



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 4

Agenda Date: February 23, 2022

In Control: San Antonio Housing Commission Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Verónica R. Soto

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Director to report updates on Neighborhood and Housing Services Department Programs.

SUMMARY:

Each month the Director prepares a report on program updates directly affecting the Housing Commission and its charge.

BACKGROUND INFORMATION:

Topics to be discussed are: (a) Follow-up questions asked during the Housing Commission Meeting on January 26, 2022; (b) Strategic Housing Implementation Plan (SHIP) update; (c) Housing Bond Update; (d) EHAP update; (e) Upcoming meetings.

ISSUE:

Topics to be discussed are: (a) Follow-up questions asked during the Housing Commission Meeting on January 26, 2022; (b) Strategic Housing Implementation Plan (SHIP) update; (c) Housing Bond Update; (d) EHAP update; (e) Upcoming meetings.

a) Follow Up Questions: During the January 26, 2022 meeting, Commissioner Abraham recommended inviting Bill Mahone, Director of Community Engagement for South Alamo Regional Alliance for the Homeless (SARAH) to present at a future meeting.

Staff is working to have SARAH representatives at the March meeting of the Housing Commission.

b) Strategic Housing Implementation Plan (SHIP): The San Antonio Housing Authority's Board adopted the Strategic Housing Implementation Plan (SHIP) on February 2, 2022.

The SHIP was presented to the new San Antonio Housing Trust Board on February 5, 2022 and are expected to approve the SHIP in the spring. Bexar County will consider the SHIP in spring as well.

Staff continues to accept sign-ups from the public to help with individual SHIP strategies. Sign-ups are through SA Speak Up. People interested in helping develop strategies will be reached out to when work on the strategy starts.

In the coming months, staff will work with subcommittees to develop and implement workplans based on the SHIP strategies beginning in 2022.

c) Housing Bond Update: On February 10, 2022, City Council approved the bond recommendations developed by the Community Housing Bond Committee appointed by the Mayor and City Council to develop the City's Proposed 2022 – 2027 Bond Program. City Council also called for an election for May 2022. The approved package includes a proposed \$150 million for housing following the Community Housing Bond Committee's recommendation:

Adopted Housing Bond Funding Categories and Amounts

1. Homeownership rehabilitation and preservation to include minor repair and remediation of code violations with a priority for homes at risk for demolition for households making up to 50% prioritizing 30% of the Area Median Income and below.	\$45 M
2. Rental housing acquisition, rehabilitation, and preservation to prioritize public housing & income-based housing for households making up to 30% of the Area Median Income.	\$40 M
3. Permanent Supportive Housing for people experiencing homelessness to facilitate a housing first approach in line with HUD guidance.	\$25 M
4. Rental housing production and acquisition to prioritize public housing/income-based housing for households making up to 50% AMI with a priority for 30% of the Area Median Income.	\$35 M

5. Homeownership production for households making up to 80% of the Area Median Income prioritizing households making 60% and below of the Area Median Income.	\$5 M
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d) Emergency Housing Assistance Update: On April 23, 2020, City Council approved the creation of the Emergency Housing Assistance Program (EHAP). The program provides eligible applicants rental, mortgage, and utility assistance.

The EHAP is administered by the Neighborhood and Housing Services Department (NHSD). As of February 11, 2022, the City has approved \$181.4 million in assistance to over 58,800 households seeking emergency rental, mortgage, and utility assistance (including administrative expenses).

The total budget for the EHAP is \$216.9 million. There is a total remaining balance of \$28 million, which includes \$1.8 Million from the Bexar County Emergency Rental Assistance Program (ERA-1) to be utilized only for rent in Bexar County outside of the City limits. The below chart provides the breakout by City Council District as of February 11, 2022. The chart includes the amount paid per household and per person by Council District.

Council District	Avg AMI	Approved Households	People Approved	Avg Household Size	Approved Amount	Approved Amount per Person	Approved Amount per Household
1	26.61	5,325	13,061	2.45	\$15,629,986	\$1,197	\$2,955
2	27.14	8,277	22,327	2.70	\$24,744,246	\$1,108	\$3,009
3	27.76	6,317	16,779	2.66	\$18,316,129	\$1,092	\$2,920
4	28.54	5,033	15,799	3.14	\$15,995,541	\$1,012	\$3,197
5	24.04	4,148	12,369	2.98	\$11,427,700	\$924	\$2,771
6	30.48	5,437	14,744	2.71	\$17,252,531	\$1,170	\$3,194
7	28.24	6,278	15,990	2.55	\$18,704,406	\$1,170	\$3,006
8	29.50	6,366	14,004	2.20	\$19,873,731	\$1,419	\$3,140
9	30.40	4,006	9,125	2.28	\$13,085,161	\$1,434	\$3,315
10	30.50	4,913	11,859	2.41	\$15,806,014	\$1,333	\$3,238
0	29.35	2,652	7,463	2.81	\$10,125,328	\$1,357	\$3,818
		58,752	153,520		\$180,960,770	\$1,179	\$3,080

NHSD is preparing to close the application portal on March 1, 2022 as there are enough applications in the queue to utilize most of the current funding. The Risk Mitigation Fund, which became the Covid-19 Emergency Housing Assistant Program during the pandemic, will transition to be called the Housing Assistance Program during this fiscal year and any funds not expended on EHAP applications that are submitted by March 1 will be transitioned to the Housing Assistance Program.

In anticipation of closing the EHAP portal, advance notices have been sent out through COSA

media channels, as well as our departmental newsletter. Outreach and intake activities are being undertaken by The Health Collaborative who have 4 dedicated social workers assisting community members who may need assistance in filling out applications. The following events in February provide residents with in-person assistance and resources.

- Wednesday, February 2, 2022, 9am-2pm Justice of the Peace Precinct 4 (2711 S East Loop 410, San Antonio, TX 78222).
- Friday, February 4, 2022, 9am-2pm Justice of the Peace Precinct 2 (7723 Guilbeau Rd #105, San Antonio, TX 78250).
- Monday, February 7, 2022, 9am-2pm Justice of the Peace Precinct 1 (3505 Pleasanton Rd, San Antonio, TX 78221).
- Tuesday, February 8, 2022, 9am-2pm Justice of the Peace Precinct 3 (320 Interpark Blvd, San Antonio, TX 78216).
- Wednesday, February 9, 2022, 9am-2pm Justice of the Peace Precinct 4 (2711 S East Loop 410, San Antonio, TX 78222).
- Thursday, February 10, 2022, 3pm-6pm EHAP Application Intake at the Park on Bandera (2011 Bandera Rd, San Antonio, TX 78228).
- Saturday, February 12, 2022, 9am-12pm District 5 Housing and Economic Resource Fair at Normoyle Senior Center (700 Culberson Ave, San Antonio, TX 78225).
- Wednesday, February 16, 2022, 9am-2pm Justice of the Peace Precinct 2 (7723 Guilbeau Rd #105, San Antonio, TX 78250).
- Thursday, February 17th, 3pm-6pm at the Cassiano Home Apartments (SAHA)
- Thursday, February 17, 2022, 6pm-7:30pm TRLA Tenant's Rights Power Hour at Benjamin Franklin Elementary School (1915 W Olmos Dr, San Antonio, TX 78201)
- Friday, February 18, 2022, 9am-2pm Justice of the Peace Precinct 3 (2711 S East Loop 410, San Antonio, TX 78222).
- Monday, February 21, 2022, 9am-2pm Justice of the Peace Precinct 1 (3505 Pleasanton Rd, San Antonio, TX 78221).
- Tuesday, February 22nd, 3pm-6pm, at Cross Creek Apartments & Mission Apartments (SAHA)
- Wednesday, February 23, 2022, 9am-2pm Justice of the Peace Precinct 4 (2711 S East Loop 410, San Antonio, TX 78222)
- Wednesday, February 23rd, 3pm-6pm, at Lincoln Heights Apartments (SAHA)
- Thursday, February 24th, 3pm-6pm, at Alazan Apache Apartments (SAHA)
- Friday, February 25th, 3pm-6pm, at Francis Furey & Pin Oak Apartments (SAHA)

e) The next regular meeting of the Housing Commission will be held on February 23, 2022.

Other important upcoming meetings include:

- 2/24: Planning and Community Development Committee
- 2/24: TRLA Know Your Rights Training
- 3/3: City Council Meeting
- 3/10: City Council Meeting
- 2/17: City Council Meeting
- 3/24: Planning and Community Development Committee
- 3/24: TRLA Know Your Rights Training

FISCAL IMPACT:

There is no fiscal impact at this time.

ALTERNATIVES:

This item is for briefing purposes only.

RECOMMENDATION:

This item is for briefing purposes only.