



**NEIGHBORHOOD &
HOUSING SERVICES**

2022 Housing Commission --- Annual Report

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A Letter From Our Mayor



In the last two years,

our city has encountered numerous challenges resulting in unprecedented effects on the lives of all San Antonians – from the COVID-19 pandemic to Snowstorm Uri to the changing economy. These factors severely impacted many residents' housing stability, exacerbating the need for further housing assistance programs. I established the Mayor's Housing Policy Task Force (MHPTF) in 2017 to address housing challenges utilizing data and best practices to create a policy roadmap for the development of the Housing Policy Framework (HPF) and now the Strategic Housing Implementation Plan (SHIP).

The Strategic Housing Implementation Plan (SHIP) is a 10-year initiative that builds on the vision of the Housing Policy Framework (HPF); it includes targets that address the housing needs of 95,000 cost-burdened households. The development of the SHIP consisted of massive community effort from more than 80 stakeholders to ensure various voices within our community had the opportunity to explore additional solutions that can increase our affordable housing supply.

The SHIP's progress continued regardless of the disparities our community faced completing six SHIP strategies and actively working toward 17 more. I am proud of the work community advocates, city staff and external partners have accomplished despite the economic challenges facing our community such as the pandemic, inflation and continued supply chain issues. The progress of the SHIP speaks to the commitment of San Antonio and its partners.

I look forward to continuing this essential work to improve the way we serve our community's housing needs.

Ron Nirenberg
Mayor of San Antonio



Acknowledgements

Dashboard and Annual Report Subcommittee

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Jeffrey Arndt
Kammy Horne
Pedro Alanis
Sarah Sanchez

Housing Commission

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Amanda Lee Keammerer
Ed Hinojosa, Jr.
Jeffrey Arndt
Kammy Horne
Kristin Davila
Pedro Alanis
Robert Abraham
Sarah Sanchez
Taneka "Nikki" Johnson

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Executive Summary

Purpose

This report provides an overview of the Fiscal Year 2022¹ progress toward the goals in the Strategic Housing Implementation Plan (SHIP).² The SHIP was adopted by City Council on December 16, 2021, and is the City's 10-year plan to guide affordable housing efforts. The plan focuses on ensuring choice for people with the lowest incomes by preserving existing affordable housing, creating new affordable options, and leveraging tools like Housing Choice Vouchers and workforce development programs to boost incomes. The 2022 Annual Report is sponsored by the City of San Antonio Housing Commission and created with the assistance of the Housing Commission's Dashboard and Annual Report (DAR) subcommittee.

2022 SHIP Progress Highlights

Below is a summary of the City and our partners progress toward the affordable housing production and rehabilitation goals in the SHIP. For more information see pages 7-8:

- i. **1,401 rental units** (10% of the 10- year goal) and **361 single-family homes** (3% of the 10-year goal) were **completed** this year. The completed homes for FY 2022 are lower than future completion estimates due to the approved Housing Bond in May 2022.
- ii. Of the completed homes, **490 are for families with incomes below 50% of the Area Median Income** (\$37,350 or below).³
- iii. **2,728 rental units** and **1,378 single-family** homes are **in progress**. This means they are under construction or have received funding.
- iv. **61 permanent supportive housing** units are under construction.

¹ Governments use a fiscal year, rather than a calendar year for accounting and budgeting purposes. The City of San Antonio's fiscal year begins October 1st and ends September 30th

² Link to SHIP document: sanantonio.gov/SHIP

³ Homes completed and in progress reflect fiscal year 2022 data. Homes in progress are accurate as of September 30, 2022.

The following six SHIP strategies were completed in Fiscal Year 2022. For more information, please see pages 12-13:

- Update the City Fee Waiver Program policy and structure to provide more subsidy to affordable projects.
- Develop and implement a Displacement Impact Assessment.
- Update the Unified Development Code to remove barriers to affordable housing production and preservation.
- Conduct a county-wide housing systems analysis.
- Establish a Demolition Prevention and Mitigation Program.
- Preserve single-family housing through expanding funding for preservation and rehabilitation programs.

2022 Key Accomplishments

The Neighborhood Housing Services Department, Housing Commission and Housing Commission subcommittees were involved in the following initiatives in Fiscal Year 2022. For more information, please see pages 16-18:

- Applications for Housing Bond funds were released on August 19, 2022, with responses due October 4, 2022. A total of **\$43.9 million was from Bond and Federal funding sources** for this round of applications. For more information, please see page 15.
- San Antonio received about **\$3 million in grant funds** from the Texas Department of Housing and Community Affairs (TDHCA) and **\$2.4 million** from the Housing and Urban Development's (HUD) new Eviction Protection Grant Program for the Right to Counsel program expansion, which includes staffing for the courts team and professional service contracts. For more information, please see page 17.
- **The Emergency Housing Assistance Program (EHAP) provided more than**

\$200 million in assistance for rental, mortgage, and utilities **to nearly 64,000 applicants**. For more information, please see page 18.

Looking Ahead to Fiscal Year 2023

In December 2022, City Council will consider the first round of Housing Bond awards.⁴ The next round of Requests for Proposal (RFP) will be released in the Spring of 2023, for the remaining Housing Bond funds. For more information, please see page 22.



⁴Housing Bond awards made in December 2022 are not included in this report, as they occurred in fiscal year 2023.



Housing Commission



Message from the Chair of the Housing Commission, Shirley Gonzales

I am proud of the work the Housing Commission was able to complete in Fiscal Year 2022. We helped champion and pass the Strategic Housing Implementation Plan (SHIP), which will help improve the lives of our most vulnerable residents. The Housing Commission and its four subcommittees have been vital in helping various SHIP strategies get underway including the Displacement Impact Assessment, City Fee Waiver Policy Update, Unified Development Code amendments and helping guide the Public Information Campaign. The Housing Commission has also taken a lead role in making sure the City's Housing Bond dollars help further the goals of the SHIP. I am also proud of the work the Housing Commission did in educating the public. We held a series of informative round tables in Fiscal Year 2022 about various types of affordable housing and the challenges they face. I would like to thank the Commissioners and the City staff for a productive year and look forward to the work we will accomplish in the coming year.

Background of the Housing Commission

The Housing Commission (HC)⁵ serves as a public oversight board to guide the implementation of the Mayor's Housing Policy Task Force's recommendations. It is also charged with engaging and educating the public. This includes creating an annual report of the progress of Affordable Housing programs and the SHIP.

The HC is comprised of nine Commissioners. Five are At-Large Community Members with a history of neighborhood engagement. Four Commissioners are the CEO/Executive Director or designee of the following organizations: Opportunity Home San Antonio, San Antonio Housing Trust (SAHT), Greater: SATX Regional Economic Partnership and VIA Metropolitan Transit. At-Large Housing Commissioners serve staggered two-year terms. Each Commissioner serves on at least one of the Commission's four subcommittees.

Goals of the Housing Commission

The Housing Commission's focus is to provide oversight of the implementation of the SHIP and engage the public regarding housing issues.

The Housing Commission develops an annual report that best describes the progress of the SHIP. The Dashboard and Annual Report (DAR) Subcommittee leads the annual report's development.

Additional goals of the Housing Commission are implementing a holistic and comprehensive anti-displacement strategy, cultivating partnerships and leveraging cross-sector resources, focusing on equity, advocating for additional funding for affordable housing, and defining outcomes and people-focused metrics for short-term and long-term goals.



⁵ Link to Housing Commission webpage: sanantonio.gov/NHSD/Coordinated-Housing/Housing-Commission

Housing Commissioners



Shirley Gonzales
Chair



Nikki Johnson
At-Large



Kristin Davila
At-Large



Robert Abraham
At-Large



Amanda Lee Keammerer
At-Large



Pedro Alanis
San Antonio Housing
Trust



Ed Hinojosa, Jr.
Opportunity Home SA



Jeffrey Arndt
VIA Metro Transit



Sarah Sanchez
Greater SATX

Subcommittees of the Housing Commission

Removing Barriers to Affordable Housing Development & Preservation Subcommittee (RBSC)

Members recommend improvements to the Unified Development Code (UDC) and other City processes.

Pedro Alanis	Nikki Johnson	Jim Bailey
Jordan Ghawi	Jose Gonzalez	Melanie Cawthon
Michael Taylor	Monique Chavoya	Taylor Allen

Dashboard & Annual Report Subcommittee (DAR)

Members measure and report on Strategic Housing Implementation Plan progress through an annual report and public viewing dashboard.

Pedro Alanis	Amanda Lee Keammerer
Jeffrey Arndt	Sarah Sanchez

Public Engagement and Outreach Subcommittee (PEO)

Members efficiently engage public stakeholders and give voice to underrepresented populations, especially those impacted by housing instability.

Robert Abraham	Ed Hinojosa, Jr.	Nikki Johnson
Kristin Davila	Christina Wright	Laura Salinas Martinez
Melanie Cawthon	Tajanieke Gardner	Mike Lozito

Renters' Solutions Subcommittee (RSS)

Members advise the Commission on renter-related challenges including, but not limited to, rental assistance, tenants' rights and legal aid and outreach.

Nikki Johnson	Kristin Davila	Toni Cambria
Latoyia Coleman	Andre Greene	Tina Aranda
Brian Birdy	Daniel Rossiter	Nicole Murray



Strategic Housing Implementation Plan



Message from the Chief Housing Officer, Mark Carmona

I am honored to be in a role focused on building relationships and collaborating with community partners, City departments, our citizens, and the Housing Commission to facilitate the implementation of the Strategic Housing Implementation Plan (SHIP). As our community experienced COVID-19 and Winter Storm Uri, it exacerbated the inequities raised in the Mayor's Housing Policy Framework. These events forced us to adapt, be resilient, and find new ways to respond to needs both new and old. A key response was the SHIP, a plan that redefines our path to housing affordability for San Antonio. On May 10, 2022, City Manager Erik Walsh and I initiated a SHIP launch with 16 City Departments for the internal planning and coordination of the 36 SHIP strategies. The launch followed the adoption of the plan by City Council in December 2021 and established the SHIP as a priority of the City Manager's Office. With our partners, I look forward to continuing the work toward the SHIP's four key components of re-defining affordability, implementing an effective funding strategy, recalibrating housing targets, and creating an implementation plan that focuses on five core areas (Develop a Coordinated Housing System; Increase City Investment in Housing with a 10-Year Funding Plan; Increase Affordable Housing Production, Rehabilitation, and Preservation; Protect and Promote Neighborhoods; and Ensure Accountability to the Public). We will continue to collaborate and utilize resources to implement the SHIP and address the needs of our community.

Goals of the SHIP

The contributors of the Strategic Housing Implementation Plan (SHIP) partnered with an economist to research and utilize census data to develop a technical report identifying the number of cost burdened⁶ households in Bexar County. The report **identified 95,000 households as cost burdened and without housing options in their neighborhood which meet their budget.** The SHIP strives to address cost burden in two ways. First, increasing household wages with job training opportunities such as the Ready to Work⁷ program or subsidizing incomes. Second, is to produce and preserve more income-restricted, affordable units. At the foundation of the plan are four equity principles: affordability, quality, accessibility and choice to ensure the lived experience of San Antonians is at the center of the work and outcomes are rooted in community needs.

2022 Annual Targets and Progress

Below is the progress San Antonio and its partners have made toward the SHIP's homeowner and rental preservation and production goals during Fiscal Year 2022.

The SHIP's **total production and preservation goal is 28,094 homes.** Nearly 13,000 are for homeowners, mostly for the preservation of existing homes with the goal of helping families live with dignity in the home they already have. Just over 14,000 homes will be rental with a special focus on including homes affordable to families with very low incomes. The SHIP also includes a specific goal of 1,000 permanent supportive homes to provide stable housing opportunities for the most vulnerable in our community.

Homes are tracked and categorized in three categories:

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

Table 1 shows the progress made in Fiscal Year 2022 based on the home's construction status and occupancy type (rental or homeowner).⁸

Table 1: Fiscal Year 2022 Rental and Owner Home Progress Toward SHIP 10-Year Targets

	Homeownership		Rental		Permanent Supportive Housing	Total
	Production	Preservation	Production	Preservation		
Pipeline	157	36	639	273	0	1,105
Under Construction	1,114	71	1,282	534	61	3,062
Completed	22	339	1,321	80	0	1,762
SHIP Target	1,950	10,986	9,611	4,547	1,000	28,094

The SHIP's goal to produce and preserve 28,094 homes over the next 10-years includes 1,200 dedicated for older adults. As of September 30, 2022, 49 age restricted units are complete, 650 are under construction, and 348 are in the pipeline.

⁶ Definition: Cost burdened households pay more than 30% of their income on housing costs including rent, mortgage, and utilities.

⁷ Link to Ready to Work program: sanantonio.gov/workforce/Programs/Ready-to-Work

⁸ Housing Bond awards made in December 2022 are not included in this report, as they occurred in fiscal year 2023.

Graph 1 summarizes the progress made in Fiscal Year 2022 by showing the percent of homes in progress and completed this year compared to the SHIP target.

Graph 1: Fiscal Year 2022 Rental and Owner Homes Completed Toward SHIP 10-Year Target

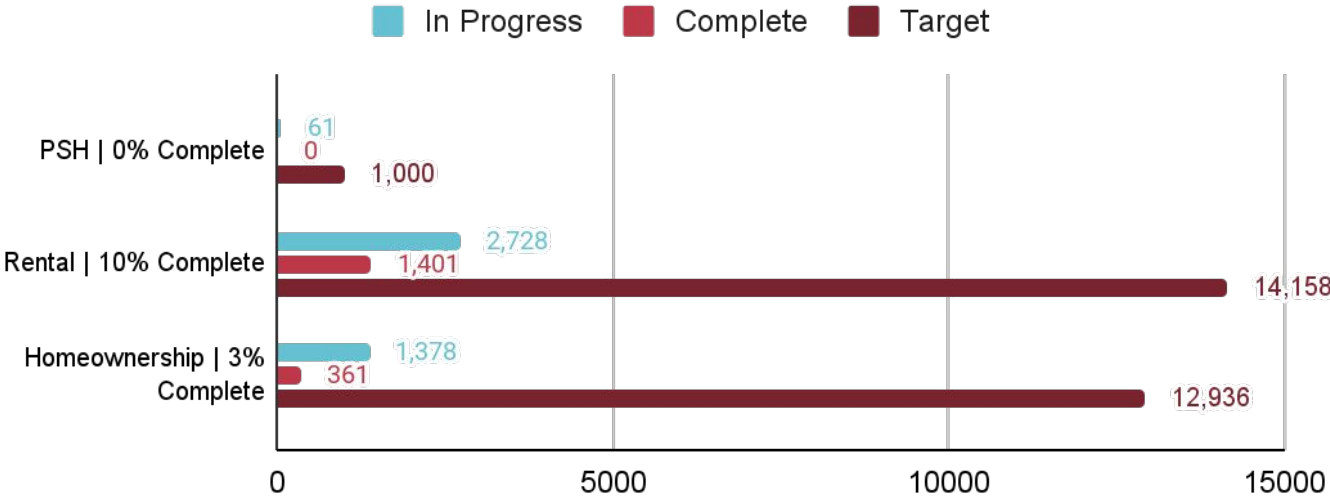


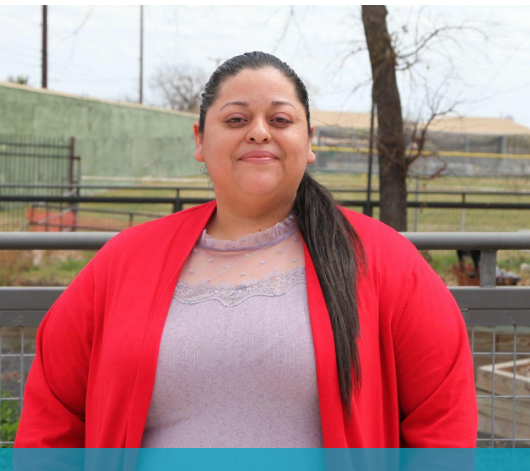
Table 2 includes the AMI level and the maximum income a family of three would earn to be considered in that income band.⁹ The incomes used are from the Department of Housing and Urban Development (HUD) looking at the San Antonio-New Braunfels Metro Area. These numbers will be updated at the end of each year to reflect recent income information released by HUD.

Table 2: Completed Homes by Area Median Income (AMI)

AMI	Completed Homes in Fiscal Year 2022	In Progress Homes in Fiscal Year 2022	Total of Completed & In Progress Homes	SHIP'S 10-Year Goal
0-30% \$22,400	233	1,226	1,459	13,592 Homes*
31-50% \$37,350	257	1,175	1,432	6,990 Homes
51-60% \$44,820	1,177	381	1,558	2,516 Homes
61-80% \$59,700	84	459	543	3,196 Homes
81-100% \$74,700	1	263	264	900 Homes
101-120% \$89,550	10	663	673	900 Homes
TOTAL	1,762	4,167	5,929	28,094 Homes

*Includes 1,000 Permanent Supportive Housing units

⁹ Housing Bond awards made in December 2022 are not included in this report, as they occurred in fiscal year 2023.



“Living at Alazan has made me a whole new person and mom. As a young parent, I didn’t know if I was going to have bread and bologna to feed my kids. I am thriving financially today.”

—Ana C.

Opportunity Home San Antonio (homesa.org)

Opportunity Home San Antonio provides housing **assistance to more than 62,500 children, adults and seniors** through its Public Housing, Housing Choice Voucher and mixed-income housing programs. Opportunity Home employs nearly 700 individuals with an annual operating budget of more than \$200 million and real estate assets valued at more than \$750 million.

SHIP Collaboration Goals

Coordinated Housing System

Opportunity Home provides project stats and updates to the City of San Antonio’s Neighborhood and Housing Services Department for inclusion in the Pipeline report.

Increase City Investment in Housing with a 10-Year Funding Plan

In Fiscal Year 2022, Opportunity Home invested \$256,314,778 in the creation of new affordable units of which \$1,678,363 was provided through City funding.

Increase Affordable Housing Production, Rehabilitation and Preservation

- Opportunity Home has developed plans to increase affordable housing production through the creation of 16 distinct communities consisting of 2,876 affordable units. Opportunity Home is investing \$714,786,821 of which \$5,534,605 is provided through City funding.
- Opportunity Home has completed rehabilitation or preservation of rental housing at over nine communities at an estimated cost of \$9,756,010 impacting 3,995 housing units.

Public Engagement

The public is invited to attend and speak during public comment at monthly Board of Commissioner meetings and at special board meetings. Communities are invited to public discussion on policy changes and the creation and preservation of affordable housing developments.

Residents and community members following the progress of projects are actively engaged through town hall meetings, surveys and online comment submissions. Opportunity Home is active on social media to proactively promote services, programs and initiatives and to disseminate information.

Upcoming Events

2023 Board Meetings

homesa.org/public-notices

SHIP Partner



[San Antonio Housing Trust \(sahousingtrust.org\)](http://sahousingtrust.org)

The San Antonio Housing Trust (SAHT) strives to create and preserve housing that is affordable, accessible, attainable and sustainable to San Antonio residents; and to support community development efforts that build and sustain neighborhoods, empower residents, and provide positive equitable outcomes.

SHIP Collaboration Goals

In Fiscal Year 2022, SAHT and its partners **opened 5 properties**: The Markson, Mesa West, West End on Frio, Park at 3830, and the Nightingale. This effort placed into production **643 new housing units** of which, 629 units for residents at incomes of between 30%-60% AMI, 2 units for residents at incomes of less than 80% AMI, and 12 market rate units.

The SAHT and its partners also **closed on 6 new affordable multi-family housing developments**: Crosswinds Apartments, Arbors at West Avenue, Loma Vista, Country Club Village, Lofts at Creekview, and Caroline at Rogers Ranch which totals **1,680 units** which will serve 1,041 units for residents at incomes between 30%-60% AMI and 138 units for residents at incomes of less than 80% AMI and 325 market rate units. In Fiscal Year 2022, our two corporations issued multi-family tax-exempt bonds totaling \$185 million to support the five of the above developments.

Along with the six developments we closed financing on this year totaling 1,680 units, the SAHT and its partners have **seven additional apartment communities under construction** bringing the total number of units for the 13 properties under construction at 3,854. These additional seven include Greenline North Apartments, Art House (South Flores Lofts), Northview Apartments, Canyon Pass, Villas at Echo East, Preserve at Billy Mitchell Village, and Caroline at Longhorn Quarry.

Public Engagement

The San Antonio Housing Trust typically has monthly meetings on the 3rd Fridays of the month at 2 p.m., which are open to the public. The location varies but is typically at the City Hall or Municipal Plaza. Meetings are announced through email to a distribution list and posted on the SAHT website and the City of San Antonio website.



Bexar County Economic and Community Development Department

(bexar.org/682/Economic-Community-Development)

Bexar County Economic and Community Development Department (ECD) administers a multi-million dollar grant portfolio comprised of Community Development Block Grant (CDBG), HOME Investment Partnerships Program, Emergency Solutions Grant (ESG), Coronavirus Aid, Relief, and Economic Security (CARES), American Rescue Plan (ARP), Residential Energy Assistance Program (REAP), Comprehensive Energy Assistance Program (CEAP), and Bexar County General Funds. Our mission is to grow our economy and strengthen our community. Our vision is to grow our economy and strengthen quality of life in Bexar County by developing our workforce, fostering local business partnerships and providing community resources for individuals and families in our community.

SHIP Collaboration Goals

To date, Bexar County has allocated \$13 million to multi-family and single-family affordable housing developments that resulted in the **construction of more than 1,000 units**. On August 9, 2022, Bexar County Commissioners Court allocated \$20 million in Coronavirus State and Local Fiscal Recovery Funds in support of affordable housing initiatives. The County's plan focuses on three key areas of affordable housing:

Category	Investment
Multi-family Rental Housing Construction/Preservation	\$8M
Single-Family Homeownership Construction / Preservation	\$5M
Supportive Housing / Shelter	\$7M
Total	\$20M

Public Engagement

ECD hosts annual public hearings to solicit public input regarding community development needs. All public comments are used to inform funding decisions for County-funded programs.

SHIP Strategy Status From Fiscal Year 2022

The tables below summarize the progress made so far on SHIP strategies. The SHIP is a live document and is intended to prioritize the strategies that will meet the community's current needs. The table is organized in three sections:

Completed – Strategies are complete as it pertains to the SHIP.

In Progress – City departments and SHIP partners are in the process of implementing the strategies.

Upcoming – Strategies have not initiated the planning process and have not started.

Each SHIP strategy falls into one of five Housing Policy Action Items initially developed through the Housing Policy Framework: Coordinated Housing System (CHS), Increase City Investment in Housing with a 10-year funding plan (CIH), Increase Affordable Housing Production, Rehabilitation, and Preservation (HPRP), Preserve and Protect Neighborhoods (PPN), and Ensure Accountability to the Public (EAP).

Table 1: Summary of SHIP Strategy Progress Since Fiscal Year 2022

Status	Number of Strategies
Completed	6 Strategies
In Progress	17 Strategies
Upcoming	13 Strategies
Total	36 Strategies

Table 2: Ship Strategy Status Since Fiscal Year 2022

Completed	
Strategy	Fiscal Year Completed
Preserve single-family housing through expanding funding for preservation and rehabilitation programs (CIH 3)	2022
Update the City Fee Waiver Program policy and structure to provide more subsidy to affordable projects (CIH 6)	2022
Develop and implement a Displacement Impact Assessment (EAP 3)	2022
Update the Unified Development Code to remove barriers to affordable housing production and preservation (CHS 2)	2022
Conduct a county-wide housing systems analysis (CHS 9)	2022
Establish a Demolition Prevention and Mitigation Program (PPN 1)	2022
In Progress	
Strategy	Fiscal Year Progress Initiated
Increase the number of Accessory Dwelling Units available for affordable housing (HPRP 3)	2022

Advance universal design and visitability standards (HPRP 4)	2022
Produce 1,000 permanent supportive housing units (HPRP 6)	2022
Develop an appropriate plan to engage with and leverage existing stakeholder structures in a meaningful way for SHIP/housing policies (EAP 1)	2022
Implement Public Information Campaigns for housing (EAP 2)	2022
Apply Public Participation Principles when creating and implementing new policy (EAP 5)	2022
System-wide Eviction and Foreclosure Prevention (PPN 5)	2022
Expand Land Title Remediation Program (PPN 6)	2022
Cease public support of market rate development that will displace residents (CIH 1)	2022
Support & Grow Non-Profit Housing Providers (CIH 4)	2022
Establish a community land trust (CIH 7)	2022
Develop a One-Stop Housing Shop (CHS 1)	2022
Advocate at the state and local level for ad valorem tax for small-unit multi-family properties and affordable housing developments (CHS 3)	2022
Advocate to expand Medicaid in Texas and partner with Managed Care Organizations to improve housing (CHS 4)	2022
Advocate at the Federal level for more Housing Choice Vouchers (CHS 5)	2022
Establish and promote one or more house-sharing platforms to allow San Antonians to find on-line matches for sharing existing single-family homes (CHS 7)	2022
Explore options to reduce tax burden for single family homeowners (CHS 8)	2022
Upcoming	
Strategy	
Implement community-centered principles and incentives into the infill development process (CHS 6)	
Expand support service provision in affordable housing projects receiving public funding (CIH 2)	
Establish a land banking program to acquire land for future affordable housing projects (CIH 5)	
Establish Multi Family Rental Rehab Program (HPRP 1)	
Improve the Multi Family New Construction Program (HPRP 2)	
Leverage the vacant building program for affordable housing (HPRP 5)	
Expand funding for extremely low-income homes (HPRP 7)	
Establish a Housing Preservation Network (HPRP 8)	
Implement sustainable and health principles in affordable housing design and programs (HPRP 9)	
Support homeownership for families of modest means by improving relationships with code compliance and increasing funds for NHSD repair programs (PPN 2)	
Develop a toolkit to identify targeted housing interventions for specific areas (PPN 3)	
Establish stabilizing measures for mobile living communities and expand ownership opportunities through multifamily conversions (PPN 4)	
Use holistic financial counseling as a foundation and at the center of service provision (EAP 4)	



2022 Housing Bond



Message from the Director of Housing and Neighborhood Services, Veronica Garcia

Fiscal Year 2022 saw many accomplishments in our efforts to ensure all San Antonians have a safe and affordable place to call home. The SHIP's goals required two major changes. First, an amendment to the City's Charter needed to be approved by the voters to allow City bond funds to be spent on affordable housing. Second, the voters had to approve the Housing Bond package. I am thrilled both measures passed. Our team will now focus on making sure we deliver and use the \$150 million responsibly and to faithfully follow the Bond Committee and Housing Commission's guidance. We look forward to increasing access to deeply affordable housing across the city in the five categories below:

Homeownership Rehabilitation and Preservation



\$45M

Rental Housing Acquisition, Rehabilitation and Preservation



\$40M

Rental Housing Production and Acquisition




\$35M

Housing with Permanent Onsite Supportive services



\$25M

Homeownership Production



\$5M

Housing Bond Funds

Request for Proposals (RFP) for Homeownership Production; Rental Production and Acquisition; and Rental Preservation, Rehabilitation and Acquisition was released in Fiscal Year 2022. The RFPs opened August 19, 2022, with responses due October 4, 2022. A total of \$43.9 million was made available from Bond and Federal funding sources for this round of applications.

Displacement Impact Assessment

Through the passage and development of the 2022-2027 Housing Bond, the Citizens' Bond Committee included a requirement for new construction projects to undergo a displacement assessment at the time of project submission. The Displacement Impact Assessment (DIA) is an information-gathering pilot tool that will help City Council factor in information about the community surrounding a potential new housing development before deciding to fund the development. The pilot assessment was a component of the RFP application for new construction developments seeking Housing Bond funding.

Public Information Meetings Summer 2022

In July 2022, NHSD held four public informational meetings regarding the Bond RFP process and Displacement Impact Assessment pilot. All meetings were held in English with Spanish translation available. American Sign Language interpretation was available at two meetings. The slides from the virtual meeting and recordings were posted online in Spanish and English. NHSD staff's evolving public meeting process is based on community feedback provided in the discussions and in reflection of the City's Public Participation Principles.



Goals for the Housing Bond Award Process

- Before awarding bond funds to applicants, several goals were identified: Create and preserve the largest quantity of affordable units for our community, while balancing all adopted Parameter and Framework priorities.
- Follow City procurement guidelines to ensure a competitive and transparent process.
- Ensure community and stakeholders are aware and provide input on the process.
- Maximize and leverage funding, partnerships and resources.
- Identify the highest quality development proposals to provide the best living conditions.
- Activate and prioritize the non-profit development community.

Housing Bond Award Selection Criteria

The following principles and corresponding criteria were established to score the RFPs received in the first round of applications:

- Priority Populations: Prioritizing vulnerable populations and increasing their access to stable housing.
- Equity and Location: Ensuring wide geographic availability and working to decrease racial and socioeconomic segregation.
- Design and Construction Priorities: Energy efficiency, sustainable water reduction features, resilient building and weatherization practices, residential storm water control features, and Universal Design compliant.



Key Accomplishments in 2022

The following section lists the tasks and SHIP strategies achieved in Fiscal Year 2022. The Neighborhood and Housing Services Department (NHSD), Housing Commission, and Housing Commission’s four subcommittees had a crucial role in these accomplishments. The icons below are used to identify which group(s) were involved in the accomplished item.

 NHSD

 RBSC Subcommittee

 PEO Subcommittee

 Housing Commission

 DAR Subcommittee

 RSS Subcommittee

i. Affordable Housing Dashboard  

Data sets were identified as important and necessary to provide transparent information to the public on progress toward the SHIP’s goals. This includes data on the number of single-family and multi-family homes under construction and completed toward production and preservation targets; the number of homes by household area median income; and investment amounts. The interactive dashboard is expected to go live in Fiscal Year 2023.

ii. Application Process for Rehabilitation Programs in the City  

The Home Rehab Application moved to an online platform for the first time to provide a more efficient method of collecting applications to assist residents. To ensure residents without access to broadband weren’t negatively affected, NHSD hosted 17 city-wide, district specific outreach events to assist residents with application completion and submission. In addition, NHSD partnered

with two nonprofit organizations, the Health Collaborative, and the University of Texas at San Antonio Westside Community Relations to assist residents in completing their applications. Additionally, an Equity Scoring Matrix was implemented to use for scoring and selection prioritizing older adults, families with disabilities and incomes with lower AMIs.

Below are metrics describing outcomes from the fiscal year 2023 Home Rehab Application.

- The total number of applications was 3,580 in comparison to last year (1,181 received in fiscal year 2022).
- Approximately 74% of applicants described major rehab needs in the application.
- Approximately 26% applicants described minor rehab needs in the application.
- 68% of applicants reside in combined equity score areas 8-10.
- The average applicant age is 62 years old.
- The three districts with the highest applications were District 5 (792), District 3 (629), and District 2 (597).

iii. City Fee Waiver Update

City Council amended the program on December 16, 2021, to better align it with the City's Strategic Housing Implementation Plan. The changes include placing greater focus on affordable housing projects that support those in the community with a low Area Median Income. These changes were developed after staff conducted strategic



outreach to stakeholders and met with developers and Community Housing Development Organizations. Since the policy update, the program has supported 63 projects, expected to create 2,207 affordable rental units and 61 affordable homes for sale.

iv. County-wide system analysis

Local Initiatives Support Coalition (LISC) completed the county-wide system analysis, which is one of the 36 SHIP strategies to develop a coordinated housing system (CHS). LISC presented the foundation of the analysis to the Housing Commission in May 2022.

v. Displacement Impact Assessment (DIA)

The DIA is an information-gathering tool designed to provide City Council with the potential impacts a new housing development may have in the surrounding community. This tool is the first of its kind in the nation. Per the request of Council and the Community Bond Committee it is currently being used as a pilot assessment for new construction developments seeking Housing Bond funding.

vi. Grants received

NHSD applied for and received two major grants in Fiscal Year 2022:

- The HUD Eviction Protection Grant Program. In May 2022, NHSD received an award of \$2.4 million to support the City's Right to Counsel program.
- The Texas Department of Housing and Community Affairs' (TDHCA) ERA allocation. San Antonio received an \$6.7 million award from TDHCA in March 2022. About \$3 million will be used for Right to Counsel expansion including staffing for the courts team and professional service agreements with TRLA & SALSA. The remainder will be used for relocation support for expenses such as moving costs, hotel stays, and deposits, as well as staff to administer the support.

vii. Housing Assistance

Application (HAP)   

In the midst of the pandemic, the City created the Emergency Housing Assistance Program (EHAP) that provided over \$200 million in assistance for rental, mortgage, and utilities to nearly 64,000 applicants. The EHAP application portal closed in March 2022 due to limited funding; however, NHSD recognized the community need to continue housing stability services. NHSD launched HAP in May 2022 aiming to assist qualified renters and homeowners experiencing financial hardships to keep them housed and prevent displacement.

viii. Operation Rebuild  

This Demolition Diversion Program began in Fiscal Year 2022. It is designed to prevent demolition of low-income homes, minimize displacement, and allow residents to age in place. This program is unique as it begins its path towards prevention by building relationships with families at risk for demolition. This allows staff to identify the needs of the family and effectively select services that will benefit the family's well being along with the home preservation. Staff began working with the first family of the program in Fiscal Year 2022.

ix. Property Tax Relief Efforts  

City Council unanimously approved new property tax relief measures that will bring relief to taxpayers. The City's homestead exemption was increased to 10 percent of appraised value and the senior and disabled persons homestead exemptions were increased to \$85,000.

x. Renters' Solution

Subcommittee (RSS)    

Since the RSS was formed in May 2022, Commissioner Davila and Commissioner Johnson have led the subcommittee by facilitating discussion between renters and

landlords around several Strategic Housing Implementation Plan (SHIP) strategies including the Displacement Impact Assessment over the summer months, and more recently, the One Stop Housing Shop.

xi. Unified Development

Code (UDC) Amendments   

On November 3, 2022, City Council unanimously passed 191 amendments. This included 5 amendments proposed by the Housing Commission. The amendments will help remove barriers to affordable housing in San Antonio and further the SHIP strategy focused on increasing the number of Accessory Dwelling Units (ADUs) available as affordable housing. The amendments will help individuals in our community by addressing displacement impacts, allowing people to age in place, increasing the affordable housing supply, supporting intergenerational living and wealth generation. The amendments further the SHIP's work by:

- Updating the definition of affordability in the UDC to align with the SHIP's definition.
- Encouraging affordable housing on lots under 20,000 square feet by allowing the lots to qualify for exemptions to street improvements.
- Providing affordable developments with an alternative method for determining parkland dedication.



Community Metrics and Programs in San Antonio

i. Community Snapshot – NSHD and community partners track information about the community to see what effects programs and services have on the overall affordability of the community. The sections below describe key Citywide statistics and city programs related to affordable housing production and preservation.

- The gross rent in the San Antonio area is \$1,123 in comparison to \$1,025 last year.
- HUD's median family income increased by 13% at \$83,500 compared to last year at \$74,113.
- The median home price increased to \$337,200 compared to \$296,900 last year.
- The number of eviction filings for Fiscal Year 2022 were 22,926 compared to Fiscal Year 2021 of 10,864.
- The percentage of unemployment residents in the metro area decreased to 3.5% in comparison to last year's 4.7%.

ii. Housing Programs in San Antonio – The City of San Antonio provides programs and incentives to preserve affordable housing, develop new affordable housing, and provide down payment assistance. The funding for these programs includes the City's general fund, local Housing Bond, and Federal sources such as HUD's Community Development Block Grant (CDBG) and HOME programs. The City regularly advertises these services and programs at events across the city, at Justice of the Peace Courts, and with our partner agencies. When funding is available, San Antonio residents can access applications for these programs on the NHSD's website.

- **City Fee Waiver** – Provides City and San Antonio Water System (SAWS) fee waivers and staff support to navigate regulatory

processes. The program encourages affordable housing and historic preservation, supports our legacy businesses and existing homeowners, and promotes the expansion of small and minority businesses in San Antonio.

- **HIP 80; Homeowner Down Payment Assistance** – Assists homebuyers with incomes at or below 80% of the area median income (AMI) by lending between \$1,000 and \$15,000 as a 0% interest / no payments second loan which can be used for the down-payment required by lenders and some of the additional costs associated with purchasing a home. One hundred percent of the loan will be forgiven over 5 years.
- **HIP 120; Homeowner Down Payment Assistance** – Assists homebuyers with incomes at or below 120% AMI by lending between \$1,000 and \$15,000 as a 0% interest / no payments second loan which can be used for the down-payment required by lenders and some of the additional costs associated with purchasing a home. Twenty-five percent of the loan will be perpetual. Seventy-five percent of the loan will be forgiven over 10 years.
- **Housing Assistance Program (HAP)** – The Emergency Housing Assistance Program (EHAP) began in response to the COVID-19 pandemic following the reallocation of Risk Mitigation Funds and provided one-time assistance for families at risk for displacement or eviction. In fiscal year 2022, the EHAP program shifted to the Housing Assistance Program (HAP) providing financial assistance to renters experiencing emergency hardships from COVID-19 and to keep families in their

homes. To help with emergency housing needs, HAP has two components: rental assistance and relocation assistance for qualified households facing housing instability.

- **Low-income Housing Tax Credits (LIHTC)** – Housing Tax Credits are federal tax subsidies for the construction, rehabilitation, reconstruction, and adaptive reuse of rental properties for vulnerable populations including families, elderly residents, and other special populations. While these are federal tax subsidies, they are administered at the state level. The Federal Government determines state allocations of tax credits based partially on state population. In Texas, the Texas Department of Housing and Community Affairs (TDHCA) awards the state’s tax credit allotment. In the administration of its Housing Tax Credit (HTC) programs, TDHCA determines eligibility and awards points based on actions taken by a municipality on behalf of a proposed development within the city’s limits or extraterritorial jurisdiction.
- **Major Rehab** – Assists qualified homeowners with low to moderate income rehabilitate their properties by providing deferred forgivable loans to cover the cost of the needed repairs. These repairs focus on health and safety, accessibility, and major system concerns.
- **Minor Rehab** – Addresses health and safety items such as plumbing, electrical, non-working utilities, broken windows, damaged doors, or other items in need of repair.
- **Operation Rebuild** – Is a \$1 million partnership between the City, including NHSD, Development Services Department (DSD), Department of Human Services (DHS),



Office of Historic Preservation (OHP), and San Antonio Affordable Housing, Inc. (SAAH) to preserve affordable housing for low income owner occupied homes that have been determined to be a dangerous premises by the City of San Antonio. The pilot aims to repair or rehabilitate up to ten single-family structures.

- **Office of Urban Redevelopment San Antonio (OURSA)** – Develops and implements strategies to eliminate community slums and blighted areas. OURSA works to meet the revitalization, redevelopment, rehabilitation, and conservation directives identified by City management and approved by City Council.
- **Rehabarama** – Is a housing preservation program supported by the 2022-2027 Housing Bond. It focuses on prolonging the useful life of San Antonio's older housing stock. Administered by the Office of Historic Preservation, Rehabarama focuses on building the hands-on preservation trades

and emphasizes retention and preservation of original building materials and architectural character. The program includes a single-day, service event that brings together local contractors, volunteer groups, students, and sponsors to accomplish exterior work such as painting and minor repairs to enhance results.

- **REnewSA** – Is a City initiative for organizing and strategically deploying community development tools to create value from vacant, neglected, and underutilized properties. REnewSA has acquired vacant infill lots to sell to builders for the construction of new, energy-efficient, affordable homes. This program is being phased out, but the utilization of vacant buildings will be a strategy in the SHIP.
- **San Antonio Affordable Housing (SAAH)** – Develops affordable housing, improve the existing affordable housing stock, and combat community deterioration through housing and community development related programs and activities.
- **San Antonio’s Green and Healthy Homes (SAGHH)** – Is administered by NHSD and assists owners and landlords of residential properties (both single-family and multi-family) in creating healthy, safe, energy-efficient, and sustainable homes for families and children. The SAGHH works to prevent and correct housing-related health and safety hazards, such as lead-based paint, household asthma triggers, and fire hazards.
- **Tax Increment Reinvestment Zone (TIRZ)** – Tax Increment Financing (TIF) is defined as a public financing mechanism through which the growth in taxes (increment) associated with new development or redevelopment can be captured and used to pay costs associated with economic development for the public good. The area in which TIF is being used is known as a Tax Increment Reinvestment Zone (TIRZ).





Looking Ahead in 2023

- The Housing Commission will continue to work with the Neighborhood and Housing Services Department on developing the most efficient way to engage with and leverage existing stakeholder structures in a meaningful way to demonstrate progress of the SHIP. The Housing Commission will oversee the implementation of the public information campaign strategy that will serve as an educational component addressing housing needs.
- In October 2022, the Bond Scoring Committees met to discuss the points awarded to the various applications. The Scoring Committees will make funding award recommendations in November and the Housing Commission will be briefed on the final award amounts. In December 2022, City Council will consider the award amounts for final approval. An additional round of RFPs will be released in the Spring of 2023, for the remaining housing bond funds.
- The Housing Commission welcomes Kammy Horne as the new VIA Metropolitan Transit designee. Kammy is the Senior Vice President of Planning and Development at VIA. Kammy's experience in the transportation industry, project management, business, and team development will add great value to the Housing Commission's mission. Kammy was introduced as the Housing Commission's VIA designee in September 2022 and began working with the DAR Subcommittee in October 2022. Housing Commissioners and City staff look forward to continue collaborating with VIA and find innovating ways to implement the SHIP.





Stay Connected with the Housing Commission

Housing Commission meetings typically occur on the fourth Wednesday of the month at 11:30 a.m. All meetings are held in person and online unless otherwise stated. Meeting details can be found at: saspeakup.com/DN60865 and sanantonio.gov/NHSD/Coordinated-Housing/Housing-Commission

Public comment opportunities:

- Submit written comment, up to 300 words, 24 hours before the meeting by:
 - Email to HousingPolicy@sanantonio.gov
 - Submit survey by visiting webapp1.sanantonio.gov/cosasurveysystem/cosasurveysystem.aspx?surveyid=529
 - Mail or dropped off at the Neighborhood & Housing Services Department - 100 W. Houston Street, San Antonio, TX 78205.
- Leave a voicemail at least 3 hours before the meeting by calling the Board Liaison at (210) 207-7950.
- Give your comments live during the meeting. Sign up by calling (210) 207-7950 up to 3 hours before the meeting or by attending in person up until the meeting begins.

Public Engagement and Outreach Subcommittee (PEO)

Meetings occur on the first Monday of the month at 3:00 p.m.

All meetings are held virtually.

Meeting details can be found at: saspeakup.com/c3558 and the PEO page sanantonio.gov/NHSD/Coordinated-Housing/Public-Engagement

Public Comment opportunities: The public can share their comments on agenda items during the meeting.

Renters' Solutions Subcommittee (RSS)

Meetings occur on the first Thursday of the month at 5:30 p.m.

Switching formats between virtual and in-person every three months (**Virtual:** November 2022 - January 2023; **In-Person:** February 2023 - April 2023). Meeting details can be found at saspeakup.com/H51828

Public comment opportunities: Written comment can be submitted using SASpeakUp or sent to HousingPolicy@sanantonio.gov. Phone comment can be made by calling (210) 207-7890

Removing Barriers to Affordable Housing Development and Preservation Subcommittee (RBSC)

Meetings occur on the third Thursday of the month at 2:30 p.m.

All meetings are held virtually. Meeting details can be found at: saspeakup.com/k0824 and the RBSC page sanantonio.gov/NHSD/Coordinated-Housing/RemovingBarriers

Stay Connected with NHSD

Upcoming Rehab Opportunities - Sign up to get notified on rehab opportunities and the next open application period
<https://us.openforms.com/Form/06f39b4b-35b7-4042-b5b8-c1d10b55ae00>

Homebuyer Education Class - Is an 8-hour class offered to the community providing information on the home buying process. For more information, please visit:
<https://www.eventbrite.com/e/homebuyer-education-class-registration-344461121487?utm-campaign=social&utm-content=attendeshare&utm-medium=discovery&utm-term=listing&utm-source=c&aff=escb>

SHIP Strategies - To receive updates on SHIP strategies sign up by visiting: saspeakup.com/hub/Subscriptions/2641?topicId=33848

Comments or Questions - Contact NHSD by submitting the following form:
<https://www.sanantonio.gov/NHSD/About/Contact?sendto=NHSD>

