City of San Antonio

FY 2020 Proposed Annual Operating & Capital Budget

Neighborhood and Housing Services Department

Presented by: Verónica R. Soto, AICP, Director

City Council "B" Session
August 14, 2019

Neighborhood & Housing Services

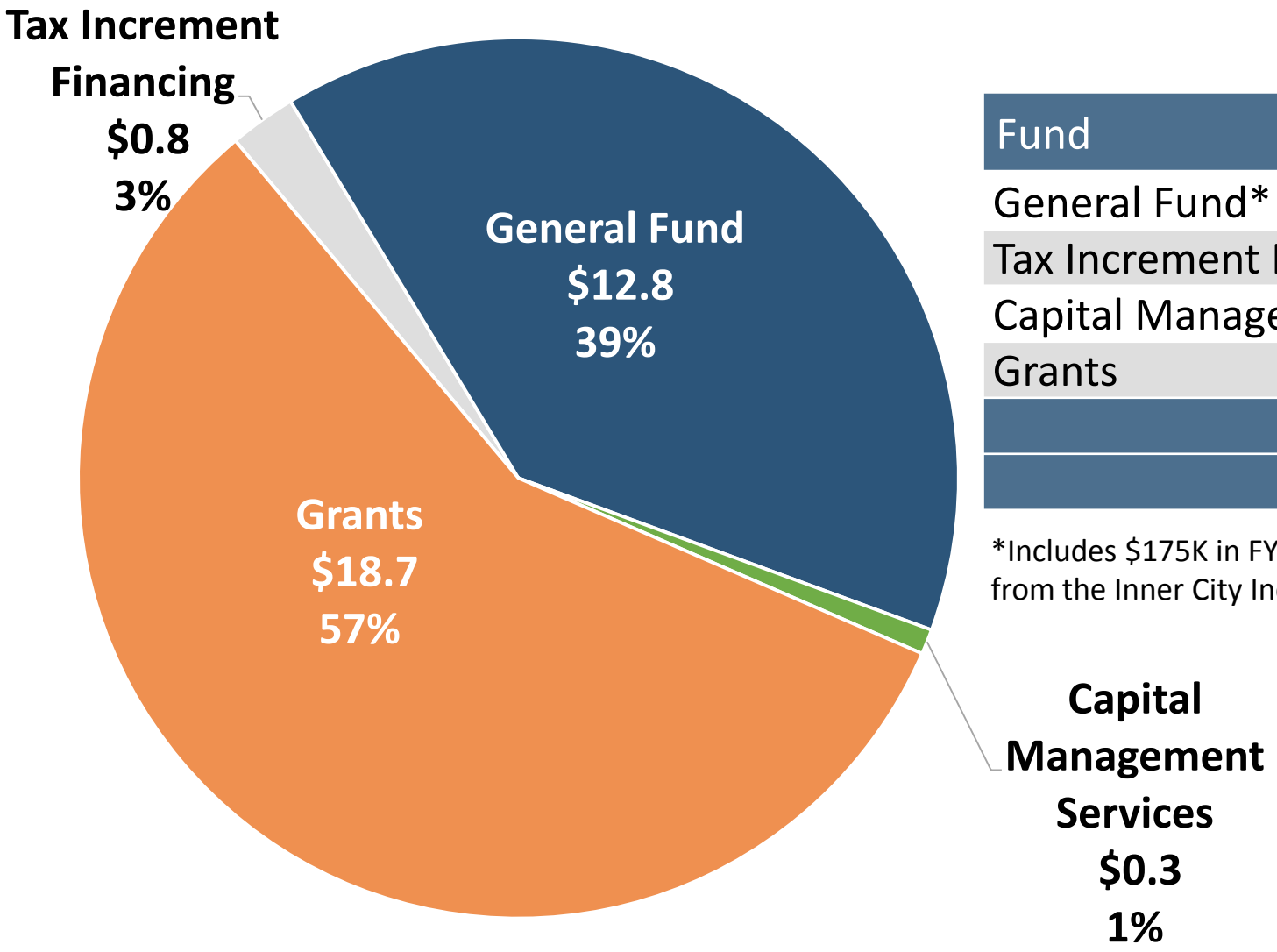
Mission

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

Neighborhood and Housing Services

- Neighborhood Engagement
- Coordinated Housing System
- Tax Increment Financing
- Grants Administration

FY 2020 Proposed Budget $32.6 Million



Fund	FY 2019	FY 2020	Change
General Fund*	$12.7	$12.8	$0.1
Tax Increment Financing	0.8	0.8	0.0
Capital Management Services	0.3	0.3	0.0
Grants	18.6	18.7	0.1
Total	$32.4	$32.6	$0.2
Positions	80	80	0

*Includes $175K in FY 2019 and $325K in FY 2020 for Affordable Housing funding from the Inner City Incentive Fund

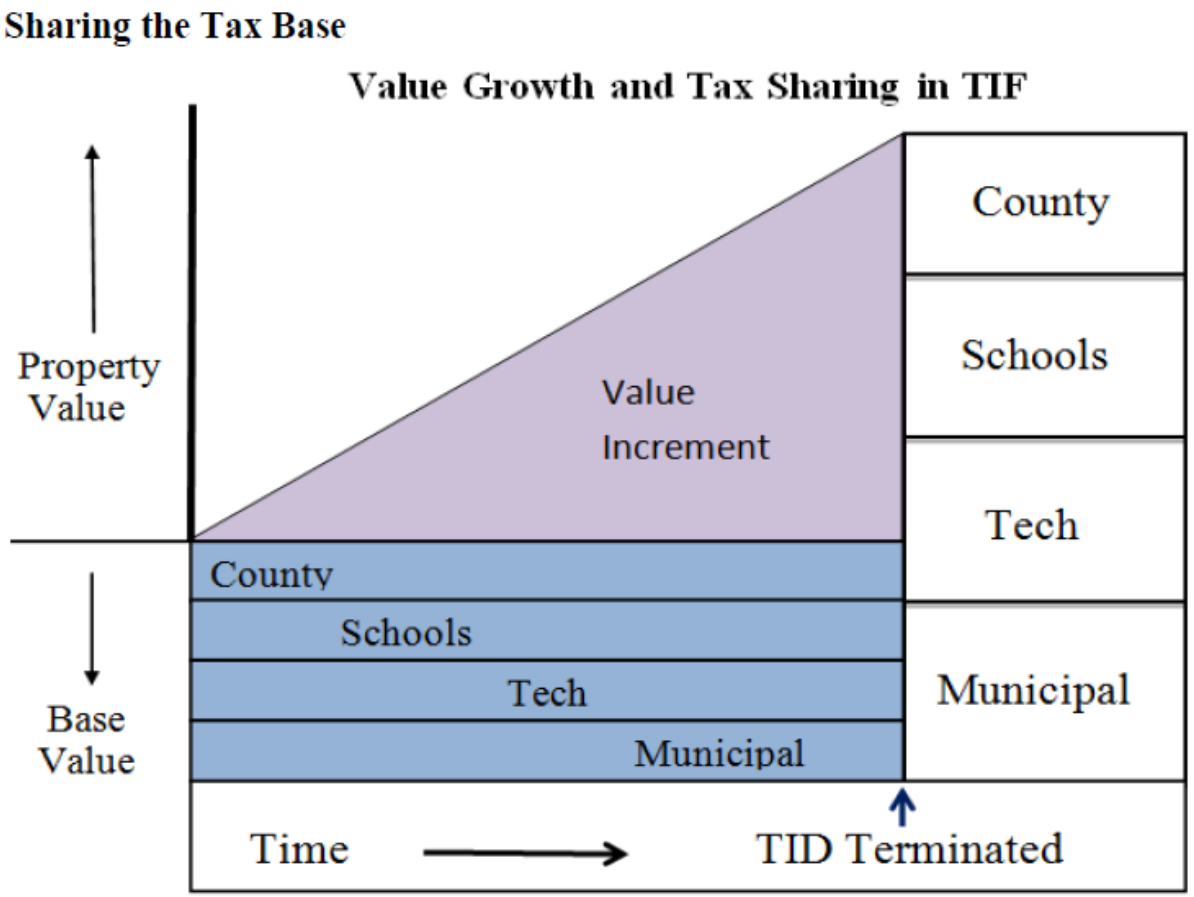
Neighborhood Engagement

FY 2019 Accomplishments

- ✓ 345 Registered Neighborhood Associations
- ✓ 65 Neighborhood Leadership Academy graduates
- ✓ Hosted 2 HOA workshops attended by over 100 residents
- ✓ Participated in 231 Community Events
- ✓ Co-hosted a Neighborhood Day event attended by 105 residents

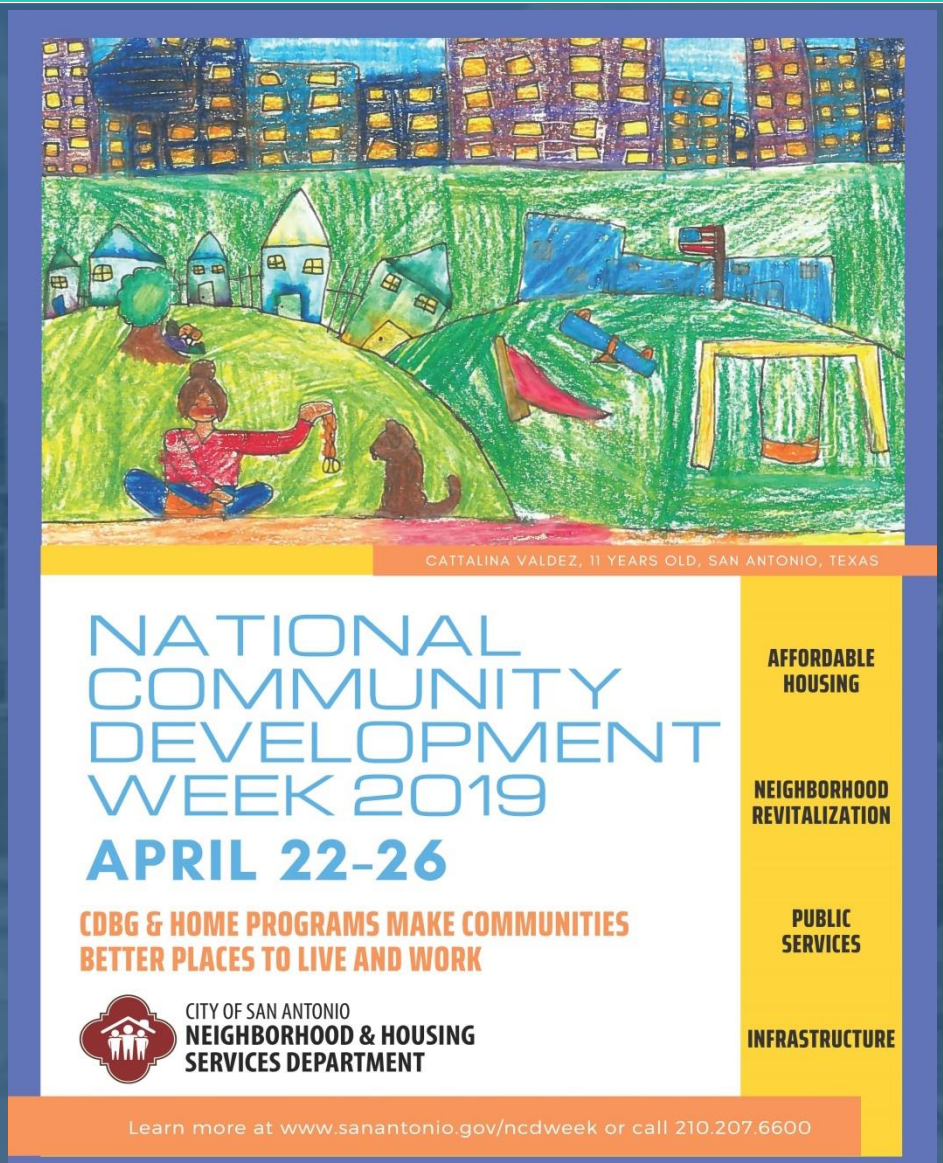
Tax Increment Financing (TIF)

- **Total # of TIRZ:** 20
  - 9 City-Initiated
  - 11 Developer/Petition Initiated
- **Active Projects:** 100
- **FY 2019 New Projects:** 11
- **FY 2019 Tax Increment Collected:** $24.1 M
- **TIF Funds Available for New Projects in FY 2019:** $21.4 M



Grants Administration

- ✓ **Monitor 50 Projects representing $27.4 Million in Grants**
- ✓ **Administered $18.6 M in FY 2019**
  - ✓ Rental and homeownership housing development
  - ✓ Rehab Programs
  - ✓ Down payment assistance program
  - ✓ After school and financial literacy program
  - ✓ Homeless and supportive services
- ✓ Facilitated 16 public meetings



Housing System

- ✓ Fair Housing
  - ✓ Fair Housing Staff Assisted 2,100 Families
  - ✓ Developed Risk Mitigation Policy and assisted 197 Families
- ✓ Recipient of Grounded Solutions Network Grant and Local Housing Solution Initiative
- ✓ Affordable Housing Production (NHSD Resources)
  - ✓ New Construction – 786
    - ✓ Proposition 6 (2017 Bond) – 208 units
    - ✓ CDBG Gap Financing – 578 units
  - ✓ Owner Occupied Rehab – 72
  - ✓ Let's Paint - 60
  - ✓ Green and Healthy Homes – 45
  - ✓ Under One Roof – 530

Local Housing Solutions

To enhance local affordability. To foster inclusive communities.

3830 Parkdale, District 8

Embedding Equity in NHSD

FY 2019 Progress:

- Equity metric for programs
  - Targeted investments
  - Targeted populations

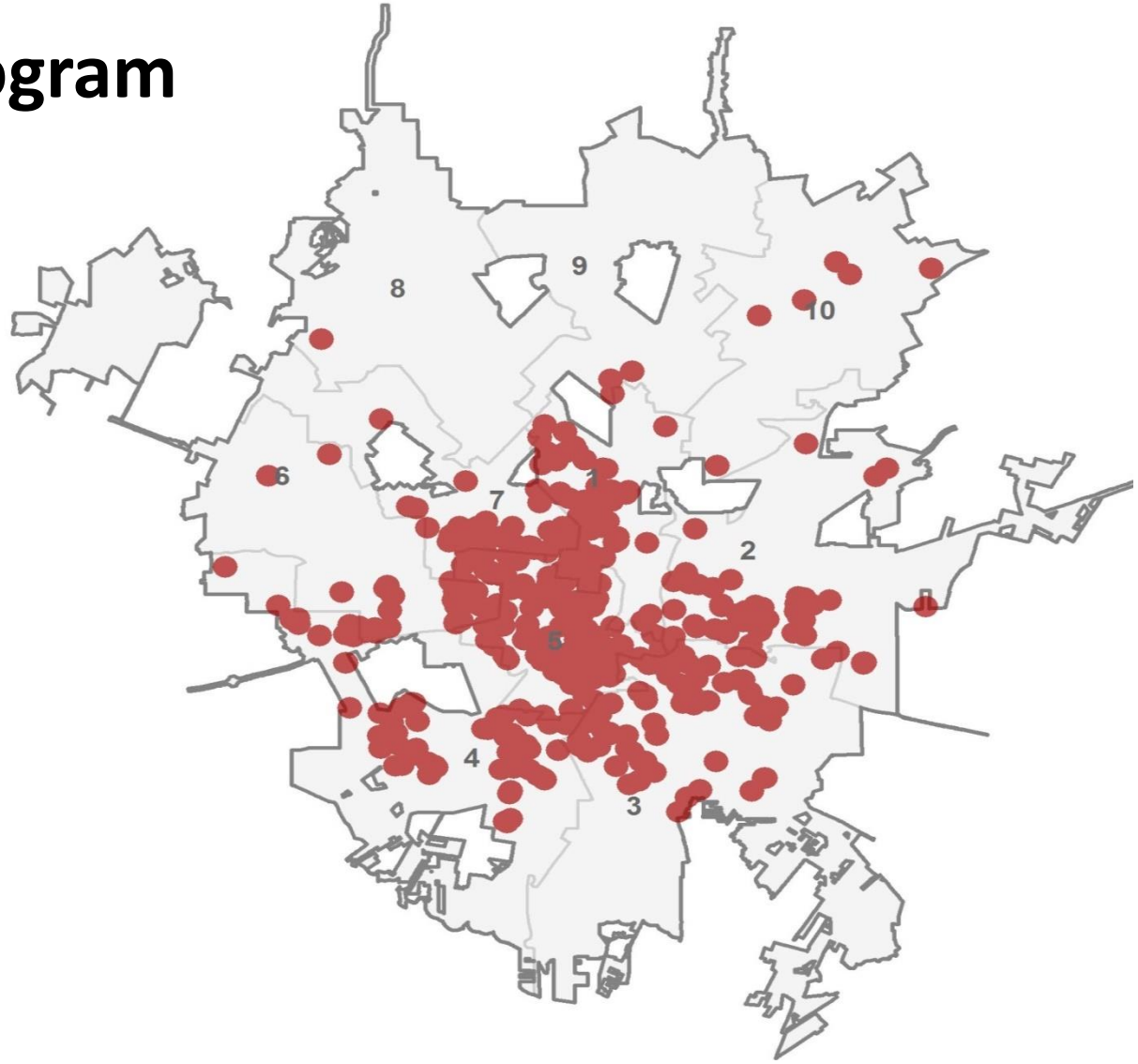
FY 2020 Enhancements:

- Departmental Equity Assessment
- Use data to serve communities of color
- Engage target populations

Embedding Equity in NHSD

Equity in the Under 1 Roof Program

District	Properties	Percentage
1	63	15.2%
2	55	13.2%
3	65	15.6%
4	69	16.6%
5	96	23.1%
6	30	7.2%
7	28	6.7%
8	1	0.2%
9	3	0.7%
10	6	1.5%
Total	**416**	**100%**



FY 2020 Initiatives

- ✓ ForEveryoneHome Initiative
  - ✓ 18 month anti-displacement & inclusive growth initiative co-led by community
- ✓ Neighborhood Association Registration Policy
- ✓ Coordinated Housing System
  - ✓ Production and Rehab Targets
  - ✓ Programs
  - ✓ Tools

GROUNDED SOLUTIONS NETWORK

FORD FOUNDATION

Needs Assessment

Anti-Displacement & Inclusive Growth Agenda

Implementation Plan

FY 2020 Funding Plan
Affordable Housing Strategy

Presented by:

Lori Houston, Assistant City Manager

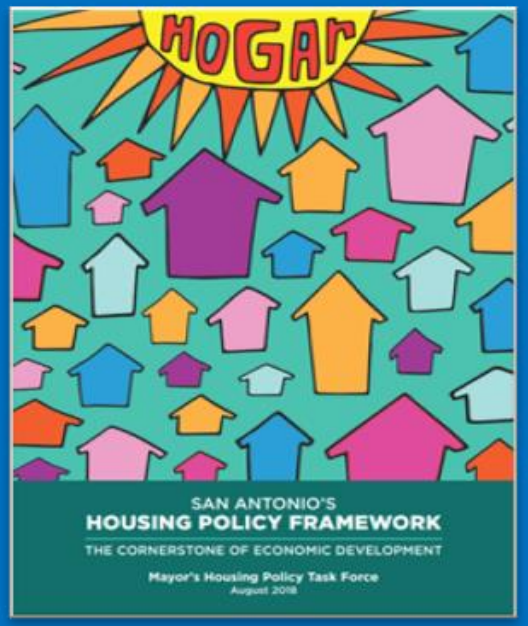
FY 2019 Program Results

Taskforce Priority	Program	Budget	Affordable Units
Production	Gap Financing	$7.75 M	578
Rehab and Preservation	Owner Occupied Rehab Strategy	$7.00 M	72
	Let's Paint	$0.40 M	60
	Under 1 Roof	$5.25 M	309
Down Payment Assistance	Homebuyer Assistance	$3.25 M	165
Risk Mitigation Fund	Risk Mitigation (Clients)	$1.00 M	200
Coordinated Housing	Coordinated Housing Support	$1.50 M	-
	SUB TOTAL	**$26.15 M**	**1,384**
Internal/External Partners	SAHA, SAHT, CCDO (PFC, LIHTC, TIRZ, Tax Rebates, Grants, Fee Waivers, Bond)	$408.50 M	4,947
	***TOTAL**	**$434.60 M**	**6,303**

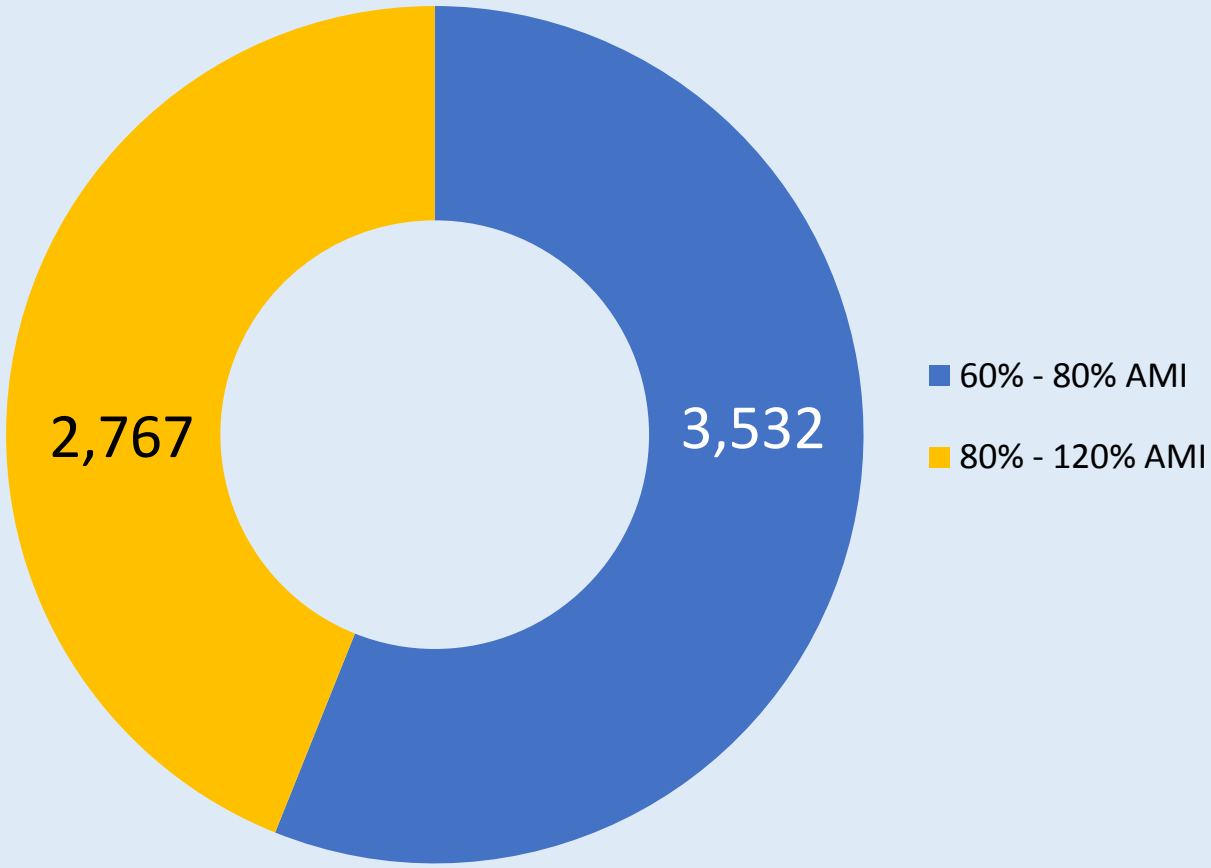
*28 properties received both Let's Paint and Under One Roof Funds. The total unit count is adjusted to eliminate any duplication.

Coordinated Housing System

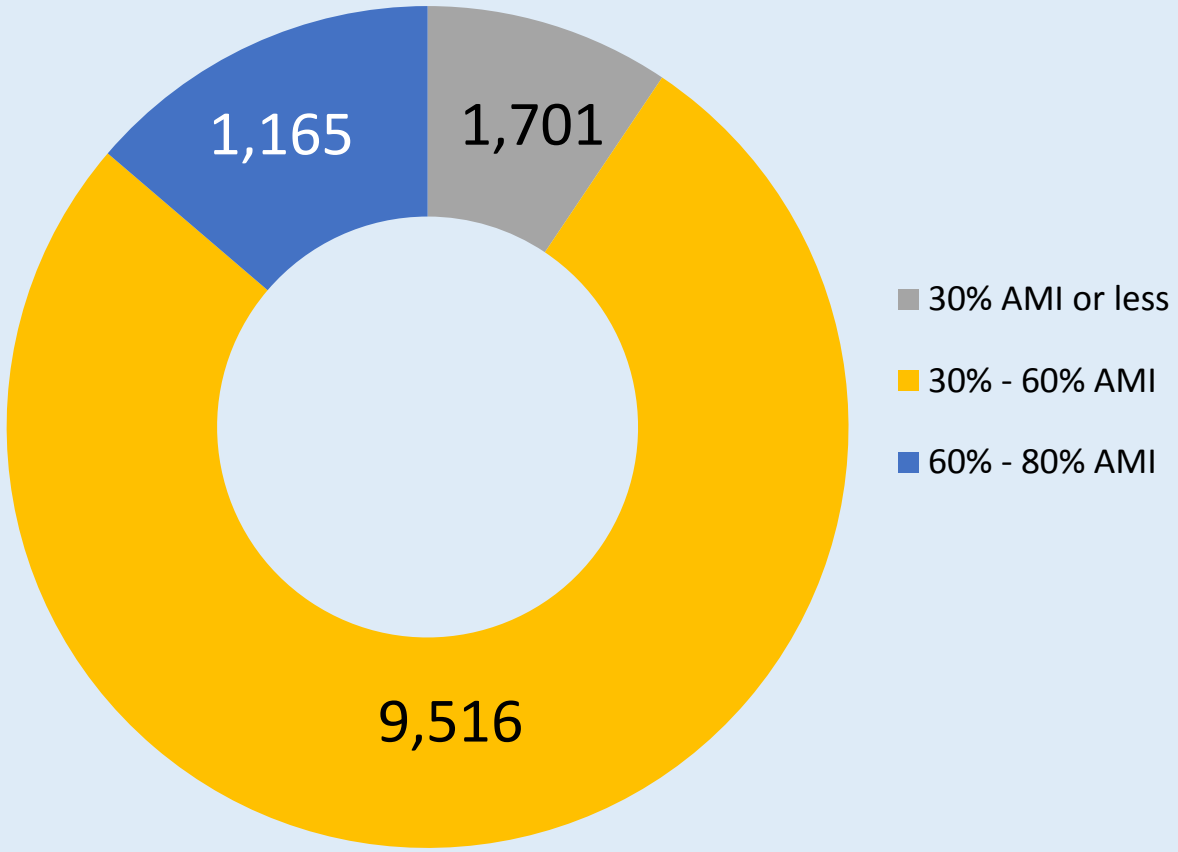
- Internal and External Collaboration
- Non-Profit Capacity Building
- Affordable Housing Policy built on Taskforce recommendations and in alignment with other policies and strategies.



Owner Occupied (6,299 Units)



Renter Occupied Units (12,382 Units)



18,681 Affordable Units Needed Over the Next 10 Years

Housing System Pipeline

6,299 Owner Occupied Units Need over the Next 10 Years

Owner Occupied Production, Rehabilitation, and Preservation			
AMI (family of 4)	10 Year Target	Total Pipeline	% of 10-Year Target
60% - 80% ($43K - $57K)	2,767	703	20%
80% - 120% ($57K - $85K)	3,532	766	28%
	6,299	**1,469**	**23%**

Owner Occupied Production, Rehabilitation, and Preservation			
Type	10 Year Target	Total Pipeline	% of 10-Year Target
Down Payment Assistance	1,643	165	10%
Production	2,342	844	36%
Rehabilitation	2,314	460	20%
Totals	**6,299**	**1,469**	**23%**

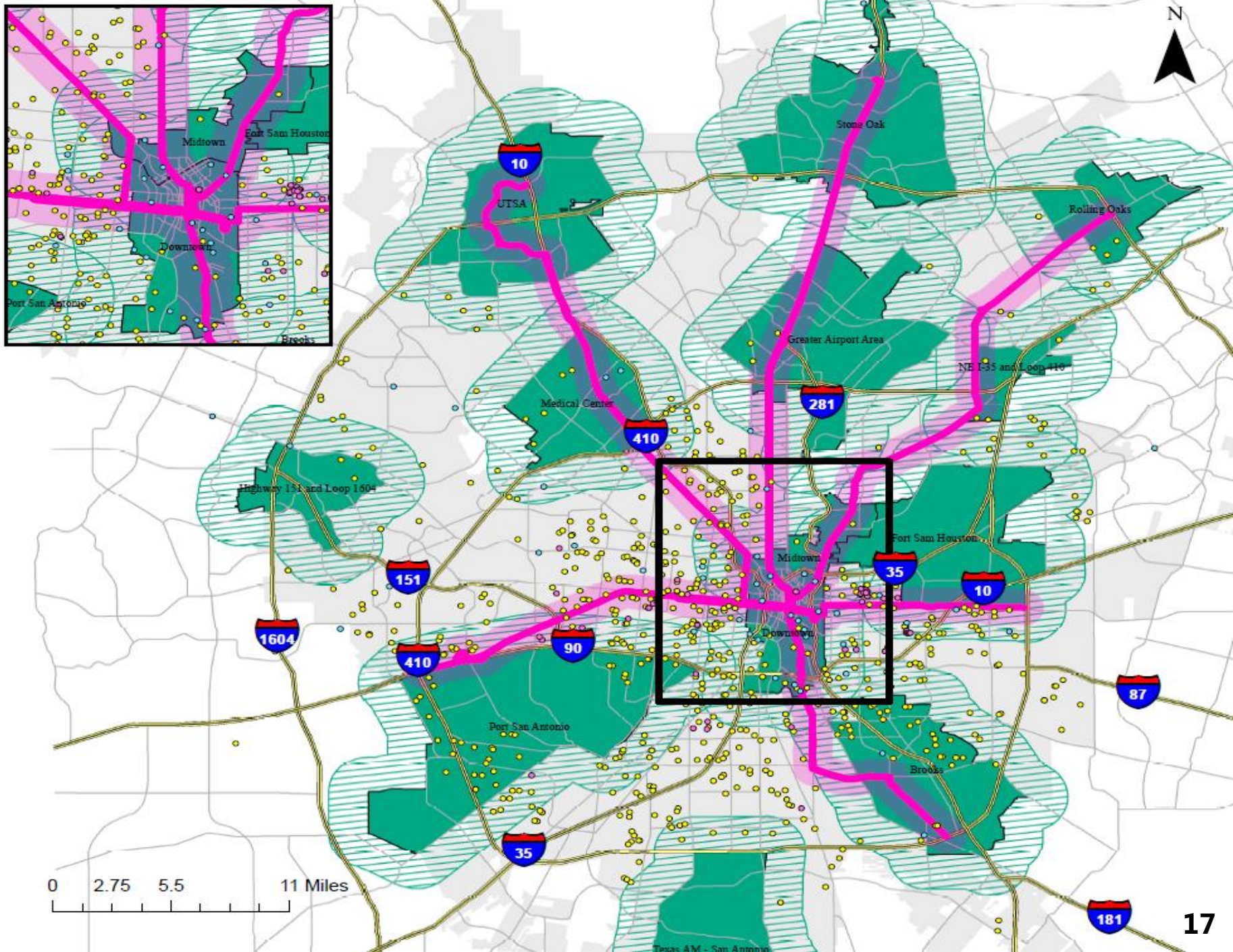
Housing System Pipeline

12,382 Rental Occupied Units Needed Over the Next 10 Years

Rental Unit Production, Rehabilitation, and Preservation			
AMI (family of 4)	10 Year Adjusted Target	Total Pipeline	% of 10-Year Target
< 30% ($21K)	1,701	152	9%
30%-50% ($21K - $36K)	6,344	541	9%
50%-60% ($36K - $43K)	3,172	4,608	145%
60%-80% ($43K - $57K)	1,165	2,786	239%
Totals	**12,382**	**8,087**	

Rental Occupied Production, Rehabilitation, and Preservation			
Type	10 Year Target	Total Pipeline	% of 10-Year Target
Rehab/Preservation	3,884	2,150	55%
Production	8,498	5,937	70%
Totals	**12,382**	**8,087**	

Affordable Housing Pipeline

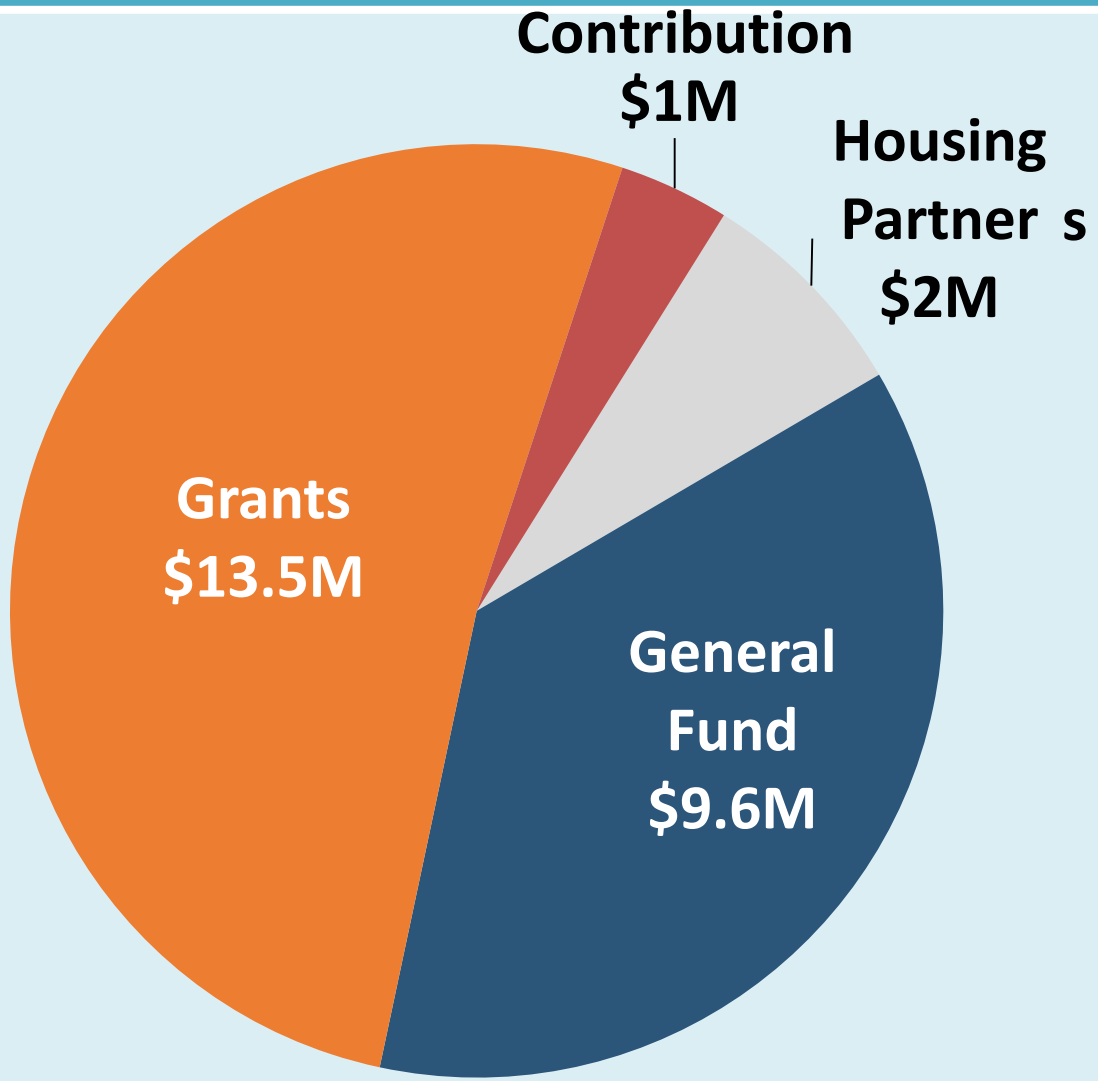


- Rental Properties
- Owner Occupied
- Owner Rehab
- Advanced Rapid Transit Network
- Half Mile Buffer
- Regional Centers
- One Mile Buffer
- COSA City Limits

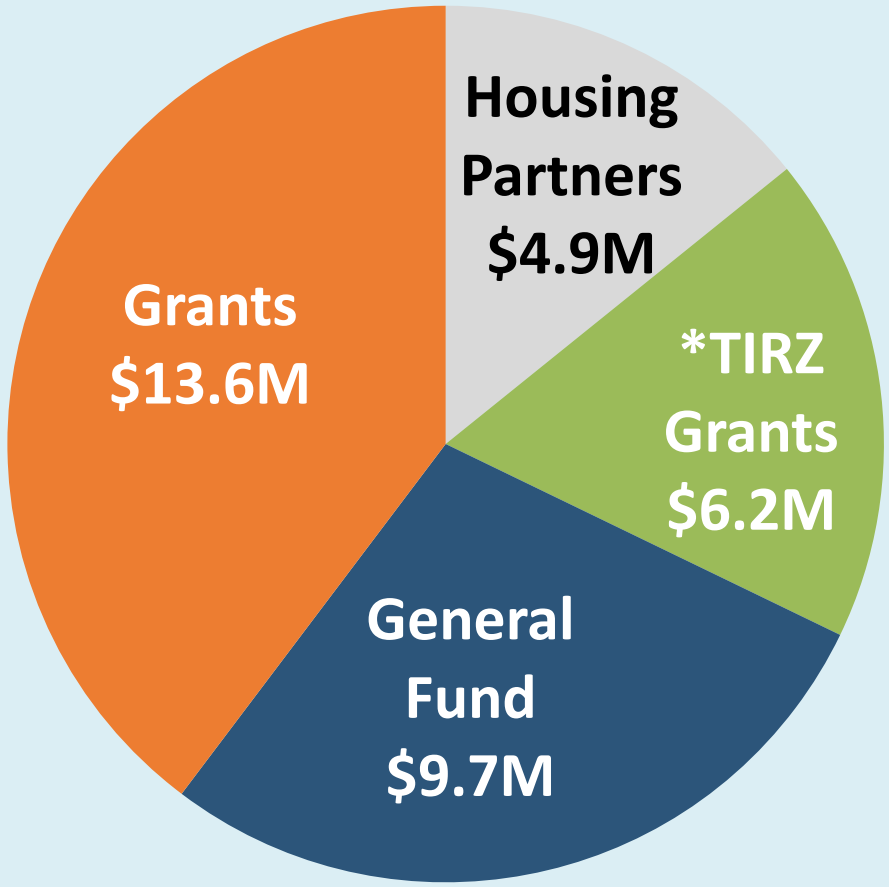
Financing & Incentives

	# of Projects	# of Units	Total Investment	Total Public Subsidy (City, State, Federal)	Per Unit Subsidy
Affordable Housing Pipeline	90	8,531	$1.50 B	$1.07 B	$126.0 K
CCHIP Pipeline	52	4,680	$971.0 M	$84.0 M	$17.0 K

FY 2019 Budget
$26.1 M



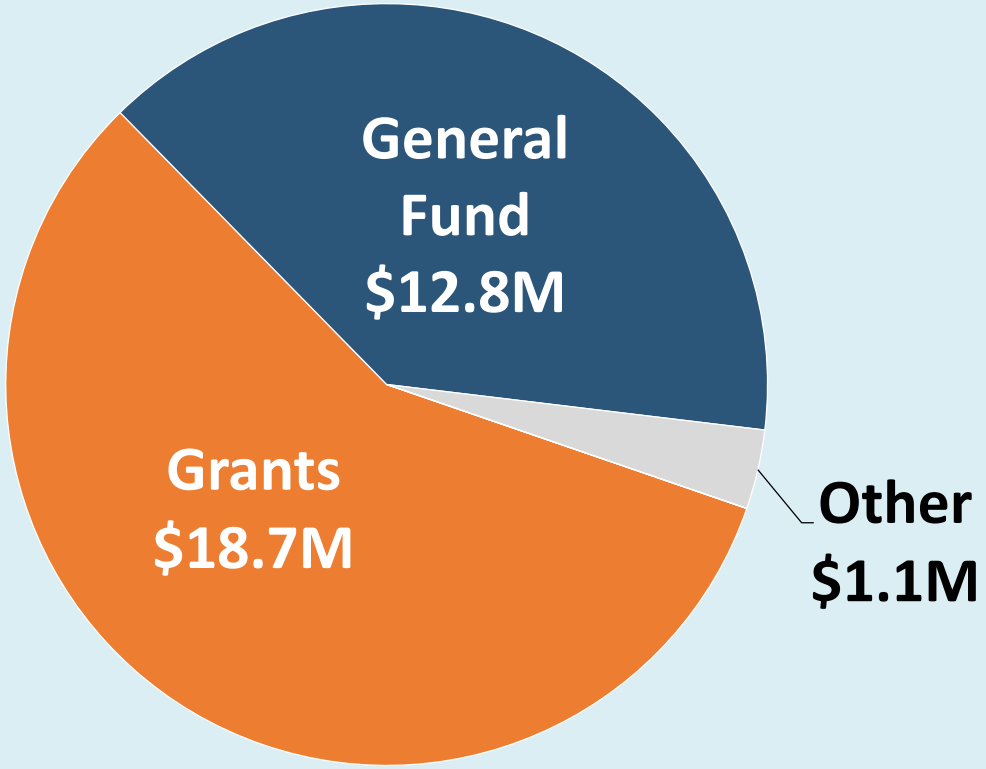
FY 2020 Funding Plan
$34.4 M (plus 4 City Properties)



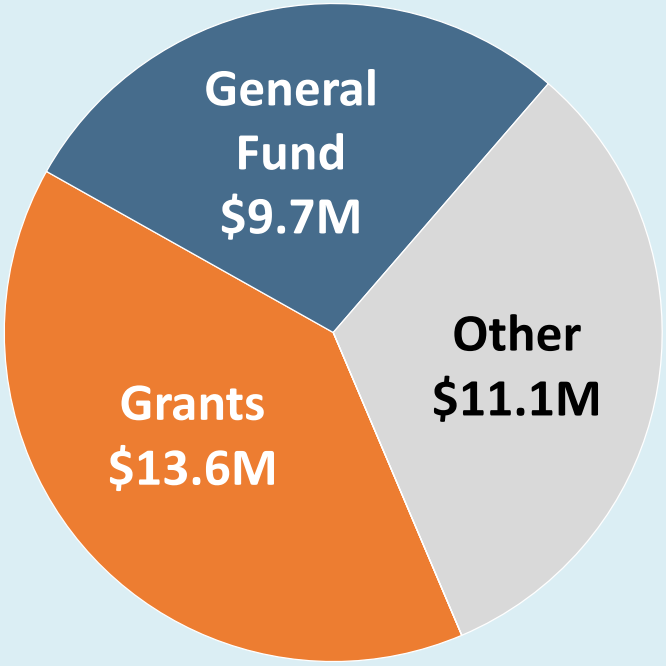
*Section 311.0110 of the Local Government Code states that an agreement may dedicate revenue from the tax increment fund to pay the costs of providing affordable housing in or out of the zone.

FY 2020 Proposed Budget

Department Budget - $32.6M



Housing Budget - $34.4M



Fund	FY 2019	FY 2020	Change
General Fund	$9.6	$9.7	$0.1
Grants	13.5	13.6	0.1
Other	3.0	11.1	8.1
Total	$26.1	$34.4	$8.3

FY 2020 Goals

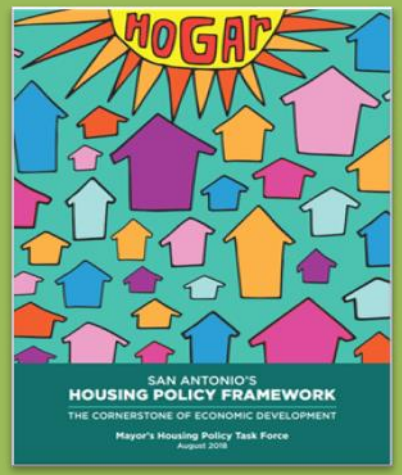
Enhance the Coordinated Housing System

Protect and Preserve Neighborhoods

Develop Strategies and Tools that Facilitate Sustainable Homeownership and Future Housing Opportunities

Increase Owner Occupied and Rental Occupied Housing

Enhance the Coordinated Housing System



- Affordable Housing Policy
- Chief Housing Officer
- Project Advocates not Administrators
- San Antonio Housing Trust Assessment
- One Stop Housing Center Concept

Facilitate Sustainable Homeownership and Future Housing Opportunities

- Anti-Displacement Strategy
- Community Land Trusts
- Neighborhood Empowerment Zones
- Legislative Strategy
- Charter Amendment

Protect and Preserve Neighborhoods

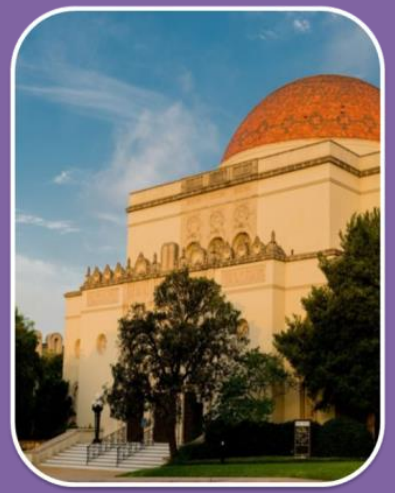
- Rehabilitation Programs
  - Under One Roof
  - Let's Paint
  - Green and Healthy Homes
  - Minor Repair and Rehab
  - Rehabarrama

- Redevelopment Strategies
  - Alazan, Cassiano, and Lincoln Heights
  - SAHA to contribute $150k

Protect and Preserve Neighborhoods

- Single Family Infill and Rehab/Recon Pilot
  - Acquire vacant owner occupied units and vacant lots
  - Established Neighborhoods
  - Design Guidelines
  - LISC to contribute $2.5 million for revolving loan fund
- Accessory Dwelling Unit Policy
  - UDC Changes
  - Design Guidelines
  - Incentive Policy
  - Model ADU
  - LISC to contribute $100k

Increase Owner and Rental Occupied Housing



- 4% Tax Credit Policy
  - Require Income Averaging
- Leverage City Owned Property
- Acquire property for singe family and multi-family development
- Partner with Faith-Based Organizations
  - Technical Assistance

FY 2020 Housing Production

Taskforce Priorities (actuals/goals reflect induced or funded units)				
	FY 2019 Budget	FY 2020 Funding Plan	FY 2019 Actuals	FY 2020 Goals
Production	$ 7,750,000	$13,352,693	578	1,504
Rehabilitation & Preservation	$12,681,889	$15,650,693	441	546
Down Payment Assistance	$3,251,736	$2,786,073	165	165
Risk Mitigation Fund	$1,000,000	$1,000,000	200	200
Coordinated Housing	$1,448,325	$1,448,325	-	-
Sub Total	**$26,131,950**	**$34,417,784**	**1,384**	**2,415**
Internal/External Partners			4,947	3,525
		Total	***6,303**	**5,940**

Rental Unit Production, Rehabilitation, and Preservation			
AMI	Annual Target	FY 2019 Actuals	FY 2020 Goals
Less than 30% AMI	170	87	209
30% - 50% AMI	634	321	651
50% - 60% AMI	317	2,799	1,926
60% - 80% AMI	117	1,989	1,820
Total	**1,238**	**5,196**	**4,606**

Owner Occupied Production, Rehabilitation, and Preservation			
AMI	Annual Target	FY 2019 Actuals	FY 2020 Goals
60% - 80% AMI	353	*506	665
80% - 120%	277	401	469
Total	**630**	**907**	**1,134**

*28 properties received both Let's Paint and Under One Roof Funds. The total unit count is adjusted to eliminate any duplication.

Oversight, Reporting, and Accountability

- ✓ Mayor and City Council
- ✓ Planning and Community Development Council Committee
- ✓ TIRZ
- ✓ Housing Commission
- ✓ CHDO
- ✓ Dash Board

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