

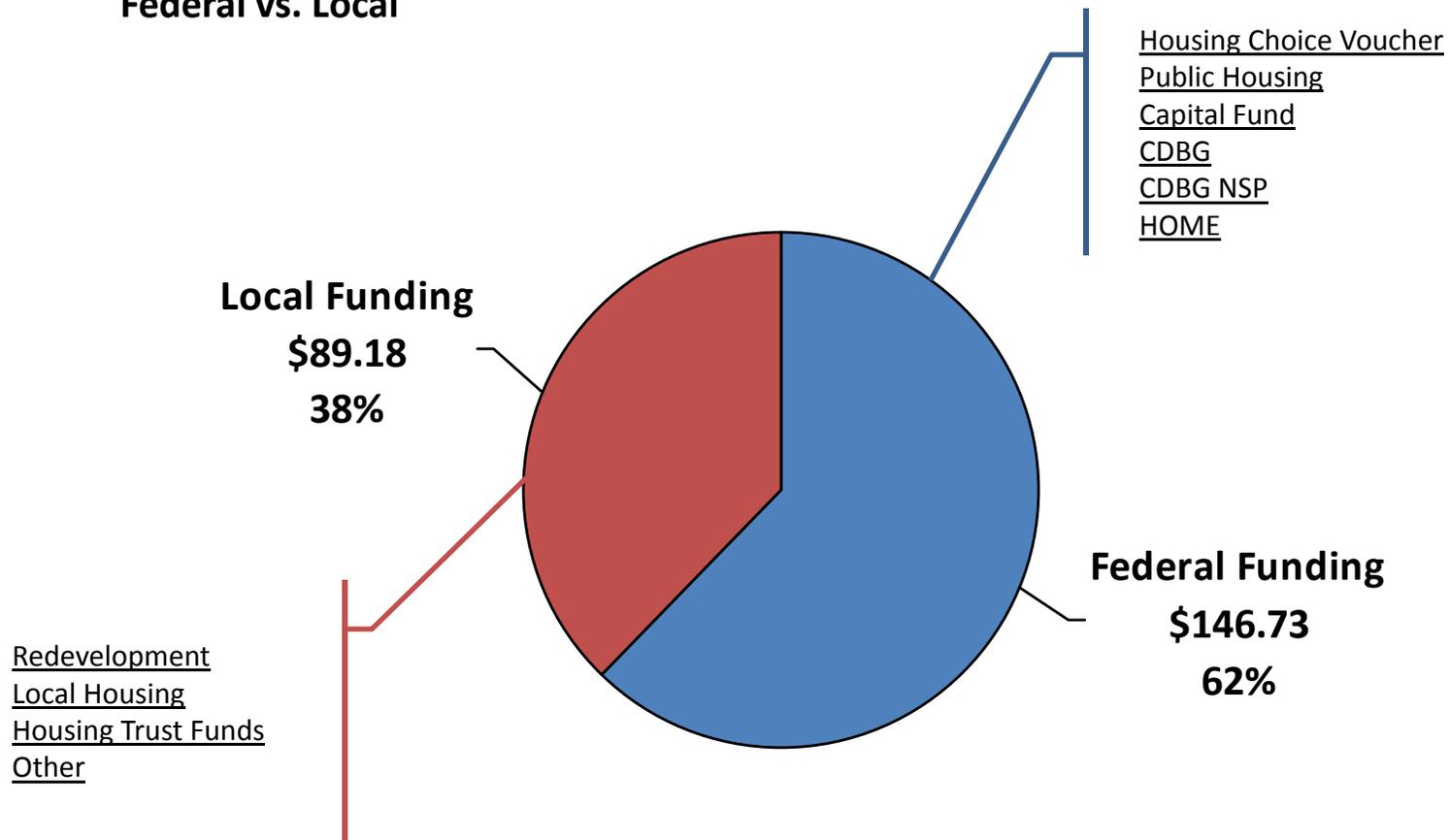


# 2012 SHRA Proposed Budget

Governing Board Presentation  
November 22, 2011

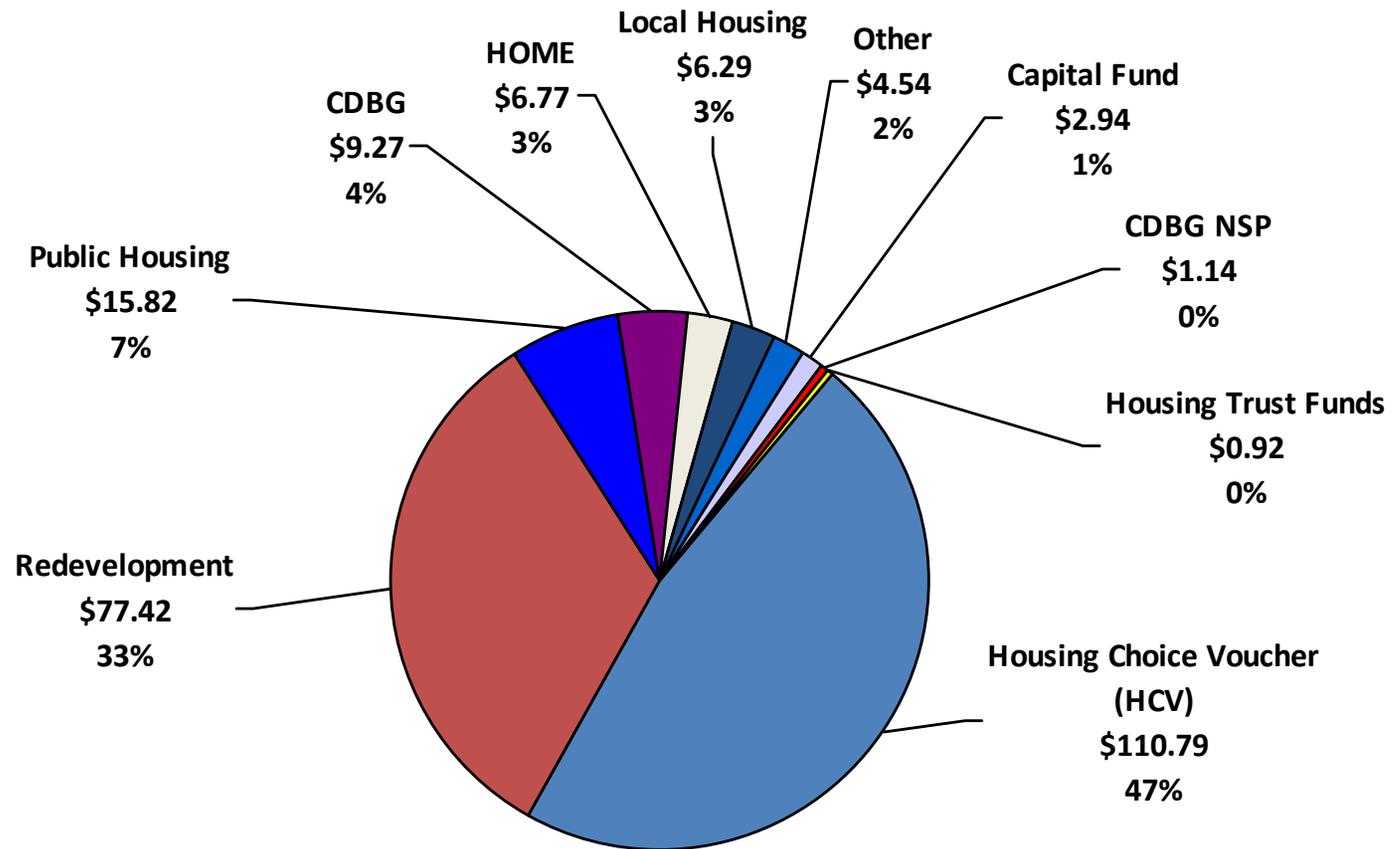
# 2012 SHRA Proposed Budget

- **RESOURCES: \$236 Million**  
Federal vs. Local



# 2012 SHRA Proposed Budget

- **RESOURCES: \$236 Million**



# Resources Challenges

## Federal Programs

Funding Source	2010	2011	Est. 2012	Est. Cumulative Loss %
CDBG	\$12.57	\$10.47	\$8.90	-29%
HOME	\$6.98	\$6.16	\$5.54	-21%
PHA OPERATING FUND	\$9.72	\$8.95	\$8.68	-11%
PHA CAPITAL FUND	\$5.48	\$4.32	\$4.23	-23%
HCV ADMINISTRATIVE FEES	\$9.32	\$8.80	\$8.50	-9%

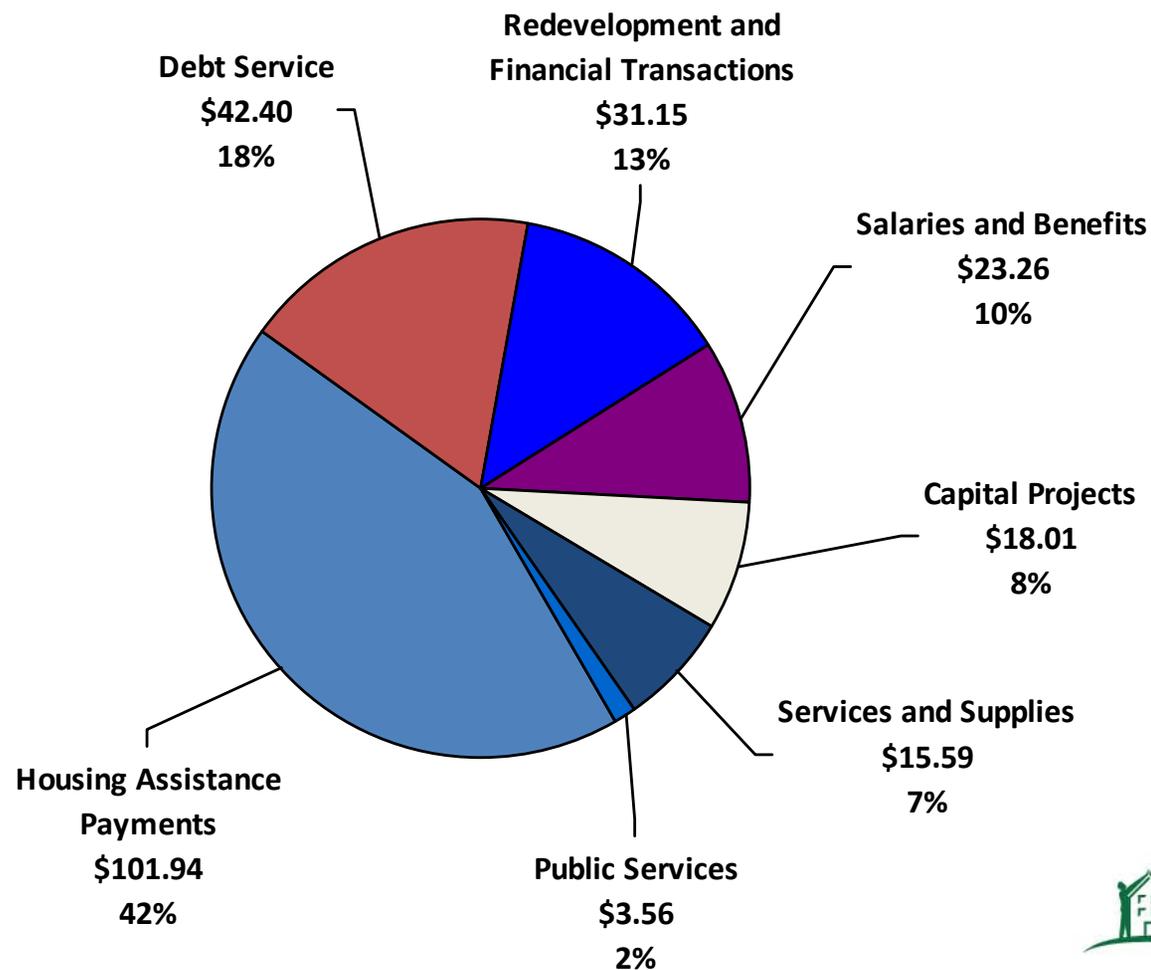
## Local

Funding Source	2008-09	2009-10	2010-11	Est. 2011-12	Est. Cumulative Loss %
CITY TAX INCREMENT	\$52.87	\$46.78	\$39.33	\$39.23	-26%
COUNTY TAX INCREMENT	\$13.64	\$12.59	\$10.91	\$10.55	-23%
JOINT TAX INCREMENT	\$5.84	\$5.11	\$4.51	\$4.42	-24%
TOTAL	\$72.35	\$64.48	\$54.74	\$54.20	-25%



# 2012 SHRA Proposed Budget

- **APPROPRIATIONS: \$236 Million**



# Multi-Year Budget Comparison

	2010 <u>Approved Budget</u>	2011 <u>Approved Budget</u>	2012 <u>Proposed Budget</u>	<u>Change</u>	
				\$	%
<u>Operations:</u>					
Salaries and Benefits	25,883,511	26,715,275	23,263,447	(3,451,828)	-13%
Services & Supplies	16,011,490	16,184,086	15,587,804	(596,282)	-4%
HAPs Payments	94,131,760	97,505,823	101,937,164	4,431,341	5%
Debt Service	38,533,311	39,928,482	42,399,197	2,470,715	6%
Financial Trans./ Redevelopment Activities	30,014,786	14,985,998	31,148,392	16,162,394	108%
Public Services	5,281,647	4,502,050	3,562,536	(939,514)	-21%
<b>Total Operations</b>	<b>\$ 209,856,505</b>	<b>\$ 199,821,714</b>	<b>\$ 217,898,540</b>	<b>\$ 18,076,826</b>	<b>9%</b>
<u>Projects:</u>					
Capital Projects	59,573,059	50,318,871	18,008,562	(32,310,309)	-64%
<b>Total Budget</b>	<b>\$ 269,429,564</b>	<b>\$ 250,140,585</b>	<b>\$ 235,907,102</b>	<b>\$ (14,233,483)</b>	<b>-6%</b>

## Housing Choice Voucher Program (HCV)

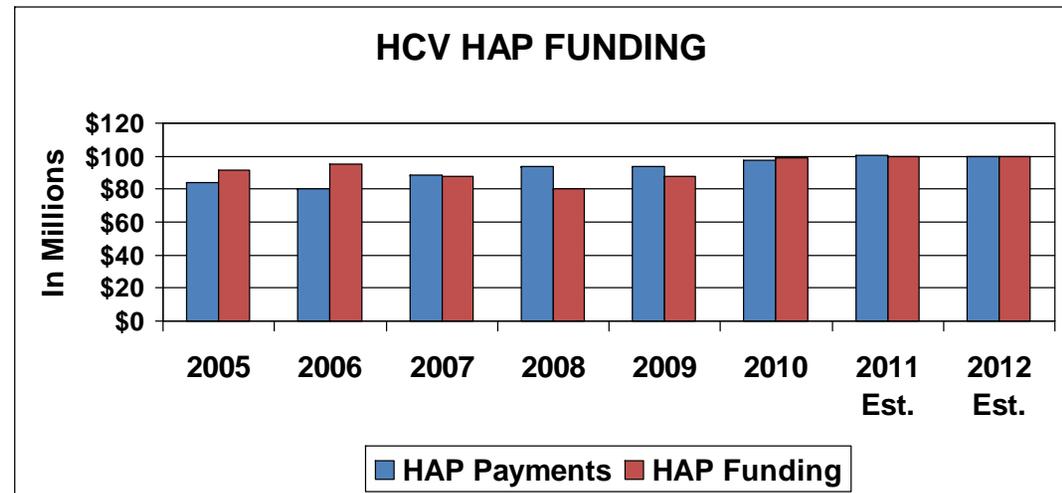
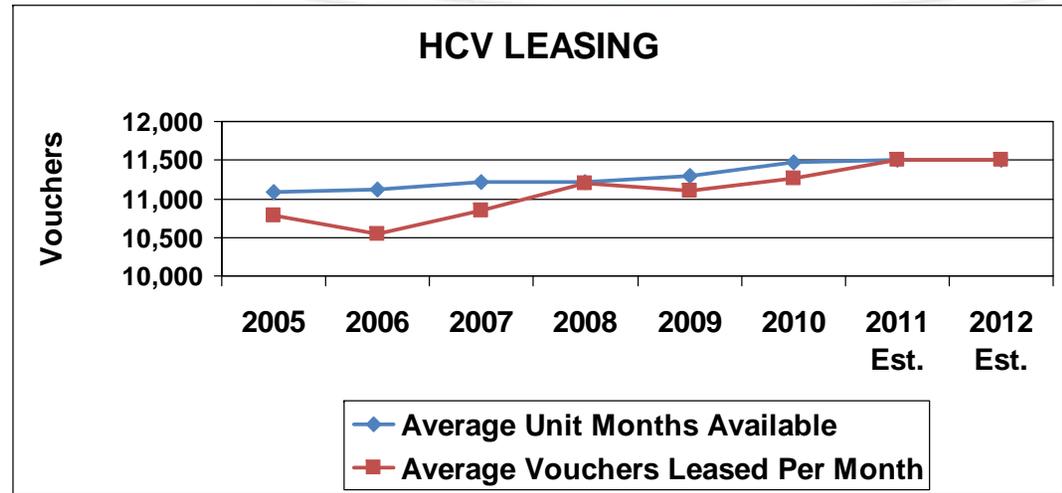
Program Leasing is at nearly 100% of all vouchers available

Program qualifies for maximum funding availability

Federal appropriations for the program have been reduced

Cost of Housing Assistance Payments (HAP) have increased due to cuts in SSI and TANF

Cuts to program Administrative Fees



## Public Housing (City and County)

1,868 City Units

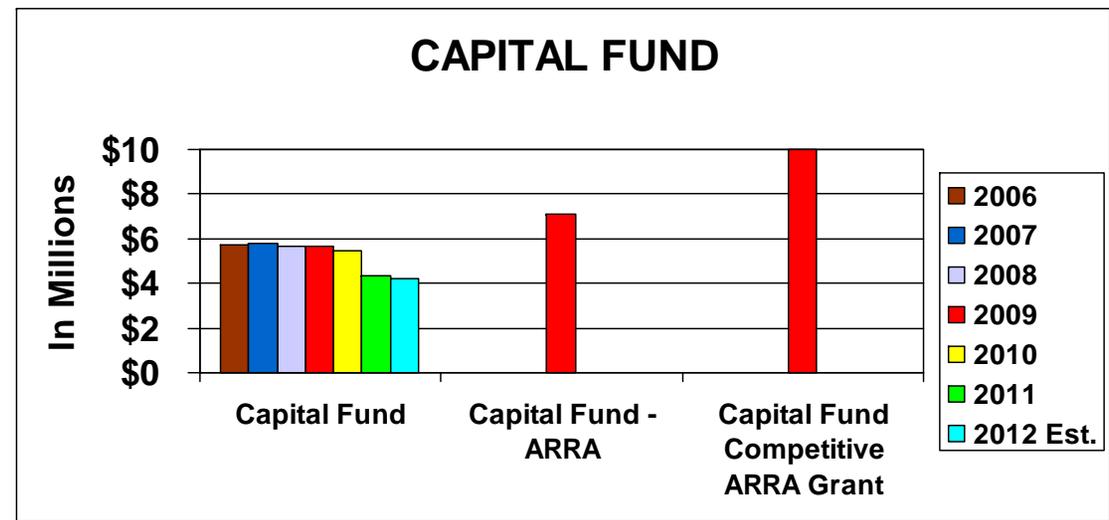
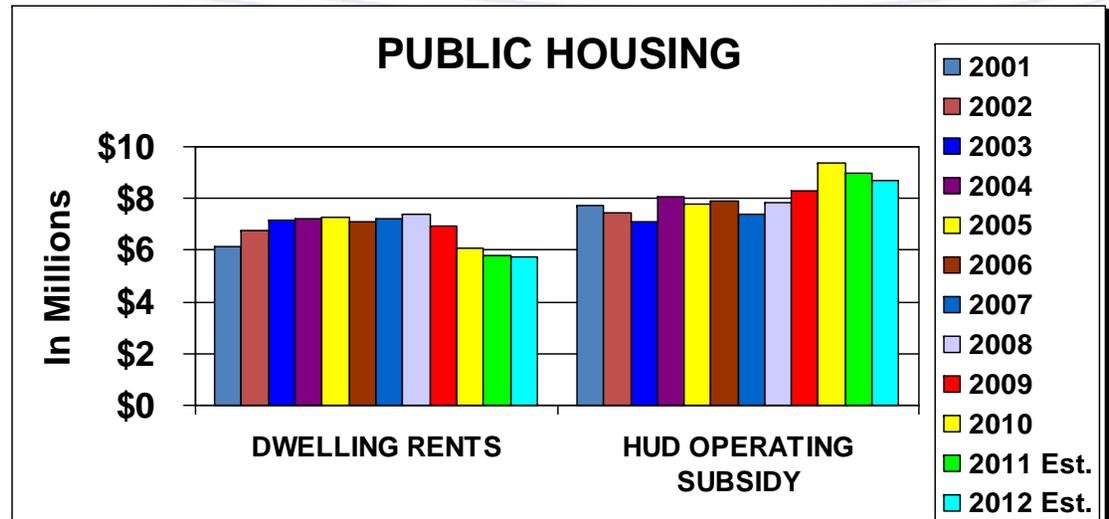
1,047 County Units

Program leasing is in excess of  
95%

Federal funding proposals  
indicate strong potential for cuts  
to operating subsidy and capital  
funds

Nearing completion of \$17 million  
in Capital Improvements - ARRA

Continuation of Asset  
Repositioning Strategies



## Federal Entitlement Programs (City and County)

### CDBG and HOME

Funding was cut significantly in 2011 and current federal proposals indicate that there will be additional cuts in 2012

### One-Time Resources:

#### **CDBG-ARRA (\$3.12M)**

- Projects completed in 2011

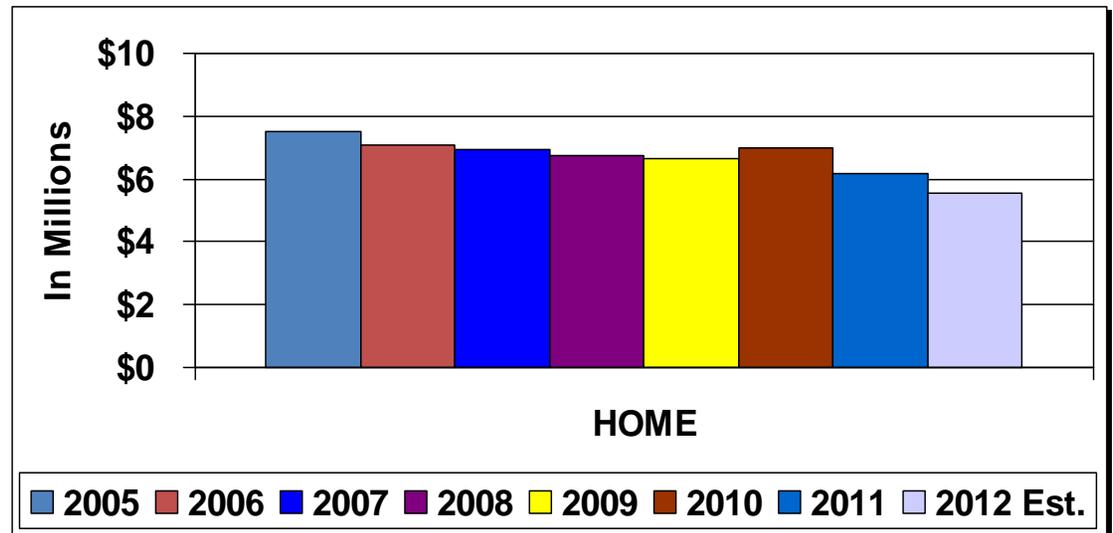
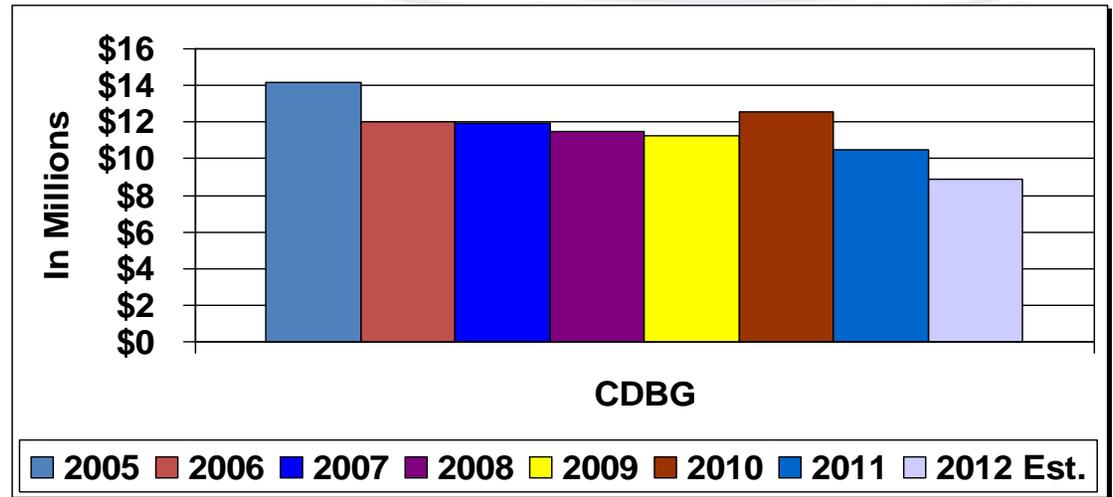
#### **Neighborhood Stabilization Program (NSP):**

##### **NSP-1 (\$31.8M)**

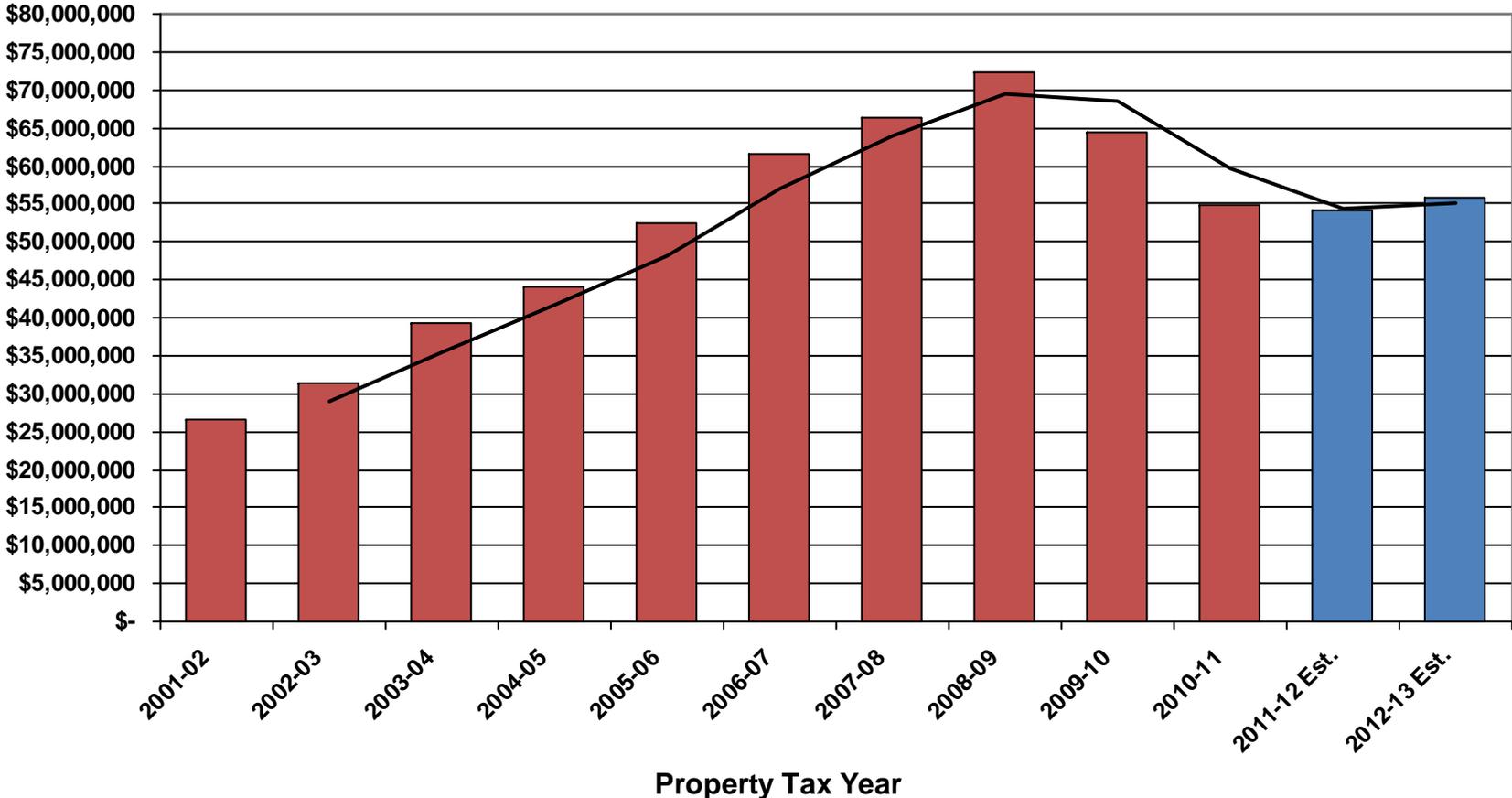
- Remainder of the NSP-1 to close out in 2012

##### **NSP-3 (\$8.4M)**

- Program to commence in 2012



# Redevelopment



# Redevelopment

## **Primary Factors Impacting Tax Increment:**

- Proposition 8 Value Reductions
- Commercial Property Tax Appeals
- Property Tax Refunds

# Redevelopment

## Declining Revenues (Since 2008-09)

- \$1.2 billion in Assessed Value Reductions = Loss of \$12M
- Unitary and supplemental revenues have decreased \$2.7M
- Refunds from successful appeals resulted in Loss of \$3.3M

## State SERAF and VARP

- 2009-10 SERAF Payment to State \$19.6M
- 2010-11 SERAF Payment to State \$4M
- 2011-12 VARP Payment \$21.5M

## Credit Line Refinancing

- 2008 Bank of America credit lines need to be refinanced by December 2012
- North Sacramento \$5.4M
- Stockton Boulevard \$6.4M

# Organizational Threats

## Tax Increment

- Elimination/VARP
- Declining Tax Increment
- Need to refinance existing credit line debt

## Housing Authority

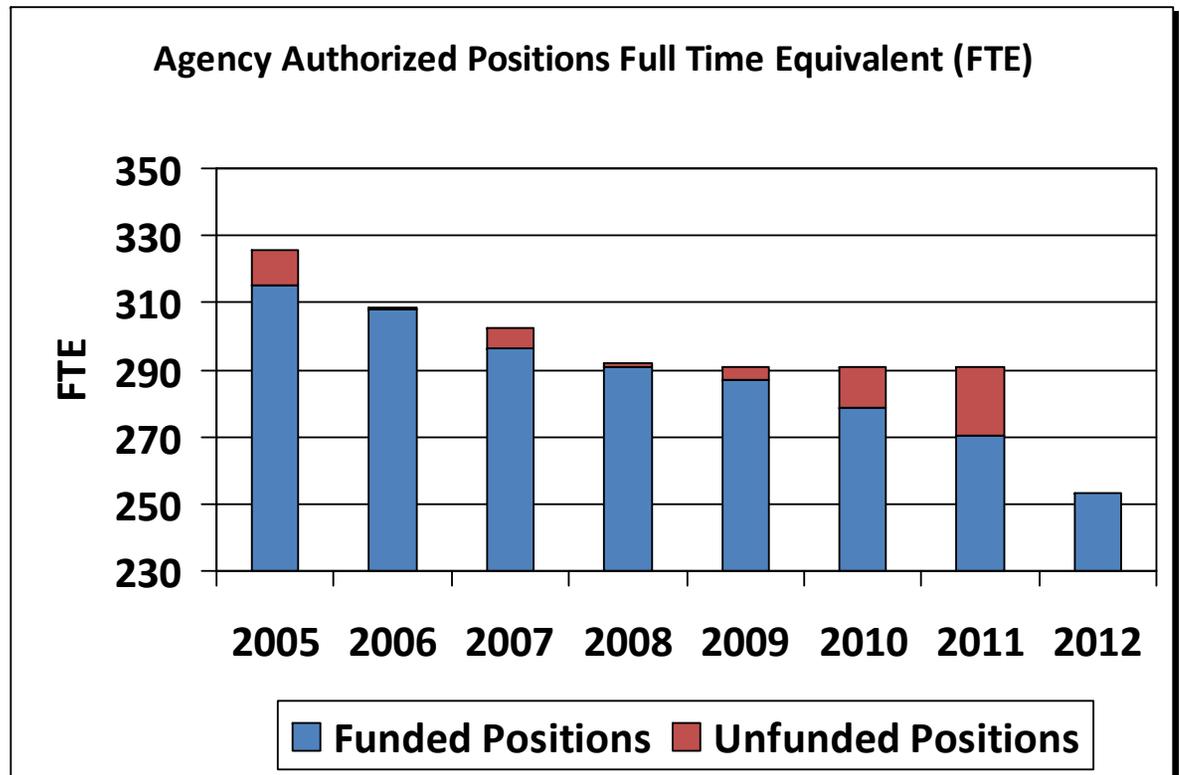
- Cuts to administrative funding

## Entitlement Funds

- Cuts to CDBG and HOME funding
- Depletion of one time NSP admin. funding

## Operational Changes

- Layoffs
- Elimination of vacant positions
- Reduced work schedules
- Transfers
- Reductions to Services and Supplies

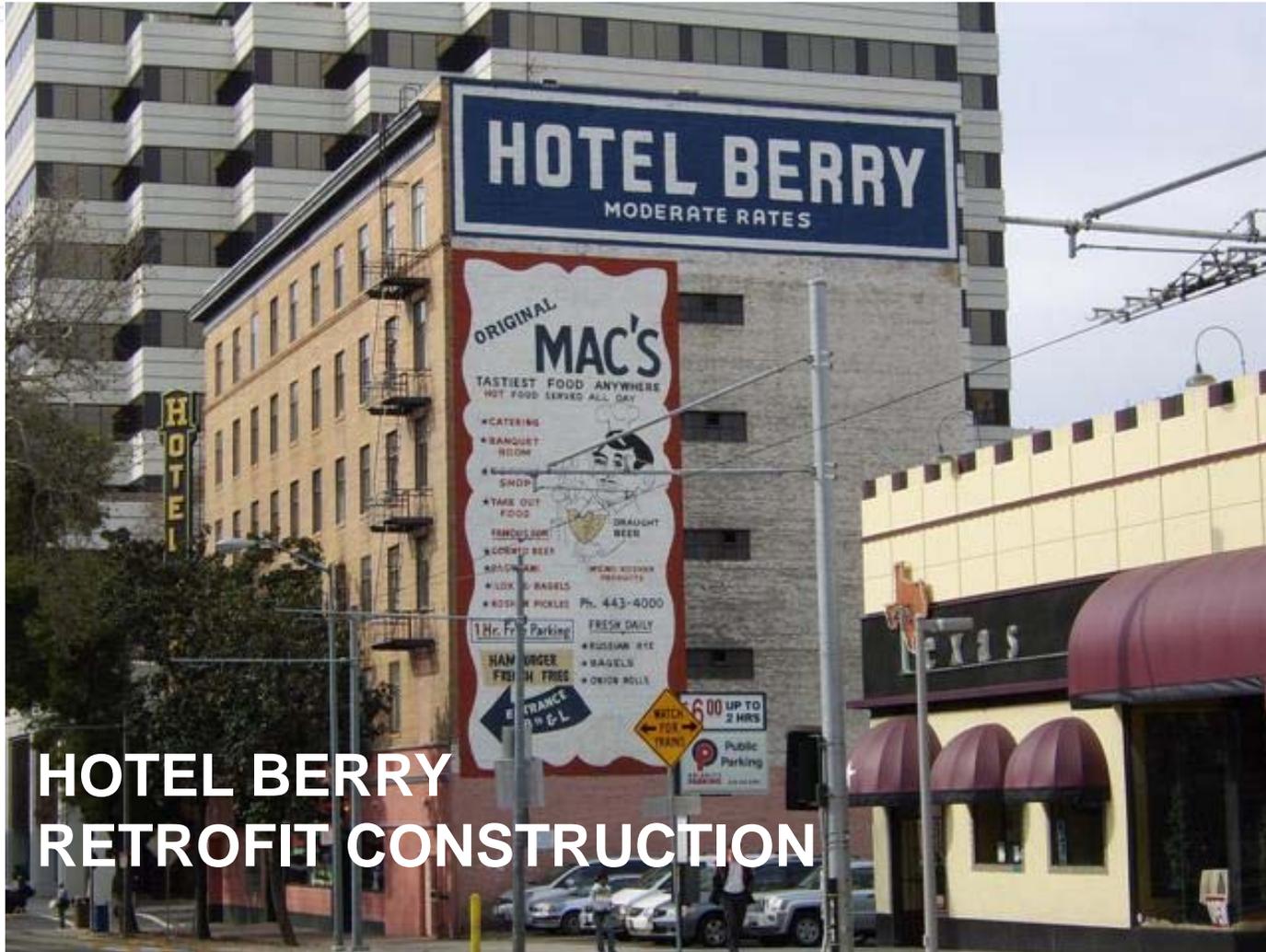




# 2011 ACCOMPLISHMENTS

Governing Board Presentation

November 22, 2011



# HOTEL BERRY RETROFIT CONSTRUCTION

# HOTEL BERRY RETROFIT CONSTRUCTION



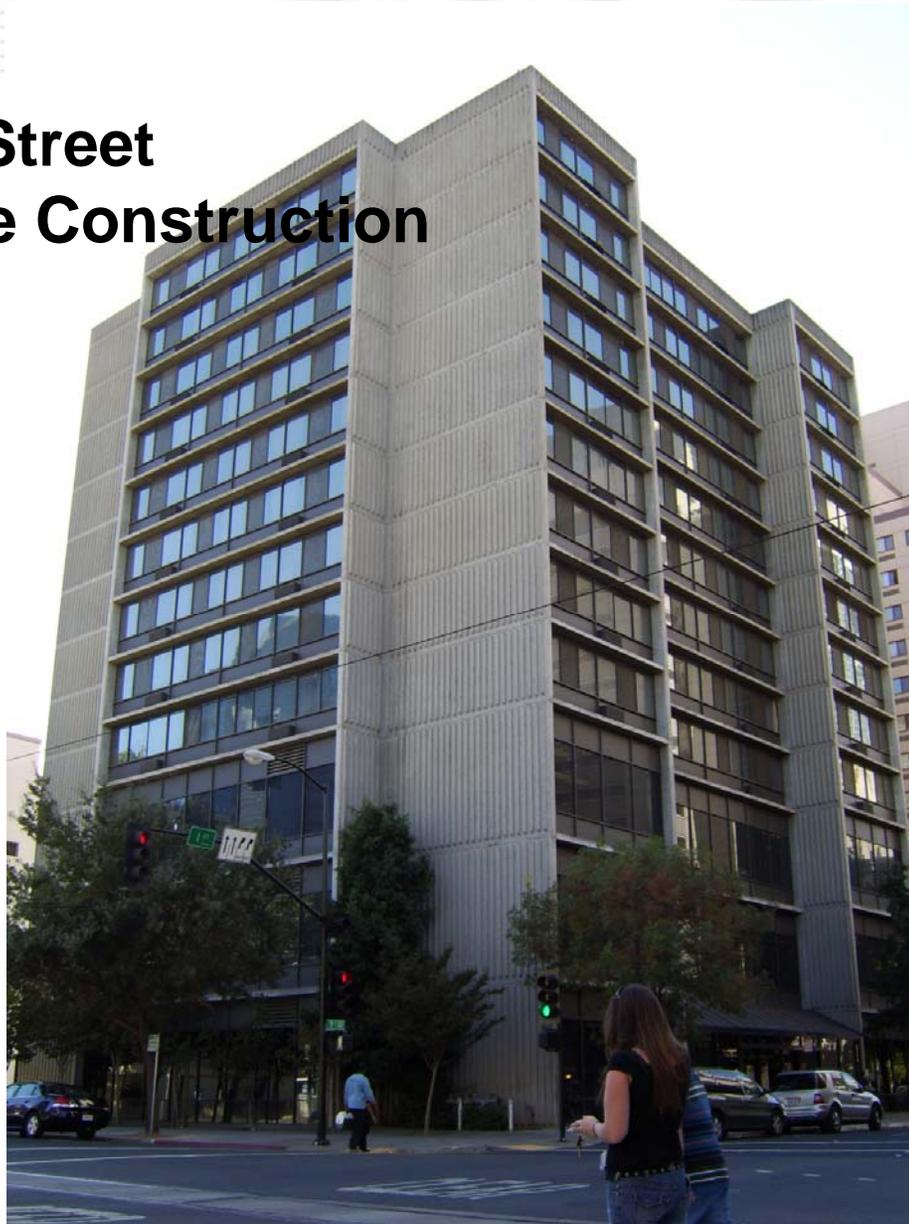
# 7<sup>TH</sup> & H CONSTRUCTION



## 7<sup>TH</sup> & H Project



## 626 I Street Before Construction



## 626 I Street Exterior Renovations



# Foothill Senior Apartments Before Construction



# Foothill Senior Apartments





## Forestwood at Folsom Apartments Construction



**Maydestone Apartments  
Before Rehab**



## Maydestone Apartments After Rehab



**Maydestone Apartments  
After Rehab**



**Budget Inn Motel**

# Boulevard Court Apartments



# Folsom Oaks Family Apartments



# Mutual Housing at the Highlands



## La Valentina Station



## La Valentina Townhome Apartments Under Construction



## Broadway Triangle Project





**Broadway MLK Senior Housing**

# Alkali Flat Street Light Project





**Redding Avenue Bicycle  
and Pedestrian Improvement Project**



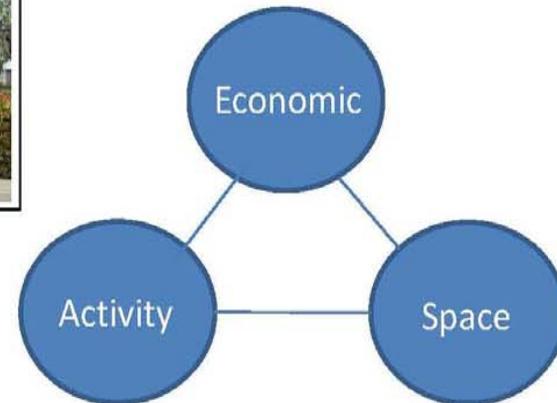
**Franklin Boulevard  
Street Improvement Project**



## Addressing Brownfields Sites



- Retail Recruiter
- Marketing
- Branding



## Del Paso Boulevard Retail Study

# Center for Innovation Special Planning District

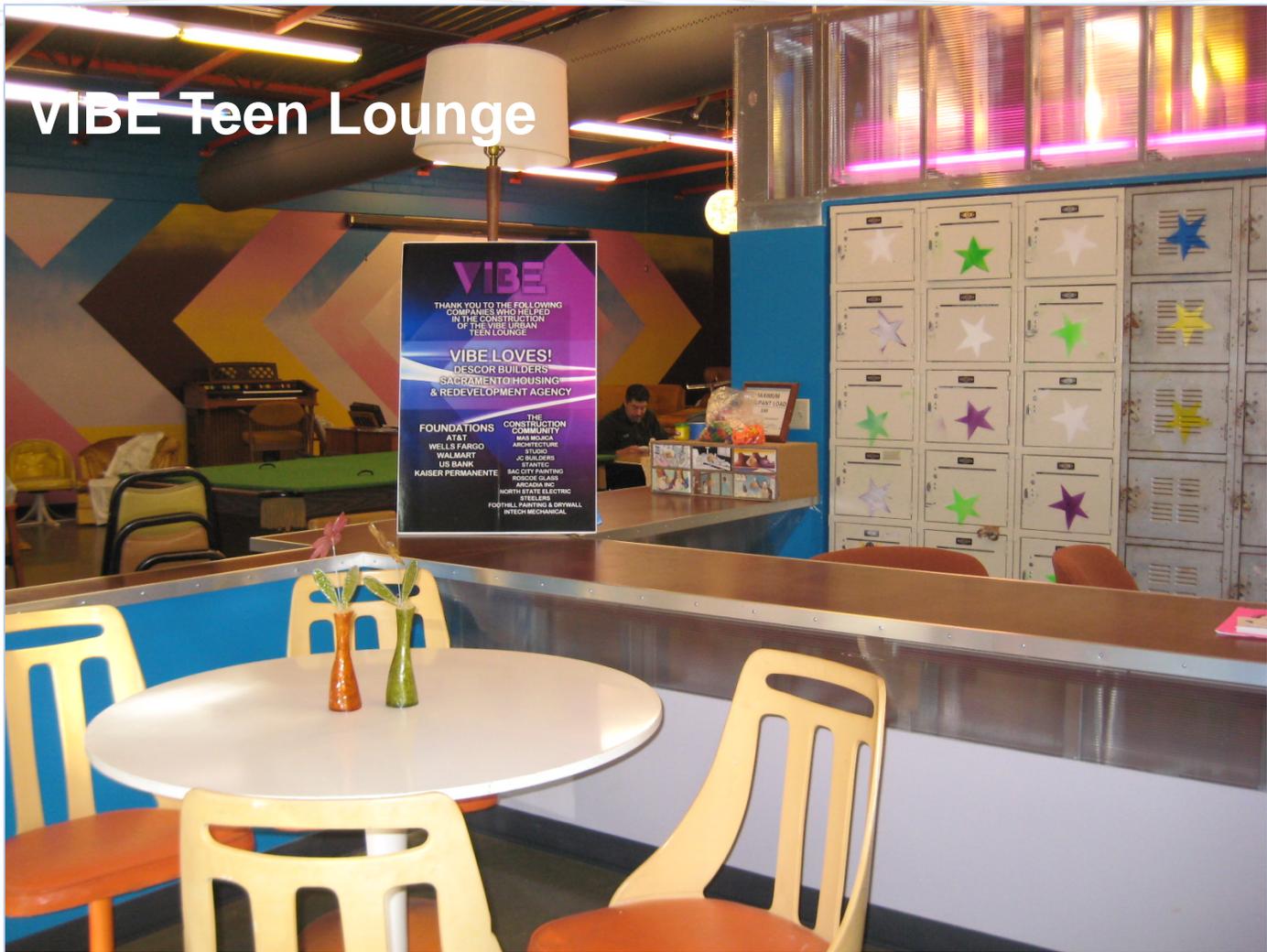




**SPD PAL Program at Marina Vista**

# VIBE Teen Lounge







*This is a*  
***NON-SMOKING***  
***FACILITY***

SMOKING NOT ALLOWED IN ANY  
UNIT, COMMON AREA OR WITHIN  
25 FEET OF A DOOR OR  
WINDOW. IF AVAILABLE, SMOKE  
IN DESIGNATED AREAS ONLY

## FSS Program Graduates





**Mariposa Manor  
Before Renovation**



**Mariposa Manor  
After Renovation**



**Tiara Terrace  
Before Renovation**



**Tiara Terrace  
After Renovation**



**Lerwick Road  
Before Rehab**



**Lerwick Road  
After Rehab**

## Coral Gables Before Rehab



## Coral Gables Under Construction



## Walerga Apartments During Rehab



## Walerga Apartments After Rehab



# Township Nine





**Marina Vista  
Public Housing Community**



**Alder Grove  
Public Housing Community**



**Twin Rivers  
Public Housing Community**



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