

# San Antonio Housing Commission

November 20, 2024



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# Roll Call



# Agenda

- **Public Comment**
- **Item 1:** Approval of Minutes
- **Item 2:** Approval of Annual Report
- **Item 3:** Approval of REACH Recommendations
- **Item 4:** Approval of Transit Oriented Policy Framework Recommendations
- **Item 5:** Gap Funding RFP
- **Item 6:** Housing Commission Retreat
- **Item 7:** Subcommittee Updates
- **Item 8:** Director's Report
- **Item 9:** 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

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# Item 1

Approval of Minutes from the Meeting on October 23, 2024



# Item 2

Briefing and possible action on the Housing Commission Annual Report

# Housing Commission's FY2024 Annual Report

Describes Housing Commission and subcommittee work from October 1, 2023 to September 30, 2024.

## Discussion:

Who needs to read this? How can you help get the report to them?

Are there changes you would like included in the final draft?



“ I am proud of the work we have accomplished collectively to boost housing affordability in San Antonio. The work, however, is far from done. I hope we continue to build on this momentum over the next 10 years.”

**160,000**  
individuals prevented from falling into homelessness.

◆◆◆◆

**\$642M**  
of external funding leverage to construct 24 projects.

◆◆◆◆

**4,188**  
multifamily units being produced or preserved.

◆◆◆◆

**1,366**  
single family homes being preserved.

A photograph of construction workers in hard hats and safety vests celebrating with yellow confetti. They are holding yellow ribbons and a golden shovel. The background shows a construction site with a yellow excavator and a blue sky with white clouds.

2024 HOUSING COMMISSION ANNUAL REPORT | 3

# Staff Recommendation



Staff recommends Housing Commission approve the Housing Commission's Fiscal Year 2024 Annual Report prepared by the Dashboard and Annual Report Subcommittee.

**Suggested Motion:** I move to approve the Housing Commission's Fiscal Year 2024 Annual Report prepared by the Dashboard and Annual Report Subcommittee.



# Item 3

Briefing, discussion, and possible action related to the REACH Initiative

# Rental Engagement & Assistance to Connect with Housing (REACH) Initiative

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The stakeholders workshopped recommendations.

Recommendations shared with Housing Commission in October 2024.

A final draft of the recommendations sent for approval



**NEIGHBORHOOD & HOUSING SERVICES**

# Draft Recommendations



1. Develop incentives for households connected to homelessness service providers.
2. Create a consistent Public Housing Authority experience for housing providers.
3. Streamline onboarding processes for housing providers & participants in rental assistance.
4. Improve the inspection process including pre-inspections and financial incentives.
5. Align Public Housing Authorities & housing provider accounting processes and explore an exception to comingling regulations.
6. Hold focus groups with voucher tenants to understand the impact policy recommendations will have on those with lived experiences.
7. Develop communication resources to reframe voucher tenant perception.
8. Develop a centralized database with owner-support staff.
9. Require MLS systems to collect HCV participation data.

# Discussion



**In October, staff briefed Housing Commission on the recommendations being workshopped.**

What recommendations do you think will be the most helpful?

Are there recommendations you do not support?

Are there additional recommendations you wish to include?

# Staff Recommendation



Staff recommends Housing Commission support the recommendations workshopped by the REACH stakeholders.

**Suggested Motion:** I move to approve the Housing Commission support the recommendations workshopped by the REACH stakeholders.



# Item 4

Briefing and possible action on Transit Oriented  
Policy Recommendations

**Creation  
of a  
Technical  
Working  
Group**

**CCR:  
Create  
TOD Plan**

# Transit-Oriented Policy Framework

**Housing Commission**

**Technical  
Working  
Group**

Recommendations:  
UDC Changes &  
Other Barriers

**Removing  
Barriers**

Recommendations:  
Housing  
Affordability & Anti-  
Displacement

**TOD  
Taskforce**

Recommendations:  
TOD Zoning

# CoSA Collaborative Team



# Framework Principles

Economic Development Strategic Framework

Housing Policy Framework

Keep SA Moving

SA Climate Ready

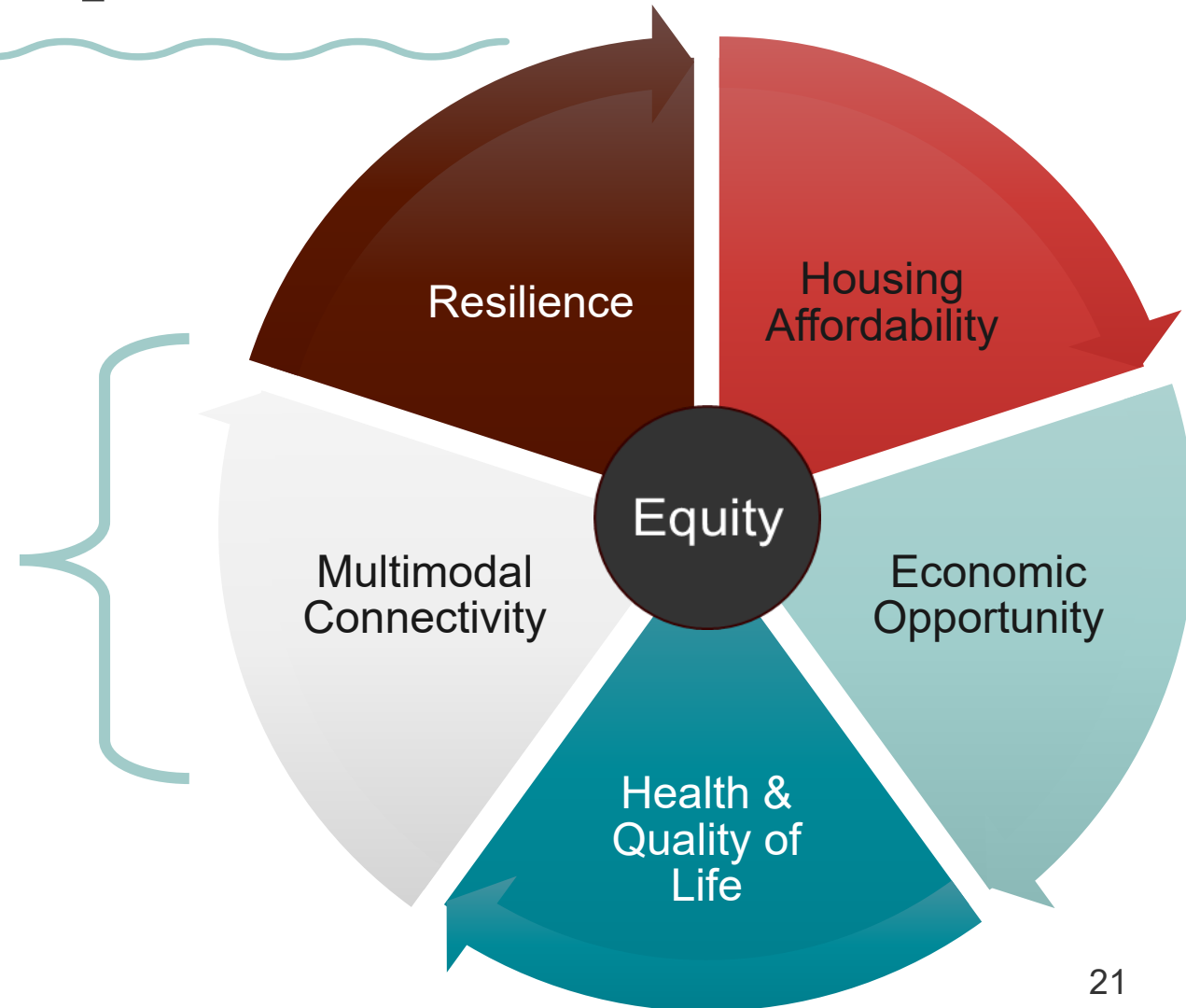
SA Corridors

SA Forward

SA Tomorrow

Strategic Housing Implementation Plan

Smart Cities Roadmap



# Economic Opportunity

Objective	Actions (Example)
Help bolster both new and existing businesses, while supporting the retention of small businesses.	Provide additional support to small businesses along the ART corridors



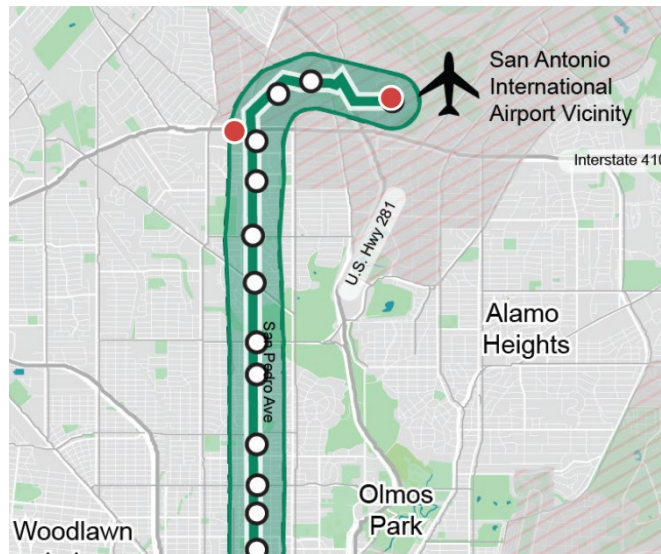
Courtesy of WGI



**ECONOMIC  
DEVELOPMENT**

# Multimodal Connectivity

Objective	Actions (Example)
<p>Enhance first/last mile connectivity through coordination and targeted infrastructure improvements.</p>	<p>Perform a walkshed survey within a half-mile of all advanced rapid transit stations</p>



**TRANSPORTATION**

# Health & Quality of Life

Objective	Actions (Example)
Ensure equitable access to vibrant, people-oriented public spaces.	Encourage Public Gathering Spaces Around Transit Stations



**METROPOLITAN  
HEALTH DISTRICT**

# Resilience

## Objective

Ensure public spaces consider heat relief in design with a focus on the most vulnerable populations.

## Actions (Example)

Explore every opportunity to increase tree canopy coverage along ART corridors



East Liberty Station, Pittsburgh



Caxias do Sul, Brazil



SUSTAINABILITY



**NEIGHBORHOOD &  
HOUSING SERVICES**

# Housing Affordability

## Transit-Oriented Policy Framework

**Housing Commission**

**Technical  
Working  
Group**

Recommendations:  
UDC Changes &  
Other Barriers

**Removing  
Barriers**

Recommendations:  
Housing Affordability  
& Anti-Displacement

**TOD  
Taskforce**

Recommendations  
:  
TOD Zoning

# Technical Working Group Recommendations

- 1) **TOD eligibility:** Create a wider eligibility boundary in areas expected to see greater growth; narrower boundary in areas with less expected growth
- 2) **Context sensitivity:** Introduce TOD districts of varying scale and character to reflect the different station areas. Take into context historical precedent for TOD
- 3) **Support 'missing middle' housing in areas between TOD districts**
- 4) **Create balance by using form-based regulatory approaches**
- 5) **Affirm Neighborhood Conservation Districts (NCDs) and Historic Districts**
- 6) **Plan & Collaborate on Public Improvements** through station area planning
- 7) **Maximize Housing Affordability in TOD Areas** by exploring development bonuses along the corridor
- 8) **Reduce barriers to development along rapid transit corridors:** Additional transit-supportive UDC amendments (2027 UDC Update)



# Removing Barriers Subcommittee Recommendations

## Housing Creation & Preservation Recommendations + A framework to guide resources

### **Equity Score + Disability prevalence**

- City-developed scale, 1-10
- Measures proportion of people of color & people with low incomes
- 10 = high POC, high number of people with low incomes
- Include a measure of people with disabilities

### **Land Capacity for Change**

- Measures likelihood of land use to change over time
- Measures include factors like amount of vacant or underutilized land, station area typology, and future land use plans



# Housing Affordability & Livability

Objective	Action (Examples)
Protection	<ul style="list-style-type: none"><li>• Support for community land trusts &amp; co-ops</li><li>• Education for renters &amp; homeowners for staying in place</li></ul>
Production	<ul style="list-style-type: none"><li>• Support &amp; incentives for housing affordability</li><li>• Increase density, including for missing middle housing</li></ul>
Protection + Production	<ul style="list-style-type: none"><li>• Home &amp; rental rehabilitation support</li><li>• Down payment assistance</li><li>• Strategic Property Acquisition</li></ul>



**NEIGHBORHOOD & HOUSING SERVICES**

# Engagement Activities

**Over 100**

Meetings & Outreach  
Touchpoints to date

**1,073**

Community Survey Participants

**Nearly 26,000**

Visits to [SASpeakUp.com/TOD](https://saspeakup.com/TOD)



# Framework Feedback

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## Public Comment Priorities

### 1. Housing Affordability

- *We do not want lower income housing. TOP will negatively affect our beautiful neighborhood that we are working so hard to protect. We need more police to help us protect our neighborhood.*
- *Creating mixed-income neighborhoods will only make neighborhoods more diverse and lively. The main intention of TOP is to design to make transit more accessible, something that will benefit everyone.*

### 2. Multimodal Connectivity

- *Sidewalks are nonexistent or broken up; placed too close to the road and often blocked by utility poles.*

### 3. Resilience

- *Everyday I see over 20 people walking to the store and catching the bus, walking, biking, skating etc. How about having some shade or sun protection from the Texas heat 10 months out of the year?*



# Framework Feedback



## Key Themes

- Infrastructure Improvements
  - Calls for better sidewalks, shaded pathways, and improved connectivity.
- Green Spaces and Shading
  - Strong demand for more trees, green spaces, and shaded areas to combat heat.
- Affordable Housing & Displacement Concerns
  - Concerns about gentrification and displacement of current residents due to TOD-related development.
  - Mixed opinions on affordable housing, with some opposing lower-income housing in certain neighborhoods.
- Community Safety & Livability
  - Emphasis on reducing crime and addressing stray dog issues.
- Support for Local Businesses
  - Requests for incentives and grants to help small businesses thrive, and support for legacy businesses impacted by development.

# Adoption Process and Next Steps

## SEPTEMBER-NOVEMBER - COMPLETED

- SEPT. 25: Housing Commission Briefing
- OCT. 14: Planning Commission Technical Advisory Committee
- OCT. 16: City Council B Session Briefing
- OCT. 22: Community Meeting
- OCT. 23: Planning Commission Briefing
- OCT. 24: TOD Task Force /RBSC /TWG Briefing
- NOV. 2: Community Meeting
- NOV. 5: Zoning Commission Briefing
- NOV. 6: Planning and Community Development Committee Briefing
- NOV 12: VIA Board Briefing
- NOV. 13: Planning Commission Consideration
- NOV. 18: Board of Adjustment Informative Briefing
- NOV. 19: Zoning Commission Consideration

## NOVEMBER – IN PROGRESS

- NOV. 20: Housing Commission Consideration of Policy Framework (818 S. Flores at 11:30 AM)
- NOV. 20: Historic and Design Review Commission Informative Briefing (1901 S. Alamo St. at 3 PM)

## DECEMBER

- DEC. 19: City Council Consideration of Policy Framework and Updated Zoning Code (114 W. Commerce St. at 9 AM)

# Recommendation



Staff recommends Housing Commission vote to recommend City Council adopt the draft Transit-Oriented Policy Framework.

**Suggested Motion:** I move to recommend City Council approve the Transit-Oriented Policy Framework.



# Item 5

Briefing and discussion regarding the Gap Funding RFP

# Affordable Housing Bond

## Helping Homeowners Fix Their Homes

Homeownership  
Rehabilitation and  
Preservation



\$45M

## Improving Rental Homes

Rental Housing  
Acquisition,  
Rehabilitation and  
Preservation



\$40M

## Building Affordable Rental Homes

Rental Housing  
Production and  
Acquisition



\$35M

## Connecting Unhoused Neighbors to Housing with Resources

Permanent Supportive  
Housing



\$25M

## Building Homes to Own

Homeownership  
Production



\$5M

Community Engagement

2022-2027

**BOND**  
**PROGRAM**

City of San Antonio

## Creative Projects (SHIP)

- Land Banking
- Community Land Trust
- Accessory Dwelling Units (ADUs)
- Mobile Home Park Conversion
- Demolition Diversion

# Overall Bond Impact



**23 PROJECTS**



**4,176 UNITS PRODUCED OR PRESERVED**

- **383 COMPLETE**
- **2,746 UNDER CONSTRUCTION**



**156 HOMEOWNERSHIP OPPORTUNITIES**



**4,020 RENTAL UNITS**

## DEEP AFFORDABILITY\*

UNITS	UNIT TYPE
1,026	30% AMI
284	50% AMI
156	80% AMI (Homeownership)
224	Public Housing Units
242	Permanent Supportive Housing
929	Public Housing or Income Based

**\$746 M**

TOTAL INVESTMENT\*\*

**\$67 M**

BOND FUNDS

**\$21 M**

FEDERAL FUNDS

**\$21,049**

BOND + FEDERAL CONTRIBUTIONS PER UNIT

**\$152,244**

PRIVATE CONTRIBUTION PER UNIT

\*Units below 50% AMI for rental, below 80% for Homeownership, public housing and income-based units.

\*\*Total investment and match amount subject to change based on final pricing at closing

# Creative Projects Funding (\$17.2 M)

## APPROVED (\$7.6 M)



**Operation Rebuild**  
(\$4 M)

*Demolition Diversion*



**PRICE Grant Match\***  
(\$2.3 M)

*Mobile Home Park Conversion*



**Mission Trail Community  
Association**  
(\$1.3 M)

*Mobile Home Park Conversion*

## PROPOSED (\$9.6 M)



**Transit-Oriented  
Development / Strategic  
Land Acquisition**  
(\$3.4 M)



**PRO Grant Match\***  
(\$3.5 M)

*Strategic Land Acquisition*



**Accessory Dwelling Unit  
Program**  
(\$1.7 M)



**Community Land Trusts**  
(\$1 M)

39

*\*Pending final award by HUD*

# Requests for Proposals (RFPs)

- Three (3) RFPs:
  - Rental Housing Production, Rehabilitation, Preservation & Acquisition (Rental Housing)
  - Permanent Supportive Housing (PSH)
  - Homeownership Production
- Combining Rental Production & Rental Rehab solicitations to streamline process
- Bond and federal funds available for projects totaling \$35.8 million
- Follows criteria established by City Council on February 10, 2022.
  - Prioritizes rental projects with deep affordability – proposed increase of minimum units for families earning 30% AMI and below to 15% of total units

# Funding Available (\$35.8 M)

Funding Category	Affordable Housing Bond Funding	Federal Funding	Total Available
Rental Housing	\$21,429,219*	\$4,272,684.54*	<b>\$25,701,903.54**</b>
Permanent Supportive Housing	\$4,218,555^	\$913,878^	<b>\$5,132,433</b>
Homeownership Production		\$5,000,000	<b>\$5,000,000</b>
<b>Total</b>	<b>\$25,647,774</b>	<b>\$10,186,562.54</b>	<b>\$ 35,834,336.54</b>

**Any additional funding recaptured from projects unable to continue will be made available through this solicitation.**

*\*Includes returned Bond funding from Alazan Expansion (\$8.2 M) and returned federal funding from Memorial Apartments (785 K). Of the \$21.4 M of Bond funding, approximately \$13.2 M is for Rental Rehabilitation not awarded in Spring 2024.*

*\*\* \$12.5 M is available for Rental Production and \$13.2 M is available for Rental Rehabilitation.*

*^Includes returned Bond funding from Towne Twin Village (Phase 3) and HOME-ARP funding.*

# Rental Housing Production, Rehabilitation, Preservation & Acquisition (\$12.5 M– Production; \$13.2 M - Rehab)

- Combines gap funding for Rental Production & Rental Rehabilitation into one solicitation.
- Priority on housing that serves households earning up to 30% AMI, as well as public/income-based housing.
  - Minimum of 15% of units for families earning 30% AMI and below\*
- Scoring panel to include subject matter expertise and Citizens Bond Committee Representatives.
- Bond and federal funding should leverage other funding opportunities.
- Displacement Impact Assessment (DIA) for all new rental production projects to calculate vulnerable factors.

*\*Pending City Council consideration*

# Proposed Rental Housing Scoring Criteria & Evaluation Committee

Scoring Criteria Category	Points
Development Experience	15
Non-Profit Status	10
Gap Request, Project Readiness, and Underwriting Review	15
Unit Specifications, Construction Priorities, Equity, Location Priority, Project Site Plan and Timeline, and Sustainability	15
Displacement, Temporary Relocation Plan and Resident Protections, Amenities/Resident Services	10
Affordability	30
Veteran-Owned Small Business Preference Program (VOSB)	5

Scoring Members	
Lori Houston	Assistant City Manager, City Manager's Office
Mark Carmona	Chief Housing Officer
Veronica Garcia	Director, Neighborhood & Housing Services
Cory Edwards	Deputy Historic Preservation Officer, OHP
Cathleen Crabb	Senior Architect, Public Works
Abigail Kinnison	Director of Capital Programs, VIA
Rudy Nino	Assistant Director, Planning
Deborah Scharven	Accessibility Compliance Manager, DEIA
Jason Gray	Project Manager, Development Services
TBD	Citizens Bond Committee Rep
TBD	Citizens Bond Committee Rep

**Small Business Economic Development Advocacy Program (SBEDA):** Waived due to inclusion of federal funds.

**Advisory Members:** Joe Guillaumin II and Andrea Hernandez (City Attorney’s Office), Peter Hughes, Kelly Vickers & Steve Lathom 43 (Underwriters), Douglas Melnick (Sustainability Office), Ian Benavidez (NHSD), Veronica Gonzalez (NHSD), Samantha Diaz (NHSD), Victoria Gonzalez-Gerlach (NHSD)

# Permanent Supportive Housing

## (\$4.2 M - Construction; \$913 k – Services)

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- Priority on Permanent Supportive Housing (PSH) for people experiencing homelessness. Onsite services should be provided utilizing a Housing First approach.
- The scoring criteria has been adjusted from second round of proposals to remove Small Business Economic Development Advocacy (SBEDA) and Local Preference Programs due to inclusion of federal funding.
- Scoring panel to include subject matter expertise and Citizens Bond Committee Representatives.
- Bond funds should leverage other funding opportunities.

# Proposed PSH Scoring Criteria & Evaluation Committee

Scoring Criteria Category	Points
Development Experience	15
Permanent Supportive Housing	40
Gap Request, Project Readiness, and Underwriting Review	10
Design & Construction Priorities, Equity, Location, Project Site Plan and Timeline	15
Displacement, Resident Protections, Amenities/Resident Services and Sustainability	15
Veteran-Owned Small Business Preference Program (VOSB)	5

Scoring Members	
Lori Houston	Assistant City Manager, City Manager's Office
Mark Carmona	Chief Housing Officer
Ian Benavidez	Deputy Director, Neighborhood & Housing Services
Patrick Steck	Assistant Director, Human Services
Abigail Kinnison	Director of Capital Programs, VIA
Katie Wilson	Close to Home / Citizens Bond Committee
TBD	Citizens Bond Committee Rep

**Small Business Economic Development Advocacy Program (SBEDA):** Waived due to inclusion of federal funds.

**Advisory Members:** Joe Guillaumin II & Andrea Hernandez (City Attorney’s Office), Peter Hughes & Steve Lathom (Underwriters), Douglas Melnick (Sustainability Office), Rudy Nino (Planning), Veronica Garcia (NHSD), Veronica Gonzalez (NHSD), Victoria Gonzalez-Gerlach 45 (NHSD), Samantha Diaz (NHSD)

# Homeownership Production

(\$5 M)



- Priority on non-profit and for-profit new construction developments or rehabilitation of single-family homes serving households at 80% or lower of the Area Median Income (AMI).
- Scoring panel to include subject matter expertise.

# Proposed Homeownership Production Scoring Criteria & Evaluation Committee

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

Scoring Members	
Lori Houston	Assistant City Manager, City Manager's Office
Mark Carmona	Chief Housing Officer
Veronica Gonzalez	Assistant Director, Neighborhood & Housing Services
Cathleen Crabb	Senior Architect, Public Works
Abigail Kinnison	Director of Capital Programs, VIA
Rudy Nino	Assistant Director, Planning
TBD	Housing Commission Rep
TBD	Citizens Bond Committee Rep

**Small Business Economic Development Advocacy Program (SBEDA):** Waived due to inclusion of federal funds.

**Advisory Members:** Joe Guillaumin II (City Attorney's Office), Peter Hughes, Kelly Vickers & Steve Lathom (Underwriters), Douglas Melnick (Sustainability Office), Deborah Scharven (Diversity, Equity, Inclusion & Accessibility), Amin Tohmaz (Development Services), Veronica Garcia (NHSD), Samantha Diaz (NHSD), William Taylor (NHSD)

# Timeline



<b>Housing Commission</b>	November 20, 2024
<b>City Council B-Session (Pre-Solicitation)</b>	December 4, 2024
<b>RFP Release</b>	December 10, 2024
<b>Responses Due</b>	January 24, 2025
<b>City Council B-Session (Post-Solicitation)</b>	April 2025
<b>City Council A Session</b>	April 2025



# Questions?

[SA.gov/nhsd](http://SA.gov/nhsd)



# Item 6

Briefing and Discussion on the Housing Commission Retreat

# Annual Retreat



## Discussion items:

- Commission structure & role
- Priorities & strategies
- Commission subcommittees
- Measuring success

# Commission Comments (1/2)



<b>What we heard</b>	<b>Proposed Next Steps</b>
Hold meetings at a more accessible location & time.	<ul style="list-style-type: none"><li>• Proposed new location(s) &amp; time(s) based on Commissioner survey.</li></ul>
Clarify communication flow between Commission & Council. Make sure Council hears recommendations.	<ul style="list-style-type: none"><li>• Have commission items include possible actions.</li><li>• Staff include Commission recommendations in presentations to Council.</li></ul>
Desire for in-depth conversations.	<ul style="list-style-type: none"><li>• Have fewer agenda items per meeting.</li><li>• Include discussion questions.</li><li>• Host additional retreats/workshops, as appropriate.</li></ul>
Consider adding other stakeholders & experts to Commission discussions.	Staff to help coordinate attendance from external stakeholders.
Desire for more Commissioner attendance at subcommittee meetings.	Staff will post a possible quorum notice for public subcommittee meetings.

# Commission Comments (2/2)



What we heard	Proposed Next Steps
<p>Clarity in role now and moving forward including subcommittees work and structure.</p>	<p>Create a short-term subcommittee tasked with:</p> <ul style="list-style-type: none"><li>• Developing bylaws.</li><li>• Considering the work of subcommittees and their necessity.</li><li>• Developing a set of recommendations from Housing Commission about their structure and role to be shared with the new Mayor and Council.</li><li>• Using this information, staff will create a short, quick-reference document to keep in Commission meeting binders</li></ul>
<p>Update priorities &amp; strategies. Include metrics that can reasonably be accomplished in FY25.</p>	<ul style="list-style-type: none"><li>• Staff will present updated priorities and strategies along with possible metrics.</li></ul>

# Role of the Commission



- Advise Council on housing related matters through recommendations or letters.
- NHSD staff responsible for getting information to Mayor and Council.
- Unless voted on, only the Chair is authorized to represent the Commission.
- Commission should make their own operating procedures or bylaws.

# Discussion



What's been on your mind since the retreat?  
Other ideas or changes?

Do you support the idea of a short-term  
subcommittee to develop by laws? If so, are  
you willing to be a part of it?

If not, what's your preferred approach?

# Recommendation



Staff recommends the Housing Commission approve the creation of a 3 to 4-member ad hoc committee to develop bylaws and structure recommendations.

## Suggested Motion:

I move for the creation of a short-term subcommittee charged with developing bylaws, structure recommendations for the Housing Commission and subcommittees, and developing recommendations for the Housing Commission to be made to the next Mayor and Council. The subcommittee would remain active until they have accomplished their charge. I recommend X,X,X, and X serve on the subcommittee.



# Priority Revisions

# Overview of Proposed Changes

## CHANGED

- Merged “Legislative Advocacy” (Priority 2) & “Public Information Campaign” (Priority 4)
- Split “Private and philanthropic support” (Priority 2, Strategy 4) to new Priority 3.

## ADDED

- Included educational priorities related to TOD (Priority 1)
- Promote preservation of existing housing stock (Priority 5)
- Metrics for consideration to reflect the commission’s overall charge of advising on SHIP and engaging the public

## CONSOLIDATED

- Share Commission Priorities with Council (Priority 2)
- Host reframing discussions (Priority 2 (merged Priority 4))
- Adopt & utilize improved language (Priority 2 (merged Priority 4))
- Support future Landlord Summits (Priority 4)
- Review and provide feedback on Housing Base (Priority 4)
- Provide feedback on Housing Assistance Program (Priority 5)

# Priority 1: Recommend Principles for Increasing Density to Connect Housing & Transportation

Strategy	Possible Metric(s)
<p>Support the linkage of housing and transportation, and models to support affordability amidst growth such as on Tax Increment Reinvestment Zones (TIRZ) along Advance Rapid Transit lines to provide infrastructure support for developments, Community Land Trusts and land banking. Ensure this work is coordinated across entities.</p>	<ul style="list-style-type: none"> <li>• Number of public meetings hosted on TOD and affordability strategies hosted.</li> <li>• Number of different stakeholders, such as public entities, involved in briefings.</li> </ul>
<p>Recommend UDC amendments and a Transit-Oriented Development Framework to support more affordable housing along transit corridors. Ensure that community is meaningfully engaged throughout the process</p>	<ul style="list-style-type: none"> <li>• Number of Transit Supportive UDC amendments created &amp; approved.</li> <li>• Number of updates about the implementation of TOD Framework received.</li> </ul>
<p>Explore and recommend Universal Design (UD) and Visitability-related Unified Development Code (UDC) amendments</p>	<ul style="list-style-type: none"> <li>• Number of Universal Design &amp; visitability-related code or ordinance amendments created &amp; approved.</li> <li>• Number of public meetings hosted on Universal Design and visitability.</li> <li>• Number of different stakeholders, such as public entities and people with lived experience, involved in briefings.</li> </ul>

# Priority 2: Support legislative advocacy focused on affordable housing initiatives & reframe (1/2)

Strategy	Possible Metric(s)
<p>Host legislative discussions to amplify stakeholder efforts, highlight overlaps in mission, support a joint message at the state and federal levels, and receive updates on state and federal issues related to housing.</p>	<ul style="list-style-type: none"> <li>• Number of legislative discussions hosted during Housing Commission meetings.</li> <li>• Number of different stakeholders, such as public entities and people with lived experience, involved in briefings.</li> <li>• Number of legislative recommendations adopted at state or federal level.</li> </ul>
<p>Ensure Housing Commission representation during SA to DC and in Austin. Ensure Commission input is shared with Councilmembers including through Council memos and presentations, and through the Commission’s annual report.</p>	<ul style="list-style-type: none"> <li>• Number of letters of support/opposition for affordable housing legislative items from Housing Commission.</li> <li>• Number of testimonies given in person (in DC, Austin, or to Council).</li> <li>• Number of recommendations approved by Council and/or implemented by staff.</li> </ul>

# Priority 2: Support legislative advocacy focused on affordable housing initiatives (2/2)

Strategy	Possible Metric(s)
Host discussions about the Public Information Campaign and reframing housing. Advise on stakeholders, model improved language, success metrics, and overall campaign implementation.	<ul style="list-style-type: none"><li>• Number of public attendees in Housing Commission meetings.</li><li>• Number of public comments at Housing Commission meetings.</li></ul>
Identify & promote personal, relatable stories, especially related NIMBY -> YIMBY, permanent supportive housing, and supports for households with extremely low incomes.	<ul style="list-style-type: none"><li>• Number of impacted community member stories shared.</li><li>• Proportion of public comments at Housing Commission supportive of affordable development.</li></ul>

# Priority 3: Explore ways to encourage private & philanthropic support for affordable housing

Strategy	Possible Metric(s)
Identify possible partners to help create a fund for Affordable Housing priorities including banks, philanthropy, and other private entities.	<ul style="list-style-type: none"><li>• Number of interested philanthropic &amp; private partners identified.</li></ul>

# Priority 4: Engage with Rental Owners & Operators

Strategy	Possible Metric(s)
Engage with renters & rental housing providers on topics impacting them. Advise on RentWise SA implementation.	<ul style="list-style-type: none"><li>• Number of renters and housing providers providing feedback during Renters' Solution Subcommittee meetings.</li></ul>
Host discussion(s) about project-based vouchers and ways to encourage more voucher acceptance.	<ul style="list-style-type: none"><li>• Number of different stakeholders, such as public entities and people with lived experience, involved in briefings</li></ul>

# Priority 5: Support the advancement of homeless prevention & housing stability initiatives

Strategy	Possible Metric(s)
Receive regular updates on the Strategic Housing Implementation Plan and Homeless Strategic Plan	<ul style="list-style-type: none"><li>• Number of updates related to SHIP and the Homeless Strategic Plan during Housing Commission meetings.</li></ul>
Host conversations focused on eviction and foreclosure prevention with stakeholders working to improve housing stability, including local teams, peer cities, or others. Ensure that title remediation and other anti-displacement efforts are central in these discussions.	<ul style="list-style-type: none"><li>• Number of stakeholders sharing their efforts to achieve housing stability during a Commission meeting.</li></ul>

# Discussion



Are these the right priorities and strategies?

What's been on your mind since the retreat? Other ideas or changes?

# Recommendation



Staff recommends the Housing Commission approve the revised FY 2025 Priorities.

**Suggested Motion:** I move for the approval of the Housing Commission FY 2025 Priority revisions.



# Item 7

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 8

Director's Report

# Director's Report

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- RentWise SA Campaign Recap
- ADU Program Update
- SHIP Event Update
- Housing Assistance Program Update
- Upcoming Meetings

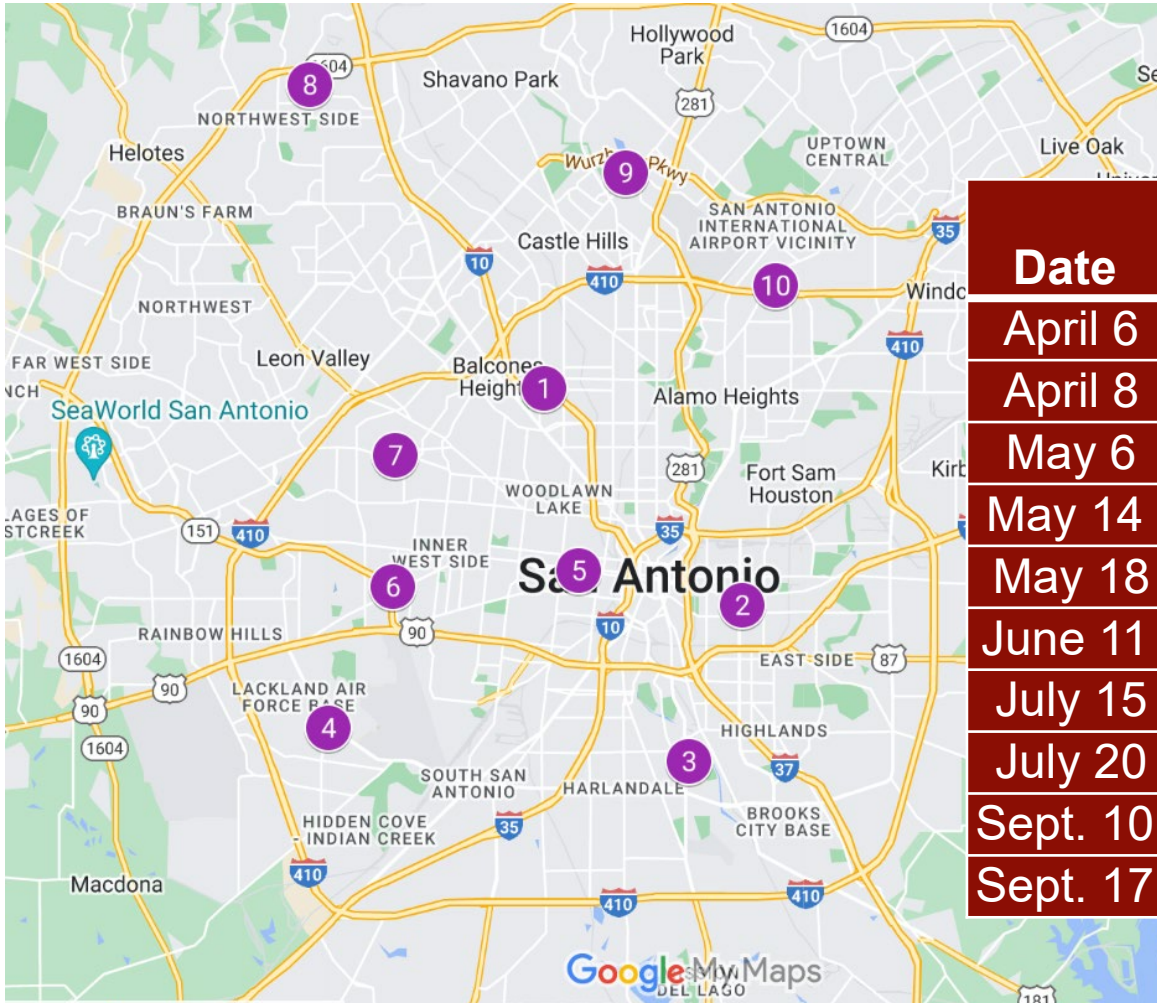


# RentWise SA Recap

**370** attendees in 10 sessions

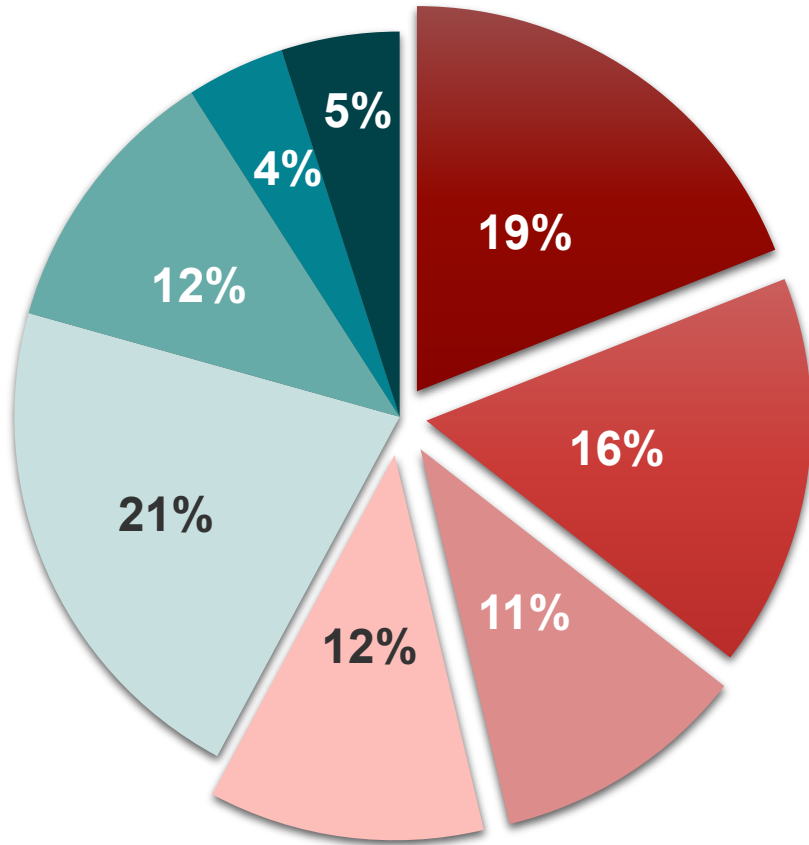


# Session Locations



Date	Council District	Location	Attendees
April 6	10	Meals On Wheels	15
April 8	6	Pre-K 4 SA: West	7
May 6	1	Westfall Library	85
May 14	4	Willie M. Cortez Senior Center	47
May 18	5	Mexican American Unity Council	56
June 11	2	Good Samaritan Veteran Center	40
July 15	3	Mission Library	31
July 20	7	Forest Hills Library	41
Sept. 10	9	Walker Ranch Senior Center	27
Sept. 17	8	UTSA, Main Campus	21

# Participant Household Income Levels



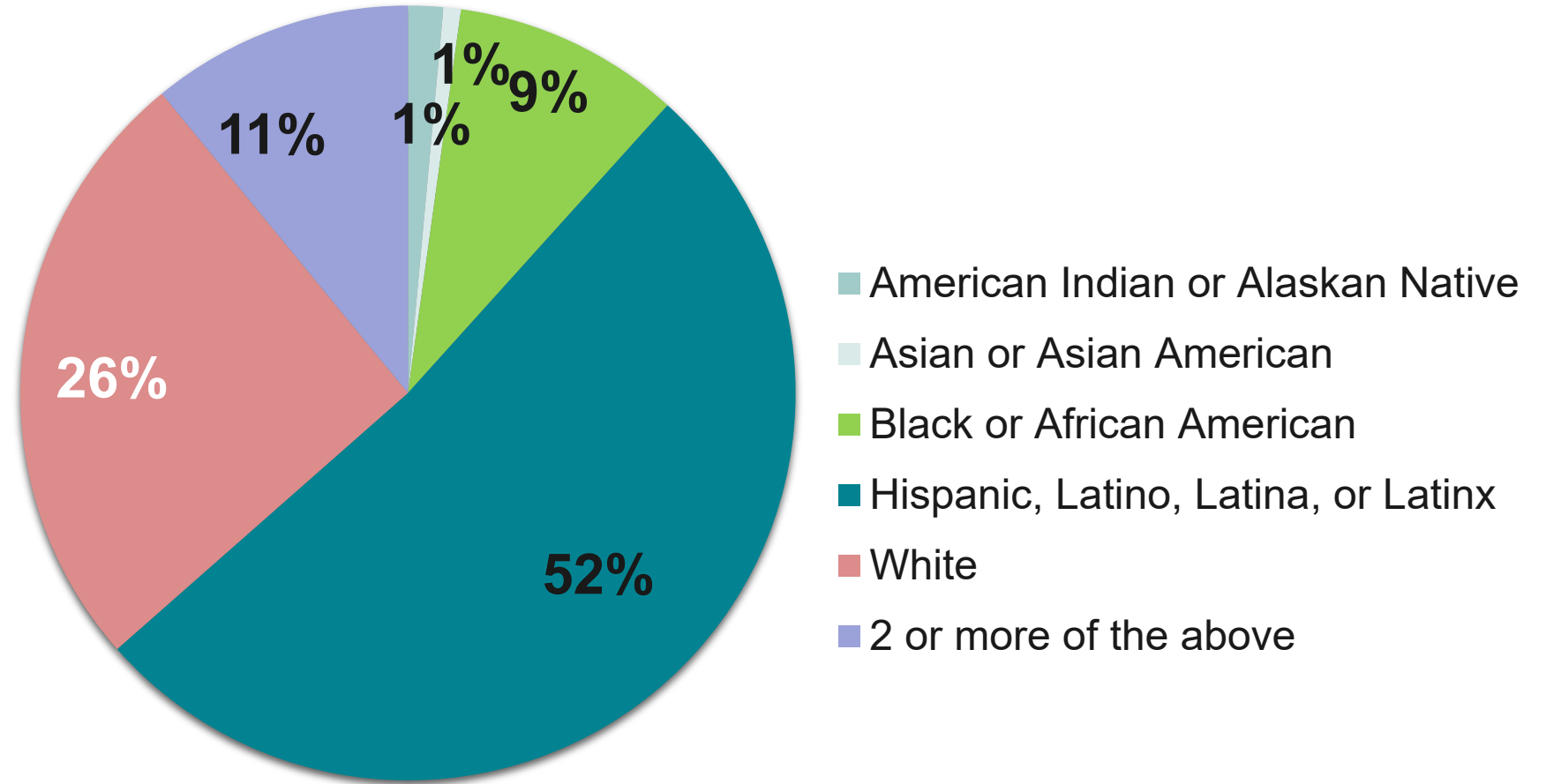
**58%** of respondent's household income is less than \$35K

- Less than \$10k
- \$10k to \$14,999
- \$15k to \$24,999
- \$25k to \$34,999
- \$35k to \$49,999
- \$50k to \$74,999
- \$75k to \$99,999
- Over \$100k\*

\*Only 1 out of 6 respondents making more than \$100k was a renter

121 survey respondents

# Participant Race & Ethnicity



137 survey respondents

# Participant Satisfaction

90% of survey respondents felt satisfied or very satisfied with the session

24%  
scored knowledgeable or  
very knowledgeable  
before the session



90%  
scored knowledgeable or  
very knowledgeable  
after the session



# Participant Feedback



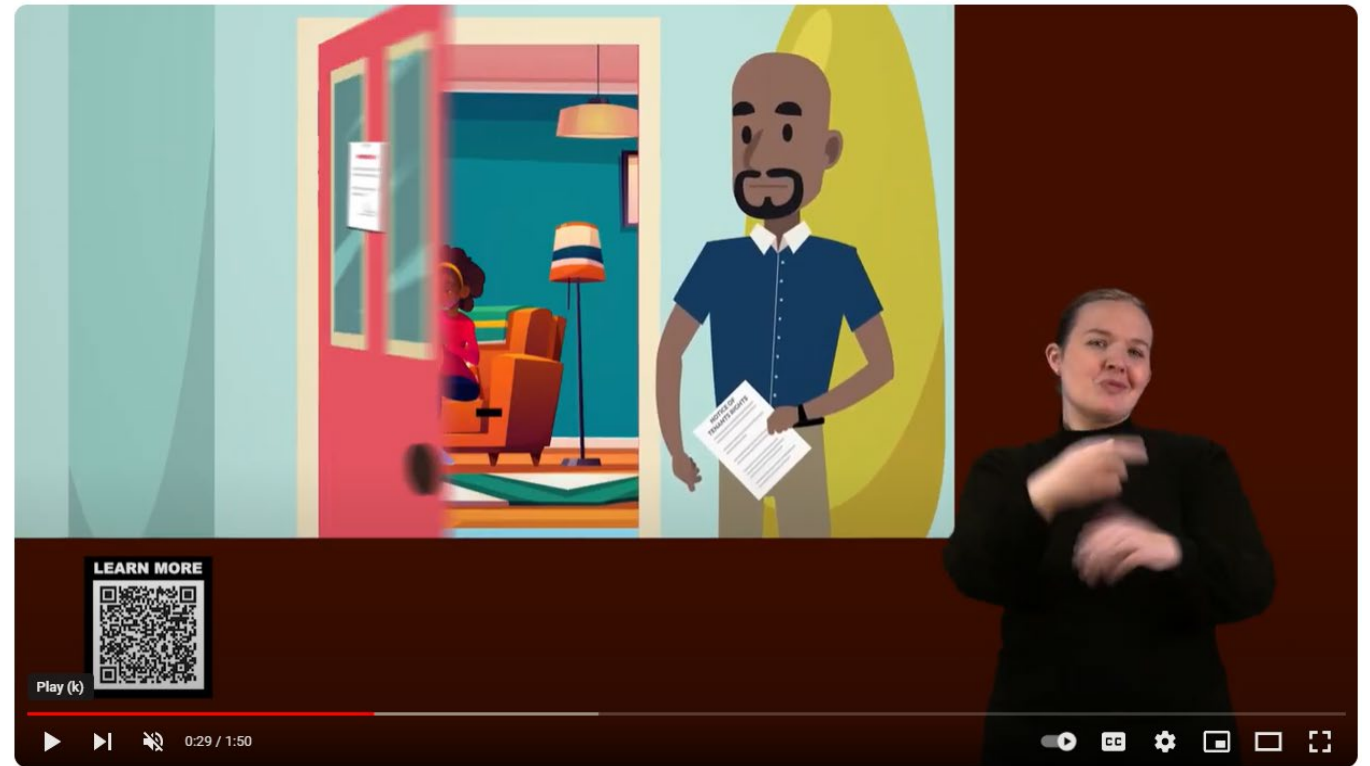
- Ideas for the future:
  - How to address delays on repairs: access gates, air conditioning, mold, etc.
  - How to negotiate rent increases with the leasing office.
  - How to safely report criminal activity observed in your rental complex.
- Highlight more:
  - For renters: more info on rental assistance.
  - For rental housing providers: how to write your own lease contract.

# Videos

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- 6 short videos highlighting renter rights and resources
- English, Spanish, and ASL
- Over 23k total views to date!

Check out the video series at [www.sa.gov/tenantsrights](http://www.sa.gov/tenantsrights)



Eviction Prevention and Rental Assistance (ASL Version)



City of San Antonio  
5.83K subscribers

Subscribed

Like



Share

Download

Save




56 views 2 weeks ago

# Accessory Dwelling Unit (ADU) Program Update


- ADU Program website updated
  - Benefits of ADUs
  - How to Construct an ADU
  - ADU Permit-Ready Plans
  - Other ADU Resources & Finance Tools
- Permit-ready plans being finalized
  - To receive a copy, property owner must:
    - Live on the property
    - Verify their zoning allows for an ADU
    - Record ADU affidavit & Covenant with Bexar County
    - Provide copy of ADU affidavit and covenant

**Steps to Building a Permit-Ready ADU**


- 1. Browse the Library**  
Explore our ADU Permit-Ready Plan library and find one suitable for your needs and site.
- 2. Verify your Zoning**  
Review the [zoning districts](#) that allow ADUs. Check the [OneStop map](#) to verify the zoning of your property and confirm your zoning allows an ADU to be built.
- 3. Complete the ADU Affidavit and Covenant**  
Complete your [affidavit](#) acknowledging the property owner must live on the property for the legal use and occupancy of the ADU. An affidavit is a written statement from a person that they sign and swear is correct. This affidavit must be recorded in Bexar County's public records.
- 4. Select a Design**  
Choose a design and connect with our ADU Program team through the contact information to request a copy of the plans. Our team will require a copy of the recorded affidavit to receive a permit-ready plan.
- 5. Apply for a Permit**  
For information on permitting check our [ADU Permitting](#) page. You must submit a building permit application within 6 months of receiving your permit-ready plan.




**The Maricela: Permit-Ready Plan 1**  
The Maricela, designed by Our Casas Residents Council, Inc., is a 375 square foot Accessory Dwelling Unit (ADU). It features one bedroom, one bathroom, a kitchen/dining area, and space for a stackable washer/dryer.




**The Santiago: Permit-Ready Plan 2**  
The Santiago, designed by Our Casas Residents Council, Inc., is a 675 square foot Accessory Dwelling Unit (ADU) plan. It features one bedroom, one bathroom and a kitchen/dining area.



**Hideaway Haven: Permit-Ready Plan 3**  
Hideaway Haven, designed by Studio Plearn, is a 490 square foot Accessory Dwelling Unit (ADU) plan. It blends modern and traditional styles, featuring a shaded porch and energy-efficient design.



**Inside Out: Permit-Ready Plan 4**  
Inside Out, designed by Studio Plearn, is a 794 square foot Accessory Dwelling Unit (ADU) plan. It blends modern and traditional styles, featuring a shaded porch and energy-efficient design.



**Hinter Haus: Permit-Ready Plan 5**  
Hinter Haus, designed by StudioMassivo and Timberlyne Group, is an 800 square foot Accessory Dwelling Unit (ADU) plan. It features an airy living space with seamless outdoor connections, built with a metal roof and natural wood siding.

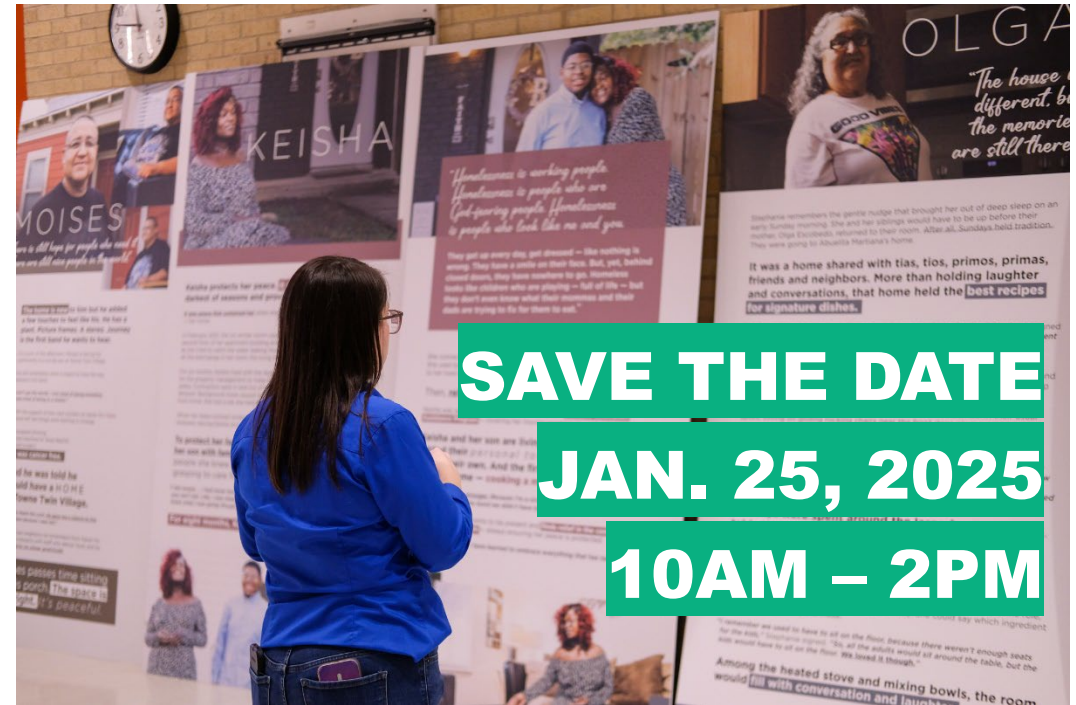


Scan to visit  
SA.gov/ADU

# SHIP Event

## Housing in San Antonio

- South San Antonio High School (7535 Barlite Blvd, 78224)
- This is a partnership with Bexar County, the San Antonio Housing Trust and Opportunity Home San Antonio
- Topic priorities include:
  - Affordable Housing Bond / Home Rehab Program(s)
  - Transit Oriented Development
  - Affordability Definitions
  - Permanent Supportive Housing
  - Universal Design



What should the Commission's presence look like?

# Housing Assistance Program Update

## **FY2024 Rental Assistance Summary**

**\$8.3 million** in rental and utility assistance to **2,758 eligible households**

- 7,600+ applications received
- 27% Area Median Income (AMI) average
- \$3,033 average assistance per family
- Partnered to **DHS Homeless Connections Hotline** to streamline process and connect families to other resources

## **FY2025 Reopening**

**\$5.7 million** in rental, relocation, and utility assistance to **2,133 eligible households**

- Pre-screening through online portal
- Monthly opening on the second Wednesday of every month at 1:00 p.m.
- Application will close once the maximum number of applications are received
- Continued partnership with DHS to provide wrap around support
- Current HAP Policy includes COVID-19 hardship, seeking Council approval in December to remove federal grant requirements

# Upcoming Meetings



## Housing Commission

- 1/22 @ 11:30 AM: Regular Meeting – City Tower
- **Public Engagement & Outreach Subcommittee**
  - 12/2 @ 3:00 PM (Virtual)
- **Renters' Solutions Subcommittee**
  - 12/5 @ 5:30 PM (Virtual)
- **Removing Barriers Subcommittee**
  - 12/17 @ 2:00 PM (Virtual)

## City Council

- 12/13 @ 10:00 AM: Planning & Community Development Committee
- 11/20 @ 2:00 PM: B-Session
- 11/21 @ 9:00 AM: A-Session
- 12/4 @ 2:00 PM: B-Session
- 12/5 @ 9:00 AM: A-Session
- 12/19 @ 9:00 AM: A-Session (TOP & TOD Zoning)



# Item 9

Commissioners' Community Updates

# San Antonio Housing Commission

November 20, 2024

