



# CITY OF SALEM

585 Liberty St SE  
Salem, OR 97301

## Staff Report

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File #: 18-427

Version: 1

Date: 9/24/2018

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**TO:** Chair and Housing Authority Commissioners

**THROUGH:** Steve Powers, Executive Director

**FROM:** Andrew Wilch, Administrator

**SUBJECT:**

Adoption of FY 2018-19 operating budgets and HUD certification.

Ward(s): All Wards

Commissioners(s): All Commissioners

Neighborhood(s): All Neighborhoods

**ISSUE:**

Should the Housing Authority Commission (Commission) adopt Resolution No. 2234 adopting the Housing Authority's (SHA) FY 2018-19 consolidated operating budgets, and authorize the Commission Chair to execute the U.S. Housing and Urban Development (HUD) Public Housing Budget Certification?

**RECOMMENDATION:**

Staff recommends the Commission adopt Resolution No. 2234 adopting the SHA's consolidated operating budgets for fiscal year 2018-19 and authorize the Commission Chair to execute the HUD Public Housing Budget Certification

**SUMMARY AND BACKGROUND:**

SHA's next fiscal year begins October 1, 2018. The SHA prepares operating budgets each year for review by the Housing Advisory Committee (HAC). The Commissioners is asked to adopt the budgets in September. SHA is due to submit signed certifications pertaining to the Public Housing budget to HUD by September 30.

The HAC hosted a comprehensive review of the FY 2018-19 budgets on September 24, 2018. The HAC recommended adoption of the proposed budgets as submitted by staff.

SHA has prepared and attached the consolidated FY 2018-19 operating budgets for its central office, owned housing, HUD housing programs and grant programs. This package includes all programs

and properties operated by SHA with the exception of seven properties managed by the Authority for non-profit corporations or partnerships that independently approve their operating budgets.

The proposed budgets are balanced and reflect funding projections based upon information provided by HUD, affordable housing industry sources and rate forecasts of suppliers of goods and services.

This budget provides the resources for the SHA to provide affordable rental housing to an estimated 3,852 low-income households and security deposits to landlords on behalf of an estimated 100 households.

The Capital Fund Program continues to permit the SHA to upgrade its Public Housing units and to make management improvements that contribute to the overall efficiency of the Authority's operations.

The Family Self Sufficiency Program (FSS) continues to support families in their quest to become independent of governmental assistance.

## **FACTS AND FINDINGS:**

The following summarizes the proposed consolidated budget:

## **PROPOSED FY 2018-19 OPERATING BUDGETS:**

Central Office	\$ 1,347,294
Owned Housing	638,985
HUD Housing	22,407,108
<u>Grants</u>	<u>3,671,543</u>
Total	\$ 28,064,930

Information included in the attached budget packet is presented as follows:

**Budget Message:** Describes major issues facing the SHA and how the proposed budget addresses them. Also defines budget terms as they appear on the budget summary.

**Organizational Chart:** Displays the SHA's current organizational structure.

**Consolidated Budget:** Presents a consolidated financial summary for all programs, followed by expenditure detail by line item.

**Program Budgets:** Provides a narrative description and the budget detail for the Central Office Budget, Owned Housing, HUD Housing Programs, and Grant budgets.

**Consolidated Grant Budgets:** Provides a narrative description and budget detail for capital improvement and family stabilization grant programs.

**Managed Properties:** Provides a narrative description of four properties managed by the Authority. The individual budgets are approved by the respective property owners.

Andrew Wilch  
Administrator

Attachments:

1. Resolution 2234
2. Exhibit 1- FY 2018-19 Consolidated Budget
3. Exhibit 2 -HUD Certification Form 52574