



2022
CITY OF
SAN ANTONIO
TEXAS

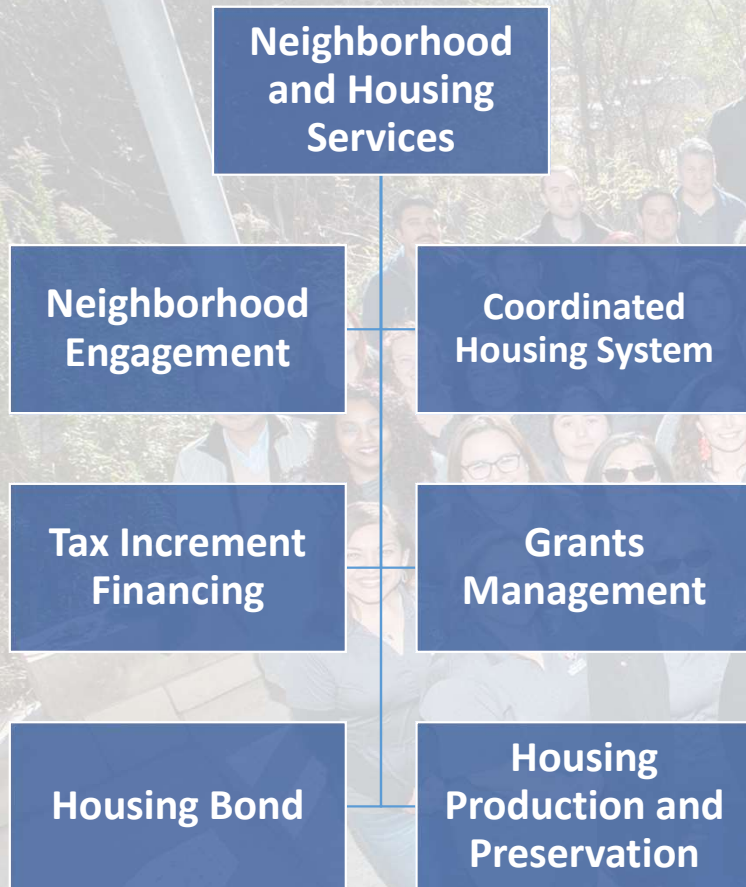
PROPOSED OPERATING & CAPITAL BUDGET

Department of Neighborhood and Housing Services



Presented by Verónica R. Soto, FAICP, Director
August 18, 2021

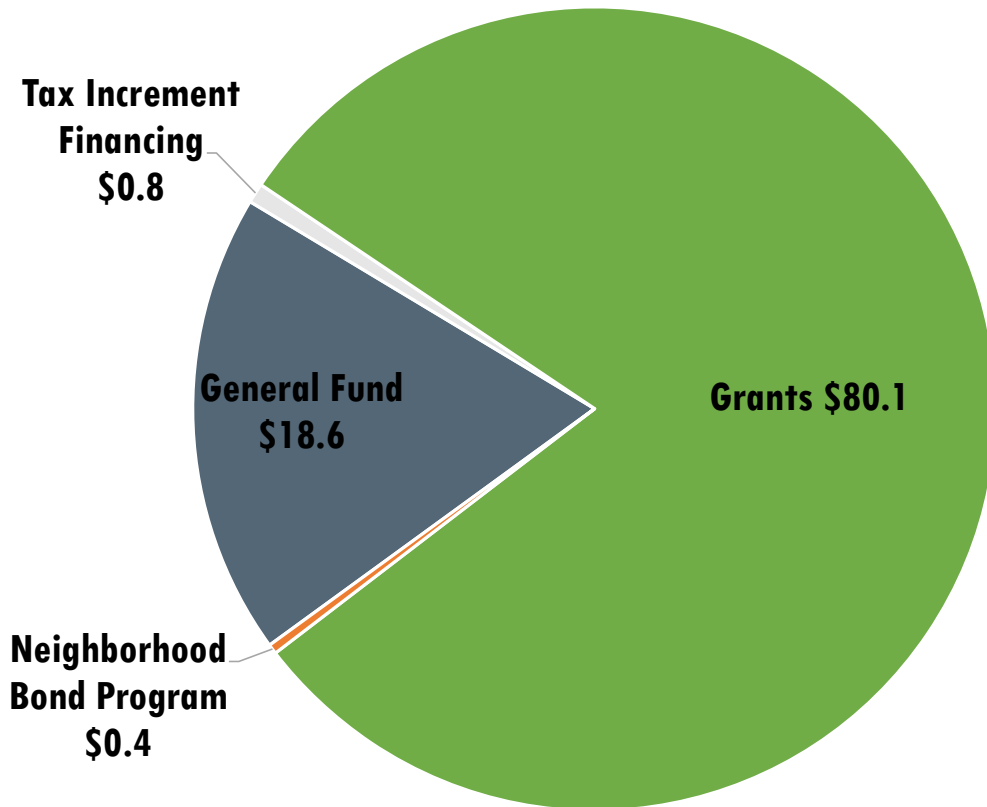
Department Overview



Mission

Create stable and diverse neighborhoods through the delivery of programs focused on providing safe and affordable housing for our community.

FY 2022 Proposed Budget \$100 Million



Funds	FY 2021 Adopted	FY 2022 Proposed	Change
General Fund	\$12.8	\$18.2	5.4
Emergency Housing	4.5	0.4	(4.1)
Tax Increment Financing	0.8	0.8	0.0
Neighborhood Bond Program	0.3	0.4	0.1
Grants	18.9	24.0	5.1
Total	\$37.3	\$43.8	\$6.5
Positions	79	85	6

COVID RELATED GRANTS*	FY 2021	FY 2022	Total
	\$96.2	\$56.1	152.3

FY 2021 Grants include:

- ARPA
- CARES Act
- TDHCA TERAP
- Bexar County ARPA

FY 2022 Grants include:

- ARPA (EHAP) Carryforward
- HUD Entitlement
- HOME ARPA

FY 2022 Affordable Housing Budget \$32.8M

Taskforce Priority	Program	FY 2021 Adopted Budget	FY 2022 Proposed Budget	Change
Production	Gap Financing	\$2.5M	\$7.4M	\$4.9M
	Title Clearance	\$50K	\$100K	\$50K
	Local Initiatives Support Corporation	\$250K	\$250K	-
Rehab and Preservation	Owner Occupied Rehabilitation Strategy	\$6.0M	\$10.4M	\$4.4M
	Under 1 Roof	\$2.3M	\$3.3M	\$1.0M
	Minor Repair	\$1.4M	\$4.7M	\$3.3M
Down Payment Assistance	Homebuyer Assistance	\$450K	\$1.2M	\$795K
Legal Services	Right to Counsel/Kiosks	\$400K	\$100K	(\$300K)
Risk Mitigation Fund	Risk Mitigation (Clients)	\$13.0M	\$4.0M	(\$9.0M)
Coordinated Housing	Coordinated Housing Support	\$1.2M	\$1.3M	\$61K
TOTAL		\$27.5M	\$32.8M	\$5.3M

FY 2022: \$18.7 Million in grant funding

\$5.3 Million improvement over FY 2021

FY 2022 Workplan

Increase strategic investment in the community to meet City housing targets & objectives

- Invest in a minimum of 400 homes for Housing Production Programs
- Develop a project and implementation plan for the FY 2022-2027 Housing Bond May 2022 election
- Utilize Grant Funding to support affordable housing development based on adopted plans and in alignment with Strategic Housing Implementation Plan (SHIP)

Develop a coordinated housing strategy to align with Housing Policy Framework

- Finalize and begin implementation of the Strategic Housing Implementation Plan (SHIP)
- Update the Low-Income Housing Tax Credit policy to align with city goals
- Revise Tax Increment Financing policy to align with city goals

Continue housing support programs & outreach that have been successful during the pandemic

- Continue Eviction Court support
- Continue Housing Navigation support
- Utilize equity approach in program outreach, policy development & funding
- Continue outreach to vulnerable populations

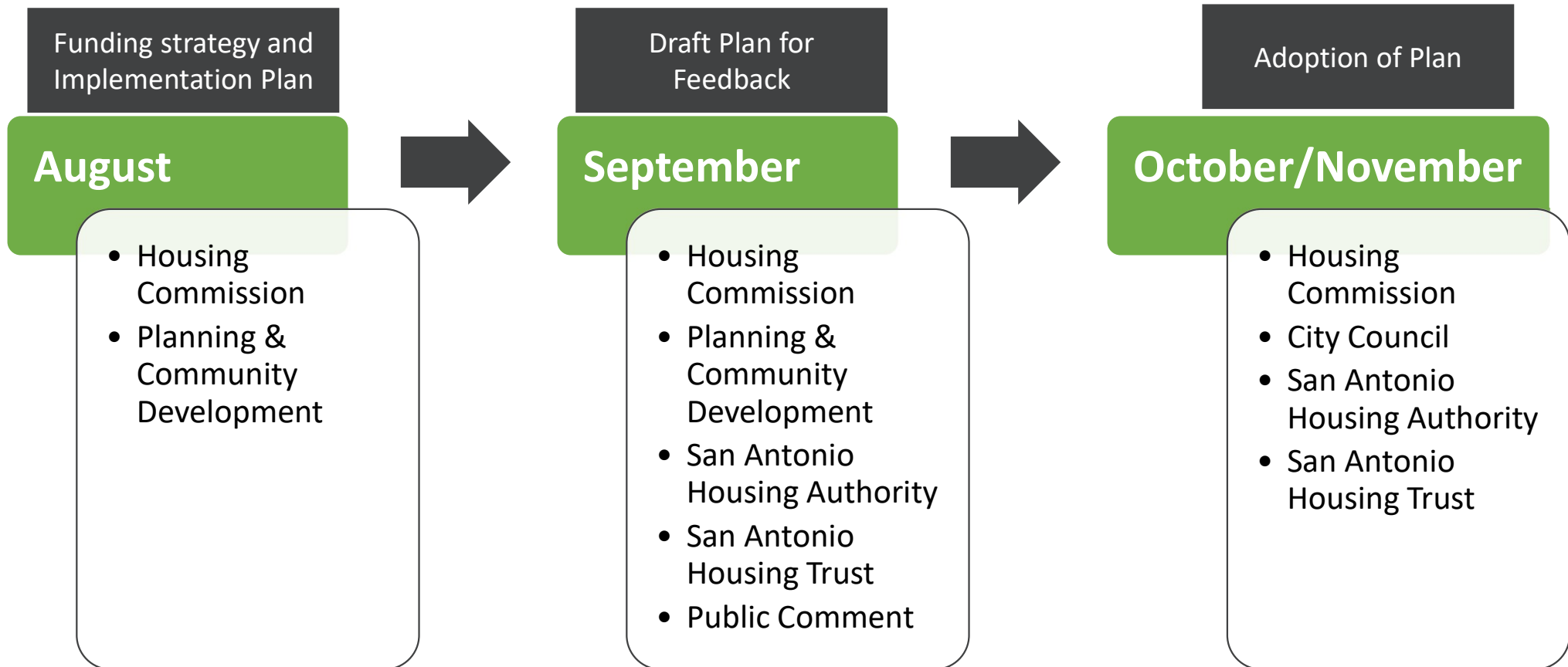
Workplan: Strategic Housing Implementation Plan Builds on Housing Policy Framework



- Goals recalibrated using the definition of affordability
- Housing Commission to finalize proposed definition for Council consideration*
- Funding strategy to be incorporated into the Plan
- Draft plan under review developed by many stakeholders
- Final Plan to be considered by City Council, San Antonio Housing Trust and San Antonio Housing Authority

*Final definition to be approved by Council

Workplan: Strategic Housing Implementation Plan Builds on Housing Policy Framework



Workplan: Proposed 2022-2027 Housing Bond Builds on Amended Charter



FY 2022 Fair Housing Workplan

NHSD partnered with the Office of Innovation to recalibrate the Fair Housing program's focus and structure post-pandemic

City of San Antonio Rental Assistance



Restructure to Specialized Positions (Housing Navigator, Fair Housing Specialist)



Transform EHAP to HAP



Marketing for Community Awareness



Workplan: Fair Housing Team Pandemic Response to FY 2022 Proposed Service Realignment

FY 2021 PANDEMIC RESPONSE

EMERGENCY HOUSING ASSISTANCE PROGRAM

- Rent or Mortgage & Utility Assistance



FY 2022 PROPOSAL

HOUSING STABILITY

- Eviction Prevention
- Tenant/Landlord Issues
- Housing Assistance Program
 - Rent, Mortgage, Relocation and Utility Assistance

FAIR HOUSING

- Housing Discrimination
- Accessibility Assessments
- Housing Counseling
 - Foreclosure Prevention, Pre-Purchase Counseling, Homeowner Maintenance Sessions

FY 2022 Neighborhood Engagement Workplan



- Continue Neighborhood Engagement Strategy
 - Community Engaged Messaging
 - ✓ Neighborhood Engagement Brief
 - ✓ SA Speak Up Portal
 - Community Engaged Conversation
 - ✓ Neighborhoods Leaders Quarterly
 - ✓ Neighborhood Engagement Stakeholder Group
 - ✓ Community Conversations
 - Community Engaged Learning
 - ✓ Neighborhood Leadership Academy
 - ✓ Neighborhood Mentorship Program
 - ✓ Neighborhood Engagement Webpage
- 435 Neighborhood Associations Registered
- 80 Neighborhood Leadership Academy Graduates
- Host 6 workshops/trainings for Neighborhoods/HOAs
- Host a community-wide Neighborhood Summit

Homeowner Rehabilitation

Owner Occupied Rehab

FY 2022 Proposed Budget
\$10,370,990

FY 2022 Proposed # of Homes
81

\$1,000,000 GF Improvement



Minor Repair

FY 2022 Proposed Budget
\$4,750,000

FY 2022 Proposed # of Homes
175

\$2,000,000 GF Improvement



Under 1 Roof



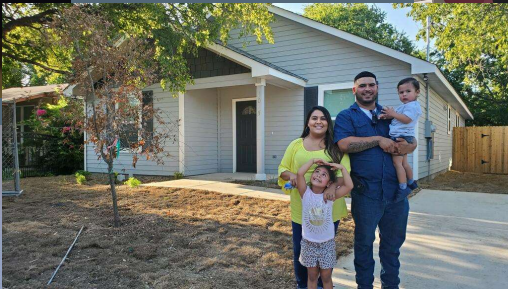
FY 2022 proposed
Budget:
\$3,250,000

FY 2022 Target
Goal:
300

\$1,000,000 GF Improvement



Fair Housing and Housing Preservation



Provides about \$600K to support additional staff working on Housing Preservation and Fair Housing/Housing Navigation services:

- Supporting the Owner Occupied Rehabilitation, Minor Repair and Under 1 Roof programs
- Providing housing stability services to help families facing eviction and housing instability



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PROPOSED OPERATING & CAPITAL BUDGET

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2017 Neighborhood Improvement Bond

\$20 Million Bond Program



Urban Renewal Agency



12 Areas



592 Units



\$18.8M Encumbered



Park at 38THIRTY

- 196 family-sized units
- All units \leq 60% AMI
- Dev. Cost: \$37.7M
- Open by June 2022



West End on Frio

- 24 family-sized units
- $\frac{1}{2} \leq$ 80% AMI
- Dev. Cost: \$4.5M
- Open by November 2021



GreenLine North

- 292 family-sized units
- $\frac{2}{3} \leq$ 60% & 15% \leq 30-50% AMI
- Dev. Cost: \$51.4M
- Open by October 2022



FOUR25 San Pedro

- 80 family-sized units
- 16 \leq 30%, 32 \leq 50% & 32 \leq 60%
- Dev. Cost: \$21.9M