



SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission (SDHC) Fiscal Year (FY) 2022 Proposed Budget (July 1, 2021 - June 30, 2022)

Presentation to the SDHC Board of Commissioners
April 2, 2021

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SDHC FY 2022 Proposed Budget Agenda

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- Section 2 – Objectives and DeliverablesSlide 8
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SDHC FY 2022 Proposed Budget

Section 1 – Overview

San Diego Housing Commission FY 2022 Proposed Budget
Slide #3



SDHC FY 2022 Proposed Budget Overview

\$571 Million in Total Funding Sources



SDHC Headquarters
1122 Broadway
Downtown San Diego



SDHC FY 2022 Proposed Budget

Significant Factors Impacting Budget Development

COVID-19 Housing Stability Assistance Program:

- Total \$92 million funds received for program and administration
- Estimate 67% of spending to occur in FY 2022
- Assistance for tenants experiencing financial hardship
- Expecting additional funding with the American Rescue Plan Act adopted in March 2021

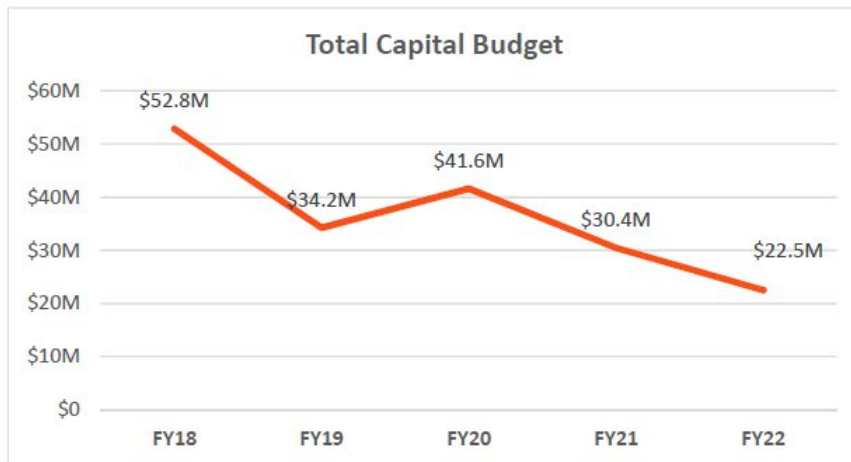
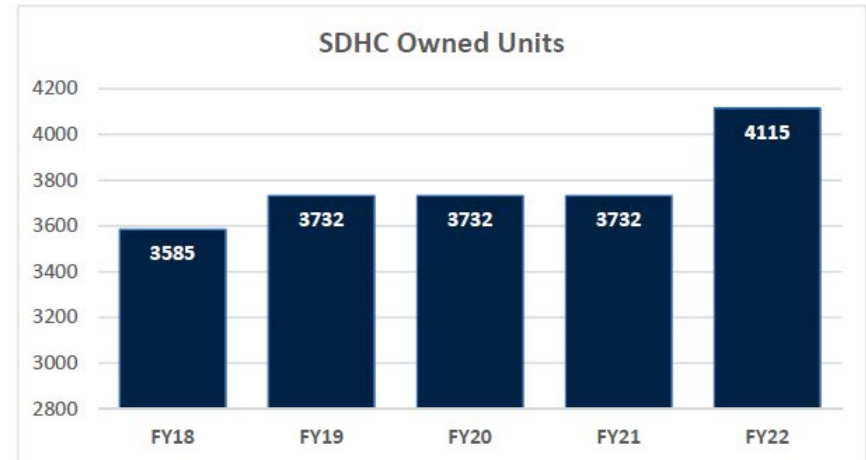
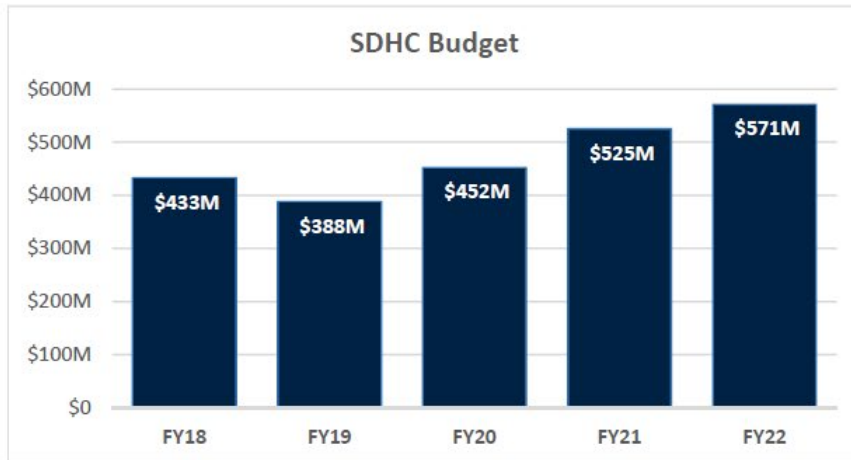
Focus on Homelessness:

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



SDHC FY 2022 Proposed Budget

Where we've been and where we're going in 2022



SDHC FY 2022 Proposed Budget Executive Summary

\$571 million balanced budget with 349 full-time equivalents to:

- Partner to address homelessness and tenant financial hardship due to COVID-19
- Provide federal rental housing assistance to low-income households
- Create and preserve affordable housing through partnership developments and acquisitions
- Help families receiving rental assistance to become more self-reliant





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SDHC FY 2022 Proposed Budget

Section 2 – Objectives and Deliverables

San Diego Housing Commission FY 2022 Proposed Budget
Slide #8

SDHC FY 2022 Proposed Budget Objectives and Deliverables (Continued)

- **Provide Rental Assistance to Low-Income Households:**
 - Assist more than 15,500 households
 - Continue to administer the City of San Diego COVID-19 Housing Stability Assistance Program
 - Continue specialized programs: Assist populations, such as individuals experiencing chronic homelessness, individuals with serious mental illness experiencing homelessness, and transition-age youth
 - Lease 450 Permanent Supportive Housing Project-Based Vouchers to house individuals and families experiencing homelessness
 - Continue Landlord Partnership Program



SDHC FY 2022 Proposed Budget Objectives and Deliverables (Continued)

- **Create and Preserve Affordable Housing:**
 - Set aside \$16.6 million to preserve affordable housing in San Diego
 - Invest \$7 million to rehabilitate SDHC-owned units
 - Award up to \$18 million to developers to create permanent affordable housing units
 - Invest \$15 million to acquire affordable housing properties
 - Dedicate \$4.5 million to help households become first-time homebuyers



SDHC FY 2022 Proposed Budget Objectives and Deliverables (Continued)

■ **Address Homelessness:**

- Dedicate \$115.6 million to address homelessness in the City of San Diego
- Further the goals of the City of San Diego's Community Action Plan on Homelessness
- Continue HOUSING FIRST – SAN DIEGO, which creates housing opportunities through effective programming that meets the varied needs of people who are at risk of or experiencing homelessness in the City of San Diego
- Continue to administer the City of San Diego's Homeless Shelters and Services, and SDHC Continuum of Care-funded programs
- Administer the Homelessness Response Center, a new program coordinating outreach teams and shelter providers in the City of San Diego
- Continue to administer the City of San Diego's Neighborhood-Based Coordinated Outreach program





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SDHC FY 2022 Proposed Budget

Section 3 – Sources of Funds

SDHC FY 2022 Proposed Budget Funding Sources Available

	FY22 Budget	FY21 Budget	FY22 vs FY21 Budget	
			\$ Variance	% Variance
FEDERAL				
Section 8/MTW	\$260,653,000	\$278,779,000	(\$18,126,000)	(7%)
HOME	13,458,000	13,904,000	(446,000)	(3%)
Housing Innovation Funds	6,481,000	9,768,000	(3,287,000)	(34%)
CDBG	2,389,000	5,339,000	(2,950,000)	(55%)
Other Federal Funds	80,000	80,000	-	0%
TOTAL FEDERAL	283,061,000	307,870,000	(24,809,000)	(8%)
LOCAL				
SDHC Real Estate	40,831,000	32,766,000	8,065,000	25%
Affordable Housing Fund	7,050,000	6,144,000	906,000	15%
City General Funds and Other Local Funds	6,769,000	8,472,000	(1,703,000)	(20%)
Bond and Other Discretionary Local Funds	3,164,000	2,056,000	1,108,000	54%
TOTAL LOCAL	57,814,000	49,438,000	8,376,000	17%
TOTAL STATE	31,788,000	24,351,000	7,437,000	31%
TOTAL NEW REVENUE	372,663,000	381,659,000	(8,996,000)	(2%)
CONTINGENCY RESERVES *	13,043,000	13,358,000	(315,000)	(2%)
PROGRAM AND PROPERTY RESERVES	184,975,000	129,749,000	55,226,000	43%
TOTAL BEGINNING FUND BALANCE	198,018,000	143,107,000	54,911,000	38%
TOTAL SOURCES OF FUNDS	\$570,681,000	\$524,766,000	\$45,915,000	9%

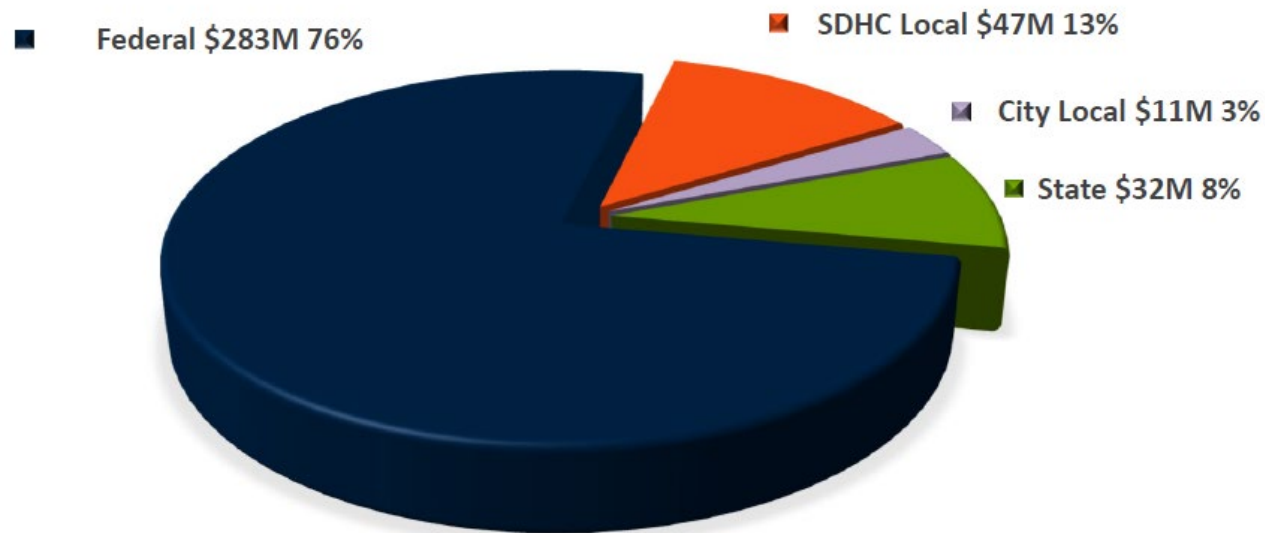
* 3.5% Contingency Reserve



SDHC FY 2022 Proposed Budget

New Revenue by Major Category (*\$ in Millions*)

FY 2022 New Revenue Total: \$373M



Section 8/MTW	\$261M
HOME	\$13M
ESG/CoC	\$7M
CDBG & Other Federal (ROSS Grant)	\$2M
Total Federal	\$283M

HHAP	\$32M
Total State	\$32M

SDHC Real Estate	\$41M
Bond, Compliance Monitoring Fee	3M
Other Local	3M
Total SDHC Local	\$47M

City Affordable Housing Fund	7M
City General Fund	4M
Total City Local	\$11M





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SDHC FY 2022 Proposed Budget

Section 4 – Uses of Funds

SDHC FY 2022 Proposed Budget

Funding Uses by Fiscal Year

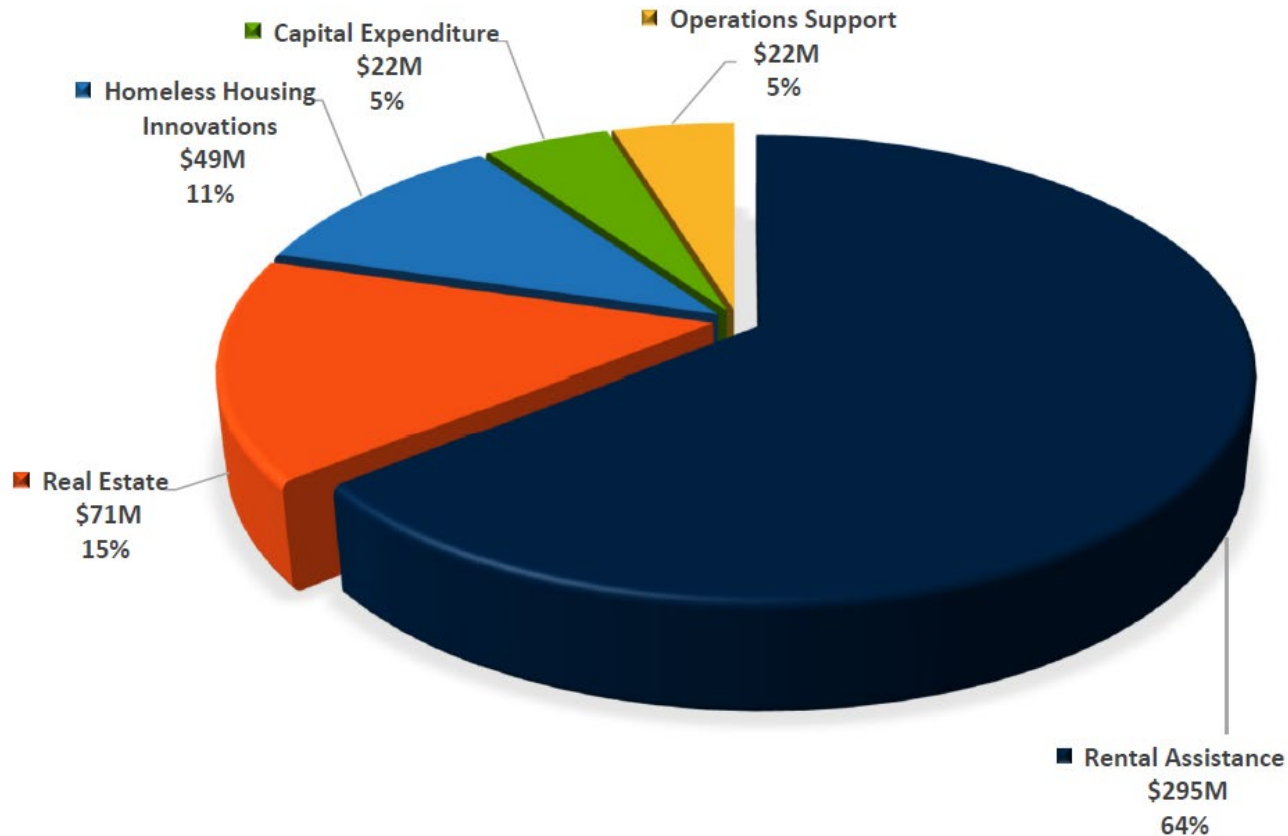
	FY22 Budget	FY21 Budget	\$ Change	% Change
Personnel Costs	\$43,998,000	\$41,761,000	\$2,237,000	5%
Non-Personnel Costs				
Housing Program Expense	332,063,000	295,322,000	36,741,000	12%
Rapid Rehousing Hotel/SRO		10,000,000	(10,000,000)	(100%)
Preservation	18,800,000	21,600,000	(2,800,000)	(13%)
Property Expense, Professional Services, Supplies and Other	41,834,000	29,404,000	12,430,000	42%
Capital Expenditures	22,503,000	30,373,000	(7,870,000)	(26%)
Non-Personnel Costs Total	415,200,000	386,699,000	28,501,000	7%
Total Uses (excluding Ending Fund Balance)	\$459,198,000	\$428,460,000	\$30,738,000	7%



SDHC FY 2022 Proposed Budget

Funding Uses by Division (Excluding Ending Reserves)

\$459M (\$ in Millions)



SDHC FY 2022 Proposed Budget Summary – Staffing by Division

SDHC Major Division	FY22 Budget	FY21 Budget	Change
Homeless Housing Innovations	36	33	3 (A)
Operations Support	95	92	3 (B)
Real Estate	102	101	1
Rental Assistance	116	120	(4) (C)
Total Full-Time Equivalents	349	346	3

(A) Homeless Response Center (HRC)

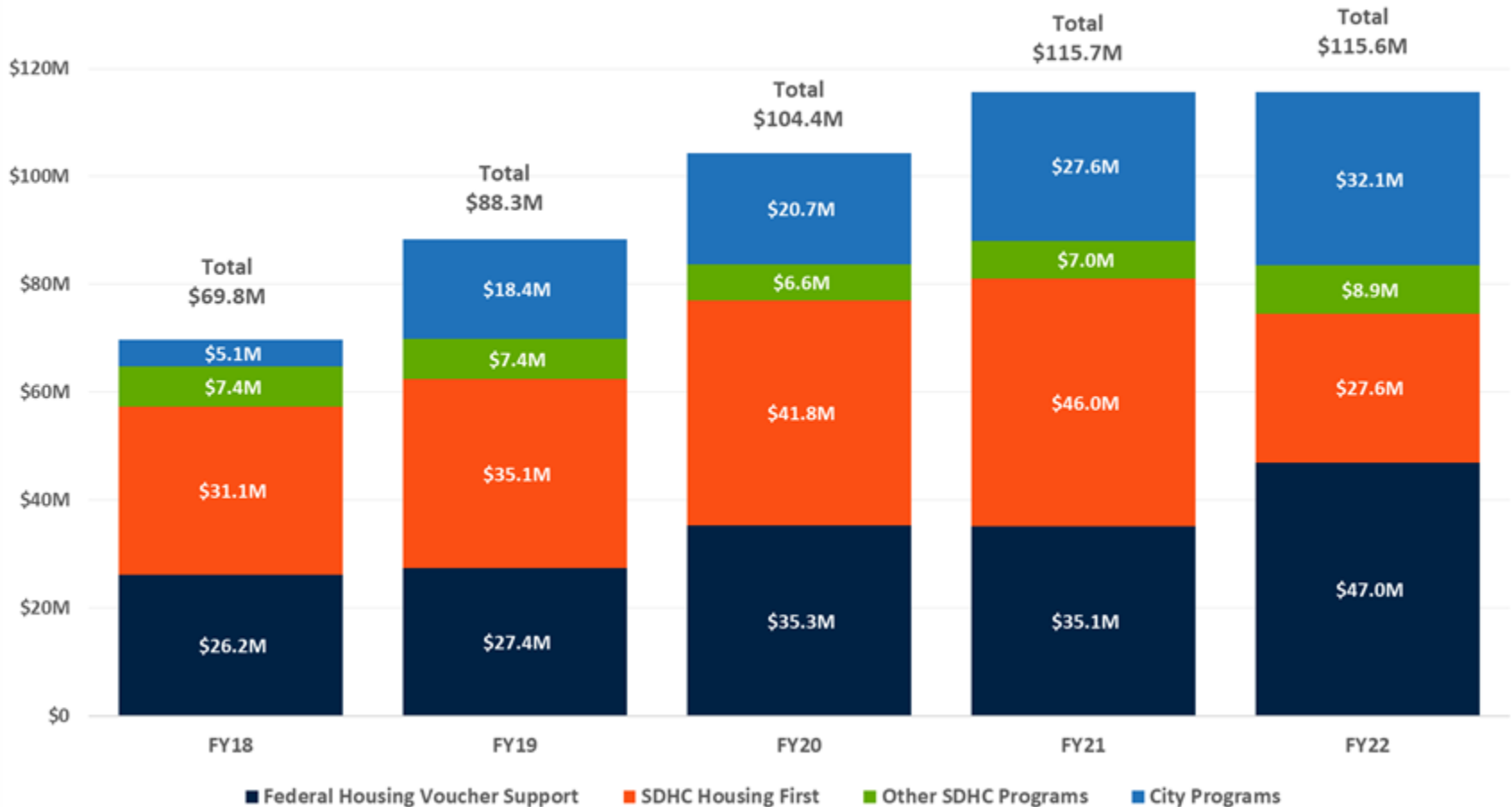
(B) FTEs repurposed for the new Compliance and Equity Assurance department

(C) FTEs from RAD repurposed



SDHC FY 2022 Proposed Budget

FY18 - FY22 Total Homelessness Programs Expenditure



SDHC FY 2022 Proposed Budget Homelessness Programs Expenditures

	Component	Funding Source	FY22 Budget	
Housing First 3.0	Housing First Permanent Supportive Housing	Move To Work/Inclusionary/HOME	15,000,000	\$27.6M
	SDHC Moving Home Rapid Rehousing	Move To Work/Inclusionary/Local Funds	1,959,000	
	Homekey Properties Supportive Service	Local Funds	740,000	
	Landlord Engagement Assistance Program	Inclusionary	2,758,000	
	Prevention & Diversion	Inclusionary	1,681,000	
	Family Reunification	Inclusionary	394,000	
	Housing First Rental Assistance Program	Inclusionary	500,000	
	Housing First Supportive Services Programs	Local Funds/Inclusionary	290,000	
	Program Administration Costs	Local Funds/AHF	4,302,000	
City Programs	Bridge Shelters	HHAP	18,761,000	\$32.1M
	Interim Shelters, Rapid Rehousing, Day Center, and Serial Inebriate Program	CDBG/ESG/City General Fund/Local Funds/Linkage/HHAP	5,703,000	
	Storage Connect Center, Transitional Storage Center, Storage Connect Center 2	HHAP	2,350,000	
	Homelessness Response Center	CDBG, City GF, Low & Moderate Income Housing Asset Fund	1,550,000	
	Coordinated Street Outreach	City GF	1,500,000	
	Safe Parking	HHAP	957,000	
	HHAP Admin	HHAP	1,243,000	
SDHC Programs	Federal Housing Voucher Support	Move To Work	46,979,000	\$55.9M
	Permanent Supportive Housing	Continuum of Care	4,029,000	
	Rapid Rehousing	Continuum of Care/Inclusionary/HHAP	2,413,000	
	Transition-Age Youth Rapid Rehousing	HHAP	1,086,000	
	Transitional Housing	Linkage	434,000	
	SDHC Supportive Services Programs	Local Funds	993,000	
TOTAL HOMELESS PROGRAMS EXPENDITURES			\$115,622,000	



Approval Request

FY 2022 Budget - \$571 Million



SDHC FY 2022 Proposed Budget



Rental
Assistance



Creating Affordable
Housing



Solutions To
Homelessness

Thank You

