

San Antonio Housing Commission

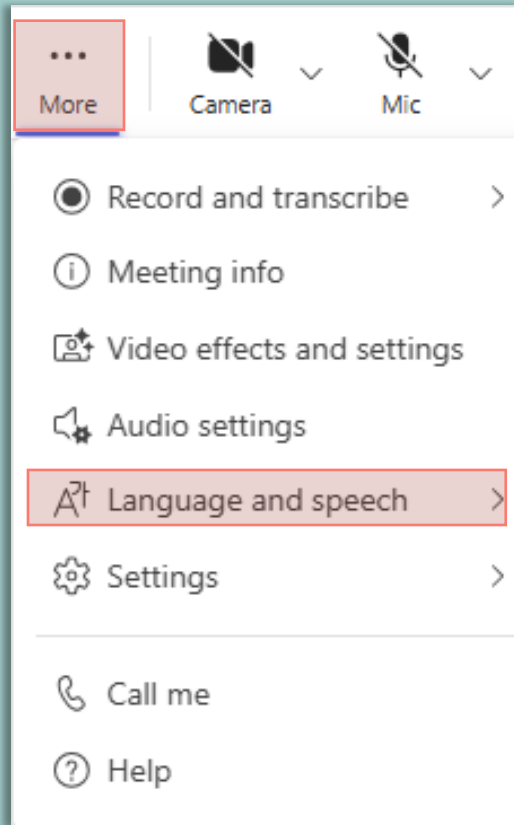
July 17, 2025

We will begin shortly

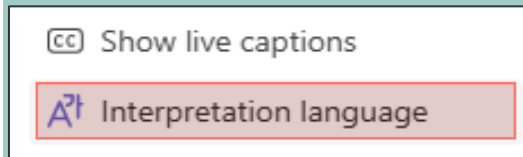


Cómo activar la interpretación de español

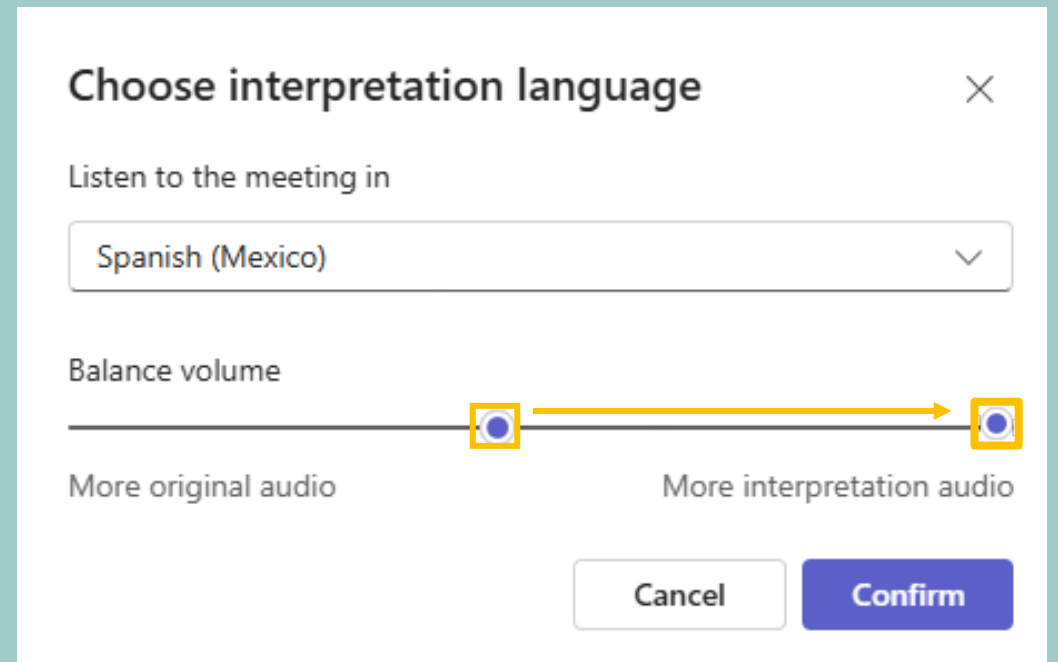
1. Haga clic en los tres tres puntos



2. Haga clic en idioma y seleccione interpretación



3. Mueva el círculo que esta debajo de "Balance" completamente hacia la derecha





Roll Call



Agenda

- **Public Comment**
- **Item 1: Approval of Minutes**
- **Item 2: Affordable Housing Bond**



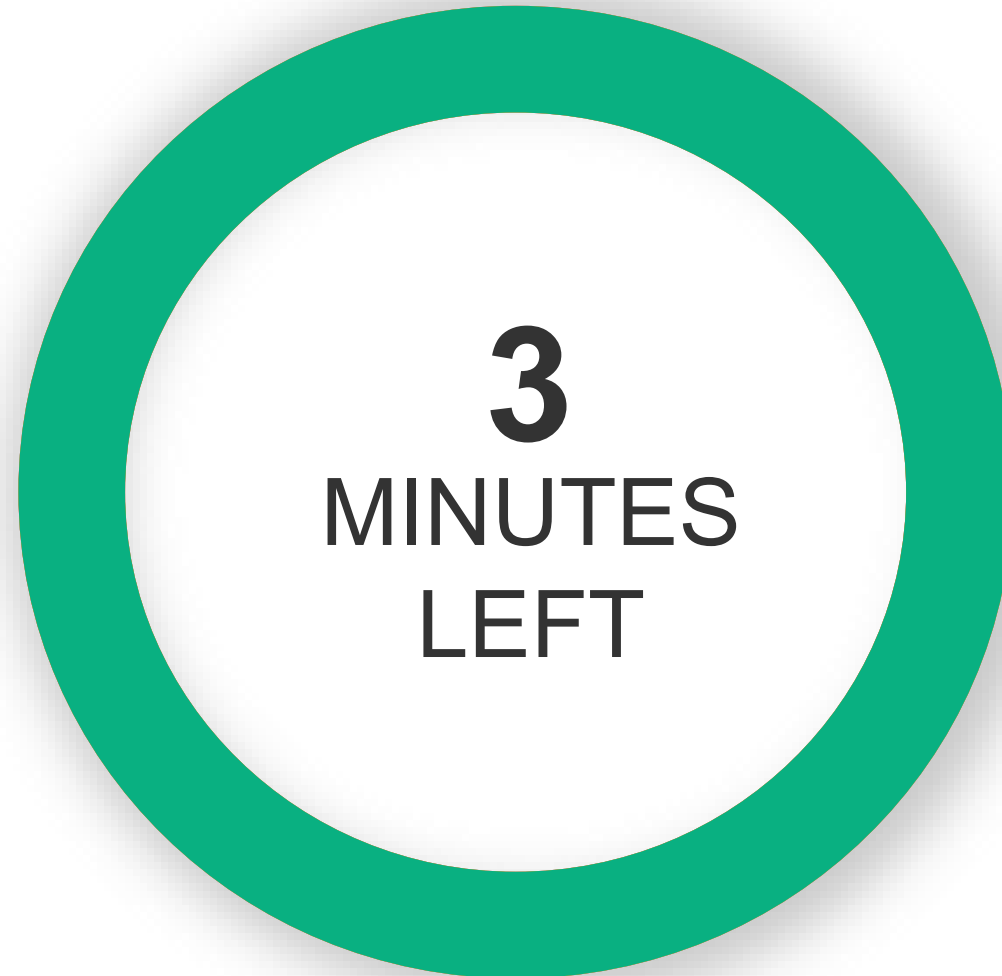
Public Comment

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 4, 2025



Item 2

Briefing and Discussion on the Affordable Housing Bond Program

Agenda



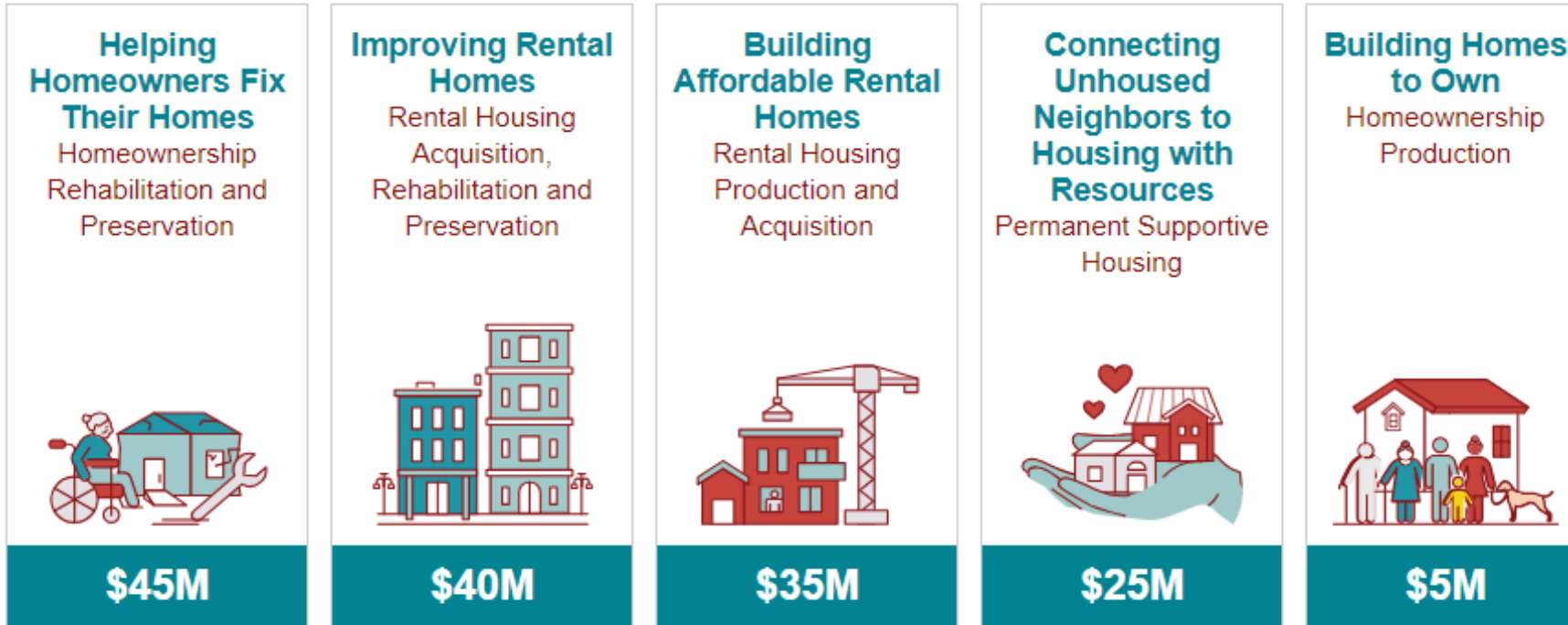
- **What We've Accomplished** | *Housing progress update*
- **Where We'd Like To Go** | *Priorities for a future housing bond*
- **Discussion** | *Housing Commission Input*



What We've Accomplished

Updates on the SHIP and 2022 Affordable Housing Bond Program

2022 Affordable Housing Bond Program Funding Categories



2022-2027
BOND
PROGRAM

City of San Antonio

Creative Projects (SHIP)

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

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**

Housing Bond Impact



Quality Housing • Nonprofit Partnerships + Services • Long Term Affordability

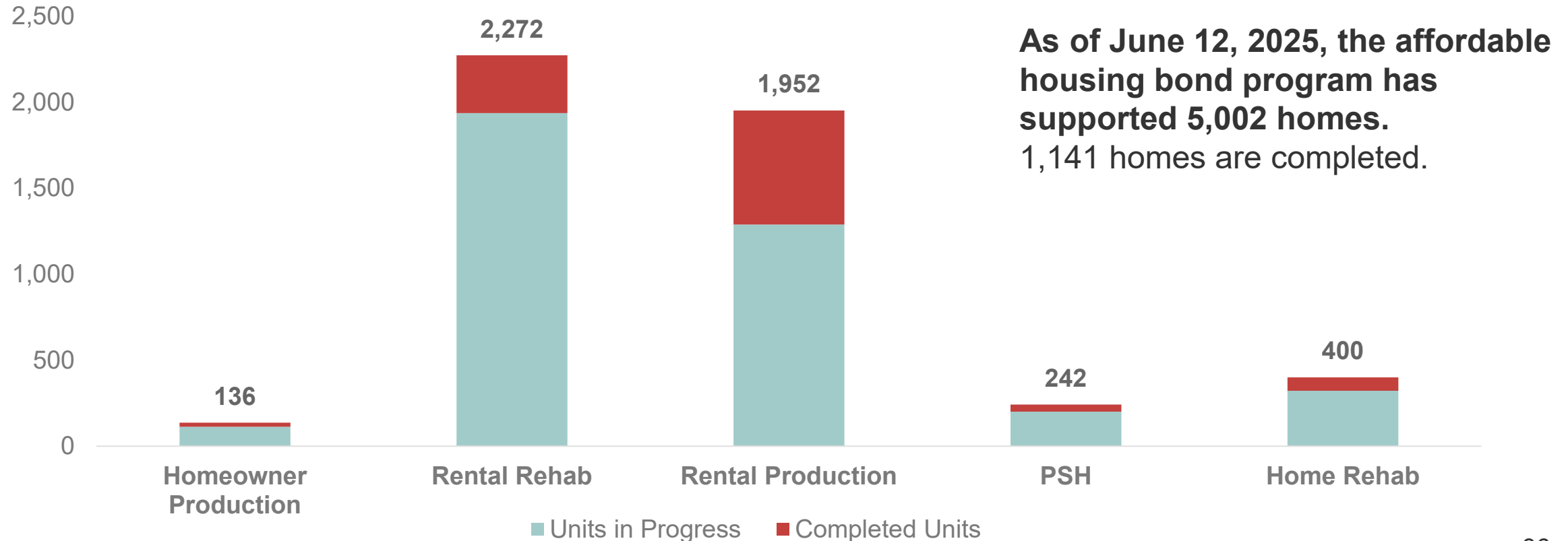


"There is still hope for people who need it. There are still nice people in the world."

-- Moises, Town Twin Village resident

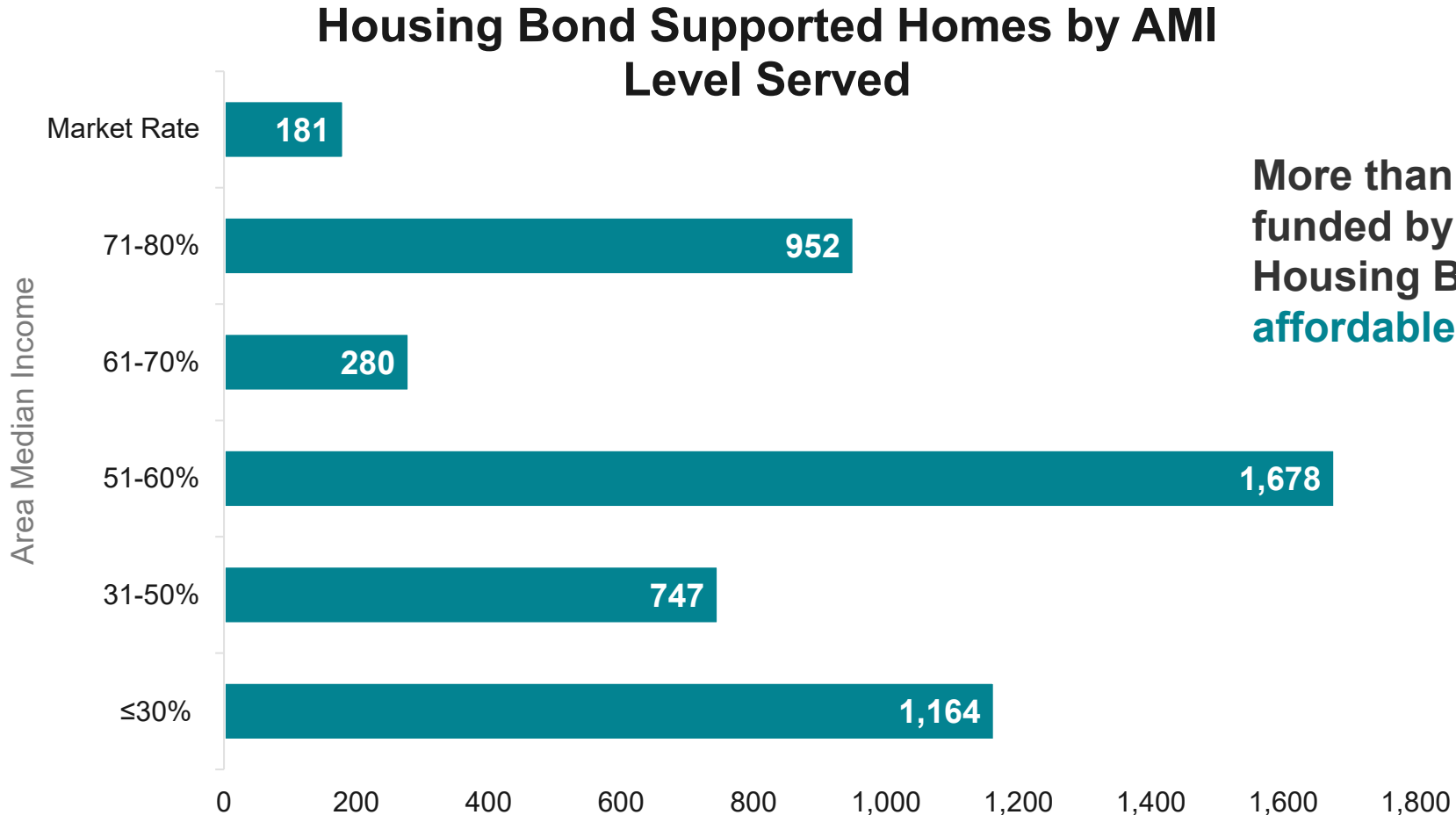
Housing Bond Progress

Units Produced by Category



Note: Information current as of June 2025.

Homes by Income Level



More than a third of homes funded by the Affordable Housing Bond are **deeply affordable**.

Note: Deeply affordable units include rental units up to 50% AMI, homeowner production units up to 80% AMI, and PSH. 31-50% AMI includes 322 Home Rehab projects currently awaiting completion in order to be assigned an AMI (up to 50% AMI).

Remaining Housing Bond Funds

Funding Category	Total Amount	Total Committed	Total Remaining
Homeownership Production	\$5M	\$5M	-
Rental Rehab	\$40M	\$32.8M	\$7.2M
Rental Production	\$35M	\$27.4M	\$7.6M
PSH	\$25M	\$20.8M	\$4.2M
Home Rehab	\$45M	\$41.8M*	\$3.2M
Total	\$150M	\$127.8M	\$22.2M

Committed funds are supporting 25 developments, the home repair and rehabilitation program, and multiple SHIP Creative Strategies.

The City has committed 85% of available affordable housing bond funding.

Remaining and returned funds will continue to support SHIP implementation with a focus on strategic land acquisition, community land trusts and casita incentives.

*Includes Operation Rebuild and Home Rehabilitation funding through FY2027, as well as supplemental funds for the Mission Trail Community Association homeownership production project.



Where We'd Like To Go

Outlining the need for additional funding and affirming the priorities for a new affordable housing bond

The Need for More Funding



Fully Fund the SHIP

- Housing Bond investment of \$300 million
- The City anticipated needing additional rounds of funding to meet SHIP goals
- Focus on PSH and other transitional housing options



Address Rising Costs

- Increased construction costs have led to greater funding gaps for affordable housing
- Homes for 30% AMI households require a greater level of subsidy



TOD Opportunity

- Purchase sites for affordable housing in anticipation of transit improvements and potential rising land costs

Stakeholder Input Process



- **Stakeholder Group Meetings**
 - Over 40 industry & community representatives
 - Workshops to receive feedback, review parameters and refine focus areas
- **Additional Input Meetings**
 - Housing Huddle & Homeless Huddle Meetings
 - Community Housing Development Organizations (CHDOs)
 - Developers
 - Youth Homeless Organizations
 - Advocacy & Community-Based Organizations
- **Housing Commission**
 - Public Engagement & Outreach Subcommittee
 - Removing Barriers to Affordable Housing Subcommittee

Stakeholder Input Takeaways

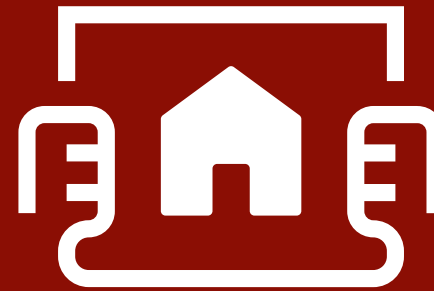
Stakeholders had strong consensus on the need for additional bond funding across the following categories:



Strategic land acquisition at or near Transit-Oriented Development (TOD) sites



Continued prioritization of deeply affordable homes ($\leq 30\text{-}50\%$ AMI)



Housing for unhoused populations, inclusive of a wider range of options in addition to PSH



Preservation and rehabilitation of existing affordable housing



Draft Funding Priorities

Proposed funding parameters & categories for a future \$150 million affordable housing bond

Strategic Land Acquisition & TOD

Opportunities

- Acquire viable land and properties at key sites prior to land value increases
- Serve as a long-term strategy to use publicly-acquired land for the public good (i.e., new, affordable housing)

Risks

- Introduces pre-development burdens for the purchaser linked to uncertainties in future site value and the pace of the development process, including time to raise sufficient capital for construction



Case Study: *Austin's Affordable Housing Bond*

Since 2006, Austin voters have approved a series of affordable housing bonds with its most recent iteration, Proposition A, containing \$350 million for the acquisition, development, and rehabilitation of housing for low to moderate-income households.

The City's 2018 bond program included \$100 million for land acquisition with enabled the City to purchase 60+ acres of land. Austin plans to invite private developers to bid on building contracts by 2030.

Deeply Affordable Housing

Why Deep Affordability is Needed

- Support low-income households who are most susceptible to housing cost burden
- Demonstrated success of bond-funded rental projects achieving 30% AMI affordability requirement (initially 10% of total units, since increased to 15% of total units)

Development Constraints

- Lower rents limit project feasibility, necessitating deeper levels of gap financing to cover reduced revenues



*Palladium San Antonio (288 units)
Under Construction*

Case Study: Palladium San Antonio

Located in District 4, Palladium San Antonio was awarded \$2 million from the City's housing bond program to finance the construction of a new 288-unit rental development that includes 73 deeply affordable units, including 44 units (15%) at 30% AMI and 187 units at 60% AMI or below. Its remaining 57 units are affordable to households earning between 60-80% AMI.

Supporting Unhoused Populations

Permanent Supportive Housing (PSH)

- Rental assistance and wraparound services are valuable for chronically unhoused populations
- PSH is not always available to support those with immediate or shorter-term housing needs

Transitional and Bridge Housing

- Alleviates pressure on PSH systems while expanding access to the unhoused
- Time limited supports provide more flexible housing and supportive services options

Challenges

- Limited funding for ongoing operations and programming



Magdalena House, San Antonio, TX

Case Study: Magdalena House

Established in 2007, Magdalena House is a 5-acre neighborhood of transitional homes that provide wraparound services to vulnerable single mothers and children facing homelessness. Although there is no maximum stay, Magdalena House families stay for an average of 18-24 months. During their stay, families have access to educational programming, childcare, therapeutic services, legal services, and a supportive community to foster emotional healing and improve family wellbeing.

Multifamily Preservation

Meeting High Demand for Preservation

- Existing housing bond dollars were deployed rapidly to preserve affordable multifamily housing
- A focus on multifamily financing can help maximize the impact of limited bond funds, preserving affordability for more existing households
- Preservation helps maintain neighborhood character while increasing buildings' energy efficiency and weather resilience



Case Study: *Arbors at West Avenue*

Located in District 1, Arbors at West Avenue received \$2 million from San Antonio's 2022 affordable housing bond to rehabilitate 150 affordable units and create 84 affordable units, with nearly 75% of rehabbed units supporting households up to 50% AMI. The project is now leasing 1–4-bedroom units, providing residents with high quality amenities, accessibility, and proximity to public transit and nearby schools.

Input on Bond Parameters



Stakeholders previously expressed support for existing bond parameters, advising minor revisions such as:

Broadening the definition of strategic acquisition to account for available land *and* properties (including adaptive reuse)

A more inclusive definition of housing options for unhoused populations beyond PSH

Acknowledging the value of providing a spectrum of affordable options **to promote housing stability and economic mobility**

Continued **emphasis on deep affordability**, particularly for households at or below 30% AMI

Proposed Funding Categories

Funding Category (New Language in Teal)	2022 Allocation
1. Strategic acquisition of land and developable sites near transit corridors and employment centers, including underutilized multifamily properties and non-residential buildings with residential conversion potential, to be used for development across all remaining funding categories.	\$0 M**
2. Rental housing rehabilitation and preservation to prioritize public housing, naturally occurring affordable housing, & income-based housing for households making up to 30% of the Area Median Income.	\$40 M
3. Housing solutions to support people experiencing or at-risk of homelessness including Permanent Supportive Housing, Transitional Housing, Bridge Housing, and emergency shelters	\$25 M
4. Rental housing production to prioritize public housing/income-based housing for households making up to 50% AMI with a focus on housing for households earning up to 30% AMI.	\$35 M
5. Homeownership production for households making up to 80% of the Area Median Income prioritizing households making 60% and below of the Area Median Income.	\$5 M
6. Homeownership rehabilitation and preservation to include minor repair and remediation of code violations with a priority for homes at risk for demolition for households making up to 50% prioritizing 30% of the Area Median Income and below.	\$45 M

*All funding shares subject to change.

**The City is leveraging nearly \$19M in remaining bond funds from multiple funding categories to support strategic land acquisition as part of SHIP creative strategy implementation.

** The City has remaining homeownership rehabilitation and preservations funds that are expected to last through 2027.



Discussion

Discussion Prompts



1. In your own view, how well do the draft Parameters and Funding Categories align with the Housing Commission's priorities and goals?
2. How could the priorities be revised to increase support among stakeholders, elected officials, and voters for an additional bond?
3. How could the priorities and funding amounts be revised to more effectively achieve the SHIP goals?

THANK YOU!



San Antonio Housing Commission

July 17, 2025

