



# City of San Antonio

## Agenda Memorandum

**File Number:**21-5297

---

**Agenda Item Number:** 6.

**Agenda Date:** 9/22/2021

**In Control:** Housing Commission

---

**DEPARTMENT:** Neighborhood and Housing Services Department

**DEPARTMENT HEAD:** Verónica R. Soto, FAICP, Director

**COUNCIL DISTRICTS IMPACTED:** Citywide

### **SUBJECT:**

Director to report updates on Neighborhood and Housing Services Department Programs.

### **SUMMARY:**

Each month the Director prepares a report on program updates directly affecting the Housing Commission and its charge.

### **BACKGROUND INFORMATION:**

Topics to be discussed are: (a) Follow up to questions asked during the Housing Commission meeting on August 25, 2021; (b) Housing Tax Credit Policy updates; (c) FY2022 City budget update (d) Upcoming meetings

### **ISSUE:**

Topics to be discussed are: (a) Follow up to Questions Asked During Commission Meeting on August 25, 2021; (b) Housing Tax Credit Policy updates; (c) FY 2022 City Budget Process Update; (d) Upcoming Meetings

#### **a) Follow up to Questions Asked During Commission Meeting on August 25, 2021**

The follow-up for questions asked during the August 25, 2021 meeting were responded to either

during the Housing Commission's workshops on September 1, 2021 and September 15, 2021 or will be answered as part of staff's presentation on the SHIP and Bond items during the September 22, 2021 meeting.

## **b) Housing Tax Credit Policy Update**

Every two years, staff update's the City's Housing Tax Credit Policy that governs the issuance of Resolutions of Support or No Objection for applicants seeking Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA). The policy outlines the scoring criteria to be used for considering applications as well as the minimum requirements for developers seeking a Resolution of Support or No Objection. The updated policy will be considered by City Council in October or November.

NHSD developed and issued a survey for affordable housing developers, service providers, and CHDOs to collect information about the city's HTC Resolution process from July 5 through August 4. Feedback from those who have applied for a Resolution using the current policy found:

- San Antonio's process is on par or better than that of other Texas cities.
- The process is largely clear and easy to complete. Staff are responsive.
- The 100-point scoring system is a good measurement tool.
- The process is largely fair and transparent.
- The City's timeline for issuing Resolution is adequate.

NHSD hosted 3 developer HTC practitioner focus groups. The goal of these focus groups is to work with practitioners to find a balance between city priorities, the state's rules, and what is feasible in today's market. Topics discussed included options for:

- increasing points for being close to high frequency public transportation stops
- public engagement points
- how to treat deals outside city limits
- simplification of the application process and treatment of potential bond projects
- encouraging rehabilitation projects and projects for older adults

NHSD released a SA Speak UP survey to understand what the public values especially the kinds of resident services offered and tenant protections. The survey was distributed on social media, through service providers, Homeowners Associations, and Neighborhood Organizations. NHSD has asked the Strategic Housing Implementation Plan (SHIP) stakeholders to share the survey with their networks.

Additional input on the proposed policy will be collected by briefing the Community Housing Development Organizations (CHDOs) and Development Process Task Force (DPTF) in October. NHSD will meet individually with City Council Members to discuss their priorities for the HTC policy. Finally, a draft of the policy will be available for public comment in October.

Housing Commission will be briefed on the final policy in October.

## **c) FY2022 City Budget Update**

On Thursday, September 16, City Council approved the \$3.1 Billion Fiscal Year 2022 municipal budget. NHSD's budget exceeds \$100 Million including an overall \$7.3M net increase in our affordable housing programs over fiscal year 2021. While we have lowered our emergency housing assistance program funding, we have increased our core housing programs including \$7.4M in our gap funding for affordable housing construction and preservation, nearly \$20.4M in homeowner housing preservation (\$3 million to be

sourced from two Tax Increment Reinvestment Zones with 1 request pending to a TIRZ Board), \$1.2M for homebuyer assistance, and \$100K for our right to counsel program. Over \$40 Million in Federal pandemic relief grants are carried forward from FY 2021 to be utilized for emergency housing assistance along with additional resources that are available at the state level. Six new staff are being added to support our Fair Housing team activities including housing assistance, fair housing education, and housing navigation services.

In addition to these increased funding levels, we submitted an application to HUD for a \$3M eviction support grants which will supplement our right to counsel program.

#### **d) Upcoming Meetings**

The next regular meeting will be held on October 27, 2021.

#### **ALTERNATIVES:**

This item is for briefing purposes only.

#### **FISCAL IMPACT:**

There is no fiscal impact at this time.

#### **RECOMMENDATION:**

This item is for briefing purposes only.