

San Antonio
Housing Commission
June 4, 2025



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Roll Call



Agenda

- **Public Comment**
- **Item 1:** Approval of Minutes
- **Item 2:** Affordable Housing Bond Request for Proposals
- **Item 3:** Casita Program
- **Item 4:** Public Engagement & Outreach Subcommittee Appointments
- **Item 5:** Renters' Solutions Subcommittee Appointments
- **Item 6:** Director's Report



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 April 9, 2025



Item 2

Briefing and Discussion on the Request for Proposals (RFP)
affordable housing development gap funding

Affordable Housing Gap Funding Request for Proposals

Post-Solicitation Briefing

Housing Commission

June 4, 2025



Affordable Housing Bond



2022-2027
BOND
PROGRAM
City of San Antonio

Creative Projects (SHIP)

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

Housing Commission Framework & Bond Parameters

- **Deep Affordability**
 - **Prioritize deeper affordability** (units for families below 30% AMI, public housing and income-based housing)
- **Design & Construction Priorities**
 - **Shovel-ready projects**
 - 100% of units with **universal design**
 - **Sustainability** features beyond City Code
 - Integrating **high-speed internet** & mobile infrastructure
 - **Family-sized units**
- **Equity & Location**
 - Ensuring **wide geographic availability** & working to decrease racial and economic segregation
 - Proximity to Advanced Rapid Transit to support **Transit-Oriented Development**
- **Displacement & Resident Services**
 - **New construction projects** must complete a **displacement impact assessment**
 - Prioritize projects that include **meaningful, onsite resident services**

Pictured: NOVA Lofts (65 homes) rental production development in District 10.



Area Median Income (AMI)

30% AMI



Consuelo is a single mother of two children, Carlos (4) and Sofia (6).

Consuelo is a home health aide. She also works at a grocery store part-time to supplement her income.

\$11.49 HOURLY

\$460 WEEKLY

\$23,900 ANNUALLY

50% AMI



Javier and Maria have a young son, Juan, who is 5 years old.

Javier works as a truck driver, while Maria works part-time as a cashier at a retail store.

\$19.15 HOURLY

\$766 WEEKLY

\$39,850 ANNUALLY

60% AMI



Nicole is a receptionist at a dental office and cares for her two children, Julia (8) and Mario (10).

Mario was diagnosed with Autism at an early age and received Supplemental Security Income (SSI).

\$22.99 HOURLY

\$920 WEEKLY

\$47,820 ANNUALLY

80% AMI



Tina and her two adult children have lived in the same house for over 15 years.

Tina works as an administrative assistant, and the adult children have work-study positions in their universities.

\$30.65 HOURLY

\$1,226 WEEKLY

\$63,750 ANNUALLY

Area Median Income (AMI) - Current Projects

- The Affordable Housing Bond prioritizes projects with **deeper affordability**
 - Up to 50% AMI for rental with a priority for 30% AMI
 - Priority for public housing and income-based housing
- **35%** of Affordable Housing Bond funded homes (1,466) have deeper affordability in line with adopted Housing Bond priorities
 - Includes Permanent Supportive Housing, rental homes up to 50% AMI and new homes to own up to 80% AMI
 - 929 units of Public Housing or Income-Based Housing
 - 242 Permanent Supportive Housing units



Pictured: Towne Twin Village (41 tiny homes) permanent supportive housing community in District 2.

Solicitation Overview



- Solicitations for **rental housing, homeownership production & PSH** developments in need of gap funding
 - Combined Rental Production & Rental Rehabilitation to streamline process
 - Prioritized rental projects with family-sized units and deep affordability
 - Minimum of 15% of total units reserved for families earning up to 30% AMI
- In alignment with FY 2024 Annual Action and Budget Plan, Strategic Housing Implementation Plan and Housing Bond Parameters
- Three RFPs released April 7, 2025

Solicitation Type

- Request for Proposals (RFP)

Proposed Terms

- Terms based on development schedule

Estimated Value

- Total – \$34 Million

Funding Source

- Affordable Housing Bond & Federal

Current Contract Status

- New Contracts

Recommended Awards

- Supports the creation & preservation of **686 rental homes** and **51 homeownership opportunities**
- Adds **328 deeply affordable units** and **410 family-sized rental units** to the community
- **Preserves the affordability covenant** for 1 housing development
- Invests in **3 transit-oriented developments** located in the inner city and within ¼ mile of Advanced Rapid Transit (ART)
- Funds developments with supportive services, including **on-site pre-k for 2 housing communities**



Pictured: Rancho Carlota – Phase V (63 homes) homeownership production project in D4 (top) & Commons at Acequia Trails (201 homes) Permanent Supportive Housing project in D3 (bottom).

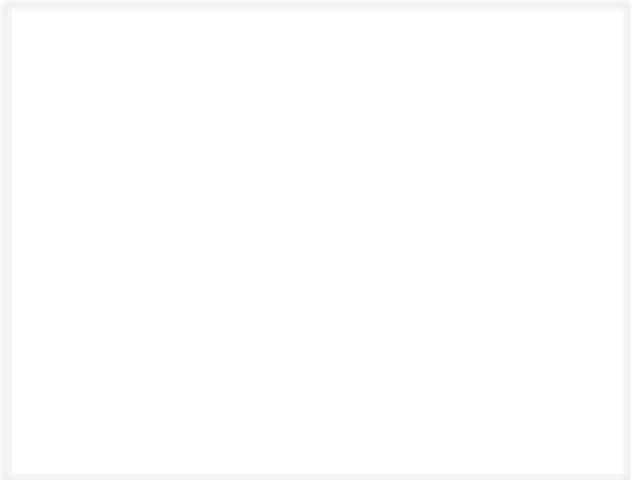
Funding

Funding Category	Federal Funding	Affordable Housing Bond-Gap Funding	Gap Funding Available	Amount Requested	Proposed Award
Rental Housing	\$4,272,684.54*	\$21,429,219*	\$25,701,903.54	\$115,851,560	Up to \$25,701,903.54
Homeownership Production	\$3,261,519^	\$0	\$3,261,519.00	\$3,261,519	Up to \$3,261,519.00
Permanent Supportive Housing	\$913,878	\$4,218,555^	\$5,132,433.00	\$935,428	None
Total	\$8,448,081.54	\$25,647,774	\$34,095,855.54	\$120,048,507	\$28,963,422.54

*For Rental Housing, includes returned Bond funding from Alazán Expansion (\$8.2 M) and returned federal funding from Memorial Apartments (\$785 K). Of the \$21.4M of Bond funding, approximately \$13.2M is for Rental Rehabilitation not awarded in Spring 2024. For PSH, includes returned Bond funding from Towne Twin Village (Phase 3) and unallocated HOME-ARP funding.

^ Includes \$3,100,000 in HOME funding not awarded in last single-family solicitation and \$161,519 in HOME funding from program savings.

RFPs Summary



Project Type	Proposals Submitted	Projects Recommended	Total Units	30% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Affordability Covenant
Rental Housing	19	6	686	144	133	270	139	0	Up to 40 years
Homeownership Production	2	2	51	0	0	0	0	51	
Permanent Supportive Housing	1	0	0	0	0	0	0	0	
TOTALS	22	8	737	144	133	270	139	51	

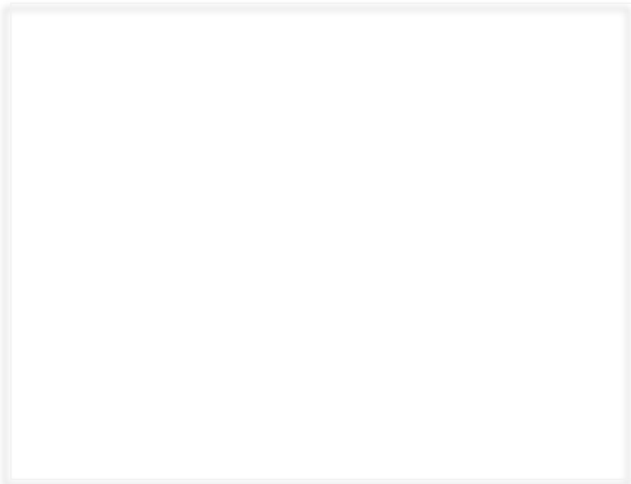
Rental Housing Production, Rehabilitation, Preservation & Acquisition (**\$12.5 M – Production; \$13.2 M - Rehab**)

- Single solicitation for Rental Production & Rental Rehabilitation
- Priority on housing that serves households earning up to 30% AMI, as well as public/income-based housing.
 - **At least 15% of units for families earning 30% AMI and below**
- Scoring panel included subject matter expertise and Community 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.



Pictured: Arbors at West Avenue (234 homes) rental rehabilitation development in District 1.

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

Evaluation Committee Members	
Lori Houston	Assistant City Manager, City Manager's Office
Mark Carmona	Chief Housing Officer
Veronica Garcia	Director, Neighborhood & Housing Services
Abigail Kinnison	Director of Capital Programs, VIA
Channary Gould	Planning Coordinator, Planning Department
Deborah Scharven	Accessibility Compliance Manager, DEIA
Jason Gray	Project Manager, Development Services
Peter Onofre	Community Bond Committee Member

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 (Underwriters), Douglas Melnick (Sustainability Office), Corey Edwards (Office of Historic Preservation), Roman Puentes (Public Works), 21 Nikki Johnson (Housing Commission Representative), NHSD Staff

Rental Housing -Scoring Matrix

FINAL SCORE MATRIX

RFP for Rental Housing Production, Rehabilitation, Preservation & Acquisition (25-089; 6100019025) Score Summary *FINAL EVALUATION May 21, 2025	Maximum Points	VENDOR A	VENDOR B	VENDOR C	VENDOR D	VENDOR E	VENDOR F
A - Development Experience	15	13.13	11.75	13.50	12.38	12.75	11.25
B - Gap Request, Project Readiness and Underwriting Review	15	13.50	12.13	13.75	13.13	11.75	7.25
C - Unit Specifications, Construction Priorities, Equity, Location Priority, Project Site Plan and Timeline and Sustainability	15	13.37	13.00	11.38	13.50	11.87	8.88
D - Displacement, Temporary Relocation Plan and Resident Protections and Amenities/Resident Services	10	8.75	8.63	8.75	9.00	8.63	8.50
E - Affordability	30	26.87	25.62	25.87	24.00	26.25	24.75
A - E Sub-Total	85	75.62	71.13	73.25	72.01	71.25	60.63
F - Non-Profit Status	10	10.00	10.00	0.00051	0.00	0.00051	10.00
G - Veteran-Owned Small Business Preference Program	5	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL SCORE	100	85.62	81.13	73.25	72.01	71.25	70.63
RANK BASED ON TOTAL SCORE		1	2	3	4	5	6

Rental Housing –Scoring Matrix Continued

RFP for Rental Housing Production, Rehabilitation, Preservation & Acquisition (25-089: 6100019025) Score Summary *FINAL EVALUATION May 21, 2025	Maximum Points	VENDOR G	VENDOR H	VENDOR I	VENDOR J	VENDOR K	VENDOR L
A - Development Experience	15	9.25	12.75	12.13	11.12	9.00	8.63
B - Gap Request, Project Readiness and Underwriting Review	15	10.00	11.88	13.00	9.25	7.00	7.63
C - Unit Specifications, Construction Priorities, Equity, Location Priority, Project Site Plan and Timeline and Sustainability	15	8.38	11.37	11.87	9.75	9.38	8.75
D - Displacement, Temporary Relocation Plan and Resident Protections and Amenities/Resident Services	10	7.75	8.25	8.75	8.25	7.38	7.25
E - Affordability	30	24.25	24.87	22.62	19.25	24.75	23.88
A - E Sub-Total	85	59.63	69.12	68.37	57.62	57.50	56.13
F - Non-Profit Status	10	10.00	0.00	0.00	10.00	10.00	10.00
G - Veteran-Owned Small Business Preference Program	5	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL SCORE	100	69.63	69.12	68.37	67.62	67.50	66.13
RANK BASED ON TOTAL SCORE		7	8	9	10	11	12

Rental Housing –Scoring Matrix Continued

RFP for Rental Housing Production, Rehabilitation, Preservation & Acquisition (25-089; 6100019025) Score Summary *FINAL EVALUATION May 21, 2025	Maximum Points	VENDOR M	VENDOR N	VENDOR O	VENDOR P	VENDOR Q	VENDOR R	VENDOR S
A - Development Experience	15	12.38	9.13	9.00	9.00	10.37	9.13	8.13
B - Gap Request, Project Readiness and Underwriting Review	15	10.37	8.63	3.88	4.63	6.88	7.75	4.25
C - Unit Specifications, Construction Priorities, Equity, Location Priority, Project Site Plan and Timeline and Sustainability	15	10.75	9.38	8.50	8.13	7.50	8.63	5.88
D - Displacement, Temporary Relocation Plan and Resident Protections and Amenities/Resident Services	10	8.50	7.38	6.63	6.00	7.13	6.75	6.00
E - Affordability	30	20.37	21.12	16.75	15.50	19.25	18.50	11.25
A - E Sub-Total	85	62.37	55.62	44.75	43.25	51.12	50.75	35.50
F - Non-Profit Status	10	0.00	0.00051	10.00	10.00	0.00	0.00	10.00
G - Veteran-Owned Small Business Preference Program	5	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL SCORE	100	62.37	55.62	54.75	53.25	51.12	50.75	45.50
RANK BASED ON TOTAL SCORE		13	14	15	16	17	18	19

Rental Housing – Recommended Awards

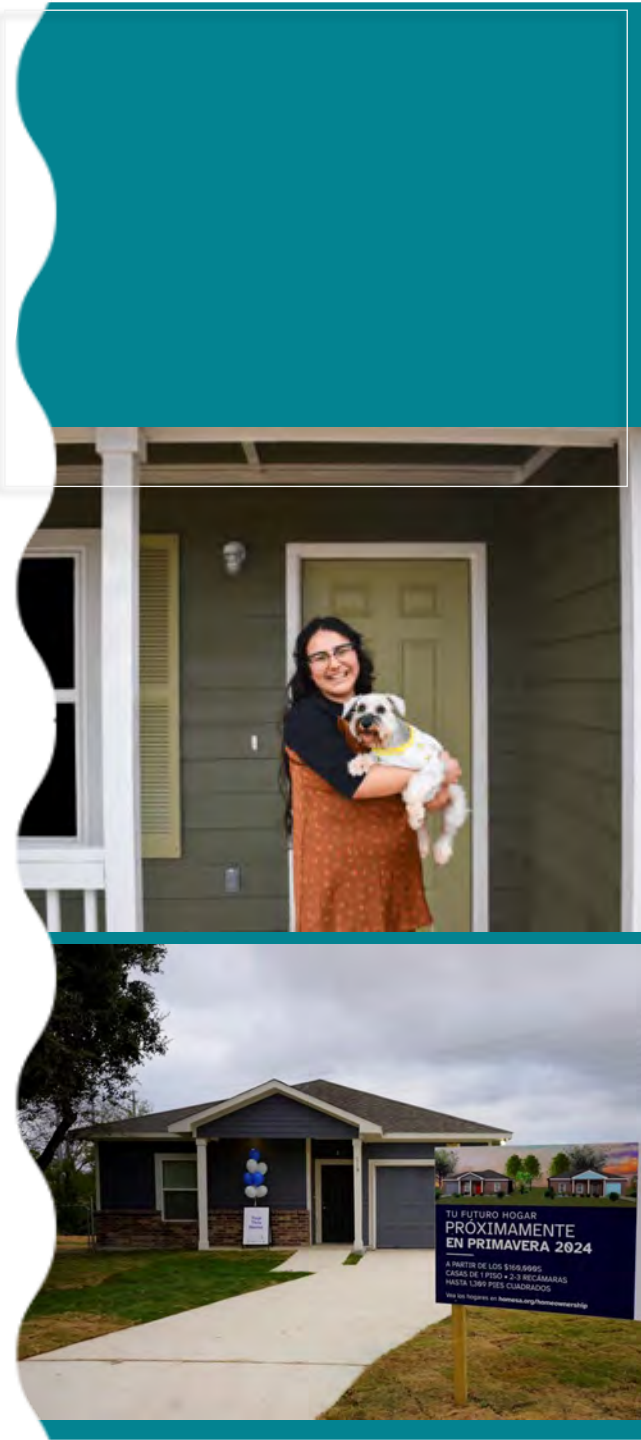
Rental Housing*								
Proposal	District	Project Type	Total Units	30% AMI	50% AMI	60% AMI	70% AMI	Total Recommended Funding (Not to Exceed)
Vendor A	1	Rental Rehab	72	11		61		\$4,743,730.00
Vendor B	5	Rental Rehab & Rental Production	89	48	40	1		\$6,000,000.00
Vendor C	6	Rental Production	78	12	28	38		\$2,200,000.00
Vendor D	2	Rental Production	279	42	31	67	139	\$6,000,000.00
Vendor E	6	Rental Production	78	12	28	38		\$3,600,000.00
Vendor F	4	Rental Production	90	19	6	65		\$3,158,173.54**
TOTAL			686	144	133	270	139	\$25,701,903.54

* Awards are contingent on contract negotiations and meeting underwriting standards, including securing all leveraged funding.

**Partial award due to availability of funding.

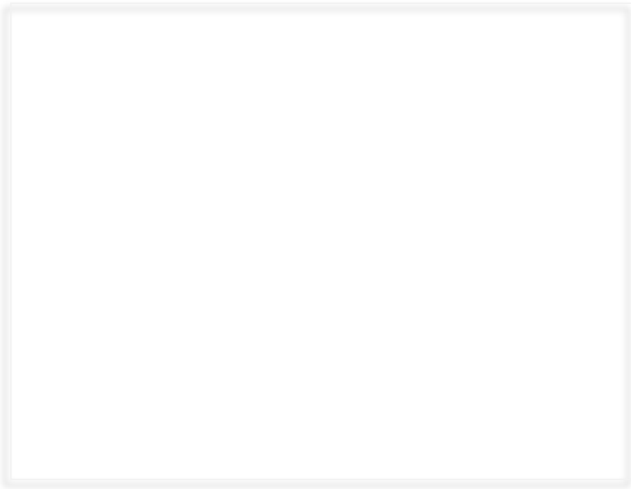
Homeownership Production (\$3.26 M)

- 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 included subject matter expertise.



Pictured: Westside Reinvestment Initiative (5 homes) homeownership production project in District 5.

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

Evaluation Committee Members	
Lori Houston	Assistant City Manager, City Manager's Office
Mark Carmona	Chief Housing Officer, City Manager's Office
Veronica Garcia	Director, Neighborhood & Housing Services
Cory Edwards	Deputy Historic Preservation Officer, OHP
Deborah Scharven	Accessibility Compliance Manager, DEIA
Abigail Kinnison	Director of Capital Programs, VIA
Jason Gray	Project Manager, DSD
Channary Gould	Planning Department
Nikki Johnson	Housing Commission Representative

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), NHSD Staff

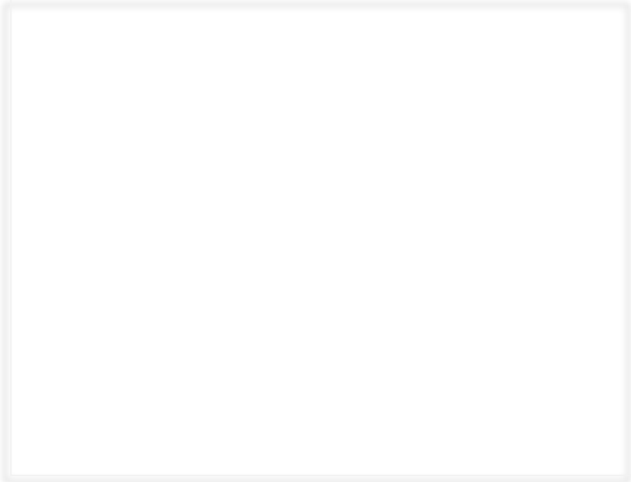
FINAL SCORE MATRIX

RFP for Affordable Single-Family Housing Development Gap Funding (25-093; 6100019033) Score Summary *FINAL EVALUATION May 19, 2025	Maximum Points	VENDOR A	VENDOR B
A - Development Experience	15	14.00	12.78
B - Gap Request, Project Readiness and Underwriting Review	15	13.44	11.89
C - Unit Specifications, Construction Priorities, Equity, Location Priority, Project Site Plan and Timeline and Sustainability	15	11.11	12.11
D - Displacement and Resident Protections, Amenities/Resident Services	10	8.00	8.22
E - Affordability	30	26.33	23.78
A - E Sub-Total	85	72.88	68.78
F - Non-Profit Status	10	10.00	10.00
G - Veteran-Owned Small Business Preference Program	5	0.00	0.00
TOTAL SCORE	100	82.88	78.78
RANK BASED ON TOTAL SCORE		1	2

*One evaluation meeting held, and no interviews conducted.

Homeownership Production - Scoring Matrix

Homeownership Production – Recommended Awards



Rental Housing			
Proposal	District	Total Units (up to 80% AMI)	Total Recommended Funding (Not to Exceed)
Vendor A	4	42	\$2,590,000
Vendor B	5	9	\$671,519
TOTAL		51	\$3,261,519

Overall Bond Impact



28 PROJECTS



4,764 UNITS PRODUCED OR PRESERVED

- **1,140+ COMPLETE**
- **2,500+ UNDER CONSTRUCTION**



136 HOMEOWNERSHIP OPPORTUNITIES



4,628 RENTAL UNITS

DEEP AFFORDABILITY*	
UNITS	UNIT TYPE
1,158	30% AMI
389	50% AMI
136	80% AMI (Homeownership)
224	Public Housing Units
242	Permanent Supportive Housing
1,017	Public Housing or Income Based

\$890 M
TOTAL INVESTMENT**

\$86 M
BOND FUNDS

\$23 M
FEDERAL FUNDS

\$22,869
BOND + FEDERAL
CONTRIBUTIONS PER UNIT

\$168,796
PRIVATE CONTRIBUTION
PER UNIT

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

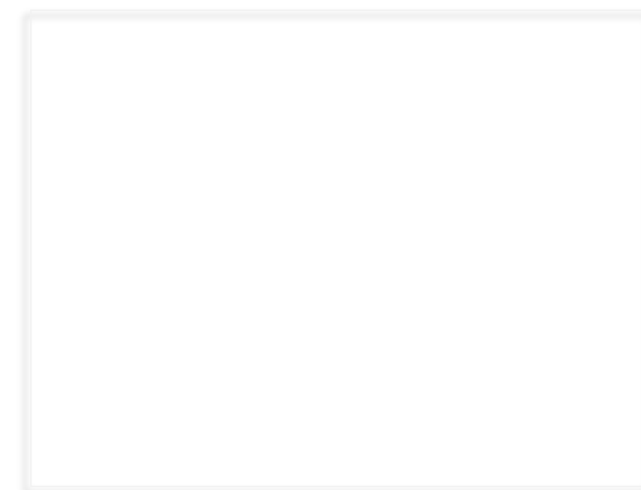
**Total investment and match amount subject to change based on final pricing at closing

RFP Timeline



RFP Release	Monday, April 7, 2025
Pre-submittal Conference	Monday, April 14, 2025
Deadline for Questions	Monday, April 21, 2025
Responses Due	Monday, April 28, 2025
Evaluation Complete	Wednesday, May 21, 2025
Housing Commission	Wednesday, June 4, 2025
Post-Solicitation Briefing (A-Session)	Thursday, June 5, 2025
City Council A-Session Award (Batch 1)	Thursday, June 12, 2025
Public Hearing (Federal)	Wednesday, June 25, 2025
City Council A-Session Award (Batch 2)	Thursday, June 26, 2025 or later

Affordable Housing Bond - Available Funding



Category	Funding Amount	Bond Funding Committed to Date*	Units to Date	Proposed Award Funding	Proposed Award Units+	Remaining Funding [^]
Homeowner Rehab	\$45 M	\$41.8 M**	400	-	-	\$3.2 M
Rental Rehab	\$40 M	\$26.8 M	2,308	\$13.2 M	161	-
Rental Production	\$35 M	\$19.9 M	1,470	\$8.2 M	525	\$6.9 M
PSH	\$25 M	\$20.8 M	242	-	-	\$4.2 M
Homeowner Production	\$5 M	\$5 M	136	-	-	-
TOTAL	\$150 M	\$114.3 M	4,556	\$21.4 M	686	\$14.3 M

Remaining funding and any returned funding proposed for SHIP implementation

* Includes 7% Capital Administration

** Includes Operation Rebuild and Home Rehabilitation Program funding through FY2027

+ Does not include units funded with federal funding through this solicitation

[^] Includes SHIP Implementation strategies such as strategic land acquisition, community land trusts, ADUs, or rental rehabilitation, with City Council approval

Next Steps

- Allocation of SHIP Implementation Creative Funding
 - Casita (ADU) Incentive Program Council Consideration – June 26, 2025
 - Community Land Trusts (CLT) Funding
 - Strategic Land Acquisition for Affordable & Permanent Supportive Housing





Questions?

SA.gov/nhsd

THANK YOU!

**Veronica Garcia, Director
Neighborhood & Housing
Services Department**

Veronica.Garcia@sanantonio.gov





Item 3

Briefing and discussion on the Casita Program

Casita Program

Housing Commission

June 4, 2025



Casita Program*



STRATEGIC HOUSING IMPLEMENTATION PLAN (SHIP) GOAL:

Increase number of accessory dwelling units available as affordable housing through system wide approach.

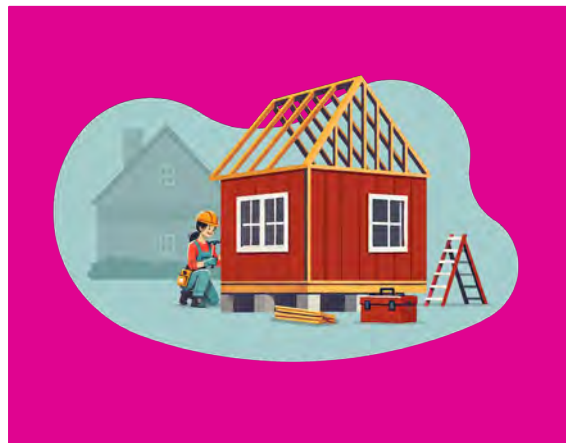
***Formerly known as the ADU Program**

Casita Program*

ADU DESIGN COMPETITION



RESOURCES



PERMIT-READY PLANS



INCENTIVES



*Formerly known as the ADU Program

Casita Program: Resources



Benefits of Casitas

Find out how casitas can benefit both homeowners and renters.



Casita Resources & Finance Tools

Find tools to help finance a casita and learn about the City's casita incentives. Find a list of contractors, tips on appraisals, information on historic districts, and more.



Casita Permit-Ready Plan Library

Explore casitas designs to find one suitable for your needs and site.



ADU Design Competition

Learn more about the Accessory Dwelling Unit (ADU) design competition



Constructing a Casita

Information and guidance on how to build a casita. Learn about available programs and resources for all stages of the casita process.



Casita Permit-Ready Plans



The Maricela: Permit-Ready Plan 1

The Maricela, designed by Our Casas Residents Council, Inc., is 375 square feet. This accessible casita is 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 casita plan. This accessible casita 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 casita plan. This accessible one bedroom, casita 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 casita plan. This accessible two-bedroom casita blends modern and traditional styles, featuring a shaded porch and energy-efficient design.



Hinter Haus: Permit-Ready Plan 5

This StudioMassive and Timberlyne Group design is 800 square feet. This accessible casita one bedroom casita has an airy living space with seamless outdoor connections, built with a metal roof and natural wood siding.



Draft Casita Incentives Pilot



Category	Level I	Level II
Construction Type	Rehabilitation or Construction	
Qualification (AMI)	Renter: 50% or less OR Property Owner: 80% or less	Renter: 30% or less OR Property Owner: 50% or less
Construction Incentive*	up to \$25,000	up to \$35,000
Affordability Period	5-year forgivable loan	10-year forgivable loan
Fee Waiver**	Eligible for City Fee and SAWS (if available) waivers	
Casita Permit-Ready Plan Design Fees***	Property Owners 80% AMI or less are eligible	

Program Details:

- Reimbursement based
 - Confirmation of secured funding for project
 - Connections with local lenders/financial institutions (resources)
- Project must be permitted and meet DSD/Code development standards
- Renter qualification required upon initial lease, at time of any *new* renter
 - Streamlined forms to be provided by NHSD with training
- Renter/Homeowner Support
 - Housing Base listing option
 - Homeownership maintenance class
 - Rentwise SA

Future Improvements Being Explored

- Incentive level qualification for up to \$50,000 if a property owner rents to Housing Voucher Holder
 - Direct partnership with local bank to provide incentive funding to qualifying households

*Maximum incentive amount available for projects using permit ready plans or rehab of existing structure, non-permit ready plans maximum reduced by \$10,000. Construction incentive amount cannot exceed 50% of total project costs.

**Eligible for an average waiver of \$750 in City Fees and SAWS impact fees waived only if funding is available.

***Incentive awards will be up to \$4,500 in Casita Permit-Ready Plan Design fees.

Draft Casita Incentives Pilot



Category	Level I	Level II
Construction Type	Rehabilitation or Construction	
Qualification (AMI)*	Renter: 50% or less OR Property Owner: 80% or less	Renter: 30% or less OR Property Owner: 50% or less
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Affordability Period	5-year forgivable loan	10-year forgivable loan
Fee Waiver***	Eligible for City Fee and SAWS (if available) waivers	
Casita Permit-Ready Plan Design Fees****	Property Owners 80% AMI or less are eligible	

30% AMI



Consuelo is a single mother of two children, Carlos (4) and Sofia (6).

Consuelo is a home health aide. She also works at a grocery store part-time to supplement her income.

\$11.49 HOURLY

\$460 WEEKLY

\$23,900 ANNUALLY

50% AMI



Javier and Maria have a young son, Juan, who is 5 years old.

Javier works as a truck driver, while Maria works part-time as a cashier at a retail store.

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\$766 WEEKLY

\$39,850 ANNUALLY

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Tina and her two adult children have lived in the same house for over 15 years.

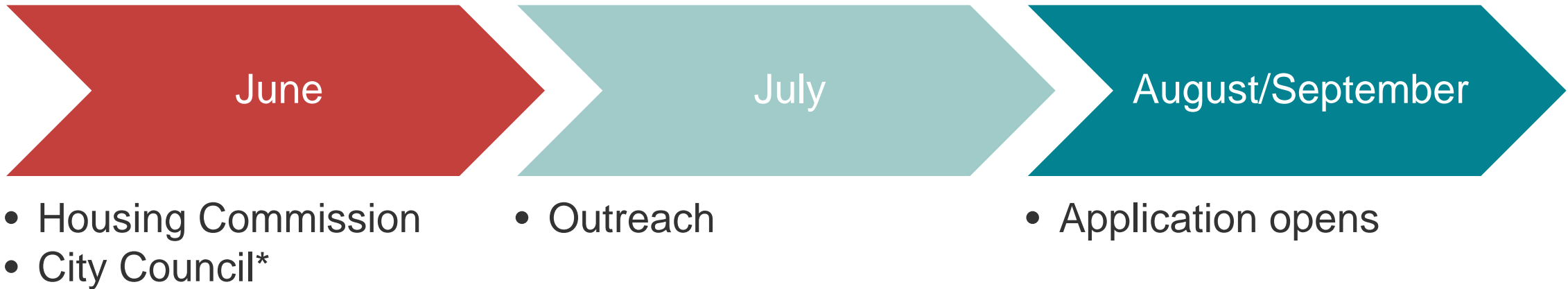
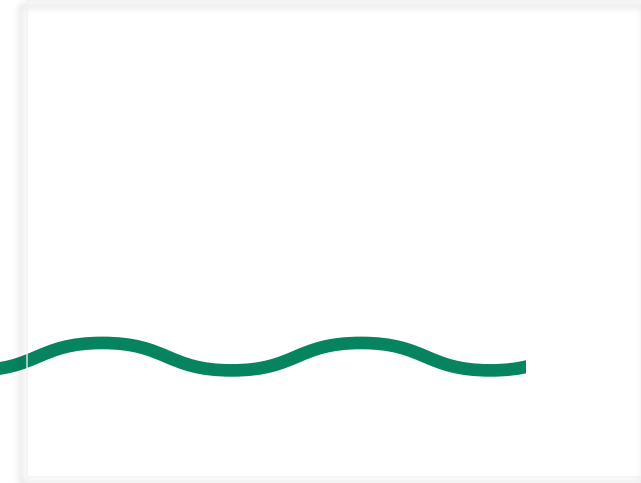
Tina works as an administrative assistant, and the adult children have work-study positions in their universities.

\$30.65 HOURLY

\$1,226 WEEKLY

\$63,750 ANNUALLY

Casita Program: Timeline



*Date TBD



THANK YOU!

Ian Benavidez

Deputy Director

Ian.Benavidez@sanantonio.gov





Item 4

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

Appointment

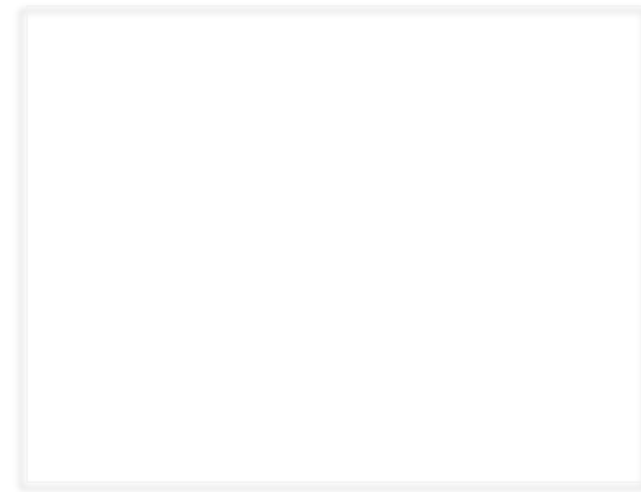


- 2 members resigned due to personal and professional capacity
- Commissioners met to review eligibility, geographic location, community representation and outreach experience.

RECOMMENDED 1 FOR CONSIDERATION

- Juan Gutierrez

Staff Recommendation



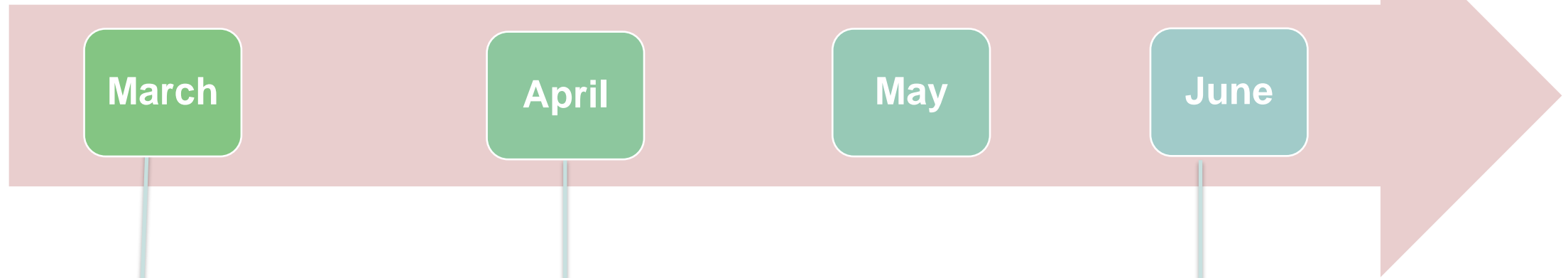
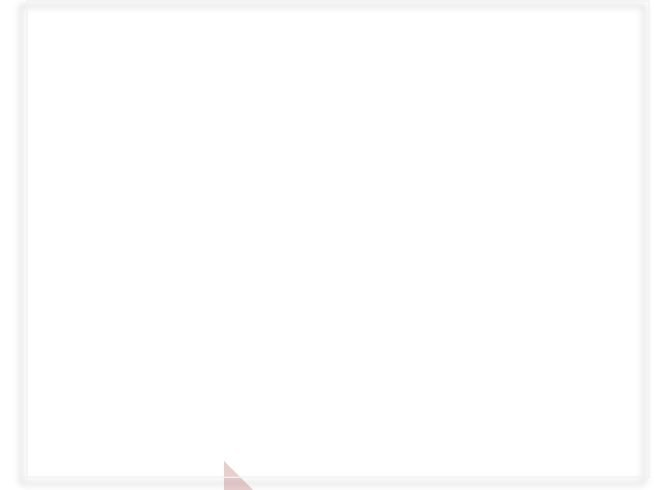
- Staff recommends Housing Commission appoint Juan Gutierrez to the PEO with their terms to expire on September 30, 2025.
- **Suggested Motion(s)**: I move the Housing Commission approve the recommended appointee as the new non-commission member to the Public Engagement & Outreach Subcommittee for a term ending on September 30, 2025.



Item 5

Briefing and possible action regarding Renters' Solutions Subcommittee Appointments

Background



March

Rolling application is promoted to stakeholder networks.

April

Co-chairs and NHSD staff review applications, conduct interviews, and make selections.

May

June

June 4th: RSS appointments at Housing Commission

Appointments



Shelia Brown: Renter Representative

- Support Group and Peer Mentoring Coordinator at Connect+Ability
- Second term appointment; 1st term March 2023-2025
- Lives in District 8
- Advocates for renters living with a disability

Teresa Brown: Rental Property Management Representative

- Owner of Brown Realty & Property Management
- 100+ units in management portfolio including homes that accept housing vouchers
- Memberships & affiliations:
 - San Antonio Board of Realtors / Texas Association of Realtors
 - National Association of Residential Property Managers (NARPM) / VP of San Antonio Chapter
 - Graduate Real Estate Institute (GRI Society)

Staff Recommendation



- Staff recommends Housing Commission approve to appoint Shelia Brown and Teresa Brown as non-commissioner representatives on the Renters' Solutions Subcommittee.
- **Suggested Motion:** I move the Housing Commission approve the recommended appointees as the new non-commission members of the Renters' Solutions Subcommittee for term ending on May 31, 2027.



Item 6

Director's Report

Director's Report

- Housing Assistance Program Update
- Public Information Campaign Update
- Property Tax Help Campaign Recap
- Cool Roof / Heat Island Mitigation
- FY 2026 HUD Annual Action Plan
- Upcoming Meetings



Housing Assistance Program Update

FY 2025 Funding: \$5.7M allocated to support 2,133 renter families facing housing instability and financial hardship

Rental Assistance Monthly Opening: Every 2nd Wednesday from 1:00 - 2:00 PM

- Prioritize households with active Court Ordered Eviction or Notice to Vacate
- As of May 1, NHSD has received 4,283 rental assistance applications
 - Provided \$2M in rental / utility assistance to 600 families
 - Average assistance – \$3,392
 - Average AMI – 27%

Relocation Assistance: Applications accepted daily

- 2,540 relocation applications received to date
 - Provided \$358k in relocation assistance to 263 families
 - Average assistance – \$1,361
 - Average AMI – 26%

Public Info Campaign

PHASE 2: Messaging and Design (K Harvey)

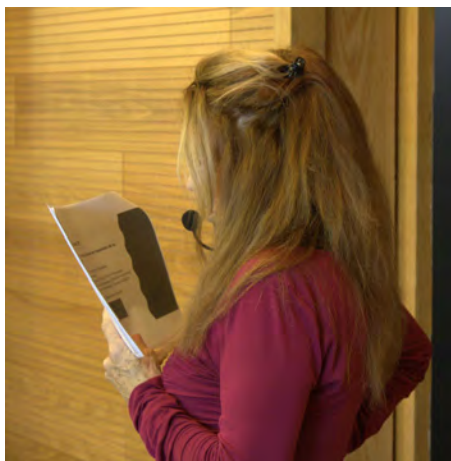
- Refine key messages
- Develop a strategic framework for a multi-year public information campaign

Internal Department Initiatives

- Continuing creation and distribution of the Housing and Homelessness / Permanent Supportive Housing Video Series with Department of Human Services and TVSA
- Editing 2025 AMI graphics to represent new HUD income levels
- Affordable Housing Bond information distribution



2025 Property Tax Help Campaign



15 workshops

Workshops include:

- Presentation on filing property tax exemptions & protesting property tax assessments
- Assistance to complete and file forms on-site, including free printing and notary services
- Spanish & ASL interpretation services at all events. Sessions in Spanish, Arabic, and Vietnamese

2025 Campaign Recap



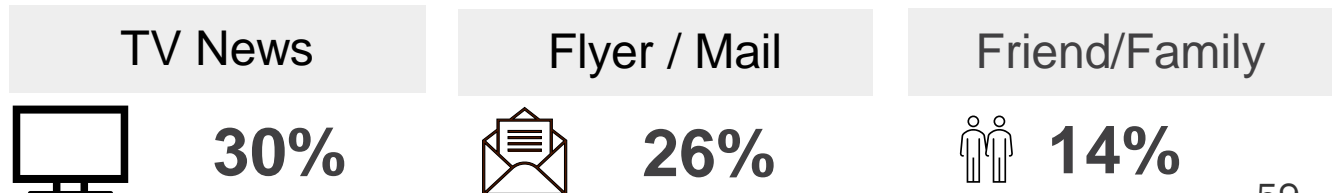
Outcomes:

- 727 Notices of Protest + 85 Exemptions Filed
- ~ \$500k in savings across all attendees

Who joined:

- 1,363 attendees from 1,095 households
- 95% happy or very happy
- 67% of attendees are 55 +
- 39% household income less than \$50,000

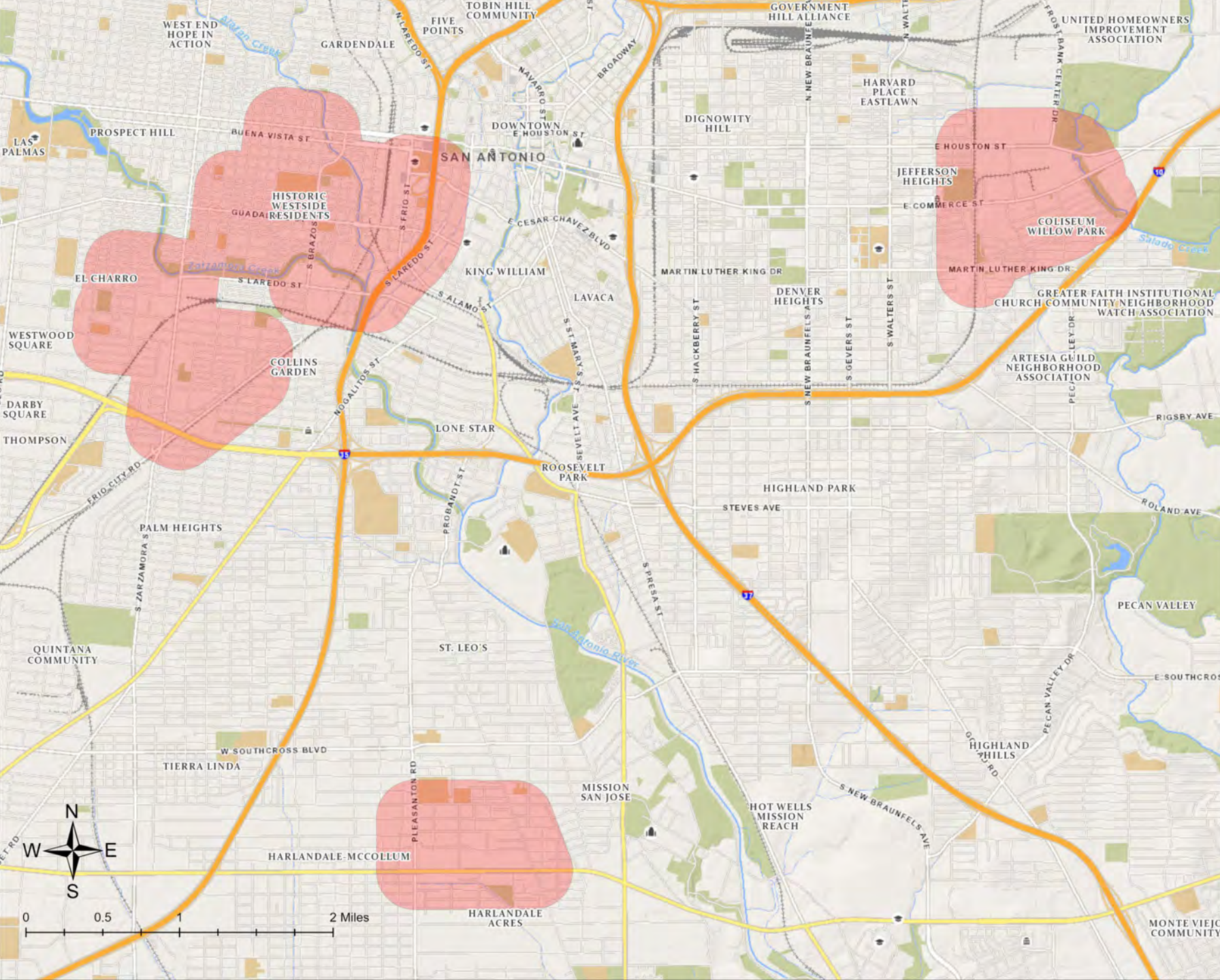
How they heard about it:



Cool Roof Program

- **Goal:** Lower individual energy costs and mitigate heat island effects
- Install 75 cool roofs in Urban Heat Island (UHI) target areas
- Utilizing energy-efficient white shingles w/ solar underlayment
- Special outreach to UHI target areas





Under 1 Roof Cool Neighborhood Pilot Program

Urban Heat
Island
Implementation
Area



FY 2026 Annual Action Plan & Budget

The City of San Antonio receives four (4) federal entitlement grants through HUD annually. HUD funds are authorized by Congress and granted to the City of San Antonio using a formula. Funds support the priorities previously approved in the HUD 2022-2026 Consolidated Plan and adopted by City Council in 2021.

Federal Entitlement Grant	FY 2025 Entitlement	FY 2026 Entitlement
Community Development Block Grant (CDBG)	\$13,108,952	\$13,395,048
HOME Investment Partnerships Program (HOME)	\$5,383,747	\$5,513,371
Housing Opportunities for Persons w/AIDS (HOPWA)	\$3,126,754	\$3,203,599
Emergency Solutions Grant (ESG)	\$1,174,923	\$1,152,115
Total	\$22,794,376	\$23,264,133

FY 2026 Annual Action Plan



Public Input

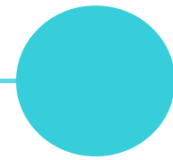
6/10 Community Meeting
(Mission Library)

6/11 Public Hearing #1

6/14 Community Meeting
(Carver Library)

6/24 Community Meeting (Virtual)

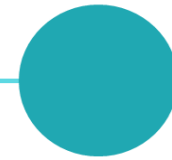
8/6 Public Hearing #2



Stakeholder Presentations

6/26 Planning & Community
Development Council Committee
*Tentative

June / July Stakeholder Outreach



City Council

8/7 City Council A Session

8/16 Action Plan Due to HUD

Upcoming Meetings



Housing Commission

- 6/17 @ 4:00 PM at Alamo Colleges District - Board Room (2222 N Alamo St.)
- 7/17 @ 2:00 PM - Mid-Year Retreat at Alamo Colleges District – Board Room
- **Public Engagement & Outreach Subcommittee**
 - 6/2 @ 3:00 PM (Virtual)
- **Renters' Solutions Subcommittee**
 - 6/5 @ 5:30 PM (Virtual)
- **Removing Barriers Subcommittee**
 - 6/24 @ 2:00 PM (Virtual)

City Council

- 6/5 @ 9:00 AM: A-Session
- 6/11 @ 2:00 PM: B-Session
- 6/12 @ 9:00 AM: A-Session
- 6/18 @ 2:00 PM: B-Session
- 6/19 @ 9:00 AM: A-Session

San Antonio
Housing Commission
June 4, 2025

