



SAN DIEGO
HOUSING
COMMISSION

San Diego Housing Commission (SDHC) Fiscal Year (FY) 2019 Proposed Budget (July 1, 2018 - June 30, 2019)

June 11, 2018

Jeff Davis
Executive Vice President and Chief of Staff

Tracey McDermott
Vice President and Chief Financial Officer



SDHC FY 2019 Proposed Budget Agenda

- Section 1 – Overview.....Page 03
- Section 2 – Objectives and DeliverablesPage 08
- Section 3 – Sources of Funds.....Page 14
- Section 4 – Uses of Funds.....Page 18





SAN DIEGO
HOUSING
COMMISSION

SDHC FY 2019 Proposed Budget Presentation

Section 1 – Overview

SDHC FY 2019 Proposed Budget Overview

\$388 Million in Total Funding Sources



SDHC Headquarters
1122 Broadway
Downtown San Diego



SDHC FY 2019 Proposed Budget

Significant Factors Impacting Budget Development

Funding:

- The U.S. Department of Housing and Urban Development (HUD) will notify public housing agencies of their annual budget by late May 2018.
- Federal funding remains secure through September 2018 as Congress passed the Omnibus Spending bill on March 23, 2018.

Focus on Homelessness:

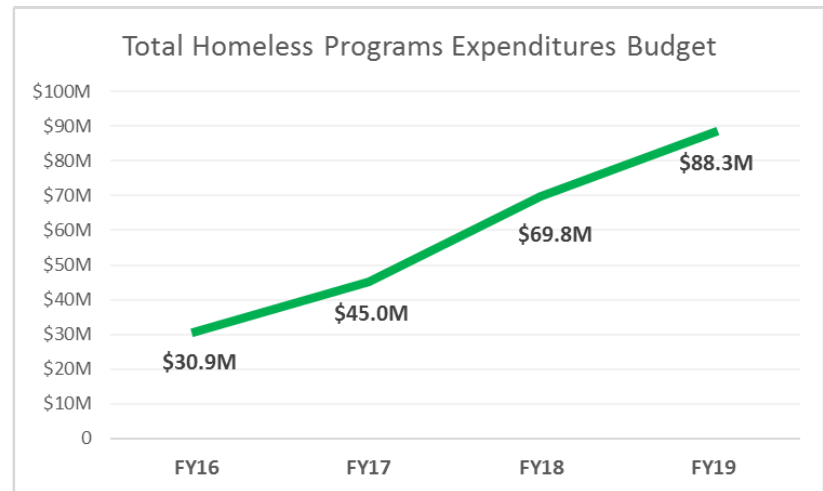
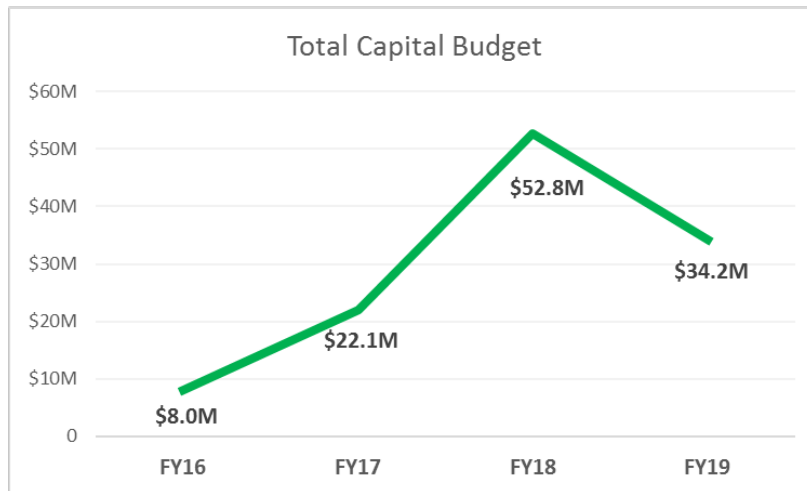
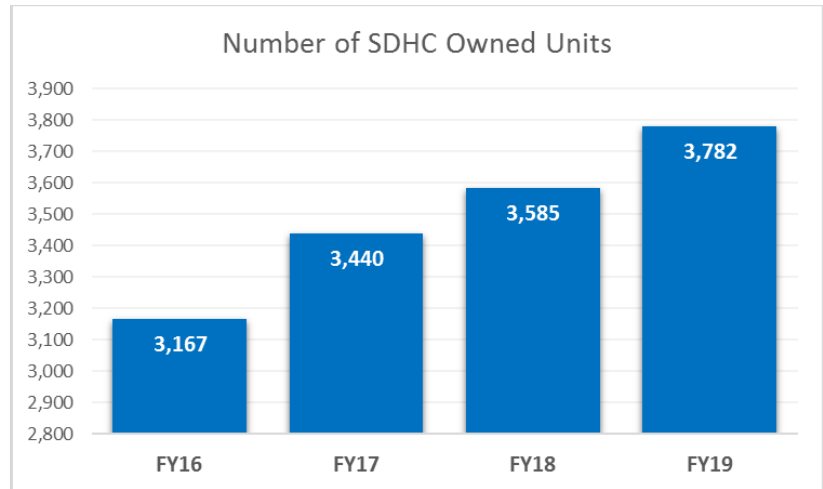
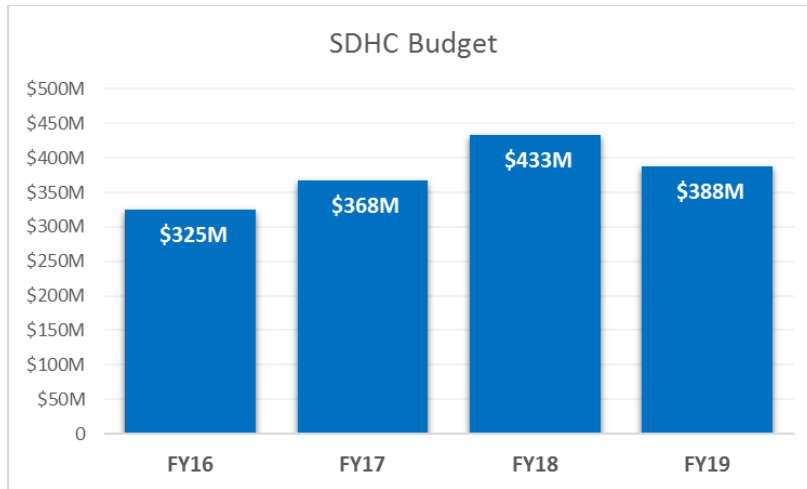
- Increased concentration of efforts and funding to address the homelessness crisis in San Diego





SDHC FY 2019 Proposed Budget

Where we've been and where we're going in 2019



SDHC FY 2019 Proposed Budget Executive Summary

\$388 million balanced budget with 330 full-time equivalents to:

- Provide Rental Assistance to Low-Income Households
- Create and Preserve Affordable Housing
- Address Homelessness





SAN DIEGO
HOUSING
COMMISSION

SDHC FY 2019 Proposed Budget Presentation

Section 2 – Objectives and Deliverables

SDHC FY 2019 Proposed Budget Objectives and Deliverables

Mission

Provide affordable, safe and quality homes for low- and moderate-income families and individuals in the City of San Diego and provide opportunities to improve the quality of life for the families that SDHC serves

Major Programs

- Provide Rental Assistance to Low-Income Households
- Create and Preserve Affordable Housing
- Address Homelessness



SDHC FY 2019 Proposed Budget Objectives and Deliverables (Continued)

- **Provide Rental Assistance to Low-Income Households:**
 - Assist more than 15,400 households
 - Continue specialized programs: Assist populations, such as transitional age youth, homeless individuals, and chronically homeless Veterans
 - Continue expanded Choice Communities: Increase housing choice for low-income families in the City of San Diego
 - Raise payment standards
 - SDHC Moving Home: Rapid rehousing program that increases housing choice for low-income, homeless families



SDHC FY 2019 Proposed Budget Objectives and Deliverables (Continued)

■ **Create and Preserve Affordable Housing**

- Renovate and rehabilitate 391 SDHC-owned units
- Acquire and develop 50 affordable housing units
- Assist 39 households to become first-time homebuyers
- Award Development funds to create 195 permanent affordable housing units, including units for the homeless
- Own and/or manage 3,732 affordable housing units in the City of San Diego, including SDHC's nonprofit affiliate, Housing Development Partners



SDHC FY 2019 Proposed Budget Objectives and Deliverables (Continued)

▪ Address Homelessness

HOUSING FIRST – SAN DIEGO (2018-2020), SDHC's Homelessness Action Plan, built upon prior accomplishments by providing additional, multifaceted solutions to provide housing opportunities for up to 3,000 homeless individuals in the City of San Diego, such as:

- Homelessness Prevention & Diversion Services
- Coordinated Street Outreach
- Landlord Engagement and Assistance Program (LEAP)
- SDHC Moving Home Rapid Rehousing Assistance
- New Permanent Supportive Housing
- SDHC Moving On Rental Assistance Program



SDHC FY 2019 Proposed Budget Objectives and Deliverables (Continued)

▪ **Address Homelessness (Continued)**

Administer the City of San Diego's Homeless Shelters and Services Programs including:

- Three Temporary Bridge Shelters
- New Transitional Storage Center
- New Housing Navigation Center
- Interim Shelters
- Rapid Rehousing
- Day Center





SAN DIEGO
HOUSING
COMMISSION

SDHC FY 2019 Budget Proposed Presentation

Section 3 – Sources of Funds

SDHC FY 2019 Proposed Budget Funding

	FY19 Budget	FY18 Budget	\$\$ Change	% Change
Total Funding	\$388M	\$433M	\$(45M)	(10%)

Decrease in total sources of \$45 million, primarily due to:

- \$32 million of fund balance utilized as planned in 2018 to fulfill commitments to purchase affordable housing properties, extend loans to developers, rehabilitate SDHC-owned properties and launch the City's Temporary Bridge Shelters
- Less available HUD-held reserves and expected program income from loan repayments of over \$8 million
- No plans to utilize equity in SDHC properties, which accounted for about \$5 million in FY 2018



SDHC FY 2019 Proposed Budget

Funding Sources Available

	FY19 Budget	FY18 Budget	FY19 vs FY18 Budget \$\$ Variance	% Variance
FEDERAL				
Section 8/MTW	\$203,206,000	\$208,827,000	(\$5,621,000)	(3%)
HOME	11,689,000	14,781,000	(3,092,000)	(21%)
Housing Innovation Funds	5,888,000	5,688,000	200,000	4%
CDBG	7,375,000	7,375,000	-	0%
Other Federal Funds	82,000	85,000	(3,000)	(4%)
TOTAL FEDERAL	228,240,000	236,756,000	(8,516,000)	(4%)
LOCAL				
SDHC Real Estate	32,689,000	37,194,000	(4,505,000)	(12%)
Bond and Other Discretionary Local Funds	2,624,000	3,102,000	(478,000)	(15%)
Affordable Housing Fund	10,981,000	11,359,000	(378,000)	(3%)
City General Funds and Other Local Funds	4,726,000	4,152,000	574,000	14%
TOTAL LOCAL	51,020,000	55,807,000	(4,787,000)	(9%)
TOTAL STATE	480,000	480,000	-	0%
TOTAL NEW REVENUE	279,740,000	293,043,000	(13,303,000)	(5%)
5% CONTINGENCY RESERVES *	13,987,000	14,652,000	(665,000)	(5%)
PROGRAM AND PROPERTY RESERVES *	94,048,000	125,310,000	(31,262,000)	(25%)
TOTAL BEGINNING FUND BALANCE	108,035,000	139,962,000	(31,927,000)	(23%)
TOTAL SOURCES OF FUNDS	\$387,775,000	\$433,005,000	(\$45,230,000)	(10%)

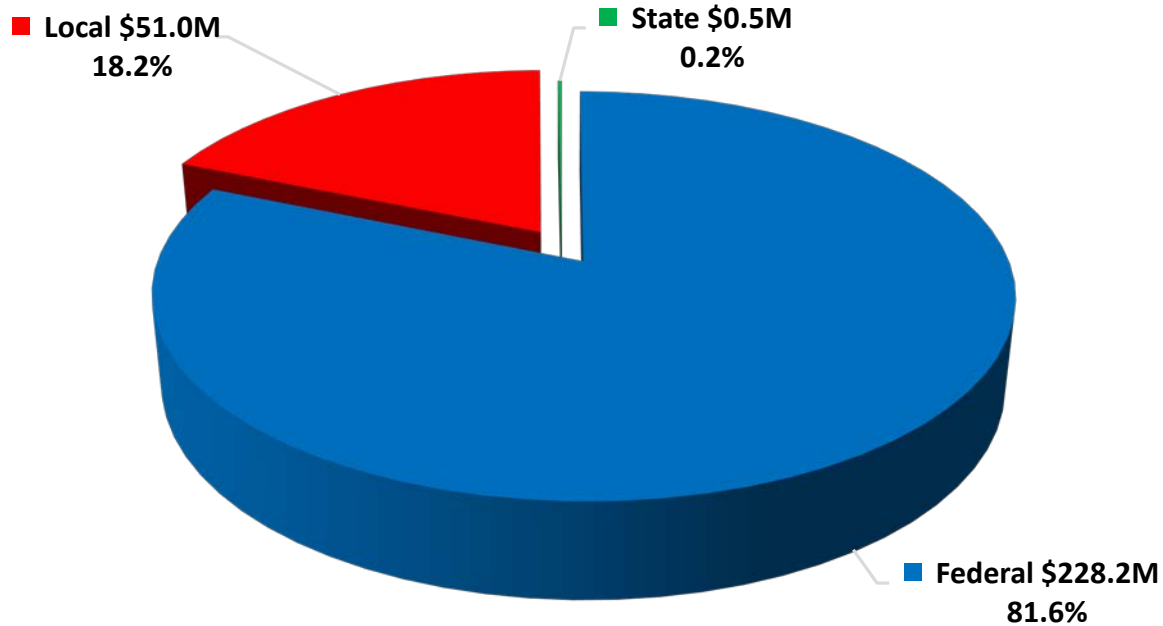
* Beginning fund balance



SDHC FY 2019 Proposed Budget

New Revenue by Major Category

\$280M (\$ in Millions)



SDHC Real Estate	\$32.7M
Inclusionary/Housing Impact Fee	11.0M
Bond, Compliance Monitoring Fees	2.6M
Other Local (Includes City General Funds, Kellogg Grant, RDA)	4.7M
Total Local	\$51.0M

Section 8/MTW	\$203.2M
HOME	11.7M
ESG/CoC	5.9M
CDBG & Other Federal (ROSS Grant)	7.4M
Total Federal	\$228.2M

FY 2019 New Revenue Total: \$280M





SAN DIEGO
HOUSING
COMMISSION

SDHC FY 2019 Budget Proposed Presentation

Section 4 – Uses of Funds

SDHC FY 2019 Proposed Budget

Total Uses

	FY19 Budget	FY18 Budget	\$ Change	% Change
Total Uses (not including ending fund balance)	\$325M	\$349M	\$(24M)	(7%)

Overall decrease in total uses of approximately \$24 million, primarily due to:

Decreases in:

- \$19 million of capital expenditures and \$14 million in development loans
- \$13 million in grant expense primarily related to transit oriented projects

Offset by increases in:

- \$14 million of homelessness activities related to the City's Temporary Bridge Shelters, Transitional Storage Center and Housing Navigation Center
- \$6 million in Housing Assistance Payments to continue the expanded Choice Communities Initiative and increase payment standards
- \$2 million in payroll costs, primarily for Cost of Living Adjustments, per the current Memorandum of Understanding



SDHC FY 2019 Proposed Budget

Funding Uses by Fiscal Year

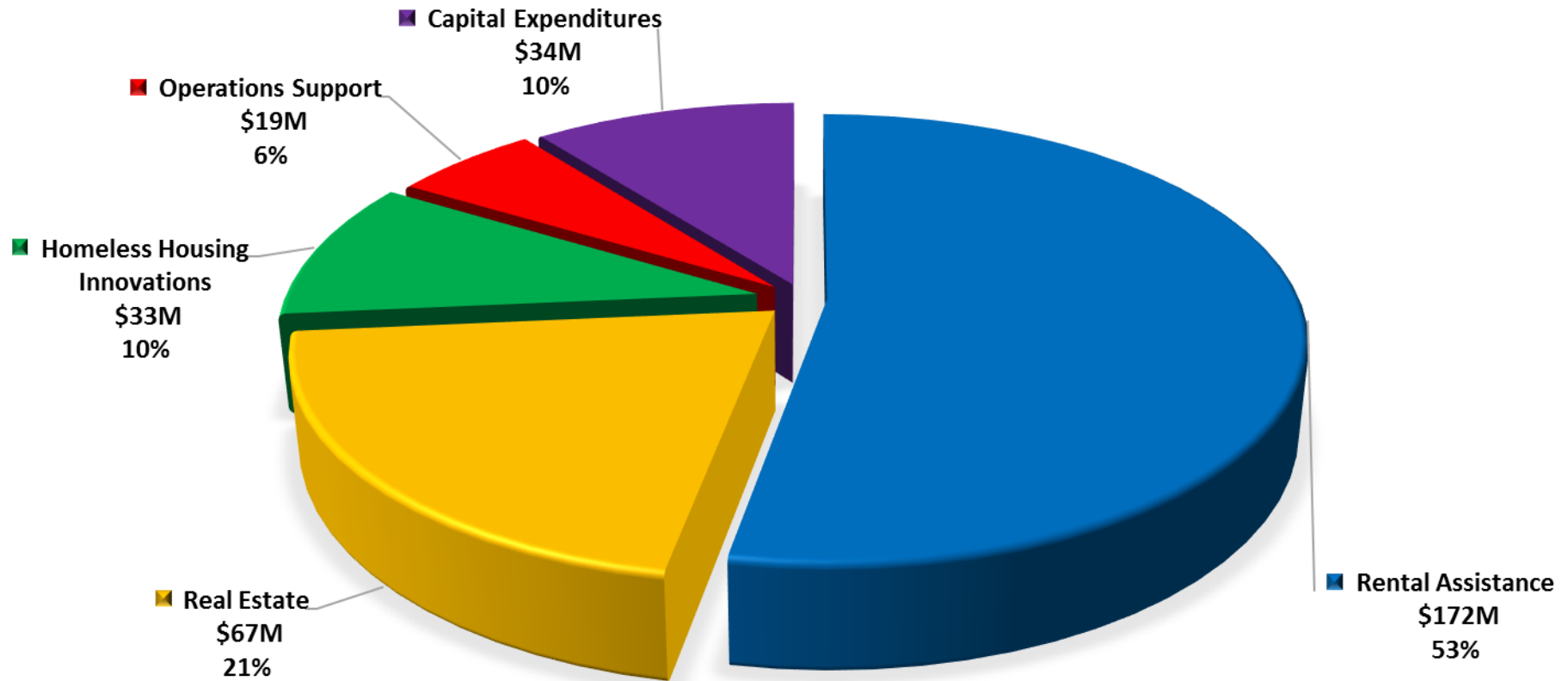
	FY19 Budget	FY18 Budget	\$\$ Change	% Change
Personnel Costs	\$36,463,000	\$34,387,000	\$2,076,000	6%
Non-Personnel Costs				
Housing Program Expense	223,526,000	233,054,000	(9,528,000)	(4%)
Property Expense, Professional Services, Supplies and Other	30,316,000	28,465,000	1,851,000	7%
Capital Expenditures	34,196,000	52,787,000	(18,591,000)	(35%)
Non-Personnel Costs Total	288,038,000	314,306,000	(26,268,000)	(8%)
Grand Total (Excluding Ending Fund Balance)	\$324,501,000	\$348,693,000	(\$24,192,000)	(7%)



SDHC FY 2019 Proposed Budget

Funding Uses by Division (Excluding Ending Reserves)

\$325M (\$ in Millions)



SDHC FY 2019 Proposed Budget

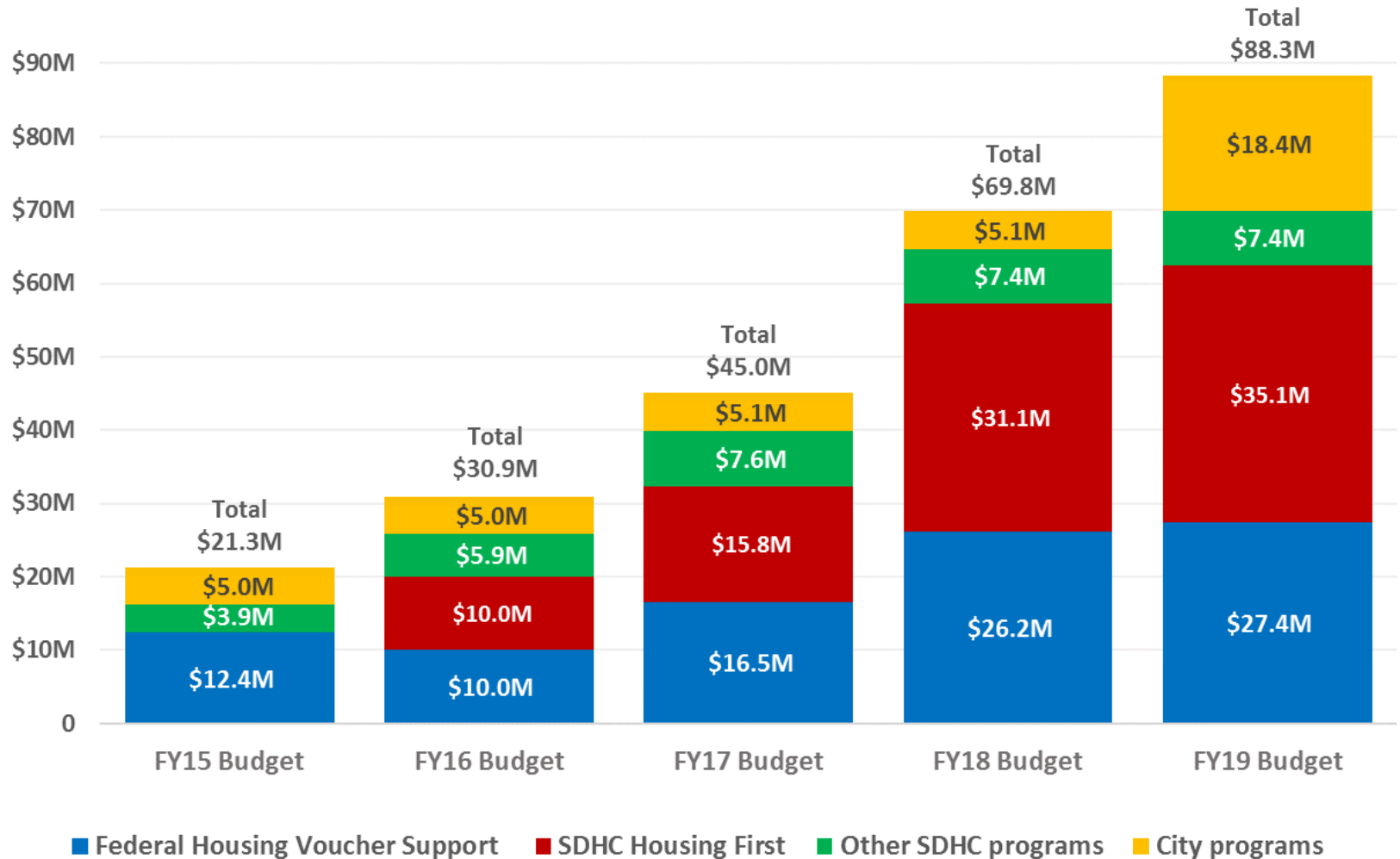
Summary – Staffing by Division

SDHC Major Division	FY19 Budget	FY18 Budget	Change from FY18 to FY19
Homeless Housing Innovations	27	25	2
Operations Support	87	89	(2)
Real Estate	101	101	-
Rental Assistance	115	115	-
Total of Full-Time Equivalents	330	330	-



SDHC FY 2019 Proposed Budget

FY15 - FY19 Total Homeless Programs Expenditures



SDHC FY 2019 Proposed Budget

Homeless Programs Expenditures

	Component	Funding Source	FY19 Budget	
Housing First 3.0	Housing First Permanent Supportive Housing	Move To Work/Inclusionary	\$24,310,000	\$35.1M
	SDHC Moving Home and Moving On Rapid Rehousing	Move To Work/Inclusionary/Linkage	5,099,000	
	Landlord Engagement	Local Funds/Inclusionary	4,053,000	
	Prevention & Diversion	Local Funds/Inclusionary	1,145,000	
	Family Reunification	Local Funds	500,000	
City Programs	Temporary Bridge Shelters	SDHC Real Estate/Local Funds	10,119,000	\$18.4M
	Interim Shelters, Rapid Rehousing, Day Center, Transitional Storage Center and Serial Inebriate Program	CDBG, ESG, City General Fund	5,067,000	
	Housing Navigation Center	CDBG, City General Fund, Low/Mod. Housing	1,550,000	
	Transitional Storage Center	SDHC Real Estate/Local Funds	1,689,000	
SDHC Programs	Federal Housing Voucher Support	Move To Work	27,409,000	\$34.8M
	Permanent Supportive Housing	Continuum of Care	3,773,000	
	Rapid Rehousing	Continuum of Care	1,363,000	
	Transitional Housing	Inclusionary/Linkage	1,418,000	
	Program Administration and Coordinated Outreach	Local Funds/Inclusionary	546,000	
	Various Supportive Services	Local Funds	250,000	
TOTAL HOMELESS PROGRAMS EXPENDITURES			\$88,291,000	



SDHC FY 2019 Proposed Budget

Three Temporary Bridge Shelters

Overview:

- Approved by the San Diego City Council on November 14, 2017
- Provides up to 674 beds for homeless individuals and families (November 2017 - December 2020), if approved by the Housing Authority for additional periods beyond June 2018
- Addresses immediate public health and safety concerns

LOCATION	CAPACITY/SERVICES	OPERATOR
16 Street & Newton Avenue	324 beds for single adults	Alpha Project for the Homeless
280 1/2 Sports Arena Boulevard	200 beds for veterans	Veterans Village of San Diego
14 Street & Commercial Street	150 beds for single women and family units + supportive services	Father Joe's Villages
Total Cost *: \$10,119,000		

* Funding Source: SDHC Real Estate/Local Funds



SDHC FY 2019 Proposed Budget

Transitional Storage Center

Overview:

- Part of the City of San Diego's Homeless Strategy
- Provides 500 lockable storage containers for up to 500 homeless individuals over three years (June 2018 – March 2021), if approved each year through the yearly budget approval process by the Housing Authority
- Operator Agreement extensions subject to approval by the Housing Authority

	FY 2019	FY 2020
Building Lease	\$178,000	\$184,000
Operating Agreement	1,511,000	1,544,000
Total Cost	\$1,689,000 *	\$1,728,000

* Funding Source: SDHC Real Estate/Local Funds (Cost savings from FY 2018 Bridge Shelters)



Approval Request

FY 2019 Budget - \$388 Million



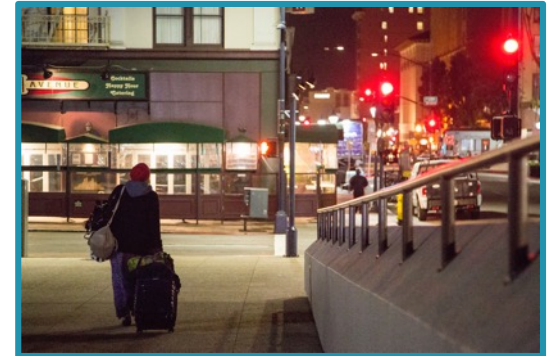
SDHC FY 2019 Proposed Budget



Rental
Assistance



Creating Affordable
Housing



Solutions To
Homelessness

Thank You





SAN DIEGO
HOUSING
COMMISSION

SDHC FY 2019 Proposed Budget Presentation

Appendix A

Section 5 – Budget Process

Section 6 – Budget in City Format



SAN DIEGO
HOUSING
COMMISSION

SDHC FY 2019 Proposed Budget Presentation

Section 5 – Budget Process

SDHC FY 2019 Proposed Budget

Governing Body and Strategic Guidance

- Established in 1979, SDHC is governed by the San Diego City Council, sitting as the Housing Authority of the City of San Diego (Housing Authority).
- SDHC President & Chief Executive Officer (CEO) Richard C. Gentry is the Executive Director of the Housing Authority.
- The Housing Authority has final authority over SDHC's budget and major policy decisions. Housing Authority approval is required for amending the annual budget for amounts in excess of \$500,000.
- A seven-member SDHC Board of Commissioners (Board) is appointed by the Mayor. The San Diego City Council confirms them.
- The Board reviews proposed changes to housing policy, property acquisitions and other financial commitments. The Board offers policy guidance to SDHC staff through its communications with the agency's President & CEO. The Board's actions are advisory to the Housing Authority.



SDHC FY 2019 Proposed Budget Budget Guidelines

- Determine Available Funding Sources
- Balance the Budget
 - Sources (Beginning Fund Balance + Revenues)
 - =
 - Uses (Expenditures + Ending Fund Balance)
- Establish Reserve Levels
 - 5 percent of annual revenue for Contingency Reserve
 - Property reserve goal set according to needs as defined by best practices
 - Plan for future fluctuations in funding – maintain adequate reserves



SDHC FY 2019 Proposed Budget Procedures for Amending Budget

\leq \$250,000	SDHC CEO authorized to amend the annual budget in the amount of \$250,000 or less
$>$ \$250,000	All budget amendments in excess of \$250,000 must be approved by the SDHC Board
$<$ \$500,000	The Housing Authority of the City of San Diego (Housing Authority) has delegated authority to the SDHC Board to amend the annual budget for amounts less than \$500,000
$>$ \$500,000	Budget amendments in excess of \$500,000 must be approved by the Housing Authority

- Budget Amendments are reported as “Approved Variances.”





SAN DIEGO
HOUSING
COMMISSION

SDHC FY 2019 Proposed Budget Presentation

Section 6 – Budget in City Format

SDHC FY 2019 Proposed Budget Mission Statement

Mission Statement

To provide affordable, safe and quality homes for low- and moderate-income families and individuals in the City of San Diego and to provide opportunities to improve the quality of life for the families that the San Diego Housing Commission serves.

Fiscal Year 2019 Budget Summary

The San Diego Housing Commission (SDHC) is a public agency that provides affordable housing programs and services for low- and moderate-income individuals and families in the City of San Diego. SDHC assists approximately 15,400 low-income households by providing them with Federal Section 8 Housing Choice Voucher (HCV) rental assistance. HCV participants typically pay a predetermined portion of their income toward rent, with the remainder paid by Federal funds administered by SDHC. More than half of these households are seniors or individuals with disabilities. SDHC also administers City of San Diego and Federal funds for transitional and permanent housing with supportive services to address homelessness among families, seniors, Veterans and individuals. In addition, SDHC develops affordable multifamily rental housing and provides loans, Closing Cost Assistance Grants and Mortgage Credit Certificates to help first-time homebuyers.

In Fiscal Year 2019 (July 1, 2018 – June 30, 2019), SDHC programs will include but are not limited to:

- HOUSING FIRST – SAN DIEGO: 2018-2020, SDHC's Homelessness Action Plan, which builds upon the prior accomplishments by providing expanded and additional, multifaceted solutions to address homelessness in the City of San Diego, such as:
 - Providing new Permanent Supportive Housing for chronically homeless individuals through continued investment of Federal and Local dollars into new construction development, acquisition, and rehabilitation of properties;
 - Expanding SDHC's "Moving On" rental assistance program where Federal rental housing vouchers are provided to formerly homeless individuals and families who are ready to move from permanent supportive housing into a more appropriate housing solution due to achieving housing stability; and
 - Continuing specialized programs to assist transitional age youth, homeless individuals and chronically homeless Veterans;
 - Continuing homelessness prevention and diversion assistance, such as staff to provide mediation or financial assistance to help families who are at risk of becoming homeless; and continuing coordinated street outreach services to expand support for existing street outreach efforts.



SDHC FY 2019 Proposed Budget Mission Statement (Continued)

- Administering services that align with the City of San Diego's FY19 priorities regarding the provision of services to the City of San Diego's homeless population such as the three temporary bridge shelters for up to 674 individuals and the expanded transitional storage facility with up to 500 lockable storage containers. Also, expected to open in Fall 2018, the Housing Navigation Center will provide onsite intake, assessment, triage and referrals for permanent housing opportunities.
- Expanding Choice Communities to increase housing choices for low-income families in the City of San Diego to move toward areas with more options for transportation, school and employment opportunities.

The \$387.8 million proposed Fiscal Year 2019 Budget would enable SDHC to:

- Assist approximately 15,400 low-income households by providing rental assistance through the Federal HCV program;
- Assist 39 households to become first-time homebuyers;
- Acquire and develop 195 affordable housing units; including units for homeless;
- Renovate and rehabilitate 391 SDHC-owned units;
- Own and/or manage 3,732 affordable housing units in the City of San Diego, including SDHC's nonprofit affiliate, Housing Development Partners (HDP) and Federal public housing units;
- Administer City of San Diego homeless programs, inclusive of housing navigation center, that will provide onsite intake, three temporary bridge shelters, that provide shelter for more than 3,900 homeless individuals, an expandable transitional storage facility with up to 500 lockable storage containers, and day services for 3,600 homeless individuals;
- Help 1,500 families that receive Federal rental assistance or public housing residents to work toward financial self-reliance through the SDHC Achievement Academy.

The proposed SDHC Fiscal Year 2019 Budget will be presented to the City Council Budget and Government Efficiency Committee on May 7, 2018, for its review, and will then be forwarded to the Housing Authority of the City of San Diego for its review and approval in June 2018.



SDHC FY 2019 Proposed Budget Mission Statement (Continued)

SDHC's Fiscal Year 2019 Budget is composed of four divisions: Rental Assistance, Real Estate, Homeless Housing Innovations and Operations Support:

- Rental Assistance Division (RAD) funding is budgeted at \$171.8 million. RAD provides Federal rental assistance to low-income households in the City of San Diego. RAD program activities provide eligible families with monthly Federal rental assistance and opportunities for them to become more financially self-reliant through the SDHC Achievement Academy, a learning and resource center and computer lab with programs that emphasize career planning, job skills and personal financial education—at no cost to HCV participants and public housing residents. In addition, RAD monitors affordable housing developments and homeowners for compliance with Federal, State and Local occupancy and affordability restrictions.
- Real Estate Division (RED) funding is budgeted at \$101.1 million. RED creates and preserves affordable housing as a developer, owner, lender, partner, bond issuer, and administrator of the City of San Diego's affordable housing programs. RED also helps low- and moderate-income families become first-time homebuyers.
- Homeless Housing Innovations Department (HHI) funding is budgeted at \$32.7 million. HHI administers City of San Diego and Federal funds to address homelessness and the housing needs of San Diegans with extremely low incomes. This department administers programs for transitional housing, interim housing, and permanent supportive housing and services.
- Operations Support funding is budgeted at \$18.9 million. Operations Support provides support services to carry out the SDHC mission. Included are: 1) Board & Executive Functions, which provides strategic planning, leadership and management to implement housing programs; 2) Communications & Government Relations, which fosters transparency in government through government relations activities, responds to public records requests, and ensures consistency and accuracy in SDHC communications; 3) Human Resources; 4) Project Management Office; 5) Financial Services; 6) Information Technology; 7) Procurement; 8) Section 3 & Outreach; 9) Compliance and Special Programs; and 10) Agency Policy.

Funds allocated for Reserves are budgeted at \$63.3 million. These funds contain three types of reserves: 1) Program Restricted Reserves to provide for housing programs; 2) Property Reserves to provide for replacement requirements; and 3) Contingency Reserves, 5% of annual budgeted new revenue.



SDHC FY 2019 Proposed Budget Budget Summary

	FY 2017 Budget	FY 2017 Actual	FY 2018 Budget	FY 2018 Projected	FY 2019 Proposed	FY 2018-2019 Change
Positions (FTE)	304.00	306.00	330.00	330.00	330.00	-
Personnel Expense	\$30,181,000	\$29,313,000	\$34,387,000	\$34,387,000	\$36,463,000	\$2,076,000
Non-Personnel Expense	337,823,000	388,687,000	398,618,000	398,618,000	351,312,000	(47,306,000)
TOTAL	\$368,004,000	\$418,000,000	\$433,005,000	\$433,005,000	\$387,775,000	(\$45,230,000)



SDHC FY 2019 Proposed Budget Expenditures

	FY 2017 Budget	FY 2017 Actual	FY 2018 Budget	FY 2018 Projected	FY 2019 Proposed	FY 2018-2019 Change
PERSONNEL						
Salaries & Wages	\$21,761,000	\$22,079,000	\$25,328,000	\$25,328,000	\$26,544,000	\$1,216,000
Fringe Benefits (health)	3,027,000	3,226,000	3,992,000	3,992,000	4,500,000	508,000
Fringe Benefits (pension)	2,918,000	2,677,000	3,345,000	3,345,000	3,671,000	326,000
Fringe Benefits (other--Life, LTD, Medicare, Workers Comp, SUI and 457)	1,519,000	1,331,000	1,722,000	1,722,000	1,748,000	26,000
Class and Comp Study	956,000	-	-	-	-	-
SUBTOTAL PERSONNEL	\$30,181,000	\$29,313,000	\$34,387,000	\$34,387,000	\$36,463,000	\$2,076,000
NON-PERSONNEL						
Housing Program Expense	\$207,999,000	\$182,777,000	\$233,053,000	\$233,053,000	\$223,526,000	(\$9,527,000)
Property Expenses	15,315,000	19,161,000	15,656,000	15,656,000	16,748,000	1,092,000
Professional Services, Supplies & Other	10,417,000	9,254,000	9,657,000	9,657,000	10,396,000	739,000
Debt Principal Payments	3,067,000	3,071,000	3,153,000	3,153,000	3,172,000	19,000
Capital Expenditures	22,066,000	26,999,000	52,787,000	52,787,000	34,196,000	(18,591,000)
Reserves	78,959,000	147,425,000	84,312,000	84,312,000	63,274,000	(21,038,000)
SUBTOTAL NON-PERSONNEL	\$337,823,000	\$388,687,000	\$398,618,000	\$398,618,000	\$351,312,000	(\$47,306,000)
TOTAL	\$368,004,000	\$418,000,000	\$433,005,000	\$433,005,000	\$387,775,000	(\$45,230,000)



SDHC FY 2019 Proposed Budget

Significant Budget Adjustments

Significant Budget Adjustments	Position/Explanation for Change	Position	Revenue	Expenses
Personnel Salaries and Benefits Adjustments				
Salaries & Wages	Primarily due to 3% COLA and average 2.5% performance incentive	-		\$1,216,000
Fringe Benefits (health)	Primarily due to 3% COLA and average 2.5% performance incentive			508,000
Fringe Benefits (pension)	Primarily due to 3% COLA and average 2.5% performance incentive			326,000
Fringe Benefits (Life, LTD, Medicare, Workers Comp, SUI, and 457)				26,000
Personnel Adjustments				\$2,076,000
Non-Personnel Expenditure Adjustments				
Housing Program Expense	Decrease due to less development loans and grant expense related to TOD projects, which is offset by an increase in Housing Assistance Payments and grant expense related to the temporary bridge shelters , transitional storage center and navigation center			(\$9,527,000)
Property Expenses	Increase in repairs, maintenance, landscaping and site cleaning			1,092,000
Professional Services, Supplies, Other	Increase due to IT software support contracts			739,000
Debt Principal Payments				19,000
Capital Expenditures	Decrease due to less acquisitions			(18,591,000)
Reserves	Decrease due primarily to utilization of property reserves to fund comprehensive renovations and rehabilitation at our SDHC-owned properties, and expenditures related to the temporary bridge shelters and transitional storage center			(21,038,000)
Non-Personnel Expenditure Adjustments				(\$47,306,000)
TOTAL EXPENSE ADJUSTMENTS			-	(\$45,230,000)
Revenue Adjustments				
Section 8 / MTW	Less available HUD held reserves than in prior year's budget		(\$5,621,000)	
HOME, CDBG & Other Federal	Decrease due to HOME program income (no loan payoffs)		(3,095,000)	
Housing Innovation Funds	Increase in CoC funding		200,000	
SDHC Real Estate	No expected proceeds from utilizing equity of a SDHC-owned property		(4,505,000)	
Affordable Housing Fund	Slight decrease expected in inclusionary fees and HTF loan repayments		(378,000)	
Other Local Funds	Decrease in bond and RHF service fees		96,000	
State			-	
Fund Balance from Prior Years	The spend-down of fund balance in FY 2018 to fulfill commitments to purchase affordable housing properties, extend loans to developers, rehabilitate SDHC-owned properties and launch the City's Temporary Bridge Shelters		(31,927,000)	
TOTAL REVENUE ADJUSTMENTS			(\$45,230,000)	



SDHC FY 2019 Proposed Budget Reimbursements to Departments/Entities

Departments/Entities	FY 2017 Budget	FY 2017 Actual	FY 2018 Budget	FY 2018 Projected	FY 2019 Proposed	FY 2018-2019 Change
Homeless Housing Innovations - Interim Shelter for Homeless Adults	\$1,600,000	\$1,588,000	\$1,600,000	\$1,600,000	\$1,600,000	-
Homeless Housing Innovations - Prevention and Diversion	-	-	-	1,066,000	-	-
Homeless Housing Innovations - SMART Pilot Program	98,000	86,000	98,000	32,000	-	(98,000)
Homeless Housing Innovations - Navigational Center	-	-	-	-	550,000	550,000
Homeless Housing Innovations - Transitional Storage Center	125,000	114,000	125,000	125,000	125,000	-
Homeless Housing Innovations - Connections Interim Housing	300,000	251,000	300,000	300,000	272,000	(28,000)
Homeless Housing Innovations - Serial Inebriate Program	192,000	157,000	290,000	290,000	290,000	-
TOTAL	\$2,315,000	\$2,196,000	\$2,413,000	\$3,413,000	\$2,837,000	\$424,000



SDHC FY 2019 Proposed Budget Revenues

Revenue Source	FY 2017 Budget	FY 2017 Actual	FY 2018 Budget	FY 2018 Projected	FY 2019 Proposed	FY 2018-2019 Change
FEDERAL						
Section 8 / MTW	\$187,540,000	\$177,371,000	\$208,827,000	\$208,827,000	\$203,206,000	(\$5,621,000)
HOME, CDBG & Other Federal	20,900,000	19,878,000	22,241,000	22,241,000	19,146,000	(3,095,000)
Housing Innovation Funds	4,607,000	4,793,000	5,688,000	5,688,000	5,888,000	200,000
FEDERAL TOTAL	\$213,047,000	\$202,042,000	\$236,756,000	\$236,756,000	228,240,000	(\$8,516,000)
LOCAL						
SDHC Real Estate	\$30,406,000	\$33,642,000	\$37,194,000	\$37,194,000	\$32,689,000	(\$4,505,000)
Affordable Housing Fund	10,754,000	31,560,000	11,359,000	11,359,000	10,981,000	(378,000)
Other Local Funds	6,439,000	9,256,000	7,254,000	7,254,000	7,350,000	96,000
LOCAL TOTAL	\$47,599,000	\$74,458,000	\$55,807,000	\$55,807,000	\$51,020,000	(\$4,787,000)
STATE	\$142,000	\$1,091,000	\$480,000	\$480,000	\$480,000	-
FUND BALANCE FROM PRIOR YEARS	\$107,216,000	\$140,409,000	\$139,962,000	\$139,962,000	\$108,035,000	(\$31,927,000)
GRAND TOTAL	\$368,004,000	\$418,000,000	\$433,005,000	\$433,005,000	\$387,775,000	(\$45,230,000)

