

City of San Antonio Affordable Housing Business Plan Progress

**Comprehensive Plan Committee
Agenda Item # 2 (18-6495)**

December 12, 2018



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

**Verónica R. Soto, AICP
Director**

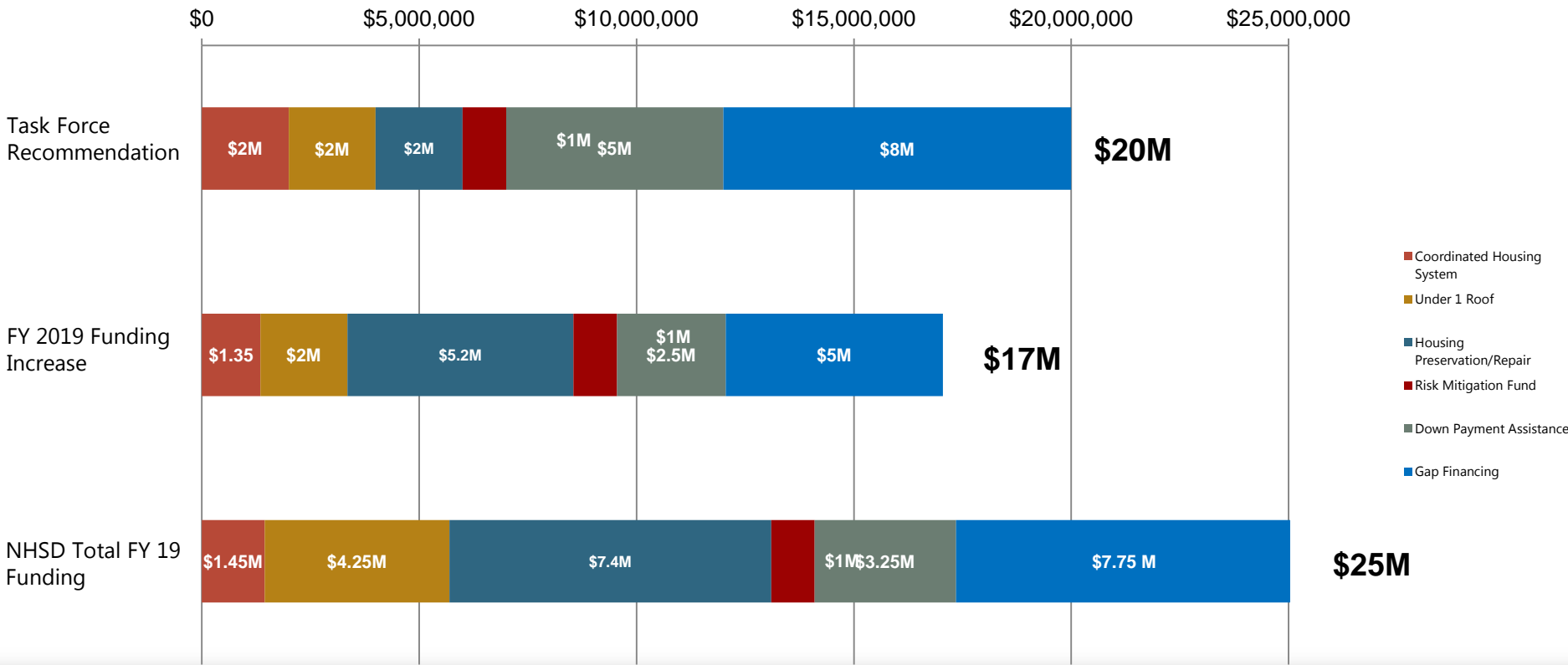
Task Force Priorities



- ✓ Increase City Investment in Housing
- ✓ Develop Coordinated Housing System
- ✓ Ensure Accountability to the Public
- ✓ Increase Affordable Housing Production, Rehabilitation, and Preservation
- ✓ Protect and Promote Neighborhoods



Budget Summary



\$26.1 Million

Funding for
Affordable
Housing



\$1 M
Donation

\$8 Million
Base Budget

\$17.1 Million
New Funding

13 New Positions
11 Reorg Positions

October Summary



Activity	FY 19 Goal	October Target	October Actual	Variance
Consolidate City Housing Staff into NHSD	11	11	11	0
Hire Staff for Affordable Housing Coordination	13	12	11	(1)
Under 1 Roof (completions)	321	15	13	(2)
Owner Occupied Rehab (Qualifications)	81	42	28	(14)
Homebuyer Assistance (loan closings)	265	9	3	(6)
Risk Mitigation Fund Public Input Meetings	6	3	3	0



November Summary



Activity	FY 19 Goal	November Target	November Actual	Variance
Hire Staff for Affordable Housing Coordination	13	1	0	(1)
Under 1 Roof (completions) *	400	25	20	(5)
Owner Occupied Rehab (Qualifications)	81	15	19	4
Homebuyer Assistance (loan closings)	265	10	10	0
Risk Mitigation Fund Public Input Meetings	6	1	1	0

*The City received a \$1 million donation for the Under 1 Roof program which will produce an additional 79 roofs which is reflected in the table above



Year to Date Summary



Activity	FY 19 Goal	Cumulative Target	Cumulative Actual	Variance
Under 1 Roof (completions)	400	40	33	(7)
Owner Occupied Rehab (Qualifications)	81	57	47	(10)
Homebuyer Assistance (loan closings)	265	19	13	(6)
Risk Mitigation Fund Public Input Meetings	6	4	4	0

*The City received a \$1 million donation for the Under 1 Roof program which will produce an additional 79 roofs which is reflected in the table above



Other Updates



Hired external recruiter for Affordable Housing Administrator



Risk Mitigation Plan has been drafted with input received at four public input session



Selected consultant to perform organizational assessment of San Antonio Housing Trust



New Housing Commission has been created and is awaiting appointees



Coordinated Housing System Kick-off Meeting in January



Other Updates Continued



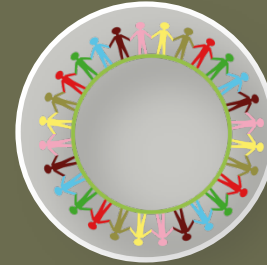
Land Title
Remediation
(D5 and D2)



Housing Bond



District 2
Vacant Lot Pilot
Program



Dream Week &
Martin Luther
King Jr. March



Gap Financing
for New
Affordable
Housing Units
(\$7.5 M)



Three Year Business Plan

	FY 2019				FY 2020				FY 2021
Activity	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)

	FY 2019				FY 2020				FY 2021
Activity	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									

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