

2024

HOUSING COMMISSION ANNUAL REPORT



**NEIGHBORHOOD &
HOUSING SERVICES**

MESSAGE ABOUT THE HOUSING COMMISSION FROM MAYOR RON NIRENBERG



Over the last 7 years, San Antonio residents have consistently identified housing affordability as a top priority for our leadership to address.

In 2017, I formed the Mayor's Housing Policy Taskforce, and since then, we have collectively made incredible progress in implementing the recommendations from the taskforce's final report through the Strategic Housing Implementation Plan (SHIP).

The recommendations arising from the taskforce and the SHIP have enhanced the resiliency of our city's social infrastructure through key programs and investments, such as the Emergency Housing Assistance Program, which **prevented over 160,000 individuals from experiencing homelessness**, and through the passage of the **historic \$150 million Affordable Housing Bond** in 2022.

The affordable **housing bond has leveraged \$642 million** of external funding to construct 24 projects that will result in the **production or preservation of 4,188 multi-family units, and the preservation of 1,366 single-family homes** across the City of San Antonio. The SHIP also aligns with the Homeless Strategic Plan by identifying the need to produce 1,000 permanent supportive housing units by 2031. In 2024, I am pleased to announce that **490 permanent supportive homes are being produced**, which constitutes 49% of our 10-year goal.

The ongoing efforts to implement the recommendations of the SHIP are overseen by the San Antonio Housing Commission.

The Housing Commission and its four subcommittees have helped inform key policies and initiatives, such as the city's Housing Assistance Program, which has been incorporated into the city's Homeless Connections Hotline to prioritize assistance to households most at risk of experiencing homelessness.

The Housing Commission, through the Removing Barriers to Affordable Housing Development and Preservation Subcommittee, is contributing to the city's forthcoming Transit-Oriented Development policy framework, which will ensure equitable and context sensitive development to support VIA's investment in their Advanced Rapid Transit lines.

The Housing Commission is also charged with engaging the community, which is supported by the Public Engagement and Outreach Subcommittee and the Renters' Solutions Subcommittee, which have contributed to major initiatives such as the upcoming Public Information Campaign on Affordable Housing and the Proactive Apartments Inspections Program.

In ensuring accountability to the public, the Commission has helped the city launch its Affordable Housing Dashboard and is now **releasing its third Annual Report**, which provides key details on our progress toward implementing the SHIP.

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

160,000

individuals prevented from experiencing homelessness.



\$642M

of external funding leveraged to support 24 projects.



4,188

multi-family units being produced or preserved.



1,366

single-family homes being preserved.



MESSAGE ABOUT THE HOUSING COMMISSION'S WORK FROM CHAIR KATIE WILSON

As Chair of the Mayor's Housing Commission, I am proud to present the Fiscal Year 2024 annual report. This report highlights our Commission's ongoing commitment to the San Antonio community. **As our city grows, we have an opportunity to ensure housing affordability grows with it.** It is crucial we continue our strategic and coordinated approach to ensure all residents have access to safe, affordable homes.

The Housing Commission provides oversight of the implementation of the SHIP and ensures the public is informed and involved in solutions for housing affordability in San Antonio. In November 2023, the Commission adopted a two-year strategic plan to enhance collaboration, transparency, and accountability. This report shares the incredible work my fellow commissioners have led in the first year of our plan. **By committing to working together, we can build a future where housing that is affordable is a reality for our residents and fewer people are at-risk of experiencing homelessness.**

Our progress has been made possible by the hard work and dedication of the Commissioners, subcommittee members, organizational partners, and City staff. Thank you, all!

I look forward to continuing our collaborative efforts to meet these goals and ensure a brighter, more equitable future for San Antonio.

Scan QR code for more information





PEDRO ALANIS
Chair, Commissioner

CECILIA "CECI" GARCIA REDMOND
Commissioner

ROD SANCHEZ
Commissioner



MESSAGE FROM THE DASHBOARD AND ANNUAL REPORT SUBCOMMITTEE



The Dashboard and Annual Report Subcommittee (DAR) is a dedicated team of three Housing Commissioners who lead the development of the Housing Commission’s Annual Report. This report highlights the work of the Housing Commission and its subcommittees during Fiscal Year (FY) 2024, which spans from October 1, 2023, to September 30, 2024, aligning with the City of San Antonio’s fiscal year. DAR worked closely with other Housing Commission subcommittees to create a third annual report, to highlight each subcommittee’s achievements.




**Scan QR code to see
other annual reports**





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

 RBSC subcommittee members draw on lived and technical experience to make it easier to build and preserve affordable housing in San Antonio. In Fiscal Year 2024, RBSC led the development of housing strategy recommendations for the Transit-Oriented Policy Framework Plan.

FY2024 HIGHLIGHTS



- Started developing Unified Development Code (UDC) amendments and contributed to a Transit-Oriented Development Policy Framework to **support more affordable housing along transit corridors**.
- Drafted policy recommendations for **preserving existing housing and producing new housing** along Advanced Rapid Transit (ART) Corridors. These recommendations make up the Housing element of the proposed Transit-Oriented Policy (TOP) Framework Plan.
- Began discussions on Universal Design & Visitability standards update to **support more accessible housing** and aging in place.



SUBCOMMITTEE MEMBERS

PEDRO ALANIS
Co-Chair, Commissioner

JORDAN GHAWI
Community Representative

SEEMA KAIRAM
Able City / San Antonio Housing Trust

JIM BAILEY
Co-Chair, Alamo Architects

MELANIE CAWTHON
disABILITYSA

TAYLOR BEAVER
Rush Enterprises, Inc.

NIKKI JOHNSON
Commissioner

MICHAEL TAYLOR
Habitat for Humanity

MEREDITH SIEGEL
Merced Housing Texas

MESSAGE FROM PEDRO ALANIS & JIM BAILEY CO-CHAIRS OF RBSC

RBSC has made important progress in making housing more accessible in San Antonio.

“ We developed **forward-thinking policy recommendations** focused on preserving existing affordable housing and creating new developments along planned Advanced Rapid Transit Corridors, focusing on the critical link between housing and transportation.

By aligning these efforts, **we aim to reduce** the combined cost of housing and commuting, making life more affordable and accessible for residents.

This work is a key step toward creating thriving, connected communities with more equitable access to opportunities.



Pedro Alanis



Jim Bailey

WHY WE DO THIS WORK BUILDING A BETTER FUTURE

Meredith Siegel, a member of RBSC with experience in housing development is passionate about ensuring affordable housing remains accessible to everyone in our community.

“ It is a privilege to witness the expertise, collaboration, and thoughtful application of planning principles that guide our efforts as a subcommittee. This is a group of people who know **there is more at stake** than just changing rules and developing new places to live.

We are protecting and expanding affordable housing for our neighbors.

We are looking toward a future that is more **equitable and sustainable**. We are considering all the ways people move about their lives, build relationships, and experience being ‘at home.’ I’m especially excited about the work we’ve done with the Transit-Oriented Housing Policy Framework, and I look forward to helping our city move toward a healthier, more equitable future for all.



Meredith Siegel

RBSC | Technical Working Group (TWG)



The RBSC led the creation of a Technical Working Group (TWG) to make recommendations for Unified Development Code updates to support housing affordability near transit. Between the two groups they have had 25 productive meetings.



FY2024 HIGHLIGHTS



Recommended amendments to the development code to support housing affordability near transit, which will be included in the Transit-Oriented Policy (TOP) Framework Plan.

The recommendations will help foster a mix of residential, commercial, and recreational spaces **within a transit-friendly environment.**



TOP FRAMEWORK PLAN

There are five objectives in the TOP Framework Plan, which are like a map that helps guide the plan's growth.

They show how to make the ideas and goals of the transit policy happen.

Having clear objectives helps everyone make sure the development is fair, gives people good access to resources, and improves life for everyone in the community.

Objectives also help plan out specific actions, deadlines, and who is in charge, making the process easier to follow.



- Housing Affordability
- Multi-Modal Connectivity
- Health & Quality of Life
- Economic Opportunity
- Resiliency

To learn more about the plan scan the QR Code.





WORK GROUP MEMBERS

PEDRO ALANIS
Co-Chair, Commissioner

JOHN BUSTAMANTE
Zoning Commissioner

JAVIER PAREDES
StudioMassivo

JIM BAILEY
Co-Chair, Alamo Architects

CONNIE GONZALEZ
Brooks

JASON RODRIGUEZ
LJA Engineering, Activate SA

NIKKI JOHNSON
Commissioner

SUMMER GREATHOUSE
Bracewell, LLP

ANISA SCHELL
Ortiz McKnight PLLC



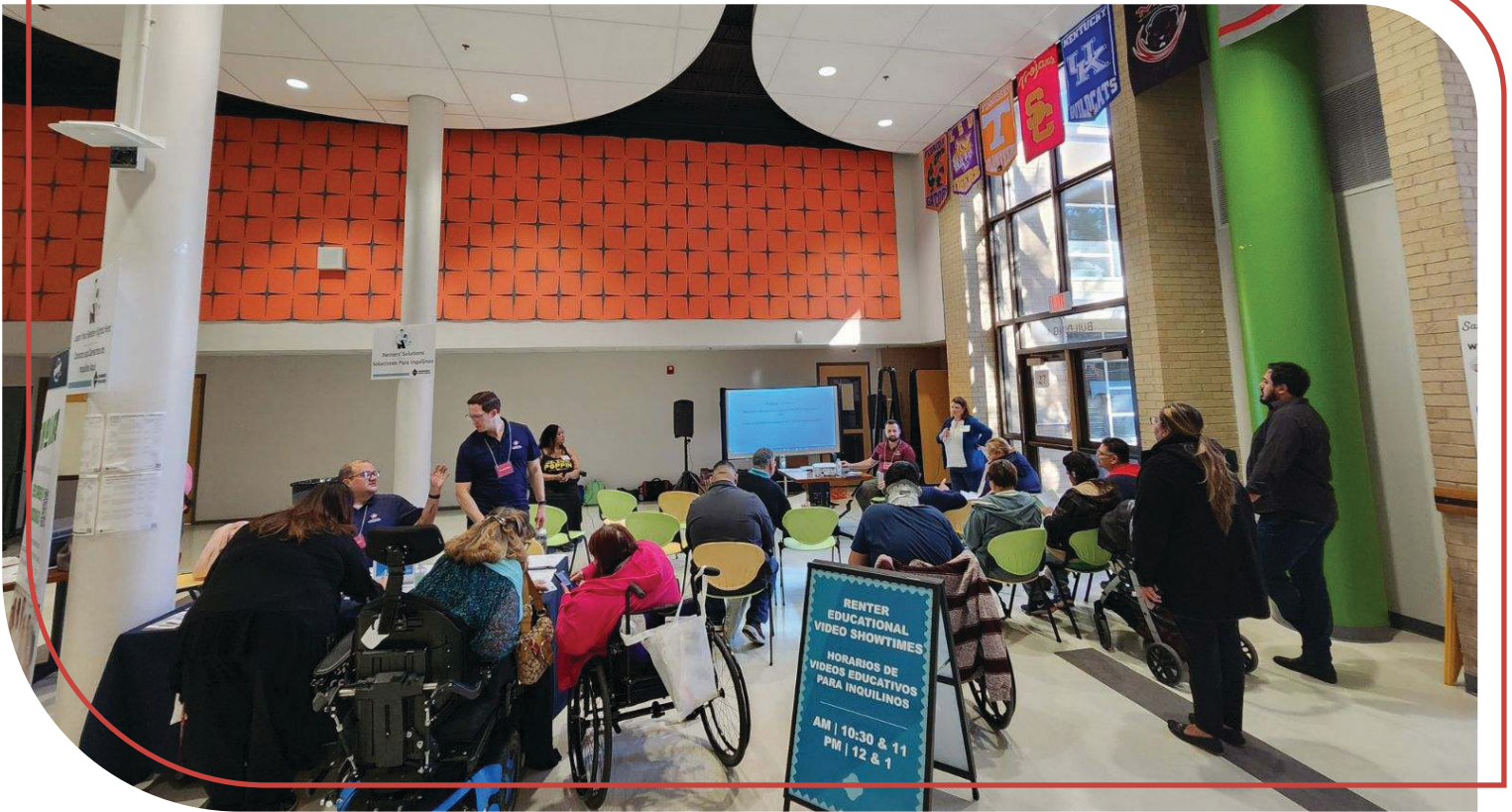
WHY WE DO THIS WORK BUILDING ACCESSIBILITY TO TRANSIT

Jason Rodriguez, a member of the Technical Working Group (TWG) with experience in transportation planning and capital project development, shares his support in making housing accessible and affordable to all San Antonians.



The TWG was a way to help shape the choices people have when it comes to finding an affordable home. We've made great strides in recommending changes to development codes and planning policies, all aimed at making it easier to build and preserve affordable homes along Advanced Rapid Transit Corridors. By streamlining the process, we're working to make housing and transit systems better aligned, which helps reduce the overall cost of living and commuting. It's a big step toward creating more affordable and livable communities for everyone.





Renters' Solutions Subcommittee (RSS)



RSS advises the Commission on renter-related topics including rental assistance, tenants' rights, legal aid, and outreach. The subcommittee brings together property owners/managers and renters to have solution-oriented conversations. In Fiscal Year 2024, members held 10 meetings and supported various NHSD events including 10 RentWise SA events, which had 370 attendees. The events provided vital information on renter rights and resources.



FY2024 HIGHLIGHTS



SUPPORTED SEVERAL INPUT SESSIONS ABOUT:

- Developing the RentWise SA campaign, including a video series and informational sessions video series with video production company Key Ideas, Inc.
- Providing input on NHSD's Rental and Relocation Assistance programs.
- Advising on the digital one-stop shop development with Housing Base and SACRD Housing Portal.
- Sharing housing provider information in partnership with the San Antonio Apartment Association and City Attorney's Office.

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SUBCOMMITTEE MEMBERS

NIKKI JOHNSON
Co-Chair, Commissioner

SHAWN IRWIN
Housing Provider Representative

ANDRE GREENE
Renter Representative

KRISTIN DAVILA
Co-Chair, Commissioner

SHEILA BROWN
Housing Provider Representative

KEISHA BROWN
Renter Representative

VALERIE RODRIGUEZ
Renter Representative

COURTNEY ROSEN
Housing Provider Representative

DAN ROSSITER
Housing Provider Representative

MESSAGE FROM NIKKI JOHNSON AND KRISTIN DAVILA CO-CHAIRS OF RSS

“ We are so proud of our subcommittee members and all of the passion that goes into their work. The Renters’ Solutions Subcommittee has worked diligently over the past year.

Members worked very hard at our 2024 SHIP event, helped to shape the RentWise SA video series, participated in numerous conversations surrounding Renter’s Rights, have given feedback on the Housing Base portal, and some members are actively working on the REACH Initiative.

We are honored to serve as Co-Chairs to such dedicated leaders. These leaders aren’t afraid to have the hard conversations that are needed, to bring solutions to issues that our community of renters and property owners are facing. We are so excited about the work coming out of the Renters’ Solutions Subcommittee. And we’re looking forward to all of our future endeavors together.



Nikki Johnson



Kristin Davila

WHY WE DO THIS WORK BUILDING UNDERSTANDING

Shelia Brown, a renter representative of the RSS moved to Texas in 2000 and found a place she calls home. In 2002, Shelia had an accident in which she became a quadriplegic. Shelia quickly became aware of the difficulties in living with a disability, and learning from personal experience, housing was one of the largest problems. She has been an advocate for those living with a disability for over 20 years.

“ My time serving on RSS has proven to be an amazing and very rewarding experience. This committee has been very beneficial to many, and we are dedicated to educating the community on their renters’ rights and legal aid options.



Shelia Brown



Public Engagement and Outreach Subcommittee (PEO)



PEO engages communities to guide and support the Neighborhood and Housing Services Department's public engagement efforts related to the Housing Policy Framework and Strategic Housing Implementation Plan (SHIP). The Subcommittee members had 12 meetings focused on amplifying the voices of traditionally underrepresented groups, particularly those most affected by housing insecurity.



FY2024 HIGHLIGHTS



- Increased awareness and attendance for the Housing in San Antonio event designed to connect communities to initiatives and strategies highlighted in the SHIP.
- Connected communities to information including eligibility requirements, application processes, best practices, and partners at Home Rehabilitation Information Sessions in preparation for the application reopening.
- Hosted the Accessory Dwelling Unit (ADU) Design Competition in collaboration with City Makery/Able City through an AARP Grant to learn from different communities how they would imagine ADUs in their world and what the impacts would be in their communities.
- Provided feedback related to the hiring of a consultant to assist with a Public Information Campaign to increase awareness, improve language access and increase awareness of housing affordability.
- Advised on the creation of area median income (AMI) affordability definition graphics and permanent supportive housing (PSH) video series.

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ROBERT ABRAHAM
Chair

CRYSTAL REQUEJO
Commissioner

ALBERTA HARRIS
Community Representative

NIKKI JOHNSON
Commissioner

LAURA SALINAS MARTINEZ
Community Representative

NINA GALLEGOS
Community Representative

KRISTIN DAVILA
Commissioner

MELANIE CAWTHON
Community Representative

MICHAEL MILLER
Community Representative

MESSAGE FROM ROBERT ABRAHAM CHAIR OF PEO

“ Our mission is not just to bring important information to the public, but to make sure we are reaching those that are often underrepresented in San Antonio. The most important reason for this is that this group of citizens are the most impacted by housing insecurity.

To borrow a phrase, our members “observe and report” back to the full Housing Commission the concerns they have heard. They listen! I’m proud of the success of our PEO members who have attended hundreds of community events and hand delivered the information supplied to us from NHSD to senior centers, church groups, neighborhood associations and more.

Our members are a mix of the very people we want to reach and community advocates. We will continue to deliver the correct information while using skills to defuse the misinformation that is too easily spread and is fear-based. Communication is the key!



Robert Abraham

WHY WE DO THIS WORK BUILDING CONNECTION

Alberta Harris, a member of PEO with experience in community engagement, brings a deeply personal commitment to her work.

“ Someone helped me through hard times. And I found out that helping hands can help each other be successful in life.

For Alberta, reaching out to the community is a way to give back and pay forward the support she received. Through her efforts, she ensures more residents feel connected, empowered, and able to access the resources they need to thrive.



Alberta Harris

LOOKING AHEAD TO FISCAL YEAR 2025



The Housing Commission will continue to prioritize work that will support the SHIP. This includes supporting Transit-Oriented Development efforts, removing barriers to affordable housing, and the public information campaign.

In Fiscal Year 2025, we look forward to being more engaged and vocal on policies that push the Commission's priorities forward that intersect with the SHIP's strategies.

CONNECT WITH US

Scan the QR codes for more details on meeting agendas, public comment, how to apply for the Commission, and ways to connect.

For further assistance, contact housingpolicy@sanantonio.gov.

MEETINGS



MORE INFO



