

SECTION C

HOUSING

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HOUSING AUTHORITY

Program Description

The Housing Authority provides affordable housing for over 14,500 families through the Public Housing Program, and Housing Choice Voucher Program. Making privately-owned properties affordable for more than 11,000 very low-income families through rent subsidies paid to private owners is a hallmark of the Housing Choice Voucher Program. The Public Housing Program provides 3,500 apartments, duplexes, and some single family homes to qualified low income families. This housing is owned, managed, and maintained by the Housing Authority, making it one of the largest landlords in Sacramento County. Additionally the Housing Authority facilitates financing for private developers to create additional affordable units through selective use of tax credit and long term bond financed developments for extremely low-, very low- and low-income families, seniors, and disabled individuals.

Significant Developments in 2009:

Public Housing

- Continued our efforts to detect fraud and collect delinquent amounts owed in the Housing Choice Voucher and Public Housing programs. Staff was assigned to follow up on reports of fraud and to pursue amounts owed to the Housing Authority. As a result a Memorandum of Agreement has been executed to partner with the Sacramento County Department of Revenue Recovery to collect amounts owed to the Housing Authority. Staff also worked cooperatively with the Office of the Inspector General, neighborhood associations, and local law enforcement to follow up on complaints regarding problem abuse, problem properties, and/or tenants. This is a strategic effort to “weed out” participants who seek to take undue advantage of these programs, who cannot follow the rules, or who cannot meet their program obligations. There are many deserving families on waiting lists for Public Housing and a Housing Choice Voucher who desperately need the affordable housing assistance offered by these programs.
- Demonstrated to HUD that the Housing Authority has substantially developed project-based management/monitoring systems and successfully converted Housing Authority operations from a centralized business model to a decentralized site-based asset management model.
- In 2007 the Housing Authority in partnership with CSG Consultants developed a comprehensive Asset Repositioning Study that recommends a priority for units that should be maintained, developed, renovated, sold or otherwise repositioned in order to achieve long-term financial sustainability. CSG identified elderly/disabled high rises in the Central City and three large-family housing developments as priority targets for repositioning that will provide the greatest potential return on investment to the Housing Authority. As a result the Housing Authority has submitted formal

disposition action to HUD for two of the high-rises referenced in the report. Upon approval the Housing Authority will seek 100% project based vouchers and 4% Tax Credits to stabilize operations and rehabilitate the two developments.

- HUD implemented the “Enterprise Income Verification” (EIV) system which allows public housing authorities to obtain information about tenant income directly from National Directory of New Hires Database and the Social Security database. This has resulted in a more coordinated effort between the housing authority and the Office of Inspector General to criminally prosecute families who misreport their income in order to receive larger housing subsidies than they would otherwise be eligible for. Staff has received additional training on the implementation of this new system and families are being called in to review the discrepancies between what they reported and what the EIV shows.
- New intake processes were implemented so that the vacancy rate was reduced significantly in the public housing sites.
- The Housing Authority received \$7.2 Million in Capital Funds through the American Recovery and Reinvestment Act of 2009 (ARRA). All of the funds have been obligated and a number of rehab projects have already begun. As a result 17 developments and 20 single family homes in the City/County will be rehabilitated thereby preserving affordable housing for the future.
- The Housing Authority also submitted an application for an additional \$10 million of capital funds through the competitive American Recovery and Reinvestment Act of 2009 grant and was awarded the full amount.

Housing Choice Vouchers (Section 8)

- Over the past several years, HUD has engaged in numerous discussions with Housing Authorities, housing policy experts, representatives of the housing industry, members of Congress, and other interested parties on how best to address the challenges facing the Section 8 program. The resulting legislation is called SEVRA (Section Eight Voucher Reform Act). The House approved this bill on July 12, 2007 with a 383-33 vote. It is expected to go on to the Senate sometime at the end of 2009. If this passes, it will make several changes to streamline administration of the program by allowing recertification of income for families with fixed income every three years and inspections every two years (currently both are done annually). It changes the calculations for funding the program and will fund the Family Self-Sufficiency program by formula instead of by competitive funding.
- The Housing Authority stopped pulling families from the HCV waiting list in April 2008 in order avoid becoming overleased. Small numbers of families were pulled from the waiting list monthly, beginning in June 2009, in order to keep our lease up rate at 100%.

- The Housing Authority receives administrative funding based on each unit leased. The Housing Authority is maximizing the administrative dollars available by maintaining a lease up rate of almost 100%.
- The Housing Authority received an additional 26 vouchers in January, 2009 when a local apartment complex “opted out” of a contract with HUD. The low income families who were benefiting from this relationship were offered tenant-based vouchers so that this transition did not have a negative impact on their rent portion.
- The Housing Authority received 70 additional vouchers to serve homeless veterans plus 100 additional vouchers to serve disabled families on the public housing waiting list.
- In 2009, the payment standard remained at 100% of the Fair Market Rent. This will give families more choice in finding units to rent so that more families with vouchers will be able to lease up and receive assistance.
- HUD’s annual evaluation of SHRA’s HCV operations resulted in an increase of 10 points to a score of 86%. This is still within the “standard” designation.
- In keeping with the Agency’s “10 Year Plan to End Chronic Homelessness,” the Housing Authority continues to support 96 project-based vouchers at Saybrook, in south Sacramento, and Serna in North Highlands, for homeless families. In both cases the housing is available to families with minor children who participate in supportive services such as education, job training and parenting classes. After living there for a year and participating in services, the family can use a tenant-based voucher to relocate.
- The six additional waiting lists that opened in June, 2007 for project-based vouchers, units under the Moderate Rehabilitation program, and those administered by the California Housing Finance Agency (CHFA) and California Affordable Housing Initiatives (CAHI) remained open throughout 2009. It is our hope that these waiting lists will remain open indefinitely.
- The HCV Department launched a new process to image all paperwork coming into the organization in March, 2009. We are working with the County of Sacramento to identify a vendor who can improve the process to increase efficiencies for staff.

Focus for 2010:

General

- Continue to make progress toward high performer status on HUD’s report cards for Public Housing and the Housing Choice Voucher program.

- Continue to work with HUD as a partner for optimal forecasting of trends relating to revenue reductions or regulatory changes. Commit to active participation in the trade associations and help to shape national housing policy to meet the local need for federal housing assistance.
- Continue development of plans to increase efficiencies as we replace paper files with electronic files.
- Begin implementation of document imaging in Public Housing.
- Continue transitioning to the new HUD-mandated Asset Management model for Public Housing inventories and programs. This includes implementing strategies outlined in the asset repositioning study.
- Work with consultants to assess public housing properties and assist with the development of a strategy to renovate or re-position key properties to achieve maximum financial potential.
- Continue to actively manage Housing Authority assets by selling scattered units of three bedroom single family houses to low-income families and develop affordable replacement units mixed with market rate units.
- Offer increased housing options to the very low income families in Sacramento by opening more waiting lists for more housing types more frequently.
- Continue to meet all the requirements under ARRA capital funds guidelines to expend the funds in a timely manner
- With continued anticipation of further decreased Federal funding, the Housing Authority will also continue efforts to develop plans for additional funding sources.
- The Housing Authority is looking to develop more efficient ways to manage various processes with better use of technology, including activating additional modules within our database system, Yardi. This may include contracting with outside vendors to develop new projects.

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BUDGET SUMMARY
DEPARTMENT: Housing
ACTIVITY: Housing-Summary

Expenditure Category	2008 Actual Expenditures	2009 Approved Budget	2009 Amended Budget	2010 Approved Budget
Employee Services	\$ 10,997,200	\$ 12,191,222	\$ 12,195,220	\$ 12,240,699
Services & Supplies	\$ 13,465,246	\$ 11,385,058	\$ 11,436,105	\$ 12,851,009
Other Charges:				
- HAPS Payments	\$ 94,564,226	\$ 93,761,607	\$ 93,767,172	\$ 94,131,760
- Debt Service	\$ 160,802	\$ 88,011	\$ 70,587	\$ 206,797
- Financial Trans./Redevelopment Activities	\$ 1,573,227	\$ 595,621	\$ 599,818	\$ 570,664
- Fees for service	\$ 2,411,227	\$ 3,170,876	\$ 3,170,876	\$ 3,108,518
Required Funding	\$ 123,171,928	\$ 121,192,395	\$ 121,239,778	\$ 123,109,447

APPROPRIATIONS FOR HOUSING

Department	2008 Actual Expenditures	2009 Approved Budget	2009 Amended Budget	2010 Approved Budget	2009 Amended/2010 Approved Increase (Decrease)	Percentage
Housing:						
City Asset Management Projects (AMP)	\$ 11,590,369	\$ 10,960,570	\$ 10,960,570	\$ 10,715,149	\$ (245,421)	-2%
City COCC:						
Central Office	\$ 1,825,427	\$ 2,029,374	\$ 2,033,113	\$ 1,927,177	\$ (105,936)	-5%
Central Services	\$ 564,135	\$ -	\$ -	\$ -	\$ -	0%
Intake Services	\$ 184,026	\$ 184,026	\$ 184,026	\$ 227,694	\$ 43,668	24%
Sub-total City COCC	\$ 2,651,026	\$ 2,213,400	\$ 2,217,139	\$ 2,154,871	\$ (62,268)	-3%
COCC Eliminations	\$ (2,934,443)	\$ (2,215,974)	\$ (2,215,974)	\$ (2,309,191)	\$ (93,217)	4%
Total City COCC	\$ (283,417)	\$ (2,574)	\$ 1,165	\$ (154,320)	\$ (155,485)	-13346%
County Asset Management Projects (AMP)	\$ 6,403,563	\$ 6,035,887	\$ 6,067,788	\$ 5,792,775	\$ (275,013)	-5%
County COCC:						
Central Office	\$ 1,160,207	\$ 1,428,864	\$ 1,451,772	\$ 1,374,890	\$ (76,882)	-5%
Central Services	\$ 205,179	\$ -	\$ -	\$ -	\$ -	0%
Intake Services	\$ -	\$ 302,530	\$ 302,530	\$ 302,909	\$ 379	0%
Sub-total County COCC	\$ 1,612,871	\$ 1,731,394	\$ 1,754,302	\$ 1,677,799	\$ (76,503)	-4%
COCC Eliminations	\$ (1,815,880)	\$ (1,735,783)	\$ (1,735,783)	\$ (1,727,959)	\$ 7,824	0%
Total County COCC	\$ (203,009)	\$ (4,389)	\$ 18,519	\$ (50,160)	\$ (68,679)	-371%
Local Housing Projects	\$ 2,140,944	\$ 1,578,981	\$ 1,578,981	\$ 3,177,483	\$ 1,598,502	101%
Housing Choice Vouchers	\$ 7,328,257	\$ 8,181,460	\$ 8,181,726	\$ 8,668,633	\$ 486,907	6%
City Capital Fund Program Admin Fees	\$ 382,275	\$ 356,462	\$ 356,462	\$ 345,768	\$ (10,694)	-3%
County Capital Fund Program Admin Fees	\$ 47,673	\$ 189,435	\$ 189,435	\$ 187,560	\$ (1,875)	-1%
Debt Service	\$ 160,802	\$ 88,011	\$ 70,587	\$ 206,797	\$ 136,210	193%
Financial Transactions	\$ 1,040,245	\$ 46,945	\$ 47,373	\$ 88,002	\$ 40,629	86%
Housing Assistance Payments	\$ 94,564,226	\$ 93,761,607	\$ 93,767,172	\$ 94,131,760	\$ 364,588	0%
Total Housing	\$ 123,171,928	\$ 121,192,395	\$ 121,239,778	\$ 123,109,447	\$ 1,869,669	2%

POSITIONS

Department	Position Quota			
	2007 Approved Budget	2008 Approved Budget	2009 Approved Budget	2010 Approved Budget
Housing:				
City Asset Management Projects (AMP)	41.00	42.50	45.50	44.50
County Asset Management Projects (AMP)	21.00	26.50	26.50	24.50
Non-ACC & Local Region	17.80	7.00	7.00	6.00
City Central Office	6.50	8.66	7.27	7.28
County Central Office	3.50	4.46	3.91	3.92
Central Services	15.70	17.00	0.00	0.00
Resident Trainees	0.00	0.00	3.00	4.00
Intake Services	0.00	0.00	7.00	7.00
Administration	0.00	0.00	0.00	0.00
Phoenix Park 3	0.00	0.00	0.00	2.00
Housing Management	0.00	0.00	0.00	0.00
Housing Maintenance	0.00	0.00	0.00	0.00
Housing Choice Vouchers	58.00	49.13	54.82	56.80
Housing Resident Services	1.00	0.00	0.00	0.00
Total Housing	164.50	155.25	155.00	156.00

EMPLOYEE SERVICES SCHEDULE

DEPARTMENT: Housing Services

ACTIVITY: Department Summary

2010 Position Title	Position Quota			
	2007 Approved Budget	2008 Approved Budget	2009 Approved Budget	2010 Approved Budget
Administrative Secretary	0.00	0.25	0.00	0.00
Analyst	2.00	1.00	0.00	0.00
Assistant Director of Housing	0.00	2.00	1.00	1.00
Assistant Director of HCV	1.00	0.00	1.00	1.00
Assistant Site Manager	3.00	3.00	4.00	2.00
Clerical Assistant	0.00	0.00	0.00	0.00
Custodian	0.00	0.00	0.00	0.00
Director of Housing	1.00	1.00	1.00	1.00
Housing Assistant	15.00	13.00	15.00	14.00
Housing Authority Analyst	2.00	1.00	4.00	4.00
Housing Authority Manager	2.00	4.00	5.00	5.00
Housing Authority Specialist	29.50	29.00	31.00	35.00
Housing Authority Supervisor	5.00	2.00	3.00	4.00
Housing Specialist	3.00	3.00	3.00	0.00
Housing Technician	13.50	13.00	13.00	14.00
Lead Custodian - Resident Trainees	1.00	1.00	1.00	1.00
Lead Technician - Resident Trainees	0.00	1.00	1.00	1.00
Maintenance Lead	9.00	0.00	0.00	10.00
Maintenance Specialist	1.00	1.00	0.00	0.00
Maintenance Specialist - Alarm & Utilities	1.00	1.00	0.00	1.00
Maintenance Specialist - Carpenter	2.00	2.00	0.00	0.00
Maintenance Specialist - Electrician	1.00	1.00	0.00	0.00
Maintenance Specialist - Hazardous Materials	1.00	1.00	0.00	0.00
Maintenance Specialist - HVAC	1.00	1.00	0.00	0.00
Maintenance Specialist - Painter	1.00	0.00	0.00	0.00
Maintenance Specialist - Stationary Engineer	2.00	2.00	0.00	1.00
Maintenance Technician	31.00	37.00	39.00	26.00
Maintenance Worker	7.00	9.00	9.00	9.00
Management Analyst	1.00	2.00	2.00	3.00
Manager Central Services	2.00	0.00	0.00	0.00
Office Technician	1.00	0.00	0.00	0.00
Principal Housing Authority Analyst	6.00	5.00	5.00	7.00
Principal Public Housing Agent	0.00	0.00	0.00	0.00
Program Technician	1.00	1.00	2.00	2.00
Program Manager	0.00	1.00	0.00	0.00
Regional Site Manager	3.00	0.00	0.00	0.00
Resident Services Specialist	0.00	1.00	0.00	0.00
Site Manager	14.00	13.00	13.00	13.00
Supervisor Applications/Intake	0.50	1.00	1.00	1.00
Supervisor Central Office	0.00	1.00	0.00	0.00
Supervisor Central Services	1.00	1.00	0.00	0.00
Supervisor Resident Services	0.00	0.00	1.00	0.00
Total Positions	164.50	155.25	155.00	156.00