

San Antonio Housing Commission

August 28, 2024



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Roll Call



Agenda

- **Public Comment**
- **Item 1:** Approval of Minutes
- **Item 2:** Public Engagement & Outreach
Appointments
- **Item 3:** Community Land Trust Designation Policy
- **Item 4:** Subcommittee Updates
- **Item 5:** Director's Report
- **Item 6:** Commissioners' Community Updates



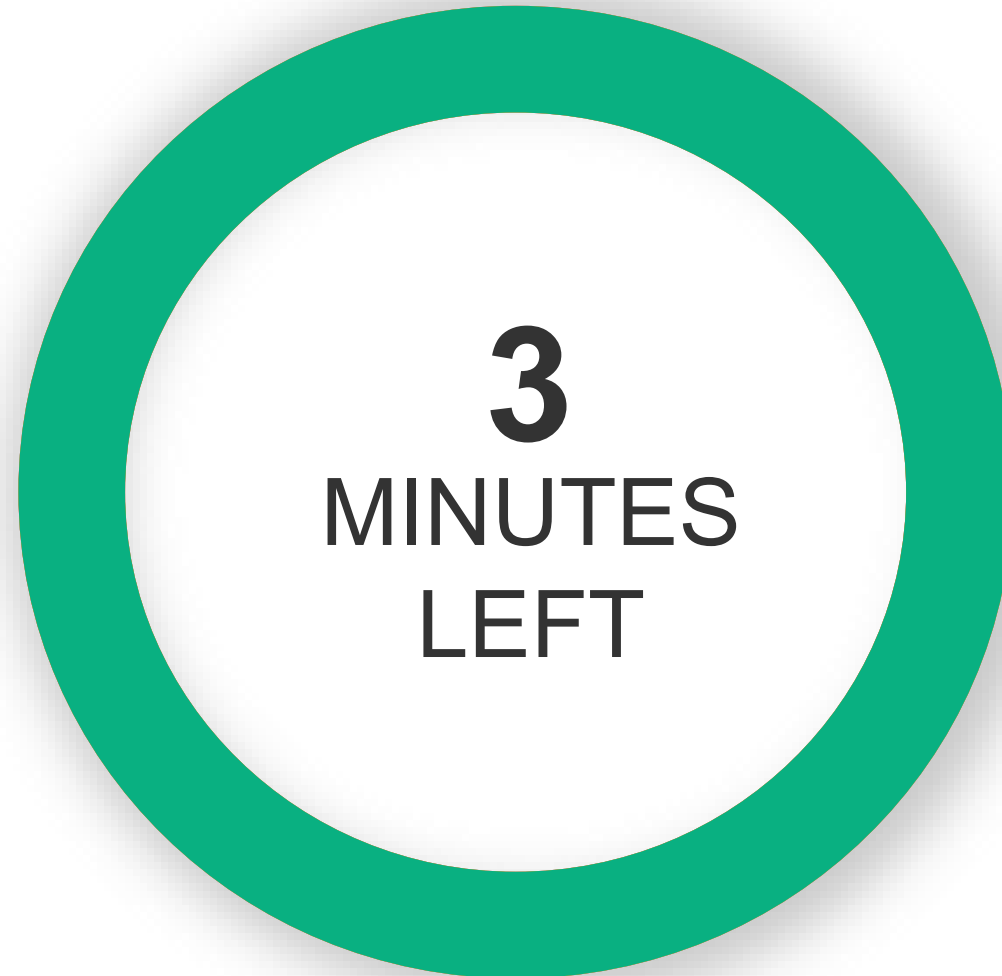
Public Comment

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 June 26, 2024



Item 2

Briefing and possible action regarding the Public Engagement and Outreach Subcommittee



Background

- Formed in May 2021
- Charged with efficiently engaging the public through guidance, support, and oversight of the NHSD's public engagement
- 4 Commissioners, 5 Non-Commissioners
- Members have staggered 2-year terms

Term Limitations



- When formed all members were limited to 2-year terms.
 - Housing Commission members requested not be term limited.
 - Still need to be appointed every 2 years.

Applicants



- **14 applications** received
- Commissioners met to review eligibility, geographic location, community representation and outreach experience.

SELECTED 5 FOR HOUSING COMMISSION CONSIDERATION

- 1. Crystal Requejo (Commissioner)**
- 2. Briana Cruz**
- 3. Alberta Harris**
- 4. Janice Perez**
- 5. Donna Watts Lewis**

Staff Recommendation



- Staff recommends Housing Commission eliminate term limitations for Housing Commissioners serving on the PEO and appoint the recommended individuals to the PEO with their terms to expire on September 30, 2026.
- **Suggested Motion(s)**: I move to eliminate term limitations for Housing Commissioners serving on the Public Engagement & Outreach Subcommittee and appoint the Commissioner recommended members to the Public Engagement & Outreach Subcommittee for a term ending on September 30, 2026.



Item 3

Briefing and discussion related to Community Land Trust Designation Policy

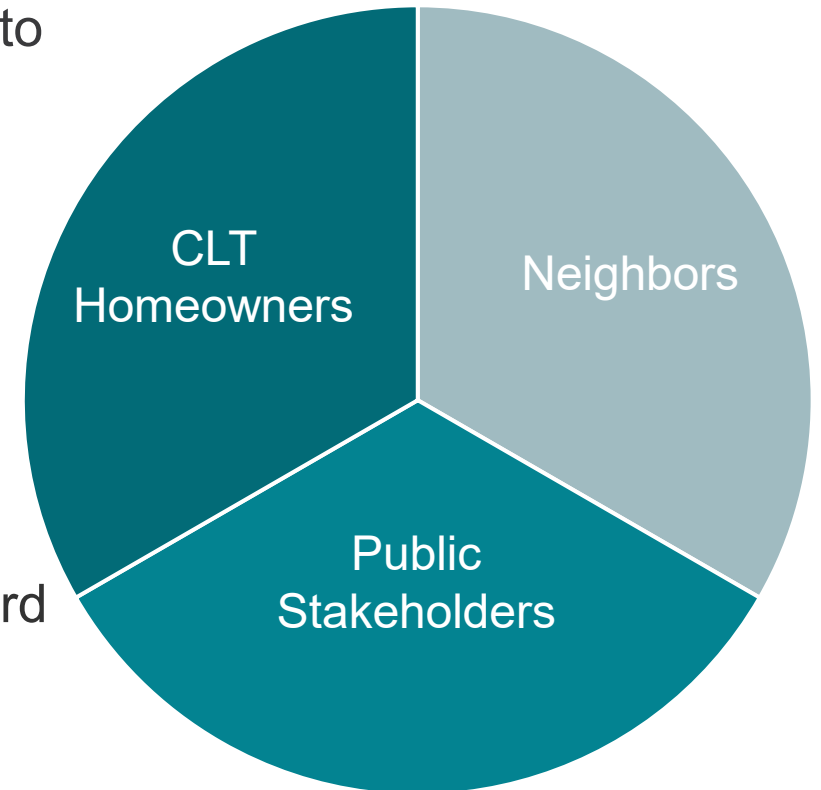
What is a CLT?

SHIP Alignment

CIH 7: establish a new nonprofit or empower an existing organization to launch and operate a CLT

Community Land Trust (CLTs)

- A non-profit organization
- Owns & stewards land-permanently
- Creates & maintains lasting affordability
- Typically follows a tripartite board model



How do CLTs work?

Traditional Homeownership

Home & land are purchased and sold together

Homeowner maximizes price at resale

Homeowner pays property taxes based on estimated sale price



CLT Homeownership

Separates the home from the land

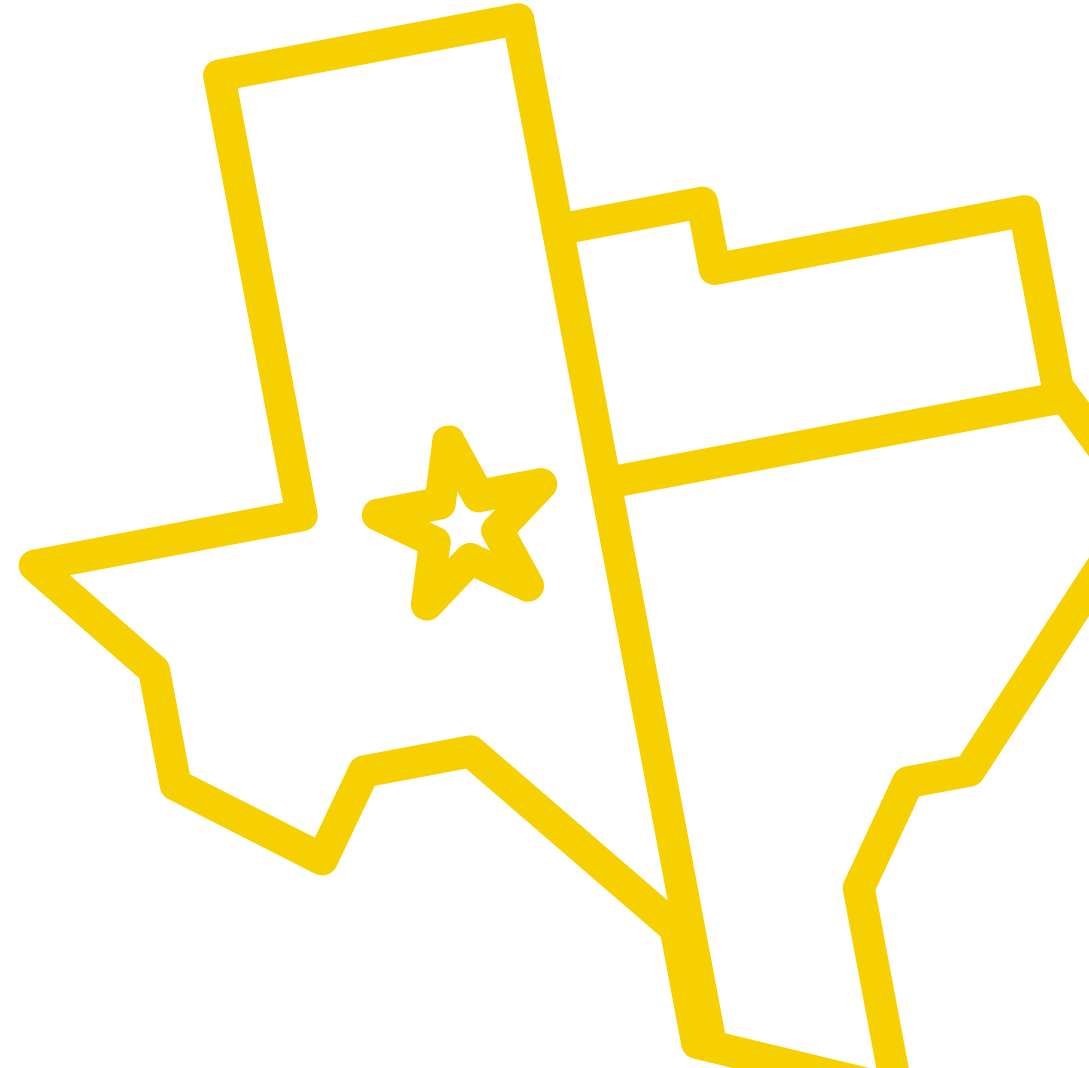
Homeowner **owns the home** and **leases the land** from the CLT

Re-sale price is determined by the ground lease

Homeowner earns equity and pays property taxes based on the ground lease

CLTs & Texas

- State legislation requires designation from the City
- Designated CLTs in Austin & Houston
- Coming soon to San Antonio



Why a designation?

The designation entitles CLT-held properties to tax-saving **appraisal methodology**

Example:

This home was purchased in 2023. It has a **capitalization rate** of 1% and a monthly **ground lease fee** of \$50

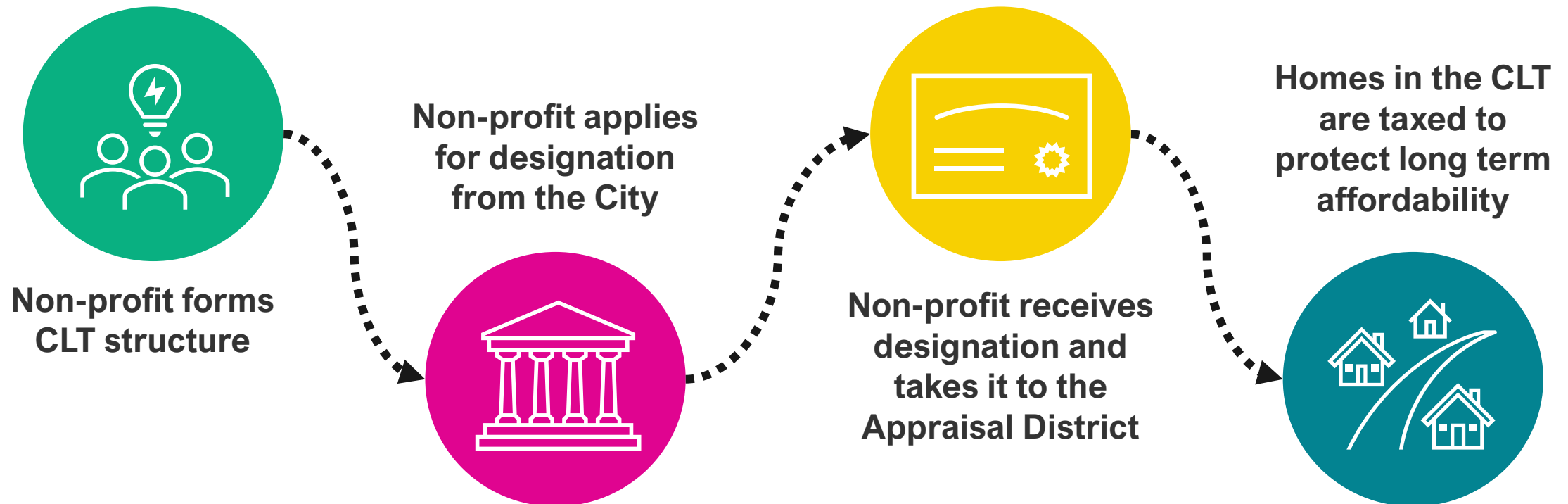
Example Appraised Value			
Year	Land	Home	Total
2023	\$600	\$150,000	\$150,600
2024	\$600	\$151,500	\$152,100
2025	\$600	\$153,015	\$153,615
...			
2053 & beyond	\$600	\$202,178	\$202,778



..... Ground Lease



Designation Process



- Initial designation requires Council action
- Designations are renewed annually administratively

CLT Designation Policy



Some things we've heard



What are the income limits in the state code?

What is the purpose of an audit? What level of audit is required?

How many years of experience are required, and by whom?

What kind of demographic information should be shared?

What is the purpose of a market evaluation?

State Requirements & Preliminary COSA Considerations

State / Local Government Code Requirements

- Non-profit
- Created specifically for the stewardship of affordable housing
- Focus on up to 60% for rental or 80% for home ownership
- Receives a designation and annual redesignation
 - Must provide a complete inventory each year

Preliminary COSA Considerations

- Narrative & business plan
- Evidence of lasting affordability
 - Market value assessment
 - Copies of ground leases, deed restrictions, and other documents
- Staff and board experience- lived & technical
- Community support letters
- Building habitability or mitigation plan

Evaluation Considerations



Community

How does the CLT meet community need?

How is community involved in making the CLT?



Programming

Who is the CLT serving?

What services will the CLT provide?



Governance & Operations

Who makes up the board and the staff?
What experience do they bring?

How does a CLT fit within the organization's mission?



Financials

What is the business plan for the CLT?

How will it sustain funding?

Conversation



What factors are most important in a designation policy?

What questions do you have?



Item 4

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



Item 5

Director's Report

Director's Report

- REACH Initiative Update
- Public Information Campaign RFP
- Housing Legislative Workshop
- Upcoming Meetings



REACH Initiative

- In April, Planning & Community Development Committee (PCDC) requested staff convene discussions between housing authorities, rental housing providers, and other stakeholders for discuss improved access to housing for voucher holders.
- The Rental Engagement & Assistance to Connect with Housing (REACH) Initiative is a collaboration led by NHSD & Close to Home



**NEIGHBORHOOD &
HOUSING SERVICES**



REACH Initiative

Goal: Draft & prioritize approximately 10 recommendations



REACH Initiative (cont.)

- July- Steering committee formed to draft initial recommendations
- August- Stakeholders added to & prioritized recommendations
- September- Working groups will further develop the prioritized recommendations



Public Information Campaign RFP Update

- On August 8th, City Council approved KGBTexas Communications to assist development of the Public Information Campaign (PIC).
- PIC will focus on creating citywide narrative change around housing access, choice, affordability, and fair housing needs.
- KGBTexas services include, but are not limited to:
 - Communications/ media audit
 - Graphic design
 - Strategy consulting
 - Community meeting facilitation
 - Interpretation and translation services

Housing Legislative Workshop

- Held on August 9, 2024
- In preparation for the 89th Texas Legislative Session
- Over 80 individuals from public, private, and community organizations



Housing Legislative Workshop (cont.)

- Workgroup Topics
 - Rising insurance and impact on affordable housing
 - Title Clearance and Heirs' property
 - Taxation and appraisal
 - Public Finance Corp/Housing Finance Corp (PFC/HFC)
 - Low-income housing tax credit (LIHTC) regulations
- Housing Commission discussion planned in September



Upcoming Meetings

Housing Commission

- 9/25 @ 11:30 AM: Regular Meeting – City Tower
- 10/30 @ 9:00 AM: Retreat – Hardberger Park

- **Public Engagement & Outreach Subcommittee**
 - 9/5 @ 3:00 PM (MAUC – 2300 W Commerce St, #200)
- **Renters' Solutions Subcommittee**
 - 9/5 @ 5:30 PM (Virtual)
- **Dashboard & Annual Report Subcommittee**
 - 9/4 @ 11 AM (Virtual)
- **Removing Barriers Technical Working Group**
 - 9/16 & 9/30 @ Noon (Virtual)

Removing Barriers Subcommittee

- 9/17 @ 2:00 PM (In Person)

City Council

- 9/26 @ 10:00 AM: Planning & Community Development Committee

- 8/28 @ 2:00 PM: B-Session
- 8/29 @ 9:00 AM: A-Session
- 9/4 @ 2:00 PM: B-Session
- 9/5 @ 9:00 AM: A-Session

- NHSD Budget Session: 8/28 @ 2PM



Item 6

Commissioners' Community Updates

San Antonio Housing Commission

August 28, 2024

