



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 5

Agenda Date: May 25, 2022

In Control: San Antonio Housing Commission Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Interim Director

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) Address request for panel conversation focused on increasing household wages in San Antonio; (b) Introduction of Interim Director and Interim Deputy Director of NHSD; (c) Housing Bond Update; (d) FY2023 Annual Action Plan Updated (e) Round table highlights document (f) Upcoming meetings.

ISSUE:

a) Address request for panel conversation focused on increasing household wages in San Antonio:

During the April 27, 2022 meeting, Commissioner Keammerer requested a panel conversation focused on increasing household wages in San Antonio.

- Staff will work on getting this type of panel scheduled for an upcoming meeting.

b) Introduction of Interim Director and Interim Deputy Director of NHSD:

On May 9, 2022 Veronica Garcia transitioned into the role of Interim Director of the Neighborhood and Housing Services Department (NHSD). Veronica has served the City for more than 17 years and was serving as the Deputy Director of NHSD. She previously served as the Assistant Director of Center City Development & Operations (CCDO). Veronica holds a Bachelor of Arts in Economics and Business Administration from Trinity University and a Master's in Business Administration from the University of Texas at San Antonio.

Ian Benavidez, transitioned into the role of Interim Deputy Director of NHSD on May 9th. Ian has served the City for 10 years, most recently as Assistant Director for NHSD. Before becoming Assistant Director he was the Affordable Housing Administrator for NHSD. He has worked with a variety of departments including Development Services, Planning, and Public Works. He holds a Bachelor of Science in Environmental Science and Policy from St. Edwards University and a Master's of Science in Urban and Regional Planning from the University of Texas at San Antonio.

c) Housing Bond Update:

On May 7, 2022, voters passed San Antonio's first ever Housing Bond with about 60% approval. The \$150 million bond will be used to support a variety of affordable housing projects in San Antonio including:

- \$45 Million for 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.
- \$40 Million for Rental housing acquisition, rehabilitation, and preservation to prioritize public housing & income-based housing for households making up to 30% of the Area Median Income.
- \$25 Million for Permanent Supportive Housing for people experiencing homelessness to facilitate a housing first approach in line with HUD guidance.
- \$35 Million for 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.
- \$5 Million for Homeownership production for households making up to 80% of the Area Median Income prioritizing households making 60% and below of the Area Median Income.

d) FY2023 Annual Action Plan Updated:

The City is set to begin its public process for the FY 2023 HUD Annual Action Plan, which will outline the priorities and budget for the federal funds we expect to receive for affordable housing, community development, and public services activities next year. The public comment period will be open from June 13th through August 3rd, and the first of two public hearings is tentatively set for June 15th. We will also host two community meetings, including one virtual, and will also encourage feedback through an online survey on SASpeakUp. NHSD plans to present a draft Action Plan and budget to the Housing Commission at the June Housing Commission meeting,

and we anticipate Council adoption of the Action Plan in early August.

e) Round table highlights document:

The Housing Commission hosted three round table panel discussions from February 2022-April 2022 focused on learning more about affordable housing in San Antonio. The round tables covered homeownership production and preservation, permanent supportive housing, and rental production and preservation. At the request of the Housing Commission, staff compiled the major highlights and recommendations from the panels. The document is in your packets and will be posted on the Housing Commission's website.

f) Upcoming Meetings:

The next regular meeting of the Housing Commission will be held on June 22, 2022.

Other important upcoming meetings include:

- 5/26: Planning and Community Development Committee
- 6/2: City Council Meeting
- 6/9: City Council Meeting
- 6/16: City Council Meeting
- 6/23: City Council Meeting
- 6/25: 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.