

# Housing Commission Regular Meeting

June 24, 2020



CITY OF SAN ANTONIO  
**NEIGHBORHOOD & HOUSING  
SERVICES DEPARTMENT**

**Verónica R. Soto, AICP**  
**Director**

# Agenda

Public Comments

**Item 1:** Approval of Minutes for February 26, 2020 Regular Meeting

**Item 2:** Briefing and Update on COVID-19 Response

**Item 3:** Briefing on SHIP Recalibration

**Item 4:** Director's Report

Presented on June 24, 2020



# Public Comments

Presented on June 24, 2020



# Item 1: Approval of Minutes

Presented on June 24, 2020



## Item 2: Update on COVID-19 Response

Presented on June 24, 2020



# Response and Recovery Plan

- Equity and Community Engagement
- Budget and Pillars
- Housing & Security Pillar
  - Partners
  - Outcomes
  - Timeline

Presented on June 24, 2020



# Equity and Community Engagement

- Comprehensive Domestic Violence Prevention Plan
- Collaborative Commission on Domestic Violence
- South Texas Trauma Informed Care Coalition
- Poverty Report
- Status of Women Report
- Homeless Strategic Plan
- Mayor's Housing Policy Framework
- Racial Equity Indicator Report
- Climate Action Plan
- Economic Transition Team
- Health Transition Team
- COVID-19 Working Groups
- Homeless Hotline
- COVID-19 Hotline
- Risk Mitigation Fund Stakeholder Group
- Right to Counsel Stakeholder Group

Presented on June 24, 2020

# City Response & Community Resiliency Plan

Source (\$ in Millions)	City's Eligible Payroll Expenses	City's PPE & Supplies	Watch Expand Assure Plan	Workforce Development	Housing Security	Small Business	Digital Inclusion	Total
Corona Virus Relief Fund	\$114.6	\$20.7	\$54.5	\$2.7	\$43.4	\$33.1		\$270.0
Other Federal Grants				\$10.0	\$7.01			\$17.0
General Fund				\$62.3		\$5.0	\$27.3	\$94.6
<b>Total</b>	<b>\$114.6</b>	<b>\$20.7</b>	<b>\$54.5</b>	<b>\$75.0</b>	<b>\$50.5</b>	<b>\$38.1</b>	<b>\$27.3</b>	

**Pillar:** Housing Security

**Strategy:** Housing and Financial Recovery Resource Center

## Services & Programs

- Financial Counseling
- Benefits Navigation/Enrollment
- Workforce/Small Business recovery
- Housing Repair and Rehab
- Fair Housing Counseling and Eviction Prevention
  - Notice of Tenants Rights
- Right to Counsel Program
- Rent/Mortgage Assistance

## Virtual and Physical Locations

- Central Library
- Neighborhood Place
- Claude Black Community Center

## Budget

- \$32 million

**Pillar:** Housing Security

**Strategy:** Housing and Financial Recovery Resource Center

## Partners



### City Departments

- Neighborhood and Housing Services Department
- Department of Human Services
- Economic Development Department

### Community Partners

- Family Service
- YITA Coalition
- local financial institutions
- Multiple referral partners
- Grass Roots Organizations
- CHDOs & Housing Partners

### Expected Outcomes



- Open three Financial and Housing Recovery Centers.
- Provide 10,000 families housing assistance.
- Participate in at least 500 eviction court hearings.
- Prevent at least 1,000 eviction cases from being filed and heard by diverting to rental assistance program.
- Intake at least 400 residents with homeowner rehabilitation programs to preserve our affordable housing stock.
- Inform at least 200 residents on available down payment assistance.
- Provide 6,500 residents access to financial recovery and benefits counseling.
- Reduce total household debt of clients by \$4.9 million.
- Assist 500 residents open certified bank accounts.



# Pillar: Housing Security

## Strategy: Housing and Financial Recovery Resource Center

### Implementation Timeline

#### June 2020

- Hire temporary staff
- Execute contracts
- Council Consideration of Notice of Tenant's Rights
- Provide staff support at eviction courts

#### August - December

- Complete canvass of 30,000 residents in targeted zip codes

#### July

- Open Recovery Center in Central Library, Neighborhood Place, Claude Black
- Begin community meetings/training
- Community engagement and advertising

#### May 2021

- Complete all performance under CSBG funded activities

# Housing & Security Pillar Initiatives

- Eviction protections
- Eviction Court Interventions and Right to Counsel
- Notice of tenants rights
- Emergency Housing Assistance Program

Presented on June 24, 2020



# CARES Properties Protection

- Texas Supreme Court
- Evictions filed between March 27 and July 25
- Can't proceed without a sworn petition stating that the property is not subject to the temporary moratorium on evictions imposed by the federal CARES Act
  - The relief act, passed by Congress in March, blocked evictions for tenants who receive federal rent assistance
  - Estimated at  $\approx$  50% of rental properties in San Antonio
  - Fannie Mae and Freddie Mac will extend their single-family moratorium on foreclosures and evictions until at least August 31, 2020

# Eviction Court Intervention

## Information about EHAP & TRAM in each hearing notice

- Special hotline for cases with court dates

## In-Court Teams

- City & County staff are present for every hearing in each JP court
- TRLA attorneys are available as a virtual legal help desk for staff

## Expansion of RTC Services

- RTC Court Support
- Contingency to be used as needed depending on demand
- Know-Your-Rights training and other education services
- EHAP outreach

Presented on June 24, 2020

# Eviction Court Intervention

## Court Room Outcomes to Date:

Precinct	Cases Dismissed*	Default Judgements*	Resets*	Jury Request	Judgement for Plaintiff	Total Staff Interactions	City Staff	County Staff	Referred to EHAP/ TRAM	Referred to RTC	Re-location
1	33	13	29	1	13	7	7	0	5	2	0
2	56	73	7	0	15	23	26	3	15	7	6
3	78	47	2	7	29	25	4	19	8	2	0
4	98	75	24	2	13	24	22	2	20	1	1
<b>Total:</b>	<b>265</b>	<b>208</b>	<b>62</b>	<b>10</b>	<b>70</b>	<b>83</b>	<b>59</b>	<b>24</b>	<b>48</b>	<b>12</b>	<b>7</b>

➤ **91 have been referred to EHAP from hotline**

\*This number reflects all case, not exclusively those with staff engaged.

# Eviction Court Intervention and Right to Counsel

## Success stories:

- A restaurant worker from P2 was able to get caught up on rent and avoid eviction. Her landlord worked with her to apply
- A landlord from a Precinct 3 who picked up our flyer gave the information to all her tenants, 10 of whom called us and have applied.
- A single mom from P2 who had just had her second child in February got caught up on rent and had her case dismissed
- Tenant who was locked out of Olmos Club won her suit on June 23rd
- Landlords are connecting their tenants to us proactively
- Judges are encouraging landlords to reduce or waive fees

# Notice of Tenants Rights

- Emphasizes that Notice to Vacate does not require tenant to leave the premises
- Advises payment plan with landlord
- Provides City emergency resource - 311
  - Catholic Charities' Guadalupe Community Center resource information
- Outlines eviction process
- Provides link to self-help information packet with advocacy information
- Enacted through Ordinance
- Applies beyond the emergency period
- Applies to all landlords

# Notice of Tenants Rights

*Mandatory Notification required with A Notice to Vacate for Non-payment of Rent*

*The Notice is in English and Spanish*

- **You should know:**

**The Notice to Vacate is not an eviction.** It is only the first step in the eviction process and does not mean you must move out immediately. You still have time to resolve the issue. You do not need to leave your dwelling right now and should not move without talking to your landlord first.

**Learn more about your rights & next steps.** Refer to this self-help legal information provided by Bexar County:

- <https://www.bexar.org/DocumentCenter/View/22596/Self-Help-Legal-Information-Packet-When-an-Eviction-Case-Has-Been-Filed-Against-You-PDF>

# Notice of Tenants Rights

*Mandatory Notification required with A Notice to Vacate for Non-payment of Rent*

- **Steps you can take now:**

**Contact your landlord right away to try to work out a payment arrangement.** Payment arrangements should be in writing and signed by both you and your landlord.

**There is help.** If you need help, there are resources available to you:

**Questions about your rights and resources:** Please call 210-207-5910

**Help with paying rent, utilities, fees and, if needed, moving costs:**

- City of San Antonio:** Call 210-207-5910 or visit:  
[www.sanantonio.gov/emergencyhousingassistance](http://www.sanantonio.gov/emergencyhousingassistance).
- Guadalupe Community Center:** Call 210-226-6178

Funding for rental and utility assistance is limited.

# Notice of Tenants Rights

*Mandatory Notification required with A Notice to Vacate for Non-payment of Rent*

- **What can happen after you receive a Notice to Vacate?**

After the Notice to Vacate has been delivered, the landlord may file a suit in a Justice Court. The Justice Court will set a date for the hearing which is usually within 21 days of the filing. The Court will notify you in writing of the date you must appear.

You may appear at the hearing and defend your rights. The court will hear the case and issue a decision. If you do not appear, a judge may conclude that you do not oppose the eviction and issue judgment for the landlord. You have the right to appeal.

If you can work out an agreement with your landlord before the eviction hearing begins, show the court the agreement. The landlord will usually dismiss the case if you pay everything due before the hearing.

If you do not move or file an appeal within five days the hearing, the landlord can request a Writ of Possession from the Court. A 24-hour notice will be posted on your door before the Writ of Possession is carried out by removing you and your personal belongings from your residence.

# Notice of Tenants Rights

*Mandatory Notification required with A Notice to Vacate for Non-payment of Rent*

**Remember that you have options and there are people who can help you.**

It is a good idea to communicate with your landlord during the entire process to work out an agreement. There are City, County, or community services designed to help.

Name of Resident: \_\_\_\_\_

Address/Unit: \_\_\_\_\_

Date of Delivery: \_\_\_\_\_

Manner of Delivery: \_\_\_\_\_

Presented on June 24, 2020

# Enforcement

- Effective 30 days from approval
- First Offense is a warning
- Fines of \$500 – may have multiple citations

To report a violation, complainants shall call [311](#). Upon receipt of the complaint, a code enforcement officer from the Development Services Department will investigate the complaint and issue the warning or citation if necessary and a case will be filed in Municipal Court. An Administrative Hearing Officer will conduct a hearing and can assess a penalty up to \$500. Subsequent reports could lead to additional violations

The City of San Antonio's Fair Housing Team helps residents that are being evicted or have other tenant-landlord challenges. In the event it is found that the landlord did not issue the Notice of Tenants Rights to the tenant, the city or the tenant will file the complaint with Development Services Department for their action.

The City will do a monthly review of a sampling of public eviction records to determine whether or not the landlords are following the ordinance. If it is determined that the landlord did not provide the Notice of Tenants Rights to the tenant, staff will file the complaint with the Development Services Department for their action.

# Outreach and Education

- Tenants
  - Fair Housing Hotline
  - Emergency Housing Applicants
  - Risk Mitigation Fund Stakeholder Group
  - Right to Counsel Stakeholder Group
- Property Owners/Landlords
  - San Antonio Apartment Association
  - San Antonio Board of Realtors
  - Real Estate Council
  - Housing Providers
  - National Association of Real Estate Property Managers
- Community
  - COPS/Metro
  - Catholic Charities
  - TRLA
  - TOP

Presented on June 24, 2020

# Emergency Housing Assistance Program

- City Council approved the Emergency Housing Assistance Program (EHAP) on April 23<sup>rd</sup>.
- Eligible Assistance
  - Rental
  - Mortgage
  - SAWS
  - CPS
  - Internet
  - Cash (up to \$300)
- Must be 100% of AMI and provide proof of hardship related to COVID 19
- Must provide copy of identification, signed lease or mortgage statement, income verification documents, proof of other benefits or assistance, etc.

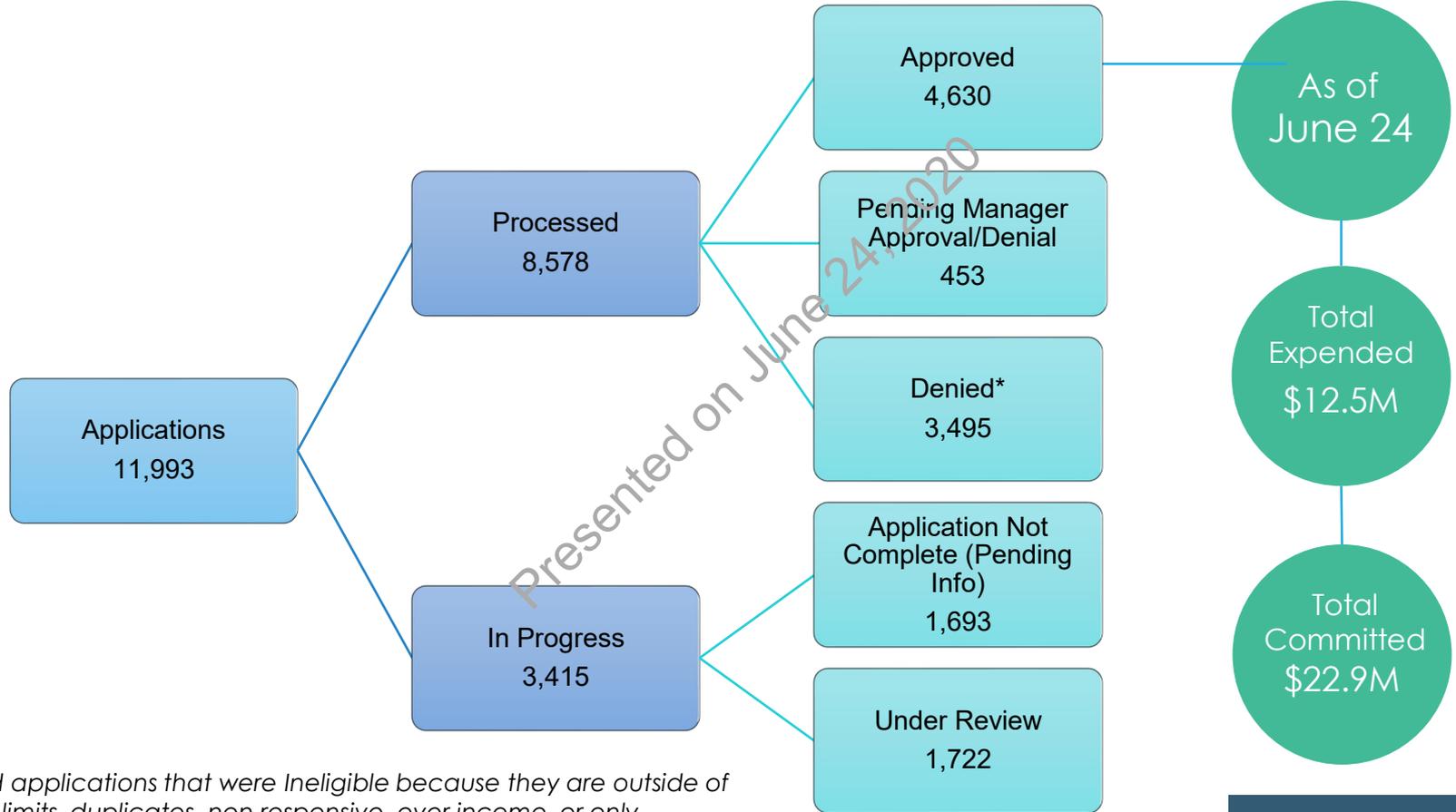
Presented on June 24, 2020

# Emergency Housing Assistance Program

COVID 19 Emergency Housing Assistance Program	
Funding Source	Amount
SAHT Foundation, PFC, and FC	\$5,000,000
Risk Mitigation Fund Balance	\$350,000
CDBG Program Income and Savings	\$5,240,586
CARES Act CDBG	\$7,707,015
Houston Street, Midtown, Inner City TIRZ, and Affordable Housing Budget reallocation	\$4,036,233
General Fund (Parking Fund Transfer)	\$2,500,000
CRF	\$26,616,051
Outside Contributions	\$200,000
<b>Total</b>	<b>\$51,649,885</b>

COVID 19 Emergency Housing Assistance Program	
Use	Total
Program Administration	\$1,279,012
Supports rent, mortgage, utilities for those that are eligible for federal funding	\$33,166,900
Supports rent, mortgage, utilities for those that are not eligible for federal funding	\$ 8,177,596.00
Direct cash assistance for groceries, fuel, and medicine	\$9,026,377
<b>Total</b>	<b>\$ 51,649,885</b>

# COVID-19 Emergency Housing Assistance Program



\*Denied applications that were Ineligible because they are outside of the city limits, duplicates, non responsive, over income, or only needed utility assistance.

# COVID-19 Emergency Housing Assistance Program



# Emergency Housing Assistance Program

\$12,497,662



Rent & Mortgage  
\$11,074,708



CPS  
\$452,393



SAWS  
\$74,094



Internet  
\$817



FII  
\$895,650

Presented on May 24, 2020

Presented on June 24, 2020

# Questions?

## Item 3: Briefing on SHIP Recalibration

Presented on June 24, 2020



CITY OF  
SAN ANTONIO

RECALIBRATION OF CITY'S  
10-YEAR HOUSING TARGETS

PRESENTED BY:

DAVID SCHWARTZ, PRINCIPAL  
ECONOMIC & PLANNING SYSTEMS

HOUSING COMMISSION- JUNE 24, 2020



*The Economics of Land Use*

O a k l a n d

S a c r a m e n t o

D e n v e r

L o s A n g e l e s

730 17th Street, Suite 630 § Denver, CO 80202  
303.623.3557 § [www.epsys.com](http://www.epsys.com)

# OVERVIEW

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1. Strategic Housing Implementation Plan
2. Current Housing Targets
3. Recalibrating Need
  1. Refined Process
  2. Human Need
  3. Location Data
4. Setting Target Goals
  1. Meeting future need
  2. Targets by program

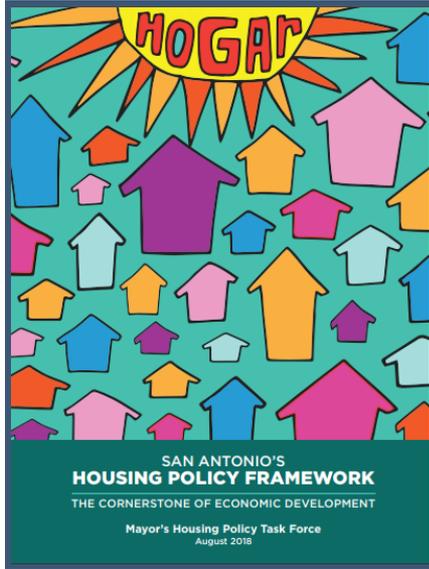
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# STRATEGIC HOUSING IMPLEMENTATION PLAN

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***Our Vision:*** “A comprehensive and compassionate housing policy framework that allow(s) residents to live with dignity, age in place, rehabilitate their housing, and preserve the integrity of their neighborhoods”



- The “Why”
- Accepted by Council 2018
- Created Framework
- Identified Need and High-level Policy Areas of Focus



## Strategic Housing Implementation Plan

- The “How”
- Set target goals
- Identify Strategies to Reach Them
- Adopt to Implement

# PROJECTED TIMELINE

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**June/July 2020**

**Define Goals**

- Housing Commission
- Stakeholder sessions

**July/August 2020**

**Create Framework**

- Key strategies
- Stakeholder sessions

**August/September 2020**

**Approval by agencies**

- Implement strategies to achieve
- Track and measure targets

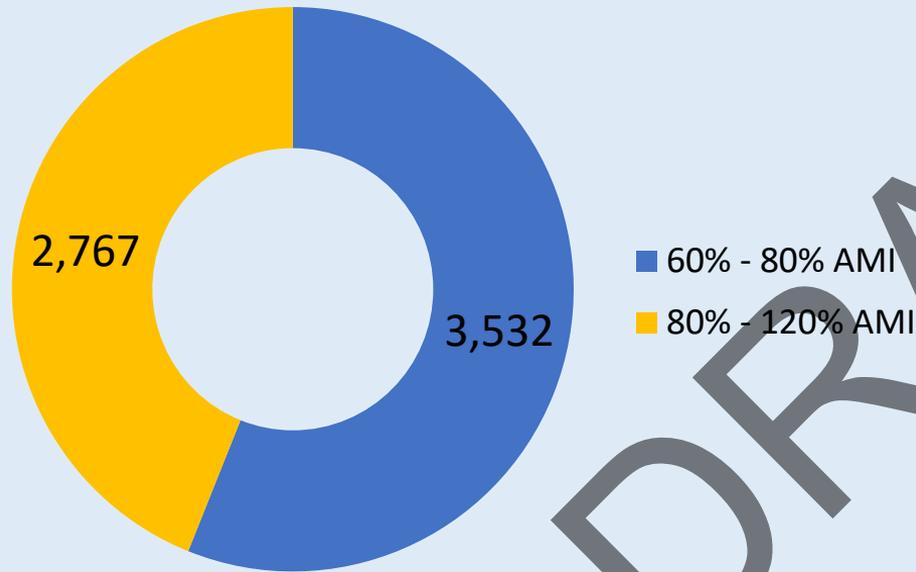
**Community & Stakeholder Input**

# CURRENT HOUSING TARGETS

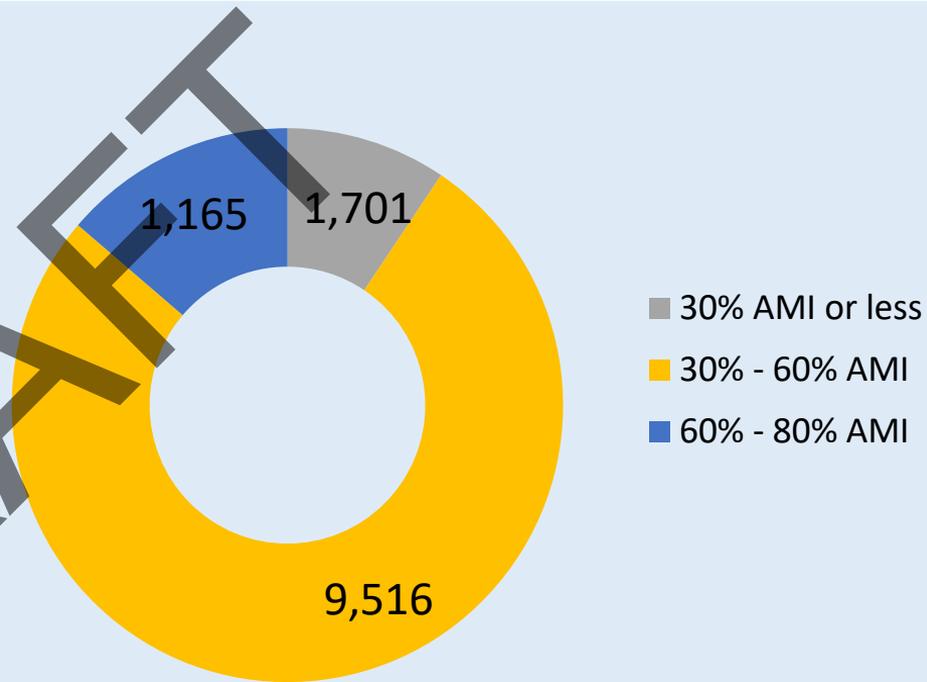
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## Owner Occupied (6,299 Units)



## Renter Occupied Units (12,382 Units)



**18,681 Affordable Units Needed Over the Next 10 Years**

# Rental Unit Production, Rehabilitation, and Preservation by AMI

AMI Range	10 Year Goal	Pre-Closing/ Closed	% of 10 Year Goal Met	Pipeline
≤30%	1,701 units	1,740 units	102%	152 units
31%-50%	6,344 units	870 units	14%	382 units
51%-60%	3,172 units	5,310 units	167%	953 units
61%-80%	1,165 units	2,439 units	209%	1,017 units
<b>Totals</b>	<b>12,382 units</b>	<b>10,359 units</b>		<b>2,504 units</b>

# Ownership Unit Production, Rehabilitation, and Preservation by AMI

AMI Range	10 Year Goal	Pre Closing/ Closed	% of 10 Year Goal Met	Pipeline
≤80%	3,532 units	828 units	23%	196 units
81%-120%	2,767 units	310 units	11%	1,678 units
<b>Totals</b>	<b>6,299 units</b>	<b>1,138 units</b>	<b>34%</b>	<b>1,874 units</b>

**RECALIBRATING NEED**

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# HOW DO YOU CALCULATE NEED?

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## DATA & GUIDING QUESTIONS

### Cost-burdened households as starting point

- Those spending more than 30% of income on housing
- Common metric, not refined or able to answer questions including:

#### 1. What populations are most at-risk, vulnerable, have greatest need?

- Guided by analysis and understanding HPF
- Builds in other research and best practices, e.g. the Area Deprivation Index, Opportunity Atlas indexing, etc.

#### 2. Where is housing needed?

#### 3. What types of housing are needed?

# STRATEGIC HOUSING IMPLEMENTATION PLAN TEAM

## DEFINING THE NEED :

- City Departments involved in housing
  - Neighborhood & Housing Services
  - Planning
  - Development Services
  - Historic Preservation
  - Human Services
  - Mayors Office
  - Center City
- Housing Partners
  - San Antonio Housing Trust\*
  - San Antonio Housing Authority\*
  - LISC San Antonio
  - South Alamo Regional Alliance for Homeless
  - Housing Commission Chair\* (Lourdes/Jessica)

## ADDITIONAL PERSPECTIVES :

- VIA\*
- Bexar County
- Bexar County Housing Authority
- Office of Sustainability
- Office of Equity
- CPS/SAWS
- Archdiocese
- Area Foundation
- Bexar County Health Collaborative
- Nonprofit/for-profit developers
- Finance/Banking

## Housing Policy Framework

## Recalibration

1.

**Cost Burdened Households**  
(pays more than 30% of income on housing)

- ***Not letting the problem get worse***

1.

**Cost Burdened Households**  
(pays more than 30% of income on housing)

2.

**Supply Demand Imbalances**  
(identifying those with the greatest need)

3.

**Where is the need?**  
(location based data – “where”)

4.

**What types of housing is needed**  
(vulnerable populations – “who”)

- ***Address existing and future need***
- ***Addresses where and who***

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# DISPARITY INDEX (SUPPLY & DEMAND)

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QUANTITATIVE HOUSING NEED BY AMI, TENURE, CENSUS TRACT

*[% Households by AMI category]*

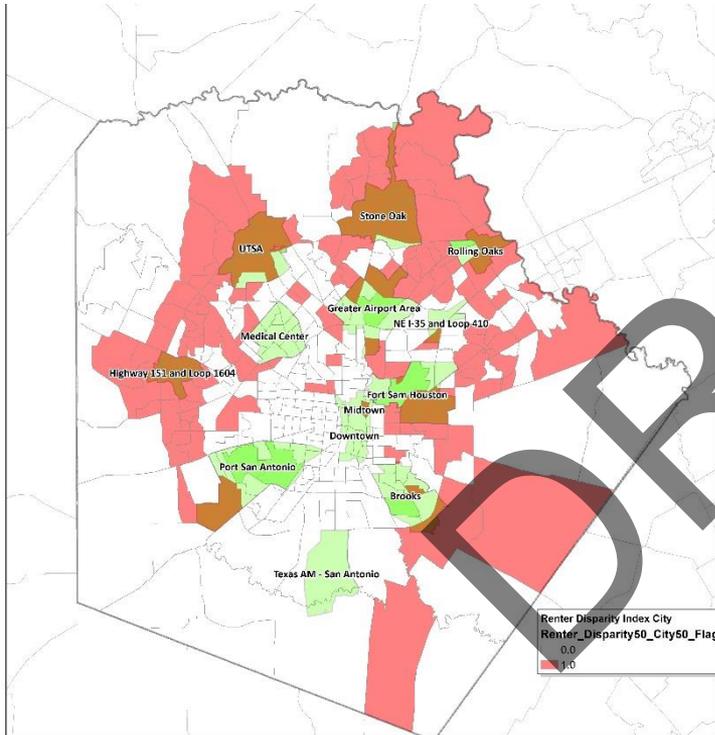
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*[% Inventory Affordable at AMI category]*

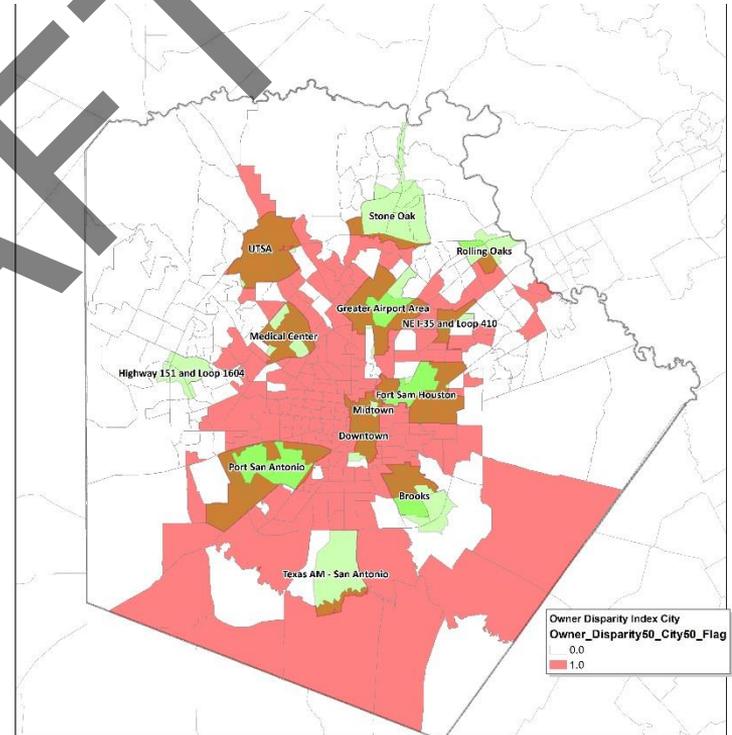
- *By Census Tract*
- *Normalized Citywide*

# DISPARITY INDEX

## RENTER INDEX FOR 30–50% AMI

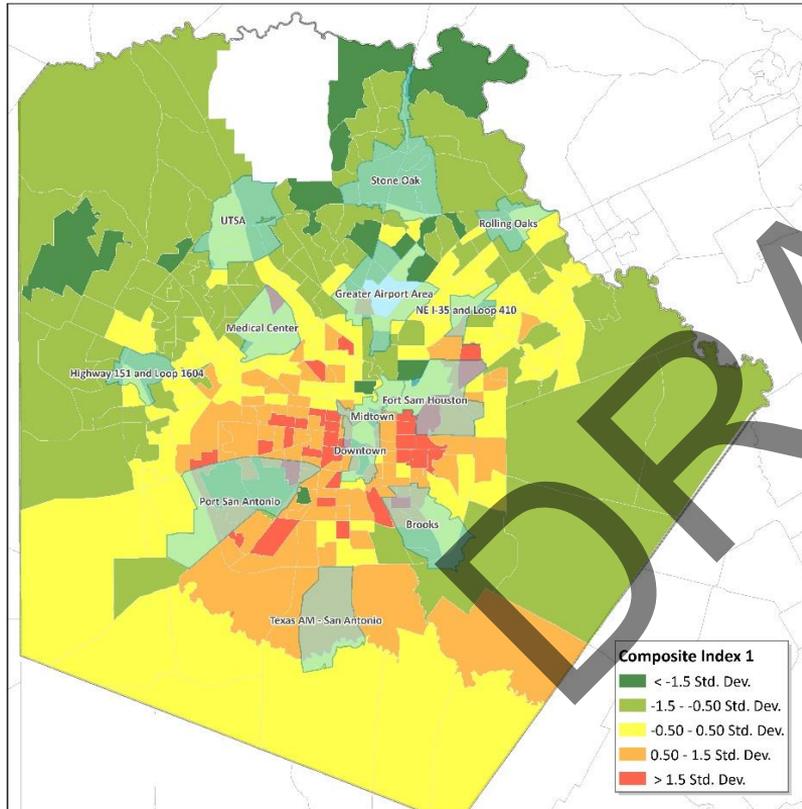


## OWNER INDEX FOR 30–50% AMI



# VULNERABILITY INDEX (SOCIAL VULNERABILITIES)

## IDENTIFYING THE HUMAN NEEDS



- Percent Population w/ < H.S. Educ.
- Percent Population w/ Any Disability
- Ratio of Households (imbalance of rich and poor) < 50% AMI vs Households > 120% AMI Percent
- Population 18+ Unemployed
- Percent of All Households who are Cost-Burdened
- Percent of Population who Served in Military
- Overcrowding in Rental Inventory
- Percent Senior Population
- Race / Ethnicity

# QUANTITATIVE HOUSING NEED

## OWNER/RENTER; INCOME LEVEL; REGIONAL CENTERS

	Affordable Owner Units by Income Category						Affordable Renter Units by Income Category						Affordability Goals
	<30%	30 to 50%	50 to 60%	60 to 80%	80 to 100%	Subtotal	<30%	30 to 50%	50 to 60%	60 to 80%	80 to 100%	Subtotal	
BROOKS	491	322	109	161	112	1,195	762	354	140	164	58	1,478	2,673
DOWNTOWN	858	562	190	281	195	2,085	1,330	618	245	287	101	2,580	4,666
FORT SAM HOUSTON	83	55	18	27	19	203	129	60	24	28	10	251	454
GREATER AIRPORT AREA	162	106	36	53	37	395	252	117	46	54	19	488	883
HIGHWAY 151 AND LOOP 1604	524	343	116	172	119	1,274	812	377	149	175	62	1,576	2,850
MEDICAL CENTER	334	219	74	109	76	812	518	240	95	112	39	1,004	1,816
MIDTOWN	218	143	48	71	50	530	338	157	62	73	26	656	1,185
NE I-35 AND LOOP 410	65	43	14	21	15	158	101	47	19	22	8	195	353
PORT SAN ANTONIO	626	410	139	205	142	1,522	971	451	178	209	74	1,883	3,405
ROLLING OAKS	334	219	74	109	76	812	518	240	95	112	39	1,004	1,816
STONE OAK	765	501	169	250	174	1,860	1,186	551	218	256	90	2,301	4,161
TEXAS A&M - SAN ANTONIO	79	52	17	26	18	192	122	57	22	26	9	237	429
UTSA	737	483	163	241	168	1,792	1,143	531	210	247	87	2,218	4,010
<u>Non-Regional Center</u>	<u>12,312</u>	<u>8,062</u>	<u>2,727</u>	<u>4,030</u>	<u>2,800</u>	<u>29,932</u>	<u>19,091</u>	<u>8,866</u>	<u>3,509</u>	<u>4,120</u>	<u>1,449</u>	<u>37,035</u>	<u>66,967</u>
<b>Total Bexar County</b>	<b>17,588</b>	<b>11,518</b>	<b>3,896</b>	<b>5,758</b>	<b>4,000</b>	<b>42,760</b>	<b>27,272</b>	<b>12,666</b>	<b>5,013</b>	<b>5,886</b>	<b>2,069</b>	<b>52,907</b>	<b>95,667</b>
as % of Total	41%	27%	9%	13%	9%	45%	52%	24%	9%	11%	4%	55%	100%

Source: Economic & Planning Systems

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# QUALITATIVE ASPECTS

## WITH VULNERABILITY FACTORS BY REGIONAL CENTER

	Significant Vulnerability Index Factors	Affordability Goals			Affordability Goals (as % of Total)		
		Owner	Renter	Total	Owner	Renter	Total
BROOKS	Cost-Burden; Disability; Seniors	1,195	1,478	2,673	1.2%	1.5%	2.8%
DOWNTOWN	Educ. Attain; Unempl; Cost-Burden	2,085	2,580	4,666	2.2%	2.7%	4.9%
FORT SAM HOUSTON	Disability; Educ. Attain; Unempl	203	251	454	0.2%	0.3%	0.5%
GREATER AIRPORT AREA	Overcrowd; Cost-Burden; Inc. Disp; Educ. Attain	395	488	883	0.4%	0.5%	0.9%
HIGHWAY 151 AND LOOP 1604	Cost-Burden; Unempl; Overcrowd; Veteran	1,274	1,576	2,850	1.3%	1.6%	3.0%
MEDICAL CENTER	Inc. Disp; Cost-Burden; Overcrowd	812	1,004	1,816	0.8%	1.0%	1.9%
MIDTOWN	Disability; Educ. Attain; Overcrowd; Inc. Disp	530	656	1,185	0.6%	0.7%	1.2%
NE I-35 AND LOOP 410	Inc. Disp; Educ. Attain; Disability; Overcrowd	158	195	353	0.2%	0.2%	0.4%
PORT SAN ANTONIO	Veteran; Cost-Burden	1,522	1,883	3,405	1.6%	2.0%	3.6%
ROLLING OAKS	Overcrowd; Disability; Educ. Attain; Vet; Senior	812	1,004	1,816	0.8%	1.0%	1.9%
STONE OAK	Cost-Burden; Overcrowd; Inc. Disp	1,860	2,301	4,161	1.9%	2.4%	4.3%
TEXAS A&M - SAN ANTONIO	Senior; Inc. Disp; Vet; Disability	192	237	429	0.2%	0.2%	0.4%
UTSA	Inc. Disp; Cost-Burden; Unempl	1,792	2,218	4,010	1.9%	2.3%	4.2%
Non-Regional Center	n/a	<u>29,932</u>	<u>37,035</u>	<u>66,967</u>	<u>31.3%</u>	<u>38.7%</u>	<u>70.0%</u>
<b>Total Bexar County</b>		<b>42,760</b>	<b>52,907</b>	<b>95,667</b>	<b>44.7%</b>	<b>55.3%</b>	<b>100.0%</b>

Source: Economic & Planning Systems

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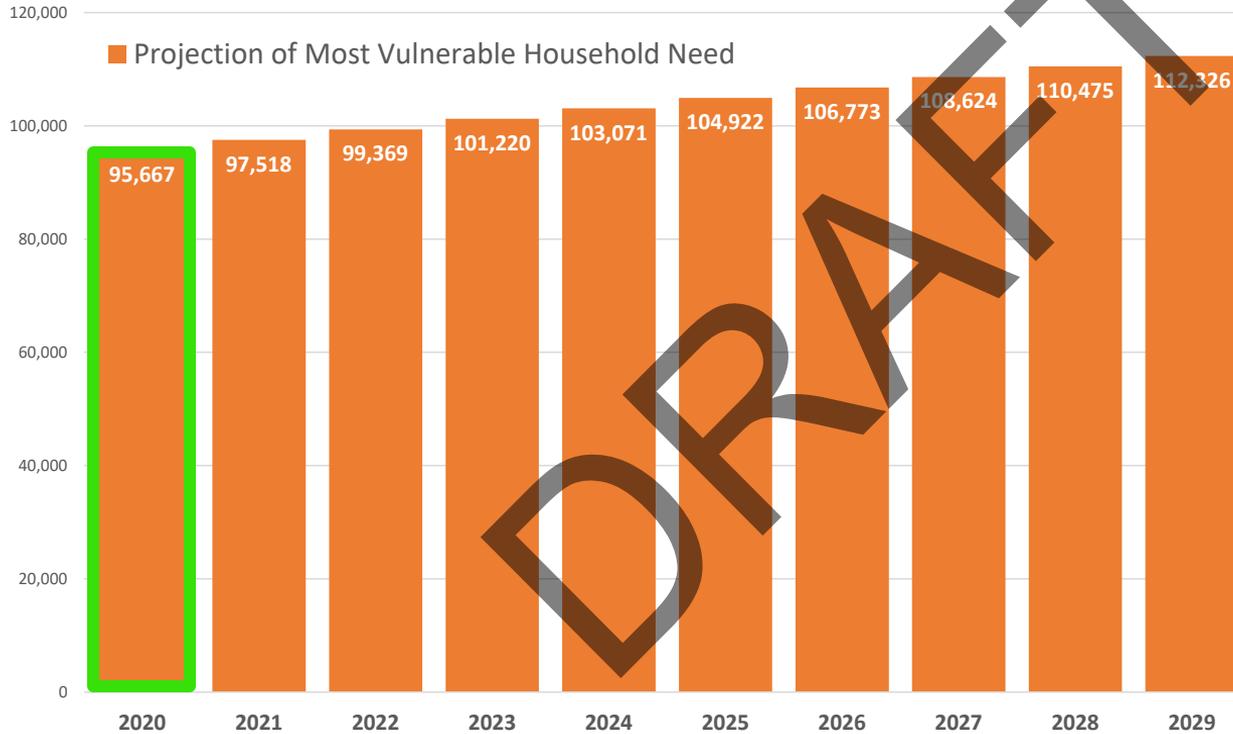
# SETTING TARGET GOALS

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# PROJECTED NEED

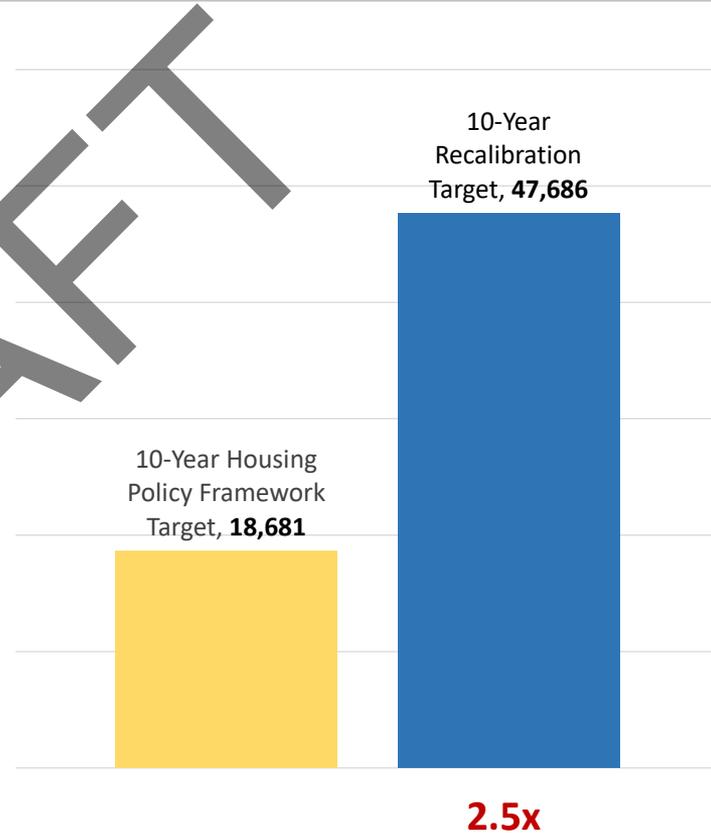
## MOST VULNERABLE: 10-YEAR PROJECTION



# GOAL TO ADDRESS CURRENT & FUTURE NEED

50% OVER 10 YEARS  $\approx$  47,000 UNITS

- Set goal based on meeting the current need
  - Allows us to have more ambitious targets than HPF
  - Begins to reduce overall need (current and future)
- Considerations
  - Time horizon needs to balance feasibility and funding
  - Begins discussion on coordination and funding
  - Goals can be readjusted in the future



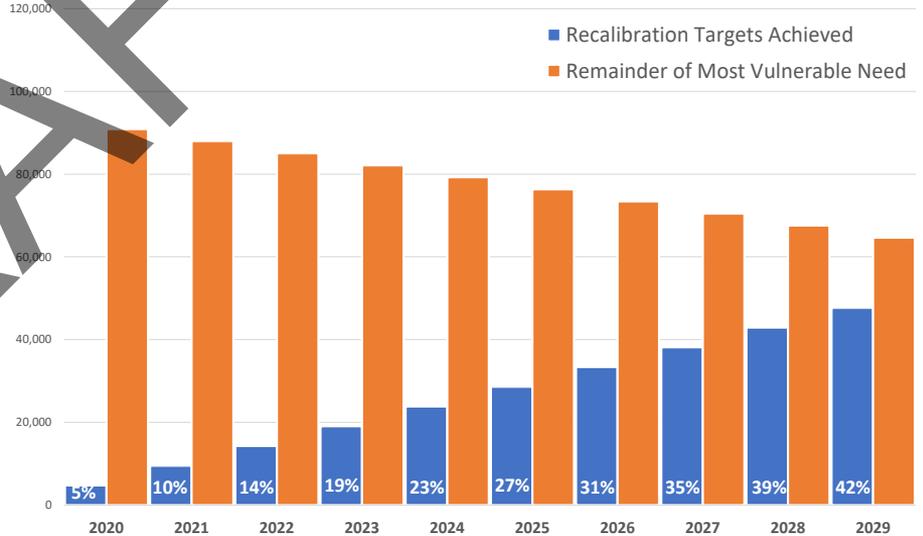
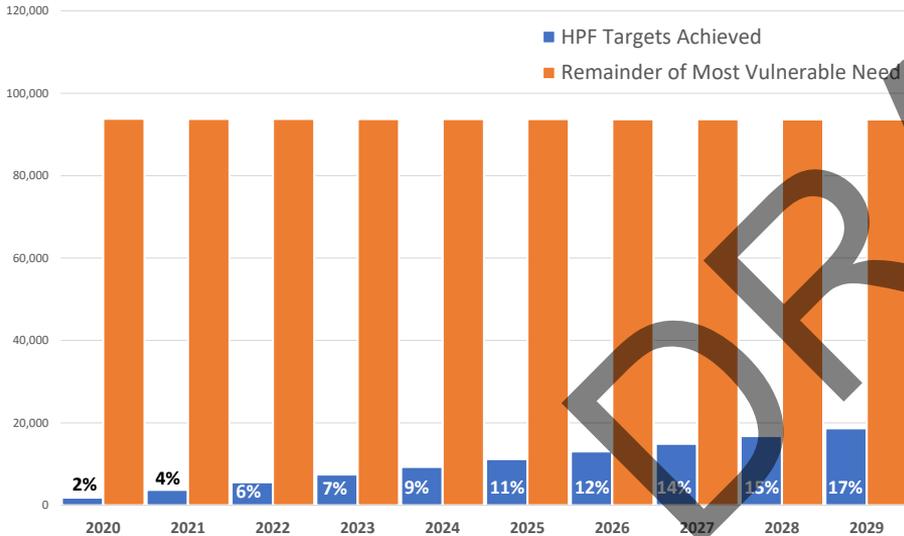
# ADDRESSING CURRENT & FUTURE NEED

## Flatten the Curve

## Lower the Need

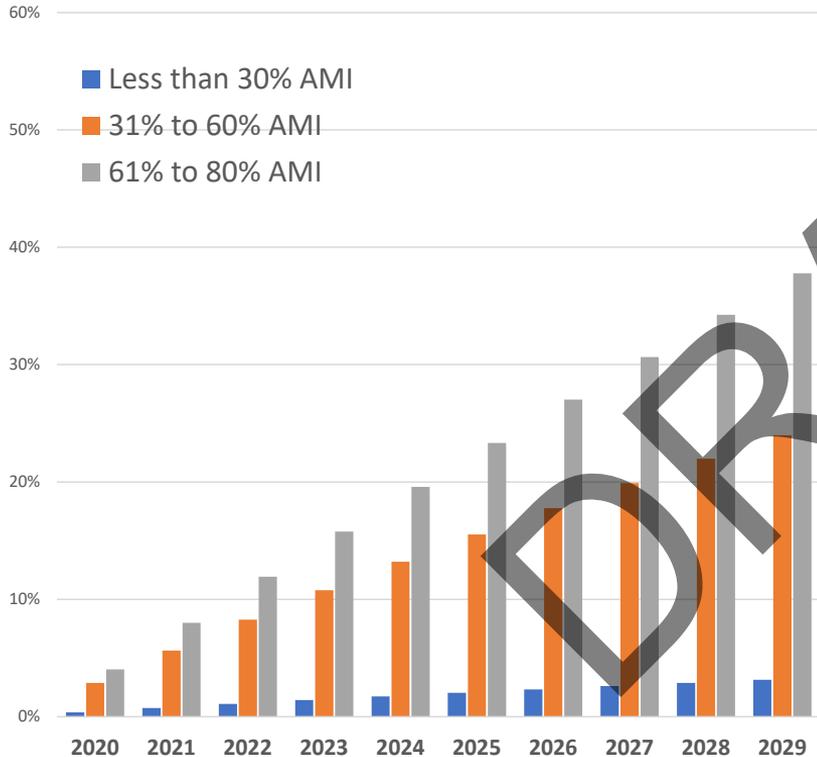
### HOUSING POLICY FRAMEWORK

### RECALIBRATION

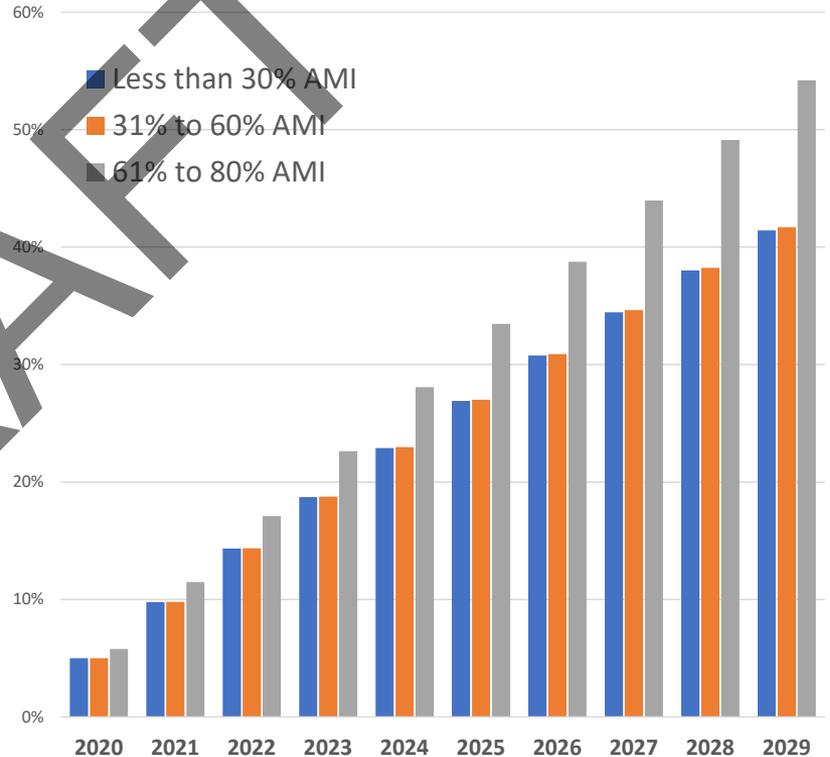


# NEEDS MET BY AMI

## HPF (10-YEAR)



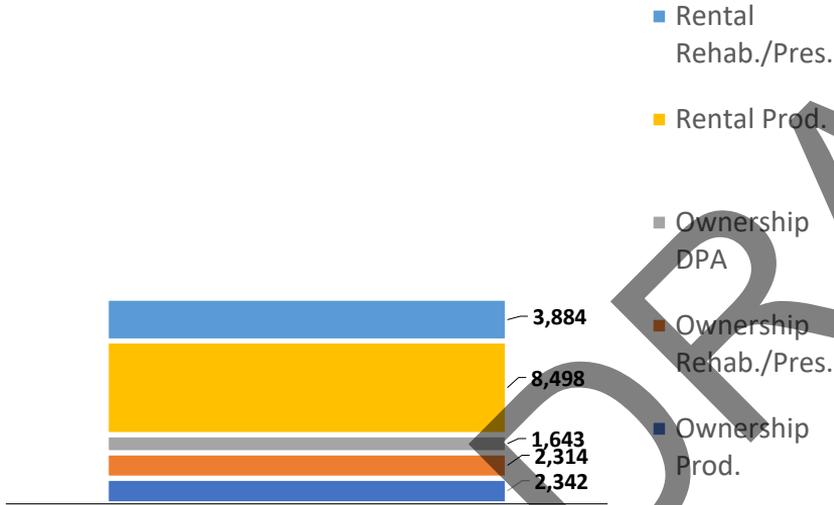
## RECALIBRATION (10-YEAR)



# TARGETS BY PROGRAM

## HPF (10-YEAR)

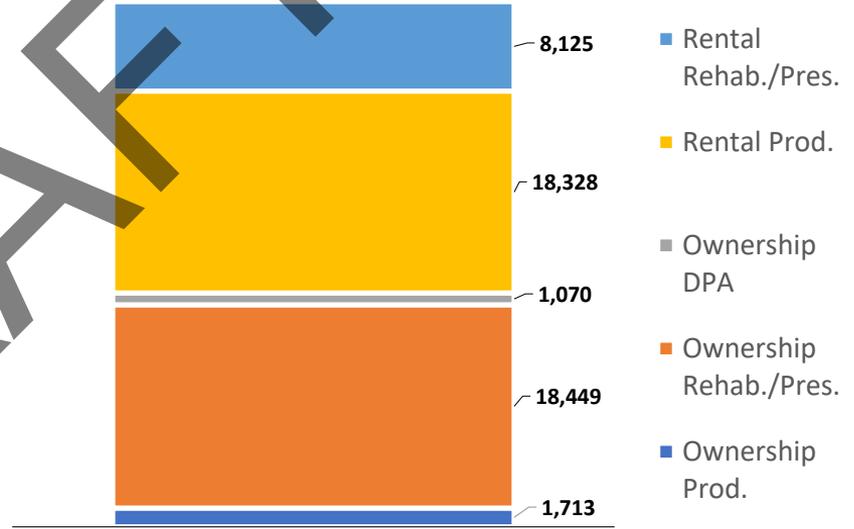
Program Level Use of Funds and Unit Production



Housing Policy Framework Targets

## RECALIBRATION (10-YEAR) **2.6x**

Program Level Use of Funds and Unit Production

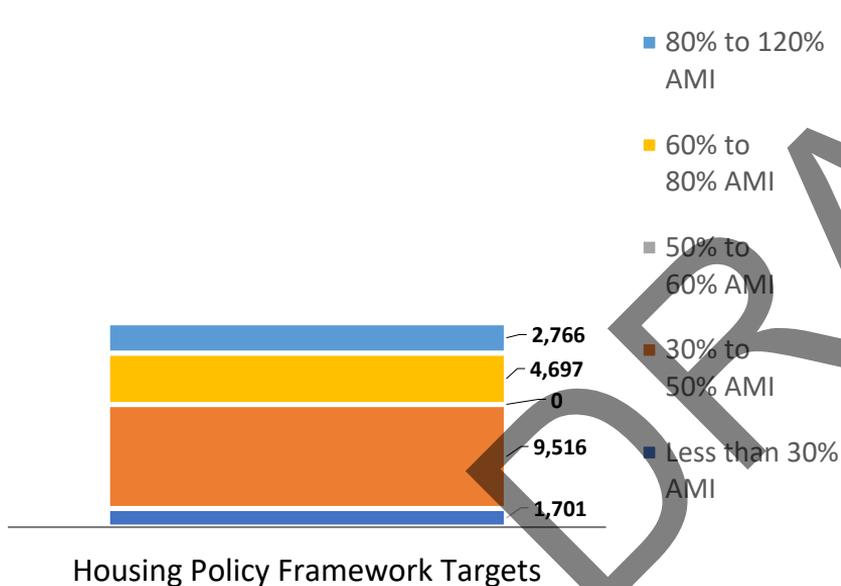


Recalibration Targets

# TARGETS BY AMI

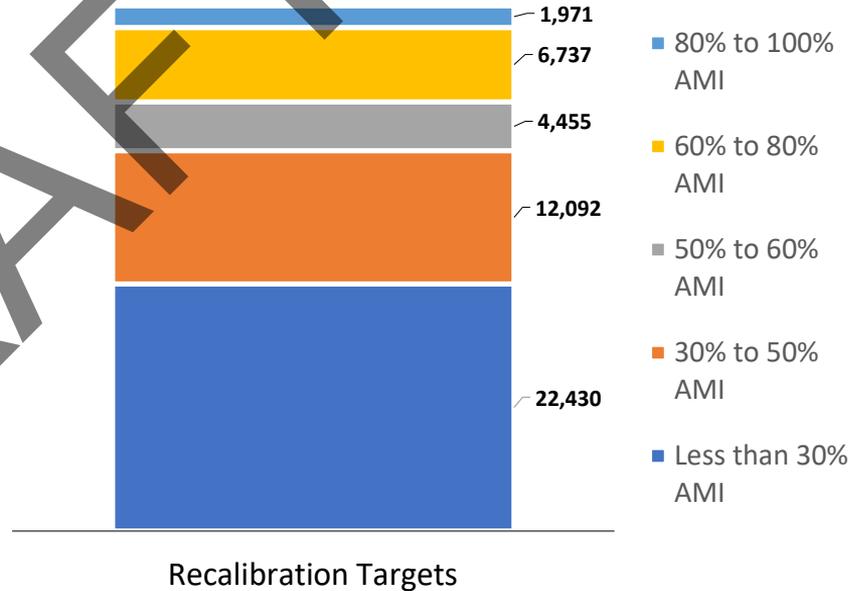
## HPF (10-YEAR)

Program Level Use of Funds and Unit Production



## RECALIBRATION (10-YEAR)

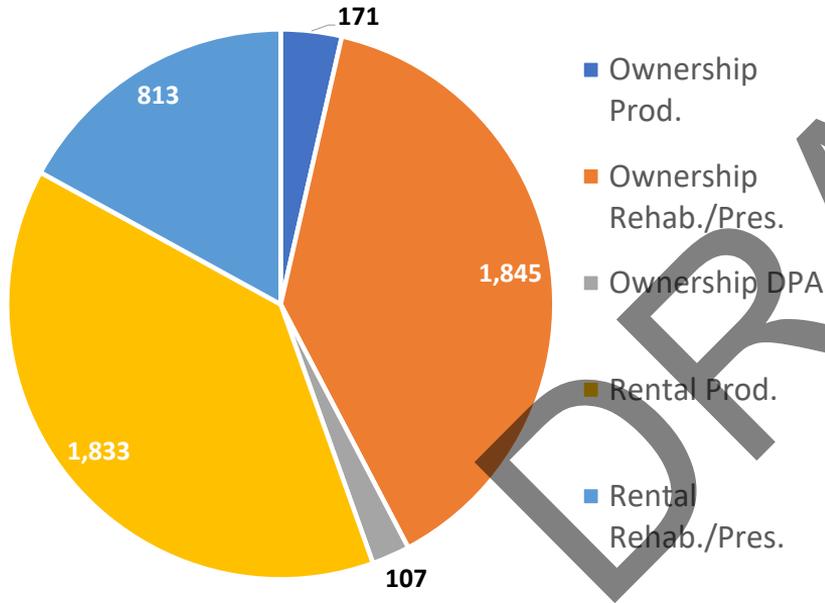
Program Level Use of Funds and Unit Production



# TARGETS BY YEAR

ANNUAL (4,769 UNITS / YEAR)

Program Level Use of Funds and Unit Production



Program Type	Annual Target	Current Rate	
Owner Prod.	171	65	2.5x
Owner Rehab/Pres.	1,845	610	3.0x
Owner DPA	107	170	0.6x
Rental Prod.	1,833	1,000 (4 & 9%)	2.6x
Rental Rehab/Pres.	813	Same as above	

# NEXT STEPS

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- Reach consensus on target goals
  - Housing Commission Feedback
  - SHIP Team
- Begin outreach/input from community members and stakeholders
  - Residents and community advocates
  - Affordable housing providers and funders
  - Developers and real estate community
  - Affordable housing regulatory and policy stakeholders
- Create Framework for Implementation Plan

CITY OF  
SAN ANTONIO

RECALIBRATION OF CITY'S  
10-YEAR HOUSING TARGETS

PRESENTED BY:

DAVID SCHWARTZ, PRINCIPAL  
ECONOMIC & PLANNING SYSTEMS

HOUSING COMMISSION- JUNE 24, 2020



*The Economics of Land Use*

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## Item 4: Director's Report

Presented on June 24, 2020



# Housing Commission Regular Meeting

June 24, 2020



CITY OF SAN ANTONIO  
**NEIGHBORHOOD & HOUSING  
SERVICES DEPARTMENT**

**Verónica R. Soto, AICP**  
**Director**