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# Housing Commission March Meeting

March 27, 2019



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

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

# Agenda

Item 1: Welcome and Roll Call

Item 2: Approval of Minutes for February 22 and March 12

Item 3: Citizens to be Heard

Item 4: Review and Approval of Housing Commission Goals

Item 5: Director's Report

Item 6: Coordinated Housing System Progress Update and Feedback

Item 7: Displacement/Prevention Risk Mitigation Strategies

Item 8: Briefing and Possible Action on Other Board and Commission Memberships

Item 9: Discussion and Possible Action on Future Agenda Items



## Item 4: Review and Approval of Housing Commission Goals



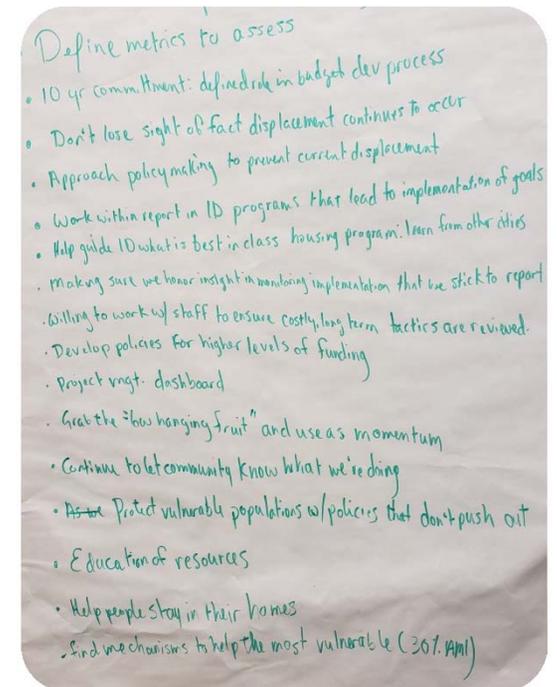
# Housing Commission Charge and Responsibilities

- Public Oversight Board
- Guide implementation of the Taskforce recommendations
- Engage the public
- Annual report to track results



# Housing Commission Goals

- **Goals**
  - **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



## Item 5: Director's Report



## Item 6: Briefing and Possible Action on Coordinated Housing System Progress Update and Feedback



# Establishing a Coordinated Housing System

- Leverage significant new funding
- Align public and private interests
- Distribute information more effectively and efficiently
- Bridge the digital divide
- Keep the City and its partners accountable



# Coordinated Housing Includes:



## Coordinated Housing System & Partners

### System

Digital Dashboard



### Supply

Housing Providers



### Resources

Service Providers



### Present

Annual Report



### Residents

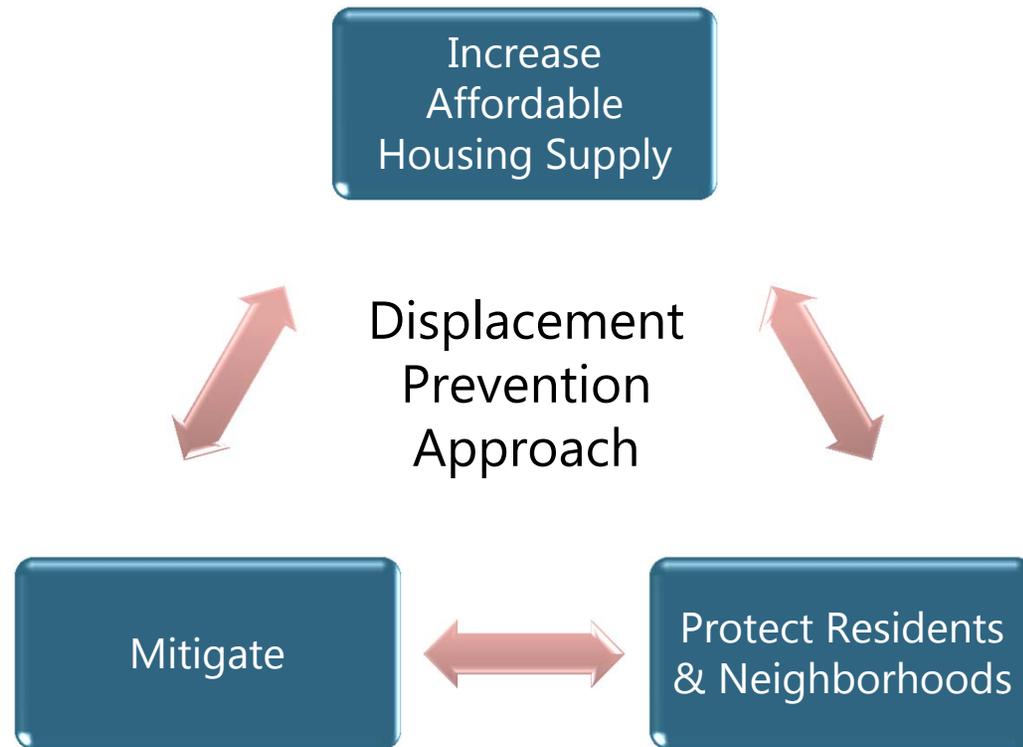
Community Groups/ Advocates



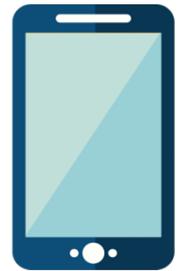
## Item 7: Briefing and Possible Action on Displacement Prevention/Risk Mitigation Strategies



# Displacement Prevention

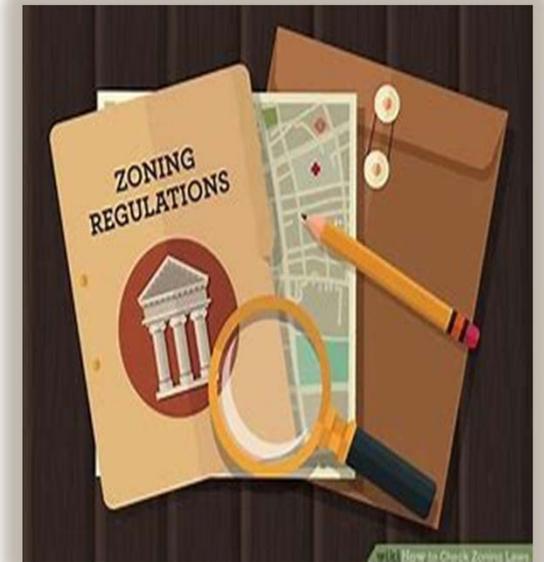


# Outreach Plan



# Other Displacement Prevention Strategies

- Displacement Prevention
  - Leverage rehabilitation and preservation dollars
  - Land use tools such as:
    - Neighborhood Empowerment Zones
    - Housing Preservation Districts
    - Community Land Trusts
  - Outreach and awareness campaign



# Displacement Prevention Next Steps

- Assemble City staff resources
- Meeting with COPS/Metro on Tuesday, April 2
- Meet with City Manager to finalize Displacement Prevention Work Plan



## Item 8: Briefing and Possible Action on Other Board and Commission Memberships

- Open Positions:
  - Neighborhood Improvements Advisory Committee
  - Chair Pro Tempore



## Item 9: Discussion and Possible Action on Future Agenda Items



# Housing Commission April Agenda

- Potential Agenda Items for the April Meeting
  - SAHA Asset Management Update
  - FY 2020 Budget Process Overview



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# 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									