



City of San Antonio

Agenda Memorandum

File Number:19-3317

Agenda Item Number: 5.

Agenda Date: 4/17/2019

In Control: Comprehensive Plan Committee

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 through the second quarter of FY 2019.

SUMMARY:

Briefing on the City's Affordable Housing Business Plan progress through the second quarter of FY 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 not completed to date.

Activity	2019 2 nd Quarter Status
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Under 1 Roof Program Delivery	Ahead of Schedule 189 Roofs Completed
Owner Occupied Rehab Program Delivery	Ahead of Schedule 15 Homes Under Contract
Affordable Housing Coordination Across All Housing Entities	On Schedule
Housing Trust & PFC Strategic Plan Development	On Schedule
Homebuyer Assistance & Counseling Programs	Behind Schedule 78 of 127 Clients Completed
Develop a Housing Risk Mitigation Fund Policy	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

Under 1 Roof

- 189 roofs replaced.
- 43 roofs were replaced in March.

Owner Occupied Rehabilitation

- Staff approved 15 contracts.
- Seven (7) homes began construction in March.

Coordinated Housing System

- A total of eight (8) employees will coordinate with over 30 housing partners in the community to coordinate information and strategies for affordable housing in San Antonio.
- Team managed 9% Housing Tax Credit process with action by Council.
- Team developed Risk Mitigation Policy approved by Council.

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.

Homebuyer Assistance & Counseling Programs:

- Assisted 78 residents with first-time housing down payment financial assistance.
- Staff is processing 1,047 applications.

Risk Mitigation Fund

- The policy was approved by Council on March 21.
- An outreach plan has been implemented with the following steps:
 - Flyers printed in both English and Spanish, distributed to service agencies assisting in displacement and homelessness prevention.
 - Flyer to be sent electronically to 100 contacts in Coordinated Housing System contact list.
 - Three resource fairs occurring at various dates and times for SoapWorks tenants.
 - Social media outreach to occur within the next month.
- One (1) full time and one (1) temporary General Fund staff processed 15 families in one week.
 - Monthly goal of 33 families per month.

FISCAL IMPACT:

This report is for briefing purposes only.

RECOMMENDATION:

This report is for briefing purposes only.