

# PROPOSED FY 2021 OPERATING & CAPITAL BUDGET

Neighborhood & Housing Services  
Budget Work Session  
August 19, 2020



Presented by: Verónica R. Soto, FAICP, Director





# 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

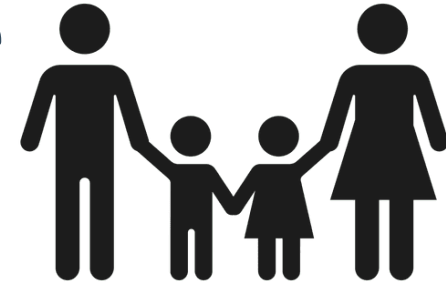


# FY2020 Highlights

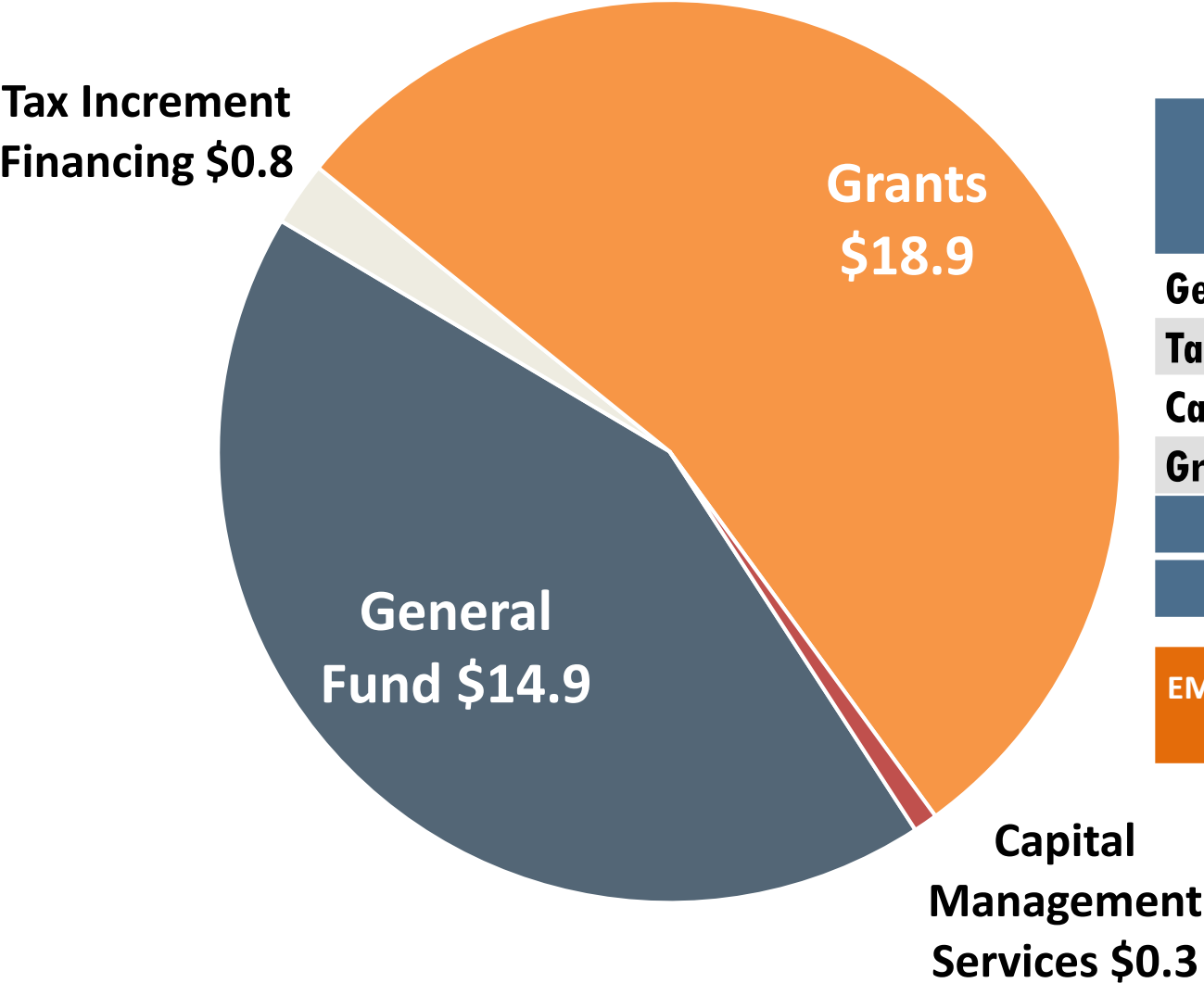
- **Redirected resources to COVID-19 emergency assistance**
  - 12,825 families assisted, \$36.5M spent
  - Court support and Right to Counsel
  - Establish Counseling Resource Center
- **6,019 units added to affordable housing pipeline**
- **Rehabilitated 412 homes**
- **Down payment assistance for 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



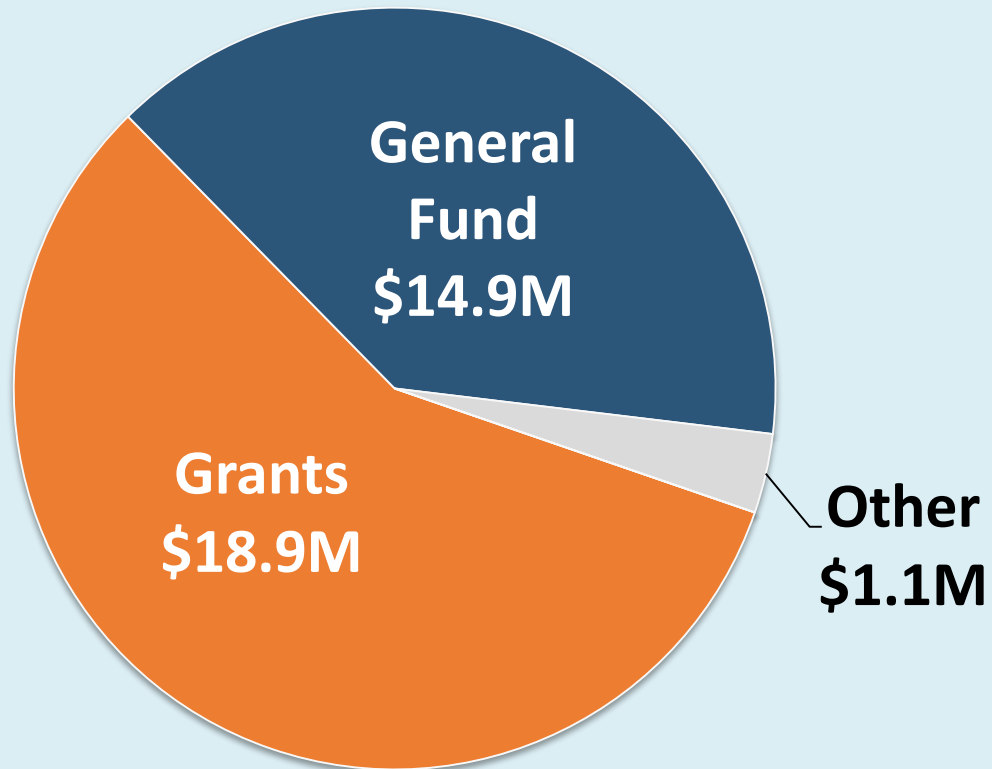
| Funds                       | FY 2020 Adopted | FY 2021 Proposed | Change |
|-----------------------------|-----------------|------------------|--------|
| General Fund                | \$12.8          | \$14.9           | 2.1    |
| Tax Increment Financing     | 0.8             | 0.8              | 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 |

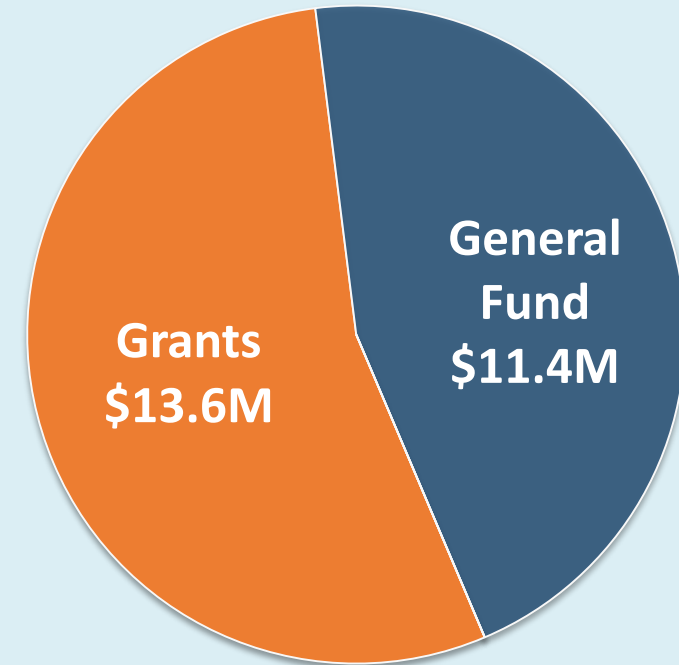


# FY 2021 Proposed Budget

## 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  
21,064

Processed  
19,424

Approved  
12,825

Pending Manager Approval / Denial  
27

Denied  
6,572

In Progress  
1,640

Application Not Complete  
(Pending Info)  
285

Under Review  
1,355

As of  
Aug 18

Total Expended  
\$36.5M

Total Committed  
\$41.2M

**\$36,459,827**



Rent & Mortgage  
\$31,098,006



CPS  
\$2,140,116



SAWS  
\$392,913



Internet  
\$61,692



Cash Assistance (FII)  
\$2,767,100

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
- Over 400 appointments complete

## “One Stop” Concept

- Housing Policy Framework recommendation
- City departments and community partners

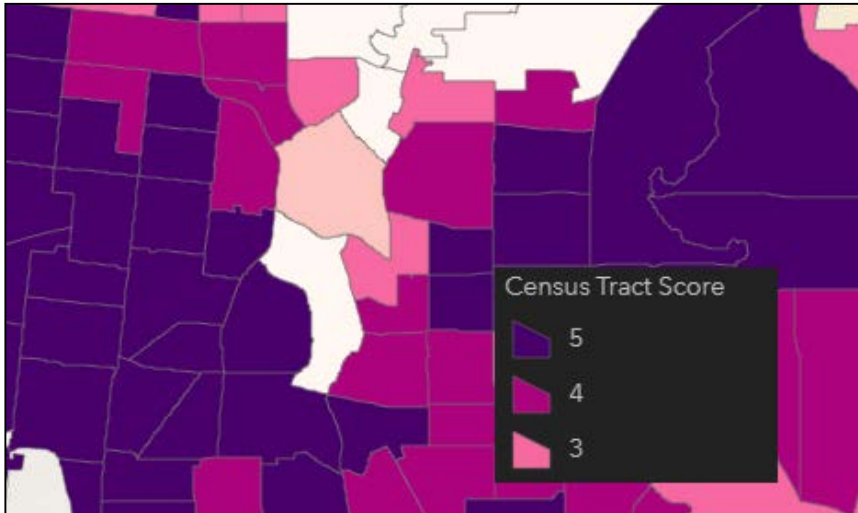




# Equity

## 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

## ForEveryOne Home Anti-Displacement

- Public outreach and input
- Displacement Prevention Agenda



## 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
- 140 eviction cases dismissed or reset
- 380 households provided in court resources



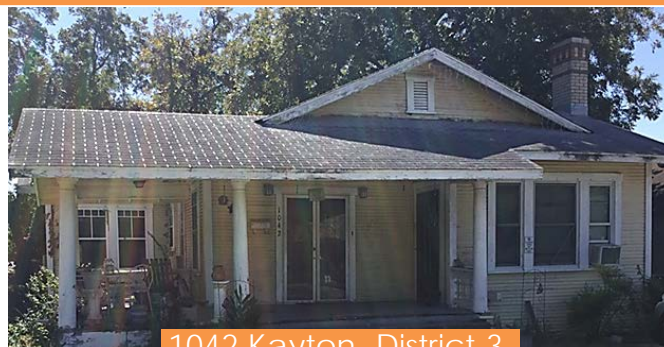


# Homeowner Rehabilitation

## 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

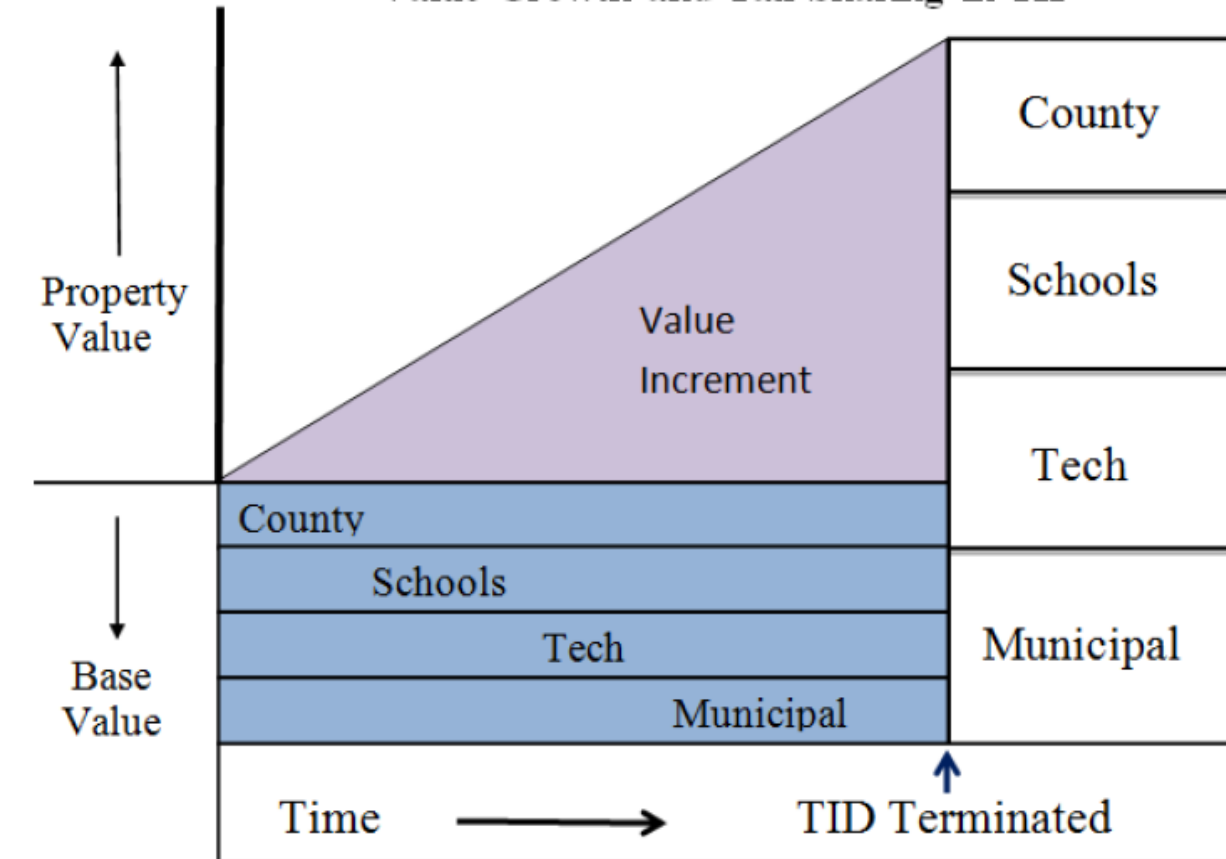
- ✓ 425 Neighborhood Associations Registered
- ✓ 80 Neighborhood Leadership Academy Graduates
- ✓ Host 6 workshops/trainings for Neighborhoods/HOAs
- ✓ Participate in 100 Community Events
- ✓ Update Neighborhood Association and Community Organization Registration Policy



# Tax Increment Financing (TIF)

## Sharing the Tax Base

Value Growth and Tax Sharing in TIF

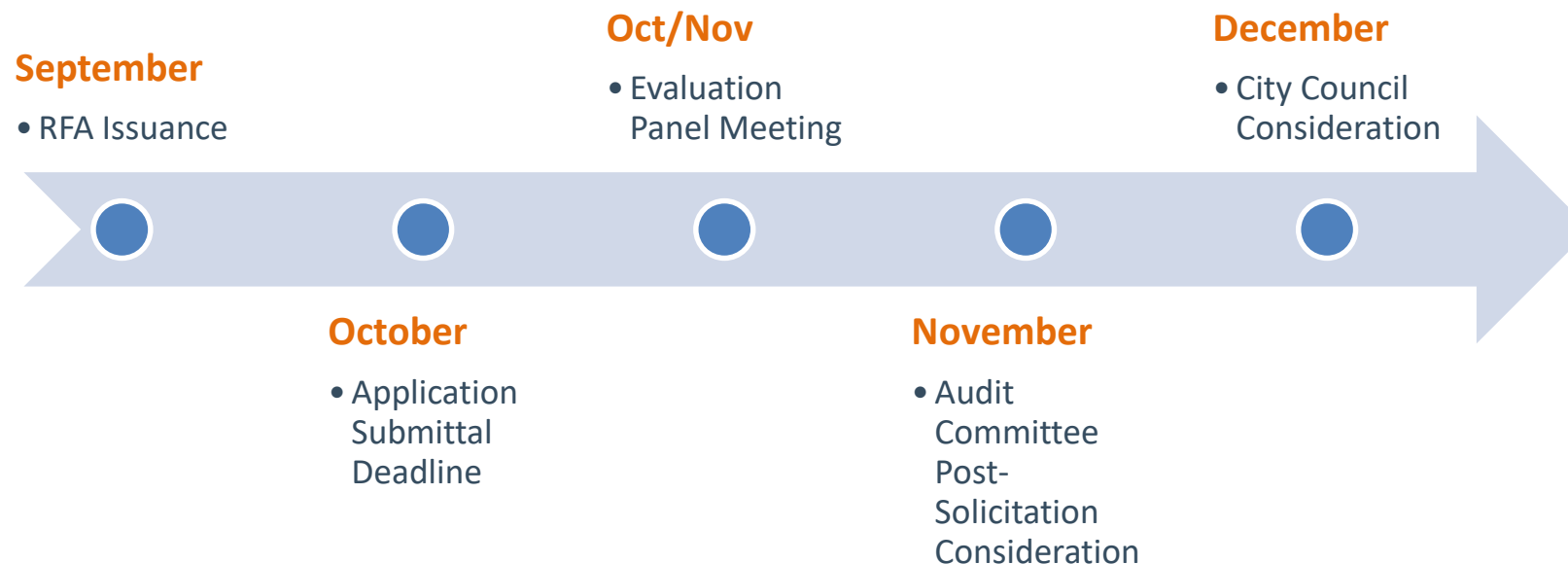


- **Total # of TIRZ: 20**
  - 9 City-Initiated
  - 11 Developer/Petition Initiated
- **Active Projects : 112**
- **FY 2021 Payments expected for developers: \$14,000,000**
- **FY 2021 Expected new projects: 10**



# 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

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