

# ForEveryoneHome Initiative

**Planning and Land Development Committee  
Agenda Item #5  
March 29, 2021**



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

**Verónica R. Soto, FAICP, Director**

# ForEveryoneHome Initiative

## Anti-displacement & inclusive growth initiative *informed by community*

- **Meaningful engagement** with individuals and communities impacted by policy and environmental changes
- **Coordinated Housing System** progress Community Partners, City partners on core team (DSD, NHSD, SAHT, SAHA, SHIP)
- **Racial equity lens**
- **Four Deliverables:**
  - Needs Assessment
  - Anti-Displacement & Inclusive Growth Agenda
  - 2 Implementation Plans



# Housing Policy Framework Relationship

## Actualization of Housing Policy Framework

- ▶ **Action Item #1: Develop A Coordinated Housing System.**
- ▶ Action Item #2: Increase City Investment in Housing.
- ▶ **Action Item #3: Increase Affordable Housing Production, Rehabilitation, and Preservation.**
- ▶ **Action Item #4: Protect and Promote Neighborhoods.**
- ▶ Action Item #5: Ensure Accountability to the Public.

# ForEveryoneHome & SHIP



- Definition of Affordability
- Recalibrated affordable housing target goals
- “Who, what, and how” of strategies to reach those goals



- “Who, what, and how” Anti-Displacement Strategies
- Two detailed implementation plans

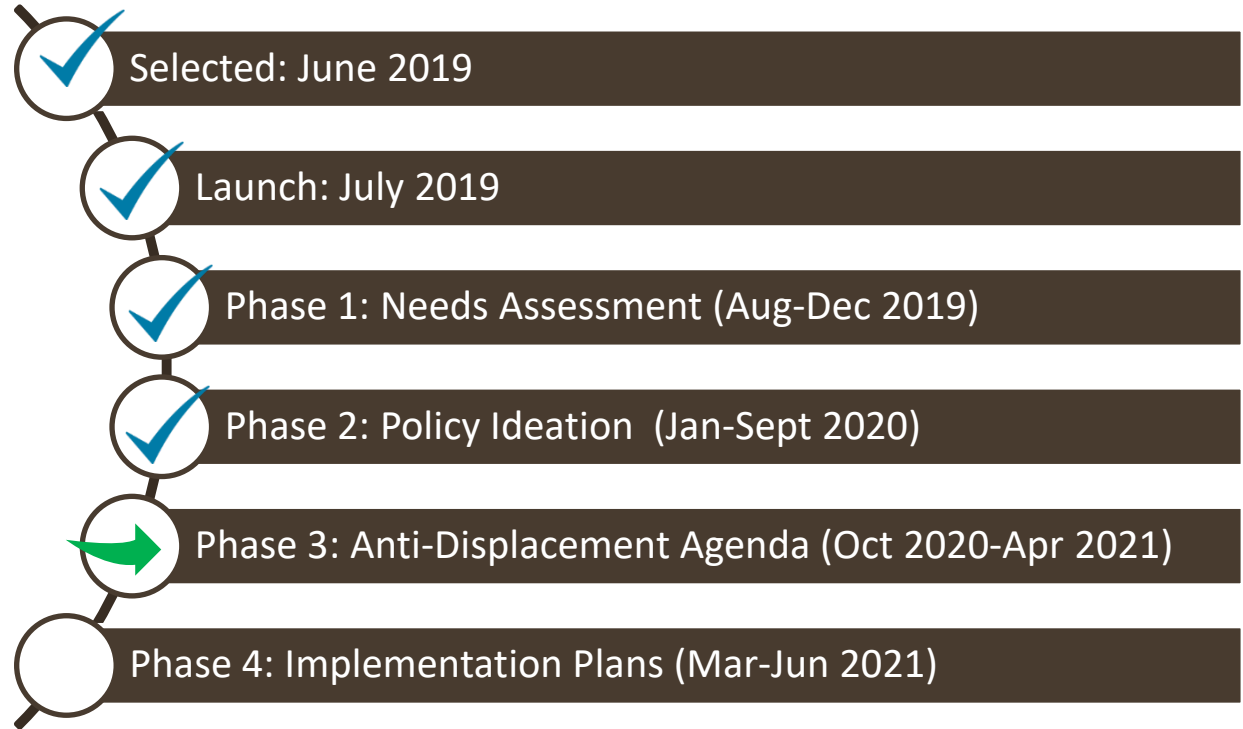
# Team

- ▶ **Pete Alanis** San Antonio Housing Trust
- ▶ **Monica Cruz, PhD**, Housing Advocate & Applied Demography Scholar (UTSA)
- ▶ **Rebecca Flores** Housing Advocate
- ▶ **Jose Gonzalez** Alamo Community Group
- ▶ **Jessica O. Guerrero** Housing Commission Chair & Board President, Vecinos de Mission Trails
- ▶ **Tuesdaé Knight**, President & CEO, SAGE
- ▶ **Richard Milk**, Director of Policy & Planning, SAHA
- ▶ **Leilah Powell** LISC San Antonio
- ▶ **Graciela Sanchez**, Executive Director of Esperanza Peace & Justice Center
- ▶ **Verónica Soto**, FAICP, NHSD Director
- ▶ **Amin Tohmaz**, Development Services Department Assistant Director
- ▶ **Dianne Triggs**, Housing Advocate & SAHA Resident

Support from:

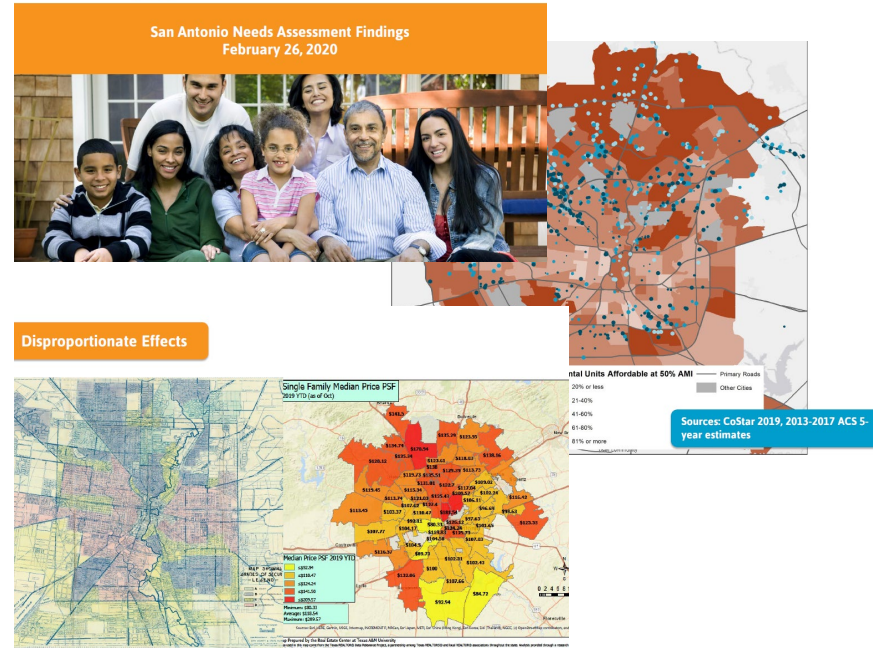


# Timeline



# Phase 1: Needs Assessment

- Presented to Housing Commission on February 26<sup>th</sup>, 2020
- Examined displacement drivers for renters, homeowners, and mobile home park residents
- Research, interviews, and focus groups with people with lived experience & technical subject matter experts
- [Needs Assessment Link](#)



# Phase 1-2: Community Engagement

## Goals

- Input and participation of individuals and populations most affected by housing displacement.
- Establish relationships with local leadership, support collaboration across sectors, and cultivate long term interest in anti-displacement policy work.
- Foster practices that uphold racial equity, civic participation, cultural competence, and social justice values.



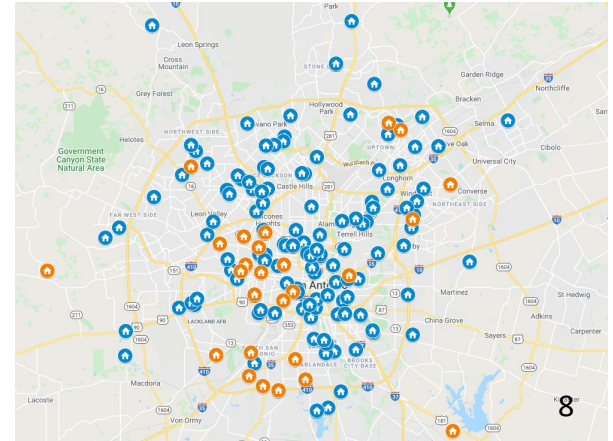
## Activities

### Phase Specific

Storytelling Circles  
Interviews  
Online Surveys  
Focus Groups  
Polls  
Public Meetings

### Ongoing

Field Assessment  
Participant Observation  
Mutual Aid  
Service  
Advocacy  
Knowledge Sharing





# Phase 3: Anti-Displacement Agenda



Reduce the  
frequency of  
evictions



Preserve existing  
affordable housing  
stock – including  
mobile home  
communities



Prevent San  
Antonio's Mobile  
Home Parks from  
Closing



Stabilize  
Homeownership



Ensure  
investments &  
developments  
don't create  
displacement  
pressure

# Anti-Displacement Agenda



Reduce the  
frequency of  
evictions

- **Action 1A:** Financial support of Emergency Housing Assistance Program (EHAP).
- **Action 1B:** Scale up Right to Counsel and eviction prevention services.
- **Action 1C:** Hold residential landlords who receive public benefits — including fee waivers, tax benefits and city-owned land — to higher standards for tenants' rights.
- **Action 1D:** Locally implement two state-enabled tenant protections.
- **Action 1E:** Expand collaboration with Justice of the Peace (JP) courts.

# Anti-Displacement Agenda



Preserve existing  
affordable housing  
stock – including  
mobile home  
communities

- **Action 2A:** Preservation Network to track and intervene in affordable housing at-risk for conversion to market-rate or foreclosure.
- **Action 2B:** Require 18-months notice when affordable housing developments intend to significantly raise rents or convert to market-rate.
- **Action 2C:** Fund diverse preservation pilot projects to preserve long-term affordability and quality, including single family rental homes and small apartment buildings.
- **Action 2D:** Lengthen required period of affordable pricing for rentals that receive new local public investment.
- **Action 2E:** Prioritize partnerships – including SAHA – that will leverage resources for housing for 30% AMI or less

# Anti-Displacement Agenda



Preserve existing  
affordable housing  
stock – including  
mobile home  
communities

- **Action 2F:** Reduce rising property taxes for “good-acting” landlords
- **Action 2G:** Advocate for state-level property tax reductions for small landlords and regulated affordable housing serving low-income households (60% of AMI and below).
- **Action 2H:** Increase home repair and rehab loan or grant programs to qualified landlords in exchange for keeping rents affordable.

# Anti-Displacement Agenda



Prevent San Antonio's Mobile Home Parks from Closing

- **Action 3A:** Explore the creation of narrow zoning designations and work with property owners and City Council to rezone manufactured housing and mobile home parks.
- **Action 3B:** Fund outreach, education and case management support to mobile home residents.
- **Action 3C:** Establish minimum habitability standards for mobile homes/manufactured homes and provide funding to ensure their safety.
- **Action 3D:** Pilot a forgivable loan program for mobile home park owners to address landscaping and sewer needs.
- **Action 3E:** Launch a pilot to convert one or more manufactured housing parks to tenant ownership.

# Anti-Displacement Agenda



Stabilize  
Homeownership

- **Action 4A:** Strengthen outreach, information and counseling services for homeowners.
- **Action 4B:** Advocate for state tax reform to reduce the burden of rising taxes on low-income and legacy homeowners.
- **Action 4C:** Scale-up estate planning and title clearance legal services to enable families to keep, maintain, inherit, or pass-on their family home.
- **Action 4D:** Provide practical counseling for first-time homebuyers and homeowners facing foreclosure.
- **Action 4E:** Give homeowners the information and time they need to remedy code violations.
- **Action 4F:** Increase programs and funds for homeowners to do necessary maintenance, repairs, and renovations on their property.
- **Action 4G:** Establish a community land trust to build and preserve affordable homes.

# Anti-Displacement Agenda



Ensure  
investments &  
developments  
don't create  
displacement  
pressure

## Preventive

- **Action 5A:** Cease public support to market-rate development that directly displaces residents.
- **Action 5B:** Require one-for-one replacement of demolished or upgraded subsidized affordable housing units, with replacement units at the same rent level.
- **Action 5C:** Review current permit processes to consider adding a requirement for disclosure of direct displacement in non-life-threatening situations prior to approval.

# Anti-Displacement Agenda



Ensure  
investments &  
developments  
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pressure

## Pro-Active

- **Action 5D:** For large public works projects, set-aside a percentage of funds into displacement mitigation fund.
- **Action 5E:** Expand housing options for people with nontraditional income such as Social Security Income, child support or Housing Choice Vouchers.
- **Action 5F:** Create a complete inventory of the vacant land and buildings in San Antonio.
- **Action 5G:** Create a land banking program, proactively buy vacant land in neighborhoods with high-displacement risk. Use publicly owned land to develop housing that's affordable to low-income households
- **Action 5H:** Identify new sources of funds for displacement prevention programs and affordable housing preservation.



# Next Steps



# How to Get Involved

## Moving from Plan to Action

### Tell us what matters

- Sign up to get announcements and information in English or Spanish at:
  - [sacommunityengagement@gmail.com](mailto:sacommunityengagement@gmail.com)
  - 210-909-2703 (Dial Tone)
  - 210-906-8387 (Google Voice/WhatsApp)

### Attend a Zoom Session:

- Saturday, April 10, 2021 @ 10 am-12 pm central (English)
- Sunday, April 11, 2021 @ 2-4 pm central (Spanish)
- Tuesday, April 13, 2021 @ 6-8 pm central (Spanish)
- Wednesday, April 14, 2021 @ 6-8 pm central (English)

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