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

Presentation to the SDHC Board of Commissioners  
May 6, 2021

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# SDHC FY 2022 Proposed Budget Agenda

- Section 1 – Overview.....Slide 3
- Section 2 – Objectives and Deliverables .....Slide 8
- Section 3 – Sources of Funds.....Slide 12
- Section 4 – Uses of Funds.....Slide 15





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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

**\$585 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
- Estimated 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

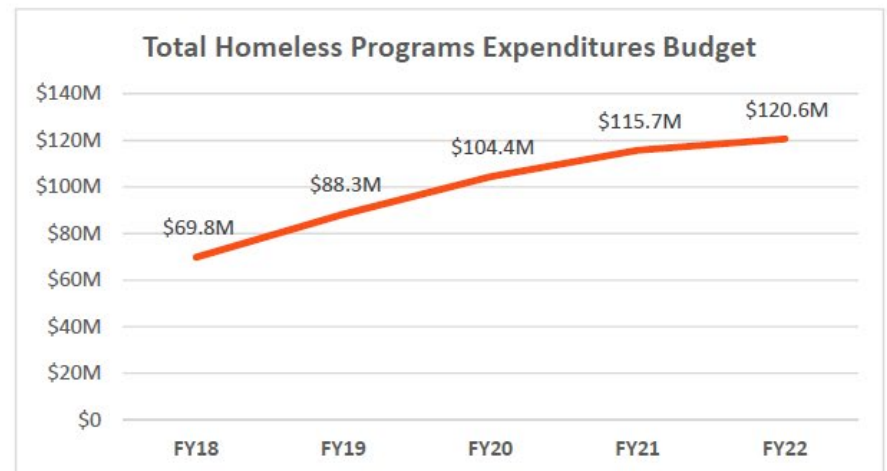
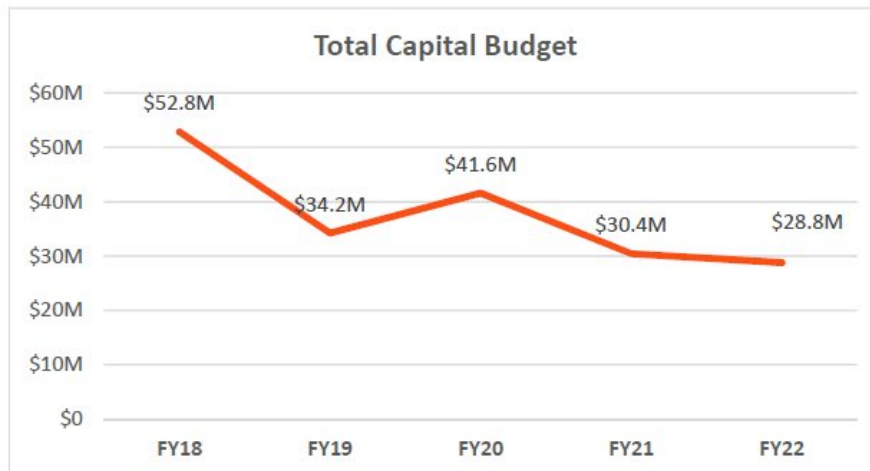
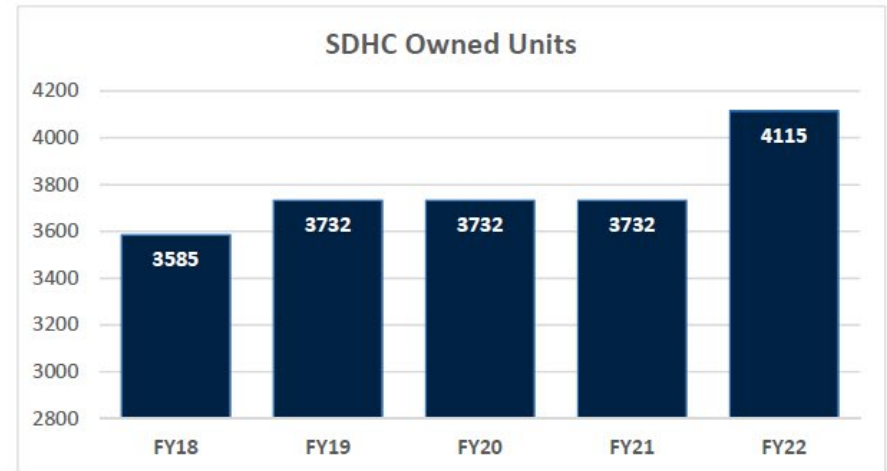
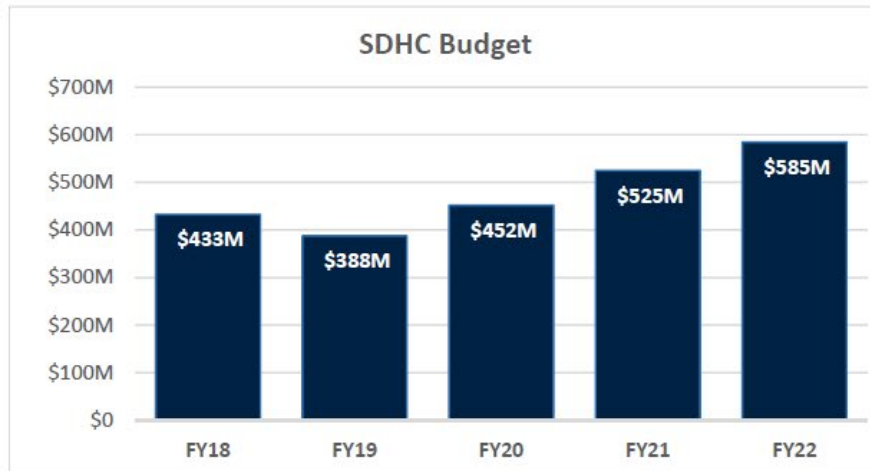
### **Focus on Homelessness:**

- 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

## **\$585 million balanced budget with 352 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

# SDHC FY 2022 Proposed Budget Objectives and Deliverables

- **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 \$8 million to rehabilitate SDHC-owned units
- Award up to \$16 million to developers to create permanent affordable housing units
- Invest \$20 million to acquire affordable housing properties
- Dedicate \$7.8 million to help households become first-time homebuyers



# SDHC FY 2022 Proposed Budget Objectives and Deliverables (Continued)

## ■ **Address Homelessness:**

- Dedicate \$120.6 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
<b>FEDERAL</b>				
Section 8/MTW	\$274,861,000	\$278,779,000	(\$3,918,000)	(1%)
HOME	13,458,000	13,904,000	(446,000)	(3%)
Housing Innovation Funds	6,481,000	9,768,000	(3,287,000)	(34%)
CDBG	2,390,000	5,339,000	(2,949,000)	(55%)
Other Federal Funds	80,000	80,000	-	0%
<b>TOTAL FEDERAL</b>	<b>297,270,000</b>	<b>307,870,000</b>	<b>(10,600,000)</b>	<b>(3%)</b>
<b>LOCAL</b>				
SDHC Real Estate	40,831,000	32,766,000	8,065,000	25%
Affordable Housing Fund	7,049,000	6,144,000	905,000	15%
City General Funds and Other Local Funds	6,729,000	8,472,000	(1,743,000)	(21%)
Bond and Other Discretionary Local Funds	3,165,000	2,056,000	1,109,000	54%
<b>TOTAL LOCAL</b>	<b>57,774,000</b>	<b>49,438,000</b>	<b>8,336,000</b>	<b>17%</b>
<b>TOTAL STATE</b>	<b>31,788,000</b>	<b>24,351,000</b>	<b>7,437,000</b>	<b>31%</b>
<b>TOTAL NEW REVENUE</b>	<b>386,832,000</b>	<b>381,659,000</b>	<b>5,173,000</b>	<b>1%</b>
<b>CONTINGENCY RESERVES *</b>	<b>13,539,000</b>	<b>13,358,000</b>	<b>181,000</b>	<b>1%</b>
<b>PROGRAM AND PROPERTY RESERVES</b>	<b>184,479,000</b>	<b>129,749,000</b>	<b>54,730,000</b>	<b>42%</b>
<b>TOTAL BEGINNING FUND BALANCE</b>	<b>198,018,000</b>	<b>143,107,000</b>	<b>54,911,000</b>	<b>38%</b>
<b>TOTAL SOURCES OF FUNDS</b>	<b>\$584,850,000</b>	<b>\$524,766,000</b>	<b>\$60,084,000</b>	<b>11%</b>

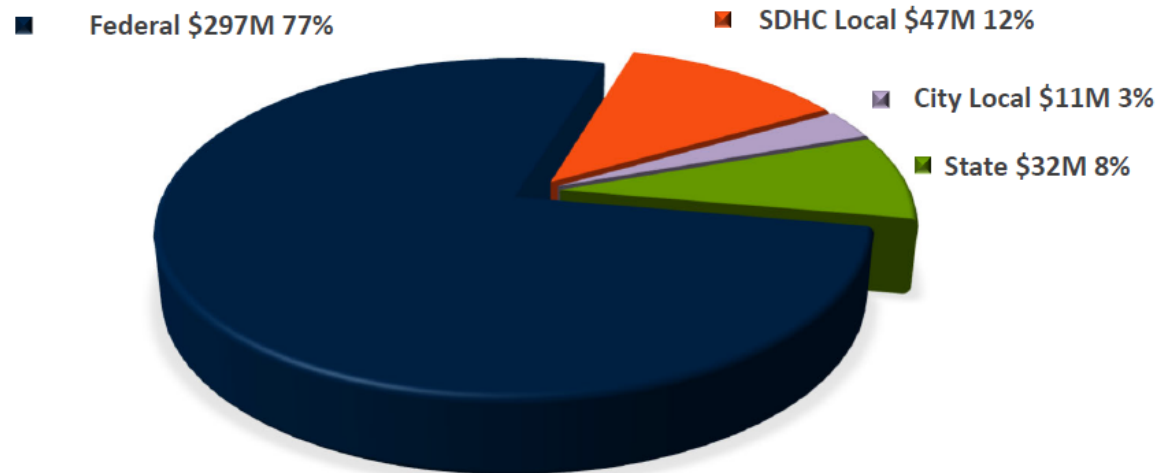
\* 3.5% Contingency Reserve



# SDHC FY 2022 Proposed Budget

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

**FY 2022 New Revenue Total: \$387M**



Section 8/MTW	\$275M
HOME	\$13M
ESG/CoC	\$7M
CDBG & Other Federal (ROSS Grant)	\$2M
<b>Total Federal</b>	<b>\$297M</b>

HHAP	\$32M
<b>Total State</b>	<b>\$32M</b>

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

City Affordable Housing Fund	7M
City General Fund	4M
<b>Total City Local</b>	<b>\$11M</b>





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# SDHC FY 2022 Proposed Budget

## Section 4 – Uses of Funds

# SDHC FY 2022 Proposed Budget

## Funding Uses by Fiscal Year

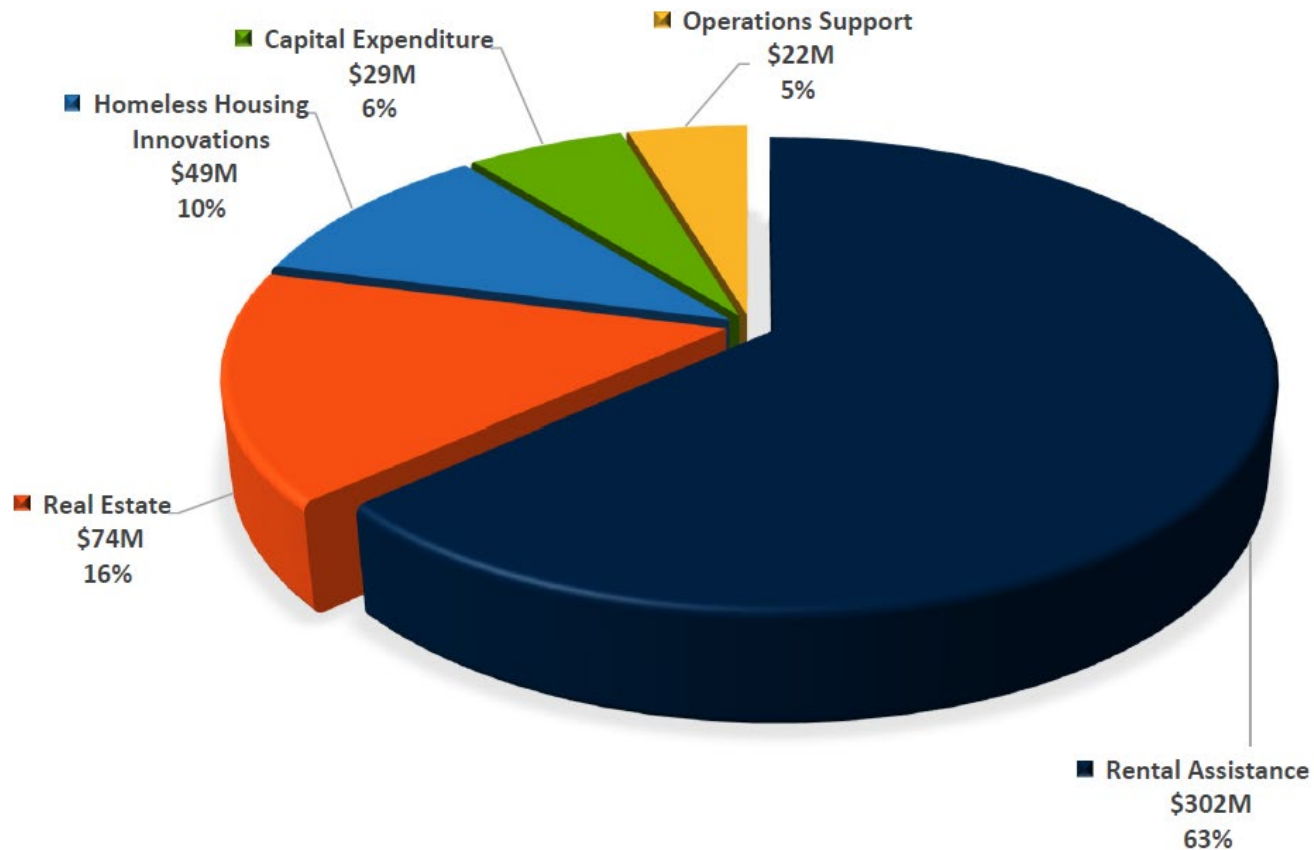
	FY22 Budget	FY21 Budget	\$ Change	% Change
<b>Personnel Costs</b>	<b>\$44,270,000</b>	<b>\$41,761,000</b>	<b>\$2,509,000</b>	<b>6%</b>
<b>Non-Personnel Costs</b>				
Housing Program Expense	342,909,000	295,322,000	47,587,000	16%
Rapid Rehousing Hotel/SRO		10,000,000	(10,000,000)	(100%)
Preservation	18,800,000	21,600,000	(2,800,000)	(13%)
Property Expense, Professional Services, Supplies and Other	41,581,000	29,404,000	12,177,000	41%
Capital Expenditures	28,753,000	30,373,000	(1,620,000)	(5%)
<b>Non-Personnel Costs Total</b>	<b>432,043,000</b>	<b>386,699,000</b>	<b>45,344,000</b>	<b>12%</b>
<b>Total Uses (excluding Ending Fund Balance)</b>	<b>\$476,313,000</b>	<b>\$428,460,000</b>	<b>\$47,853,000</b>	<b>11%</b>



# SDHC FY 2022 Proposed Budget

## Funding Uses by Division (Excluding Ending Reserves)

\$476M (\$ in Millions)



# SDHC FY 2022 Proposed Budget Summary – SDHC Personnel

SDHC Personnel	FY22 Budget	FY21 Budget	Change
Full-Time Equivalents	352	346	6

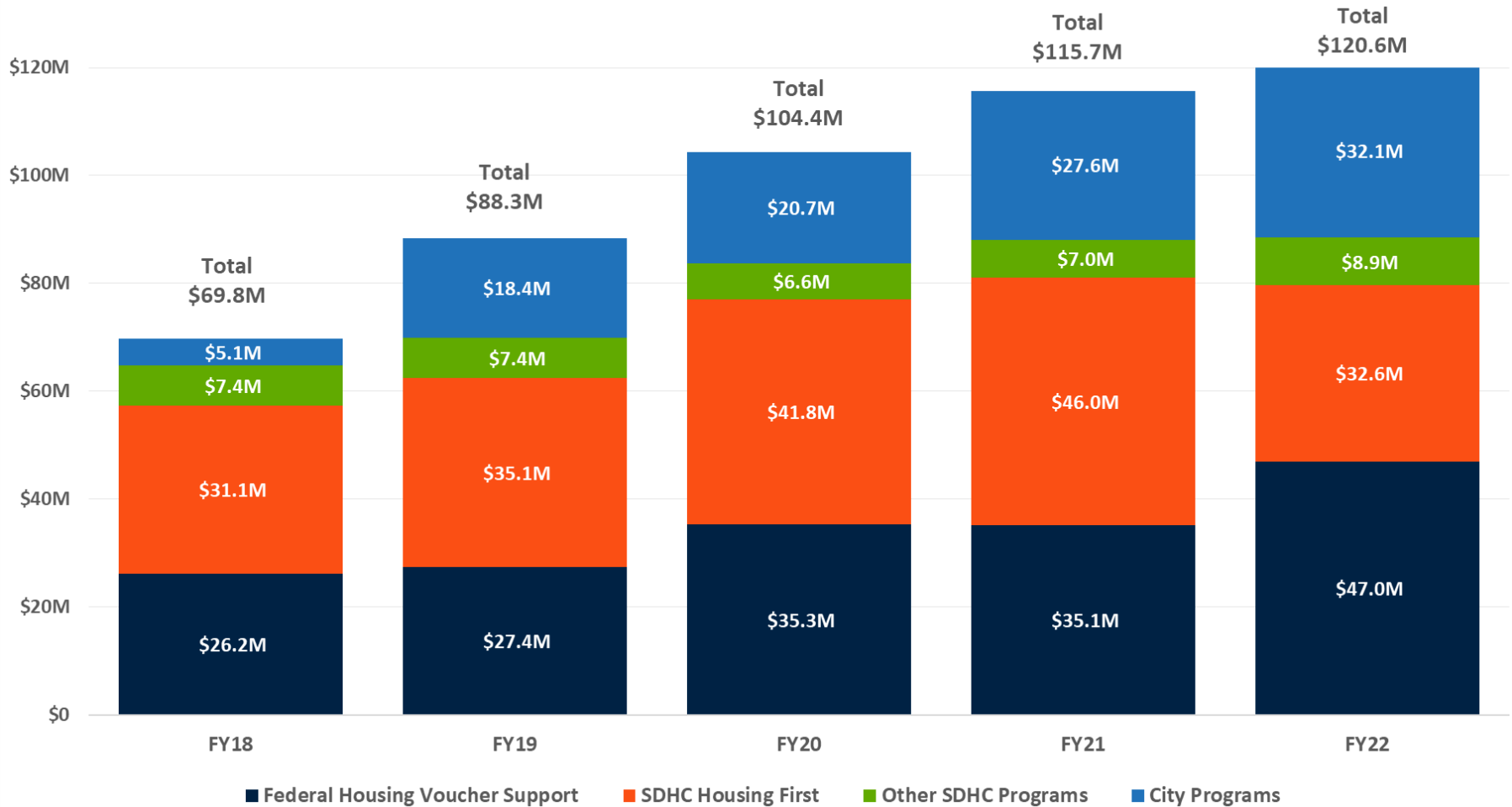
3 FTEs added for Homelessness Response Center (HRC)

3 FTEs added for the anticipated Rescue vouchers



# 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	20,000,000	\$32.6M
	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			\$120,622,000	



## Approval Request

**FY 2022 Budget - \$585 Million**



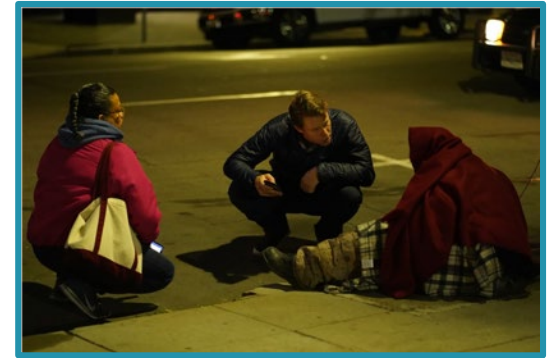
# SDHC FY 2022 Proposed Budget



Rental  
Assistance



Creating Affordable  
Housing



Solutions To  
Homelessness

## Thank You

