



CITY OF SALEM

555 Liberty St SE
Salem, OR 97301

Staff Report

File #: 22-430
Version: 1

Date: 9/26/2022
Item #: 3.3a.

TO: Chair and Housing Authority Commissioners

THROUGH: Keith Stahley, Executive Director

FROM: Nicole Utz, Administrator

SUBJECT:

Adoption of FY 2022-23 operating budgets and HUD certification.

Ward(s): All Wards

Commissioners(s): All Commissioners

Neighborhood(s): All Neighborhoods

Result Area(s): Welcome and Livable Neighborhood

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 Salem Housing Authority (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.

ISSUE:

Shall the Housing Authority Commission adopt Resolution No. 2291 approving the SHA FY 2022-23 consolidated operating budgets and authorize the Commission Chair to execute the U.S. Housing and Urban Development (HUD) Public Housing Budget Certification?

RECOMMENDATION:

Adopt Resolution No. 2291 (Attachment 1) approving the SHA's consolidated operating budgets for fiscal year 2022-23 and authorize the Commission Chair to execute the HUD Public Housing Budget Certification.

FACTS AND FINDINGS:

The following summarizes the proposed consolidated budget:

PROPOSED FY 2022-23 OPERATING BUDGETS:

Central Office	\$ 3,669,827
Owned Housing	844,313
HUD funded Housing	30,663,695
<u>Grants</u>	<u>3,383,697</u>
Total	\$ 38,561,530

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.

BACKGROUND:

SHA's next fiscal year begins October 1, 2022. The Commission is asked to adopt the budgets in September. SHA must submit Public Housing budget certifications to HUD by September 30.

The consolidated FY 2022-23 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 eight projects managed by the Authority for non-profit corporations or partnerships that independently approve their operating budgets (Attachments 2 and 3).

Nicole Utz
Administrator

Attachments:

1. Resolution 2291
2. Exhibit 1 - HUD Certification Form 52574
3. FY 2022-23 Consolidated Budget