City of San Antonio

Legislation Details (With Text)

File #:	19-1405
Type:	Staff Briefing - Without Ordinance
In control:	Comprehensive Plan Committee
On agenda:	1/16/2019
Title:	Briefing on the City's Affordable Housing Business Plan progress for the first quarter of Fiscal Year 2019. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. First Qtr Housing Status Report

Date	Ver.	Action By	Action	Result

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Verónica R. Soto, AICP

COUNCIL DISTRICTS IMPACTED: City Wide

SUBJECT:

Briefing on the City's Affordable Housing Business Plan progress for the first quarter of Fiscal Year 2019.

SUMMARY:

Briefing on the progress regarding the implementation of the City's Affordable Housing Business Plan.

BACKGROUND INFORMATION:

The FY 2019 Adopted Budget includes $25 million for Affordable Housing initiatives including $17 million in new funding. The $25 million budget includes $11.7 million for housing preservation and repair, $3.2 million for homebuyer assistance, $1.4 million to develop a coordinated housing system, $7.7 million for gap financing, and a $1 million risk mitigation fund. In November, the City received a $1 million private sector donation for additional funding for our Under 1 Roof program.

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ISSUE:

Below is a table that summarizes the implementation status for the 10 housing-related activities that are included in the FY 2019 Affordable Housing Business Plan. Following the table are summary paragraphs that provide updates on each activity.

Activity	**1st Quarter Status**
Consolidate City Housing Staff into the Neighborhood and Housing Services Department (NHSD)	Completed
Affordable Housing Coordination across all Housing Entities	On Schedule
Reconstitute the Housing Commission	On Schedule
LISC Support Contract Execution	Completed
Under 1 Roof Program Delivery	Ahead of Schedule
Owner Occupied Rehab Program Delivery	Behind Schedule 61 of 62 Clients Qualified
Homebuyer Assistance & Counseling Programs	Behind Schedule 25 of 37 Clients Completed
Housing Trust & PFC Strategic Plan Development	On Schedule
Gap Financing awards for new Affordable Rental and Homeownership Development Projects	On Schedule
Develop a Risk Mitigation Fund Policy	On Schedule

Consolidate staff

- Housing related services that were administered by the Office of EastPoint and the Department of Human Services were consolidated into NHSD
- 11 positions were transferred to NHSD in late September, eight from the Human Services Department and three from the Eastpoint offices.

Coordinated Housing System

- A total of eight employees will coordinate with over 30 housing partners in the community to coordinate information and strategies for affordable housing in San Antonio.

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- Six of the eight positions have been filled and have begun engaging with the partner agencies to coordinate affordable housing strategies.
    - The Affordable Housing Administrator position will be filled by early February
    - The final position will be advertised and filled in the last quarter of FY 2019 as scheduled in the affordable housing three-year business plan.

Reconstitute the Housing Commission

- City Council approved the restructuring of the San Antonio Housing Commission by updating the name, composition, charge, and appointment terms.
- The new Housing Commission is comprised of nine members.
    - Five of the nine members will be at large appointments and will be considered for approval by City Council on Thursday, January 17.
    - The remaining four are the CEO, or their designee, of VIA Metropolitan Transit, San Antonio Housing Authority, San Antonio Economic Development Foundation, and the San Antonio Housing Trust.

LISC Contract Execution

- The FY 2019 $250,000 contract with LISC was fully executed in early October.
    - LISC will support at least 396 units of affordable housing over the year.
    - LISC is required to provide at least 75 hours of Technical Assistance to at least six non-profit and/or governmental agencies, to invest $182,000 in Capacity Building funding to non-profit organizations engaged in community development work in San Antonio, and to commit at least $1.5 million in capital to support community development real estate projects in San Antonio.

Under 1 Roof

- 67 roofs have been replaced in the first quarter of FY 2019. This is two more than planned.
- The City received a $1 million contribution in November 2018 and will replace 80 roofs in FY 2019.

Owner Occupied Rehabilitation

- Qualified 61 residents for the Owner Occupied Rehabilitation
    - The final resident will be qualified in mid-January.
- Construction of homes will begin in the second quarter of FY 2019. Rehabilitation of the homes will be done in a staggered approach starting in February 2019.

Homebuyer Assistance & Counseling Programs:

- Assisted 25 residents close on a mortgage loan through the first quarter of FY 2019.
- 24 residents prequalified for the program are currently searching for a home to buy.

Strategic Plan/Review of Housing Trust & Public Facility Corporation:

- Staff has begun reviewing and collecting background documentation for the San Antonio Housing Trust (SAHT) third-party assessment.
- Staff also has notified the SAHT and Public Facility Corporation/Finance Corporation Board of Directors to ensure they understand and are committed to the organizational review process.
- The recommended consultant that was selected through a Request for Proposals process will be considered by City Council on January 17 and begin their work in January 2019.

Gap Financing

- Two Requests for Applications were released for gap financing of new affordable housing units for Rental Housing and Homeownership Housing developments.
    - 330 Rental Housing units to be developed through the RFA (goal was 111).
    - 53 Homeownership Housing units to be developed through the RFA (goal was 25).
    - Development projects will yield over 380 new affordable housing units which are 247 more units than the goal metrics.
- The Rental Housing Development projects were approved by City Council on December 6 and the Homeownership Development Projects were considered by City Council on January 10.
    - The Rental Units will be for those at or below 60% AMI and the Homeownership Units will be for those at or below 80% AMI.

Risk Mitigation Fund

- The Risk Mitigation policy is on schedule and will be reviewed by the Comprehensive Plan Committee on January 16. The Risk Mitigation policy will provide guidelines for the utilization of the $1 million Risk Mitigation Fund included in the FY 2019 Budget for the displacement of residents in San Antonio.
- Staff has held six community input meetings in order to develop a draft risk mitigation policy frame work.
    - Staff will hold four additional community meetings in January to receive feedback.

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FISCAL IMPACT:

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RECOMMENDATION:

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