



City of San Antonio

Agenda Memorandum

File Number:19-4011

Agenda Item Number: 5.

Agenda Date: 5/15/2019

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 April 2019.

SUMMARY:

Briefing on the City's Affordable Housing Business Plan progress through April 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. The Neighborhood and Housing Services Department has updated the Business Plan to include the City's prioritization of the anti-displacement work plans. Following the table are summary paragraphs that provide updates on each activity not completed to date.

| Activity | 2019 Status (October through April) |
|---|--|
| Under 1 Roof Program Delivery | Ahead of Schedule 223 Roofs Completed |
| Owner Occupied Rehab Program Delivery | Behind Schedule 22 of 31Homes 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 118 of 134 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

- 223 roofs replaced
- 34 roofs were replaced in April

Owner Occupied Rehabilitation

- Staff approved 22 contracts
- One (1) home completed construction in April, 21 under construction

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 created Anti-Displacement Action Plan
- Team creating a RFP for Anti-Displacement Strategic 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

Homebuyer Assistance & Counseling Programs:

- Assisted 118 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
- Team assisted 34 families in April

FISCAL IMPACT:

This report is for briefing purposes only.

RECOMMENDATION:

This report is for briefing purposes only.