



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 2

Agenda Date: October 25, 2023

In Control: San Antonio Housing Commission Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing and discussion related to the City's application to the U.S. Department of Housing and Urban Development's (HUD) Pathways to Removing Obstacles grant program.

SUMMARY:

Briefing and discussion related to the City's Pathways to Removing Obstacles grant application due October 30, 2023.

BACKGROUND INFORMATION:

The U.S. Department of Housing and Urban Development (HUD) is accepting applications for its first Pathways to Removing Obstacles grant through October 30, 2023. The purpose of the grant is to support communities already taking action to identify and remove barriers to affordable housing production and preservation. State and local governments along with metropolitan planning organizations and multijurisdictional entities are eligible to apply. Approximately 20 awards are expected each ranging from \$1 million to \$10 million for a grant term of six years.

The eligible uses for grant funding are closely aligned with the work outlined in our Strategic Housing Implementation Plan (SHIP) and the City's Consolidated Plan. Eligible uses include:

- Developing, updating, or advancing housing and community plans
- Creating Transit-oriented Development zones
- Incentivizing the development of vacant lots or the conversion of commercial properties to residential or mixed-use development
- Streamlining permitting processes and expanding by-right development
- Reducing barriers to development such as residential property height limitations, off-street parking requirements, density restrictions, and minimum lot sizes
- Allowing ADUs on lots with single family homes
- Adopting strategies to preserve and revitalize affordable housing
- Building capacity of local non-profit organizations to increase housing supply
- Increasing community resilience and mitigating environmental/natural hazards

A draft of the grant application opened for public comment October 10th on SA Speak Up. A public hearing was hosted on October 18, 2023. A briefing will be made to Housing Commission during which public comment will be accepted. A final presentation and public comment opportunity will be at the Planning and Community Development Committee on October 26, 2023. All comments received will be included in the application's comment log.

ISSUE:

The Neighborhood and Housing Services Department will apply for the Pathways to Removing Obstacles grant in the amount of \$10 million. The grant application proposes to support the implementation of several key strategies from the Strategic Housing Implementation Plan. The grant would support citywide efforts including land banking activities, establishing community land trusts, development code updates, and transit-oriented development with an anti-displacement and preservation focus including a Housing Preservation Network.

The grant can also be utilized to acquire underutilized parcels in strategic areas along the San Pedro North-South Advanced Rapid Transit Corridor (ART Green Line) and planned East-West corridor (ART Silver Line). Acquisition efforts would leverage \$15 million from the Housing Bond in partnership with the San Antonio Housing Trust. The grant can also support anti-displacement sub-grants to programs and projects that help people currently living along the corridors stay in their homes. These grants will be issued competitively to community organizations that are able to support households located in the areas along the corridors.

The focus would be within ½ mile of the corridors. On the Silver Line, the focus is primarily within a four-mile area on the west side that is the service area for a variety of existing partners including the ESTAR West Initiative.

By focusing on these areas, this proposal leverages ongoing efforts in the area including:

- Transit Oriented Development District Planning led by VIA
- Thriving Communities planning along the silver line led by VIA
- Westside Creeks Restoration improvements led by SARA

- Land acquisition opportunities in partnership with San Antonio Housing Trust

FISCAL IMPACT:

There is no fiscal impact at this time.

ALTERNATIVES:

This item is for briefing and discussion purposes only.

RECOMMENDATION:

This item is for briefing and discussion purposes only.