



Staff Report

File #: 20-353
Version: 1

Date: 9/28/2020
Item #: 3.3a.

TO: Chair and Housing Authority Commissioners

THROUGH: Steve Powers, Executive Director

FROM: Nicole Utz, Administrator

SUBJECT:

Adoption of FY 2020-21 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. 2266 approving the Salem Housing Authority's (SHA) FY 2020-21 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. 2266 (Attachment 1) approving the SHA's consolidated operating budgets for fiscal year 2020-21 and authorize the Commission Chair to execute the HUD Public Housing Budget Certification.

SUMMARY:

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 3,700 households through various resources (Public Housing, Section 8 voucher programs, Tax Credit partnerships, and managed and/or owned properties).

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.

SHA prepares operating budgets each year for review by the Housing Advisory Committee (HAC).

SHA's next fiscal year begins October 1, 2020. The Commission is asked to adopt the budgets in September. SHA is due to submit signed certifications pertaining to the Public Housing budget to the HUD by September 30.

The consolidated FY 2020-21 operating budgets include the central office, owned housing, HUD housing programs, and grant programs. This budget package includes all programs and properties operated by SHA except for seven properties managed by the Authority for non-profit corporations or partnerships that independently approve their operating budgets (Attachments 2 and 3).

FACTS AND FINDINGS:

The following summarizes the proposed consolidated budget:

PROPOSED FY 2020-21 OPERATING BUDGETS:

| | |
|--------------------|------------------|
| Central Office | \$1,523,525 |
| Owned Housing | 942,490 |
| HUD funded Housing | 28,381,081 |
| <u>Grants</u> | <u>4,224,100</u> |
| Total | \$ 35,071,197 |

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.

Revenue and expenditures: Describes each budget category.

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 the properties managed by the Authority. The individual budgets are approved by the respective property owners.

This evening's 20-21 SHA budget presentation is included as Attachment 4.

Nicole Utz
Administrator

Attachments:

1. Resolution No. 2266
2. Exhibit 1 - FY 2020-21 Consolidated Budget
3. Exhibit 2 - HUD Certification Form 52574
4. SHA budget Presentation for 20-21