



# City of San Antonio

## Agenda Memorandum

**File Number:**19-2611

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**Agenda Item Number:** 7.

**Agenda Date:** 3/20/2019

**In Control:** Comprehensive Plan Committee

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**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Verónica R. Soto, AICP

**COUNCIL DISTRICTS IMPACTED:** City Wide

### **SUBJECT:**

Briefing and possible action on the City's Affordable Housing Business Plan progress for the month of February 2019

### **SUMMARY:**

Briefing and possible action on the City's Affordable Housing Business Plan progress for the month of February 2019

### **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.

### **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	2019 Status (October through February)
Under 1 Roof Program Delivery	On Schedule 146 of 146 Roofs Completed
Owner Occupied Rehab Program Delivery	On Schedule 6 of 6 Home under Contract
Affordable Housing Coordination across all Housing Entities	On Schedule
Housing Trust & PFC Strategic Plan Development	On Schedule
Develop a Risk Mitigation Fund Policy	On Schedule
Homebuyer Assistance & Counseling Programs	Behind Schedule 54 of 97 Clients Completed
Gap Financing awards for new Affordable Rental and Homeownership Development Projects	Completed
Consolidate City Housing Staff into the Neighborhood and Housing Services Department (NHSD)	Completed
Reconstitute the Housing Commission	Completed
LISC Support Contract Execution	Completed

### Homebuyer Assistance & Counseling Programs:

- Assisted 54 residents close on a mortgage loan, 43 less than target of 97 year to date.
- 76 residents prequalified for the program are pre-qualified.
- 23 clients pending closing in following month.
- Staff processing an additional 260 applications.
- Staff meetings with realtors, developers and Community Housing Development Organizations to increase participants.

### Under 1 Roof

- 63 roofs replaced in February

### Owner Occupied Rehabilitation

- Staff approved six contracts

### 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.
- 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 April
  - 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.

## **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 was considered by City Council on January 17 and began their work in January 2019.

## **Risk Mitigation Fund**

- The Risk Mitigation policy was approved by the Comprehensive Plan Committee on February 20.
- The policy was presented to Housing Commission on March 12.
- The policy is scheduled to be considered for Council approval on March 21.

## **Prioritizing Displacement Prevention Options**

The majority of displacement prevention efforts will be worked on in Fiscal Year 2020 as outlined in the Affordable Housing Business Plan. However, staff has developed four options to prioritize displacement prevention in FY 2019 which would delay programs currently ongoing in the Affordable Housing Business Plan. The four options include:

1. Delay By-Right Zoning policy development
2. Delay Fee-Exemptions for affordable housing development
3. Delay the Coordinated Housing System Dashboard and Annual Report
4. Redirecting funding from existing housing programs to hire a consultant to complete a displacement prevention plan

The committee can also discuss additional policy recommendation to prioritize the development of a displacement prevention policy.

## **FISCAL IMPACT:**

This report is for briefing purposes only

## **RECOMMENDATION:**

Staff recommends continuing with the implementation of the Affordable Housing Business Plan included as included in the FY 2019 Adopted Budget