



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** 6

**Agenda Date:** July 27, 2022

**In Control:** San Antonio Housing Commission Meeting

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**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:**

Director's Report: (a) Follow-up question asked during the Housing Commission Meeting on June 22, 2022; (b) Housing Assistance Program Update; (c) Update on the UDC Amendment Process; (d) Update on Home Repair Programs; (e) Upcoming meetings and reminders.

**ISSUE:**

**a) Follow Up Questions: During the June 22, 2022 meeting the following items required staff follow-up:**

- Commissioner Keammerer requested the Displacement Impact Assessment be brought back to the Housing Commission for additional discussion
  - The Displacement Impact Assessment was added to the July 2022 meeting agenda.
- Commissioner Keammerer requested a panel conversation focused on increasing household wages in San Antonio. Commissioner Keammerer requested businesses be a part of the conversation.
  - Staff will work with Chair to get this type of panel scheduled for an upcoming meeting.
- Commissioner Keammerer asked if there was a more comprehensive document showing how the Bond parameters and framework would be blended.
  - Staff has included the document in Housing Commissioner's binders and posted online.

**b) Housing Assistance Program Update**

On April 23, 2020, City Council approved the creation of the Emergency Housing Assistance Program (EHAP) to help cover the unmet rent and utility expenses of households affected by the economic consequences of the COVID-19 pandemic. Neighborhood and Housing Services Department (NHSD) administered EHAP, which provided eligible applicants rental, mortgage, and utility assistance. NHSD closed the EHAP application portal on March 1, 2022. As of July 19, 2022, the City has approved approximately \$206.3 in emergency housing assistance to 171,740 household members seeking rental, mortgage, and utility assistance.

While EHAP was intended as a temporary emergency program, the City launched the new Housing Assistance Program (HAP) on April 29, 2022, to keep future housing stability services in place for low-income households in San Antonio and any current funds not expended on the EHAP applications were transitioned to the HAP. NHSD closed the HAP application portal on June 10, 2022, as there were thousands of applications in the queue that would fully utilize the available funding. As of July 19, 2022, HAP, based on the Risk Mitigation Policy adopted by City Council, has approved approximately \$4.8 million in emergency housing assistance to 4,566 household members seeking rental, mortgage, and utility assistance. The City of San Antonio was recently awarded U.S. Department of the Treasury Reallocated Emergency Rental Assistance (ERA 2) Round 3 funding totaling \$3,890,042. This additional funding will be utilized for the Housing Assistance Program applications in the queue with approximately 5,338 applications under review as of July 19, 2022.

The HAP portal will remain active and continue to accept applications for Relocation Assistance to eligible households. In addition to the Relocation Assistance Program, the Eviction Intervention Team will also remain active at all precinct courts providing the latest information on intervention services, free legal guidance, and fair housing resources.

**c) Update on the UDC Amendment Process**

On Tuesday, July 5th, the Zoning Commission considered the ADU-related Unified Development Code amendments proposed by the Housing Commission. The amendments, as presented did not pass. The Zoning Commission made a few changes to the amendments. The changes were:

- Amend the owner-occupied language to clarify that the ADU does not need to be removed in the event the owner is no longer occupying the property. (An ADU still cannot be used as a rental if the owner is not living on site.)
- Add language affirming that ADUs cannot be used for Type-2 short term rentals (type 2 means

that the owner does not live on site.)

- Add a maximum size of 1,600 square feet for ADUs. This compromise was viewed as acceptable by the Removing Barriers cochairs.

The updated amendments passed the Commission unanimously. These amendments, along with Housing Commission's other amendments, will be considered by the Planning Commission on July 27th at 2:00 pm.

#### **d) Update on Home Repair Programs**

The 2022 Housing Bond earmarked \$45 million for Homeownership Rehabilitation and Preservation. This funding will be applied for distributed in the same way NHSD has established for homeownership rehabilitation. Residents will complete one application. Staff will assess applications using the Equity Scoring Matrix and will determine which programs best match the needs of the family. The application will be open online from August 8th-September 19th. Many in person intake events are scheduled:

<b>Location Name</b>	<b>Address</b>	<b>CD</b>	<b>Date</b>	<b>Event Time</b>	
Southside Lions Senior Center	3303 Pecan Valley Dr	3	8/9/2022	8:30AM - 3:30PM	-
Mission Branch Library	3134 Roosevelt Ave	3	8/10/2022	10AM - 5PM	
District 5 Senior Center	2701 S Presa	5	8/15/2022	8:30AM - 3:30PM	-
Las Palmas Library	515 Castroville Rd	5	8/17/2022	10AM - 5PM	
Normoyle Senior Center	700 Culberson	5	8/19/2022	9AM - 1PM	
Las Palmas Library (Saturday)	515 Castroville Rd	5	8/20/2022	10AM - 3PM	
District 2 Senior Center	1751 S WW White Rd	2	8/22/2022	8:30AM - 3:30PM	-
Carver Library	3350 E Commerce St	2	8/25/2022	10AM - 5PM	
Willie M Cortez Senior Center	5512 SW Military	4	8/29/2022	8:30AM - 3:30PM	
Cortez Library	2803 Hunter Blvd	4	9/1/2022	10AM - 5PM	
Central Library	600 Soledad St	1	9/7/2022	10AM - 5PM	
Doris Griffin Senior Center	6157 NW Loop 410	6/7	9/15/2022	8:30AM - 3:30PM	-
Thousand Oaks Library	4618 Thousand Oaks	8/9/10	9/16/2022	10AM - 5PM	
Carver Library (Saturday)	3350 E Commerce St	2	9/17/2022	10AM - 3PM	

#### **e) Upcoming Meetings**

The next regular meeting of the Housing Commission will be held on August 24, 2022.

Other important upcoming meetings include:

- 8/1: Planning and Community Development Committee
- 8/4: Public Engagement and Outreach Subcommittee
- 8/4: Renters' Solutions Subcommittee Meeting
- 8/10: City Council B Session
  - Bond Request for Proposal & Displacement Impact Assessment Consideration
- 8/25 Planning & Community Development Committee

**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.