



CITY OF SAN ANTONIO  
**NEIGHBORHOOD & HOUSING  
SERVICES DEPARTMENT**

# Affordable Housing Fund Contribution for FY 22

City Council A-Session | Item #27  
January 13, 2022  
Verónica R. Soto, FAICP, Director

# Summary

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An ordinance authorizing the acceptance and use of \$3 million from the Inner City TIRZ and Midtown TIRZ to fund affordable housing projects and programs located in or out of the zones and allocate and authorize the expense of funds to the Demolition Diversion Pilot Program and Under 1 Roof Program as outlined in the City's adopted FY202 Budget.

# Background

- As part of the FY22 adopted budget, Council approved \$3M in funding from the Midtown and Inner City TIRZ to be used for the Under 1 Roof program and the Demolition Diversion pilot program
- This funding is required to be approved by each TIRZ board and then approved by Council:
  - August 31, 2021: Midtown TIRZ board approved a \$1M grant for the Demolition Diversion Pilot Program whether in or out of the Zone.
  - December 20, 2022: Inner City TIRZ board approved \$2M for the Under 1 Roof Program with 80% of the funds going to Council Districts 1, 2, & 5 and 20% going to Council District 3 whether in or out of the Zone.

# Under 1 Roof Program

Council District	# of Slots per CD	#Apps Rec per CD (Jan 11)
1	55	24
2	70	43
3	70	87
4	40	38
5	85	118
6	36	18
7	35	20
8	20	8
9	19	0
10	20	2
Totals:	450	358

**The Under 1 Roof program** is a Housing Production program that replaces worn and damaged roof shingles with new, energy-efficient white shingle roofs for qualified homeowners.

- Slots for home are assigned based on district need as calculated by an equity metric

The FY 2022 production goal for the program is to complete a total of 450 roofs with \$5.25 million, the General Fund commitment of \$3.25 million and \$2 million in TIRZ funds.



# Demolition Diversion Program

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Prevent the demolition of owner-occupied homes by assisting qualified homeowners to rehabilitate their properties

- Households at or below 80% AMI
- Deferred forgivable 20 year loan to cover the cost of needed repairs & to protect city investment and ensure affordability
- Repairs focus on health and safety, accessibility, and major system concerns

San Antonio Affordable Housing, Inc. will oversee the rehabilitation of up to 10 owner-occupied homes, preventing demolition.

Program guidelines will be finalized by the Planning and Community Development Council Committee prior to implementation

# Fiscal Impact

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- There is no impact the General Fund
- Funding for this agreement is available through the tax increment produced by the Inner City TIRZ and Midtown TIRZ.
  - Inner City TIRZ \$2M
  - Midtown TIRZ \$1M

# Recommendation

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Staff recommends approval of an ordinance for the acceptance and use of \$3 million from the Inner City TIRZ and Midtown TIRZ to fund affordable housing projects and programs located in or out of the zones and allocate and authorize the expense of funds to the Demolition Diversion Pilot Program and Under 1 Roof Program as outlined in the City's adopted FY202 Budget.



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