

**Municipal Housing Agency
2008-09 Amended Budget
2009-10 Proposed Budget**

**City Council Workshop
February 23, 2009**

Housing Choice Voucher Program

- **Housing Choice Vouchers – 3030**
 - Utilizing 100% of funding; 95% under lease
 - Administrative Funding Prorated at 90%
 - Increased the number of vouchers by 621 since 2003
 - 78 additional vouchers – River Hills
 - Application for 53 additional vouchers for non-elderly disabled
 - Waiting list opened in December 2008 – 3501 applications

Housing Choice Voucher Program

- **Veterans Administration Supportive Housing Program – 35 vouchers**
- **Mod Rehab – 12 vouchers**
- **Katrina Disaster Housing Assistance Program**
- **Disaster Voucher Program**
- **Disaster Housing Assistance Program**
- **Disaster Housing Assistance Program -
IKE**

Central Office

- **Leasing new office space**
- **Reducing leasehold for maintenance from 10,000 sq/ft to 2500 sq/ft**

Public Housing Program

- **540 units divided into 6 Project Based Budgets**
 - Royal View Manor – 200 units
 - East View Manor – 50 units
 - South View Manor – 50 units
 - Highland Park/Oak Park Plaza – 90 units
 - Disposition – 58 Units
 - 5H Homeownership – 61 units
 - Operating Fund Subsidy – Funded at 84%

Public Housing Program

- **Royal View Manor**
 - **Staff assigned directly to the building**
 - **Applications taken on site**
 - **Security**
 - **Privatized custodial**
 - **Section 8 Project Based vs. Operating Fund Subsidy**

Public Housing Program

- **Apartment Buildings Designated for the Elderly**
 - **Maintenance staff assigned directly to the building**
 - **East View remodeled in 2007 with proceeds from disposition**
 - **South View remodel to begin in spring with proceeds from disposition**
 - **Highland Park/Oak Park appliance replacement and carpet replacement**

Public Housing Program

- **Disposition**

- Application approved August 2003 for 394 units (220 Properties)
- 336 units (180 Properties) Sold
- 174 units (98 Properties) sold to non-profits
- 61 families relocated with Housing Choice Vouchers
- Working with Habitat for Humanity and Home, Inc for the sale of 18 of the remaining 58 units for homeownership

Public Housing Program

- **5h Affordable Homeownership Program**
 - **61 units remaining in inventory**
 - **53 units sold over the past 5 fiscal year**
 - **No sales this fiscal year**
 - **25 units identified for disposition application**

Public Housing Program

- **Proceeds from Disposition**

- **Proceeds from Sales - \$16.3 million**

- **Bid – 108% of FMV**

- **Negotiated Sales – 75% of FMV**

- **Physical Improvements (25%) – \$4.1 million**

- **Affordable Housing Endowment Fund (75%)**

- **Principal – \$12.2 million**

- **Earnings – \$760,000**

- **Use of earnings must be tied to Public Housing or Section 8 units**

Staffing

- **Reduction of 5.5 FTEs**
 - **Combined Maintenance Supervisor and Inspections Supervisor (1 FTE)**
 - **Reduced staff - 1 Mechanic B, 1 Custodian, 1 Case Manager, and 1 Administrative Secretary (4 FTEs)**
 - **50% Assistant City Manager (eliminated Housing Services Director position)**

Questions???