

Housing Commission Regular Meeting

August 26, 2020



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

Verónica R. Soto, FAICP
Director

Agenda

Public Comments

Item 1: Approval of Minutes for July 22, 2020 Regular Meeting

Item 2: Briefing and Update on the Office of Innovation's Report on the Digital Divide

Item 3: Briefing and Update on the City's FY 2020 Budget

Item 4: Director's Report



Public Comments



Virtual Meeting Protocol

- All participants on mute until called by Chair to speak
 - Please revert back to mute to prevent feedback
- Public Comment Speakers will be called by Chair upon being dialed in
 - Please mute your WebEx and Computer to prevent feedback
 - You will have three minutes to speak
 - Please hang up once you are done speaking
- For Technical Assistance regarding listening/viewing WebEx, please dial (210) 207-5334



Item 1: Approval of Minutes



Item 2: Update on the Digital Divide



City of San Antonio - Digital Inclusion



Brian Dillard, Chief Innovation
Officer

Agenda

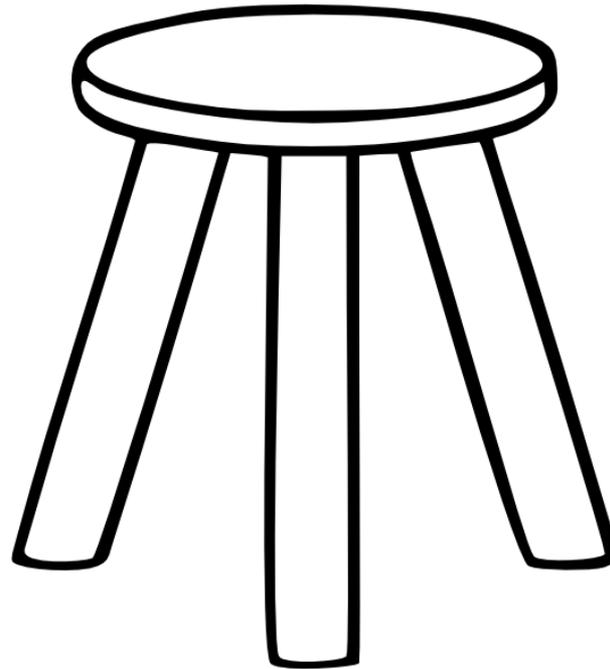


- Define “Digital Inclusion”
- COSA Digital Inclusion Strategy Overview
- COSA Digital Inclusion Survey & Assessment Report
- ‘Connected Beyond the Classroom’ Project
 - Phase 1 – Proof of Concept
 - Phase 2 – Expansion

Three Legs of Digital Inclusion



Broadband
Internet
Access



Digital
Literacy

Access to Devices

COSA's Digital Inclusion Strategy



1. Digital Inclusion Survey & Assessment Report
 - Completed
2. Digital Inclusion Task Force
 - COVID-19 Focused Group Assembled
3. Digital Inclusion Resources Inventory
 - Ongoing
4. Digital Inclusion Efforts/Actions/Projects
 - Connected Beyond the Classroom

Digital Inclusion Survey & Assessment



- ITC Presentation – June 2019
- Survey Launch – Dec 2019
- Survey Closed – Feb 2020
- Joint Effort:
 - City of San Antonio
 - UTSA
 - Bexar County
 - Digital Inclusion Alliance of San Antonio (DIASA)

Digital Inclusion Survey & Assessment



- 6,048 completed responses
- Average of 500 responses per council district
- 65 in-person efforts/events
- 200+ staff hours
- 15 stories, segments, or interviews



Digital Inclusion Report Insights



- Respondents reflected a knowledge of the value of digital connectivity
 - Internet Access = Opportunity
- Disparities exist across the board regarding digital inclusion for San Antonio residents
- Disparities shown from the Digital Inclusion report reflect confirmed racial/income inequities
- Disparities are tied to education, income, and where you live in San Antonio

Digital Inclusion Report Insights



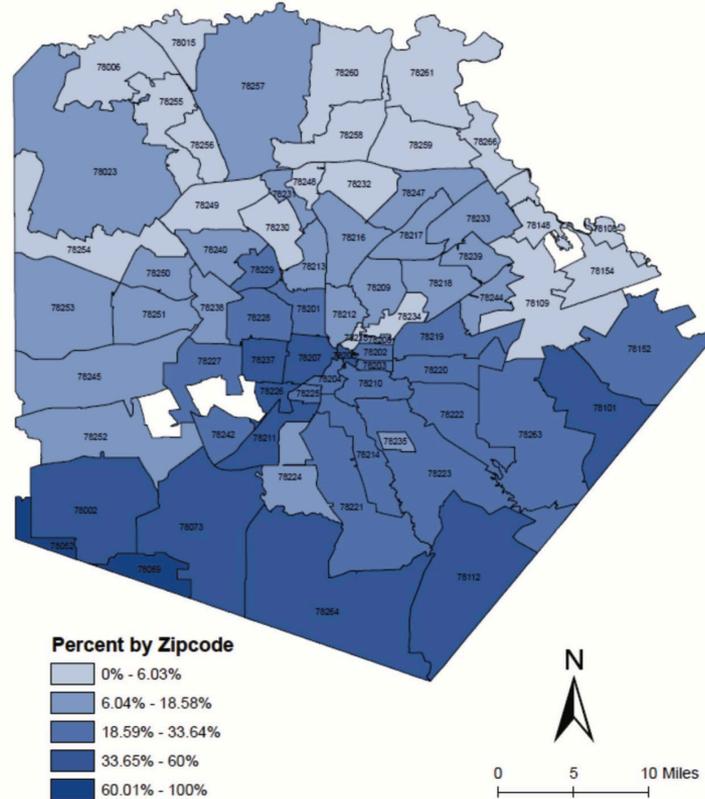
- Barriers:
 - Affordability
 - Access to Devices
 - Unreliable Internet Connectivity
 - Safety/Privacy



Broadband Internet Access

- 81% In-Home Broadband Internet Access (City-Wide Avg)
- Council Districts 6 – 10
 - 82% - 94% in-home broadband
- Council Districts 1 – 5
 - 62% - 77% in-home broadband
- 32% difference between best and worst

Broadband Internet Access



Access to Devices

- 97% Access to Smartphones (City-Wide Avg)
- 90% Access to Desktop/Laptop (City-Wide Avg)
 - *59% of households w/children are sharing*
- Council Districts 6 – 10
 - 93% - 96% desktop/laptop access
- Council Districts 1 – 5
 - 75% - 88% desktop/laptop access
- 21% difference between best and worst



Digital Literacy

- 83% Digital Competency (City-Wide Avg)
- Council Districts 6 – 10
 - 82% - 91% digital competency
- Council Districts 1 – 5
 - 77% - 84% digital competency
- 14% difference between best and worst

Digital Inclusion Report Cards



Digital Inclusion Survey & Assessment CITY OF SAN ANTONIO

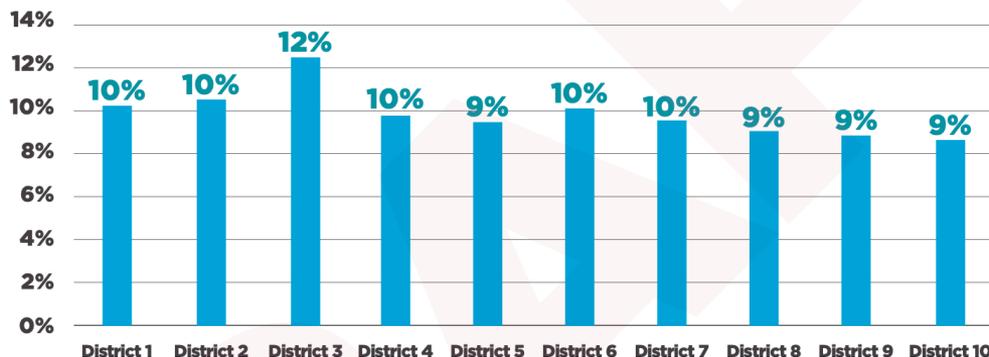
B

94%

OVERALL SUMMARY

To fully understand the digital divide, the City conducted the first component of the strategy, a Digital Inclusion Survey & Assessment (DISA 2020) which produced a final analytic sample of **6,048** respondents. Overall, the distributions by race & ethnicity, age, education and income compare very well. A full probability provides a **95% confidence** that results would be within plus or minus **1.26%** for the total county.

Council Districts



The following data points and graphs represent the confidence level and major findings for the City of San Antonio.

City of San Antonio Digital Inclusion



‘Connected Beyond the Classroom’
Digital Inclusion Project

Connected Beyond the Classroom



We propose to build a collaborative, citywide, multi-government agency network between the City and other governmental entities to expand fiber capability and student access in San Antonio, helping mitigate digital divide issues in our community, specifically for underserved student populations, K-12 and colleges/universities.

Expected Outcomes



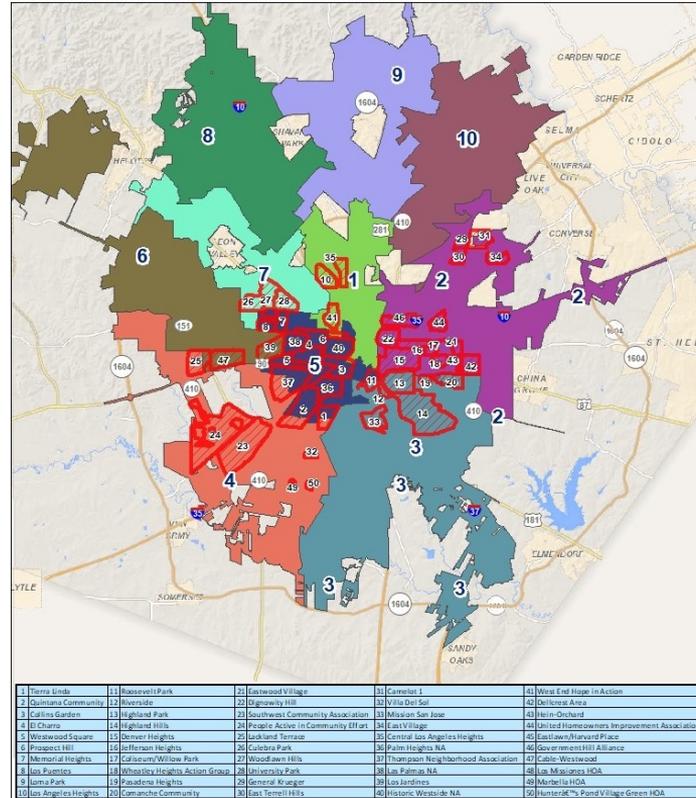
- The development of a flexible distance learning network that aims to:
 - Provide in-home school system access for up to 20,000 students within the priority neighborhoods
 - Not be dependent on any one technology
 - Leverage collective capabilities and assets of all partners (vendor contracts, buying power, fiber, vertical assets, networks, etc.,) that can be applied within each neighborhood
 - Use multiple funding models to grow and sustain the network

Top 50 Neighborhoods



- Identified by:
 - COSA Equity Atlas Maps
 - Digital Inclusion Survey & Assessment
 - American Communities Survey - Connectivity
 - Feedback from Digital Inclusion Stakeholders

Top 50 Neighborhoods





Project Overview

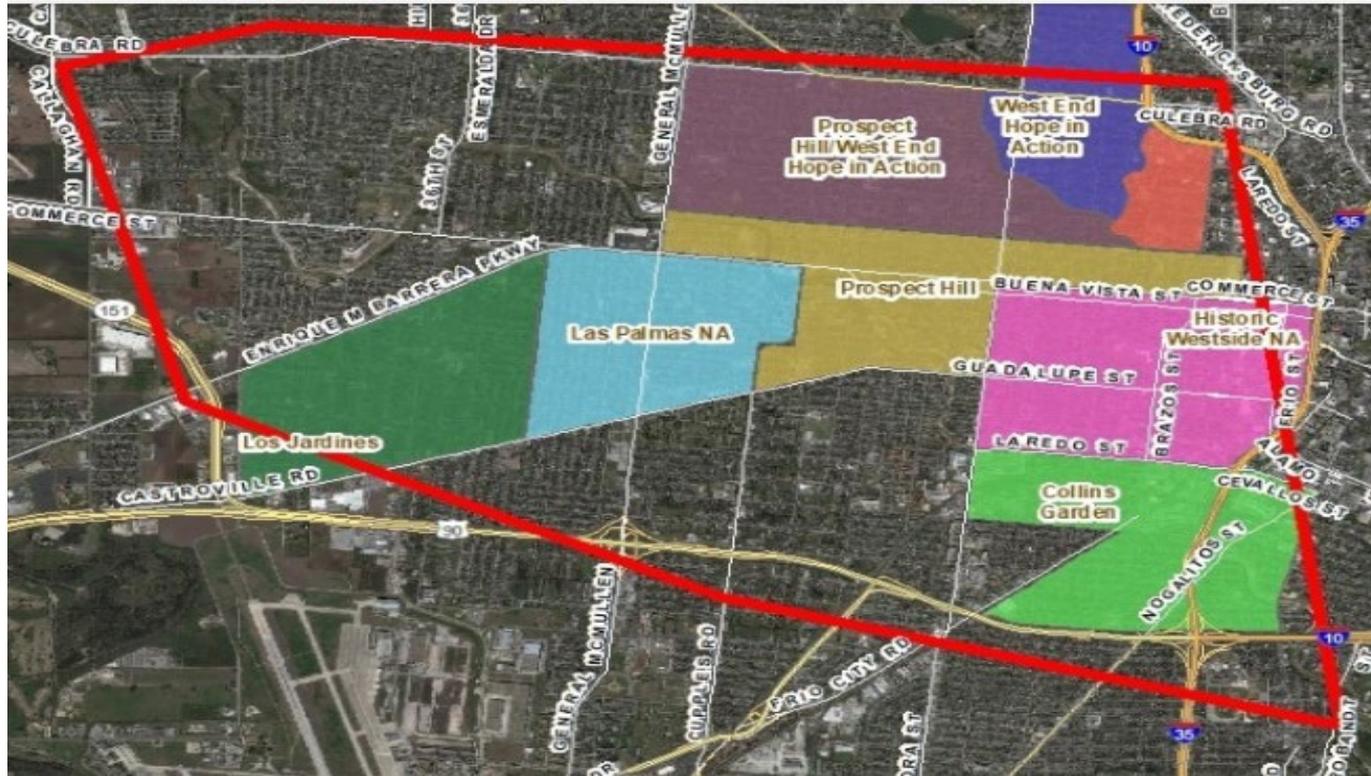
- Phase 1 – Westside Pilot/Proof of Concept
 - Six neighborhoods; Lanier H.S. feeder pattern
- Phase 2 – Replication of Efforts
 - Expansion of technology
 - Inclusion of more neighborhoods
 - Inclusion of more school districts
 - Full Deployment
 - Up to 50 high priority neighborhoods

Phase 1 – Westside Pilot/Proof of Concept



- 16 square mile area
- Lanier H.S. feeder pattern
- High Priority Neighborhoods Include: Historic Westside, Prospect Hill, West End Hope in Action, Las Palmas, Collins Gardens, and Los Jardines
- Current Partners Include: San Antonio ISD, Edgewood ISD, Alamo Colleges District (ACD), and Region 20
- Project Timeline (fiscal year): Q4 2020 – Q1 2021

Connected Beyond the Classroom



Phase 2 - Expansion

- Identify/assess considerations when replicating across other school districts and neighborhoods:
 - E-rate regulations
 - Technology concerns
 - Asset limitations
 - Funding approaches
 - Sustainability measures
- Project Timeline (fiscal year): Q2 2021 – Q4 2021

Summary



- 5G / Small Cell Permitting
- Define “Digital Inclusion”
- COSA Digital Inclusion Strategy Overview
- COSA Digital Inclusion Survey & Assessment Report
- ‘Connected Beyond the Classroom’ Project
 - Phase 1 – Proof of Concept
 - Phase 2 – Expansion

City of San Antonio - Digital Inclusion



Brian Dillard, Chief Innovation
Officer

Item 3: Briefing and Update on the FY 2021 Budget



Department Overview

Mission

Create stable and diverse neighborhoods through the delivery of programs focused on providing safe and affordable housing for our community.

Nighborhood and Housing Services

Nighborhood Engagement

Housing Bond

Coordinated Housing System

Tax Increment Financing

HUD Contract Compliance/Fiscal

HUD Housing Production

FY2020 Highlights

- **Redirected resources to COVID-19 emergency assistance**
 - 13,742 families assisted, \$39.1 M spent
 - Court support and Right to Counsel
 - Establish Counseling Resource Center
- **6,019 units added to affordable housing pipeline**
- **Rehabilitated 412 homes**
- **Down payment assistance for 93 families**
- **Gap funding for 283 affordable housing units**

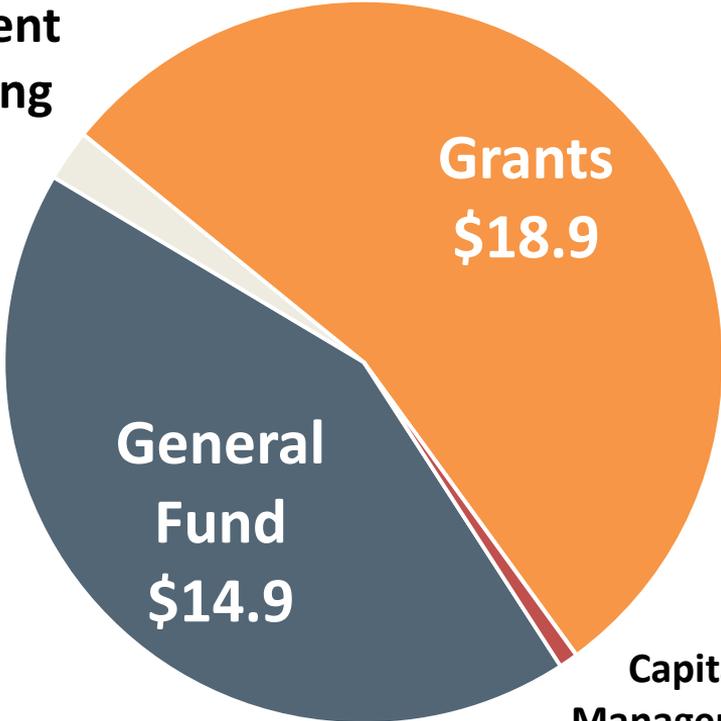
Continuing Initiatives

- ForEveryoneHome anti-displacement initiative
- Strategic Housing Implementation Plan



FY 2021 Proposed Budget \$34.9 Million

Tax
Increment
Financing
\$0.8

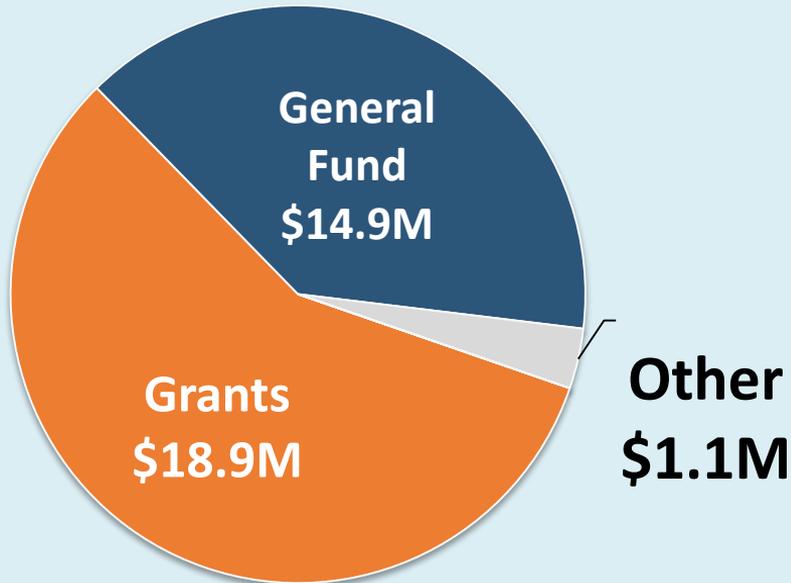


Capital
Management
Services \$0.3

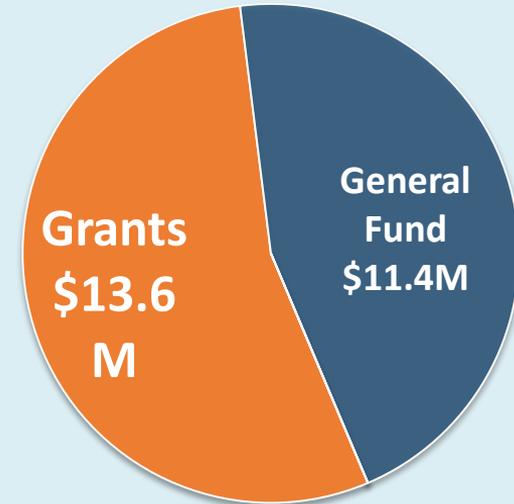
Funds	FY 2020 Adopted	FY 2021 Proposed	Change
General Fund	\$12.8	\$14.9	2.1
Tax Increment Financing	0.8	0.8	0
Capital Management Services	0.3	0.3	0
Grants	19.0	18.9	(0.1)
Total	\$32.9	\$34.9	2.0
Positions	79	79	0
EMERGENCY HOUSING ASSISTANCE PROGRAM/CARES FUNDING	FY 2020	FY 2021	Total
	\$53.4	\$0	\$53.4 M

FY 2021 Proposed Budget

Department Budget - \$34.9M



Housing Budget - \$25.0M



Fund	FY 2020	FY 2021	Change
General Fund	\$9.9	\$11.4	\$1.5
Grants	14.0	13.6	(0.4)
Other	11.1	0.0	(11.1)
Total	\$35.0	\$25.0	\$(10.0)

Emergency Housing Assistance

Applications
22,544

Processed
20,718

Approved
13,742

Pending Manager Approval / Denial
61

Denied
6,915

In Progress
1,826

Application Not Complete
(Pending Info)
349

Under Review
1,477

As of
Aug 25

Total Expended
\$39.1M

Total Committed
\$44.5M

\$39,132,799



Rent & Mortgage
\$33,277,230



CPS
\$2,385,422



SAWS
\$428,297



Internet
\$75,600



Cash Assistance (FII)
\$2,966,250

Actuals in City's accounting system differ from dashboard totals due to next day processing time

Financial & Housing Recovery Center

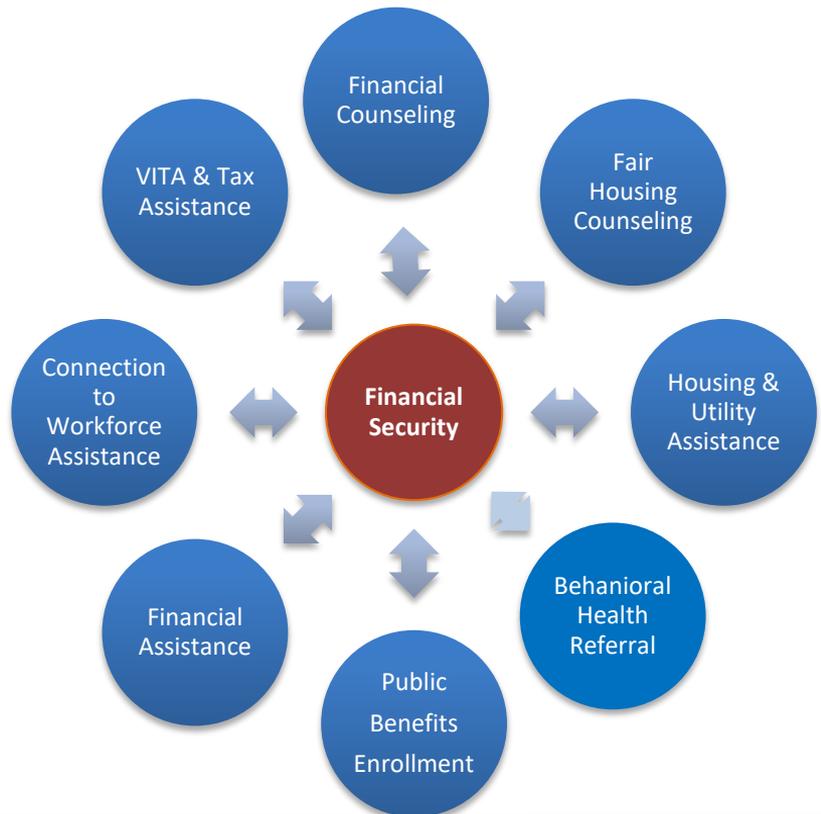
Central Library, Neighborhood Place, Claude Black Community Center



City of San Antonio
**Financial & Housing
 Recovery Center**

Helping residents financially impacted by COVID-19 to recover and build resiliency.

Ayudando a residentes afectados financieramente por COVID-19 a recuperarse y desarrollar resiliencia.



\$27.9 M

Financial & Housing Recovery Center



Helping residents financially impacted by COVID-19 to recover and build resiliency.

- Rent and Mortgage Help
- Financial Benefits Navigation
- Financial Counseling
- Under 1 Roof
- Minor Repair Program
- COVID-19 Recovery Grants for Small Businesses and Nonprofits
- Owner-Occupied Rehab Program



Take a photo with your smart phone or call 210-207-5910



Placed Based & Virtual

- Central Library, Claude Black, Neighborhood Place
- Fair Housing staff present
- 497 appointments complete

“One Stop” Concept

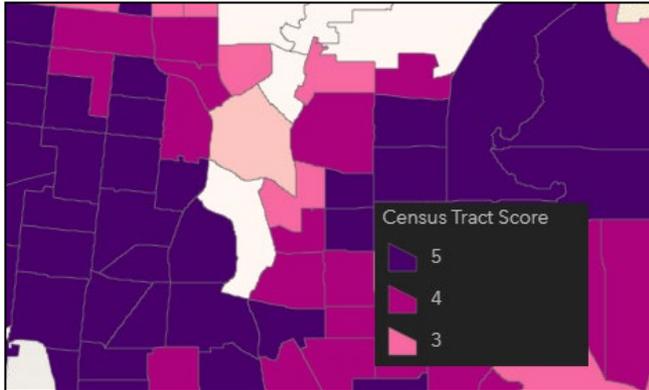
- Housing Policy Framework recommendation
- City departments and community partners



Equity

Accomplishment FY 2020

- ✓ Built relationships with community to serve as bridge/trust builders to underserved populations
- ✓ Committed program funding for residents 80% or below AMI
- ✓ Department-wide equity training for staff



FY 2021 Budget Equity Commitments

- Continue to utilize Equity matrix to identify most vulnerable residents
- Continue to build community relationships
- Target outreach efforts towards most vulnerable residents
- Continue ForEveryoneHome initiative

Coordinated Housing System

ForEveryoneHome Anti-Displacement

- Public outreach and input
- Displacement Prevention Agenda



**GROUND
SOLUTIONS
NETWORK**

Strategic Housing Implementation Plan

- Defining need in our community
- Recalibrating our 10-year housing targets
- Implementation strategy with partner agencies



Affordable Housing Pipeline:

- 380 projects added to pipeline in FY2020
- Over \$860M investment
- 6,019 affordable housing units



Expand Risk Mitigation Fund (\$5.25M)

- Emergency housing and relocation assistance
 - Stabilize at least 1,600 households
- Right to Counsel program
- JP Court partnership



Eviction Prevention

Right to Counsel Program

- Pro bono legal services
- Know your rights training



Court Support

- Partnership with JP Courts to provide resources
- Before arriving to court and in-court presence



Notice of Tenants Rights

- Provides resources & information to residents on eviction
- Extends beyond emergency period



Outcomes and Success Stories:

- Over 50 residents have received legal assistance
- 174 eviction cases dismissed or reset
- 380 households provided in court resources



Homeowner Rehabilitation

Owner Occupied Rehab

FY 2021 Proposed Budget
\$6,482,641

FY 2021 Proposed Homes
60



1042 Kayton, District 3



Minor Repair

FY 2021 Proposed Budget
\$1,300,000

FY 2021 Proposed Homes
52



830 Stutts, District 2



419 Buckingham, District 6



179 Pima, District 4



265 Koehler, District 3

Under 1 Roof



**FY 2021
proposed
Budget**

• **\$2,250,000**



**FY 2021
Target Goals**

• **225**



2017 Neighborhood Improvements Bond Program



\$20M Approved



Urban Renewal Agency



12 Improvement Areas



512 Units



\$13.5M Encumbered



Park at 38THIRTY

- 196 family-sized units
- All units \leq 60% AMI
- Total Development Cost: \$37.7M
- Open by December 2021



West End on Frio

- 24-unit multiplex
- $\frac{1}{2} \leq$ 80% AMI
- Total Development Cost: \$4.5M
- Open by April 2021



GreenLine North

- 292 family-sized units
- $\frac{2}{3} \leq$ 60% & $15\% \leq$ 30-50% AMI
- Total Development Cost: \$51.4M
- Open by March 2022

Neighborhood Engagement



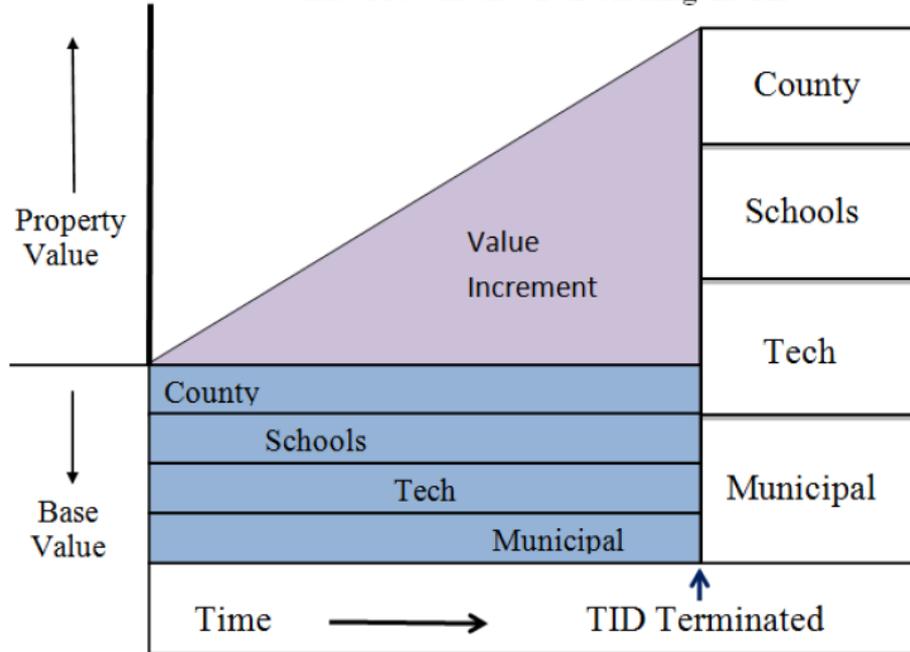
FY 2021 proposed work plan

- ✓ 425 Neighborhood Associations Registered
- ✓ 80 Neighborhood Leadership Academy Graduates
- ✓ Host 6 workshops/trainings for Neighborhoods/HOAs
- ✓ Participate in 100 Community Events
- ✓ Update Neighborhood Association and Community Organization Registration Policy

Tax Increment Financing (TIF)

Sharing the Tax Base

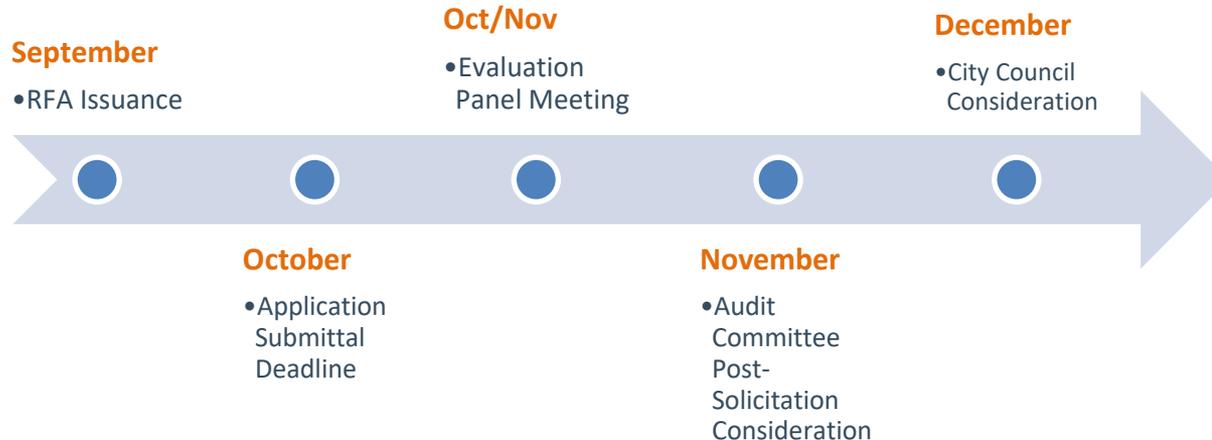
Value Growth and Tax Sharing in TIF



- **Total # of TIRZ: 20**
 - 9 City-Initiated
 - 11 Developer/Petition Initiated
- **Active Projects : 112**
- **FY 2021 Payments expected for developers: \$14,000,000**
- **FY 2021 Expected new projects: 10**

Grants Administration

- ✓ Close out \$13.9 Million in CARES Act and CDBG Funds for COVID-19 Emergency Housing Assistance Program
- ✓ Administer \$22.4 Million in FY2021 HUD Funding
- ✓ Finalize Consolidated Plan
- ✓ Monitor 38 Projects representing \$33.5 Million in Grants
- ✓ FY2021 Gap Funding Request for Applications (RFA) Timeline:

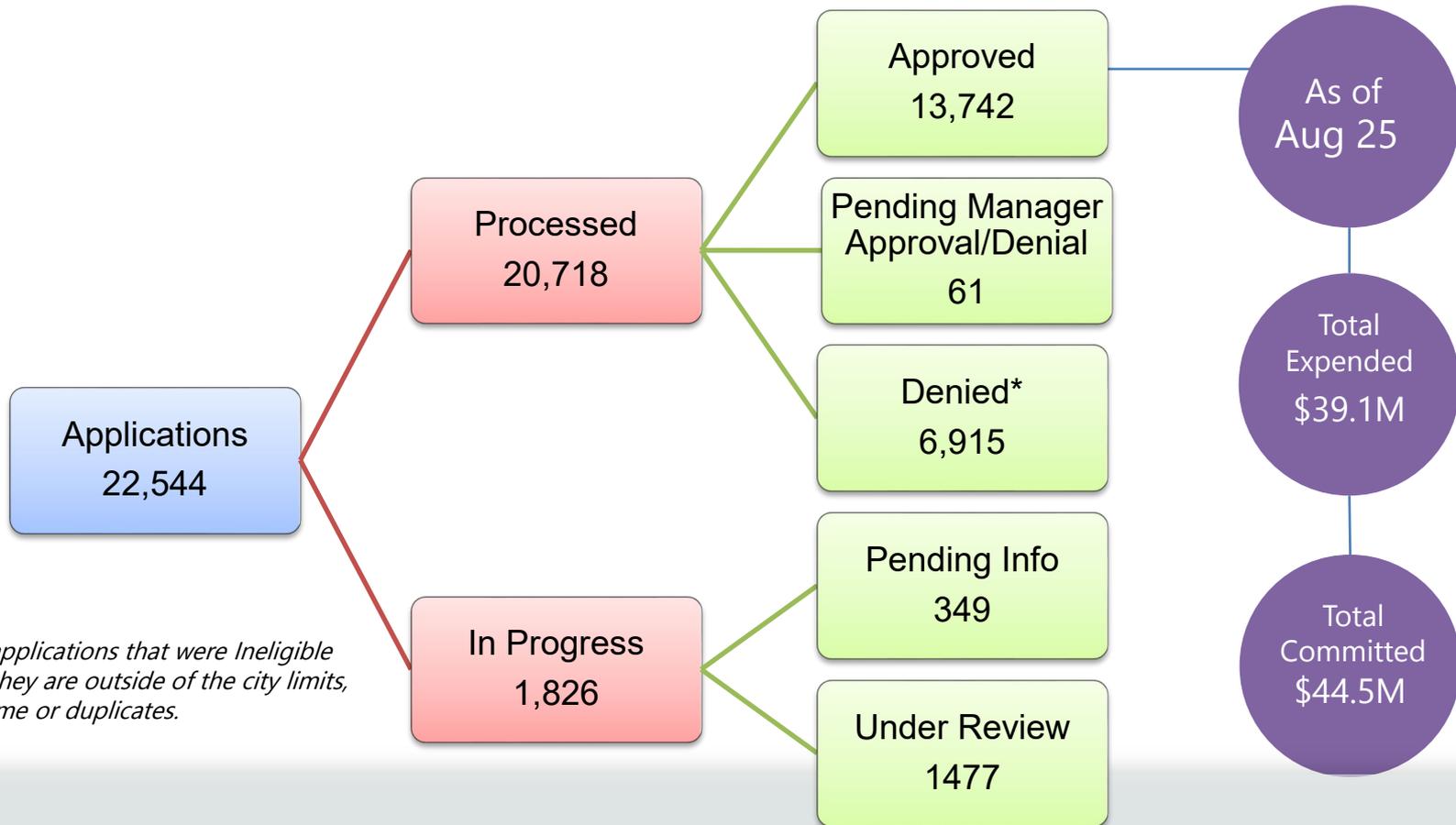


Stella Apartments, NRP Group

Item 4: Director's Report



COVID-19 Emergency Housing Assistance Program



**Denied applications that were Ineligible because they are outside of the city limits, over income or duplicates.*



Emergency Housing Assistance Program

\$39,132,799



Rent &
Mortgage
\$33,277,230



CPS
\$2,385,422



SAWS
\$428,297



Internet
\$75,600



FII
\$2,966,250



COSA Eviction Interventions

- **Notice of Tenants Rights**

- Effective July 25, mandatory notice of rights and resources
- Notice to Vacate for non-payment of rent

- **Court Partnership (City, County, JP Courts)**

- City of San Antonio resources mail out from filing data
- JP Courts mail assistance info in each hearing notice
- City & County staff are present for every hearing in each JP court

- **Expansion of Right to Counsel (RTC) Services**

- Support City staff at Courts
- Know-Your-Rights training and other educational services
- Contingency to be used as needed depending on demand

Court Outcomes to Date

- Courts fully operational September 8th (virtual/telephonic alternatives)
- Filings approx. 40% lower than 2019 (150-180 filings/week)
- Courts team has reset/dismisssed 154 cases since June 15th (200 referrals)
- Courts team is managing an additional 70 cases for reset/dismisssal

Precinct	Backlog	Cases Dismissed	Resets	Default Judgements	Judgement for Plaintiff	Jury Request
1	June/Current	88	41	75	118	1
2	March	99	12	115	27	0
3	Current	95	84	154	90	1
4	March	111	39	101	54	3
Total:	-	393	176	445	289	5

*This table reflects all cases heard in the courts, not exclusively those with staff engaged.

Court Team Outcomes to Date



Landlords are connecting their tenants to us proactively



Judges are encouraging landlords to reduce or waive fees



Better cross-agency coordination

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