FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP:
ACTIVITY:
SUBACTIVITY:

REAL ESTATE
REHABILITATION
Owner Occupied

	FY10 Current Budget	FY11 Proposed Budget	% Change
EXPENDITURES			
Salaries & Benefits	748,117	860,171	15%
Services & Supplies	850,881	673,367	-21%
Housing Programs			
Loans & Grants	8,010,456	3,530,858	-56%
Other Housing Programs	91,884	0	-100%
Housing Programs Total	<u>8,102,340</u>	<u>3,530,858</u>	<u>-56%</u>
TOTAL EXPENDITURES	9,701,338	5,064,396	-48%
REVENUES			
Restricted			
Other HUD	3,824,158	924,867	-76%
Restricted Local	<u>4,506,615</u>	<u>2,204,268</u>	<u>-51%</u>
Restricted Total	<u>8,330,773</u>	<u>3,129,135</u>	<u>-62%</u>
Unrestricted			
Local	620,070	720,614	16%
Affordable Housing Fund	236,342	287,902	22%
HOME	<u>514,153</u>	<u>926,745</u>	<u>80%</u>
Unrestricted Total	<u>1,370,565</u>	<u>1,935,261</u>	<u>41%</u>
TOTAL REVENUES	9,701,338	5,064,396	-48%

FY11 BUDGET
San Diego Housing Commission

Addendum 1

ACTIVITY GROUP: REAL ESTATE													
ACTIVITY: PROPERTY MANAGEMENT													
SUBACTIVITY: Management													
Purpose and Description of the Activity:	Full utilization of existing housing resources through the achievement and maintenance of industry standard 95% occupancy rate.												
Strategies/Measurement:	<ol style="list-style-type: none"> 1. Explore repositioning of Housing Commission-owned under-performing assets. 2. Elevate quality of affordable housing in which the Housing Commission participates financially. 												
Resource Allocation:	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">FY10 Current</th> <th style="width: 20%; text-align: center;">FY11 Proposed</th> </tr> </thead> <tbody> <tr> <td>Budget</td> <td style="text-align: right;">\$ 2,835,807</td> <td style="text-align: right;">\$ 3,455,122</td> </tr> <tr> <td>Continuing Appropriations</td> <td style="text-align: right;">\$ 0</td> <td style="text-align: right;">\$ 0</td> </tr> <tr> <td>Positions</td> <td style="text-align: right;">20.80</td> <td style="text-align: right;">20.80</td> </tr> </tbody> </table>		FY10 Current	FY11 Proposed	Budget	\$ 2,835,807	\$ 3,455,122	Continuing Appropriations	\$ 0	\$ 0	Positions	20.80	20.80
	FY10 Current	FY11 Proposed											
Budget	\$ 2,835,807	\$ 3,455,122											
Continuing Appropriations	\$ 0	\$ 0											
Positions	20.80	20.80											

FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP:
ACTIVITY:
SUBACTIVITY:

REAL ESTATE
PROPERTY MANAGEMENT
Management

	FY10 Current Budget	FY11 Proposed Budget	% Change
EXPENDITURES			
Salaries & Benefits	1,281,715	1,285,323	0%
Services & Supplies	527,430	1,418,137	169%
Housing Programs			
Other Housing Programs	1,026,662	751,662	-27%
Housing Programs Total	<u>1,026,662</u>	<u>751,662</u>	-27%
TOTAL EXPENDITURES	2,835,807	3,455,122	22%
REVENUES			
Restricted			
Other HUD	317,533	86,676	-73%
State	140,791	135,361	-4%
Restricted Local	2,377,483	3,231,715	36%
Restricted Total	<u>2,835,807</u>	<u>3,453,752</u>	22%
Unrestricted			
Local	0	1,370	0%
Unrestricted Total	<u>0</u>	<u>1,370</u>	0%
TOTAL REVENUES	2,835,807	3,455,122	22%

FY11 BUDGET
San Diego Housing Commission

Addendum 1

ACTIVITY GROUP: REAL ESTATE																
ACTIVITY: PROPERTY MANAGEMENT																
SUBACTIVITY: Routine Maintenance																
Purpose and Description of the Activity:	Provide cost effective daily routine and preventive maintenance of Housing Commission-owned and/or managed properties.															
Strategies/Measurement:	Operate decentralized site based maintenance program including issuance of work orders by site based staff.															
Resource Allocation:	<table border="0"> <thead> <tr> <th></th> <th style="text-align: right;">FY10</th> <th style="text-align: right;">FY11</th> </tr> <tr> <th></th> <th style="text-align: right;">Current</th> <th style="text-align: right;">Proposed</th> </tr> </thead> <tbody> <tr> <td>Budget</td> <td style="text-align: right;">\$ 6,153,341</td> <td style="text-align: right;">\$ 6,150,136</td> </tr> <tr> <td>Continuing Appropriations</td> <td style="text-align: right;">\$ 0</td> <td style="text-align: right;">\$ 0</td> </tr> <tr> <td>Positions</td> <td style="text-align: right;">17.57</td> <td style="text-align: right;">17.57</td> </tr> </tbody> </table>		FY10	FY11		Current	Proposed	Budget	\$ 6,153,341	\$ 6,150,136	Continuing Appropriations	\$ 0	\$ 0	Positions	17.57	17.57
	FY10	FY11														
	Current	Proposed														
Budget	\$ 6,153,341	\$ 6,150,136														
Continuing Appropriations	\$ 0	\$ 0														
Positions	17.57	17.57														
Effective November 23, 2009, the San Diego City Council adopted a resolution delegating authority to award maintenance, modernization and improvements related contracts at the San Diego Housing Commission owned and/or managed properties up to \$500,000 limit per contract to the Housing Commission. It is anticipated that the maintenance contract for plumbing services will be the only solicitation between \$250,000 and \$500,000 during FY2011.																

FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP:
ACTIVITY:
SUBACTIVITY:

REAL ESTATE
PROPERTY MANAGEMENT
Routine Maintenance

	FY10 Current Budget	FY11 Proposed Budget	% Change
EXPENDITURES			
Salaries & Benefits	1,281,738	1,278,656	0%
Services & Supplies	290,905	290,782	0%
Housing Programs			
Other Housing Programs	4,580,698	4,580,698	0%
Housing Programs Total	<u>4,580,698</u>	<u>4,580,698</u>	0%
TOTAL EXPENDITURES	6,153,341	6,150,136	0%
REVENUES			
Restricted			
Other HUD	105,373	190,206	81%
State	388,276	381,332	-2%
Restricted Local	5,618,090	5,575,513	-1%
Restricted Total	<u>6,111,739</u>	<u>6,147,051</u>	1%
Unrestricted			
Local	41,602	3,085	-93%
Unrestricted Total	<u>41,602</u>	<u>3,085</u>	-93%
TOTAL REVENUES	6,153,341	6,150,136	0%

FY11 BUDGET
San Diego Housing Commission

Addendum 1

ACTIVITY GROUP: REAL ESTATE													
ACTIVITY: PROPERTY MANAGEMENT													
SUBACTIVITY: Construction Services													
Purpose and Description of the Activity:	Complete capital improvement projects at Housing Commission-owned and managed developments.												
Strategies/Measurement:	Ensure the long-term viability of Housing Commission-owned developments by expending 100% of budgeted capital improvement funds.												
Resource Allocation:	<table border="0" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">FY10 Current</th> <th style="width: 20%; text-align: center;">FY11 Proposed</th> </tr> </thead> <tbody> <tr> <td>Budget</td> <td style="text-align: right;">\$ 2,695,810</td> <td style="text-align: right;">\$ 2,621,355</td> </tr> <tr> <td>Continuing Appropriations</td> <td style="text-align: right;">\$ 91,814</td> <td style="text-align: right;">\$ 0</td> </tr> <tr> <td>Positions</td> <td style="text-align: right;">5.85</td> <td style="text-align: right;">5.85</td> </tr> </tbody> </table>		FY10 Current	FY11 Proposed	Budget	\$ 2,695,810	\$ 2,621,355	Continuing Appropriations	\$ 91,814	\$ 0	Positions	5.85	5.85
	FY10 Current	FY11 Proposed											
Budget	\$ 2,695,810	\$ 2,621,355											
Continuing Appropriations	\$ 91,814	\$ 0											
Positions	5.85	5.85											
Effective November 23, 2009, the San Diego City Council adopted a resolution delegating authority to award maintenance, modernization and improvements related contracts at the San Diego Housing Commission owned and/or managed properties up to \$500,000 limit per contract to the Housing Commission. No solicitations for modernization and improvements between \$250,000 and \$500,000 are anticipated during FY2011													

FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP:
ACTIVITY:
SUBACTIVITY:

REAL ESTATE
PROPERTY MANAGEMENT
Construction Services

	FY10 Current Budget	FY11 Proposed Budget	% Change
EXPENDITURES			
Salaries & Benefits	528,774	540,366	2%
Services & Supplies	270,743	199,240	-26%
Housing Programs			
Other Housing Programs	1,896,293	1,881,749	-1%
Housing Programs Total	1,896,293	1,881,749	-1%
TOTAL EXPENDITURES	2,695,810	2,621,355	-3%
REVENUES			
Restricted			
Other HUD	30,070	89,450	197%
State	247,090	170,620	-31%
Restricted Local	2,374,155	2,352,160	-1%
Restricted Total	2,651,315	2,612,230	-1%
Unrestricted			
Local	44,495	9,125	-79%
Unrestricted Total	44,495	9,125	-79%
TOTAL REVENUES	2,695,810	2,621,355	-3%

Activity Based Budget Detail

OPERATIONS

ACTIVITY GROUP

FY11 BUDGET
San Diego Housing Commission

Addendum 1

ACTIVITY GROUP: OPERATIONS													
ACTIVITY: BOARD & EXECUTIVE FUNCTIONS													
SUBACTIVITY: Board & Executive Functions													
Purpose and Description of the Activity:	Responsible for providing effective policy direction to the agency and developing new initiatives, programs and practices, assuring implementation in a manner that carries out the strategies and goals of the Business Plan. Perform periodic evaluation of program and organizational effectiveness and efficiency. Provide direct support to the Board of Commissioners; including President & Chief Executive Officer, Executive Vice President & Chief Operating Officer, Policy Director, and immediate support staff.												
Strategies/Measurement:	<ol style="list-style-type: none"> 1. Expand the San Diego Housing Commission's national influence as a leader in the housing development community. 2. Continue to build community support for affordable housing by the Housing Commission's leadership role in these efforts with the business, civic and public sectors of San Diego. 3. Coordinate with City agencies and departments regarding policy, programs, legislation, etc., to further affordable housing goals throughout the jurisdiction. 4. Provide policy guidance to City on existing policies & ordinances that address housing issues. 5. Implement Transit-Oriented Development (TOD) Plan(s). 												
Resource Allocation:	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">FY10 Current</th> <th style="width: 20%; text-align: center;">FY11 Proposed</th> </tr> </thead> <tbody> <tr> <td>Budget</td> <td style="text-align: right;">\$ 1,847,105</td> <td style="text-align: right;">\$ 2,071,670</td> </tr> <tr> <td>Continuing Appropriations</td> <td style="text-align: right;">\$ 220,224</td> <td style="text-align: right;">\$ 0</td> </tr> <tr> <td>Positions</td> <td style="text-align: right;">6.90</td> <td style="text-align: right;">8.90</td> </tr> </tbody> </table>		FY10 Current	FY11 Proposed	Budget	\$ 1,847,105	\$ 2,071,670	Continuing Appropriations	\$ 220,224	\$ 0	Positions	6.90	8.90
	FY10 Current	FY11 Proposed											
Budget	\$ 1,847,105	\$ 2,071,670											
Continuing Appropriations	\$ 220,224	\$ 0											
Positions	6.90	8.90											

FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP:
ACTIVITY:
SUBACTIVITY:

OPERATIONS
BOARD & EXECUTIVE FUNCTIONS
Board & Executive Functions

	FY10 Current Budget	FY11 Proposed Budget	% Change
EXPENDITURES			
Salaries & Benefits	1,022,509	1,215,416	19%
Services & Supplies	824,596	856,254	4%
TOTAL EXPENDITURES	1,847,105	2,071,670	12%
REVENUES			
Restricted			
Section 8	801,992	904,895	13%
Other HUD	45,992	75,626	64%
State	23,139	19,294	-17%
Restricted Local	332,612	438,719	32%
Restricted Total	1,203,735	1,438,534	20%
Unrestricted			
Local	556,272	464,920	-16%
Affordable Housing Fund	9,401	69,349	638%
HOME	77,697	98,867	27%
Unrestricted Total	643,370	633,136	-2%
TOTAL REVENUES	1,847,105	2,071,670	12%

FY11 BUDGET
San Diego Housing Commission

Addendum 1

ACTIVITY GROUP: OPERATIONS																					
ACTIVITY: BOARD & EXECUTIVE FUNCTIONS																					
SUBACTIVITY: Reinvestment Task Force																					
Purpose and Description of the Activity:	To spur private and public financing of affordable housing and economic development in areas suffering from disinvestment; and provide factual, consistent, cooperative opportunities for reinvestment by lenders and government.																				
Strategies/Measurement:	1. Monitor lending practices and policies. 2. Develop strategies for investment in underserved areas.																				
Resource Allocation:	<table border="0"> <thead> <tr> <th></th> <th></th> <th>FY10 Current</th> <th></th> <th>FY11 Proposed</th> </tr> </thead> <tbody> <tr> <td>Budget</td> <td>\$</td> <td>124,332</td> <td>\$</td> <td>140,302</td> </tr> <tr> <td>Continuing Appropriations</td> <td>\$</td> <td>0</td> <td>\$</td> <td>0</td> </tr> <tr> <td>Positions</td> <td></td> <td>1.10</td> <td></td> <td>1.10</td> </tr> </tbody> </table>			FY10 Current		FY11 Proposed	Budget	\$	124,332	\$	140,302	Continuing Appropriations	\$	0	\$	0	Positions		1.10		1.10
		FY10 Current		FY11 Proposed																	
Budget	\$	124,332	\$	140,302																	
Continuing Appropriations	\$	0	\$	0																	
Positions		1.10		1.10																	

FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP:
ACTIVITY:
SUBACTIVITY:

OPERATIONS
BOARD & EXECUTIVE FUNCTIONS
Reinvestment Task Force

	FY10 Current Budget	FY11 Proposed Budget	% Change
EXPENDITURES			
Salaries & Benefits	89,904	96,313	7%
Services & Supplies	34,428	43,989	28%
TOTAL EXPENDITURES	124,332	140,302	13%
REVENUES			
Restricted			
Restricted Local	50,000	62,166	24%
Restricted Total	<u>50,000</u>	<u>62,166</u>	24%
Unrestricted			
Local	74,332	78,136	5%
Unrestricted Total	<u>74,332</u>	<u>78,136</u>	5%
TOTAL REVENUES	124,332	140,302	13%

FY11 BUDGET
San Diego Housing Commission

Addendum 1

ACTIVITY GROUP: OPERATIONS																					
ACTIVITY: SUPPORT SERVICES																					
SUBACTIVITY: Human Resources																					
Purpose and Description of the Activity:	Ensure the appropriate selection, staffing, classification, and compensation of personnel to support the Housing Commission’s needs in the area of human capital management and labor relations in accordance with employment regulations and practices.																				
Strategies/M Measurement:	<ol style="list-style-type: none"> 1. Develop “pay for performance” program for all agency employees by end of FY2011. 2. Expand supervisors’ self-service access to HR/payroll data, and introduce other options in the system (i.e. talent module). 3. Explore purchasing of benefits with local agencies to increase agency buying power. 																				
Resource Allocation:	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 10%;"></th> <th style="width: 10%; text-align: center;">FY10 Current</th> <th style="width: 10%;"></th> <th style="width: 10%; text-align: center;">FY11 Proposed</th> </tr> </thead> <tbody> <tr> <td>Budget</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">614,773</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">637,999</td> </tr> <tr> <td>Continuing Appropriations</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">74,870</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Positions</td> <td></td> <td style="text-align: right;">4.00</td> <td></td> <td style="text-align: right;">4.00</td> </tr> </tbody> </table>			FY10 Current		FY11 Proposed	Budget	\$	614,773	\$	637,999	Continuing Appropriations	\$	74,870	\$	0	Positions		4.00		4.00
		FY10 Current		FY11 Proposed																	
Budget	\$	614,773	\$	637,999																	
Continuing Appropriations	\$	74,870	\$	0																	
Positions		4.00		4.00																	

FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP:
ACTIVITY:
SUBACTIVITY:

OPERATIONS
SUPPORT SERVICES
Human Resources

	FY10 Current Budget	FY11 Proposed Budget	% Change
EXPENDITURES			
Salaries & Benefits	323,603	367,567	14%
Services & Supplies	291,170	270,432	-7%
TOTAL EXPENDITURES	614,773	637,999	4%
REVENUES			
Restricted			
Section 8	329,483	272,234	-17%
Other HUD	13,778	25,432	85%
State	13,732	10,348	-25%
Restricted Local	194,400	182,295	-6%
Restricted Total	551,393	490,309	-11%
Unrestricted			
Local	41,484	111,804	170%
Affordable Housing Fund	2,369	10,936	362%
HOME	19,527	24,950	28%
Unrestricted Total	63,380	147,690	133%
TOTAL REVENUES	614,773	637,999	4%

FY11 BUDGET
San Diego Housing Commission

Addendum 1

ACTIVITY GROUP: OPERATIONS																					
ACTIVITY: SUPPORT SERVICES																					
SUBACTIVITY: Information Technology																					
Purpose and Description of the Activity:	Provide information technology and telecommunication services to internal and external customers. Services include acquisition and implementation of commercial off-the-shelf technology, application maintenance, developing and maintaining systems and security policies, database management, custom report development, network and user support, and computer training.																				
Strategies/Measurement:	<ol style="list-style-type: none"> 1. Implement business continuity and disaster recovery plan in conjunction with Management Team & Records Retention Officer by March, 2011. 2. Continue implementation of a multiyear document imaging project to reduce paper storage requirements and enhance the ability to search documents. Real Estate work group to be completed by June, 2011. 3. Implement Microsoft SharePoint for the agency intranet and for project management by December, 2011. 																				
Resource Allocation:	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 10%;"></th> <th style="width: 15%; text-align: center;">FY10 Current</th> <th style="width: 10%;"></th> <th style="width: 15%; text-align: center;">FY11 Proposed</th> </tr> </thead> <tbody> <tr> <td>Budget</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">2,537,484</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">2,527,228</td> </tr> <tr> <td>Continuing Appropriations</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">126,566</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Positions</td> <td></td> <td style="text-align: right;">9.60</td> <td></td> <td style="text-align: right;">9.60</td> </tr> </tbody> </table>			FY10 Current		FY11 Proposed	Budget	\$	2,537,484	\$	2,527,228	Continuing Appropriations	\$	126,566	\$	0	Positions		9.60		9.60
		FY10 Current		FY11 Proposed																	
Budget	\$	2,537,484	\$	2,527,228																	
Continuing Appropriations	\$	126,566	\$	0																	
Positions		9.60		9.60																	

FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP:
ACTIVITY:
SUBACTIVITY:

OPERATIONS
SUPPORT SERVICES
Information Technology

	FY10 Current Budget	FY11 Proposed Budget	% Change
EXPENDITURES			
Salaries & Benefits	804,057	818,532	2%
Services & Supplies	1,733,427	1,708,696	-1%
TOTAL EXPENDITURES	2,537,484	2,527,228	0%
REVENUES			
Restricted			
Section 8	1,135,392	1,127,873	-1%
Other HUD	49,118	100,266	104%
State	38,369	26,946	-30%
Restricted Local	549,229	469,392	-15%
Restricted Total	1,772,108	1,724,477	-3%
Unrestricted			
Local	681,356	739,214	8%
Affordable Housing Fund	9,094	17,775	95%
HOME	74,926	45,762	-39%
Unrestricted Total	765,376	802,751	5%
TOTAL REVENUES	2,537,484	2,527,228	0%

FY11 BUDGET
San Diego Housing Commission

Addendum 1

ACTIVITY GROUP: OPERATIONS													
ACTIVITY: SUPPORT SERVICES													
SUBACTIVITY: Business Services													
Purpose and Description of the Activity:	Responsible for providing continued improvement and technological innovation for the organizational development of the agency's human capital. Administer an equal opportunity program that promotes staff respect, dignity, and worth.												
Strategies/Measurement:	<ol style="list-style-type: none"> 1. Continue to maintain an environment conducive to the development of highly effective work teams through focused training and coaching for an overall improvement of productivity and communication. Provide six individual management coaching sessions by June 30, 2011. 2. Monitor the agency's Equal Opportunity Employment/Contracting Programs to maintain a respectful environment that enhances productivity and diversity. 3. Conduct a minimum of four small/disadvantaged business outreach workshops by June 30, 2011. 4. Implement the Professional Development Initiative to provide core and technical skill set training to 250 staff by May 31, 2011. 5. Continually review and evaluate the contract administration guidelines to ensure standardization in the contracting process and maintaining procedural efficiency. 6. Ensure agency compliance with procurement policy by monitoring cost and compliance, and by improving accountability in the procurement of goods and services, resulting in zero audit recommendations. 												
Resource Allocation:	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">FY10 Current</th> <th style="width: 20%; text-align: center;">FY11 Proposed</th> </tr> </thead> <tbody> <tr> <td>Budget</td> <td style="text-align: right;">\$ 1,260,312</td> <td style="text-align: right;">\$ 1,440,623</td> </tr> <tr> <td>Continuing Appropriations</td> <td style="text-align: right;">\$ 0</td> <td style="text-align: right;">\$ 0</td> </tr> <tr> <td>Positions</td> <td style="text-align: right;">8.40</td> <td style="text-align: right;">9.40</td> </tr> </tbody> </table>		FY10 Current	FY11 Proposed	Budget	\$ 1,260,312	\$ 1,440,623	Continuing Appropriations	\$ 0	\$ 0	Positions	8.40	9.40
	FY10 Current	FY11 Proposed											
Budget	\$ 1,260,312	\$ 1,440,623											
Continuing Appropriations	\$ 0	\$ 0											
Positions	8.40	9.40											

FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP: ACTIVITY: SUBACTIVITY:	OPERATIONS SUPPORT SERVICES Business Services		
	FY10 Current Budget	FY11 Proposed Budget	% Change
EXPENDITURES			
Salaries & Benefits	697,991	820,211	18%
Services & Supplies	562,321	620,412	10%
TOTAL EXPENDITURES	1,260,312	1,440,623	14%
REVENUES			
Restricted			
Section 8	690,550	519,425	-25%
Other HUD	28,415	79,267	179%
State	25,053	31,282	25%
Restricted Local	381,400	550,141	44%
Restricted Total	1,125,418	1,180,115	5%
Unrestricted			
Local	88,286	184,261	109%
Affordable Housing Fund	5,039	32,328	542%
HOME	41,569	43,919	6%
Unrestricted Total	134,894	260,508	93%
TOTAL REVENUES	1,260,312	1,440,623	14%

FY11 BUDGET
San Diego Housing Commission

Addendum 1

ACTIVITY GROUP: OPERATIONS													
ACTIVITY: SUPPORT SERVICES													
SUBACTIVITY: Financial Services													
Purpose and Description of the Activity:	Provide financial services to stakeholders of the Housing Commission. Includes accounting services such as accounts payable, payroll, accounts receivable, financial reporting, monitoring and enforcement of internal controls and audit. Financial services such as cash management, financial analysis and projections, investments, revenue and expense analysis, cash flow analysis, debt financing, financial systems analysis and budget development. Also provides safety and risk management services.												
Strategies/Measurement:	<ol style="list-style-type: none"> 1. Provide timely, accurate and relevant financial information, reporting tools and services to Housing Commission program areas to assist in the successful administration of agency programs and overall mission. 2. Continue an annual risk control program that provides a safe operational environment and protects the organization's assets. 3. Continue to maximize the use of idle cash by maintaining a quality investment portfolio focused on the safety and liquidity of principal while sustaining an average yield to maturity in excess of the 2-year US Treasury. 4. Work with Real Estate to develop accurate cost reporting on units to analyze profitability of current portfolio and to analyze cash flow. 5. Complete analysis and implement new indirect cost allocation plan. 6. Review and evaluate accounting software packages for a possible change in software in FY11. 7. Submit the Housing Commission's Comprehensive Annual Financial Report (CAFR) to the Government Finance Officers Association (GFOA) for qualification of an Excellence in Financial Report Certification. 												
Resource Allocation:	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">FY10 Current</th> <th style="width: 20%; text-align: center;">FY11 Proposed</th> </tr> </thead> <tbody> <tr> <td>Budget</td> <td style="text-align: right;">\$ 2,271,217</td> <td style="text-align: right;">\$ 2,401,135</td> </tr> <tr> <td>Continuing Appropriations</td> <td style="text-align: right;">\$ 47,302</td> <td style="text-align: right;">\$ 27,000</td> </tr> <tr> <td>Positions</td> <td style="text-align: right;">21.00</td> <td style="text-align: right;">21.00</td> </tr> </tbody> </table>		FY10 Current	FY11 Proposed	Budget	\$ 2,271,217	\$ 2,401,135	Continuing Appropriations	\$ 47,302	\$ 27,000	Positions	21.00	21.00
	FY10 Current	FY11 Proposed											
Budget	\$ 2,271,217	\$ 2,401,135											
Continuing Appropriations	\$ 47,302	\$ 27,000											
Positions	21.00	21.00											

FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP:
ACTIVITY:
SUBACTIVITY:

OPERATIONS
SUPPORT SERVICES
 Financial Services

	FY10 Current Budget	FY11 Proposed Budget	% Change
EXPENDITURES			
Salaries & Benefits	1,675,587	1,751,562	5%
Services & Supplies	595,630	649,573	9%
TOTAL EXPENDITURES	2,271,217	2,401,135	6%
REVENUES			
Restricted			
Section 8	1,072,013	956,013	-11%
Other HUD	58,560	101,839	74%
State	52,364	39,391	-25%
Restricted Local	810,387	755,641	-7%
Restricted Total	1,993,324	1,852,884	-7%
Unrestricted			
Local	181,182	437,267	141%
Affordable Housing Fund	10,430	35,865	244%
HOME	86,281	75,119	-13%
Unrestricted Total	277,893	548,251	97%
TOTAL REVENUES	2,271,217	2,401,135	6%

FY11 BUDGET
San Diego Housing Commission

Addendum 1

ACTIVITY GROUP: OPERATIONS													
ACTIVITY: SUPPORT SERVICES													
SUBACTIVITY: Facilities Management													
Purpose and Description of the Activity:	Maintain a safe, secure and healthy operational environment for staff, clients and visitors of the Housing Commission.												
Strategies/M Measurement:	Continue full responsibility for management of the Housing Commission's office facility and complete build-out of 1 st and 2 nd floors.												
Resource Allocation:	<table border="0" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">FY10 Current</th> <th style="width: 20%; text-align: center;">FY11 Proposed</th> </tr> </thead> <tbody> <tr> <td>Budget</td> <td style="text-align: right;">\$ 6,684,502</td> <td style="text-align: right;">\$ 3,589,358</td> </tr> <tr> <td>Continuing Appropriations</td> <td style="text-align: right;">\$ 636,646</td> <td style="text-align: right;">\$ 213,880</td> </tr> <tr> <td>Positions</td> <td style="text-align: right;">1.63</td> <td style="text-align: right;">1.63</td> </tr> </tbody> </table>		FY10 Current	FY11 Proposed	Budget	\$ 6,684,502	\$ 3,589,358	Continuing Appropriations	\$ 636,646	\$ 213,880	Positions	1.63	1.63
	FY10 Current	FY11 Proposed											
Budget	\$ 6,684,502	\$ 3,589,358											
Continuing Appropriations	\$ 636,646	\$ 213,880											
Positions	1.63	1.63											

FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP:
ACTIVITY:
SUBACTIVITY:

OPERATIONS
SUPPORT SERVICES
Facilities Management

	FY10 Current Budget	FY11 Proposed Budget	% Change
EXPENDITURES			
Salaries & Benefits	164,046	160,635	-2%
Services & Supplies	708,869	393,874	-44%
Housing Programs			
Site Acquisition	3,238,423	0	-100%
Other Housing Programs	2,573,164	3,034,849	18%
Housing Programs Total	5,811,587	3,034,849	-48%
TOTAL EXPENDITURES	6,684,502	3,589,358	-46%
REVENUES			
Restricted			
Section 8	1,322,500	0	-100%
Other HUD	15,000	0	-100%
CDBG	180,000	0	-100%
Restricted Local	11,826	0	-100%
Restricted Total	1,529,326	0	-100%
Unrestricted			
Local	5,155,176	3,589,358	-30%
Unrestricted Total	5,155,176	3,589,358	-30%
TOTAL REVENUES	6,684,502	3,589,358	-46%

FY11 BUDGET
San Diego Housing Commission

Addendum 1

ACTIVITY GROUP: OPERATIONS																					
ACTIVITY: COMMUNITY RELATIONS & COMMUNICATIONS																					
SUBACTIVITY: Community Relations & Communications																					
Purpose and Description of the Activity:	Implement a marketing strategy aimed at increasing public awareness of the Housing Commission's programs and services using traditional as well as modern media technologies. This includes updating the agency's website and increasing the agency's transparency by inaugurating audio podcasts of board meetings. Respond to press inquiries and public records requests. Serve as the agency's clearinghouse for website content, newsletters, fact sheets and other written communications. Provide comprehensive internal communications services to the agency and its executive staff.																				
Strategies/Measurement:	<ol style="list-style-type: none"> 1. Inform the agency's internal and external publics about affordable housing issues and Housing Commission initiatives, building support for new ideas and resources. 2. Measure the community's perception of the agency and of affordable housing issues. 3. Present an agency image that reflects private sector professionalism and business-like practices. 4. Raise awareness of the Housing Commission's initiatives and programs at the local, state and national level. 																				
Resource Allocation:	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 10%;"></th> <th style="width: 15%; text-align: center;">FY10 Current</th> <th style="width: 10%;"></th> <th style="width: 15%; text-align: center;">FY11 Proposed</th> </tr> </thead> <tbody> <tr> <td>Budget</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">583,087</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">600,855</td> </tr> <tr> <td>Continuing Appropriations</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">0</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Positions</td> <td></td> <td style="text-align: right;">4.00</td> <td></td> <td style="text-align: right;">4.00</td> </tr> </tbody> </table>			FY10 Current		FY11 Proposed	Budget	\$	583,087	\$	600,855	Continuing Appropriations	\$	0	\$	0	Positions		4.00		4.00
		FY10 Current		FY11 Proposed																	
Budget	\$	583,087	\$	600,855																	
Continuing Appropriations	\$	0	\$	0																	
Positions		4.00		4.00																	

FY11 BUDGET
San Diego Housing Commission

ACTIVITY GROUP:
ACTIVITY:
SUBACTIVITY:

OPERATIONS
COMMUNITY RELATIONS & COMMUNICATIONS
Community Relations & Communications

	FY10 Current Budget	FY11 Proposed Budget	% Change
EXPENDITURES			
Salaries & Benefits	471,375	432,057	-8%
Services & Supplies	111,712	168,798	51%
TOTAL EXPENDITURES	583,087	600,855	3%
REVENUES			
Unrestricted			
Local	583,087	600,855	3%
Unrestricted Total	583,087	600,855	3%
TOTAL REVENUES	583,087	600,855	3%

Activity Based Budget Detail

**PROGRAM, CONTINGENCY
& UNOBLIGATED**

RESERVES

FY11 BUDGET
San Diego Housing Commission

Addendum 1

ACTIVITY GROUP:		PROGRAM, CONTINGENCY & UNOBLIGATED RESERVES	
ACTIVITY:		PROGRAM, CONTINGENCY & UNOBLIGATED RESERVES	
SUBACTIVITY:		Program, Contingency & Unobligated Reserves	
Purpose and Description of the Activity:	<p>The Program, Contingency & Unobligated Reserves are funds budgeted in the current year to provide for a future event.</p> <ul style="list-style-type: none"> • The Program Reserves provide for future personnel, services and supplies or expenditures on specific housing programs • The Contingency Reserves include amounts to provide for potential litigation, uninsured losses and building reserves • The Unobligated Reserves include amounts that are available for any unanticipated housing purpose <p>A detailed list of these Reserves and uses is at the end of Addendum 1.</p>		
Resource Allocation:		FY10 Current	FY11 Proposed
	Budget	\$ 36,963,011	\$ 29,796,381
	Continuing Appropriations	\$ 0	\$ 0
	Positions	0.00	0.00

FY11 BUDGET

San Diego Housing Commission

ACTIVITY GROUP: PROGRAM, CONTINGENCY & UNOBLIGATED RESERVES
 ACTIVITY: PROGRAM, CONTINGENCY & UNOBLIGATED RESERVES
 SUBACTIVITY: Program, Contingency & Unobligated Reserves

	FY10 Current Budget	FY11 Proposed Budget	% Change
EXPENDITURES			
Reserves	36,963,011	29,796,381	-19%
TOTAL EXPENDITURES	36,963,011	29,796,381	-19%
REVENUES			
Restricted			
Section 8	2,168,376	2,618,210	21%
Other HUD	4,050,343	2,871,083	-29%
State	263,055	195,080	-26%
Restricted Local	17,759,724	15,348,884	-14%
Restricted Total	24,241,498	21,033,257	-13%
Unrestricted			
Rental Rehabilitation	6,635	9,128	38%
Local	11,893,730	8,565,406	-28%
Affordable Housing Fund	192,345	0	-100%
HOME	628,803	188,590	-70%
Unrestricted Total	12,721,513	8,763,124	-31%
TOTAL REVENUES	36,963,011	29,796,381	-19%

FY11 BUDGET
San Diego Housing Commission

Addendum 1

Type of Reserve	Proposed Use	FY10 Current Budget	FY11 Proposed Budget	Change
I Program Reserves				
The Program Reserves provide for future personnel, 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. This reserve also includes a sinking fund for the future purchase of State units.				
CalHome Program	Administration for FY11	5,556	0	(5,556)
Cal State Housing Trust Fund	Administration for FY12	0	1,493	1,493
Capital Fund 501-10 Replacement Housing Factor	Administration for FY12	0	182,312	182,312
Coastal Housing	Administration for FY11	7,327	0	(7,327)
Condo Conversion	Administration for FY11	36,397	0	(36,397)
Family Health Centers of San Diego	Administration for FY11	15,000	0	(15,000)
HOME	Administration for FY12	628,803	188,590	(440,213)
Homeless Prevention & Rapid Rehousing	Administration for FY12	666,128	356,707	(309,421)
Housing Rehab Trust Fund	Administration for FY11	299	0	(299)
HTF CDBG	Administration for FY11	51	0	(51)
HTF Linkage	Administration for FY11	5,701	0	(5,701)
HTF Redevelopment Agency	Administration for FY11	334	0	(334)
HTF TOT	Administration for FY11	207	0	(207)
Inclusionary Housing	Administration for FY11	186,052	0	(186,052)
Lead Hazard Control Grant	Administration for FY11	798,438	0	(798,438)
Neighborhood Stabilization Program	Administration for FY12	554,092	380,716	(173,376)
NCFUA	Administration for FY11	875	0	(875)
Property Management - Capital Funds	Administration for FY12	972	3,450	2,478
Property Management - Chollas Creek	Future Capital Improvements	128,355	0	(128,355)
Property Mgmt - Maya Apartments	Future Capital Improvements	1,176,851	1,607,139	430,288
Property Mgmt - SDHC Local Units	Future Capital Improvements	900,371	816,600	(83,771)
Property Mgmt - State Rental	Future Capital Improvements	231,177	167,091	(64,086)
Property Mgmt - State Rental Local Funds	Provide Sinking Fund for State Units	2,000,000	2,000,000	0
Property Mgmt - University Canyon Management	Future Capital Improvements	4,536,852	5,073,447	536,595
Public Housing - Management	Future Capital Improvements	2,021,743	1,947,898	(73,845)
Redevelopment Agency - CCDC Homeownership	Administration for FY12	25,658	24,756	(902)
Redevelopment Agency - City Heights Redevelopment	Administration for FY12	207,403	261,082	53,679
Redevelopment Agency - College Grove	Administration for FY12	39,131	13,363	(25,768)
Redevelopment Agency - Crossroads	Administration for FY12	89,113	39,002	(50,111)
Redevelopment Agency - Grantville	Administration for FY12	32,609	6,680	(25,929)
Redevelopment Agency - Linda Vista	Administration for FY12	35,003	6,130	(28,873)
Redevelopment Agency - North Park	Administration for FY12	65,667	32,875	(32,792)
Redevelopment Agency - San Ysidro	Administration for FY12	62,962	577	(62,385)
Redevelopment Agency - SEDC Market Street Redev.	Administration for FY12	13,983	13,872	(111)
Redevelopment Agency - SEDC Mt Hope Rehabilitation	Administration for FY12	13,106	11,946	(1,160)
Redevelopment Agency - SEDC Southcrest	Administration for FY12	6,552	6,666	114
Redevelopment Agency - SEDC Southeast Redev.	Administration for FY12	39,131	98,525	59,394
Rental Rehabilitation	Administration for FY12	6,635	9,128	2,493
Section 8 - HCV FSS Coordinator	Administration for FY12	132,000	204,000	72,000
Section 8 - HCV FSS Homeownership Coordinator	Administration for FY11	75,593	0	(75,593)
Section 8 - Local Funds	Provide Section 8 Support	1,900,000	1,900,000	0
Section 8 Surplus Admin Fees	Administration for FY12	1,960,783	2,414,210	453,427
Shelter Plus Care	Administration for FY11	8,970	0	(8,970)
State REO	Administration for FY12	26,322	26,496	174
W&ED Youth Individual Development Accounts	Administration for FY11	12,175	0	(12,175)
	Subtotal	18,654,377	17,794,751	(859,626)
II Contingency Reserves				
The Contingency Reserves include amounts to provide for potential litigation, uninsured losses, building reserves, and the affordable housing development reserves. The unexpended Contingency Reserves will be re-budgeted in the following year.				
Local Funds	Provide for potential litigation	300,000	300,000	0
Local Funds	Provide for uninsured losses	300,000	300,000	0
Local Funds	Provide for office facility	890,500	2,000,000	1,109,500
	Subtotal	1,490,500	2,600,000	1,109,500
III Unobligated Reserves				
The Unobligated Reserves include amounts that are available for any unanticipated housing purpose.				
Local Funds	Unanticipated Needs	16,818,134	9,401,630	(7,416,504)
Total Program, Contingency & Unobligated Reserves		36,963,011	29,796,381	(7,166,630)

FY11 BUDGET

San Diego Housing Commission

Addendum 2

Revenues

The proposed FY11 Budget includes \$291,746,283 in estimated revenue sources identified to date, representing a decrease of \$28,336,696 from the current FY10 revenues. The decrease is the result of \$30,276,696 net reductions in carryover funds and \$1,940,000 net additions in new funds.

The \$30,276,696 reduction in carryover funds is due to the following changes:

- \$27,935,152 decrease due to the expected obligation/completion of projects funded by CalHome, HUD Capital Funds, Condo Conversion, HOME, HTF Linkage, Housing Rehab Trust Fund, HUD Lead Control and Demonstration grants, Inclusionary Housing, Neighborhood Stabilization Program, and Redevelopment Agency funds in FY10
- \$9,137,930 decrease in Section 8 funds estimated carryover is due to the anticipated recapture of housing assistance payments (HAP) by HUD and the estimated use of prior year funds to fund HAP in FY10
- \$4,267,617 decrease in Local Funds is the result of the expected expenditure and/or obligation of prior year funds in FY10
- \$179,620 decrease in Workforce & Economic Development and Property Management funds is the result of the expected expenditure of prior year funds in FY10
- \$5,246,028 increase in carryover of Homeless Prevention and Rapid Re-housing funds; the mid-year award of this fund has resulted in higher carryover in FY11
- \$4,493,980 increase in Cal State HTF, CDBG, North County Future Urbanizing Area, Property Management, Public Housing, Redevelopment Agency, Rental Rehabilitation, San Diego Foundation, Shea Homes and State REO carryover is due to the pace of expenditures in FY10
- \$1,374,057 increase in Public Housing Management carryover is due to the award of CY2009 repositioning fees in FY10
- \$129,558 increase in Coastal Housing due to additional fees earned in FY11

The \$1,940,000 increase in new funds is due to the following changes:

- \$13,343,839 increase in Section 8 new funds is due to increases in the Voucher, Veterans Affairs Supportive Housing and Moderate Rehabilitation funds for rent to owners and administrative fees in FY11. There was also a \$12,000 increase in the new HCV FSS Coordinator program
- \$1,122,498 increase in Local new funds due to the expected return of the \$1,000,000 unused portion of the funds given to the City of San Diego for relocation costs at the De Anza Cove mobile home park. \$122,498 of additional rental income is also expected from new leases at the Smart Corner facility
- \$1,172,086 increase in Housing Trust Fund Linkage and Inclusionary Housing new fees anticipated in FY11

FY11 BUDGET

San Diego Housing Commission

Addendum 2

Revenues

- \$662,000 increase in Emergency Shelter Grant funds in FY11 for homeless services
- \$109,140 increase in the new award of Shelter Plus Care funds in FY11
- \$8,142,551 decrease in new awards received in FY10 that are not expected in FY11 including Homeless Prevention and Rapid Re-housing, Capital Funds ARRA and ROSS Neighborhood Networks
- \$2,915,023 decrease in new Public Housing Management funds reflects the reduction of CY2010 repositioning fees not awarded yet and additional income from new public housing units expected in FY11
- \$1,664,932 decrease in new CDBG funds reflects a decrease of \$2,675,454 due to the obligation/completion of the CDBG Recovery award; the \$180,000 reduction in the FY10 Citywide award of funds; and the reduction in investment income on the foreclosures funds. This decrease is offset by the anticipated award of \$2,288,000 for the Hotel Sandford rehabilitation and homeless support services
- \$954,452 decrease in new HOME Program funds is due to the anticipated 10% decrease in the new HOME Program award and less new program income in FY11
- \$484,100 decrease in new Property Management funds primarily from the cancellation of the Chollas project in FY10.
- \$182,247 decrease in new Redevelopment Agency funds anticipated in FY11
- \$126,258 decrease in several funds ranging from a \$47,262 reduction to a \$12,166 increase primarily due to lower income expected in FY11

Of the \$291,746,283 in identified revenues in FY11, \$254,135,117 are Restricted Revenues that can only be expended for specific purposes defined by the funding sources. Restricted Revenues include Section 8 rental assistance, resident workforce/economic development grants, State Funds and CDBG funds awarded to the Housing Commission from the City of San Diego. The FY11 Budget also includes \$37,611,166 in Unrestricted Revenues. The Commission has discretion over these less restricted revenues that include Rental Rehabilitation loan repayments; Local funds (bond fees, lease/sale revenue, loan repayments, etc.); Housing Trust Funds; and HOME funds.

FY11 BUDGET
San Diego Housing Commission

Addendum 2

Revenues

	FY10 Current	FY11 Proposed	Change
Restricted Revenues			
Section 8	\$173,927,462	\$178,133,371	\$4,205,909
Other HUD	43,295,594	25,433,753	(17,861,841)
State	2,474,067	2,159,945	(314,122)
CDBG	6,199,552	5,272,587	(926,965)
Restricted Local	42,534,500	43,135,461	600,961
Subtotal	268,431,175	254,135,117	(14,296,058)
Unrestricted Revenues			
Rental Rehab	6,635	9,128	2,493
Local	22,838,735	19,693,616	(3,145,119)
Affordable Housing Fund	9,018,451	7,819,565	(1,198,886)
HOME	19,787,983	10,088,857	(9,699,126)
Subtotal	51,651,804	37,611,166	(14,040,638)
Total Revenues	\$320,082,979	\$291,746,283	(\$28,336,696)

Section 8 funds have increased by \$4,205,909 primarily due to increases in the Voucher, Veterans Affairs Supportive Housing and Moderate Rehabilitation funds for rent to owners and administrative fees in FY11 offset by a reduction in carryover from FY10 to FY11.

Other HUD funds have decreased \$17,861,841 due to:

- The decrease in Homeless Prevention and Rapid Re-housing, HUD Development, HUD Lead Control grants, Neighborhood Stabilization Program, and Public Housing Capital Funds due to the expected obligation and/or completion of projects in FY10
- A decrease in Public Housing Management funds due to the carryover of repositioning fees and the reduction of new fees expected in FY11
- The decrease in Assets for Independence and ROSS Neighborhood Networks funds that are not expected in FY11
- The increase due to new awards for Shelter Plus Care and Emergency Shelter Grant

State funds have decreased \$314,122 primarily due to less income from the State Rental Housing projects and no new funds expected from the CalHome Program in FY11.

CDBG funds have decreased \$926,965 due to:

- The obligation and/or completion of the CDBG Recovery award; the reduction of the Citywide award; and investment income in CDBG Foreclosure fund
- The increase in new funds for rehabilitation and homeless support services
- Additional carryover due to the pace of expenditures in FY10

Restricted Local funds have increased \$600,961 due to:

- The carryover of uncommitted/unspent funds from FY10 into FY11 and additional income from the Property Management sites

FY11 BUDGET

San Diego Housing Commission

Addendum 2

Revenues

- Decreases in the Redevelopment Agency funds due to the expected obligation and/or completion of projects in FY10 and less new funds expected in FY11 and other offsetting changes netting to a decrease in Workforce & Economic Development, Coastal Housing, Condo Conversion, County CDBG Reinvestment Task Force and Shea Home funds

Unrestricted Local funds have decreased \$3,145,119 due to:

- A decrease due to the expected obligation and/or completion of projects will result in less carryover in FY11
- The expected return of funds from the City of San Diego; the unused portion of the funds given to the City of San Diego by the Housing Commission for relocation costs at the De Anza Cove mobile home park. These funds are budgeted in FY11 for acquisition and development of a one-stop homeless services and housing center
- Net increase due to additional rental income from new leases at the Smart Corner facility offset by decreases in multi-family bond fees in FY11

Affordable Housing Funds have decreased \$1,198,886 due to the expected obligation and/or completion of projects that will result in less carryover in FY11 offset by new fees anticipated in FY11.

HOME funds decreased \$9,699,126 due to the expected obligation and/or completion of projects that will result in less carryover in FY11 as well as an anticipated ten percent decrease in the new HOME Program award and less new program income in FY11.

FY11 BUDGET

San Diego Housing Commission

Addendum 2

Agency Summary of Revenues

	FY 10 Current			FY 11 Proposed			% of Chg Curr/Prop
	Carryover	New	Total	Carryover	New	Total	
REVENUES							
Assets for Independence (HHS)	343,479	40,000	383,479	288,181	0	288,181	-25%
Cal State Housing Trust Fund	148,347	1,000,000	1,148,347	150,291	1,001,493	1,151,784	0%
CalHome Program	152,790	0	152,790	0	0	0	-100%
CDBG	2,238,564	3,960,988	6,199,552	2,976,531	2,296,056	5,272,587	-15%
Coastal Housing	38,571	567	39,138	168,129	1,863	169,992	334%
Condo Conversion	167,939	36,398	204,337	90,472	16,550	107,022	-48%
County CDBG RTF	0	50,000	50,000	0	62,166	62,166	24%
Emergency Shelter Grant	0	0	0	0	662,000	662,000	
Family Health Centers of SD	38,562	15,000	53,562	0	11,936	11,936	-78%
HOME	10,065,870	9,722,113	19,787,983	1,321,196	8,767,661	10,088,857	-49%
Homeless Prevention & Rapid Rehousing	0	5,760,000	5,760,000	5,246,028	0	5,246,028	-9%
Housing Rehabilitation Trust Fund	188,941	201,773	390,714	0	154,511	154,511	-60%
HTF - CDBG	0	34,501	34,501	0	37,483	37,483	9%
HTF - Linkage Fees	3,567,825	305,200	3,873,025	2,337,125	478,662	2,815,787	-27%
HTF - Redevelopment Agency	62,851	1,017	63,868	0	0	0	-100%
HTF - Transient Occupancy Tax	32,008	591	32,599	26,673	0	26,673	-18%
HUD Development	445,894	0	445,894	0	0	0	-100%
HUD Lead Hazard Control Grant	6,763,219	0	6,763,219	1,282,978	0	1,282,978	-81%
Inclusionary Housing Fund	4,003,222	1,011,236	5,014,458	2,929,762	2,009,860	4,939,622	-1%
Local Funds	16,838,597	6,000,138	22,838,735	12,570,980	7,122,636	19,693,616	-14%
Neighborhood Stabilization Program	9,346,763	0	9,346,763	1,311,122	0	1,311,122	-86%
North County Future Urbanizing Area	151,207	2,325	153,532	152,190	0	152,190	-1%
Property Mgmt - Chollas Creek	0	358,108	358,108	0	0	0	-100%
Property Mgmt - City Properties Management	0	39,106	39,106	0	73,995	73,995	89%
Property Mgmt - Maya Apartments	885,624	1,611,303	2,496,927	1,226,906	1,681,204	2,908,110	16%
Property Mgmt - SDHC Local Units	9,872,038	18,631,683	28,503,721	12,406,150	18,586,681	30,992,831	9%
Property Mgmt - State Rental Housing	392,466	754,142	1,146,608	348,143	633,522	981,665	-14%
Property Mgmt - University Canyon Management	3,921,561	1,185,312	5,106,873	4,507,416	1,120,152	5,627,568	10%
Public Housing - Capital Fund	572,915	4,209,522	4,782,437	313,474	2,070,971	2,384,445	-50%
Public Housing - Management	10,658,654	3,341,056	13,999,710	12,032,711	426,033	12,458,744	-11%
Public Housing - ROSS Neighborhood Networks	46,214	244,000	290,214	120,000	0	120,000	-59%
Redevelopment Agency - CCDC Homeownership	37,245	0	37,245	32,158	0	32,158	-14%
Redevelopment Agency - City Heights	708,022	912,766	1,620,788	202,822	906,710	1,109,532	-32%
Redevelopment Agency - College Grove	200,000	100,000	300,000	31,135	101,003	132,138	-56%
Redevelopment Agency - Crossroads	438,572	255,160	693,732	106,248	270,658	376,906	-46%
Redevelopment Agency - Grantville	0	250,000	250,000	0	51,051	51,051	-80%
Redevelopment Agency - Linda Vista	277,739	25,754	303,493	33,922	43,867	77,789	-74%
Redevelopment Agency - Market Street	119,288	1,771	121,059	27,844	1,172	29,016	-76%
Redevelopment Agency - North Park	273,074	257,200	530,274	32,862	252,039	284,901	-46%
Redevelopment Agency - San Ysidro	478,519	5,000	483,519	6,515	2,254	8,769	-98%
Redevelopment Agency - SEDC Mt Hope Rehabilitation	69,010	4,012	73,022	16,549	682	17,231	-76%
Redevelopment Agency - SEDC Southcrest	81,784	804	82,588	15,481	784	16,265	-80%
Redevelopment Agency - SEDC Southeast	300,000	0	300,000	494,443	0	494,443	65%
Rental Rehabilitation	1,538	5,097	6,635	5,497	3,631	9,128	38%
San Diego Foundation	0	19,435	19,435	14,435	0	14,435	-26%
Section 8 Programs	27,388,338	146,539,124	173,927,462	18,250,408	159,882,963	178,133,371	2%
Shea Homes	18,666	3,653	22,319	23,540	1,870	25,410	14%
Shelter Plus Care	0	1,717,932	1,717,932	0	1,827,072	1,827,072	6%
State REO	25,895	427	26,322	26,235	261	26,496	1%
WED Youth Individual Development Accounts	99,716	7,238	106,954	58,279	0	58,279	-46%
Total Budget	111,461,527	208,621,452	320,082,979	81,184,831	210,561,452	291,746,283	-9%
Continuing Appropriations			40,076,548			15,289,603	-62%

FY11 BUDGET
San Diego Housing Commission

Addendum 2

Summary of Housing Commission Revenue Changes

Assets for Independence	<p>The 25% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of funds in Workforce & Economic Development in FY10; a reduction of \$55,298 ▪ No new funds are anticipated in FY11; a reduction of \$40,000
Cal State Housing Trust Fund	<p>The proposed budget reflects:</p> <ul style="list-style-type: none"> ▪ Pace of expenditures in FY10 will result in the carryover of \$150,291; \$1,944 more than in FY10 ▪ \$1,493 of interest income is anticipated in FY11
CalHome Program	<p>The 100% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of funds in Homeownership in FY10; a reduction of \$152,790 ▪ No new funds are anticipated in FY11
CDBG	<p>The 15% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Pace of expenditures in FY10 will result in the carryover of \$2,976,531; \$737,937 \$737,967 more than in FY10 ▪ \$1,664,932 decrease in new CDBG funds reflects a decrease of \$2,675,454 due to the obligation/completion of the CDBG Recovery award; the reduction in the FY10 Citywide award of funds and the reduction in investment income on the foreclosures funds. This decrease is offset by the anticipated increase of \$1,010,522 in new funds for rehabilitation and homeless support services
Coastal Housing	<p>The 334% increase reflects:</p> <ul style="list-style-type: none"> ▪ A \$129,558 increase in carryover due to additional fees anticipated in FY10 ▪ A \$1,296 increase in new funds due to interest income anticipated in FY11
Condo Conversion	<p>The 48% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of funds in FY10; a reduction of \$77,467 ▪ \$16,550 of new monitoring fees and interest income are anticipated in FY11; a reduction of \$19,848 from FY10
County CDBG Reinvestment Task Force	<p>The County of San Diego will contribute \$62,166 for the Reinvestment Task Force activity; \$12,166 more than in FY10.</p>
Emergency Shelter Grant	<p>The proposed budget contains a \$662,000 anticipated award of Emergency Shelter Grant funds for homeless activities.</p>
Family Health Centers of San Diego	<p>The 78% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of funds in Workforce & Economic Development in FY10; a reduction of \$38,562 ▪ \$3,064 reduction in new funds is anticipated in FY11

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San Diego Housing Commission

Addendum 2

Summary of Housing Commission Revenue Changes

HOME Program	<p>The 49% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation and/or completion of Rental Housing Finance, Homeownership, Rehabilitation and Special Housing Initiatives projects in FY10 resulting in \$8,744,674 less carryover in FY11 ▪ Decrease of \$954,452 in new funds is due to the anticipated 10% decrease in the new HOME Program award and less new program income in FY11
Homeless Prevention & Rapid Re-housing	<p>The 9% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of funds in Special Housing Initiatives in FY10; a reduction of \$513,972 ▪ No new funds are anticipated in FY11
Housing Rehabilitation Trust Fund	<p>The 60% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of funds in Rehab Owner Occupied in FY10; a reduction of \$188,941 ▪ \$154,511 of new funds are anticipated in FY11; a reduction of \$47,262
HTF CDBG	The 9% increase reflects an increase of \$2,982 in anticipated new funds in FY11.
HTF Linkage	<p>The 27% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation and/or completion of projects in Rehabilitation, Special Housing Initiatives and Homeownership will result in \$1,230,700 less carryover in FY11 ▪ \$173,462 increase in new fees budgeted in FY11
HTF Redevelopment Agency	The budget in this fund will be expended in FY10 and no new funds are anticipated in the future.
HTF Transient Occupancy Tax	The carryover in this fund will be reduced by \$5,335 and expended in FY11. No new funds are anticipated in the future.
HUD Development	The 100% decrease in this fund is due to the obligation/expenditure of \$445,894 in FY10 in Rental Housing Development.
HUD Lead Control Grants	<p>The 81% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of funds in Rehabilitation resulting in \$5,480,241 less carryover than in FY10 ▪ No new grants are anticipated in FY11
Inclusionary Housing Fund	<p>The 1% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation and/or completion of projects resulting in \$1,073,460 less carryover in FY11 ▪ \$998,624 increase in new fees is anticipated in FY11
Local Funds	<p>The 14% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation and/or completion of projects will result in \$4,267,617

FY11 BUDGET
San Diego Housing Commission

Addendum 2

Summary of Housing Commission Revenue Changes

	<p>less carryover in FY11</p> <ul style="list-style-type: none"> ▪ Increase in new funds of \$1,122,498 is due to the: <ul style="list-style-type: none"> ○ Expected return of \$1,000,000 from the City of San Diego; these are the unused portion of the funds given to the City of San Diego by the Housing Commission for relocation costs at the De Anza Cove mobile home park. These funds are budgeted in FY11 for acquisition and development of a one-stop homeless services and housing center ○ Net increase of \$122,498 due to additional rental income from new leases at the Smart Corner facility offset by decreases in multi-family bond fees in FY11
Neighborhood Stabilization Program	<p>The 86% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of funds in Rehabilitation, Special Housing Initiatives, Homeownership and Rental Housing Development resulting in \$8,035,641 less carryover in FY11 ▪ No new funds are anticipated in FY11
North County Future Urbanizing Area	<p>The 1% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Estimated carryover of \$152,190 including an increase of \$983 ▪ No new funds are anticipated in FY11 resulting in a decrease of \$2,325
Property Management – Chollas Creek	<p>This project was cancelled in FY10.</p>
Property Management – City Properties	<p>The \$34,889 or 89% increase will fund maintenance expenses at these properties.</p>
Property Management – Maya Apartments	<p>The 16% increase reflects:</p> <ul style="list-style-type: none"> ▪ Pace of expenditures in FY10 will result in the carryover of \$1,226,906; \$341,282 more than in FY10 ▪ \$69,901 of additional income in FY11
Property Management – SDHC Local Units	<p>The 9% increase reflects:</p> <ul style="list-style-type: none"> ▪ Pace of expenditures in FY10 will result in the carryover of \$12,406,150; \$2,534,112 more than in FY10 ▪ \$45,002 decrease in income in FY11
Property Management – State Rental Housing	<p>The 14% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of funds in FY10 in Property Management; a reduction of \$44,323 ▪ \$120,620 decrease in income in FY11
Property Management – University Canyon	<p>The 10% increase reflects:</p> <ul style="list-style-type: none"> ▪ Pace of expenditures in FY10 will result in the carryover of \$4,507,416;

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San Diego Housing Commission

Addendum 2

Summary of Housing Commission Revenue Changes

	<p>\$585,855 more than in FY10</p> <ul style="list-style-type: none"> ▪ \$65,160 decrease in income in FY11
Public Housing - Capital Funds	<p>The 50% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of funds in FY10 in Property Management and Rental Housing Development; a reduction of \$259,441 ▪ \$2,138,551 decrease in new funds in FY11 is primarily due to the expected obligation of the Capital ARRA stimulus funds, these funds are not expected to be available in the future
Public Housing –Management	<p>The 11% decrease reflects:</p> <ul style="list-style-type: none"> ▪ \$1,374,057 increase in carryover due to the CY2009 award for repositioning fees ▪ \$2,915,023 decrease in new funds reflects the reduction of CY2010 repositioning fees not awarded yet and additional income from the new public housing site expected in FY11
Public Housing - ROSS Neighborhood Networks	<p>The 59% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Pace of expenditures in FY10 will result in the carryover of \$120,000; \$73,786 more than in FY10 ▪ No new funds are expected in FY11; a reduction of \$244,000
Redevelopment Agency - CCDC Homeownership	<p>The 14% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of funds in the Homeownership activity in FY10; a reduction of \$5,087 ▪ No new funds are expected in FY11
Redevelopment Agency – City Heights	<p>The 32% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of funds in the Rehab Owner Occupied activity in FY10; a reduction of \$505,200 ▪ Estimated new funds in FY11 are \$906,710; a reduction of \$6,056
Redevelopment Agency – College Grove	<p>The 56% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of funds in the Rehab Owner Occupied activity in FY10; a reduction of \$168,865 ▪ Estimated new funds in FY11 are \$100,003; an increase of \$1,003
Redevelopment Agency – Crossroads	<p>The 46% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of funds in the Rehab Owner Occupied activity in FY10; a reduction of \$332,324 ▪ Estimated new funds in FY11 are \$270,658; an increase of \$15,498

FY11 BUDGET
San Diego Housing Commission

Addendum 2

Summary of Housing Commission Revenue Changes

Redevelopment Agency – Grantville	<p>The 80% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of actual funds received in FY10 will result in no carryover from FY10 to FY11 ▪ Estimated new funds in FY11 are \$51,051; a reduction of \$198,949
Redevelopment Agency- Linda Vista	<p>The 74% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of funds in the Rehab Owner Occupied activity in FY10; a reduction of \$243,817 ▪ Estimated new funds in FY11 are \$43,867; an increase of \$18,113
Redevelopment Agency – Market Street	<p>The 76% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of funds in the Rehab Owner Occupied activity in FY10; a reduction of \$91,444 ▪ Estimated new funds in FY11 are \$1,172 from principal & interest payments and investment income; a reduction of \$599
Redevelopment Agency – North Park	<p>The 46% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of funds in the Rehab Owner Occupied activity in FY10; a reduction of \$240,212 ▪ Estimated new funds in FY11 are \$252,039; a reduction of \$5,161
Redevelopment Agency – San Ysidro	<p>The 98% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of funds in the Rehab Owner Occupied activity in FY10; a reduction of \$472,004 ▪ Estimated new funds in FY11 are \$2,254 from investment income; a reduction of \$2,746
Redevelopment Agency - SEDC Mt Hope Rehabilitation	<p>The 76% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of funds in the Rehab Owner Occupied activity in FY10; a reduction of \$52,461 ▪ Estimated new funds in FY11 are \$682 from investment income; a reduction of \$3,330
Redevelopment Agency - SEDC Southcrest	<p>The 80% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of funds in the Rehab Owner Occupied activity in FY10; a reduction of \$66,303 ▪ Estimated new funds in FY11 are \$784 from investment income; a reduction of \$20
Redevelopment Agency – SEDC Southeast	<p>The 65% increase reflects:</p> <ul style="list-style-type: none"> ▪ Pace of expenditures in FY10 will result in the carryover of \$494,443; \$194,443 more than in FY10 ▪ No new funds are expected in FY11

FY11 BUDGET
San Diego Housing Commission

Addendum 2

Summary of Housing Commission Revenue Changes

Rental Rehabilitation	<p>The 38% increase reflects:</p> <ul style="list-style-type: none"> ▪ Estimated carryover of \$5,497 from FY10; an increase of \$3,959 ▪ \$3,631 of new funds from principal & interest payments and investment income; a decrease of \$2,493 \$1,466
Section 8 Programs	<p>The increase of 2% is due to:</p> <ul style="list-style-type: none"> ▪ Reduction of \$9,137,930 in estimated carryover due to the anticipated recapture of housing assistance payments (HAP) by HUD and the estimated use of prior year funds to fund HAP in FY10. ▪ \$13,343,839 increase in FY11 new funds resulting from: <ul style="list-style-type: none"> ○ \$11,521,700 increase in the Housing Choice Voucher Program for FY11. HUD will provide the calculation of CY2011 in December, 2010 and if necessary, the budget will be adjusted ○ \$1,786,602 increase in the Veterans Affairs Supportive Housing (VASH) to provide for the increase in program participants ○ \$23,537 increase in the Moderate Rehab program due to higher rents estimated in FY11 ○ \$12,000 increase in the HCS FSS Coordinator award for FY11
San Diego Foundation	<p>The 26% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Pace of expenditures in FY10 will result in the carryover of \$14,435 ▪ No new funds are expected in FY11; a reduction of \$19,435
Shea Homes	<p>The 14% increase reflects:</p> <ul style="list-style-type: none"> ▪ Pace of expenditures in FY10 will result in the carryover of \$23,540; an increase of \$4,874 ▪ \$1,870 of new funds from investment income; a decrease of \$1,783
Shelter Plus Care	<p>The 6% increase reflects the award of four annual grants in FY11; an increase of \$109,140 over FY10.</p>
State REO	<p>The increase of 1% reflects:</p> <ul style="list-style-type: none"> ▪ Pace of expenditures in FY10 will result in the carryover of \$26,235; an increase of \$344 \$340 ▪ \$261 of new funds from investment income; a decrease of \$166
WED Youth Individual Development Accounts	<p>The 46% decrease reflects:</p> <ul style="list-style-type: none"> ▪ Expected obligation/expenditure of funds in the Workforce & Economic Development activity in FY10; a reduction of \$41,437 ▪ No new funds are expected in FY11; a reduction of \$7,238

FY11 Budget
San Diego Housing Commission

Addendum 3

Expenditures

The proposed FY11 Budget shows a 9% decrease in expenditures and reserves. Salaries and benefits increased primarily as a result of the proposed addition of new positions, anticipated movement along the seven step merit pay plan and an increase in benefits that are based on a percentage of salary. Services and Supplies decreased due to reduction of contract/consultants offset by the addition of management fees. Housing Programs decreased due to the obligation and/or completion of various housing projects and less new funds anticipated in FY11.

	FY10 Current	FY11 Proposed	Change
Salaries & Benefits	\$20,061,708	\$20,868,706	\$806,998
Services & Supplies	13,750,634	13,130,110	(620,524)
Housing Programs	249,307,626	227,951,086	(21,356,540)
Program, Contingency & Unobligated Reserves	36,963,011	29,796,381	(7,166,630)
Total	\$320,082,979	\$291,746,283	(\$28,336,696)
Continuing Appropriations	\$40,076,548	\$15,289,603	(\$24,786,945)

The proposed change in staffing includes the addition of four new positions and the reclassification of eighteen positions. A detailed explanation of the changes in salaries and benefits is provided in Section III, on Addendum 6.

Services and Supplies decreased 5% due to:

- \$123,000 increase to provide additional legal services for the rental housing acquisitions in Rental Housing Development and homeless activities transferring to the Housing Commission from the City of San Diego
- \$58,978 increase in training and travel will provide job specific technical training and travel for staff and new commissioners
- \$72,000 increase in audit will provide for audits and HUD Real Estate Assessment Center (REAC) filings for six new Limited Liability Companies set up in connection with the rental housing acquisitions
- \$1,646,458 decrease in contracts/consultants primarily due to the obligation or completion of a variety of contracts in several activities including Rental Housing Development, Facilities Management, Rehabilitation and Rental Housing Finance
- \$65,890 net decrease in sundry is due to reductions in moving expenses, office supplies, shredding services, credit checks, and publications. These decreases are partially offset by increases in auto allowance, advertising, membership dues, printing and parking fees.
- \$9,988 decrease for insurance based on provider's estimate of costs in FY11

FY11 Budget

San Diego Housing Commission

Addendum 3

Expenditures

- \$929,334 addition of management fees for management services provided by the Housing Commission
- \$81,460 decrease in computer and office equipment due to the one-time purchase of equipment

Housing Programs expenses decreased 9% due to:

- \$189,742 decrease in workforce & economic development expenses due to the obligation or expenditures of HUD and local grants in FY10
- \$125,252 increase in maintenance expenses for additional maintenance services at the Smart Corner office facility offset by a reduction in janitorial services for Workforce & Economic Development
- \$233,484 increase in utilities expenses at the Smart Corner facility to align the budget with actual costs
- \$54,400 addition for fees and taxes to be paid by the Limited Liability Companies to the State Franchise Tax Board
- \$4,948,472 increase in mortgage to provide debt service and replacement reserves for the rental housing acquisition program for FY11
- \$139,763 increase in protective services for additional services at the Smart Corner office facility and the economic development academies
- \$4,267,104 increase in rent to owners primarily in the Section 8 Veterans Administration Supportive Housing (VASH) and the Section 8 Housing Choice Voucher programs.
- \$18,450,356 decrease in loans and grants in FY11 is due to \$19,573,260 less carryover anticipated offset by a net increase in new revenues of \$1,122,904
- \$681,884 decrease in Rehabilitation due to the anticipated completion of relocation on the two HUD lead grants and the transfer of repositioning fees from Property Management to Reserves
- \$11,779,078 decrease in site acquisition & housing development due to the expected obligation or expenditures of budget in Rental Housing Development and the Smart Corner office facility
- The budget of \$1,794,374 with a decrease of \$13,699, will provide capital improvements at the Housing Commission-owned, Public Housing and State Rental Housing properties
- The decrease of \$10,256 of dwelling equipment reflects the FY10 purchase of equipment

FY11 Budget

San Diego Housing Commission

Addendum 3

Expenditures

The Reserves decreased 19% due to:

- \$859,626 reduction in program reserves due to the use of administrative reserves to fund the FY11 Budget
- \$1,109,500 increase in contingency reserves using unobligated reserves to replenish the office facility contingency reserves
- \$7,416,504 reduction in unobligated reserves to fund administrative expenses in activities whose funding doesn't currently provide adequate support; transfer funds to Rental Housing Development for debt services; replenish the office facility contingency reserves; and transfer funds to Special Housing Initiatives for homeless services.

FY11 BUDGET
San Diego Housing Commission

Addendum 3

Agency Summary of Expenditures

	FY10 Current	FY11 Proposed	% of Chg Curr/Prop
Staffing	257.50	261.50	2%
EXPENDITURES			
Salaries & Benefits	20,061,708	20,868,706	4%
Services & Supplies			
Legal	708,691	831,691	17%
Training	215,014	225,378	5%
Travel	144,966	193,580	34%
Audit	91,000	163,000	79%
Contract/Consultant	6,084,561	4,438,103	-27%
Office & Building Rent	2,808,691	2,808,651	0%
Sundry	2,229,557	2,163,667	-3%
Insurance	532,591	522,603	-2%
Management Fees	0	929,334	
Office Equipment	935,563	854,103	-9%
Total Services & Supplies	13,750,634	13,130,110	-5%
Housing Programs			
Resident Workforce & Economic Development	911,211	721,469	-21%
Maintenance Expenses	3,019,393	3,144,645	4%
Utilities	2,128,587	2,362,071	11%
PILOT & Property Taxes	42,450	42,450	0%
Collection Loss	155,762	155,762	0%
LLC Fees & Taxes	0	54,400	
Mortgage Payments	5,325,239	10,273,711	93%
Protective Services	428,341	568,104	33%
Rent to Owners	161,441,907	165,709,011	3%
Loans & Grants	46,297,088	27,846,732	-40%
Relocation	706,884	25,000	-96%
Site Acquisition & Housing Development	26,861,185	15,082,107	-44%
Capital Improvements	1,808,073	1,794,374	-1%
Dwelling Equipment	181,506	171,250	-6%
Total Housing Programs	249,307,626	227,951,086	-9%
Program, Contingency & Unobligated Reserves	36,963,011	29,796,381	-19%
Total Budget	320,082,979	291,746,283	-9%
Continuing Appropriations	40,076,548	15,289,603	-62%

FY11 BUDGET
San Diego Housing Commission

Addendum 3

Summary of Housing Commission Expenditure Changes

Salaries & Benefits	<p>The \$806,998 increase in salaries and benefits is primarily the result of:</p> <ul style="list-style-type: none"> ▪ Proposed addition of 4.00 positions ▪ Proposed reclassification of 18.00 positions ▪ Anticipated employee movement along the seven-step merit pay plan in FY11 ▪ Change in benefits based on a percentage of salary ▪ An increase in benefit rate for State Unemployment Insurance from 4.3% in FY10 to 4.9% in FY11 ▪ A proposed increase in the flex credit plan <p>A detailed explanation of the changes in salaries and benefits is included in Section III, Addendum 6.</p>
Legal	<p>The increase of \$123,000 in legal will provide an additional \$110,000 for the rental housing acquisitions in Rental Housing Development and \$13,000 for homeless activities transferring from the City of San Diego to the Housing Commission.</p>
Training	<p>The increase of \$10,364 in training is the result of:</p> <ul style="list-style-type: none"> ▪ \$18,975 increase in seven activities to provide for technical training specific to the needs of each activity. The increases range from \$5,000 to \$325 ▪ \$8,611 reduction in three activities to align budget with actual expenditures
Travel	<p>The increase of \$48,614 in travel is the result of:</p> <ul style="list-style-type: none"> ▪ \$33,539 increase in Board & Executive Functions to provide travel for new Commissioners ▪ \$17,970 increases in five activities to provide for travel costs associated with additional training requests ▪ \$2,895 reduction in several activities to align budget with actual expenditures
Audit	<p>The increase of \$72,000 in audit will provide for audits and HUD Real Estate Assessment Center (REAC) filings for the six new Limited Liability Companies set up in connection with the rental housing acquisitions.</p>
Contract/Consultant	<p>The decrease of \$1,646,458 in contract/consultant is due to a variety of changes:</p> <ul style="list-style-type: none"> ▪ \$698,590 reduction in Rental Housing Development's predevelopment costs. This budget has been realigned to provide for due diligence, fees, deposits and bond counsel for FY11 ▪ \$351,133 reduction in Facilities Management is due to the expense

FY11 BUDGET
San Diego Housing Commission

Addendum 3

Summary of Housing Commission Expenditure Changes

	<p>or commitment of budget for the first and second floor tenant improvement in FY10</p> <ul style="list-style-type: none"> ▪ \$253,344 reduction in Rehab Rental Housing & Owner Occupied is due to the expense or commitment of the HUD Lead Control & Demonstration grants in FY10 ▪ \$100,000 reduction in Rental Housing Finance due to the transfer of the legal and programmatic consultant to Board & Executive Functions ▪ \$97,677 reduction in Information Technology is due to completion of the Rental Assistance case file scanning project ▪ \$58,800 reduction in Construction Services due to the anticipated completion or commitment of funds for the creation of building standards and a solar study ▪ \$49,067 net reduction in Homeownership due to the commitment of the Neighborhood Stabilization Program (NSP) homebuyer education funds in FY10 and the extension of NSP direct hire contract position to 06/30/11 ▪ \$37,847 net reduction in contract and consultants in other activities
Sundry	<p>The decrease of \$65,890 or 3% in sundry is due to following changes:</p> <ul style="list-style-type: none"> ▪ \$140,000 decrease for moving expenses due to the anticipated commitment of funds in FY10 ▪ \$18,673 decrease in office supplies mainly due to purchase of telephone headsets this fiscal year ▪ \$12,000 decrease in paper shredding services due to completion of document imaging project in Rental Assistance ▪ \$8,750 decrease in credit checks due to the anticipated commitment of funds in FY10 ▪ \$8,176 decrease in publications and subscriptions across the agency ▪ \$55,920 increase in auto allowance due to the transfer of this expenses from the salary line to sundry ▪ \$30,500 increase in advertising due to the centralization of contract administration ▪ \$15,778 increase in membership dues due to the elimination and offsetting addition of various agency memberships ▪ \$12,700 increase in forms & printing mainly due to one-time costs associated with printing of materials with new agency logo ▪ \$9,667 increase in parking fees and permits due in part to additional staff ▪ \$2,856 net reduction in other sundry accounts

FY11 BUDGET
San Diego Housing Commission

Addendum 3

Summary of Housing Commission Expenditure Changes

Insurance	<p>The decrease of \$9,988 in insurance reflect provider estimates of:</p> <ul style="list-style-type: none"> ▪ \$20,310 reduction for property, vehicle and crime/honesty insurance ▪ \$10,322 increase for general liability, errors and omissions, employment practices, fiduciary and disaster preparedness.
Management Fees	<p>Management fees of \$929,334 will be paid by six wholly owned Limited Liability Companies (LLCs) formed to obtain Fannie Mae & FHA financing on existing SDHC properties.</p>
Office Equipment	<p>The decrease of \$81,460 in office equipment is due to:</p> <ul style="list-style-type: none"> ▪ \$192,164 reduction in Board & Executive Functions, Community Relations & Communications, Workforce & Economic Development, Rental Housing Finance and Rehabilitation for equipment that was purchased in FY10 ▪ \$110,704 increase in Information Technology computer equipment and software and Facilities Management for the reconfiguration of office space
Workforce & Economic Development Expenses	<p>The decrease of \$189,742 is the result of spending or committing prior year and current year funding in FY10. It is expected that new awards will replenish these decreases in FY11.</p>
Maintenance Expenses	<p>The increase of \$125,252 will provide:</p> <ul style="list-style-type: none"> ▪ \$131,252 increase in maintenance materials and contracts primarily for janitorial services & supplies, maintenance engineer labor, vandal repairs, heating and air conditioning and elevator repairs at the Smart Corner office facility ▪ \$6,000 reduction in janitorial services for Workforce and Economic Development
Utilities	<p>The increase of \$233,484 at the Smart Corner facility to align budget with actual costs.</p>
LLC Fees & Taxes	<p>The creation of a limited liability company (LLC) with the State of California obligates an LLC to pay the Franchise Tax Board an annual minimum tax of \$800 and a fee based on the annual total income of the entity. The tax and fee are required to be paid for the taxable year of registration and each taxable year, or part thereof, until a certificate of cancellation if filed. The budget has been increased \$54,400 to provide for these costs.</p>
Mortgage Payments	<p>The increase of \$4,948,472 in mortgage payments will provide a total budget of \$8,224,209 for debt service and replacement reserves for the rental housing acquisition program.</p>

FY11 BUDGET
San Diego Housing Commission

Addendum 3

Summary of Housing Commission Expenditure Changes

Protective Services	The increase of \$139,763 will provide for additional services at the Smart Corner office facility and at the economic development academies.
Rent to Owners	<p>The increase of \$4,267,104 is due to:</p> <ul style="list-style-type: none"> ▪ \$2,501,974 increase in the Veterans Affairs Supportive Housing (VASH) funds is the result of \$773,758 of estimated carryover from FY10 and \$1,786,602 \$1,728,216 of estimated new funds in FY11 ▪ \$1,495,213 increase in Section 8 Voucher funds for rent to owners is the result of \$9,771,137 less carryover anticipated from FY10 and an increase in new funds of \$11,266,350 in FY11 ▪ \$269,917 net increase in rent to owners including: <ul style="list-style-type: none"> ○ \$148,750 increase in the Homeless Prevention & Rapid Re-housing (HPRP) program's estimated carryover ○ \$100,411 increase in the FY11 Shelter Plus Care award ○ \$26,762 increase in the FY11 Moderate Rehabilitation Section 8 funds ○ \$18,990 increase in estimated carryover of the HOME Tenant Based Rental Assistance for special purpose transitional vouchers ○ \$24,996 decrease to do the completion of the Section 8 Disaster Voucher program
Loans & Grants	<p>The decrease of \$18,450,356 is the result of:</p> <ul style="list-style-type: none"> ▪ \$19,573,260 less carryover anticipated in FY11 due to the expected obligation or expenditures in FY10 ▪ \$4,245,454 less new revenues anticipated in FY11 due primarily to expected obligation of CDBG Recovery funds and a reduction in the new HOME Program award ▪ \$5,368,358 of new awards including CDBG, Emergency Shelter Grant, Local Funds, Shelter Plus Care and Inclusionary Housing
Relocation	<p>The decrease of \$681,884 is due to:</p> <ul style="list-style-type: none"> ▪ \$406,884 reduction in Rehab Rental Housing and Owner Occupied due to the anticipated completion of relocation on the two HUD lead controls grants in FY10 ▪ \$275,000 transfer of PH repositioning fees from relocation in Property Management to Reserves to provide for future housing needs.
Site Acquisition & Housing Development	<p>The decrease of \$11,779,078 is the result of:</p> <ul style="list-style-type: none"> ▪ Rental Housing Development

FY11 BUDGET
San Diego Housing Commission

Addendum 3

Summary of Housing Commission Expenditure Changes

	<ul style="list-style-type: none"> ○ \$8,169,690 reduction due to the expected obligation or expenditure in FY10 ▪ Smart Corner Office Facility <ul style="list-style-type: none"> ○ \$3,238,423 reduction due to the expected obligation or expenditure of the budget for Smart Corner tenant improvements in FY10 ▪ Portfolio Servicing <ul style="list-style-type: none"> ○ \$370,965 less carryover and new funds expected in FY11
Capital Improvements	The budget of \$1,794,374, a decrease of \$13,699 will provide for capital improvements at the Housing Commission-owned sites, Public Housing and State Rental Housing properties.
Dwelling Equipment	The budget of \$171,250, a decrease of \$10,256 will provide for dwelling equipment at the Housing Commission-owned sites, Public Housing and State Rental Housing properties.
Reserves	<p>The decrease of \$7,166,630 is the result of:</p> <ul style="list-style-type: none"> ▪ In program reserves, there is an \$859,626 reduction due to the use of administrative funds placed in reserves in prior years for administrative support in FY11 and the addition of surplus Property Management funds for future administrative, programmatic and capital improvement needs ▪ In contingency reserves, the reserves for the office facility were replenished to \$2,000,000 from unobligated reserves, an addition of \$1,109,500 ▪ In unobligated reserves, there is a \$7,416,504 reduction due to the following changes: <ul style="list-style-type: none"> ○ \$4,635,258 of carryover and new funds were added to reserves ○ \$5,666,390 was transferred from reserves to fund administrative expenses in Community Relations & Communications, Rental Housing Finance, Homeownership, Special Housing Initiatives and Rehabilitation. Less HOME Program, HTF Linkage and Inclusionary funds have led to the need to fund the loan and grant activities with unobligated funds. ○ \$4,895,872 was transferred from reserves to Rental Housing Development for the annualization of debt service in FY11 ○ \$1,109,500 was transferred from unobligated reserves to replenish the office facility contingency reserves ○ \$380,000 was transferred to Special Housing Initiatives to fund the Winter Shelter and other homeless services

FY11 BUDGET
San Diego Housing Commission

Addendum 4

Summary of Staffing Changes From FY10 TO FY11

	Housing Services & Special Initiatives	Real Estate	Operations	Total
FY10 Staff	118.65	82.22	56.63	257.50
Proposed FY11 Changes:				
Adds	1.00	2.00	1.00	4.00
Deletes	0.00	0.00	0.00	0.00
Transfers	(2.15)	0.15	2.00	0.00
Change	(1.15)	2.15	3.00	4.00
Upgrades	3.00	7.00	5.00	15.00
Downgrades	0.00	2.00	1.00	3.00
Proposed FY11 Staff	117.50	84.37	59.63	261.50

Classification and Pay Plan
Effective July 1, 2010 (Start of Pay Period)
(Start of Pay Period in which the first day of the fiscal year begins)

"M" SCHEDULE

"M" SCHEDULE positions are "pay for performance" positions - no salary increases are planned in FY 2011

Range	OC	OT/BU	Classification	Type	Minimum	Maximum
M 50	A	Ex/M	Executive Vice President & Chief Operating Officer	Hrly. Rate BiWk. Equiv. Ann. Equiv.	58.97 4,717.60 122,657.60	87.77 7,021.60 182,561.60
M49	A	Ex/M	Senior Vice President of Real Estate	Hrly. Rate BiWk. Equiv. Ann. Equiv.	56.04 4,482.80 116,552.80	81.40 6,511.60 169,301.60
M48	A	Ex/M	--	Hrly. Rate BiWk. Equiv. Ann. Equiv.	53.10 4,248.00 110,448.00	75.02 6,001.60 156,041.60
M47	A A A A A	Ex/M Ex/M Ex/M Ex/M Ex/M	Vice President of Business Services Vice President of Community Relations Vice President of Financial Services Vice President of Rental Assistance Vice President of Special Housing Initiatives	Hrly. Rate BiWk. Equiv. Ann. Equiv.	47.37 3,789.60 98,529.60	65.23 5,218.40 135,678.40
M44	A	Ex/M	Director	Hrly. Rate BiWk. Equiv. Ann. Equiv.	35.47 2,837.60 73,777.60	54.38 4,350.40 113,110.40
M 39	--	--	--	Hrly. Rate BiWk. Equiv. Ann. Equiv.	29.27 2,341.60 60,881.60	35.62 2,849.60 74,089.60
M 34	C	Ex/M	Secretary to the President & Chief Executive Officer	Hrly. Rate BiWk. Equiv. Ann. Equiv.	22.93 1,834.40 47,694.40	32.83 2,626.40 68,286.40

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San Diego Housing Commission

Proposed Amendments are Noted in Bold
Amendments are to Classifications Only

Addendum 5

"S" SCHEDULE

Range	OC	OT/BU	Classification	Type	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
S42	B	Ex/S	Asst Director of Housing Programs *	Hrly. Rate	33.90	35.59	37.37	38.30	39.26	40.24	41.25
				BiWk. Equiv.	2,712.00	2,847.20	2,989.60	3,064.00	3,140.80	3,219.20	3,300.00
	B	Ex/S	Budget Officer *	Ann. Equiv.	70,512.00	74,027.20	77,729.60	79,664.00	81,660.80	83,699.20	85,800.00
	B	Ex/S	Housing Construction Officer *								
	B	Ex/S	Human Resources Officer *								
	B	Ex/S	Information Technology Officer *								
	B	Ex/S	Supervising Project Manager *								
S41	B	Ex/A	Financial Specialist *	Hrly. Rate	32.28	33.89	35.59	36.48	37.39	38.32	39.28
	B	Ex/A	Loan Management Supv. *	BiWk. Equiv.	2,582.40	2,711.20	2,847.20	2,918.40	2,991.20	3,065.60	3,142.40
	D	Ex/A	Policy Advisor to the President & CEO*	Ann. Equiv.	67,142.40	70,491.20	74,027.20	75,878.40	77,771.20	79,705.60	81,702.40
	D	Ex/S	Project Manager *								
	B	Ex/S	Real Estate Manager*								
S40	B	Ex/S	Housing Construction Supervisor	Hrly. Rate	30.74	32.28	33.89	34.74	35.61	36.50	37.41
				BiWk. Equiv.	2,459.20	2,582.40	2,711.20	2,779.20	2,848.80	2,920.00	2,992.80
				Ann. Equiv.	63,939.20	67,142.40	70,491.20	72,259.20	74,068.80	75,920.00	77,812.80
S39	B	Ex/S	Accounting Supervisor *	Hrly. Rate	29.27	30.73	32.27	33.08	33.90	34.75	35.62
	B	Ex/A	Assistant Real Estate Manager*	BiWk. Equiv.	2,341.60	2,458.40	2,581.60	2,646.40	2,712.00	2,780.00	2,849.60
	B	Ex/A	Associate Project Manager *	Ann. Equiv.	60,881.60	63,918.40	67,121.60	68,806.40	70,512.00	72,280.00	74,089.60
	B	Ex/A	Business Analyst *								
	B	Ex/A	Community Liaison *								
	B	Ex/A	Organizational Training Spec. *								
	B	Ex/A	Principal Accountant *								
	B	Ex/A	Principal HR Analyst *								
	B	Ex/A	Senior Budget Analyst *								
S38	D	Pre/O	Housing Construction Spec.	Hrly. Rate	27.88	29.27	30.73	31.50	32.29	33.10	33.93
	B	Ex/A	Sr. HR Analyst *	BiWk. Equiv.	2,230.40	2,341.60	2,458.40	2,520.00	2,583.20	2,648.00	2,714.40
	T	Ex/A	Sr. Information Technology Analyst *	Ann. Equiv.	57,990.40	60,881.60	63,918.40	65,520.00	67,163.20	68,848.00	70,574.40
	B	Ex/S	Supv Resident Initiatives Coord *								

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San Diego Housing Commission

Proposed Amendments are Noted in Bold
Amendments are to Classifications Only

Addendum 5

Range	OC	OT/BU	Classification	Type	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
S37	B	Ex/A	Community Relations Spec. *	Hrly. Rate	26.54	27.87	29.27	30.00	30.75	31.52	32.30
	B	Ex/A	Communications Writer / Website Coordinator	BiWk. Equiv.	2,123.20	2,229.60	2,341.60	2,400.00	2,460.00	2,521.60	2,584.00
	B	Ex/S	Housing Supervisor *	Ann. Equiv.	55,203.20	57,969.60	60,881.60	62,400.00	63,960.00	65,561.60	67,184.00
	T	Ex/A	Information Technology Analyst *								
	B	Ex/A	Senior Accountant *								
B	Ex/A	Sr. Resident Initiatives Coord. *									
S36	B	Ex/A	Budget Analyst	Hrly. Rate	25.30	26.56	27.89	28.59	29.30	30.03	30.78
	B	Ex/A	Contracts Analyst	BiWk. Equiv.	2,024.00	2,124.80	2,231.20	2,287.20	2,344.00	2,402.40	2,462.40
	B	Ex/A	Financial Analyst	Ann. Equiv.	52,624.00	55,244.80	58,011.20	59,467.20	60,944.00	62,462.40	64,022.40
	B	Ex/A	Human Resources Analyst								
	B	Ex/A	Program Analyst								
S35	B	Ex/A	Inspection Coordinator	Hrly. Rate	24.08	25.28	26.55	27.21	27.89	28.59	29.30
				BiWk. Equiv.	1,926.40	2,022.40	2,124.00	2,176.80	2,231.20	2,287.20	2,344.00
				Ann. Equiv.	50,086.40	52,582.40	55,224.00	56,596.80	58,011.20	59,467.20	60,944.00
S34	B	Ex/A	Accountant	Hrly. Rate	22.94	24.09	25.29	25.92	26.57	27.24	27.92
	B	Ex/M	Docket Coordinator	BiWk. Equiv.	1,835.20	1,927.20	2,023.20	2,073.60	2,125.60	2,179.20	2,233.60
	B	Ex/A	Fiscal Services Specialist	Ann. Equiv.	47,715.20	50,107.20	52,603.20	53,913.60	55,265.60	56,659.20	58,073.60
	T	Ex/O	Loan Servicing Specialist								
	T	Ex/A	PIU Hearing Coordinator								
S33	B	Ex/S	Asst. Hsg. Property Supv.	Hrly. Rate	21.84	22.93	24.08	24.68	25.30	25.93	26.58
	B	Ex/A	Housing Specialist	BiWk. Equiv.	1,747.20	1,834.40	1,926.40	1,974.40	2,024.00	2,074.40	2,126.40
	B	Ex/A	Information Technology Specialist	Ann. Equiv.	45,427.20	47,694.40	50,086.40	51,334.40	52,624.00	53,934.40	55,286.40
S32	P	Pre/A	Contracts Compliance Asst.	Hrly. Rate	20.82	21.86	22.95	23.53	24.12	24.72	25.34
	T	Pre/O	Housing Inspector	BiWk. Equiv.	1,665.60	1,748.80	1,836.00	1,882.40	1,929.60	1,977.60	2,027.20
	T	Ex/O	Loan Production Specialist	Ann. Equiv.	43,305.60	45,468.80	47,736.00	48,942.40	50,169.60	51,417.60	52,707.20
	D	Pre/S	Maintenance Supervisor								
	B	Pre/O	Resident Initiatives Coord.								
	P	Pre/A	Senior Administrative Assistant								
P	Pre/M	Senior Human Resources Tech.									
S31	C	Pre/O	Senior Accounting Technician	Hrly. Rate	19.84	20.83	21.87	22.42	22.98	23.55	24.14
	T	Pre/O	Senior Housing Assistant	BiWk. Equiv.	1,587.20	1,666.40	1,749.60	1,793.60	1,838.40	1,884.00	1,931.20
	C	Pre/M	Wage Services Technician	Ann. Equiv.	41,267.20	43,326.40	45,489.60	46,633.60	47,798.40	48,984.00	50,211.20

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San Diego Housing Commission

Proposed Amendments are Noted in Bold
Amendments are to Classifications Only

Addendum 5

Range	OC	OT/BU	Classification	Type	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
S30	C	Pre/M	Executive Secretary	Hrly. Rate	18.87	19.81	20.80	21.32	21.85	22.40	22.96
				BiWk. Equiv.	1,509.60	1,584.80	1,664.00	1,705.60	1,748.00	1,792.00	1,836.80
				Ann. Equiv.	39,249.60	41,204.80	43,264.00	44,345.60	45,448.00	46,592.00	47,756.80
S29	C	Pre/O	Administrative Assistant	Hrly. Rate	17.97	18.87	19.81	20.31	20.82	21.34	21.87
			Housing Assistant II	BiWk. Equiv.	1,437.60	1,509.60	1,584.80	1,624.80	1,665.60	1,707.20	1,749.60
			Human Resources Technician	Ann. Equiv.	37,377.60	39,249.60	41,204.80	42,244.80	43,305.60	44,387.20	45,489.60
			Office Supervisor								
S28	C	Pre/O	Accounting Technician	Hrly. Rate	17.12	17.97	18.87	19.34	19.82	20.32	20.83
			Senior Maintenance Technician	BiWk. Equiv.	1,369.60	1,437.60	1,509.60	1,547.20	1,585.60	1,625.60	1,666.40
				Ann. Equiv.	35,609.60	37,377.60	39,249.60	40,227.20	41,225.60	42,265.60	43,326.40
Z27	D	Pre/O	Maintenance Technician II	Hrly. Rate	17.10	17.95	18.85	19.32	19.81	20.30	20.81
				BiWk. Equiv.	1,368.00	1,436.00	1,508.00	1,545.60	1,584.80	1,624.00	1,664.80
				Ann. Equiv.	35,568.00	37,336.00	39,208.00	40,185.60	41,204.80	42,224.00	43,284.80
S27	C	Pre/O	Information Technology Technician	Hrly. Rate	16.32	17.13	17.99	18.44	18.90	19.38	19.86
			Maintenance Technician II	BiWk. Equiv.	1,305.60	1,370.40	1,439.20	1,475.20	1,512.00	1,550.40	1,588.80
			Senior Storekeeper	Ann. Equiv.	33,945.60	35,630.40	37,419.20	38,355.20	39,312.00	40,310.40	41,308.80
S26	C	Pre/O	Senior Office Assistant	Hrly. Rate	15.52	16.30	17.11	17.54	17.98	18.43	18.89
				BiWk. Equiv.	1,241.60	1,304.00	1,368.80	1,403.20	1,438.40	1,474.40	1,511.20
				Ann. Equiv.	32,281.60	33,904.00	35,588.80	36,483.20	37,398.40	38,334.40	39,291.20
Z25	C	Pre/O	Accounting Assistant	Hrly. Rate	15.51	16.29	17.10	17.53	17.97	18.42	18.88
				BiWk. Equiv.	1,240.80	1,303.20	1,368.00	1,402.40	1,437.60	1,473.60	1,510.40
				Ann. Equiv.	32,260.80	33,883.20	35,568.00	36,462.40	37,377.60	38,313.60	39,270.40
S25	C	Pre/O	Accounting Assistant	Hrly. Rate	14.80	15.54	16.32	16.73	17.15	17.57	18.01
			Housing Assistant I	BiWk. Equiv.	1,184.00	1,243.20	1,305.60	1,338.40	1,372.00	1,405.60	1,440.80
			Property Manager	Ann. Equiv.	30,784.00	32,323.20	33,945.60	34,798.40	35,672.00	36,545.60	37,460.80
S24	C	Pre/O	Client Services Receptionist	Hrly. Rate	14.07	14.78	15.52	15.90	16.30	16.71	17.13
			Office Assistant II	BiWk. Equiv.	1,125.60	1,182.40	1,241.60	1,272.00	1,304.00	1,336.80	1,370.40
			Storekeeper	Ann. Equiv.	29,265.60	30,742.40	32,281.60	33,072.00	33,904.00	34,756.80	35,630.40

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FY11 BUDGET
San Diego Housing Commission

Proposed Amendments are Noted in Bold
Amendments are to Classifications Only

Addendum 5

Range	OC	OT/BU	Classification	Type	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
S23	C	Pre/O	Information Technology Assistant	Hrly. Rate	13.41	14.08	14.79	15.15	15.53	15.92	16.32
	D	Pre/O	Maintenance Technician I	BiWk. Equiv.	1,072.80	1,126.40	1,183.20	1,212.00	1,242.40	1,273.60	1,305.60
	C	Pre/O	Office Assistant I	Ann. Equiv.	27,892.80	29,286.40	30,763.20	31,512.00	32,302.40	33,113.60	33,945.60
S22	--	--	--	Hrly. Rate	12.77	13.41	14.08	14.43	14.80	15.17	15.54
				BiWk. Equiv.	1,021.60	1,072.80	1,126.40	1,154.40	1,184.00	1,213.60	1,243.20
				Ann. Equiv.	26,561.60	27,892.80	29,286.40	30,014.40	30,784.00	31,553.60	32,323.20
S21	--	--	--	Hrly. Rate	12.17	12.78	13.42	13.75	14.10	14.45	14.81
				BiWk. Equiv.	973.60	1,022.40	1,073.60	1,100.00	1,128.00	1,156.00	1,184.80
				Ann. Equiv.	25,313.60	26,582.40	27,913.60	28,600.00	29,328.00	30,056.00	30,804.80
S20	C	Pre/O	Housing Aide II	Hrly. Rate	10.77	11.31	11.87	12.17	12.48	12.79	13.11
				BiWk. Equiv.	861.60	904.80	949.60	973.60	998.40	1,023.20	1,048.80
				Ann. Equiv.	22,401.60	23,524.80	24,689.60	25,313.60	25,958.40	26,603.20	27,268.80
S19	--	--	--	Hrly. Rate	9.68	10.16	10.67	10.94	11.21	11.49	11.78
				BiWk. Equiv.	774.40	812.80	853.60	875.20	896.80	919.20	942.40
				Ann. Equiv.	20,134.40	21,132.80	22,193.60	22,755.20	23,316.80	23,899.20	24,502.40
S18	C	Pre/O	Housing Aide I	Hrly. Rate	9.14	9.60	10.08	10.33	10.59	10.86	11.13
				BiWk. Equiv.	731.20	768.00	806.40	826.40	847.20	868.80	890.40
				Ann. Equiv.	19,011.20	19,968.00	20,966.40	21,486.40	22,027.20	22,588.80	23,150.40

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MISCELLANEOUS TEMPORARY CLASSIFICATIONS & HOURLY PAY RATES											
Range	OC	OT/BU	Classification	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	
TSR	B	Ex/T	Scholar in Residence	26.43	27.75	29.14	29.86	30.61	31.38	32.16	
TSI	C	Pre/T	Student Intern (Paid)	11.50	12.07	12.68	13.00	13.32	13.65	13.99	
THA	O	Pre/T	Housing Services Aide	8.04	8.44	8.86	9.08	9.31	9.54	9.78	
TAT	O	Pre/T	Housing Aide Trainee	8.04	8.44	8.86	9.08	9.31	9.54	9.78	

Pay for the following classifications are based on HUD minimum wage requirements, or temporary and limited scope of duties, and/or specific terms and conditions of appointment:

Maintenance Technician Trainee: On the job training program for residents or Section 8 Program participants to qualify for Maintenance Technician I (or similar employment).

Contract Employee: Employment by contract agreement for professional services external to the merit process, budget, and classification and pay plan for specific scope of work and duration, and without employment rights or benefits other than those required by law or under terms of the contract.

Restricted Employee: Appointment to a Special Housing/Employment Program with requirements other than merit under which employees are selected and funded by State, Federal, or local agency; or to provide on the job training to public housing residents and Section 8 participants to enhance economic development and self sufficiency on a short term, on-call, or seasonal basis.

Site Contacts: Residents paid in accordance with HUD pay limitations as on-site residential contacts.

FY11 BUDGET
San Diego Housing Commission

Proposed Amendments are Noted in Bold
Amendments are to Classifications Only

Addendum 5

OC = Occupational Category:

- A - Manager/Administrator
- B - Professional
- C - Clerical/Admin Support
- D - Crafts/Kindred
- P - Paraprofessional
- T - Technical

OT = Overtime Designation:

- Pre - Premium Overtime Compensation
- Ex - Exempt from Overtime Compensation

BU = Bargaining Unit Designation:

- M - Management or Confidential (nonunion - represented)
- S - Supervisory (nonunion - represented)
- A - Administrative/Professional (nonunion - represented)
- O - Office/Clerical/Technical (union - represented)
- T - Temporary Employee (nonunion - represented)

NOTES:

- M Schedule** Salary ranges on Management (M) Schedule derived by adding the percent increase to each hourly minimum and maximum of the range.
- S Schedule** Salary steps on Staff (S) Schedule derived by adding the percent increase to each hourly step. Annual salary equivalent is derived from hourly rate multiplied by 2,080 (number of work hours in a year). Biweekly rate is derived from annual salary divided by 26 paychecks. Amounts subject to rounding.
- E Class** * Extended Range "E" Class designates appointments that may be made to the range directly above or below the designated classification range based on specific qualifications and duties assigned.
- Z Range** Incumbents in the Maintenance Technician II and Accounting Assistant classifications as of September 30, 1998 shall be paid according to the Z range for the classification. Z range is defined as a special range for incumbents effective January 1, 1999 pursuant to negotiated Memorandum of Understanding. After September 30, 1998 newly hired or appointed incumbents to those classes will be paid according to the S range.
- Trainee** A "Trainee" designation is paid at a rate of 15% below the entry level classification and advanced to Step 1 of the targeted classification upon meeting minimum requirements.
- Reinstatement** The re-hire of an employee to a class satisfactorily held or to a comparable or lower class in which satisfactory service was rendered or to any comparable or lower class in the same occupational series provided the minimum requirements are met and the request is within one year of separation or voluntary demotion.
- Retired Returnee** An employee retired from the SDHC Defined Contribution Pension Plan may be appointed to a position at the same or comparable level of pay, requiring special skills or knowledge without competition, for a period not to exceed 180 days in any fiscal year.
- Volunteer** An individual designated to perform specific workplace tasks on a non-paid status.
- Minimum Wage** Hourly rates will be adjusted up to meet Federal Minimum Wage requirements as minimum wage rates change.
- Classification and Pay Plan Updates** Classification titles, new classes, and salary ranges may be updated pursuant to Personnel Policies and adopted Budget.

FY11 BUDGET

San Diego Housing Commission

Addendum 6

Explanation of the Change in the Housing Commission Salaries and Benefits Costs from FY10 to FY11

The FY11 salaries and benefits budget totals \$20,868,706. This is an increase of \$806,998 or 4% from the current FY10 budget. The following factors contribute to this increase:

<u>FY10 Current Salaries & Benefits Budget</u>	\$20,061,708
<u>FY11 Recalculation of Salaries</u> Included in the FY11 budget are current employees' actual salaries reflecting the FY10 2.0% salary increases approved by the Housing Commission and Housing Authority and any step increases due in FY11.	376,550
<u>FY11 Annualizing Salaries</u> Seven new positions were approved in the FY10 Fall Revision. The partial year salaries for these positions are being annualized in the FY11 budget.	186,963
<u>FY11 Adding Positions</u> The FY11 budget includes the addition of 4.00 positions. They are: 2.00 Assistant Real Estate Managers, 1.00 Senior Program Analyst, and 1.00 Contract Analyst.	265,886
<u>FY11 Reclassification of Positions</u> The FY11 budget reclassifies 18.00 positions. The changes reclassify 1.00 Assistant Vice President to Vice President, 1.00 Vice President to Director, 1.00 Senior Manager to Director, 1.00 Supervising Project Manager to Director, 1.00 Financial Analyst Specialist to Director, 1.00 Senior Administrative Assistant to Director, 2.00 Senior Program Analysts to Supervising Project Managers, 1.00 Senior Program Analyst to Housing Construction Specialist, 1.00 Project Manager to Senior Program Analyst, 1.00 Inspection Coordinator to Housing Supervisor, 1.00 Budget Analyst to Senior Budget Analyst, 1.00 Housing Specialist to Project Manager, 1.00 Housing Specialist to Program Analyst, 1.00 Senior Administrative Assistant to Program Analyst, 1.00 Senior Administrative Assistant to Communications Writer/Website Coordinator, and 2.00 Office Assistant IIs to Administrative Assistants.	62,847
<u>FY11 Salary Reserves</u> The FY11 budget does not contain a contingency reserve for salary increases or bonuses.	(351,183)
<u>FY11 Overtime Provision</u> The FY11 budget contains a provision for overtime expenses. This will provide for maintenance staff who respond to after-hours emergency maintenance calls at the Housing Commission's residential sites as well as salaries for staff during peak periods.	(2,112)
<u>FY11 Vacancy Factor</u> The FY11 vacancy factor of 0.5%, which is the same level as previous years, has been incorporated into the budget to provide for vacant positions during FY11.	(6,482)

FY11 BUDGET
San Diego Housing Commission

Addendum 6

**Explanation of the Change in the Housing Commission
Salaries and Benefits Costs from FY10 to FY11**

FY11 Benefits

Employee benefits provided include defined contribution pension, 457, flex plan, Workers' Compensation, Medicare, long-term disability, State Unemployment Insurance and life insurance. These benefits change as employees progress through the pay plan, service providers adjust rates, and any increases/decreases are approved. In FY11, benefits are budgeted at an average agency rate of 35.76% up from 35.19% in FY10.

274,529

FY11 Salaries and Benefits Budget

20,868,706

FY11 BUDGET

San Diego Housing Commission

Addendum 7

Estimated Continuing Appropriations as of June 30, 2010

Activity Group / Activity / Project	Funding Source	Amount
1. Housing Services & Special Initiatives		
Rental Assistance		
HQS Inspections	Section 8	10,000
Mediation Services	Section 8	6,000
<i>Total Rental Assistance</i>		\$16,000
Workforce & Economic Development		
Matching Bank Deposits - Aspire Program	SDHC Local	35,000
<i>Total Workforce & Economic Development</i>		\$35,000
Special Housing Initiatives		
Tenant Based Vouchers - Domestic Violence	HOME	200,000
Case Management, Legal Services, Credit Counseling	HPRP	149,335
Shelter Plus Care	Shelter Plus Care	803,556
Shared Housing Services	Local Funds	30,000
Homeless Programs	Local Funds	270,000
Housing Assistance for College Students	HTF Linkage	6,333
Transitional Housing	HTF Linkage	200,000
<i>Total Special Housing Initiatives</i>		\$1,659,224
2. Real Estate		
Rental Housing Development		
Architectural Services	SDHC Local	55,430
<i>Total Rental Housing Development</i>		\$55,430
Rental Housing Finance		
Acquisition & Rehab - 34th Street / Townspeople	HOME	880,000
Acquisition & Rehab - Bonillo Drive	HOME	10,067
Development - Pacific Hwy / Veteran's Village	HOME	1,136,632
Development - HDP / Dawson Seniors	Inclusionary	10,000
Development - 15th & Commercial	Inclusionary	350,000
Development - Commercial & 22nd Street	Inclusionary, HTF Linkage	4,200,000
<i>Total Rental Housing Finance</i>		\$6,586,699
Homeownership		
CA. Debt Allocation Committee Bond Deposit	Local Funds	100,000
Down Payment/Closing Costs Assistance	HOME, Inclusionary	64,400
First-Time Homebuyer Assistance	CCDC, Inclusionary, HTF Linkage, NSP	947,970
Shared Equity Loan Program	Shea Homes	353,000
<i>Total Homeownership</i>		\$1,465,370

FY11 BUDGET

San Diego Housing Commission

Addendum 7

Estimated Continuing Appropriations as of June 30, 2010

Activity Group / Activity / Project	Funding Source	Amount
Rehabilitation		
Owner Occupied		
Homeworks Program	HOME	100,000
0% Deferred Payment Rehabilitation Loans	HOME	100,000
Acquisition Rehab	NSP	1,000,000
Housing Enhancement Rehabilitation Program	San Ysidro Redev, North Park Redev, North Park Redev, Linda Vista Redev, Crossroad Redev, City Heights Redev	862,000
Lead Paint Remediation Grants	Lead Grants	598,000
Lead Paint Outreach & Education/Early Hazard Reduction	Lead Grants	324,000
Relocation due to Lead Paint Removal	Lead Grants	69,000
<i>Total Rehabilitation Owner Occupied</i>		\$3,053,000
Rehabilitation		
Rental Housing		
Lead Paint Remediation Grants	Lead Grants	1,945,000
Relocation due to Lead Paint Removal	Lead Grants	233,000
<i>Total Rehabilitation Rental Housing</i>		\$2,178,000
3. Operations		
Support Services		
Financial Services		
Audit Preparation Services	SDHC Local	27,000
<i>Total Financial Services</i>		\$27,000
Facilities Management		
Real Estate Brokerage Services	Local Funds	213,880
<i>Total Facilities Management</i>		\$213,880
AGENCY TOTAL		\$15,289,603

FY11 BUDGET
San Diego Housing Commission

Addendum 8

Non-Budgeted Restricted Cash

In addition to the amounts of revenue shown in the FY11 Budget document, there are the following restricted cash amounts that are not available for inclusion in the FY11 Budget for the reasons noted. Below is a detailed listing of these cash amounts and an explanation is provided that describes each amount.

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<u>PROGRAM</u>	<u>AMOUNT</u>	<u>DESCRIPTION</u>
1. Security Deposits	\$ 658,293	Residents who occupy units owned/managed by the Housing Commission are required to provide security deposits. This deposit is returned to the resident if the resident vacates the unit with no past due rent or excessive wear and tear damage to the unit. The amount shown is the balance at 06/30/09.
2. Family Self-Sufficiency Escrow Accounts	\$ 493,697	Residents who participate in the Family Self-Sufficiency Program and experience an increase in earned income would normally pay a higher rent payment. In order to encourage self-sufficiency, part of the increase in the rent payment is set aside in an escrow account for the benefit of the resident. At the end of the five-year program, a successful resident who has achieved self-sufficiency would be able to withdraw the escrow balance that has accumulated. The amount shown is the balance at 06/30/09.
3. Rehabilitation Line of Credit Deposit	\$ 78,794	The Housing Commission has previously entered into Line of Credit Agreements with Wells Fargo Bank. The Agreements require the deposit of these funds as collateral at Wells Fargo Bank to sustain the leveraging of bank funds. The amount shown is the balance at 06/30/09.
4. Bond Program Performance Deposits	\$ 70,821	The State of California requires the Housing Commission collect a performance deposit from each developer who applies for State tax credits. These funds are held by the Housing Commission and returned to the developer upon written authorization from the State of California that the developer has performed satisfactorily. If the developer fails to perform, these funds are remitted to the State of California. The amount shown is the balance at 06/30/09.

FY11 BUDGET

San Diego Housing Commission

Addendum 9

Use of Unrestricted Revenues

The proposed FY11 Budget allocates both restricted and unrestricted funds to support multiple affordable housing activities including: rental assistance, development to increase the supply of affordable rental housing, renovation to extend the life of older housing stock, first-time homebuyer assistance, and transitional and supportive housing. Unrestricted Revenues (\$51.7 million and \$37.6 million in FY10 and FY11 respectively) of the Housing Commission have far fewer restrictions on usage than the Restricted Revenues and may be used for a variety of activities. There are four types of Unrestricted Revenue sources as explained below:

1. Rental Rehabilitation – this source derives from loan payments and payoffs from previous lending activity.
2. Local Funds – these funds derive from a variety of sources including fees earned from administering programs, lease revenue or loan payments from previous development activity, and rental income from certain Housing Commission-owned sites. These funds are very flexible and are utilized for all Housing Commission activities except Rental Assistance.
3. Affordable Housing Funds – this source includes the Housing Trust Fund derived from fees charged developers of commercial and industrial property and a relatively small amount of loan repayments from CDBG Rehabilitation loans, as well as the Inclusionary Housing Fund of in-lieu fees paid by residential developers. Currently, this source provides support for activities in Special Housing Initiatives, Rental Housing Finance, Rehabilitation and Portfolio Servicing.
4. HOME Funds – this federal entitlement source is received annually by the City of San Diego and is administered by the Housing Commission. Currently, this source provides support for activities in Special Housing Initiatives, Rental Housing Finance, Rehabilitation and Occupancy Monitoring.

In past years, the Housing Commission has supported a multifaceted approach by allocating the Unrestricted Revenue sources among several activities. In the proposed FY11 Budget, the allocation of the Unrestricted and Restricted Revenues is as follows:

Activity	Proposed FY11 Unrestricted Revenues		Proposed FY11 Restricted Revenues		Proposed FY11 Total Revenues	
	Amount	Percentage	Amount	Percentage	Amount	Percentage
Rental Housing Finance	8,920,393	23.7%	684,619	0.3%	9,605,012	3.3%
Reserves	8,763,124	23.3%	21,033,257	8.3%	29,796,381	10.2%
Operations	6,660,685	17.7%	6,748,485	2.7%	13,409,170	4.6%
Special Housing Initiatives	6,393,902	17.0%	8,700,084	3.4%	15,093,986	5.2%
Homeownership	2,864,961	7.6%	864,328	0.3%	3,729,289	1.3%
Rehabilitation	2,141,408	5.7%	7,554,012	3.0%	9,695,420	3.3%
Portfolio Servicing	1,732,313	4.6%	609,631	0.2%	2,341,944	0.8%
Workforce & Economic Dev.	120,800	0.3%	2,619,672	1.0%	2,740,472	0.9%
Property Management	13,580	0.1%	12,213,033	4.8%	12,226,613	4.2%
Rental Housing Development	0	0%	25,069,551	9.9%	25,069,551	8.6%
Rental Assistance	0	0%	168,038,445	66.1%	168,038,445	57.6%
Total Proposed Budget	37,611,166	100.0%	254,135,117	100.0%	291,746,283	100.0%

FY11 BUDGET

San Diego Housing Commission

Addendum 9

Use of Unrestricted Revenues

This allocation of Unrestricted Revenues is similar to previous fiscal years. As the chart demonstrates, the majority of the unrestricted funding is included in Rental Housing Finance. Reserves receives the next largest allocation at \$8.8 million, and a combined allocation of \$13.3 million is distributed among Special Housing Initiatives, Homeownership, Rehabilitation, Portfolio Servicing, Workforce & Economic Development, and Property Management. Most reserves are earmarked to provide for the future costs associated with specific programs, litigation, insurance claims and the office facility. In FY11, \$9.4 million, 3.22% of the total budget, is set aside for unanticipated purposes and to provide for future years administration for programs that provide insufficient administrative funding.

Commissioners can shift unrestricted funds under certain conditions from one activity to another. However, reducing activities below certain minimum levels could result in a high proportion of administrative costs for that activity, making it no longer economically viable. Staff recommends maintaining at least minimum viable program levels in all programs so that these services can be augmented as community needs change.

FY11 BUDGET

San Diego Housing Commission

Addendum 10

Glossary of Budget Terms

AFFORDABLE HOUSING - Typically the cost is no more than 30% of a low or very-low household's income.

AREA MEDIAN INCOME (AMI) - The median income in the San Diego Standard Metropolitan Statistical Area (MSA) adjusted for household size, as published annually by the United States Department of Housing and Urban Development.

APPROPRIATION - Funds set aside by formal action of a legislative body for a specific use or program.

CARRYOVER - Residual unspent and unencumbered funds brought forward from previous fiscal year.

CAPITAL FUND - A HUD entitlement grant to the Housing Commission for the purpose of undertaking major renovation of public housing properties, enhancing resident services and management improvement.

CAPITAL IMPROVEMENTS - Improvements that extend the useful life of housing units.

CDBG - Community Development Block Grant - A HUD entitlement grant to the City of San Diego. The Housing Commission applies to the City to provide funds for various housing activities including the rehabilitation, homeownership, and rental housing programs.

CONTINUING APPROPRIATIONS - Continuing Appropriations are the unexpended balances of monies budgeted and obligated in previous years for vendor/contract commitments. Although these funds are not included in the current year because approval by the Board was received in a previous fiscal year, there is considerable workload associated with these projects.

ENCUMBRANCE - Funds contractually obligated for expenditure on a particular project or purpose.

ENTITLEMENT - Noncompetitive funds granted to the Housing Commission, based on a formula considering several factors including population, location, age of housing, etc.

EXPENDITURE - Anticipated costs for a fiscal year.

EXTREMELY LOW-INCOME - Household income is 30% or less of published median income for the area.

HOME - A HUD entitlement grant to the City of San Diego that is used for various housing activities including the rehabilitation, homeownership, and rental housing programs.

HOUSING PROGRAM EXPENSE - Anticipated cost directly benefiting program participants including rent to owners, loans and grants, capital improvements, workforce & economic development expenses, etc.

IMPOUND - A restriction on use of appropriated funds due to either legal or management decisions.

LOCAL FUNDS - Funds resulting from Housing Commission actions which are available for local discretionary usage. Sources include bond monitoring fees, leases on local sites, repayments of previous loans, sites sales, rents, and interest.

FY11 BUDGET

San Diego Housing Commission

Addendum 10

Glossary of Budget Terms

LOW-INCOME - Household income is greater than 50% of the published median income figure for the area and up to 80%.

MAINTENANCE EXPENSES - Repair/replacement of minor building components that have failed or are about to fail.

MODERATE INCOME - Household income is greater than 80% of the published median income figure for the area and up to 120%.

OPERATING FUND - Provides operating subsidy for public housing programs.

OVERHEAD - Costs for Agency support functions such as board & executive functions, accounting, human resources, information technology, budgeting, etc., which support all program activities.

RESERVES - Program, Contingency & Unobligated Reserves are funds budgeted in the current year to provide for a future event. **Program Reserves** provide for personnel, supplies and services or housing programs. **Contingency Reserves** include amounts to provide for potential litigation, uninsured losses, building reserves and the affordable housing development reserves. **Unobligated Reserves** include amounts that are available for all housing purposes.

RESTRICTED REVENUE - Revenues for regulated purposes defined by the funding source.

REVENUE - Carryover funds from the preceding fiscal year and anticipated new cash receipts in the next fiscal year.

SALARIES AND BENEFITS EXPENSE - Anticipated cost for salary, wages, and benefits.

SERVICES AND SUPPLIES EXPENSE - Anticipated administrative costs to support staffing including legal, rent, travel, training, equipment, contracts, audit, insurance, and sundry.

SUNDRY - Costs for a variety of supplies and services including postage, telephone, photocopy, office supplies, printing, mileage, advertising, etc.

UNRESTRICTED REVENUE - Revenues that can be allocated to a variety of housing related purposes by the Board of Commissioners.

VERY LOW-INCOME - Household income is greater than 30% of the published median income for the area and up to 50%.

IV APPENDIX

FY11 BUDGET
San Diego Housing Commission

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IV APPENDIX

Capital Budget..... 4-1

San Diego Housing Commission
Capital Budget

	<u>Units</u>	<u>Property Type</u>	<u>FY 2010 Amount</u>	<u>FY 2011 Amount</u>
I. Capital Budget Beginning Balance			-	64,847,855
<hr/>				
II. Sources of Funds				
A. Loan Proceeds			\$ 101,882,000	-
(Less) Loan Fees/Closing Costs			(6,526,000)	-
Net Loan Proceeds			95,356,000	-
B. Interest Earnings (1.3%)			212,000	408,000
C. Total Sources of Funds			95,568,000	408,000
<hr/>				
III. Uses of Funds				
A. Public/Private Partnerships				
Riverwalk	50	Multi-family	4,475,145	-
Arbor Village	112	Multi-family	7,900,000	-
Vista Grande	49	Multi-family	-	3,800,000
Project 1	94	Multi-family	-	7,000,000
Total Public/Private Partnerships			12,375,145	10,800,000
<hr/>				
B. SDHC/Publicly Owned Assets				
Hotel Sandford	130	SRO	6,095,000	-
Project A	50	Multi-family	5,000,000	-
Project B	70	Multi-family	7,000,000	-
Project C	90	Multi-family	-	10,000,000
Project D	80	Multi-family	-	9,000,000
Project E	90	Multi-family	-	10,000,000
Project F	80	Multi-family	-	10,000,000
Project G	55	Multi-family	-	7,000,000
Total SDHC/Publicly Owned Assets			18,095,000	46,000,000
<hr/>				
C. Total Investment			30,470,145	56,800,000
Total Units			412	538
D. Add: Closing/Legal Costs			250,000	350,000
E. Grand Total Uses of Funds			30,720,145	57,150,000
IV. Capital Budget Ending Balance			64,847,855	8,105,855

As of 03/11/2010