



# Neighborhood & Housing Services Department

## **FY2024** PROPOSED BUDGET

City Council Budget Work Session

August 24, 2023

Presented by: Veronica Garcia, Director



# PRESENTATION OVERVIEW

## Proposed Budget – FY 2024

- General Fund | Restricted Fund | Federal Funds

## Department Overview

- Focused on lowest income, home preservation & holistic approaches

## Proposed Program Changes



# FY 2024 PROPOSED BUDGET

## NEIGHBORHOOD & HOUSING SERVICES

Fund	FY 2023 Adopted	FY 2023 Revised	FY 2024 Proposed <sup>1</sup>	% over FY 2023 Adopted
General Fund	\$ 23.6	\$ 23.4	\$ 24.4	3.6%
Restricted Funds	4.6	4.6	4.9	5.9%
Grants	22.3	22.3	22.5	0.9%
Total	\$ 50.5	\$ 50.3	\$51.8	2.7%

ARPA/CARES Grants	\$ 5.9	\$ 5.9	\$ 25.4
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Positions	FY 2023	FY 2024 Proposed	Change
NHSD	116	123	7

1. FY 2024 Proposed budget includes \$36.1 million in 2022 Housing Bond

# FY 2024 PROPOSED BUDGET

## AFFORDABLE HOUSING BUDGET

Program	FY 2023 Adopted Budget (\$ in million)	FY 2024 Proposed Budget (\$ in million)	Change
Major Home Rehabilitation	\$10.4	\$10.8	\$0.4
Gap Financing	7.8	9.9	2.1
Minor Repair	4.8	4.8	0.0
Rental Assistance & Eviction Prevention	6.9	9.0	2.1
Under 1 Roof	3.3	3.3	0.0
Down Payment Assistance	1.2	1.5	0.3
Coordinated Housing Support	1.5	1.9	0.4
<b>Total:</b>	<b>\$35.9</b>	<b>\$41.2</b>	<b>\$5.3</b>



# NHSD SERVICE LINES

## HOUSING POLICY

- SHIP Implementation
- Legislative Support
- Housing Commission
- Property Tax Help Campaign



## HOUSING STABILITY

- Fair Housing
- Rental Assistance
- Relocation Assistance
- Down Payment Assistance
- Eviction Prevention



## HOME REHABILITATION & PRESERVATION

- Major Rehabilitation
- Minor Rehabilitation
- Operation Rebuild



## DEVELOPMENT & TAX INCREMENT FINANCE

- Fee Waivers & Incentives
- Technical Assistance
- Tax Increment Reinvestment Zones



## GRANTS MANAGEMENT

- Federal Grant Compliance
- Loan Servicing



## HOUSING BOND

- Affordable Housing Financing
- Bond Project Management



## COMMUNITY ENGAGEMENT & EDUCATION

# HOUSING ACCESS & STABILITY

## EVICTION PREVENTION & RELOCATION

- Find affordable housing options
- Temporary lodging, security deposits, & moving related expense assistance
- Free legal aid referrals & services
- Housing Navigators in Justice of the Peace Courts

**\$5.8M**

ESTIMATED **2,474**  
HOUSEHOLDS TO  
BE ASSISTED

## RENTAL ASSISTANCE

- Up to 3 months of rental and utilities assistance
- Application period reopening in the fall

**\$3.2M\***

ESTIMATED **1,064** HOUSEHOLDS  
TO BE ASSISTED

\*\$4M in ERA-2 funds available for a  
total FY24 budget of **\$7.2M**

## DOWN PAYMENT ASSISTANCE

- Provides first time home buyers with down payment assistance to San Antonio residents at or below 120% AMI
- Up to \$30,000 in a forgivable loan

**\$1.5M**

ESTIMATED **65**  
HOUSEHOLDS TO  
BE ASSISTED





# HOMEOWNERSHIP PRESERVATION

## MAJOR REHAB - \$10.8 MILLION

- **New!** Home maintenance classes
- **New!** Connection to supportive services

## MINOR REHAB - \$8.0 MILLION

- Proposed Policy Amendments
  - Liens and judgments <\$5,000 **will not disqualify** families from participating
  - New **Good Neighbor Grant** to provide up to \$10,000 for small-scale repairs
- Partnership with CPS Energy to **leverage Casa Verde**
  - Additional \$1 million for weatherization (REES Fund)

## OPERATION REBUILD - \$1 MILLION (BOND FUNDED)

- Partnership with San Antonio Affordable Housing

## TITLE CLEARANCE ASSISTANCE - \$100,000

- Community partnerships



# DEVELOPMENT

## CITY FEE WAIVER PROGRAM (\$2.5 MILLION)

Provides City permitting and development fee waivers:

- **\$1.6 MILLION** - Affordable Housing
- **\$200,000** - Historic and Owner-Occupied Rehabilitation
- **\$200,000** - Small Business
- **\$500,000**- Targeted Industry

## INNER CITY INCENTIVE FUND (\$1.8 MILLION)

Supports development in inner city neighborhoods with public infrastructure, **infill affordable housing**, or business retention/recruitment support

## TAX INCREMENT FINANCING (TIF)

Supports housing & revitalization in underserved areas

**ADDS 2 positions** to support contract compliance and monitoring





# CITY EMPLOYEE HOMEBUYER ASSISTANCE: \$640,000

**Down Payment Assistance makes homeownership affordable for first-time homebuyers.**

- **Maximum** down payment assistance increases
  - **\$20,000** to **\$40,000** for City employees
- **Forgivable loan** period increases
  - **5 years** to **10 years** encourage employee retention
- Homebuyers must qualify with private lender for first loan

## **First Responders Homebuyer Assistance Program (FRHAP)**

City uniformed firefighter and police employees


## **Home Ownership Program for Employees (HOPE)**

Full-time City civilian employees



# 2022 HOUSING BOND

 **30**  
PROJECTS

 **4,888**  
UNITS PRODUCED  
OR PRESERVED

 **159**  
HOMEOWNERSHIP  
OPPORTUNITIES

 **4,674**  
RENTAL UNITS

**\$808M**  
TOTAL INVESTMENT

**\$81M**  
BOND FUNDS

**\$18M**  
FEDERAL FUNDS

**\$20,497**  
BOND + FEDERAL  
CONTRIBUTIONS PER UNIT

**\$146,852**  
DEVELOPER CONTRIBUTION  
PER UNIT





# 2022 HOUSING BOND PROJECT STATUS

## 30 APPROVED PROJECTS

**\$37M**

Rental  
Rehabilitation

11 projects

**\$31M**

Rental  
Production

11\* projects

3  
Under  
Construction

**\$23M**

Permanent  
Supportive  
Housing

2\*\* projects

1  
Under  
Construction

**\$8M**

Homeownership  
Production

6\* projects

1  
Under  
Construction

**ADDS 3 positions** for construction management & public information/education

\* 1 project is solely federally funded

\*\*1 additional PSH project funded by County



# PROPERTY TAX HELP CAMPAIGN: \$250,000

Property Tax Help workshops help residents understand and file property tax appeals and exemptions

- **1:1 assistance from legal aid volunteers**
- **14 City-wide workshops:**
  - 12 in-person
    - 1 Spanish session
  - 2 virtual (to be recorded)
- Spanish and ASL interpretation
- Filing onsite with BCAD
- Free notary and printing services
- Short videos explaining property taxes in English & Spanish
- **NEW! Satellite locations** to help homeowners file exemptions throughout the year, **outside normal BCAD office hours**





# PUBLIC INFORMATION CAMPAIGN: \$250,000

## GOALS

- Increase awareness about **housing affordability** and **homelessness prevention** initiatives
- Focus on **tenants' rights** to educate residents and property owners/managers on existing laws, policies and programs
- **Connect people** to affordable housing programs and resources
- **Improve language access** to programs
- Citywide housing affordability **narrative change**





# COMMUNITY ENGAGEMENT







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