



Neighborhood & Housing Services

FY 2025 PROPOSED BUDGET

City Council Budget Work Session
Presented by: Veronica Garcia, Director
August 28, 2024



Presentation Overview

- Department Overview
- FY 2025 Proposed Budget
- FY 2025 Budget Changes
- Housing Bond Update
- Housing Highlights



NHSD Service Lines

HOUSING POLICY	HOUSING STABILITY	HOME REHABILITATION & PRESERVATION	DEVELOPMENT & TAX INCREMENT FINANCE	GRANTS MANAGEMENT	AFFORDABLE HOUSING BOND
<ul style="list-style-type: none"> SHIP Implementation Legislative Support Housing Commission Property Tax Help & RentWise Campaigns Transit-Oriented Development 	<ul style="list-style-type: none"> Fair Housing Rental Assistance Relocation Assistance Down Payment Assistance Eviction Prevention 	<ul style="list-style-type: none"> Major Rehabilitation Minor Rehabilitation Operation Rebuild Homeowner Maintenance Classes 	<ul style="list-style-type: none"> Fee Waivers & Incentives Technical Assistance Tax Increment Reinvestment Zones ADU Program 	<ul style="list-style-type: none"> Federal Grant Compliance Home Loan Servicing 	<ul style="list-style-type: none"> Affordable Housing Financing Bond Project Management
					

COMMUNITY ENGAGEMENT & INFORMATION

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FY 2025 Proposed Budget

Fund (\$ in millions)	FY 2024 Adopted	FY 2024 Revised	FY 2025 Proposed	% over FY 2024 Adopted
General Fund	\$25.5	\$25.4	\$23.4	(8.2%)
Restricted Funds	4.0	4.0	6.7	67.1%
Capital	36.1	36.1	39.8	10.5%
Grants	22.5	23.3	23.8	5.5%
Total	\$88.1	\$88.8	\$93.7	6.4%

ARPA	\$25.4	\$25.4	\$8.7
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Positions	FY 2024	FY 2025	Change
NHSD	122	122	0

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Proposed FY2025 Efficiencies: \$2.4 Million

FY2025 Efficiencies focused on right-sizing development incentives and reflect project spending

CITY FEE WAIVER PROGRAM: \$1.5M REDUCTION

Provides City permitting and development fee waivers

- Maintains funding at \$2 million
 - \$1 million from prior year unspent funds and \$1 million in FY 2025

INNER CITY INCENTIVE FUND: \$762.5K REDUCTION

Supports development in inner city neighborhoods with public infrastructure, [infill affordable housing](#), or business retention/recruitment support

- \$2.5 million available for incentives

EASTSIDE PROMISE ZONE EXPIRED CONTRACTUAL OBLIGATION: \$114,000



Ongoing Community Investment

CITY FEE WAIVER PROGRAM

FY 2025 Budget of **\$2M** continues to support city priorities:

- \$1.28M** - Affordable Housing
- \$160,000** - Historic and Owner-Occupied Rehabilitation
- \$30,000** - Small Business
- \$530,000** - Targeted Industry

INNER CITY INCENTIVE FUND

Inner-city development tool may incentivize creation of additional infill affordable housing projects, such as Accessory Dwelling Units

TAX INCREMENT FINANCING (TIF)

Supports housing & revitalization in underserved areas. The TIF Program has grown to **20 TIRZ** and over **100 projects**.



Access & Stability Improvement

EVICTION PREVENTION - RIGHT TO COUNSEL

- Free legal aid referrals & services
- Housing Navigators in Justice of the Peace Courts
- **Applied for a \$2.5M HUD Eviction Prevention Grant**

\$100K

ESTIMATED **330**
HOUSEHOLDS TO
BE ASSISTED



RENTAL & RELOCATION ASSISTANCE

- **ADDS \$1M IN RENTAL ASSISTANCE**
- Up to 3 months of rental and utilities assistance
- Security deposits, & moving related expense assistance
- Applications reopen in the fall

\$4.7M

ESTIMATED **1,483**
HOUSEHOLDS TO
BE ASSISTED



DOWN PAYMENT ASSISTANCE

- Provides first time home buyers with down payment assistance to residents at or below 120% AMI
- Up to \$40,000 in a forgivable loan

\$1.7M

ESTIMATED **66**
HOUSEHOLDS TO
BE ASSISTED



Homeownership Preservation

MAJOR REHAB - \$8.7 MILLION | 52 UNITS

- **CONTINUING!** \$1 million for weatherization (REES Fund)
- **CONTINUING!** Home maintenance classes | **120 residents**
- **CONTINUING!** Operation Rebuild demolition diversion program
- **CONTINUING!** Connection to supportive services
- Prioritizing ≤ 50% AMI Households

MINOR REHAB - \$8 MILLION | 455 UNITS

- **CONTINUING!** CPS Casa Verde \$500K Partnership
 - **125 homes** with minor repair and weatherization
- **NEW!** Targeting "white roofs" in Urban Heat Islands with \$1 million REES Fund support



2022 Affordable Housing Bond Project Status

 24 PROJECTS	 4,344 HOMES PRODUCED OR PRESERVED	 156 HOMEOWNERSHIP OPPORTUNITIES	 4,188 RENTAL HOMES	 1,474 DEEPLY AFFORDABLE UNITS	 \$727M TOTAL INVESTMENT
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\$40M

Rental
Rehabilitation

\$13.2 M
AVAILABLE

234 homes
complete

\$35M

Rental
Production

\$6.9 M*
AVAILABLE

228 homes
complete

\$25M

Permanent
Supportive
Housing

\$0
AVAILABLE

41 homes
complete

\$5M

Homeownership
Production

\$0
AVAILABLE

19 homes
complete



2,100+ HOMES BY END OF FISCAL YEAR 2025
FINAL RFP TO BE RELEASED IN FY 2025

*Funding in the amount of \$10M is available for creative projects, including \$6.9M from rental production and \$3.2M from homeowner rehab

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FY 2025 SHIP IMPLEMENTATION HIGHLIGHTS

Transit-Oriented Development



Advance SHIP strategies
related to TOD in collaboration
with Transportation

- Supports VIA's Advanced Rapid Transit (ART) lines
- Outreach neighborhoods and bus riders

Accessory Dwelling Units



Create housing options
that align with neighborhoods

- Permit-Ready Plans
- ADU Incentives
- Improved website and access to information

Community Land Trusts



Stabilize neighborhoods with
community driven housing
options

- Adopt CLT Designation policy
- Prioritize CLTs in affordable housing programs

11,238 homes constructed, under construction, or in the pipeline by end of FY 2025

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Public Information Campaigns

PROPERTY TAX HELP

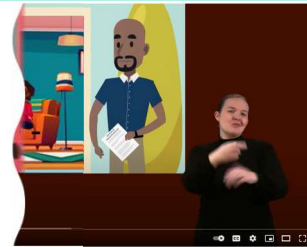
- 875 attendees
- 91 exemptions & 409 protests filed onsite
- 14 City-wide workshops, including 1 Spanish session

RENTWISE – Tenant's Rights & Responsibilities

- Tenant and landlord-focused information sessions
- Know Your Rights video series
- Renters' Guide and Resources online

HOUSING NARRATIVE CHANGE

- Citywide housing affordability narrative change
- Increase awareness of housing affordability and homelessness prevention, connect people to affordable housing programs and resources
- Video series in production connecting housing and homelessness



60+
Community
Outreach Events

20+
Community Events
with ASL and
Spanish
Interpretation

15+
Lived Experience
Storytelling + PSH
Interviews

950K+
Viewers of news
coverage on
broadcast media

1k+
Attended SHIP
Annual Event

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Permanent Supportive Housing



PEOPLE



PERMANENT HOUSING



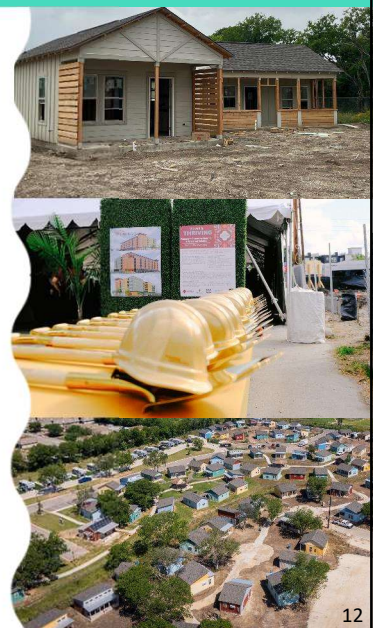
SERVICES

	IN PROGRESS	COMPLETED	TOTAL HOMES	2030 GOAL
PSH	394	83	477	1,000

PERMANENT SUPPORTIVE HOUSING (Supportive Housing or PSH) combines affordable housing assistance with voluntary support services, including case management, to address the needs of people experiencing chronic or long-term homelessness

477 HOMES UNDERWAY/COMPLETE

- Towne Twin Village | 204 PSH homes
- 425 San Pedro | 25 PSH homes
- Commons at Acequia Trail | 201 PSH homes
- The Hudson Apartments | 47 PSH homes



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Housing + Homelessness

PERMANENT SUPPORTIVE HOUSING
PUBLIC HOUSING
AFFORDABLE HOUSING
WORKFORCE HOUSING
MARKET RATE HOUSING

ACCESSIBLE HOUSING

MEET MOISES

Moises is a resident at Towne Twin Village who likes to pass time sitting on his porch. With the support of two case workers at Haven for Hope, Moises was connected to permanent supportive housing and a place to call home.

"There is still hope for people who need it. There are still nice people in the world."



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