



2024-2025 Consolidated Budget



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Finance Manager

TBD

Housing Choice Voucher Manager

Lynette Brown

Compliance Manager

TBD

Housing Portfolio Manager

Nina Norfleet

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Special Programs Manager

Sara Quick

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DEFINITIONS

CY – Calendar Year

DV or DV 5yr – (Mainstream vouchers) Disabled persons vouchers, part of the SC8 voucher program.

FTE – Full time equivalent

FUP – Family Unification Program, a type of voucher and part of the SC8 program.

FY – Fiscal Year

HAP – Housing Assistance Payments

HCV – Housing Choice Vouchers

HRAP – Homeless Rental Assistance Program, program funded by Oregon Health Authority.

HUD – Housing and Urban Development

NRP – Net Restricted Position. These are unspent HAP funds at fiscal year-end plus any residual funds from previous years and can only be used for payments to landlords with SC8 contracts.

PH – Public Housing

RAD – Rental Assistance Demonstration. A Public Housing conversion program to take Public Housing properties and convert them to Section 8 rental support through HUD.

RSC – Resident Service Coordinator

SC8 – Section 8 program

SHORT FUNDING – This means that HUD is giving agencies less funding than is required to run the program due to Congressional appropriations or to force use of program reserves.

SRO – Single Room Occupancy, a type of Moderate Rehabilitation program for private sector property owners.

TC- Tax Credit, also LIHTC- Low-Income Housing Tax Credit, subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low- and moderate-income tenants.

UNP – Unrestricted Net Position. This is the administrative fee reserve for the voucher program. These funds are restricted to use to support the voucher program.

VASH – Veteran’s Assistance and Supportive Housing, a type of voucher.

VIDA – Valley Individual Development Accounts. A fund matching grant program run by CASA of Oregon.

VOU – Voucher program. Consists of HCV, VASH, DV, FUP and other voucher programs.

VRAP – Veterans Rental Assistance Program

BUDGET MESSAGE

For the fiscal year beginning October 1, 2024

Mission

To assist low and moderate-income families achieve self-sufficiency by providing stable housing, economic opportunity, and community investment through coordination with social service providers.

The proposed consolidated operating budget provides for the continuation of a financially sound operation amid many funding uncertainties and this current year has created more uncertainties than any previous year. Specific information about the funding uncertainties is provided in this section.

Content of the Consolidated Budget

This package contains annual budgets for the following properties and programs:

- **Central Office (Federal/Affordable)**
The Central Office was split into Federal vs Non-Federal funding and expenditures beginning fiscal year 2014/2015 to meet HUD's definition of a Central Office segregated to federal funds only. Federal revenues are management fees earned from the Public Housing properties managed and the Housing Choice Voucher (Section 8) programs to pay for centralized administrative functions. Affordable (non-Federal) revenues include development and management fees paid by other programs, grants and properties to pay for expenses related to managing these non-federal programs.
- **SHA-Owned Housing**
A total of 151 units at Englewood West, Southview Terrace and Redwood Crossings. Redwood Crossings works with clients for Permanent Supportive Housing.
- **Public Housing**
137 units of Public Housing owned by HUD/Salem Housing Authority (SHA). Comprised of 2 Apartment/townhome complexes, 79 units of scattered site housing and a lot.
- **Housing Choice Vouchers (Section 8)**
Rent subsidies paid to private landlords on behalf of over 3,000 households. Major programs include Emergency Housing Vouchers (EHV), Mainstream (DV) vouchers, Family Unification Program vouchers (FUP), Non-Elderly Disabled (NED) vouchers and Veteran's Assistance Vouchers (VASH).

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- **Grant Programs**

Capital Fund Program (CFP), Resident Self Sufficiency (FSS), Veteran’s Rental Assistance Program (VRAP), Homeless Rental Assistance Program (HRAP) & other special purpose grants that support the mission and advancement of the Housing Authority and enhancing our programs and projects.

This budget package does **NOT** contain annual operating budgets for properties owned by Low Income Housing Tax Credit (LIHTC) limited partnerships (Salem Housing Preservation 4%, Salem Housing Preservation 9%, Parkway East, Parkway West, Yaquina-Southfair, Sequoia Crossings, or Robert Lindsey Tower) and properties that SHA manages for Teton and Chemeketa Non-Profit corporations (Englewood East and the Hawthorne House, respectively) or the City of Salem (Doral House and Wallace House). The fees that SHA earns, and the administrative expenses incurred for managing these properties are represented in the Central Office-Affordable budget. See Budget Timelines section for details.

Housing Authority Budget Fundamentals

- The proposed budgets are balanced and reflect funding projections based upon information provided by HUD, affordable housing industry sources and rate forecasts.
- This budget provides the resources for the Authority to provide affordable rental housing to an estimated 3,800 low-income households. It allows the Authority to assist the community with housing supply and placement.
- The Capital Fund Program funded by HUD continues to permit the Authority to upgrade its remaining Public Housing units and to make management improvements that contribute to the overall efficiency of the Authority’s operations.
- Within this budget is an advancement of the agency in growth of staff and bandwidth that has been much needed over the past few years. Granted funds received in the previous year allow the Housing Authority to re-organize the agency, putting it in the best possible position for future growth and program expansion opportunities.

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Program Funding Cycles

The Authority's fiscal year begins October 1st and ends September 30th. The operating periods of the various grant programs varies based on the date the grant was awarded. To the extent possible, the Consolidated Budget reflects revenues and expenses anticipated during the Authority's fiscal year spanning the period October 1, 2024 to September 30, 2025.

Budget Timelines

- HUD requires the Authority to submit a Resolution demonstrating budget approval by the Housing Authority Commission by the conclusion of the current fiscal year. The Housing Authority Commission will be requested to adopt the consolidated budget at the September 2024 meeting.
- Teton Non-Profit Housing, Inc. and Chemeketa Non-Profit, Inc. will individually approve their 2024-2025 operating budgets for Englewood East Apartments and the Hawthorne House respectively at their semi-annual meeting. Doral House, West Salem House (owned by the City of Salem and managed by SHA) are single-family homes and do not have their own budget process.
- The Capital Fund Program budgets were approved by the Housing Authority Commission on July 10, 2023, as part of the Public Housing Agency Plan.
- Grant programs and funding have various operating periods each designated by the originator of the grant. Value contained in this budget may cross grant year period, as it has been reported to conform with SHA's fiscal year.
- All the LIHTC limited partnerships operate on a calendar year basis. These entities will adopt operating budgets for the 2025 calendar year prior to December 31, 2024.

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Budget Focus for FY 2024-2025

Public Housing Operating Subsidy

Operating Subsidy is one of three funding sources to Public Housing, along with tenant rents and CFP grant funds. The actual amount of subsidy allocated to housing authorities depends on the level of Congressional appropriation. The operating subsidy for the budgeted fiscal year is calculated by SHA in accordance with HUD guidelines and is submitted to HUD by the agency according to HUD's timelines. The actual amount of subsidy allocated depends on Congress's level of appropriation. SHA will carry over the 2024 operating subsidy amount with a conservative decrease from 2024 due to a delay in HUD appropriation amounts and estimates. At this time, the forecast is a decrease in public Housing operating and Capital subsidy to 92%, however, the amount will be adjusted once a firmer estimate is provided.

Voucher Housing Assistance Payments

The Housing Choice Voucher program is funded and reconciled by HUD on a calendar year (CY) basis. HUD began "short funding" agencies in CY2009, reducing even further the funding to a proration of the anticipated need. This budget was created based on recent HUD projections and reconciliations, utilizing the Two-Year Tool (TYT) provided by the regional HUD office. The focus is always on maintaining housing to our assisted clients and when available allowing in new program participants. Reserve funds have been fully utilized, and HUD is currently determining funds to advance each month based on recent expense reports. The Housing Choice Voucher was opened for a brief period in May 2023 after the previous pool of applicants was exhausted through our efforts to pull clients from the waitlist and provide them with voucher assistance. We anticipate continuing to screen new applicants from the waiting list as funding avails. With the Fair Market Rates (FMR) rising and diminishing availability of affordable housing options, SHA continues to apply for ever new funding opportunity that is available in the HUD voucher program.

Voucher Administrative Fees

Housing authorities earn administrative fees each month under the Voucher program at a HUD-published rate for the number of units leased adjusted by a floating proration factor that is adjusted on a quarterly basis depending upon funds available at HUD. HUD has been approximately four to six months behind in finalizing each month's administrative fees earned and it is retroactive to the beginning of the calendar year, resulting in a level of uncertainty for funding administrative costs. The most recent communication from HUD estimated a proration factor of 92% for January through March 2024. Since the pro-ration factor is only an estimate, the final calendar year admin fee reconciliation will determine total admin fees and adjust the next funding disbursement by any shortage or excess fees obligated through the calendar year.

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Family Self Sufficiency (FSS) Program

The Family Self Sufficiency Program continues to provide both support and mentoring to families on their journey to become independent of governmental assistance. Funding for this program was increased with the 2023 and 2024 grant years to be sufficient to fully cover four full time positions, including salary and benefits.

HUD regulations allow for forfeited escrow savings funds to be reserved for the purpose of assisting with client needs, which is an area that previously received no funding and will also allow for FSS staff training which was removed from grant funding in the previous year.

New Grants & Programs

The Authority was awarded funding through the Rapid Re-Housing project in 2023 to serve individuals and families experiencing unsheltered homelessness who have potential access to permanent housing. This funding provided by Oregon Housing Community Services (OHCS) is set to be fully expended towards the governor's emergency housing goals by June 2025.

The Authority is also administering Permanent Supportive Housing (PSH) funds from OHCS towards providing PSH services at Sequoia Crossings, a new 60-unit development that opened to residents in February 2024.

Through the Community Capacity Building Funding, the Authority will prepare and provide HSRN (Health-Related Social Needs) support for residents and program participants for an 18-month period beginning August 31, 2024. The Authority continues to seek funding and apply for opportunities to build programs that further support and serve the community.

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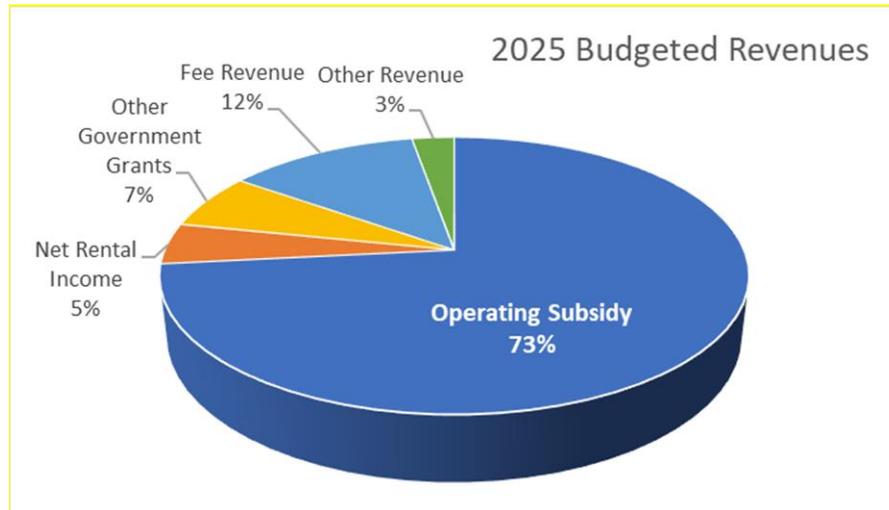
SHA Staffing Level for FY 2024-25

The proposed FY 2024-25 budgeted FTE is as follows:

Full Time Equivalent (FTE) Staff Positions

SHA Section	FY 2023-24 budget	FY 2024-25 budget	Difference
Central Office	21.6	26	+ 4.4
Grants	11.1	8	- 3.1
Section 8	17.2	17	- 0.2
Property Mgmt.	15.2	21	+ 5.8
Total	65.1	72	+ 6.9

REVENUES



Numbers in parentheses below indicate 2024-2025 budget figures.

Operating Subsidy (\$31,958,023)

This total represents subsidies paid to landlords on behalf of renters participating under the Housing Choice Voucher Program and operating subsidies for the remaining Public Housing units, which are based on a HUD formula of need and proration factor much like HCV.

Description	Total (\$)
Housing Voucher Subsidies	31,444,756
Public Housing Operating Subsidies	513,267
Total Operating Subsidy	31,958,023

Fee Revenue (\$5,441,268)

Administration fees of \$3,720,832 total are anticipated from the Voucher and VRAP programs. Additionally, \$1,720,436 total is anticipated for Central Office fees, which the Authority earns for providing centralized administrative support to properties and programs.

Other Governmental Grants (\$2,840,112)

HUD operating grants support the Authority's operations. The Authority anticipates \$441,147 total from the Capital Fund Program (CFP) to spend on public housing operating supplies and contracts. Operating grant revenue for the VRAP, HRAP, FSS and other programs is budgeted for \$2,287,870 total. New grant programs in 2024 include the Sequoia Grant, Rapid Rehousing, and Community Capacity Building Funding.

HUD also awarded the Authority \$908,567 last year in CFP funds for public housing property related building improvements and equipment. Although CFP amounts are expected to be spent in the budget year, HUD approved an 18-month extension for the Authority to obligate these funds. Through July 31, 2024, \$149,580.36 has been spent in the budget year. The expectation is that remaining funds will be spent within the 18-month extension period, and another \$124,456 for capital improvements is estimated from CFP in the current budget year.

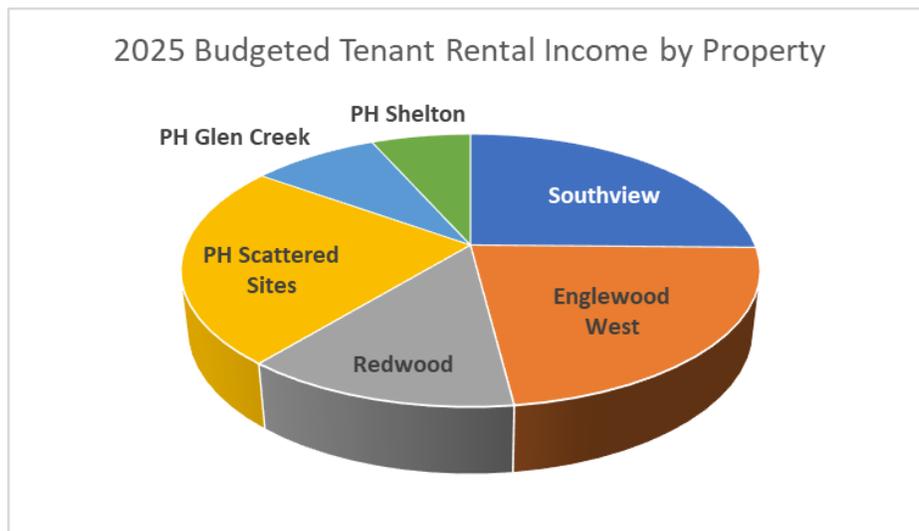
Description	Total (\$)
Capital Grants	
Public Housing (PH) Capital Fund Program (CFP)	124,456
Operating Grants	
Sequoia Grant	612,000
FSS (Family Self-Sufficiency)	441,147
Public Housing (PH) Capital Fund Program (CFP)	427,786
HRAP	373,035
Rapid Rehousing	309,688
VRAP	300,000
Community Capacity Building Funding	244,000
Other grants	8,000
Total Other Governmental Grants	2,840,112

Net Tenant Rents (\$2,085,589)

The aggregate of tenant rents anticipated from residents of Public Housing, Redwood Crossings, Southview Terrace and Englewood West Apartments is budgeted for a total of \$2,085,589. The four properties that the Authority manages without an ownership stake are budgeted for \$634,582 tenant revenue.

Other Revenue (\$1,206,534)

Miscellaneous rebates, insurance reimbursement, donations, landlord repayments and collection of accounts after write-off. The main components of other revenue are CFP operations and facility rental use at Redwood Crossings. Redwood’s rent for commercial space is \$92,589, and \$552,242 is estimated from CFP operations

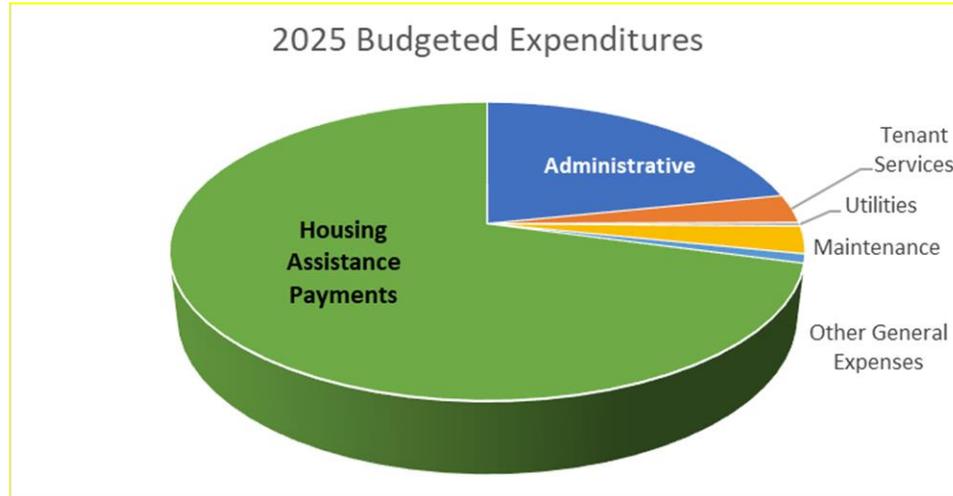


Tenant Other Revenue (\$15,825)

Tenant charges are the main component of other tenant revenue. These charges usually arise as repair costs for damages to the units exceeding the security deposit.

Total Revenue (\$43,547,351)

EXPENDITURES



Numbers in parentheses indicate 2024-2025 budget figures. This budget excludes costs, such as personnel and central office fees, allocated to the LIHTC projects (Robert Lindsey Tower, Parkway East, Parkway West, Yaquina Southfair, Sequoia Crossings, and Salem Housing Preservation 4% and 9%).

Housing Assistance Payments (\$31,784,161)

Rent subsidies and/or security deposits paid to landlords on behalf of eligible renters for Voucher and grant programs. These expenditures are offset by revenues allocated for Housing Assistance Subsidy.

Administration (\$9,768,767)

The primary administrative expenditures are personnel services and central office fees. Personnel service costs are salaries and fringe benefit costs paid to Housing Authority employees. Central office fees are paid by the housing properties, Housing Choice Voucher, Public Housing, Capital Fund, Owned Housing, and Grant programs to the Central Office.

Other administrative costs include legal services, audit fees, travel and training expenses, technical publications, dues, office supplies, office equipment maintenance, printing, postage, and telecommunications.

Maintenance (\$1,335,141)

Property maintenance encompasses all areas of the units, buildings, and grounds at the Authority's properties and offices. Costs include maintenance mechanic wages and benefits, various supplies, and service contracts. Maintenance contracts include vehicle maintenance, pest control, elevator maintenance, and garbage collection costs.

Utilities (\$171,651)

Utilities include all Authority-paid utility costs, excluding garbage. Utility costs are incurred at the Authority's office, Public Housing, Redwood Crossings, Southview Terrace and Englewood West common areas and in vacant units. Also includes street lighting charges for PH and Owned units.

Other General Expenses (\$439,854)

The primary components of this expenditure category are (1) insurance premiums paid for property, general liability, automobile, flood, fidelity bond, and errors and omissions coverage through the Housing Authorities Risk Retention Pool; (2) a Public Housing “Payment In Lieu of Taxes” (PILOT) to the City of Salem, which is determined by a formula using Public Housing tenant rents units and utility costs insurance; and (3) Family Self-Sufficiency (FSS) deposits made to escrow accounts, which are released to families upon graduating from the FSS program for meeting their goals. (More information about the FSS program is available on the Authority’s website at salemhousingor.com/family-selfsufficiency.)

Tenant Services (\$1,395,619)

This amount pertains to tenant direct services in public housing, and client services or barrier expenses (e.g. basic needs, housing, transportation) through grant programs.

Total Expenses (\$44,902,266)

Net Operating Loss (\$1,354,916)

Capital Outlay/Improvements (\$124,456)

This cash outflow includes fixed asset acquisition and improvements to Authority-owned property. All the capital improvement expenditures for this year are budgeted for the Capital Fund Program on behalf of Public Housing.

Debt Service (\$54,482)

Included here are scheduled payments of principal and interest to: (1) City of Salem for HOME loan on Parkway Village and (2) Columbia Bank for the Englewood West. The Columbia Bank loan for Southview Terrace was paid off in April 2024.

Other Restricted Funds (-\$873,457)

This cash outflow represents spending of prior year individual program funds to balance the budget due to the net operating loss.

Sequoia Developer Fee Payment (-\$660,397)

The Authority earned developer fee revenue based on the percentage of construction completed at its newest development, Sequoia Crossings, which opened in February 2024. However, the Sequoia partnership has only paid the Authority \$412,748 of the \$3,309,072 total fees. This budget anticipates \$660,397 in total payments during the year.

Net Cash Flow (\$0)

All budgets are break even.

SALEM HOUSING AUTHORITY
CONSOLIDATED

	FY 2025 BUDGET	FY 2024 PROJECTED	FY 2024 BUDGET	FY 2023 ACTUAL
Description	Consolidated	Consolidated	Consolidated	Consolidated
REVENUES				
Total Operating Subsidy	31,958,022.09	30,071,665.57	28,069,405.14	27,582,249.50
Total Net Rental Income	2,085,589.17	1,944,075.64	1,659,206.84	1,723,420.44
Total Tenant Other Revenue	15,825.35	12,903.33	18,254.45	24,971.66
Total Other Government Grants	2,840,112.26	1,726,185.37	1,670,953.96	2,272,649.25
Total Fee Revenue	5,441,267.65	5,311,583.79	5,467,599.54	5,810,285.17
Total Other Revenue	1,206,534.07	2,957,019.36	2,887,160.66	2,149,468.49
TOTAL REVENUES	43,547,350.59	42,023,433.06	39,772,580.59	39,563,044.51
EXPENSES				
Total Administrative	9,768,767.32	8,215,685.07	8,622,289.28	7,607,640.48
Total Tenant Services	1,395,618.74	1,602,222.96	1,048,711.24	970,325.87
Total Utilities	178,724.20	171,671.42	171,211.43	164,692.95
Total Maintenance	1,335,141.20	1,132,455.01	1,095,319.46	1,213,601.58
Total Other General Expenses	439,854.10	389,374.51	269,361.55	(190,194.98)
Total Housing Assistance Payments	31,784,160.84	31,160,942.00	27,494,741.00	26,984,549.00
TOTAL EXPENSES	44,902,266.40	42,672,350.96	38,701,633.96	36,750,614.90
NET INCOME/(LOSS)	(1,354,915.81)	(648,917.90)	1,070,946.63	2,812,429.61
Total Primary Debt Service	54,482.04	473,729.92	473,715.45	101,300.33
Capital Improvements	124,456.39	-	100,000.00	-
Other Restricted Funds	(873,457.24)	(1,122,647.82)	497,231.18	2,711,129.28
Sequoia Developer Fee Payment	(660,397.00)			
Net Cash Flow	-	-	-	-

CENTRAL OFFICE (Affordable and Federal Housing)

The Central Office budgets represent the Housing Authority’s centralized administrative functions. The Central Office was originally established to conform to HUD’s Public Housing program requirements and was later split in FY 2014 to separate Federal and non-federal sources of funding to conform with planned HUD changes to Central Office funding from federal sources. This split easily identifies non- federal funds that are not subjected to any possible future recapture by HUD.

The Central Affordable budget receives management fees from Owned Housing (Redwood Crossings, Englewood West and Southview Terrace properties), Managed properties (Doral House, Wallace House, Hawthorne House and Englewood East), SHA Affordable Housing (Yaquina Southfair, Sequoia Crossings, Parkway West, Parkway East, Robert Lindsey Tower, Salem Housing Preservation 4% and Salem Housing Preservation 9%) and Grant programs. This section also receives development fees as earned from housing construction projects, per agreement cash flow allows.

The Central Federal budget receives management fees from Federal programs such as the Public Housing, Capital Fund, Voucher and Moderate Rehabilitation programs. Central Federal expenses reflect indirect agency staffing (Housing administrator and others) and associated administrative cost for federal programs.

SALEM HOUSING AUTHORITY CENTRAL OFFICE AFFORDABLE

Description	FY 2025	FY 2024	FY 2024	FY 2023
	BUDGET	PROJECTED	BUDGET	ACTUAL
	NF-COCC	NF-COCC	NF-COCC	NF-COCC
REVENUES				
Total Fee Revenue	622,947.20	594,951.11	500,641.75	845,732.22
Total Other Revenue	176,500.00	2,502,222.41	2,656,712.67	1,908,929.37
TOTAL REVENUES	799,447.20	3,097,173.52	3,157,354.42	2,754,661.59
EXPENSES				
Total Administrative	1,935,287.09	1,639,298.38	1,556,834.38	1,277,341.55
Total Maintenance	31,453.41	7,098.49	74,487.45	46,750.49
Total Other General Expenses	58,500.00	62,102.51	2,050.52	78,851.00
TOTAL EXPENSES	2,025,240.51	1,708,499.38	1,633,372.35	1,402,943.04
NET INCOME/(LOSS)	(1,225,793.30)	1,388,674.14	1,523,982.07	1,351,718.55
Total Primary Debt Service	6,380.04	5,848.37	5,848.37	6,911.71
Capital Improvements	-	-	100,000.00	-
Other Restricted Funds	(371,776.34)	1,382,825.77	1,418,133.70	1,344,806.84
Redwood Loan Payment to SHA	(200,000.00)			
Sequoia Developer Fee Payment to SHA	(660,397.00)			
Net Cash Flow	-	-	-	-

SALEM HOUSING AUTHORITY
CENTRAL OFFICE FEDERAL

	FY 2025 BUDGET	FY 2024 PROJECTED	FY 2024 BUDGET	FY 2023 ACTUAL
Description	COCC	COCC	COCC	COCC
REVENUES				
Total Fee Revenue	1,097,488.45	1,059,585.86	1,129,063.79	1,120,978.99
Total Other Revenue	569,169.27	16,433.88	11,314.78	7,323.48
TOTAL REVENUES	1,666,657.71	1,076,019.74	1,140,378.57	1,128,302.47
EXPENSES				
Total Administrative	1,900,894.80	1,784,787.16	2,595,682.13	949,936.58
Total Utilities	5,325.54	5,024.09	4,706.32	4,410.23
Total Maintenance	8,442.93	7,675.39	16,651.69	60,303.96
Total Other General Expenses	3,096.99	1,664.28	5,682.00	20,625.95
TOTAL EXPENSES	1,917,760.26	1,799,150.92	2,622,722.14	1,035,276.72
NET INCOME/(LOSS)	(251,102.55)	(723,131.18)	(1,482,343.57)	93,025.75
Total Primary Debt Service	-	-	-	-
Other Restricted Funds	(251,102.55)	(723,131.18)	(1,482,343.57)	93,025.75
Net Cash Flow	-	-	-	-

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OWNED HOUSING

Englewood West Apartments

Englewood West Apartments for seniors was constructed in 1991 and was originally owned by a Low-Income Housing Tax Credit Limited Partnership with the Housing Authority as general partner and property manager. On January 1, 2007, the Englewood West Apartments Limited Partnership transferred ownership of the 54-unit complex to the Housing Authority. This property was refinanced on July 17, 2016 with Columbia Bank due to low interest rates available and needed capital improvements (roof and heating/cooling unit replacements) with a 15 year fully amortizing loan at a 2.5% tax exempt interest rate.

Over the course of 2024, Englewood West has been undergoing pre-development activities to prepare for a late year funding application for rehabilitation.

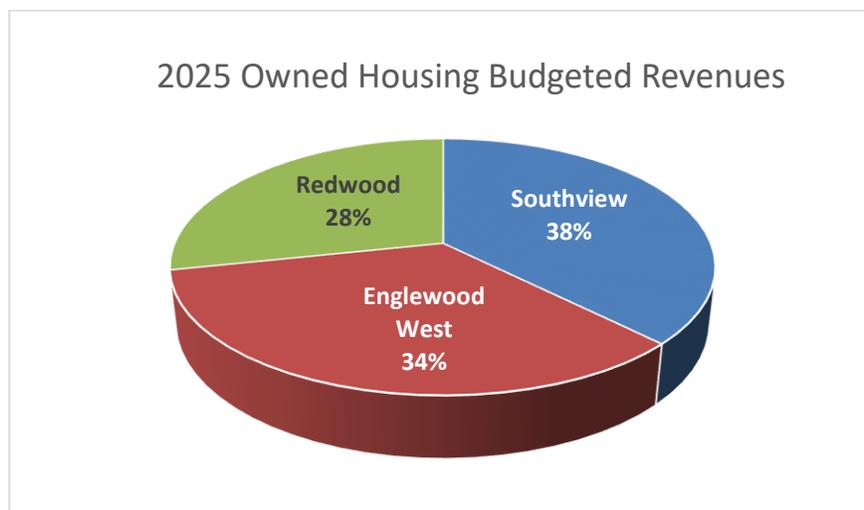
Southview Terrace Apartments

Southview Terrace was constructed in 1993 and was originally owned by the Southview Terrace Apartments Limited Partnership with the Housing Authority as general partner and property manager. The limited partnership transferred ownership of the property to the Housing Authority on January 1, 2009. This property was refinanced on April 1, 2014, with Columbia Bank with a loan maturity date of April 5, 2024. The remaining loan balance has been paid in full.

Over the course of 2024, Southview Terrace has been undergoing pre-development activities to prepare for a late year funding application for rehabilitation.

Redwood Crossings

Redwood Crossings is owned solely by the Authority and was opened in 2020. Acquisition and construction of this Permanent Supportive Housing was funded by a combination of grant sources, permanent loans, and construction financing, as well as SHA reserves. Section 8 Project Based Vouchers provide rental assistance for 31 units at this property. Additional units on the first floor are currently rented under a commercial lease.



SALEM HOUSING AUTHORITY
OWNED HOUSING
Redwood Crossings

	FY 2025 BUDGET	FY 2024 PROJECTED	FY 2024 BUDGET	FY 2023 ACTUAL
Description	Redwood	Redwood	Redwood	Redwood
REVENUES				
Total Net Rental Income	270,630.00	230,212.89	127,516.20	252,697.77
Total Tenant Other Revenue	3,000.00	-	-	-
Total Other Revenue	149,184.66	150,691.85	113,476.40	120,004.50
TOTAL REVENUES	422,814.66	380,904.74	240,992.60	372,702.27
EXPENSES				
Total Administrative	163,421.65	92,897.92	124,987.13	233,603.68
Total Utilities	34,825.86	33,811.51	32,750.00	33,063.82
Total Maintenance	162,087.61	168,164.88	128,038.34	193,009.60
Total Other General Expenses	39,409.60	55,593.08	22,725.39	20,860.45
TOTAL EXPENSES	399,744.72	350,467.39	308,500.86	480,537.55
NET INCOME/(LOSS)	23,069.94	30,437.35	(67,508.26)	(107,835.28)
Other Restricted Funds	(176,930.06)	30,437.35	(67,508.26)	(107,835.28)
Redwood Loan Payment to SHA	200,000.00			
Net Cash Flow	-	-	-	-

SALEM HOUSING AUTHORITY
OWNED HOUSING
Englewood West

	FY 2025 BUDGET	FY 2024 PROJECTED	FY 2024 BUDGET	FY 2023 ACTUAL
Description	Englewood West	Englewood West	Englewood West	Englewood West
REVENUES				
Total Net Rental Income	473,752.03	425,459.38	353,302.74	340,003.91
Total Tenant Other Revenue	1,200.00	-	360.00	1,245.00
Total Other Revenue	35,412.77	34,354.00	2,880.00	7,338.27
TOTAL REVENUES	510,364.80	459,813.38	356,542.74	348,587.18
EXPENSES				
Total Administrative	166,059.60	108,326.23	108,160.83	86,899.70
Total Utilities	50,400.38	48,000.36	41,600.00	41,861.79
Total Maintenance	76,004.20	87,541.58	102,597.20	126,427.23
Total Other General Expenses	47,295.21	45,943.06	44,176.60	39,885.44
TOTAL EXPENSES	339,759.39	289,811.23	296,534.63	295,074.16
NET INCOME/(LOSS)	170,605.41	170,002.15	60,008.11	53,513.02
Other Restricted Funds	122,503.41	121,923.18	11,929.50	5,432.59
Net Cash Flow	-	-	-	-

SALEM HOUSING AUTHORITY
OWNED HOUSING
Southview Terrace

	FY 2025 BUDGET	FY 2024 PROJECTED	FY 2024 BUDGET	FY 2023 ACTUAL
Description	Southview	Southview	Southview	Southview
REVENUES				
Total Net Rental Income	527,339.33	473,953.65	401,615.17	384,079.77
Total Tenant Other Revenue	3,000.00	4,470.93	2,000.00	2,017.24
Total Other Revenue	29,335.09	29,044.64	3,160.00	6,976.10
TOTAL REVENUES	559,674.42	507,469.22	406,775.17	393,073.11
EXPENSES				
Total Administrative	199,344.48	132,152.58	139,832.08	110,749.85
Total Utilities	41,575.13	39,595.36	39,155.40	36,938.52
Total Maintenance	151,453.86	147,042.58	126,008.42	151,133.99
Total Other General Expenses	42,250.00	41,390.40	47,502.99	43,983.08
TOTAL EXPENSES	434,623.47	360,180.92	352,498.89	342,805.44
NET INCOME/(LOSS)	125,050.95	147,288.30	54,276.28	50,267.67
Other Restricted Funds	125,050.95	(272,514.28)	(365,512.19)	3,959.48
Net Cash Flow	-	-	-	-

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FEDERAL HOUSING PROGRAMS

Public Housing

The Authority currently owns and manages 137 units of HUD subsidized public housing located in Salem and Keizer. These projects are referred to as follows:

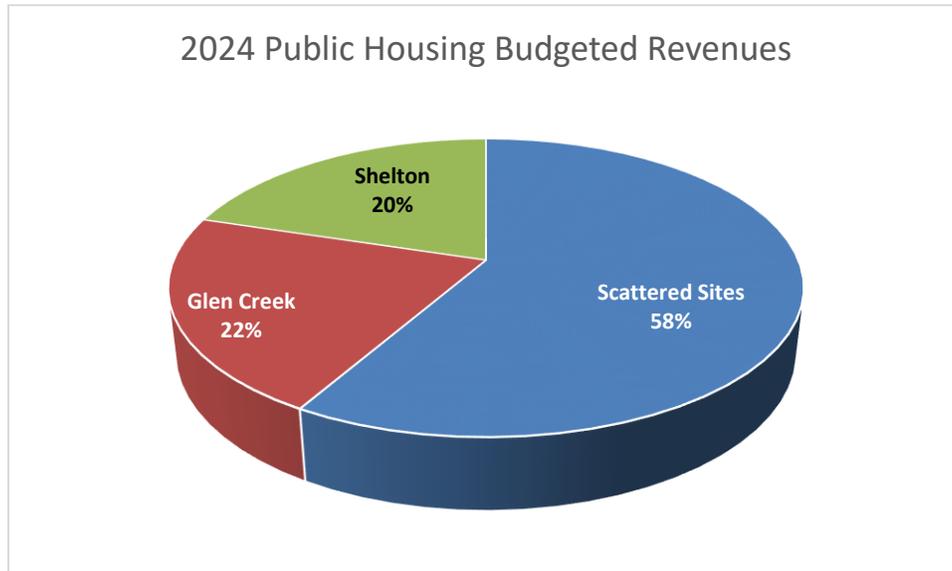
AMP 1: Multi-family apartment sites 2 locations totaling 58 family units built in 1972

AMP 3: Scattered sites 79 family units acquired 1978 through 1987

Construction and acquisition costs for these units were funded through 40-year contracts with the federal government. These loans were “forgiven” by HUD in 1993.

Operating revenue for these units is provided chiefly by tenant rents and subsidy determined by the HUD. Eligible applicants must have annual gross income not exceeding 80 percent of area median income.

While SHA has worked on plans to dispose of its public housing stock due to the recommendation of HUD, the focus of HUD appears to have changed. SHA will now consider the possibility of building new public housing stock as it disposes of the old assets.



SALEM HOUSING AUTHORITY
PUBLIC HOUSING

	FY 2025 BUDGET	FY 2024 PROJECTED	FY 2024 BUDGET	FY 2023 ACTUAL
Description	Public Housing	Public Housing	Public Housing	Public Housing
REVENUES				
Total Operating Subsidy	513,266.57	513,266.57	574,664.14	597,700.50
Total Net Rental Income	813,867.81	814,449.72	776,772.73	746,638.99
Total Tenant Other Revenue	8,625.35	8,432.40	15,894.45	21,709.42
Total Other Revenue	114,003.70	95,308.58	9,431.81	8,635.77
TOTAL REVENUES	1,449,763.44	1,431,457.27	1,376,763.13	1,374,684.68
EXPENSES				
Total Administrative	353,830.28	280,121.04	241,488.84	390,121.77
Total Tenant Services	38,185.89	20,331.58	21,748.17	17,506.52
Total Utilities	41,552.36	40,342.10	48,798.71	44,377.59
Total Maintenance	745,148.92	696,939.67	622,035.36	597,795.15
Total Other General Expenses	243,205.30	178,445.47	141,542.05	(415,101.85)
TOTAL EXPENSES	1,421,922.75	1,216,179.86	1,075,613.14	634,699.18
NET INCOME/(LOSS)	27,840.68	215,277.41	301,149.99	739,985.50
Other Restricted Funds	27,840.68	215,277.41	301,149.99	739,985.50
Net Cash Flow	-	-	-	-

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FEDERAL HOUSING PROGRAMS

Section 8 Housing Choice Voucher Program

Housing Choice Vouchers (Vouchers) offer financial assistance to households receiving less than 50 percent of area median income. Under the program, the Authority provides a subsidy that is the difference between the “payment standard” established for a given unit size and up to 40 percent of the participant’s income. The Authority is responsible to maintain a program waiting list, determine the applicant’s eligibility, inform the applicant of program requirements, ensure that the rental unit selected by the participant meets housing quality standards and enter a housing assistance payment contract with the owner.

The Authority is authorized to serve up to 3,303 households (3,077 HCV including the new Tenant Protection Vouchers we received from Coral House + 34 Emergency Housing Vouchers + 192 Mainstream Vouchers) with Vouchers throughout the 2024-2025 fiscal year, subject to funding availability. This includes funding received to issue and house Emergency Housing Vouchers.

SALEM HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM
Administration

	FY 2025 BUDGET	FY 2024 PROJECTED	FY 2024 BUDGET	FY 2023 ACTUAL
Description	HCVP Admin	HCVP Admin	HCVP Admin	HCVP Admin
REVENUES				
Total Fee Revenue	3,420,832.00	3,420,832.00	3,837,894.00	3,567,990.00
Total Other Revenue	132,928.58	128,964.00	90,185.00	90,261.00
TOTAL REVENUES	3,553,760.58	3,549,796.00	3,928,079.00	3,658,251.00
EXPENSES				
Total Administrative	3,148,178.15	2,778,824.00	2,802,808.00	3,412,787.41
Total Utilities	5,044.94	4,898.00	4,201.00	4,041.00
Total Maintenance	58,035.17	13,964.00	24,270.00	22,546.95
Total Other General Expenses	3,096.99	1,664.28	5,682.00	20,625.95
TOTAL EXPENSES	3,214,355.26	2,799,350.28	2,836,961.00	3,460,001.31
NET INCOME/(LOSS)	339,405.32	750,445.72	1,091,118.00	198,249.69
Other Restricted Funds	339,405.32	750,445.72	1,091,118.00	198,249.69
Net Cash Flow	-	-	-	-

SALEM HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM
Housing Assistance Payments

	FY 2025 BUDGET	FY 2024 PROJECTED	FY 2024 BUDGET	FY 2023 ACTUAL
Description	HCVP HAP	HCVP HAP	HCVP HAP	HCVP HAP
REVENUES				
Total Operating Subsidy	31,444,755.52	29,558,399.00	27,494,741.00	26,984,549.00
TOTAL REVENUES	31,444,755.52	29,558,399.00	27,494,741.00	26,984,549.00
EXPENSES				
Total Housing Assistance Payments	31,784,160.84	31,160,942.00	27,494,741.00	26,984,549.00
TOTAL EXPENSES	31,784,160.84	31,160,942.00	27,494,741.00	26,984,549.00
NET INCOME/(LOSS)	(339,405.32)	(1,602,543.00)	-	-
Other Restricted Funds	(339,405.32)	(1,602,543.00)	-	-
Net Cash Flow	-	-	-	-

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GRANT PROGRAMS

Veterans Rental Assistance Program (VRAP):

SHA was awarded another two-year grant from Oregon Health Authority to provide rental assistance, barrier removal assistance and case management to homeless veterans with disabilities. SHA partners with outside community socialservice agencies to manage clients and provide assistance services.

Special Programs Outreach Team (SPOT):

The Homeless Rental Assistance Program (HRAP) transitioned in mid-2024 into SHA's Special Programs Outreach Team (SPOT). SPOT provides crucial outreach services in our community, in partnership with other City of Salem departments, including Salem Police Department, Code and Compliance Department, and Salem Parks and Recreation. SPOT Navigators connect individuals and families experiencing homelessness with immediate basic needs and make referrals to community partners as needed. SPOT also assists individuals through the coordinated entry process to access community housing programs, facilitate rapid rehousing of individuals and families who are exiting homelessness and moving to permanent housing, and, looking forward, will focus efforts on helping families and individuals maintain their housing after lease-up.

VIDA

The Authority has an agreement with CASA of Oregon to facilitate Individual Development Account (IDA) services for Housing Authority clients moving toward homeownership or other goals related to self-sufficiency. VIDA funds received by the Authority are administration fees, which SHA uses to give back to clients in need of resources and to offset the costs of administering the program. The VIDA also provides matching funds direct to client IDAs, which are not shown in this budget. This program is run in conjunction with the FSS program.

Family Self Sufficiency Program (FSS)

The Authority has a grant agreement with HUD for to provide self-sufficiency training and assistance to FSS families. The families voluntarily enroll in the program and agree to a plan to achieve specific goals within 5 years. As families achieve an increase in income, the subsidy savings is placed into an escrow account for the family. When the family achieves program goals, the escrow account is released to the family and is frequently used for higher education or homeownership.

Capital Fund Program (CFP)

The Authority annually receives CFP funds under a formula grant from HUD that considers the number and type of units and the age of the agency's Public Housing stock. The funds may be used to make major physical improvements to Public Housing, management improvements that enhance the Authority's capability in operating all programs. The CFP budgets are part of the Public Housing Agency Plan, which was adopted by the Housing Authority Commission on July 10, 2023.

Community Capacity Building Funding (CCBF)

Community Capacity Building Funding will be used to provide training to staff who will have a direct role in overseeing, designing, implementing, and/or executing HSRN (Health-Related Social Needs) responsibilities over the 18-month period of the grant, which begins August 31, 2024. Health equity will be promoted for residents and program participants by facilitating access to necessary supports to maintain their housing, including: case management to prevent and address conflict to avoid eviction and other adverse action, referrals to resources for mental and physical health, emergency financial assistance, referrals to resources to address substance / alcohol abuse or dependence, and other resources as needed to support housing stability.

Sequoia Crossings Permanent Supportive Housing

Oregon Housing Community Services (OHCS) provides funding for Permanent Supportive Housing (PSH) at Sequoia Crossings, which offers 60 units with PSH services. Potential residents are referred to available units through the community Coordinated Entry system, focusing on individuals and households who are experiencing homelessness and who would benefit from supportive services to maintain housing stability. Sequoia Crossings was opened by the Authority for providing these housing services in February 2024.

Rapid Re-Housing

Oregon Housing Community Services (OHCS) provides funding under the governor's emergency declaration to counter the 80% rise in unsheltered homelessness in emergency areas since 2017. The Authority deploys this funding to assist individuals and families in the housing search process, provide linkage to supportive services that address barriers to housing, and administer flexible barrier removal funds for participating households to address application fees, security deposits/utility deposits, debts owed to previous property owners/utility companies, moving costs, basic needs at move-in, and/or other financial barriers for which other resources are unavailable.

SALEM HOUSING AUTHORITY
GRANTS & OTHER PROGRAMS

	FY 2025 BUDGET	FY 2024 PROJECTED	FY 2024 BUDGET	FY 2023 ACTUAL
Description	Grants & Other Programs	Grants & Other Programs	Grants & Other Programs	Grants & Other Programs
REVENUES				
Total Other Government Grants	2,840,112.26	1,726,185.37	1,670,953.96	2,272,649.25
Total Fee Revenue	300,000.00	236,214.82	-	275,583.96
TOTAL REVENUES	3,140,112.26	1,962,400.19	1,670,953.96	2,548,233.21
EXPENSES				
Total Administrative	1,901,751.25	1,399,277.76	1,052,495.88	1,146,199.94
Total Tenant Services	1,357,432.85	1,581,891.38	1,026,963.07	952,819.35
Total Maintenance	102,515.10	4,028.42	1,231.00	15,634.21
Total Other General Expenses	3,000.00	2,571.43	-	75.00
TOTAL EXPENSES	3,364,699.20	2,987,768.98	2,080,689.95	2,114,728.50
NET INCOME/(LOSS)	(224,586.94)	(1,025,368.79)	(409,735.99)	433,504.71
Capital Improvements	124,456.39	-	-	-
Other Restricted Funds	(349,043.33)	(1,025,368.79)	(409,735.99)	433,504.71
Net Cash Flow	-	-	-	-

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MANAGED PROPERTIES

Ten (10) low-income housing developments are managed by the Authority, although four of the housing developments include two properties each. Brief descriptions of the projects are provided here for informational purposes only. The budgets are approved by the owners or limited partners.

Englewood East

This 50-unit complex for elderly and handicapped households was built in 1981 with funding received from the HUD Section 202 Program. Owned by Teton Non-Profit Housing Corporation and managed by SHA, rents are subsidized through the HUD Section 8 Project Based Rental Assistance Program.

Doral House and West Salem House

These are single-family homes owned by the City of Salem and managed by SHA.

Hawthorne House

This single-family residence is owned by Chemeketa Non-Profit Housing Corporation and managed by SHA. The 1996 rehabilitation of this home was financed with Community Development Block Grant a loan from the City of Salem's Urban Development Department.

Salem Housing Preservation 4 Percent

This multifamily LLC converted Northgate and Livingston Villages from Public Housing in December 2019, via Rental Assistance Demonstration (RAD). The project partners with US Bank as the member investor and utilizes Project Based Rental Assistance contracts to continue to allow for affordable housing. Renovations and rehab were completed in 2020 and was made possible by use of private debt and bond funds.

Salem Housing Preservation 9 Percent

This multifamily LLC converted Brush College and Meadowlark Villages from Public Housing in December 2019, via Rental Assistance Demonstration (RAD). The project partners with US Bank as the member investor and utilizes Project Based Rental Assistance contracts to continue to allow for affordable housing. Renovations and rehab were completed in 2021 and was made possible by use of private debt.

Parkway West and Parkway East

This 124-unit family complex was constructed in 1997. The Authority was successful in obtaining tax credits from the State of Oregon in 2013 which enabled the property to be converted into two new limited liability corporations with Wincopin Circle LLLP as the member investor. The properties completed a major rehabilitation project in 2015. Parkway West LLC is the new owner of Parkway West. Parkway East was combined with RLT for financial viability to form Robert Lindsey Tower LLC.

Robert Lindsey Tower

This is a multifamily limited liability corporation (with Wincopin Circle LLLP as the investor member). The conversion was effective June 1, 2014 and included the Parkway East property as part of the new LLC. RLT's conversion occurred as part of the Rental Assistance Demonstration project (RAD) offered by HUD to move properties from Public Housing and into Project Based Rental Assistance contracts to allow the use of debt and other private resources to make needed renovations to the property. Rehab was completed in early 2015.

Yaquina Hall and Southfair Apartments

Southfair is a multifamily 40-unit complex consisting of 1-, 2- and 3-bedroom units. The apartments completed renovations in October 2022, and two additional units were added for serving households in need of accessible features. Yaquina Hall was placed in service in April 2023 and brought in 51 new 1-bedroom units with on-site supportive services.

Sequoia Crossings

Our newest project utilizes a new funding stream offered for Permanent Supportive Housing through Oregon Housing and Community Services. Construction was completed in February 2024 on Sequoia Crossings, which features 54 1-bedroom and 6 2-bedroom units offering 24/7 services on-site over a period of 20 years. The units all have project based rental assistance which allow residents the ability to only pay 30% of their income.