



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: {{item.number}}

Agenda Date: August 22, 2024

In Control: Planning and Community Development Committee

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Council Consideration Request on the creation of a Teacher Homebuyer Assistance Program.

SUMMARY:

Councilmember Jalen McKee-Rodriguez issued a Council Consideration Request for the creation of a Teacher Homebuyer Assistance Program to offer no-interest loans to support down payment and closing costs for early childhood instructors, K-12 teachers, and support personnel working in public schools within San Antonio city limits. The purpose of this briefing is to provide an analysis on the CCR and get feedback from PCDC.

BACKGROUND INFORMATION:

On July 31, 2023, Councilmember Jalen McKee-Rodriguez issued a CCR requesting the expansion of the City's homebuyer assistance programs to include a program specific to early childhood instructors, K-12 teachers, and staff support that work in public schools. The CCR was assigned to the Neighborhood and Housing Services Department and presented to the Governance

Committee on March 20, 2024. The Governance Committee referred the CCR to the Planning and Community Development Council Committee.

ISSUE:

City staff is requesting feedback from the PCDC on the expansion of the City’s homebuyer assistance programs to include a program specific to public school educators and support staff. The CCR specified a no-interest forgivable loan that is equal to the recipient’s annual salary. An initial analysis of the request identified the following:

- The City does not have a homebuyer assistance program specific to public school educators and staff. The current homebuyer assistance programs include 3 programs specific to first time homebuyers: First Responders Housing Assistance Program provides \$20-\$40k forgivable loans to City of San Antonio first responders, Home Ownership Program for Employees provides \$20-\$40k forgivable loans to City employees, and the Housing Incentive Programs provides grants up to \$15k - \$30K to residents based on their income.
- Currently, there is no funding allocation within the City’s existing DPA programs that explicitly caters to teachers, counselors, or support personnel.
- There are a variety of mortgage lenders, such as banks and credit unions that provide future homeowners with limited financial assistance plans including closing cost assistance, down payment assistance, and flexible mortgage options.
- There are existing national home buying programs for teachers through Homes for Heroes (up to 5% Down Payment Assistance) and Teacher Next Door (grants up to \$8,000 and Down Payment Assistance up to \$10,681).
- There is nothing in federal or state law that would prohibit the City from creating such a program.
- The CCR is not in alignment with the Community Survey priorities or Department Goals.
- The City does not have funding for the program. The estimated average educator salary in San Antonio is \$58,000. In order to provide 10 loans for Teacher Down Payment Assistance, the budget would need to be a minimum of \$580,000. This does not include the costs to administer the program.

FISCAL IMPACT:

This item is for briefing purposes only. However, there is no funding identified in the FY24 Adopted Budget or FY25 Proposed Budget for the program.

ALTERNATIVES:

This item is for briefing purposes only.

RECOMMENDATION:

No recommendations will be made at this time. The purpose of this briefing is to get feedback from PCDC. Based on feedback, staff will engage additional stakeholders prior to returning to PCDC with a recommendation.

