

Housing Commission April Regular Meeting

April 24, 2019



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

Verónica R. Soto, AICP
Director

Agenda

Item 1: Approval of Minutes for March 27, 2019 Meeting

Item 2: Director's Report

Item 3: Briefing and Possible Action on the Housing Commission Goals and Priorities

Item 4: Briefing on the Updated Displacement Prevention Strategy

Item 5: Presentation of Evaluation Criteria for CDBG/HOME Funding for Rental and Homeownership Development Projects

Item 6: Presentation on Affordable Housing Legislative Bills

Item 7: Discussion and Possible Action on Future Agenda Items



Item 1: Approval of Minutes for March 27, 2019 Meeting



Item 2: Director's Report

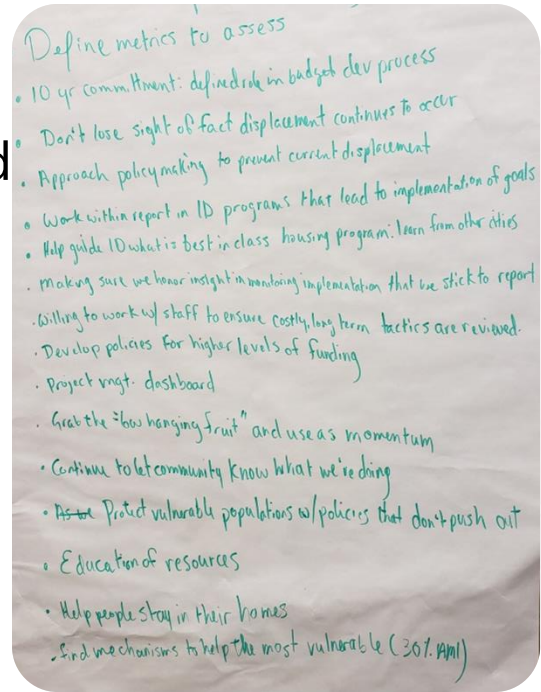


Item 3: Briefing and Possible Action on the Housing Commission Goals and Priorities



Priorities

- **Define** metrics to stay on track for short-term and long-term goals while implementing best practices
- **Engage** and educate the public on the resources available and the City's progress on affordable housing
- **Advocate** for additional funding for affordable housing to help deter displacement, new affordable housing and target deeper affordability



Housing Commission Goals: Updated

Goals

- **Oversee** the implementation of the Mayor's Housing Policy Task Force priorities: Develop a Coordinated Housing System; Increase City Investment in Housing; Increase Affordable Housing Production, Rehabilitation, and Preservation; Protect and Promote Neighborhoods by preventing displacement; Ensure Accountability to the Public by creating a collaborative ecosystem of communication between community, city staff, and public officials.
- Implement a holistic and comprehensive displacement prevention strategy
- **Engage** and educate the public on the importance of affordable housing and resources available to prevent and mitigate to include mutual education to occur between City and the communities it serves.



Goals

- **Oversee** the implementation of the Mayor's Housing Policy Task Force priorities: Develop a Coordinated Housing System; Increase City Investment in Housing; Increase Affordable Housing Production, Rehabilitation, and Preservation; Protect and Promote Neighborhoods; Ensure Accountability to the Public
- **Engage** and educate the public on the resources available and the performance of the commission to prevent displacement and increase quality of resident's life



Goals (Cont.)

- **Cultivate** partnerships and leverage cross-sector resources in the coordination and delivery of housing
- **Focus on Equity and Advocate** for additional funding for affordable housing to expand new affordable housing, prevent displacement, and increased affordable housing with deeper affordability targets
- **Define Outcomes and People-Focused** metrics to stay on track for short-term and long-term goals while implementing best practices and engaging impacted communities in evaluation of success



Goals (Cont.)

- **Cultivate** relationships with public and agencies for coordination of resources and mutual education .
- **Advocate** for additional funding for affordable housing to help deter displacement, build new affordable housing targeting deeper affordability
- **Define** metrics to stay on track for short-term and long-term goals while implementing best practices



Item 4: Briefing on the Updated Displacement Prevention Strategy



Anti-Displacement Strategy

Immediate (April)

- Meeting with COPS Metro
- Hire part-time staff
- Apply for anti-displacement grant
- Develop anti-displacement RFP
- Analyze near-westside (UTSA downtown)

Near Term (October)

- Release anti-displacement RFP
- Analyze anti-displacement reports
- Support state legislation
- Update vulnerable communities assessment data
- Accelerate Neighborhood Empowerment Zones
- Housing Navigators to assist community with tax exemptions
- Expand land title remediation and homeowner legal assistance

Long Term (2020)

- Removing barriers for affordable housing
- Public outreach campaign



Anti-Displacement Strategy

Internal Coordination Team

- Michael Rodriguez, NHSD
- Veronica Garcia, CCDO
- Margaret Villegas, Finance
- Melissa Ramirez & Amin Tomaz, DSD
- Rudy Nino, Planning
- Ann Eaton, Economic Development
- Senior Budget Analyst, OMB



Anti-Displacement Strategy

Immediate

- Meeting with COPS Metro
- Hire part-time staff
- Apply for anti-displacement grant
- Develop anti-displacement RFP
- Analyze UTSA downtown impact area



Anti-Displacement Strategy

Grounded Solutions Network's *ForEveryoneHome* Initiative

- 18-month technical assistance & policy consultancy focusing on anti-displacement for communities of color with low incomes
- Peer Cities Network
- Three deliverables:
 - Needs assessment
 - Anti-displacement agenda
 - Implementation guidance on a high-priority item



ForEveryone
HOME
City Solutions for Housing Equity



Anti-Displacement Strategy

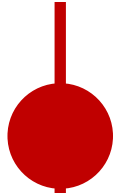
Core Applicant Team

- Mayor Ron Nirenberg
- Verónica Soto: Director, NHSD
- Lourdes Castro-Ramirez: Chairwoman, Housing Commission
- Jessica O. Guerrero: Vecinos de Mission Trails
- Graciela Sanchez: Esperanza
- Richard Milk: SAHA
- Tuesdae Knight: SAGE



Anti-Displacement Strategy

Anti-Displacement RFP



April

Draft RFP

Data Analysis to identify root causes of displacement

Identify and map neighborhoods vulnerable to displacement

Host public engagement meetings

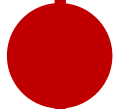


May

Release RFP

Develop policies and strategies

Create a framework for evaluating policies



June

Selection

Create a implementation plan and time line

Final report



Anti-Displacement Strategy

UTSA Downtown Analysis:

- Identify increase in land value
- Change in property ownership
- Development permit trends
- Infrastructure improvement
- Code Enforcement



Item 5: Presentation of Evaluation Criteria for CDBG/HOME Funding for Rental and Homeownership Housing Development Projects



Item 6: Presentation on Affordable Housing Legislative Bills



Item 7: Discussion and Possible Action on Future Agenda Items



Potential Agenda Items for the May Meeting

- Presentation of Funding Priorities for the FY 2020 Action Plan/Budget
- Presentation on San Antonio Housing Authority's Asset Management



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