HOUSING COMMISSION

2023 ANNUAL REPORT

CITY OF SAN ANTONIO TEXAS

NEIGHBORHOOD & HOUSING SERVICES

Contents

Executive Summary . . . . . **Page 1**

Housing Commission . . . . . **Page 3**

Strategic Housing Implementation Plan . . . . . **Page 5**

Opportunities and Plan of Action . . . . . **Page 8**

2022 – 2027 Affordable Housing Bond Update . . . . . **Page 10**

Key Accomplishments in Fiscal Year 2023 . . . . . **Page 11**

- Accessory Dwelling Unit (ADU) Design Competition
- Green and Healthy Homes
- Homeowner Maintenance Workshop
- Housing Affordability in SA Event (Resources + Community Conversations)
- Housing Assistance Application (HAP)
- Housing Base
- Operation Rebuild
- Property Tax Help Campaign
- SEED Academy
- Tenants' Rights and Responsibilities Campaign

Connect with Us . . . . . **Page 13**

Looking Ahead to Fiscal Year 2024 . . . . . **Page 14**

Appendix A: Texas Legislative Session . . . . . **Page i.**

Appendix B: 2022 – 2027 Affordable Housing Bond Update . . . . . **Page ii.**

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A Letter From Our Mayor

The Strategic Housing Implementation Plan (SHIP) is our city's plan to preserve and create new affordable housing for our residents. I established the Mayor's Housing Policy Task Force in 2017 to engage our community and develop a compassionate housing plan for San Antonio. The recommendations of the task force serve as the foundation for the SHIP, and the plan has played a crucial role in guiding our city's affordable housing strategy during a period where rising interest rates and construction costs have compounded the housing affordability crisis throughout the nation. Despite these challenges, through 2023, we completed 2,658 homes. Of these homes, 1,738 are new homes and 920 homes are preserved. This includes 83 permanent supportive housing units. This incredible achievement would not have been possible without the passage of our historic first Housing Bond. This $150 million investment will support more than 4,000 affordable homes.

Housing stability is about more than production and preservation, it's also about ensuring livability. In the last year, the City has rolled out several initiatives focused on keeping our community housed including: a property tax help campaign, a class for homeowners receiving assistance through the City's home repair programs, and a demolition diversion pilot program called Operation Rebuild.

Co-created with community members and housing experts, the SHIP is a reflection of our community's priorities. This annual report represents an opportunity for our community to learn about and participate in the process and ongoing efforts to reduce the housing cost burden in our city. The success of our initiatives and investments are a testament to the strength and unity that our community has demonstrated to collectively solve this challenge.

The 10-year plan continues to serve as a guide in creating policy initiatives that address the housing needs of our community, and I am grateful to the Housing Commission for serving as the public oversight body charged with guiding the implementation of the plan and engaging the community.

Compassion is the guiding value driving this plan forward, and I am confident that our community and partners will continue to implement strategies that increase resident access to affordable housing in our city.

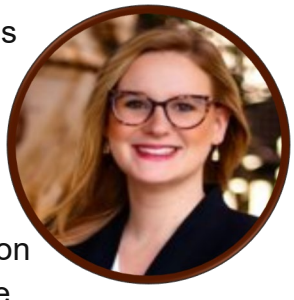
Ron Nirenberg
Mayor of San Antonio

When the Strategic Housing Implementation Plan was adopted in December 2021, our city embraced ambitious new goals and strategies to meet them- and we didn't do it alone. Our Neighborhood and Housing Services team works with many partners to ensure safe and affordable housing options are available to all San Antonians. The Housing Commission is one of our most valuable partners in our work. They continue to help us find ways to better interact with and serve our community.

This past year, there has been so much to be proud of. We successfully awarded 3 rounds of 2022-2027 Housing Bond awards, which will support more than 4,000 affordable homes in our community. The Housing Commission supported and participated in the first SHIP event in January 2023, welcoming over 250 people, and attended multiple events for two major campaigns: The Tenants' Rights and Responsibilities Campaign and the Property Tax Help Campaign. The Housing Commission Subcommittees' efforts have had a significant role in implementing the SHIP's goals, which include community outreach, issues impacting renters, affordable housing development, and tracking the SHIP's progress.

I am proud of our continued collaboration with the Housing Commission and Subcommittees. I look forward to working with them to help further our housing affordability goals in the coming years.

- **Veronica Garcia**, Director
Neighborhood and Housing Services



I am honored to lead the Mayor's Housing Commission and ensure the ongoing success of our community's Strategic Housing Implementation Plan (SHIP). The Housing Commission and its four subcommittees have accomplished so much – supporting a historic housing bond, much needed programming and housing developments along with increasing community engagement and transparency on progress toward goals with a community dashboard.

Looking ahead to the next two years, we must continue to take bold action to meet the housing needs of San Antonio residents. Housing costs, including housing development and rent, are continuing to rise. Our city is growing and housing must be at the forefront of our community planning and priorities.

To address those needs, the Housing Commission is committed to planning for communitywide transit-oriented housing development, engaging with rental housing providers to house vulnerable residents, working on a coordinated legislative agenda for housing, expanding our homelessness and eviction prevention system, and supporting a communitywide public information campaign about housing affordability. As a community, we must come together to ensure that housing affordability is necessary for a prosperous and bright future for all our residents.

- **Katie Wilson**, Housing Commission Chair

Executive Summary

Purpose

The intent of this report is to share Fiscal Year (FY) 2023[1] progress towards the goals in the Strategic Housing Implementation Plan (SHIP).[2] The SHIP is a 10-year housing plan shared by the City, County, Opportunity Home, and San Antonio Housing Trust. The SHIP guides affordable housing production, preservation, and policy efforts in our community and focuses on ensuring choice for people with the lowest incomes.

The 2023 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.

2023 SHIP Progress Highlights

Our partners made great progress toward affordable housing production and preservation goals in FY 2023.[3]

Highlights include:

- **1,694 rental units** (12% of the 10-year goal) and **881 single family homes** (7% of the 10-year goal) were **completed**.
- Of the completed homes**, 2,480 are for families with incomes below 60% of the Area Median Income** ($47,460 or below for a household size of three).
- **5,674 rental units** and **1,780 single-family homes** are **in progress**. This means they are under construction or have received funding.
- **83 permanent supportive housing** units were completed and 288 are in progress.

Of the 36 SHIP Strategies, **five are completed, 29** are **being worked on** by City staff and partners, and **two are pending** in upcoming years.

For more information, see pages 6-7.

[1] 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 2023 data. Homes completed and in progress are accurate as of September 30, 2023.

Fiscal Year (FY) 2023 Key Accomplishments

The Neighborhood & Housing Services Department (NHSD), SHIP Partners, Housing Commission and Housing Commission subcommittees were involved in the following initiatives in FY 2023. For more information, please see pages 10-11:

- The 2022 $150 million Affordable Housing Bond awarded $81 million to 30 housing projects estimated to produce and preserve more than 4,800 homes. This includes:
  - **Seven** projects are **under construction** (six multifamily and one homeownership project).
  - **Twenty-three** projects received funding and are in the **pipeline.** Of these, three projects are **producing 288 permanent supporting housing units**.
- The Housing Assistance Program and Resident Relocation Program received over **21,792 applications**, assisting **over 4,579 households.** The average **Area Median Income (AMI) of these households was 30%.**
- Operation Rebuild **completed its first home** in May 2023. **Five homes are currently in progress**.
- **Two major campaigns** launched to assist renters and homeowners. The Tenants' Rights and Responsibilities Campaign **assisted renters getting informed** of their legal rights and the Property Tax Help Campaign **assisted over 1,900 households** file their homestead exemption and receive other housing resources.

Looking Ahead to FY 2024

Council approved $250,000 for a public information campaign as part of the FY 2024 City budget**.** This funding will enhance the efforts of ensuring accountability to the public, it is also a strategy in the SHIP. The goal is to inform the community about affordable housing and invite everyone to participate in upcoming developments, services offered, and how it impacts the lives of all San Antonians. The Housing Commission will have an important role in shaping this work.

Connect with Us

Information is provided on how to join the monthly Housing Commission meetings and stay connected with NHSD resources. For more information, see page 13.

Housing Commission

The Housing Commission (HC)[4] 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.[4]

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 Commissioners serve staggered two-year terms. Each Commissioner serves on at least one of the Commission's four subcommittees.

Fiscal Year 2023 Goals

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.

[4] Link to Housing Commission webpage: SA.gov/NHSD

Subcommittees of the Housing Commission

Removing Barriers to Affordable Housing Development & Preservation Subcommittee (RBSC)[5]

Members recommend improvements to the Unified Development Code and other City processes. Meetings are open to the public and occur on the **third Thursday of the month at 2:30 P.M.**

Pedro Alanis, Housing Commissioner

Nikki Johnson, Housing Commissioner

Jim Bailey, Alamo Architects

Jordan Ghawi, Community Representative

Taylor Beaver, Rush Enterprises Inc.

Melanie Cawthon, disABILITYSA

Michael Taylor, Habitat for Humanity

Seema Kairam, Able City

Meredith Siegel, Merced Housing Texas

Renters' Solutions Subcommittee (RSS)[6]

Members advise the Commission on renter-related challenges such as rental assistance, tenants' rights and legal aid and outreach. Meetings are open to the public and occur on the **first Thursday of the month at 5:30 P.M.**

Nikki Johnson, Housing Commissioner

Kristin Davila, Housing Commissioner

Toni Cambria, SAMMinistries

Latoyia Coleman, Nonprofit Leader

Andre Greene, Community Representative

Sheila Brown, Connect ABILITYSA

Brian Birdy, Birdy Properties

Courtney Rosen, MHN Property Management

Public Engagement and Outreach Subcommittee (PEO)[7]

Members efficiently engage public stakeholders and give voice to underrepresented populations, especially those impacted by housing instability. Meetings are open to the public and occur on the **first Monday of the month at 3:00 P.M.**

Robert Abraham, Housing Commissioner

Nikki Johnson, Housing Commissioner

Kristin Davila, Housing Commissioner

Crystal Requejo, Housing Commissioner

Alberta Harris, Community Representative

Laura Salinas Martinez, Grow America

Melanie Cawthon, disABILITYSA

Nina Gallegos, Community Representative

Michael Miller, Community Representative

Dashboard & Annual Report Subcommittee (DAR)

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

Kammy Horne, Housing Commissioner

Cecilia Garcia Redmond, Housing Commissioner

Pedro Alanis, Housing Commissioner

[5] Link to RBSC, meeting time is subject to change: Removing Barriers (sanantonio.gov)
[6] Link to RSS, meeting time is subject to change: Renters' Solutions (sanantonio.gov)
[7] Link to PEO, meeting time is subject to change: Public Engagement & Outreach (sanantonio.gov)

Strategic Housing Implementation Plan

City Council adopted the SHIP in December 2021. More than 80 stakeholders in the community participated in developing the plan, which emphasizes the need to **focus on the 95,000 families in our community most at-risk for housing instability** due to a lack of housing options that meet their needs and budget. Families spending more than 30% of their income on housing-related costs, including rent, mortgage, and utilities, often leads them to make hard choices that compromise their health, education, transportation, and time with friends and loved ones. The SHIP is a step toward addressing our community's housing needs. The SHIP calls for the preservation or production of 28,094 affordable homes. This number includes 1,000 permanent supportive homes. The SHIP offers 36 strategies to meet the goals and improve overall livability in San Antonio.

SHIP Progress Through Fiscal Year (FY) 2023

December 2023 marks two years since the adoption of the SHIP. This section summarizes the SHIP partners' efforts: the City of San Antonio, Opportunity Home San Antonio, the San Antonio Housing Trust, and Bexar County. The information in this section is updated quarterly online on NHSD's SHIP Progress Page[8] demonstrating the SHIP's progress.

The SHIP is a living document that prioritizes strategies to meet the community's current needs. NHSD tracks the progress of each strategy quarterly in four categories: completed, ongoing throughout the SHIP, in progress, and upcoming. The table below demonstrates that 80% of the strategies are actively being worked on, such as Eviction Prevention, as it is a strategy that requires consistent efforts, with 5% of the strategies as upcoming for the following years.

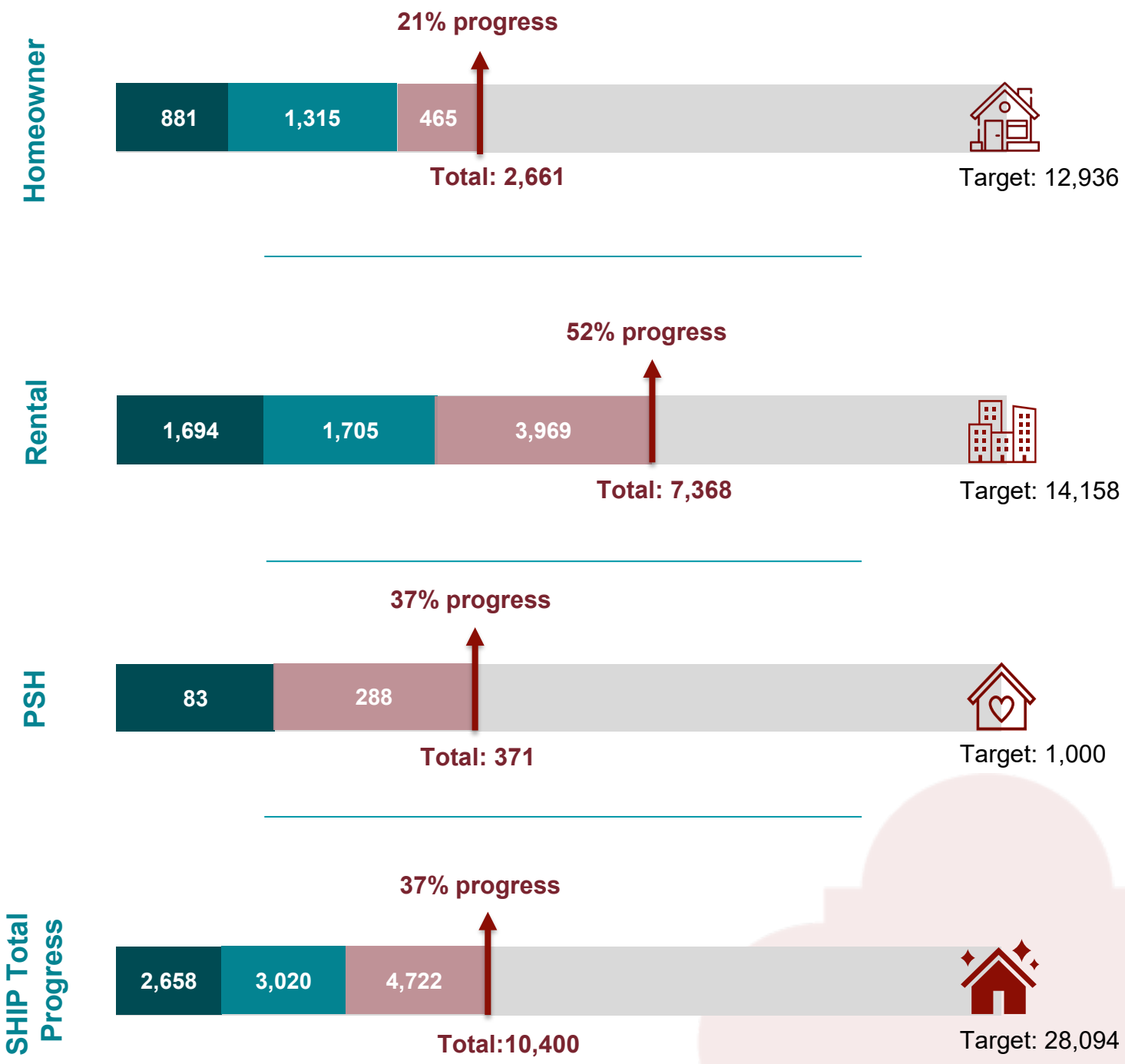
Status	Number of Strategies
Completed	5
Ongoing throughout SHIP Duration	13
In Progress	16
Upcoming	2
Total	**36**

[8] Link to SHIP Progress Page: sanantonio.gov/NHSD/Coordinated-Housing/SHIP/Progress

Progress of New and Preserved Homes Through Fiscal Year (FY) 2023

The following graphics show the progress toward the SHIP's goals for affordable homeownership, rental, and permanent supportive housing (PSH) options as of September 30, 2023. These include both preservation and production efforts. Homes are tracked and categorized into three categories:

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



Homes Completed and In Progress per Area Median Income (AMI)

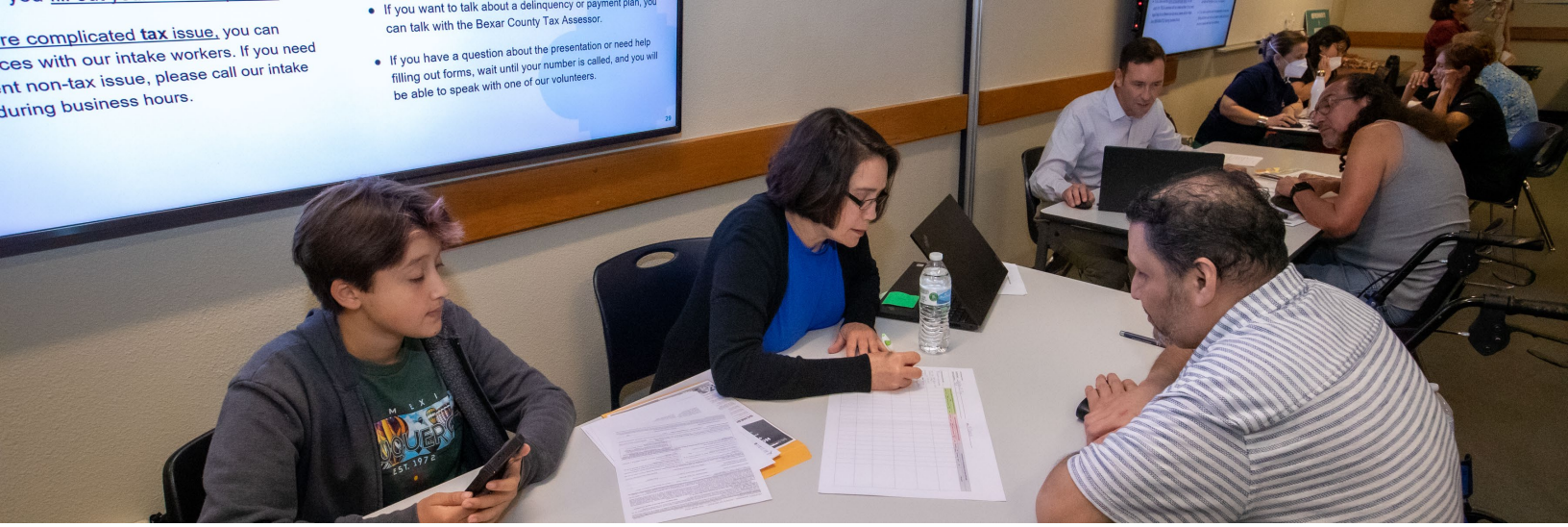
The following table includes the AMI level and the **maximum income a family of three** would earn to be considered in that income band. The incomes used are from the Department of Housing and Urban Development (HUD), looking at the San Antonio-New Braunfels Metro Area. The numbers will be updated at the end of each year to reflect recent income information released by HUD. The information on the table below is accurate as of September 30, 2023, and these numbers are updated every quarter on the SHIP Progress Page and dashboard.

Area Median Income (AMI)	Completed Homes FY 2023	Homes In Progress FY 2023	Total Homes Completed & In Progress	Progress Toward SHIP Goal	10 Year Goal
0-30% AMI: $23,750	645	2,418	3,063	23%	13,592*
31-50% AMI: $39,550	595	1,353	1,948	28%	6,990
51-60% AMI: $47,460	1,240	404	1,644	65%	2,516
61-80% AMI: $63,200	139	2,654	2,793	87%	3,196
81-100% AMI: $79,100	27	264	291	32%	900
101-120% AMI: $94,800	12	649	661	73%	900
Total	**2,658**	**7,742**	**10,400**	**37%**	**28,094**

* Includes 1,000 PSH units

Greenline North- *is currently under construction in District 3 providing 234 affordable units.*

Towne Twin Village Homes- *focuses on providing safe and quality homes for older adults exiting homelessness; this includes households in 30% AMI and below. 83 units are complete, and 288 units are in progress.*



Opportunities and Plan of Action

Local Development Standards

The City's Unified Development Code (UDC) is updated every five years and sets standards and procedures for development in the city, including affordable housing development. An update was expected in 2020; however, the pandemic stalled the process, which created an additional barrier to addressing the community's housing needs. During this period, San Antonio experienced population growth, requiring action to increase affordable housing opportunities to prevent displacement and decrease the risk of people experiencing homelessness, also known as unhoused or unsheltered.

In November 2022, City Council passed amendments proposed by the Housing Commission.[9] The amendments took effect on January 1, 2023, and modernized design guidelines for Accessory Dwelling Units (ADU), introduced an alternative parkland dedication calculation method for affordable housing, and exempted certain infill affordable housing types from making extensive street and sidewalk improvements. The ADU amendment will help increase the number of permitted ADUs within the city to address density, build wealth for low-income households, and support aging in place for older residents. In addition, the UDC's definition of affordability was updated to match the SHIP's definition. These amendments are a step toward removing barriers to affordable housing development in San Antonio.

Legislative Efforts

During the 88th legislative session, over 100 housing-related bills were introduced. However, only seven were signed. Some housing highlights include establishing a state tax credit to complement the existing federal Low-income Housing Tax Credit (LIHTC) program, a bill on source of income discrimination prevention for renters in communities with property owners' associations, and property tax relief.

This 88th session supported two efforts outlined in the SHIP regarding Community Land Trusts (CLT) and ad valorem taxation of affordable housing. NHSD, the City's Government Affairs team, the City's Chief Housing Officer, and SHIP partners will continue to collaborate with our state and federal officials on SHIP legislative strategies that improve affordability and livability in San Antonio. For more information on the seven bills that passed, see Appendix A.

[9] Link to amendment recommendations: sanantonio.gov/NHSD/RemovingBarriers

Low-Income Housing Tax Credits (LIHTC)

The Low-Income Housing Tax Credit Program continues to be among the most utilized funding tools for affordable housing production and preservation. Using LIHTC, developers can build and preserve apartments for households with incomes between 30%-80% area median income. However, LIHTC and other developers are experiencing large gaps resulting from increased material, land, and labor costs along with continued inflation.

The City will continue to help advocate for changes to the program that will help make these necessary projects viable. The City will also continue to support these developments by providing gap financing to qualified projects.

Increase in Living Costs

As in many other cities, inflation, supply chain, and affordability issues are significant challenges in developing affordable housing. Renters in San Antonio have experienced rent increases, resulting in the sacrifice of other needs to make rent. Home prices, interest rates, and property values are also rising, making it difficult for people to own or maintain a home. In addition, the wages have not kept up with rising costs, increasing affordability issues. In response, the City:

- Funds more deeply affordable homes. At the end of Fiscal Year 2023, 598 deeply affordable homes have been completed with 2,370 homes in progress.
- Increased community outreach efforts through the Tenants' Rights and Responsibilities Campaign, a public information campaign that assists renters to understand their legal rights when an eviction notice is received.
- Provided rental and relocation assistance through the housing assistance program.
- Helped homeowners with rising property taxes through the Property Tax Help Campaign (PTHC) which provides one-on-one assistance in filling out homestead exemption forms along with free legal advice. The Campaign also helps residents learn how to file property tax protests.
- Council approved the City's homestead exemption increase to 20% of appraised value of homes. Senior and disabled persons homestead exemptions were also increased to $85,000.

Affordable Housing Stigma

In May 2022, San Antonio voters approved a historic $150 million housing bond, which demonstrated the community's desire to address housing affordability issues. However, the term 'affordable housing' can itself be clouded by stigma. At its worst, this stigma can prevent developments from being built. SHIP partners and collaborators have encountered this issue, resulting in projects taking longer to complete, especially for permanent supportive housing for people exiting homelessness.

City Council approved $250,000 to fund a public information campaign strategy. The strategy will inform the community about affordable housing and invite everyone to participate in upcoming developments, services offered, and how it impacts the lives of all San Antonians.

MOISES

Moises is facing his neighbors in a cul-de-sac at Towne Twin Village, a community of permanent supportive tiny homes supported by the Affordable Housing Bond. With the help of two case workers at Haven for Hope, Moises was selected as one of the first residents to live in the community. We are thankful he shared his story with us.

"I want to thank the Lord. He gave me a chance to live somewhere because I was lost."

2022 – 2027 Affordable Housing Bond

In May 2022, San Antonio voters approved the first Affordable Housing Bond.[10] The 2022-2027 Affordable Housing Bond allocated $150 million to create and preserve housing in five categories near jobs, transit, schools and services. The awards for each category are guided by specific parameters set by the Housing Community Bond Committee and a framework developed by the Housing Commission.

During FY 2023, three rounds of funding proposals were made, resulting in 4,833 homes being funded, approximately 81% are affordable. Additionally, 89 single-family homes received bond funding for rehabilitation and preservation. The 89 homes under homeownership rehabilitation and preservation are tracked separately from other Bond categories. NHSD leveraged funds from other resources, including City and SAWS Fee Waivers, Community Development Block Grant (CDBG), HOME grant, Neighborhood Stabilization Program (NSP), tax-increment financing, and funding from Bexar County. Below is a progress summary of each funding category as of September 30, 2023.

Helping Homeowners Fix Their Homes Homeownership Rehabilitation and Preservation	Improving Rental Units Rental Housing Acquisition, Rehabilitation and Preservation	Building Affordable Rental Units Rental Housing Production and Acquisition	Building Homes To Own Homeownership Production	Connecting Homeless To Housing And Resources Housing with Permanent Supportive Housing
$45M	$40M	$35M	$5M	$25M
Award Amount $8.4 M Total Homes 89*	Award Amount $37 M Total Homes 2,905	Award Amount $23.7 M Total Homes 1,468	Award Amount $6.2 M** Total Homes 159	Award Amount $13.5 M Total Homes 301

For more information on projects, award amount, and status of each category, see Appendix B.
*89 homes received home repair assistance. These projects are tracked separately and are not included in the 4,833 bond funded homes.
**Council approved a reallocation of funds from the homeownership rehabilitation and preservation category to the homeownership production category to fund the Mission Trail Community Association (Riverside Terrace Mobile Home Park) project.

[10] Link to Bond information: SA.gov/NHSD

Key Accomplishments in Fiscal Year 2023

The following section lists the tasks and SHIP strategies achieved in Fiscal Year 2023. The Neighborhood and Housing Services Department (NHSD), SHIP partners, Housing Commission, and Housing Commission's four subcommittees had a crucial role in these accomplishments.

Accessory Dwelling Unit (ADU) Design Competition[11]

NHSD worked with City Makery and SALSA (Successfully Aging & Living in San Antonio) to promote the use and creation of ADUs. City Makery received a $15,000 grant from AARP to support the work towards increasing awareness of ADUs in the community. We received over 200 submissions and celebrated the winners in November 2023.

Green and Health Homes (GHH)[12]

The program tests for possible lead hazards in homes with young children. GHH accepts applications throughout the year. In FY 2023, the program:

- Received 248 applications.
- Completed 13 homes and 38 homes are in progress.
- Facilitated 45 outreach events informing the community about the program.

Homeowner Maintenance Workshops[13]

Starting in FY 2023, residents assisted through the Neighborhood and Housing Services Department's Major Home Rehabilitation Programs attend a 4-hour workshop to learn about various homeownership topics including maintenance responsibilities, fire safety, emergency preparedness, and estate planning. Local Initiatives Support Corporation (LISC) developed and implemented the educational workshops for residents.

Housing Affordability in SA Event (Resources + Community Conversations)[14]

About **250 people attended** the first Strategic Housing Implementation Plan (SHIP) event on January 28, 2023. The event included numerous resources and engaged in community conversations on housing affordability by facilitating two workshops and one panel.

[11] Link to ADU Design Competition information: SA.gov/ADU
[12] Link to GHH: sa.gov/Directory/Departments/NHSD/Housing-Support/Repair/Green-Healthy-Homes
[13] Link to Homeowner Maintenance Workshop information: SA.gov/NHSD
[14] Link to SHIP Event information: SA.gov/NHSD

Housing Assistance Application (HAP)[15]

HAP continued providing support to renters experiencing financial hardships due to COVID-19. The program **received over 17,000 applications** for rental and utility assistance **awarding over $11.9 million to over 4,200 households,** utilizing a variety of federal, county, and local funds. The Average Median Income (AMI) for households assisted was 30%. The Resident Relocation Assistance Program provided 379 households with relocation assistance. The average AMI for households assisted with relocation services was 26%.

Housing Base[16]

Housing Base launched in April 2023; it is a free, interactive website that helps people find affordable housing in San Antonio. Users can filter by area, price, amenities and screening criteria. It is available in English and Spanish.

Operation Rebuild[17]

Operation Rebuild is a demolition diversion pilot program that started in FY 2022. The program rehabilitates homes in need of critical construction repair and completed the first home in the program in May 2023. One home is currently under construction and 4 are in progress.

MS. ESCOBEDO

Ms. Olga Escobedo is the first homeowner to have a home rehabbed through the Operation Rebuild program. Community leaders joined her on the porch – once designated a dangerous premise – in May 2023 to celebrate her return to her family home. To Ms. Escobedo's children, the program was a blessing to salvage their grandma's home and to reconnect as a family where memories are made. We appreciate her and her family spending time with staff to share memories and experiences.

KEISHA BROWN

For Keisha, the Resident Relocation Assistance Program helped provide her family stability when the 2021 winter storm caused issues in her home and she lost her job during the pandemic. We are also grateful for her time and for sharing her story.

"When you're homeless, you're playing catch-up it's a domino effect. You're struggling here, but it affects everything else. I had to turn my pain into purpose."

Property Tax Help Campaign[18]

The NHSD launched the campaign in February 2023 to inform homeowners about protesting their property taxes and assisted in the process of filing tax exemptions. Nearly 2,000 families attended. NHSD partnered with Texas Rio Grande Legal Aide (TRLA), San Antonio Legal Services Association (SALSA), and Bexar County Appraisal District on 18 events around the city, resulting in over 1,900 households getting information and assistance.

SEED Academy[19]

The Supporting Empowerment Emerging Developers (SEED) Academy is a first-of-its-kind 18-month program in San Antonio that focuses on providing training and ongoing technical assistance to support emerging and non-profit developers. SEED launched in 2023 and the first cohort will begin meeting in FY 2024. Partners include Grow America and LISC.

Tenants' Rights and Responsibilities Campaign[20]

NHSD staff conducted dozens of stakeholder briefings to inform community groups about the Tenants' Rights and Responsibilities campaign. As part of the campaign, the City, TRLA, and the Fair Housing Council hosted Renters' Rights Power Hour sessions.

In May 2023, City Council unanimously approved a Resolution consolidating and affirming tenants' rights and the revision of the Notice of Tenants' Rights. Council allocated $100,000 to continue this work into FY 2024.

[15] Link to HAP: SA.gov/RenterSupport
[16] Link to Housing Base: housingbasesanantonio.com
[17] Link to Operation Rebuild: sanantonio.gov/NHSD/Divisions/OurSA#295954198-housing-programs
[18] Link to Property Tax Help Campaign: SanAntonio.gov/PropertyTaxHelp
[19] Link to SEED Academy: seed-sa.com
[20] Link to Tenants' Rights Campaign: sa.gov/tenantsrights

Connect with Us

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 SA.gov/NHSD

Neighborhood and Housing Services Department

Sign up to receive information about upcoming programs and events by subscribing to the NHSD newsletter: https://www.sa.gov/Directory/Departments/NHSD/Meetings-News/Newsletters

SHIP Strategies - To receive updates on SHIP strategies click on the “Sign Up to Participate” button located in the SHIP Progress page: SanAntonio.gov/SHIP

Looking Ahead to Fiscal Year 2024

Commission's Goals

The Housing Commission participated in a retreat to discuss various key focus areas that will support their goal of overseeing the implementation of the SHIP. The following five categories were adopted as the Commission's main priorities for 2024.

1. Recommend principles for increasing density to connect housing and transportation.
2. Support legislative advocacy coalition focused on shared messaging, financing developments, and public/private partnerships.
3. Engage with Rental Owners & Operators.
4. Support Public Information Campaign (PIC) to reframe affordable housing.
5. Support the advancement of homeless prevention and housing stability initiatives.

Affordable Transit-Oriented Development Technical Working Group

The Technical Working Group Is composed of subject matter experts on transit-oriented development, housing, planning, sustainability, code, and at least one representative from the Housing Commission.[21] The working group is charged with creating a report providing recommendations to the Removing Barriers Subcommittee and the Housing Commission on proposed amendments to the Unified Development Code for purposes of creating affordable housing near and along transit corridors.

RentWise SA: Know Your Rights and Responsibilities

RentWise SA[22] (previously Tenants' Rights and Responsibilities Campaign) launched October 1, 2023, to include both renters and property owners/operators in educational training opportunities and resource/service referrals. Items to come in Fiscal Year 2024 are the following:

1. Monthly Renters' Rights and Responsibilities Education sessions (special sessions for college students and older adults).
2. Quarterly property owners/operators education sessions (special sessions for small portfolio property owners/operators).
3. Renter educational video series (five thematic videos to be released April 2024 during Fair Housing Month).

[21] Link to working group information: https://www.sanantonio.gov/NHSD/Coordinated-Housing/RemovingBarriers
[22] Link to Rent Wise SA Campaign information: sa.gov/tenantsrights

Appendix A:
88th Texas Legislative Session

The following table provides the House Bill (HB) or State Bill (SB) number, each bill's topic and brief description, and the date it will be in effect.

Bill	Topic and Description	Effective Date
HB 1058	**State Tax Credits for Low Income Housing Tax Credit (LIHTC) Developments** ▪ Establishes a state tax credit to complement the existing federal Low Income Housing Tax Credit (LIHTC) program to be split between the 9% and 4% programs. The program will have about $25 million per year over 10 years. The Texas Department of Housing Community Affairs (TDHCA) will administer and manage this program.	9/1/2023
HB 1193	**Property Owners Association Income Discrimination** ▪ Aims to prevent housing discrimination by property owners' associations to tenants based on their method of payment. It prohibits property owners' associations from including or enforcing any provision in their governing documents from prohibiting or restricting a property owner from renting a dwelling to a person based on the method of payment.	9/1/2023
HB 2071	**Public Facility Corporations (PFC) Regulations** ▪ Establishes conditions related to jurisdiction, notifications and approvals, household income requirements, tenant protections, and rent requirements for PFC. HB 2071 also limits the tax exemption to 60 years for a newly constructed property, or 30 years on apartment acquisition.	6/18/2023
HB 4077	**Automatic Over 65 Exemptions** ▪ Makes over 65 exemptions automatic **without requiring the homeowner to apply**. Bexar County currently already does this.	1/1/2024
HB 4645	**Ground Leases** ▪ Provides tax exemptions to developments which provide affordable housing utilizing a ground lease. The tax exemption would apply towards the improvements that the organization constructs or rehabilitates to provide housing. ▪ This bill **supports the SHIP** strategies related to Community Land Trusts (CLT) and ad valorem taxation of affordable housing.	1/1/2024
SB 2 & SB 3	**Property Tax Relief** ▪ Includes a total of $18 billion in property tax cuts. Voters approved this constitutional amendment in November 2023. These bills **increased the homestead exemption to $100,000**, reduce school district property taxes, increase franchise tax exemptions for businesses, and it **includes a 20% appraisal cap for non-homestead properties** valued at less than $5 million.	7/22/2023

Appendix B:
2022 – 2027 Affordable Housing Bond

Each category of the Bond is demonstrated in the tables below.
Affordable Homes – Based on the SHIP's affordability rental goals, which includes homes in the 60% Area Median Income (AMI) and below.
Total Homes – Includes affordable homes and homes above 61% AMI.

Homeowner Rehab and Preservation $45 M

Project Name	Award Amount	Affordable Homes	Total Homes	Status
NHSD Minor Repair Services*	$ 701,408	45	45	Pipeline: 37 homes Construction: 6 homes Completed: 2 homes
NHSD Major Repair Services**	$ 5,863,816	42	42	Pipeline: 32 homes Construction: 10 homes
NHSD Minor and Major Repair Services***	$ 254,850	2	2	Pipeline: 1 home Construction: 1 home
Total	**$ 6,820,075**	**89**	**89**	**--**

* Includes homes receiving assistance with roof, plumbing, electrical, broken windows, damaged doors, non-working utilities or other items in need of repair.
** Includes homes receiving assistance with repairs focused on health and safety, accessibility, and major system concerns.
*** Includes homes receiving both minor and major home repair services.

Rental Housing Acquisition, Rehab, and Preservation $40 M

Project Name	Award Amount	Affordable Homes	Total Homes	Status
Cottage Creek	$ 1,740,069	267	449	Construction
Pecan Hill	$ 438,431	0	100	Pipeline
Woodhill Apartments	$ 6,794,712	53	532	Pipeline
Spanish Pecan	$ 4,275,894	254	254	Pipeline
Winston Roselawn	$ 4,750,894	206	206	Pipeline
Vista Verde Apartments	$ 4,250,000	190	190	Pipeline
Victoria Plaza Apartments	$ 2,500,000	185	185	Pipeline
Midcrowne Senior Pavilion	$ 2,500,000	196	196	Pipeline
The Ravello	$ 2,500,000	252	252	Pipeline
Westwood Plaza	$ 5,250,000	305	305	Pipeline
Arbors at West Avenue	$ 2,000,000	201	234	Pipeline
Total	**$ 37,000,000**	**2,109**	**2,905**	**--**

Homeownership Production $5 M

Project Name	Award Amount	Affordable Homes	Total Homes	Status
Rancho Carlotta, Phase V	$ 2,732,366	63	63	Construction
Mission Trail Community Association (Riverside Terrace Mobile Home Park)**	$ 2,851,021	46	46	Pipeline
Westside Reinvestment Initiative (Round 1)	$ 218,655	5	5	Pipeline
Westside Reinvestment Initiative (Round 2)^	--	20	20	Pipeline
Build for SA - Yucca	$ 400,000	22	22	Pipeline
Westside Affordable Homes^	--	3	3	Pipeline
Total	**$ 6,202,042**	**159**	**159**	**--**

^ Project received public funding as part of the Bond request for proposal process. Uses other public funding to support the project.
**Council approved a reallocation of funds from the homeownership rehabilitation and preservation category to the homeownership production category to fund the Mission Trail Community Association (Riverside Terrace Mobile Home Park) project.

Rental Housing Production and Acquisition $35 M

Project Name	Award Amount	Affordable Homes	Total Homes	Status
Los Arcos at Vida	$ 2,057,946	210	324	Construction
Vista at Silver Oaks	$ 3,300,000	76	76	Construction
Alazán Expansion	$ 8,227,426	88	88	Pipeline
Culebra Rd Apartments	$ 1,750,000	199	199	Construction
Memorial Apartments	$ 714,990	18	30	Pipeline
Cloudhaven Apartments	$ 3,000,000	65	65	Pipeline
Leon Creek Flats	$ 2,520,382	308	308	Construction
Legacy Senior Residences	$ 2,100,000	180	180	Pipeline
Cattleman Square Lofts	$ 2,000,000	138	138	Pipeline
Fiesta Trails^	--	60	60	Construction
Total	**$ 25,670,744**	**1,342**	**1,468**	**--**

^ Project received public funding as part of the Bond request for proposal process. Uses other public funding to support the project.

Permanent Supportive Housing $25 M

Project Name	Award Amount	Affordable Homes	Total Homes	Status
Towne Twin Village Phase 2	$ 5,723,878	41	41	Pipeline
Commons at Acequia Trails	$ 7,777,158	200	200	Pipeline
The Hudson^+	--	60	60	Pipeline
Total	**$ 13,501,036**	**301**	**301**	**--**

^ Project received public funding as part of the Bond request for proposal process. Uses other public funding to support the project.
+ Of the 60 units, 47 are permanent supportive housing. The remaining units are for households earning up to 50% AMI.