
Housing Commission

Working Meeting

February 22, 2019



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

Verónica R. Soto, AICP
Director

Agenda

- Item 1: Welcome and Light Breakfast
- Item 2: Conversation with Mayor's Housing Policy Task Force
- Item 3: Development of Housing Commission Goals
- Item 4: Meeting and Agenda Structure
- Item 5: Development of Dashboard to Provide Oversight of Housing Priorities - Discussion



Item 3: Development of Housing Commission Goals



Item 3: Development of Housing Commission Goals

- Reconstituted Housing Commission Roles
 - Public Oversight Board
 - Guide implementation of the taskforce recommendations
 - Engage the Public
- Responsibilities
 - Annual report to track results



Item 3: Development of Housing Commission Goals

Objectives should be SMART

Specific

Measurable

Attainable

Realistic

Time-Limited



Three Year Business Plan

Activity	FY 2019				FY 2020				FY 2021
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Consolidate City Housing Staff into NHSD	Reorg Staff	Evaluate Staff for Efficiencies							
Affordable Housing Coordination across all Housing Entities & Policy Development	Hire Housing Administrator, 2 Sr. Analysts, & 2 Admin Staff (5 FTEs)			Hire Sr. Housing Coordinator (1 FTE)	Hire Sr. Analyst (1 FTE)		Develop Team; Coordinate Housing		
Restructure Housing Commission	Work with Mayor to Accomplish								
Establish Financial Leverage: LISC Support	LISC (\$250K)								
Housing Preservation: Under 1 Roof	\$2.25M in General Fund: 161 Units \$2M in SA Housing Trust Request: 140 Units				\$2.25M in General Fund: 161 Units \$2M in SA Housing Trust Request: 140 Units				TBD
Housing Preservation: Owner Occupied Rehab	Hire Intake, Accounting, & Contract Staff (3 FTE)		\$6.5M: 81 Units		\$2M in General Fund: 23 Units Pending HUD Entitlement Award				TBD
Homebuyer Assistance & Counseling Programs	Hire 1 Intake Staff (1 FTE)		\$3.25M: 265 Clients		\$2.32M in General Fund: 172 Clients Pending HUD Entitlement Award				TBD

Three Year Business Plan (Continued)

Activity	FY 2019				FY 2020				FY 2021
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Housing Trust Strategic Plan	Consultant for Operational Analysis & Strategic Plan		Finalize Strategic Plan (\$200K)		If recommended, provide dedicated revenue source to fund Housing Trust				
Accountability Dashboard & Annual Report				Design, Develop and Implement (\$200K)					
City Charter Amendment for Housing Bond					Nov. 2019 Election				
One-Stop Housing Center					Feasibility Study (If practical, implement in FY 2021)				
Add Gap Financing Funding in General Fund to Leverage Housing Units					\$3M to \$4M				\$3M to \$4M
Evaluate Dedicated Revenue Source(s) to fund affordable housing						Complete Study: Implement in FY 2021, if practical			

Three Year Business Plan (Continued)

Activity	FY 2019				FY 2020				FY 2021
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Develop a Risk Mitigation Fund Policy (Mitigate Private or Public Funded Projects)	1 Sr. Analyst Assigned	Complete Displacement Policy							
Create a Risk Mitigation Fund to offset a portion of mitigation costs	Fund \$1M in the Risk Mitigation Fund				Fund \$1M in the Risk Mitigation Fund				\$1M
Implement a City-Wide Public Education Campaign & Develop Recs for 2021 Housing Bond									
2021 City Housing Bond and Subsequent Bond Programs									
Evaluate policy for exempting fees for affordable housing						Fund Fee Waiver Programs, if practical			
Evaluate By-Right Zoning Policy for Affordable Housing									
Develop a legislative strategy and lobbying efforts to address rising property taxes on housing									

Item 4: Meeting and Agenda Structure



Item 4: Meeting and Agenda Structure

- Recurring Meeting Date
- Location of Meeting
- Citizens to be Heard
- Chairperson Alternatives
- Robert's Rules of Order
- Open Meeting Training

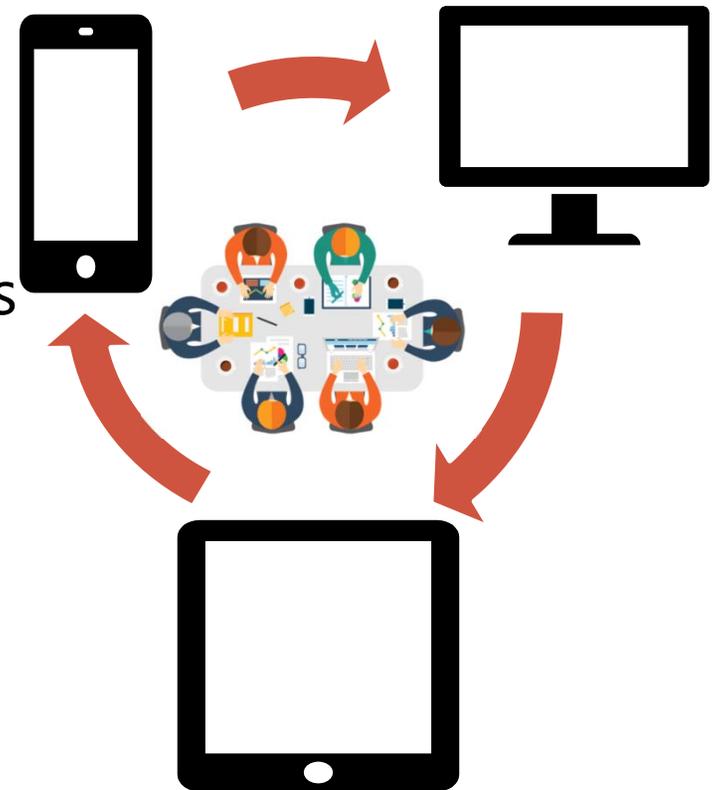


Item 5: Development of Dashboard - Discussion



Item 5: Development of Dashboard - Discussion

- New staff team to:
 - Coordinate information with housing entities
 - Meet new housing production goals
- Online Housing Accountability Dashboard
- Guide affordable housing strategy
- June 2019

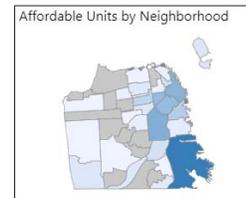
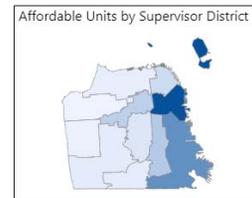


Dashboard Examples: San Francisco, CA

Affordable Housing Pipeline by Location

Total Number of Affordable Projects
265

Total Number of Affordable Units
13,802



Project ID	Project Status	Project Name	Program Area	Project Address	Housing Test
2013-041	(5) First Construction Document Issued	Westside Courts	RAD Phase 2	2501 Sutter St	Rental
2013-040	(5) First Construction Document Issued	Westbrook Apartments	RAD Phase 2	40 Harbor Rd	Rental
2016-038	(2) Predevelopment Feasibility	Washburn Hotel	Multifamily	42 Washburn St	Rental
2006-005	(5) First Construction Document Issued	Trinity Plaza Apartments, Phase IV	Inclusionary	1167 Market St	Rental
2017-036	(2) Predevelopment Feasibility	Treasure Island C3.2 Maceo May Apartments	Multifamily	Address not yet assigned St	Rental
2017-037	(2) Predevelopment Feasibility	Treasure Island C3.1	Multifamily	Address not yet assigned	Rental
2012-010	(5) First Construction Document Issued	Transbay Block 9	Inclusionary-OCII	500-510 Folsom St	Rental
2013-051	(5) First Construction Document Issued	Transbay Block 8 (Affordable Component)	Multifamily	250 Fremont St	Rental

Lead Agency	Housing Type	Program Area	Project Type	Project Status
<input type="checkbox"/> MOHCD	<input type="checkbox"/> Disabled Units	<input type="checkbox"/> Bonds Only	<input type="checkbox"/> New Construction	<input type="checkbox"/> (1) Preliminary Phase
<input type="checkbox"/> OCII	<input type="checkbox"/> Family Units	<input type="checkbox"/> HOPE SF	<input type="checkbox"/> Rehabilitation	<input type="checkbox"/> (2) Predevelopment Feasibility
	<input type="checkbox"/> Senior Units	<input type="checkbox"/> Inclusionary		<input type="checkbox"/> (3) Design with Entitlements Approved
	<input type="checkbox"/> Supportive Housing Units	<input type="checkbox"/> Inclusionary-OCII		<input type="checkbox"/> (4) Site Work Permit Issued
	<input type="checkbox"/> TAY Units	<input type="checkbox"/> Multifamily		<input type="checkbox"/> (5) First Construction Document Issued
		<input type="checkbox"/> RAD Phase 1		<input type="checkbox"/> (6) Complete

Microsoft Power BI

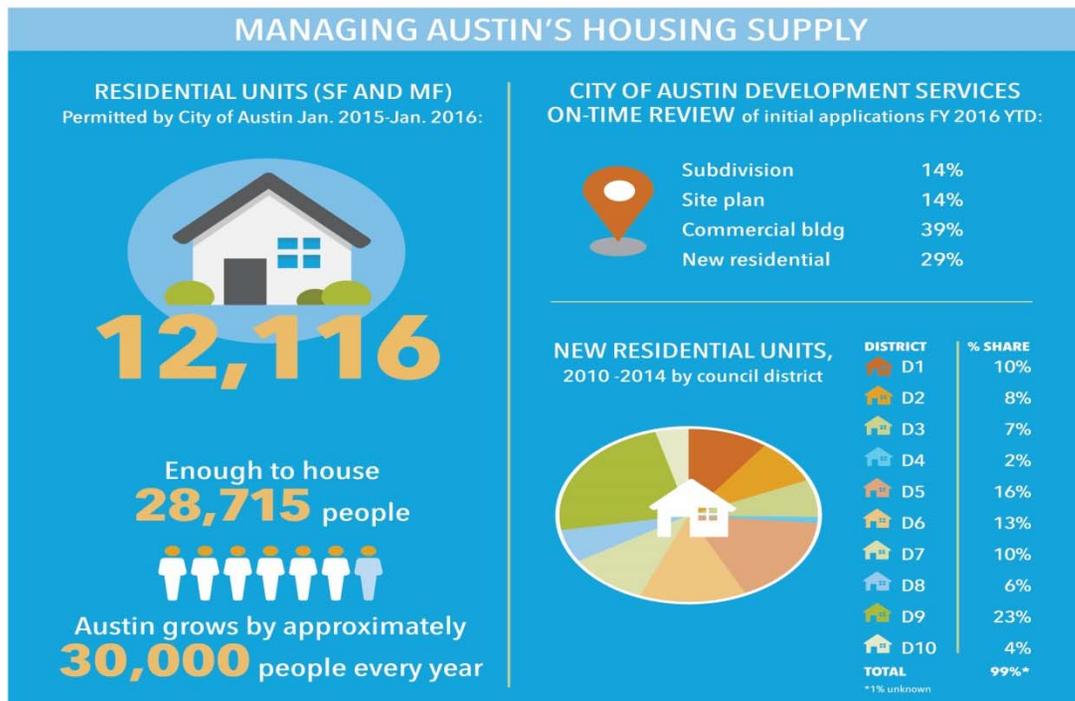
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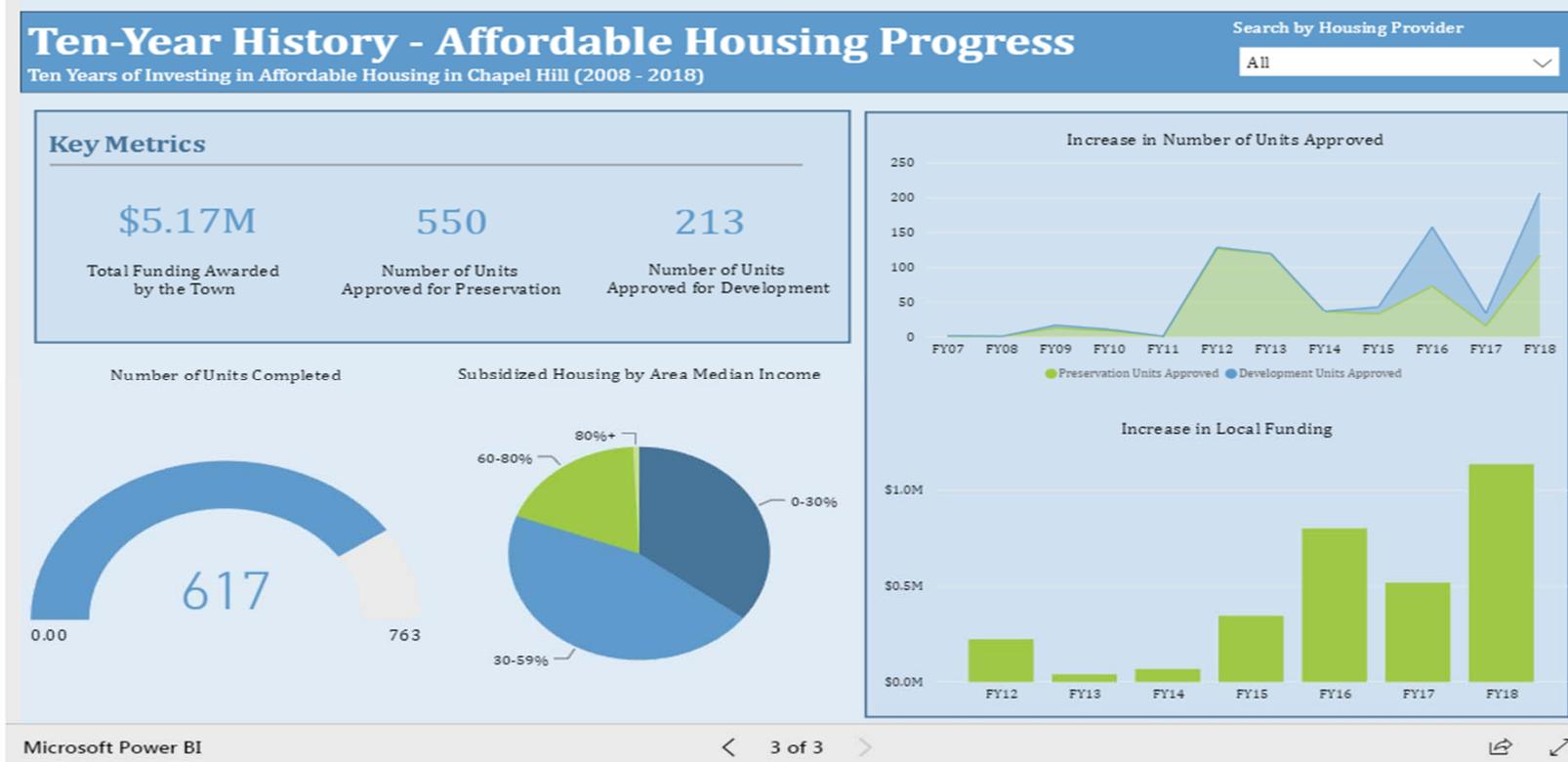
Dashboard Examples: Austin, TX

RECA's goal is to add at least **15,000 units a year over 10 years** to accommodate population growth.

UNLESS WE CAN: **exceed that minimum, and distribute those units throughout town at a variety of price points** we will not solve the affordability challenge.



Dashboard Examples: Chapel Hill, NC



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