



City of San Antonio

Agenda Memorandum

File Number:20-6613

Agenda Item Number: 3.

Agenda Date: 11/9/2020

In Control: Planning and Land Development Committee

DEPARTMENT:

Neighborhood and Housing Services Department

DEPARTMENT HEAD:

Verónica R. Soto, FAICP, Neighborhood and Housing Services Department Director

COUNCIL DISTRICTS IMPACTED:

Citywide

SUMMARY:

Briefing and possible action on the ForEveryoneHome anti-displacement and inclusive growth policy strategy, including an Ordinance approving a memorandum of agreement with Grounded Solutions Network for consulting services, and authorizing a co-investment in the Initiative from the City in the amount of \$120,000 to be funded from the FY 2020 Neighborhood and Housing Services Department General Fund Budget.

BACKGROUND INFORMATION:

The ForEveryoneHome initiative is a nationwide anti-displacement and inclusive growth effort undertaken by Grounded Solutions Network (GSN) and sponsored by the Ford Foundation. The initiative's goal is to help cities develop sound anti-displacement and inclusive growth policies before displacement pressures become too great. San Antonio was one of three cities competitively selected to participate in ForEveryoneHome, along with Winston-Salem, NC and Indianapolis, IN.

Since the initiative began in 2019, the ForEveryoneHome team has created an in-depth needs assessment which has already been utilized to guide outreach and policy decisions in other city initiatives including the Strategic Housing Implementation Plan (SHIP). The original ForEveryoneHome timeline envisioned that the final project deliverables would be completed in October 2020. However, an amended timeline and budget to account for both an expanded scope and the public health and socioeconomic context are now needed.

ISSUE:

The Neighborhood & Housing Services Department requests that Council approve continuing the ForEveryoneHome collaboration into 2021. This extension is in acknowledgement of the expanded scope to include the Development Services Department and an additional deliverable in the form of a detailed implementation plan for a second policy. The City would invest an additional \$120,000 from FY 2020 Fees to Pro funds that had been earmarked for anti-displacement strategies. Grounded Solutions Network in turn agrees to redouble their commitment by contributing an additional \$92,400 to the work.

In Phase I, the team focused on understanding the drivers of displacement in San Antonio for homeowners, renters, and residents of mobile home parks. This six-month process included a learning tour of San Antonio and Atlanta, GA, as well as dozens of interviews with San Antonio residents and subject matter experts, and five focus groups throughout the city. The findings of this phase of the work were shared with the Housing Commission in February 2020.

In Phase II of the work, the team has chosen to continue a deeper approach to community engagement and outreach with pandemic-related precautions. To support the recommendations related to Development Services, GSN also partnered with the Center for Community Progress, who brings unique expertise in code enforcement and preservation.

Proposed Budget

| | GSN Contributions | City of San Antonio Contributions | Fund Source |
|----------------------|-------------------|-----------------------------------|-------------------|
| FY 2019 -2020 | \$150,000 | \$75,000 | NHSD General Fund |
| FY 2021 | \$77,000 | \$120,000 | NHSD Fees to Pro |
| Total: | \$227,000 | \$195,000 | |

Proposed Timeline (reflects COVID-19 related adjustments)

| Phase | Description | Status |
|--|--|-----------------|
| Phase I: July 2019-January 2019 | A needs assessment that identifies current and emerging housing challenges with special attention to needs of low-income communities of color | Complete |
| Phase II; February-July 2020 | Outreach to community members and experts with lived or professional experience on key displacement issues identified in the needs assessment • Survey: April 2020-June 2020 (Complete) • Focus Groups: July 2020 (Complete) | Complete |
| Phase III; August 2020-January 2021 | Finalize recommendations for anti-displacement strategies in San Antonio, identify two high-priority items. | In Progress |
| April - June 2021 | Grounded Solutions Network to develop implementation plans for two high-priority items from the agenda | Not yet started |

ALTERNATIVES:

If the Committee does not approve this Ordinance, the ForEveryoneHome initiative will be delayed and deliverables reduced, including the implementation of community driven anti-displacement strategies.

FISCAL IMPACT:

This ordinance approves a memorandum of agreement with Grounded Solutions Network for anti-displacement and inclusive growth policy strategy consulting services and authorizing a co-investment in the Initiative from the City in the amount of \$120,000 to be funded from the FY 2020 Neighborhood and Housing Services Department General Fund Budget. Grounded Solutions Network will contribute an additional \$92,400 in matching funds.

RECOMMENDATION:

Staff recommends forwarding to the full City Council for consideration with an affirmative recommendation.