



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** 3

**Agenda Date:** December 12, 2022

**In Control:** Planning and Community Development Committee

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**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Veronica Garcia, Director

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Affordable Housing Fund Update

**SUMMARY:**

Briefing and possible action on the City's Affordable Housing Fund.

**BACKGROUND INFORMATION:**

The City established the Affordable Housing Fund (AHF) in 2018 through the Center City Housing Incentive Policy (CCHIP). The CCHIP program provided fee waivers, tax rebates and grants to eligible projects to incentivize new housing in target areas. A percentage of the tax rebate allocated to these housing projects is deposited into a fund for affordable housing programs.

In 2019, additional funding was deposited into the AHF from various Tax Increment Reinvestment Zone (TIRZ) areas in order to supplement existing programs including gap funding, rehabilitation programs, and to pilot infill housing programs on vacant lots. Funds were used for these purposes

and then any uncommitted funds were reprogrammed to provide emergency rental assistance during the COVID-19 pandemic. We currently have \$1,694,485 in funding from the previous one-time TIRZ funding committed to existing programs.

**ISSUE:**

The AHF has been expanded from only CCHIP contributions to include Tax Increment Financing (TIF) projects as well as conduit debt fees from affordable housing projects. Currently the balance of the fund available for other projects, not including any committed funding, is \$89,500 but will grow as CCHIP and TIF funded projects are constructed and begin to generate tax increment.

The funding can be used for various affordable housing programs, to include home rehabilitation, gap funding, land acquisition, and more. Projects that align with the goals outlined in the Strategic Housing Implementation Plan (SHIP) will be presented to City Council for consideration to utilize the AHF for project implementation.

**FISCAL IMPACT:**

This item is for briefing purposes only. There is no fiscal impact to the General Fund.

**ALTERNATIVES:**

This item is for briefing purposes only.

**RECOMMENDATION:**

This item is for briefing purposes only.