

# Housing Commission September Regular Meeting

September 25, 2019



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

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

# Agenda

**Item 1:** Approval of Minutes for August 28, 2019 Meeting

**Item 2:** Update on the Fiscal Year 2020 Budget and Business Plan

**Item 3:** Briefing and Possible Action on the Housing Tax Credit Policy

**Item 4:** Briefing on the Housing Base, Affordable Housing Portal

**Item 5:** Briefing on the San Antonio Housing Trust Assessment

**Item 6:** Director's Report



# Item 1: Approval of Minutes for August 28, 2019 Meeting



## Item 2: Update on the Fiscal Year 2020 Budget and Business Plan



# Item 3: Briefing and Possible Action on the Housing Tax Credit Policy



# Housing Tax Credits (HTC) Background



# 2017-2019 Policy Review

A total of 41 projects were considered by City Council

17 projects in 2018

- 15- 9% projects
- 2- 4% projects

24 projects in 2019

- 12- 9% projects
- 12- 4% projects

Public Engagement

- No 4% projects awarded points
- 89% of 9% projects at least some points, 44% full points





# Policy Development Timeline

Practitioner Focus Groups (August 20, September 5, and September 20)



SA Speak Up Survey (September 24- October 4)



Housing Commission Briefing (September 25)



Draft Policy Open for Comment (September 27- October 4)



Planning & Community Development Committee (October 14)



City Council (October 31)

# City Priorities



## Achieve Deeper Affordability Levels

- 30% AMI and below
- 30-50% AMI



## Increase Rental Opportunities in Targeted Areas

- Regional Centers
- Transportation Corridors



## Support for victims of intimate partner violence



# Major Proposed Changes

- Added that the project cannot cause direct displacement.
- New thresholds for Resolutions:
  - Resolutions of Support:
    - From 70 to 75 points (9% HTC projects only).
  - Resolutions of No Objection:
    - From 50 to 60 points.
- Additional Targeted Areas: City Initiated TIRZs and Transportation Corridors.
- Additional options for Amenities & Resident Services category.
- Additional notification requirements to earn Public Engagement points.
- Zoning moved to Project Feasibility & Readiness category.
- New Proximity to Jobs category.
- New Deeper Affordability category.



# Proposed Evaluation Criteria

Category	Points
Owner/General Partner/Property Management Experience	15
Nonprofit Organization Participation, HUB, SBEDA	5
Targeted Areas	10
Proximity to Jobs	5
Project Feasibility & Readiness	15
Project Amenities & Resident Services	20
Deeper Affordability	20
Public Engagement	10
Total	100



# Item 4: Briefing on the Housing Base, Affordable Housing Portal



## Item 5: Briefing on the SAHT Assessment





SAN ANTONIO'S  
**HOUSING POLICY FRAMEWORK**

THE CORNERSTONE OF ECONOMIC DEVELOPMENT

Mayor's Housing Policy Task Force  
August 2018



# Background

- In August 2018, the City Council accepted the Housing Policy Framework produced by the Task Force.
- Conducting an assessment of the SAHT and affiliated entities was a key recommendation in the Housing Policy Framework.
- NALCAB was engaged through a competitive RFP process and began work in January 2019.

# Project Scope

01

Perform a national benchmarking review of best practices for municipal housing finance entities.

02

Conduct an organizational assessment of the SAHT and affiliated entities.

03

Develop strategic recommendations for strengthening the SAHT and affiliated entities.



# Process & Timeline

## Interviews and Benchmarking

- SAHTF, SAHTFC, SAHTPFC Board Members, Legal Counsel & SAHT Staff
- 6 Cities that Operate Trust Funds
- National Housing Investors
- Local and State Affordable Housing Providers/Stakeholders

## Timeline

- Assessment Began - January 2019
- Executive Summary – June 10, 2019
  - Comprehensive Plan Committee – June 17, 2019
  - Housing Commission – June 19, 2019
  - CHDO Briefing – July 23, 2019
  - SAHT Board of Trustees – August 14, 2019
  - SAHT PFC/FC – August 28, 2019
  - Community Affordable Housing Education Session – August 28, 2019

Final Report – September 2019



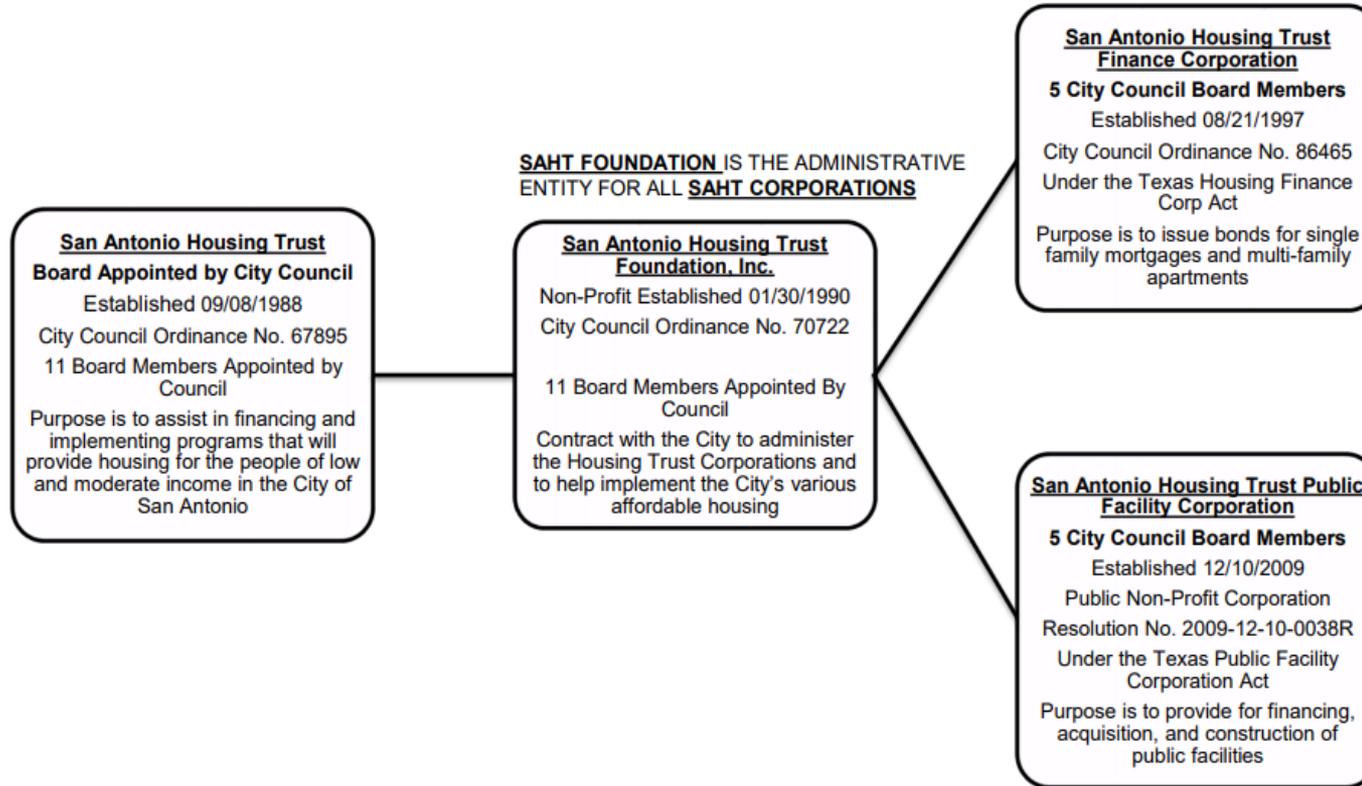
# Feedback & Updates

## Governance

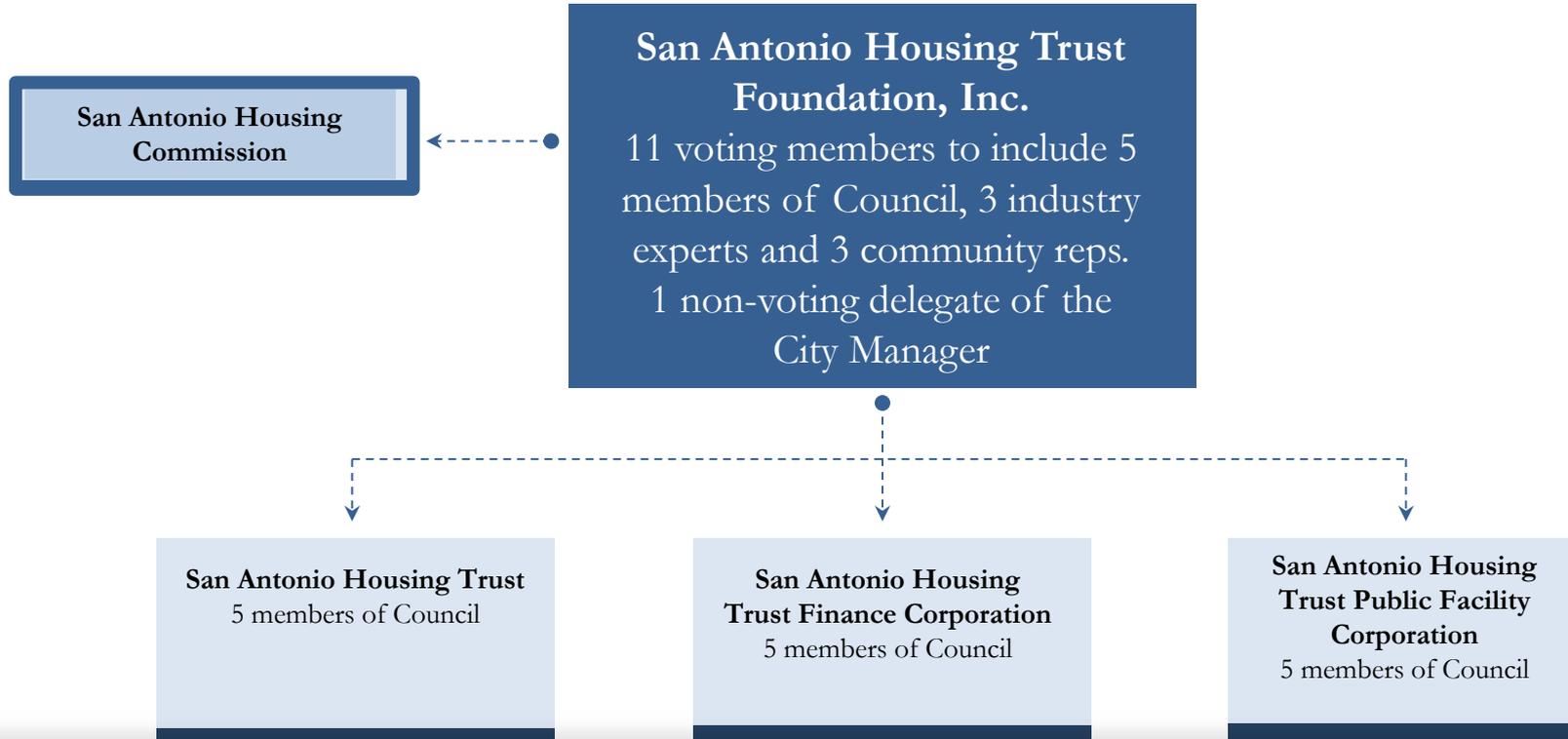
- The composition of the SAHTF Board of Directors should include the five (5) City Council Members that make up the SAHT-FC/ SAHT-PFC, **three (3) members with expertise in banking/finance and/or housing development/management, and three (3) community representatives.** A delegate of the City Manager should fill a non-voting seat to ensure coordination with other City agencies.
- Revise the **Executive Director** job description and compensation package to reflect a high-level expert in housing development and finance.



# Current Governance Structure



# Recommended Governance Structure



# Next Steps

## Governance Structure Changes

- Planning and Community Development Committee
- City Council adoption
- Coordinate with Mayors Office on new board member appointees



## Item 6: Director's Report



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