

CITY OF SAN ANTONIO

CITY MANAGER'S OFFICE

TO: 2022 Housing Community Bond Committee

FROM: Erik Walsh, City Manager

COPY: Lori Houston, Assistant City Manager; Mark Carmona, Chief Housing Officer; Rod Sanchez, Assistant City Manager, Executive Leadership Team; Veronica R. Soto, Director of Neighborhood & Housing Services (NHSD); Ian Benavidez, Assistant Director of NHSD; Razi Hosseini, Director of Public Works (PWD); Veronica Garcia, Deputy Director of NHSD; Jaime Lalley Damron, NHSD Housing Bond Administrator

DATE: November 4, 2021

SUBJECT: 2022 Housing Community Bond Committee Questions

This memo addresses questions from Committee members from the Housing 2022 Community Bond Committee meeting held on November 3, 2021.

Committee Member Questions

- **Co-Chair:** Requested a full list of potential uses for bond dollars.

Staff Response: Staff will provide a list at the next meeting of November 17, 2021

- **D1:** Where should affordable housing go?

Staff Response: Staff will provide a presentation on the equity map at the next meeting of November 17, 2021. The tool will help facilitate a conversation on other potential priority areas that may or may not be included in the equity map such as regional centers, transit corridors, or historic neighborhoods.

- **D9:** Interested in learning about homelessness. Where do they place the housing for homeless? Success in other cities? Are the people better congregated together or dispersed?

Staff Response: Staff will provide a brief presentation on the Homeless Strategic Plan at the next meeting of November 17, 2021. Permanent Supportive Housing (PSH) can occur anywhere in San Antonio if there is land availability that is zoned appropriately.

- **D9:** Accessibility. Can the recommendations of the committee say where?

Staff Response: Yes, the committee can make a recommendation on where affordable housing could be prioritized.

- **D1:** Can staff strategically acquire land for land banking to be able to outline specifics of development needs?

Staff Response: Land banking is a strategy the committee can prioritize as part of their recommendation. As part of land banking, staff would acquire property and bid/sell them later with specific requirements outlined.

- **D4:** Interested in PSH and how to identify location.

Staff Response: Staff can provide more information on PSH at the next meeting at the Co-Chair's discretion.

- **D5:** What is the repair/rehab criteria for rental?

Staff Response: The Committee has ability to make priority recommendations for rental repair and rehabilitation criteria.

- **D5:** Why are rental production targets so high [in SHIP]?

Staff Response: The needs analysis shows a need to produce units due to a shortfall of available units at that income level. 2,046 units at or below 50% AMI are targeted to be preserved. The overall 10-year targets reflect a majority of the need for preservation focused on homeownership at lower AMI households.

Rental production targets are in line with the need identified in the analysis.

- **D3:** Is there a 5-year target plan?

Staff Response: There is not a 5-year target plan, depending on the tools used to produce or preserve units some tools may take more time to develop and provide housing, however plan believes the units proposed can be met within 10 years with the funding provided.

- **D8:** What is the SAHA participation to meet the 30% AMI and contribution?

Staff Response: SAHA will also be focused on preserving the units for their residents who earn less than 30% of the AMI per the SHIP.

As a reminder, the Committee's charge is: (1) to serve as an advisory body; (2) to help obtain community input; and (3) consider and recommend priority categories and housing strategic objectives for bond funding that will serve as a framework for: a) City Staff and stakeholders as they proceed through the Housing Bond project solicitation and selection process, and b) City

Council when Housing Bond funded projects and programs are recommended for their consideration. To reiterate, the Committee will not recommend specific projects.

From the Committee's initial meeting, the priorities staff heard include:

Populations

- Prioritize the most vulnerable to include the homeless, unsheltered, and households making less than 50% of the Area Median Income.
- Do not fund construction of single-family housing for individuals between 80-120% AMI.

Strategies

- Incent the development of Ancillary Dwelling Units (ADUs) to house individuals or families making less than 50% of the Area Median Income.
- Preserve single family housing in existing neighborhoods through minor repair and owner-occupied rehabilitation programs for households making less than 50% of the Area Median Income. This includes other city programs like Under 1 Roof and Let's Paint.
- Gap funding for new rental housing units for families making less than 50% of the Area Median Income.
- Fund the development of Permanent Supportive Housing for homeless and the unsheltered.
- Purchase of properties in developing areas to landbank for future affordable housing opportunities.
- Gap funding to preserve small locally owned multifamily rental units that house families and individuals making less than 50% of the Area Median Income.
- Gap funding for the construction of single-family housing that is limited to families making 60%-80% of the Area Median Income.

Priority Locations

- Regional Centers
- Established neighborhoods with low equity scores
- Historic Neighborhoods