



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** 4

**Agenda Date:** November 16, 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) Unified Development Code Update; (b) Home Rehab Program Update; (c) Housing Assistance Program Funding Update; (d) Housing Tax Credit Application Timeline; (e) Upcoming meetings and reminders.

**ISSUE:**

#### a) Unified Development Code Update

On November 3, 2022, City Council unanimously passed the Unified Development Code (UDC) amendments. This included 5 amendments proposed by the Housing Commission. The amendments will help remove barriers to affordable housing in San Antonio and further the Strategic Housing Implementation Plan's (SHIP) strategy focused on increasing the number of Accessory Dwelling Units (ADUs) available as affordable housing. The amendments will help individuals in our community by addressing displacement impacts, allowing people to age in place, increasing the affordable housing supply, supporting inter-generational living and wealth generation. The amendments further the SHIP's work by:

- Updating the definition of affordability in the UDC to align with the SHIP's definition
- Encouraging affordable housing on lots under 20,000 square feet by allowing the lots to qualify for exemptions to street improvements
- Providing affordable developments with an alternative method for determining parkland dedication.

#### b) Home Rehab Program Update

NHSD received 3,580 applications for Home Rehab programs, exhibiting a 203% increase compared to FY 2022. Staff is in the process of reviewing, scoring and selecting applicants to fill all 640 major and minor rehab/roof slots utilizing the revised Equity Scoring Matrix prioritizing seniors, families with disabilities and homes located in areas with higher combined equity scores. The online application included automating scoring up to 70 pts and the remaining points (up to 30) is scored based on a family's income. A total of 1,423 applicants scored above 49 points and staff will continue to review and identify the 640 homes for this year's rehab assistance.

Letters will be mailed on Monday, November 14th notifying residents if their application scored high enough to warrant continued review, or if they scored below the threshold and will not be reached this year due to exhaustion of resources. Staff setup several briefing options for City Council staff to inform them of the application notification process and next steps to prepare them for resident inquiries.

#### c) Housing Assistance Program Funding Update

The City's FY2023 adopted budget included \$3.4 million for rental assistance, which is administered under the Housing Assistance Program (HAP). NHSD consistently applies for reallocated Department of the Treasury Emergency Rental Assistance (ERA) funding for San Antonio. The successful awards of reallocated ERA funds in the amount of \$4.5 million, plus a Bexar County grant of \$2.25 million for the same purpose, brings the total rental assistance budget for FY 2023 to \$10.1 million.

This funding will help assist families who have already submitted applications. Rental assistance is limited to a maximum of 3 months, not to exceed \$3,500. Assistance will be limited to San Antonio residents who have not been assisted through this program within a 12-month period, have an income at or below 80% AMI, and experiencing COVID financial hardship. Concurrently, the city will also continue to accept relocation assistance applications for families seeking to relocate

from their home. Households facing eviction are prioritized for assistance.

#### d) Housing Tax Credit Application Timeline

Neighborhood and Housing Services Department will open its 2023 Housing Tax Credit Applications on November 30, 2022. The City's application timeline aligns with the Texas Department of Housing and Community Affairs' (TDHCA) 9% Competitive Housing Tax Credit application cycle. Developers seeking both 4% Non-Competitive and 9% Competitive Housing Tax Credits will use the City's 2023 application for Resolutions of Support or Resolutions of No Objection beginning on November 30th.

The 4% Housing Tax Credit application will be used throughout the year.

The 9% Housing Tax Credit application will follow the following timeline:

- Application Opens: 11/30/2022
- Questions Accepted Until: 12/7/2022 at 2 PM Central Time
- TDHCA Pre-Applications: 1/6/2023
- COSA Applications Due: 1/9/2023 at 2 PM
- PCDC: January
- City Council: 2/16/2023
- TDHCA Applications 3/1/2023

#### e) Upcoming Meetings

The next regular meeting of the Housing Commission will be held on January 25, 2023. Other important upcoming meetings include:

- 12/5: Public Engagement and Outreach Subcommittee
- 12/1: Renters' Solutions Subcommittee Meeting
- 11/18: Dashboard & Annual Report Subcommittee
- Removing Barriers to Affordable Housing Subcommittee (pending)

#### **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.