

San Antonio
Housing Commission
January 24, 2024



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Roll Call



Agenda

- **Public Comment**
- **Item 1: Approval of Minutes**
- **Item 2: SA to DC – Federal and State Legislative Agenda**
- **Item 3: SHIP & Homelessness Strategic Plan Update**
- **Item 4: FY 2024 HUD Gap Funding RFP**
- **Item 5: Partner Updates**
 - VIA Metropolitan Transit
 - Greater: SATX
- **Item 6: Subcommittee Updates**
- **Item 7: Director's Report**
- **Item 8: Commissioners' Community Updates**



Public Comment

Public Comment Meeting Protocol



- Public comments are limited to agenda items.
- Commenters have 3 minutes for comment (up to 9 minutes for groups).
 - Commenters requesting interpretation services will have 6 minutes for comment (up to 18 minutes for groups).
- Comments should be directed to the Commission as a whole, not individual Commissioners.
- Commissioners are not able to respond to Commenters directly.
- For assistance regarding WebEx, please call (210) 207-7950.

Public Comment





Item 1

Approval of Minutes from the Meeting on November 29, 2023



Item 2

Briefing and Discussion on the City's Federal Legislative process
and the upcoming SA to DC trip

Legislative Agenda Setting Process



Spring-Summer

Departments collaborate to create legislative program

Late Summer/Fall

Council considers and approves of the program

Fall-Winter

Department staff and Government Affairs coordinate specific support

January 2025

Advocacy begins for the 119th Congress

118th Congress Adopted Agenda

- Adopted January 2023
- Enhance and expand **Housing Tax Credits** such as Low-Income Housing Tax Credits (LIHTC)
- Increase funding for **housing & community development programs** such as Community Development Block Grant (CDBG)
- Support funding and programs for **renter support services** including eviction protection and vouchers



SA to DC: Feb 5th-8th

- **Annual trip hosted by the Greater San Antonio Chamber**
- **Co-Chairs are Mark Carmona and Debra Guerrero (NRP Group)**
 - Balanced public/private agenda
- **Major agenda items include:**
 - Expanded availability of housing tax credits to include renter's and workforce housing
 - Increased support for HOME, CDBG, and ESG funding focused on supportive housing for older adults and people with disabilities
 - Renter support services, including eviction prevention resources
 - Expanded tax credits for climate resilient home programs

Federal Legislative Discussion



- What is important for the SA to DC delegation to know?
- What work are your respective organizations doing?
- What would be helpful from the federal level?



Item 3

Briefing and Discussion on Updates on the Strategic Housing Implementation Plan (SHIP) and Homelessness Strategic Plan (HSP) implementation

What is the SHIP?

A shared vision for housing affordability in San Antonio through:

1. Developing a Coordinated Housing System (CHS)
2. Increasing City investment in housing with a 10-Year Funding Plan (CIH)
3. Increasing affordable housing production, rehabilitation, and preservation (HPRP)
4. Protecting and promoting neighborhoods (PPN)
5. Ensuring accountability to the public (EAP)

Vision met through 36 strategies

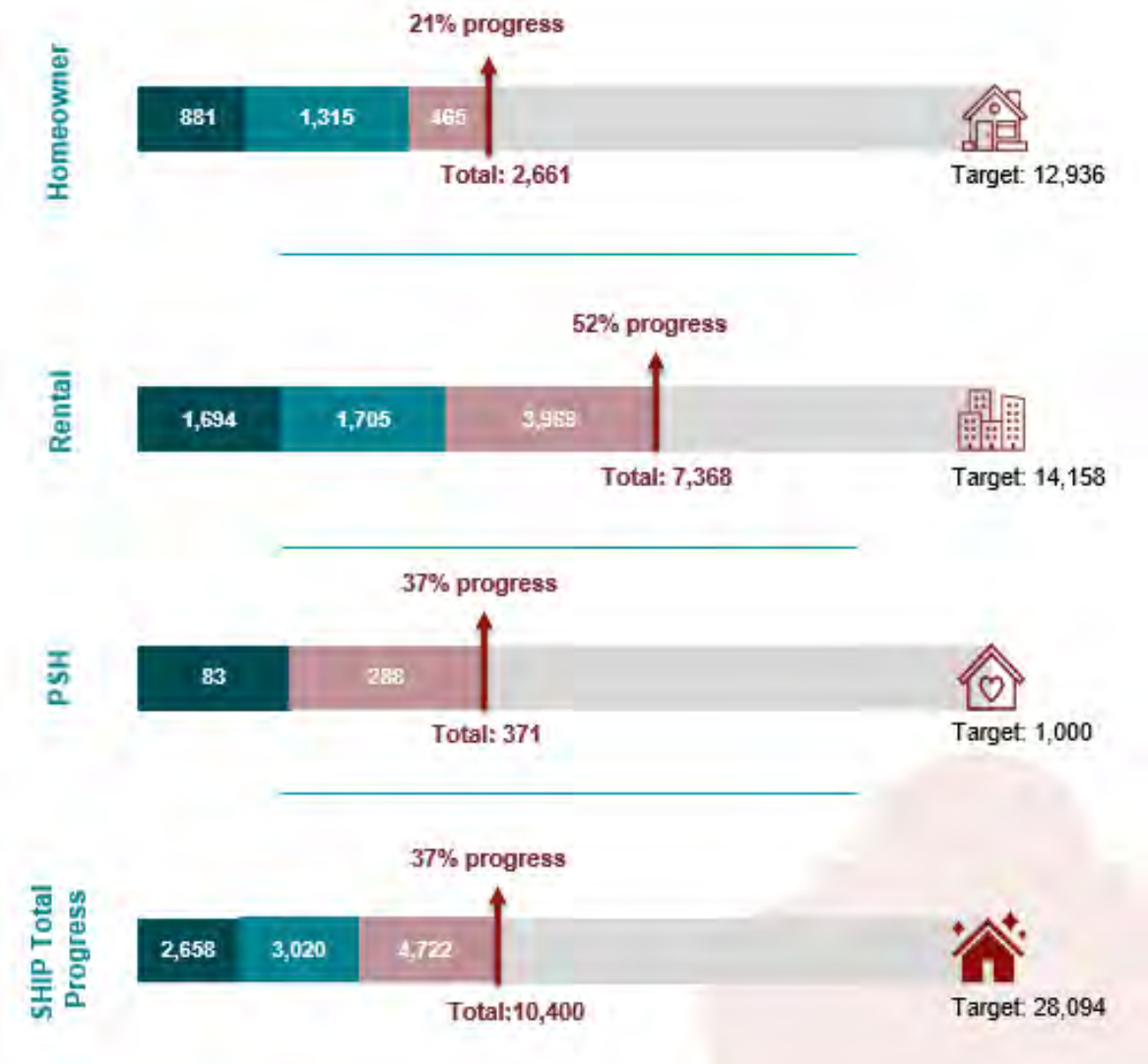


Ongoing Local Coordination

- **SAISD**
 - Initial meeting with Superintendent Jaime Aquino
 - SAISD is exploring options for campuses of closed schools, including affordable housing for teachers, staff and their families
- **Department of Transportation Thriving Communities Grant**
 - Focused on the VIA East-West Advanced Rapid Transit corridor. Partnership with VIA, LISC San Antonio, and Bexar County
 - Alignment with council Transit Oriented Development (TOD) CCR and newly created TOD Technical Working Group of the Housing Commission
 - Attended first national cohort meeting with 64 communities in 42 states
- **Bexar County**
 - Coordination with Judge Sakai and Bexar County on Homeless Response System and need for additional permanent supportive housing in our community
 - County plan to add Outreach Staff to address homelessness in other incorporated areas
 - Bexar County has contributed \$670k to Oso Apartments (NRP), \$193k for SAMM Homelessness Prevention, and \$9.1M for permanent supportive housing by SAMM, capital improvements and street outreach at Haven.



Progress Towards SHIP 10-Year Targets



- Complete** - when a formal inspection is done or a Certificate of Occupancy has been issued.
- Under Construction** - work has begun on the home.
- Pipeline** - project has received some funding but is still working on securing additional funding or approvals.

Strategy Progress



Status	Number of Strategies
Completed	5
Ongoing throughout SHIP Duration	13
In Progress	16
Upcoming	2
Total	36

Property Tax Help Campaign

- Collaboration between NHSD, Bexar County Appraisal District & Bexar County Tax Assessor
- Information about property tax protests & help filing homestead exemptions

In FY 2023:

1,928 Households served

Filings On Site

- **391** Homestead Exemptions
- **73** Over 65 Exemptions
- **11** Disability (Non-Veteran) Exemptions
- **19** Disability (Veteran) Exemptions
- **390** Notice of Protest



FY 2024 Campaign

- Contract with MAUC to host satellite offices year-round to help people file exemptions. Will include hours outside regular business hours.
- Animated video series about exemptions and protesting appraisal values.
- Sessions from **February 24th – May 11th.**
- Sessions in all Council districts and two virtual sessions.

RentWise SA: Know Your Rights and Responsibilities

Goal: Increase awareness
of rights and responsibilities
of renters and landlords



- Short video series highlighting renter rights & responsibilities
 - English, Spanish & ASL
 - First video debuts at SHIP event January 27
- Monthly Renter Sessions running April – September 2024
- Quarterly Property Owner/Manager Sessions running March – September 2024

Land Banking Activities & Community Land Trust



Goal: Increase affordable housing production and preservation

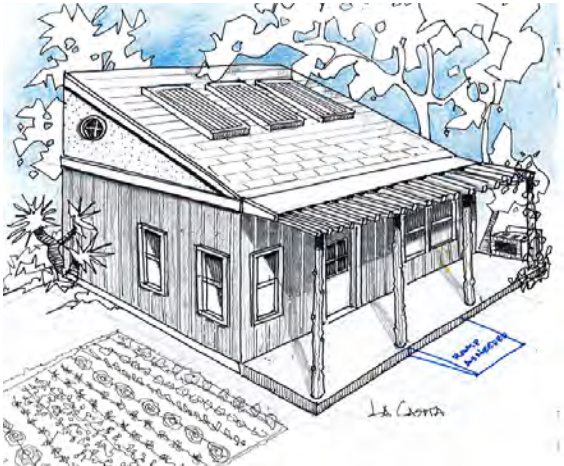
Land Banking Activities:

- Establish framework to strategically align existing land bank tools, resources, and key partners
- Create strategies for acquiring properties to develop affordable housing projects
 - Coordination with County to identify surplus properties for single-family housing
 - Coordination with San Antonio Housing Trust to identify land for multi-family development

Community Land Trust

- Coordination with San Antonio Housing Trust on Community Land Trust
- Policy will require future City Council action

ADU Initiative



Older Adult Winner:
Robert Reisen



K-12 Winner:
Jimena Sanchez

Initiative Elements:

- UDC Amendments
- ADU Design Competition
- Permit-Ready Plans
 - Solicitation to receive Designer prepared Permit-Ready Plans
- Education & Resource Materials
- ADU Initiative Website

Digital One-Stop Shop

Goal: A comprehensive, accessible, and user-friendly central access point for all housing related needs

SACRD Housing Portal

- Collect, maintain & disseminate information on housing services
- Serve needs beyond finding a place to rent, including resources for utility & rental assistance, legal assistance, & relocation services
- Facilitate referrals and connection to housing services providers
- English & Spanish

Progress

- Portal development and user testing ongoing
- PCDC briefing in February 2024
- Public Launch in Spring 2024



SACRD
San Antonio Community Resource Directory

Housing Bond Progress



\$81 million in
Bond funds
awarded



2,800+
homes
in the **pipeline**



1,500+
homes
under construction



Leon Creek Flats, currently under construction, will create 308 affordable rental homes with free after-school education services

Next Steps



- RFP for \$10 million remaining for Permanent Supportive Housing, targeted Spring 2024
- 13 projects and more than 2,300 units expected to break ground in 2024



Homelessness Strategic Plan

Community Strategic Plan

Key Recommendations 2020 – 2025

Enhancing Street Outreach

Developing Affordable & Supportive Housing Options

Increasing Consumer Engagement and Equity

Improving Public Awareness and Reducing Stigma

Engaging the Judicial System to Develop Diversion Programs for those experiencing homelessness.

Strategic Plan to Respond to Homelessness
in San Antonio and Bexar County



 CITY OF SAN ANTONIO
DEPARTMENT OF HUMAN SERVICES

December 2020

Reduce chronic &
unsheltered homeless

Decrease and prevent family
homelessness

Connect domestic violence
efforts to homeless response

Enhance youth and young
adult response system

**Community
Strategic Plan
Priorities
FY 2024**

Homelessness Point in Time Counts

National Point in Time Count Data 2022 to 2023

- Up 12% Nationwide
- Up 12% in Texas
- Up 5% in San Antonio



874 Unsheltered

0.15% Per capita rate for Bexar County



15.6% Decrease in Unsheltered Homeless

33% Decrease in Chronic Homelessness

28% Increase in Family Homelessness

City of San Antonio: Prevention & Diversion

Divert 300 households from shelter

Increased utility, rental, deposit assistance

Expanded medication assisted treatment for 60 unsheltered people

Expanded Shelter & Housing Options

SAMM – Low Barrier Shelter



Progress:

- 78 clients have moved to Holiday Inn as of January 9th

Next Steps:

- Increase to 200 clients by the end of February 2024

Permanent Supportive Housing 2017 & 2022 Bond Projects



\$16.2 Million
in Bond Awards to
4 projects



83 PSH units
completed to date



288 permanent
supportive homes
in the Pipeline



Public Communication

- Requires collaboration with the entire response system
- DHS hiring communications strategist and data analyst to work with homeless response system on reporting & public messaging through City Council, media, social
- NHSD Public Information Campaign includes funding for immediate implementation initiatives for community engagement



Item 4

Briefing and discussion on HUD Gap Funding Recommendations

Solicitation Overview



- Annual solicitations for HUD-funded single-family and multi-family affordable development projects in need of gap funding.
- In alignment with FY 2024 Annual Action Plan and Strategic Housing Implementation Plan.
- Two RFPs released October 6, 2023:
 - Single-Family homeownership developments serve households up to 80% of AMI.
 - Multi-Family rental housing developments predominantly serve households up to 60% AMI with a priority to serve those families earning up to 30% AMI.

Solicitation Type

- Request for Proposals (RFP)

Proposed Term

- Term based on development schedule

Estimated Value

- Homeownership: \$3.68M
- Rental: \$3.34M
- Total \$7,024,532

Funding Source

- HOME and CDBG Grant Funds

Current Contract Status

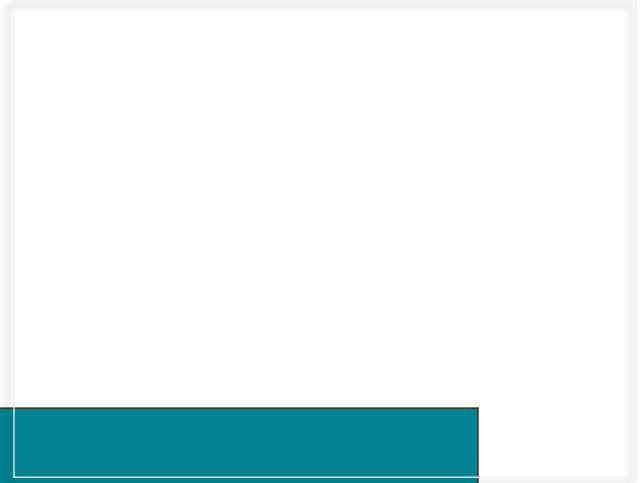
- New Contracts

Evaluation Criteria

Evaluation Criteria	Points
Affordability	30
Development Experience	15
Gap Request, Project Readiness, and Underwriting Review	15
(Rental) Unit Specifications, Construction Priorities, Equity, Location Priority, Project Site Plan and Timeline, and Sustainability (For-Sale) Design Priorities, Project Timeline, and Sustainability	15
(Rental) Displacement and Resident Protections, Amenities/Resident Services (For-Sale) Displacement, Location, and Equity	10
Non-Profit Status	10
Veteran-Owned Small Business	5

- Additional Requirements:
- **SBEDA Program:** Waiver Approved
 - **Local Preference Program:** Not Applicable
 - **Veteran Owned Small Business Preference Program:** Applicable

Evaluation Committee



Scoring Members	
Lori Houston	Assistant City Manager (City Manager's Office)
Veronica Garcia	Director (Neighborhood & Housing Services)
Veronica Gonzalez	Assistant Director (Neighborhood & Housing Services)
Colton Powell	Grants Manager (Neighborhood & Housing Services)
Sandip Sen	Director, Service Planning & Scheduling (VIA)
Golda Obinzu	Energy Manager (Sustainability)

Advisory Members: Mark Carmona (CMO); Ian Benavidez (NHSD); Ana Villareal (Planning); Joe Guillaumin II (Attorney's Office); Crystal Gonzalez (Development Services), Nikki Johnson (Housing Commission); Steve Lathom and Peter Hughes (Underwriters); Neighborhood & Housing staff

Multi-Family Rental Housing

Summary



- 5 proposals were submitted
 - \$14,522,496 in funding requested
- 2 proposals recommended by the scoring committee for Council consideration

Village at Perrin Beitel

Developer: Alt Affordable Housing Services – Arbor Place

Council District: 10

Total Development Cost: \$27,820,854

Total Award Recommendation: \$600,000

Partner(s): Versa Development

Tax Credit Project: 9% tax credits

Displacement Risk: Low

Sustainability: Energy Star appliances, windows, and water heaters; WaterSense faucets; energy efficient lighting and insulation

Unit Sizes:

- 1 Bedroom - 16 units
- 2 Bedroom - 56 units
- 3 Bedroom – 20 units

Timeline: March 2024 – November 2025



Total Units	30% AMI	50% AMI	60% AMI	Market
92	18	22	40	12
% of Total	20%	24%	43%	13%

Rainbow Lofts

Developer: NRP Group

Council District: 9

Total Development Cost: \$22,536,475

Total Award Recommendation: \$2,744,000

Partner(s): Community Housing Resource Partners

Tax Credit Project: 9% tax credits

Displacement Risk: Low

Sustainability: Will meet NGBS Bronze; working to maximize greenspace for neighborhood; long-lasting materials and low-flow toilets & faucets; Energy Star appliances

Unit Sizes:

- 1 Bedroom - 3 units
- 2 Bedroom - 36 units
- 3 Bedroom – 20 units

Timeline: July 2024 – February 2026



Total Units	30% AMI	50% AMI	60% AMI
59	6	24	29
% of Total	10%	41%	49%

Multi-Family Rental Housing

Unit Mix



Affordable Multi-Family Rental Housing								
Rank	Proposal	Total Units	30% AMI	50% AMI	60% AMI	80% AMI	Market	Funding Recommendation
1	Village at Perrin Beitel (ALT Affordable Housing – Arbor Place)	92	18	22	40	0	12	\$600,000
2	Rainbow Lofts (NRP Group)	59	6	24	29	0	0	\$2,744,000
TOTAL		151	24	46	69	0	12	\$3,344,000

Single-Family Homeownership

Summary



- 2 proposals were submitted
 - \$3,680,532 in funding requested
- 2 proposals recommended by the scoring committee for Council consideration

Chandler Road

Developer: Habitat for Humanity

Council District: 3

Total Development Cost: \$8,662,032

Total Award: \$3,406,032

Anticipated Sales price: \$146,000

Overview: Sweat-equity model with 0% interest mortgages for homebuyers

Displacement Risk: Low

Sustainability: Low-flush toilets, energy efficient appliances, sustainably sourced roofing, siding, and other materials

Unit Sizes:

- 3 Bedroom – 1,290 SF
- 4 Bedroom – 1,290 SF

Timeline: April 2025 – June 2027



Total Units	20%-80% AMI
36	36

Apache Creek Affordable Homes

Developer: Our Casas Resident Council

Council District: 5

Total Development Cost: \$468,483

Total Award: \$274,500

Anticipated Sales Price: \$95,000

Overview: Three casitas on one larger lot along the Apache Creek Trail

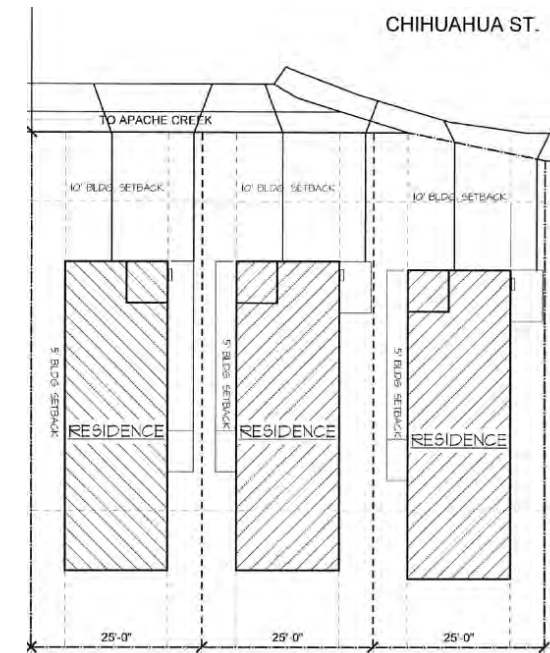
Displacement Risk: Low

Sustainability: - All electric, energy-saving appliances, and smaller footprint will result in future energy costs savings

Unit Size:

- 2 Bedroom – 675 SF

Timeline: July 2024 – April 2025



Total Units	20% - 80% AMI
3	3

Total Recommended Awards

Affordable Single-Family Homeownership				
Rank	Proposals	District	Units	Total HUD Funding
1	Chandler Road Development (Habitat for Humanity)	3	36	\$3,406,032
2	Apache Creek Affordable Homes (Our Casas Resident Council)	5	3	\$274,500
TOTAL			39	\$3,680,532
Affordable Multi-Family Rental Housing				
Rank	Proposals	District	Units	Total
1	Village at Perrin Beitel (ALT Affordable Housing – Arbor Place)	10	92	\$600,000
2	Rainbow Lofts (NRP Group)	9	59	\$2,744,000
TOTAL			151	\$3,344,000

Timeline



Meeting	Date
Audit & Accountability Committee	September 12, 2023
Housing Commission	September 27, 2023
Planning & Community Development Committee	September 28, 2023
<i>RFP Release</i>	<i>October 6, 2023</i>
<i>RFP Due</i>	<i>November 20, 2023</i>
Audit & Accountability Committee	Jan 9, 2024
Planning & Community Development Committee	Jan 23, 2024
Housing Commission	Jan 24, 2024
City Council Consideration	Feb 1, 2024



Item 5

Housing Commission Partner Organization Updates

Partner Organization Updates





JANUARY 24, 2024

VIA UPDATE

JEFFREY C. ARNDT
PRESIDENT/CEO
VIA METROPOLITAN TRANSIT



VIAINFO.NET



IN THIS PRESENTATION

- VIA TODAY
- KEEP SA MOVING PLAN
- VIA RAPID GREEN LINE
- VIA RAPID SILVER LINE

VIA 
45
SINCE 1978
TH



VIA Services

➤ Local Bus Service

connects the region with mass transit

➤ VIA Link

Mobility-on-demand service

➤ Express

Direct to downtown

➤ Prímo

More comfort, fewer stops, faster service

➤ VIAtrans

Paratransit service for customers with disability

➤ VIA Vanpool

Groups of 5 to 15 share their commute





WHO WE SERVE

Average VIA Rider

Aged 25-54 62%

Household income < \$25K

No-vehicle household 42%





VIAINFO.NET



FROM INDEPENDENCE TO BOUNDLESS OPPORTUNITIES.

Every day, VIA empowers riders with disabilities, opening doors to independence and a world of limitless opportunities.



VIA WE'RE MOVING, TOGETHER

VIAinfo.net/Together



FROM CHECK-UPS TO PLAYTIME.

Every day, people ride VIA to their healthcare appointment, so they can keep living life to the fullest.



VIA WE'RE MOVING, TOGETHER

VIAinfo.net/Together



FROM INTERVIEWS TO PROMOTIONS.

Every day, people rely on VIA to get to work, unlocking possibilities and paving their way to success.



VIA WE'RE MOVING, TOGETHER

VIAinfo.net/Together



FROM CLASSROOMS TO CAREERS.

Every day, students count on VIA to get to class, so they can walk across the stage and into their dream job.



VIA WE'RE MOVING, TOGETHER

VIAinfo.net/Together



KEEP SA MOVING





VIAINFO.NET



FOCUS AREAS

Keep SA Moving

**Move more
people faster
and farther.**



**IMPROVE
FREQUENCY**



**EXPAND HOURS
OF OPERATION**



**REDUCE
TRAVEL TIME**

Addressing community-identified needs and priorities

VIA > RAPID



Benefits of VIA Rapid service



Saves time



Simplifies trips



Provides more transit options



Benefits of VIA Rapid service



Connects to schools/jobs/training



Helps with traffic flow



Improves safety



Improves air quality



Supports economic development



Connects to goods/services

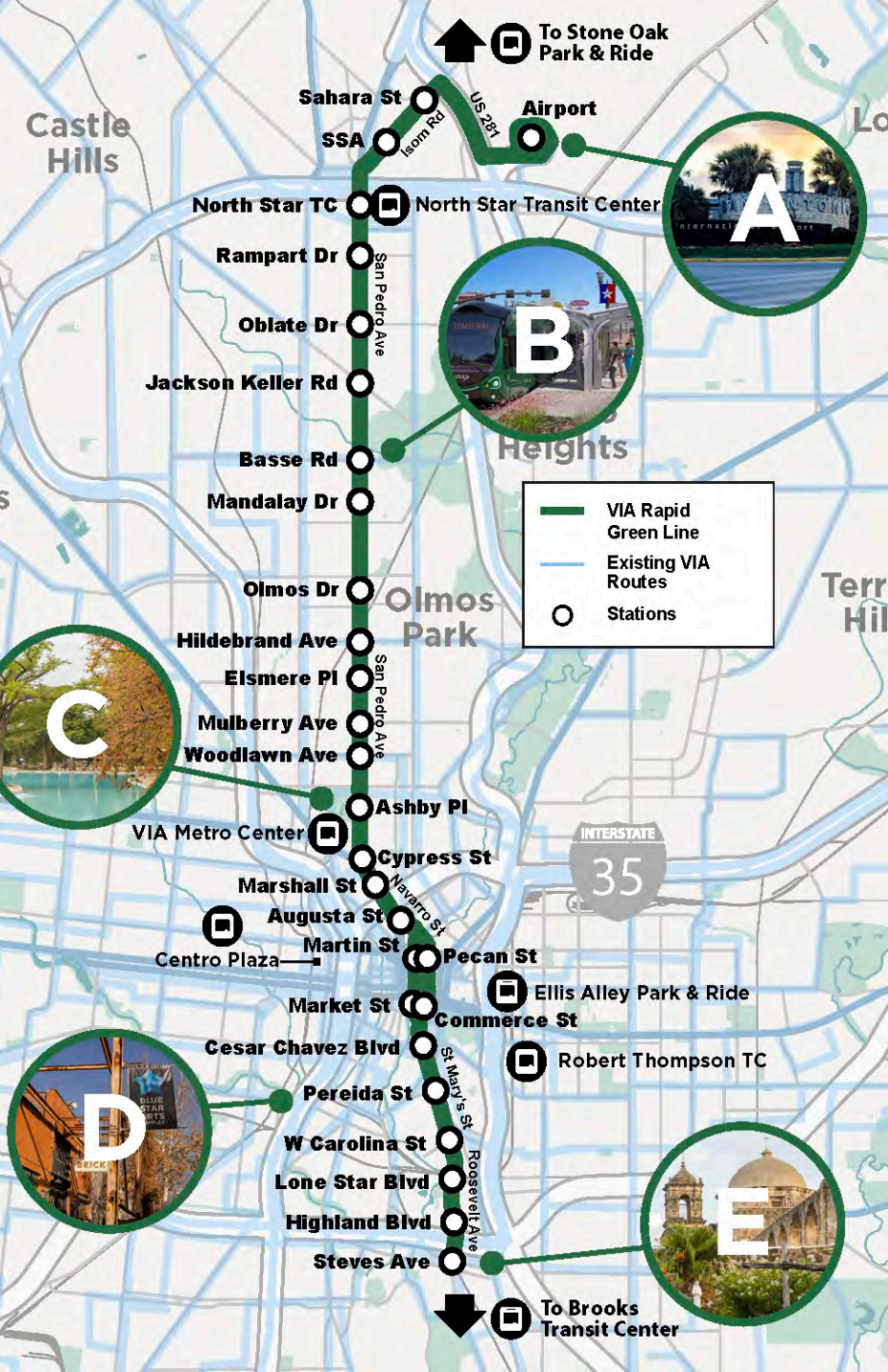


VIA Rapid Green Line

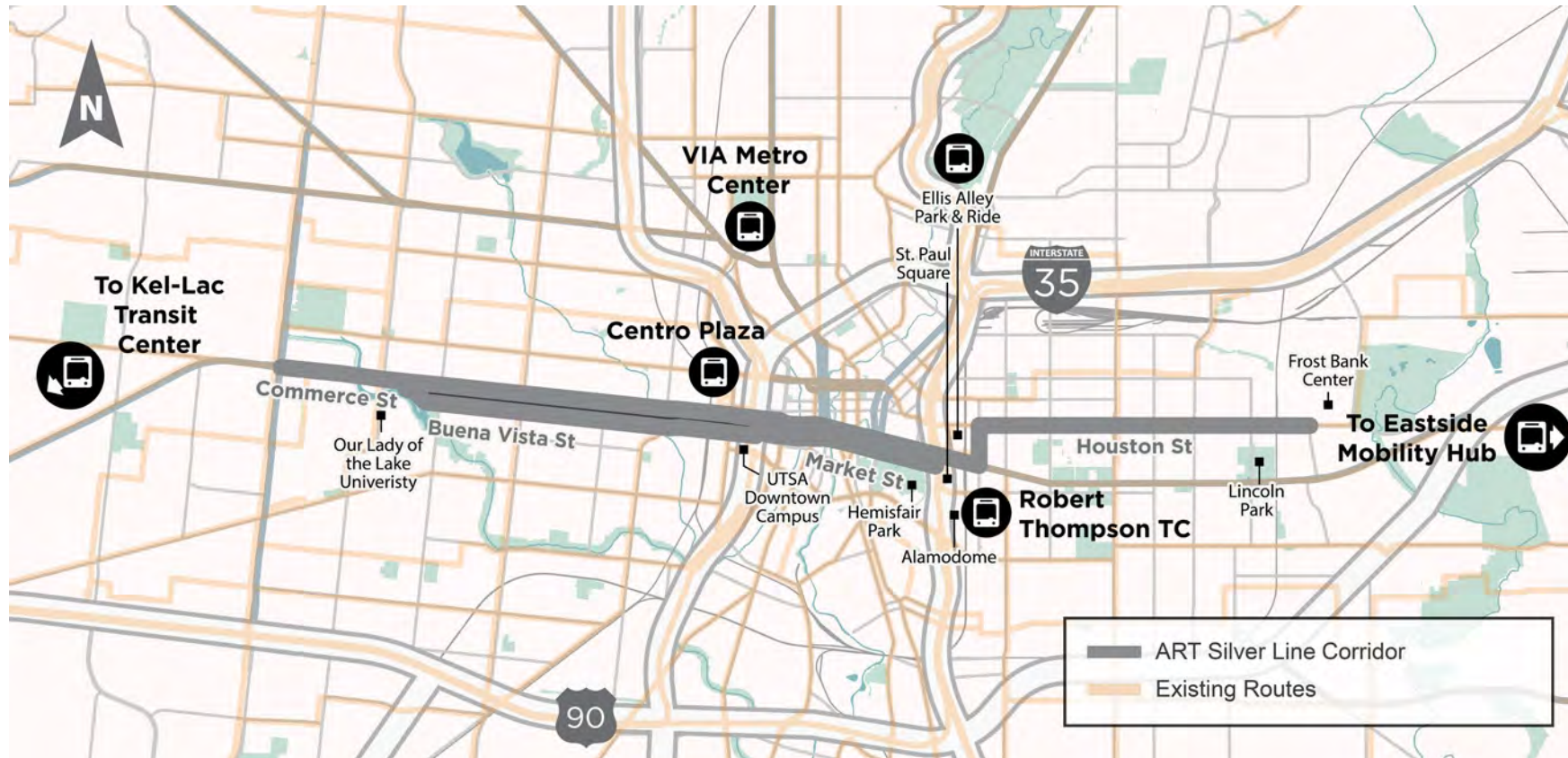
The region's *first* Advanced Rapid Transit Corridor, connecting key points from north to south San Antonio.

Connects residential, employment and cultural destinations:

- A. San Antonio International Airport
 - North Star Mall
 - Keep SA Moving ART Project Office
- B. Enhanced Transit Station
 - H-E-B
- C. San Pedro Springs Park/San Antonio College
 - VIA Metro Center
- D. Downtown/Southtown
 - Hemisfair Park
 - Alamodome
 - Convention Center
- E. San Antonio Missions



Proposed VIA Rapid Silver Line



The information shown is for illustrative purposes only and is subject to change.

As the project progresses through development, it will include further details that will reflect public and stakeholder input and studies conducted during the environmental process.



QUESTIONS?



THANK YOU FOR YOUR TIME.

VIAINFO.NET

Strategic Framework

MISSION: *To lead the development and diversification of the San Antonio, Texas regional economy through the location and expansion of quality employers and job-producing investments.*



Results by 2025:

- > **30K** new target industry jobs
- > **\$5B** in capital investment
- > **50K** target industry degrees & certificates



\$55 Billion
Economic Impact

Progress To 5-year Plan

JOBS: Grow, Attract & Retain Quality Jobs

\$4.8B

Capital investment

11,830+

New jobs

67%

Jobs above median
for zip code

PEOPLE: Develop, Recruit & Retain Talent

28,800+

Students engaged in
work-based learning
opportunities

566

Employers participated
in work-based learning
programs

41.9%

Educational
attainment

PLACE: Elevate the Value & Perception of SATX

50.4

Regional brand
equity

22.6

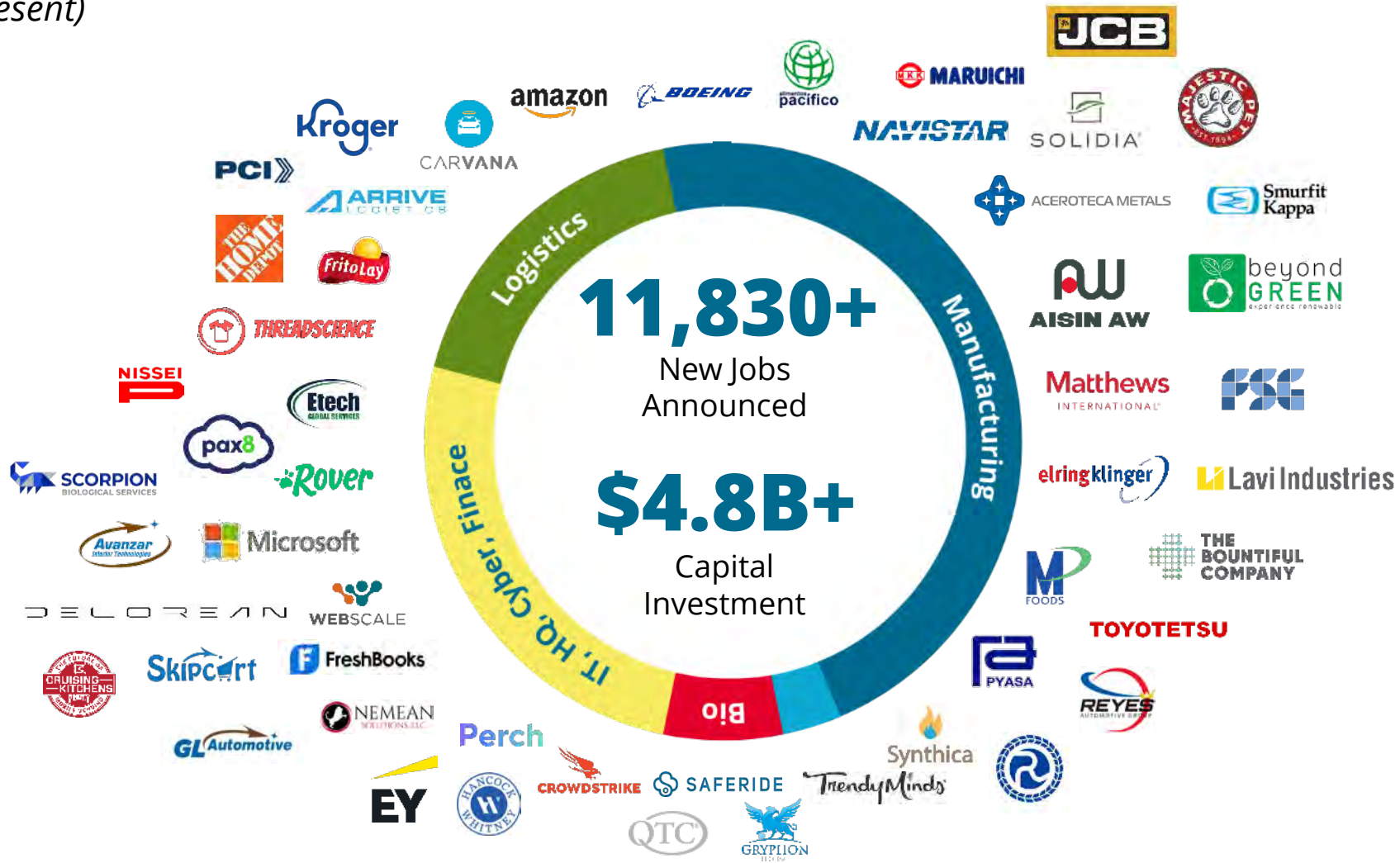
Net promoter
score

2

New nonstop
air service routes

JOBs: Recent Wins

(2021-Present)





Item 6

Briefing and discussion on the Housing Commission
Subcommittees' Ongoing Work

Subcommittees



Dashboard
and Annual
Report

Public
Engagement
and
Outreach

Renters'
Solutions

Removing
Barriers to
Affordable
Housing
Development
and
Preservation

Renters' Solutions Subcommittee

YOUR RENTER EXPERIENCES ARE IMPORTANT

What informational content would you like to see featured in an upcoming renters educational video series?

The Renters' Solutions Subcommittee of the Housing Commission welcomes your comments, which will be used to create renter educational content tailored to a San Antonio audience. Tell us what video content would be most helpful to you!

**Thursday
February 1, 2024
5:30-7:00 PM**



Join the virtual meeting on February 1st to give your input. Visit publicinput.com/T44144 for meeting details and login instructions.



Type a comment into the comment box on SA Speak Up at publicinput.com/T44144. Tell us what video content would be most helpful to you!



Visit sa.gov/tenantsrights to learn more about renter resources and the City Council Resolution on Tenants Rights.





Item 7

Director's Report

Director's Report

- Housing Commission Retreat Report
- SHIP Event Update
- Housing Assistant Program Update
- Upcoming Meetings



Housing Commission Retreat Report

- Retreat on October 11th to discuss key goals and priorities
- Report summarizes day's topics, discussions, and adopted priorities.
- Posted on Housing Commission webpage:



2nd Annual SHIP Event: Housing in San Antonio

- **When:**

- Saturday, January 27, 2024 from 10:00 AM – 2:00 PM

- **Where:**

- Sam Houston High School (4635 E. Houston St, 78220)

- **Key Highlights:**

- Opening Remarks from:
 - HUD Deputy Secretary Adrienne Todman
 - Mayor Ron Nirenberg
 - Councilman Jalen McKee-Rodriguez
- Recognition of the **Eastside Promise Zone** 10-year designation completion
- Free breakfast tacos and afternoon snacks
- Housing Panels and Exhibits
- Resource Fair
- Youth Activities
- Spanish and ASL interpretation services



Scan for more info



Housing Assistance Program

Application Window – October 16 to 22, 2023:

- 4,403 applications received
- \$4.3M awarded to 1,278 families
- \$3,030 average rental/utilities assistance

Funding Update:

- \$5.1M remaining in FY24
 - \$2.8M U.S. Treasury Emergency Rental Assistance | \$2.3M General Fund

Strengthening Coordinated Efforts:

- NHSD to manage Rental Assistance applications in coordination with DHS through Homeless Connections Hotline:
 - Prioritizes vulnerable residents in need of services
 - Expedites NHSD's application processing time via prescreening
 - Effective use of limited funding to extend rental assistance availability
 - Eligibility based on HAP policy

NHSD will initiate new intake process for rental assistance in February 2024 in coordination with DHS and community partners/stakeholders.

Upcoming Meetings

Housing Commission

- 2/21 @ 11:30 AM: Regular Meeting- TBD
 - *Note 3rd Wednesday*
- **Renters' Solutions Subcommittee**
 - 2/1 @ 5:30 PM (Virtual)
- **Public Engagement & Outreach Subcommittee**
 - 2/5 @ 3:00 PM (Virtual)
- **Removing Barriers Technical Working Group**
 - 2/20 @ Noon (Virtual)
- **Removing Barriers Subcommittee**
 - 2/20 @ 2:00 PM (In Person)

City Council

- 2/27 @ 10:00 AM: Planning & Community Development Committee
- 2/1 @ 9:00 AM: A-Session
- 2/15 @ 9:00 AM: A-Session

SHIP Annual Event

- **1/27 @ 10:00 AM (Sam Houston High School – 4635 E Houston St, 78220)**





Item 8

Commissioners' Community Updates

San Antonio
Housing Commission
January 24, 2024

