

BUILDING STRONGER FAMILIES AND STRONGER COMMUNITIES

For more than 70 years, the San Antonio Housing Authority (SAHA) has been assisting citizens in our community with their housing needs.

The recent economic downturn has led to an increased number of San Antonio families suffering economic hardship:

- ❖ According to Frances Deviney, director of Texas KIDS COUNT, almost a quarter of the children in Bexar County live in poverty and lack health insurance.

- ❖ There are approximately 20,000 families on SAHA's current waiting lists for housing assistance.

- ❖ In 2007, 87,044 San Antonio families had earnings at or below the poverty level.

Given the continuing need for affordable housing in our community, SAHA is focused on expanding available housing choices. Today, we are building stronger families and stronger communities, by providing more than 65,000 children, adults and seniors with housing assistance through our 6,177 Public Housing units, 6,399 Affordable Housing units and through the 12,775 vouchers administered through the Housing Choice Voucher (HCV) and other related special programs.

Moving to Work

SAHA is excited about the current expansion of its Moving to Work (MTW) program, due for July 2010 implementation. The MTW program allows SAHA to design and test ways to:

- ❖ promote self-sufficiency among assisted families;
- ❖ achieve programmatic efficiencies and reduce costs; and
- ❖ increase housing choices for low-income households.

SAHA has partnered with numerous local service providers to help families overcome barriers to employment, such as educational and job training opportunities, child care and transportation. Additionally, SAHA is working diligently with our partners to enhance the quality of life of our elderly and disabled residents through supportive services.

Neighborhood Revitalization and Redevelopment

SAHA is a nationally recognized leader in the field of affordable housing development, adding more than 3,000 housing units over the past three years in mixed-income communities valued at nearly \$284 million.

- ❖ SAHA continues to expand available housing, adding another 835 units in 2010, at a cost of \$105 million.

- ❖ Public Housing in San Antonio is being transformed, from barracks-type warehouses for the poor, into beautiful, amenity-filled mixed-income communities.

- ❖ The redevelopment of blighted neighborhoods has been possible through the creative use of HOPE VI, Tax Credits, Community Development Block Grants (CDBG), HOME and Replacement Housing Factor funds.

- ❖ SAHA is working collaboratively with the City of San Antonio, local school districts, the transit authority and other County, State and Federal officials to address efforts to improve communities.

Every morning, Fred Gardana begins the day with a mile walk around the neighborhood surrounding Victoria Plaza, a SAHA community for the elderly and disabled. Victoria Plaza is one of 40 SAHA properties undergoing capital improvements funded by Recovery Act funds.

American Recovery and Reinvestment Act (ARRA)

In 2009, SAHA received nearly \$20 million in American Recovery and Reinvestment Act (Recovery Act) funds; much of which is going towards improvements to the homes of some of San Antonio's most vulnerable residents, the elderly and disabled.

These improvements will be made at 40 Public Housing communities, and will benefit almost 3,100 low-income families.

To date, SAHA has awarded 23 ARRA contracts that will stimulate the local economy, and will award seven more by September, 30, 2010. Most ARRA contracts have been awarded to local and regional vendors.



Preservation of Public Housing

SAHA has taken considerable measures to be good stewards of the public trust, stretching capital improvement dollars to their limits; however, as a result of historical underfunding for capital improvements, a portion of SAHA's Public Housing inventory has been slowly deteriorating.

- ❖ SAHA receives approximately \$9 million a year from HUD for capital funding, despite the projected capital funding need of nearly \$200 million.

- ❖ HUD has proposed a 20 percent cut in the Public Housing Capital Fund for FY2011.

- ❖ *Housing Authorities need full funding of \$5 billion in the Public Housing Capital Fund.*

Housing Choice Voucher (HCV) Program

In San Antonio, 12,775 families receive HCV and related voucher assistance, and another 8,600 families are on our waiting list. This monumental statistic is indicative of just how severe the affordable housing crisis has become in our city.

- ❖ SAHA supports HUD's proposed tenant-based assistance budget of \$17.31 billion for FY2011.

In 2009, SAHA housed close to 3,600 new low-income families through the Section 8 and Public Housing programs.

Virginia Castillo is a former Public Housing resident who participated in the Family Self-Sufficiency (FSS) Program. Virginia, like many other successful FSS participants, has moved out of Public Housing into market-rate rental housing. She graduated from the San Antonio College Law Enforcement Training Academy and is now working to purchase her first home with FSS funding.

HOUSING LEGISLATIVE INITIATIVES

Public Housing - Transformation of Rental Assistance

HUD has proposed \$350 million for the Transformation of Rental Assistance (TRA) initiative in its FY2011 budget. TRA would encourage Housing Authorities to convert Public Housing units into Project-Based Voucher units, with less regulatory requirements, a slight increase in unit subsidy and the ability to leverage private financing to address property capital needs.

- ❖ *HUD's TRA proposal to fund the conversions at levels less than Fair Market Value (FMV) is not sufficient to sustain debt, nor to persuade private lenders to take the financial risk for financing capital improvements.*

- ❖ *SAHA commends HUD for the TRA concept; however, the proposal would be more effective if it reflected the funding formula for the current Section 8 Project-Based Rental Assistance Program.*



Choice Neighborhoods Initiative and Sustainable Communities

The Choice Neighborhoods Initiative features admirable objectives that are similar to the HOPE VI program, but the funds are available to multiple entities, in competition with Housing Authorities.

- ❖ Each community revitalization project requires a considerable investment, usually in the \$25-30 million range. With only a \$250 million FY2011 appropriation for the Choice Neighborhoods Initiative and none of those funds set aside for Public Housing Authorities, the funds will not go very far to address the estimated \$30 billion need for reinvestment in the nation's Public Housing inventory.

- ❖ *SAHA supports HUD's Choice Neighborhoods and Sustainable Communities Initiatives, to enhance integrated regional housing, transportation and land use planning and investment; however, Housing Authorities require adequate, dedicated funds in order for these programs to address the needs of the nation's aging Public Housing communities.*

Safety Initiatives

An essential element of "home" is that it provides a safe environment. Housing Authorities across the nation are grappling with safety and security issues.

- ❖ *SAHA strongly supports the reauthorization of the Public Housing Drug Elimination Program (PHDEP), which provided funding for security measures, youth after-school programs, and anti-drug/anti-crime efforts. PHDEP was eliminated by Congress in 2001, but the services made available by this program are greatly needed today.*

Elan Gardens, a SAHA community, features an ultra-accessible swimming pool, complete with a wheelchair ramp leading into the water.

Supportive Housing Assistance Programs

Housing assistance combined with vital supportive services for individuals living with mental illness or other disabilities significantly enhances housing stability, and numerous research studies have proven it is less costly than other forms of emergency and institutional care.

- ❖ There is a growing need in San Antonio and across the nation for these supportive housing programs, which currently include the Veterans Assistance and Supportive Housing (VASH) program, with 140 vouchers allocated to San Antonio, and the Shelter Plus Care Program, which currently serves 86 homeless persons with disabilities in San Antonio.

- ❖ *SAHA recommends additional set-aside funding to help increase the supply of supportive housing and to meet the needs of individuals with disabilities.*

- ❖ *SAHA supports HUD's increase in funding to the McKinney-Vento Homeless Assistance Program.*



SAHA AT-A-GLANCE

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SAHA has a tremendous economic impact on the City of San Antonio:

- ❖ Serves the housing needs of nearly 25,000 households in the San Antonio area through the Public Housing, Affordable Housing and the Housing Choice Voucher (Section 8) and related programs.

- ❖ Brings \$122 million in federal funding annually to San Antonio, with \$79 million of that going directly to private landlords on behalf of the Housing Choice Voucher (Section 8) participating families.

- ❖ Estimates that the housing developments it manages, and the housing units rented with SAHA-funded assistance, comprise approximately 12 percent of the total renter-occupied units in San Antonio.

- ❖ Employs more than 600 persons, with an annual payroll and benefits of \$29 million.

- ❖ Partners with more than 35 social service agencies to provide education, training and medical services for residents.

- ❖ The SAHA Educational Investment Foundation (EIF), provides educational opportunities for the residents of SAHA's housing program through college scholarships and perfect attendance awards. The EIF has:

- Awarded \$62,490 to 1,545 students with perfect attendance since 2000
- Awarded \$471,000 in scholarships to 314 low-income students since 1998

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One of SAHA's major goals is to ensure the preservation and improvement of the agency's federally-funded affordable housing programs.

	FY2010 Final	FY2011 HUD Request	FY2011 Industry Needs (2)
Operating Fund	\$4.775 billion	\$4.829 billion	\$5.084 billion
Capital Fund	\$2.5 billion	\$2.044 billion	\$5 billion
HOPE VI	\$200 million	\$0	\$800 million
Choice Neighborhoods Initiative	\$65 million (1)	\$250 million	\$0
Housing Choice Voucher Tenant-Based Renewals	\$16.3 billion	\$17.31 billion	\$17.165 billion
HCV Admin Fees	\$1.57 billion	\$1.791 billion	\$1.72 billion
Section 8 Family Self-Sufficiency Program	\$60 million	\$60 million	\$72 million
McKinney-Vento Homeless Assistance Program	\$1.865 billion	\$2.055 billion	\$2.200 billion

(1) This amount for the Choice Neighborhoods Initiative would come from the \$200 million HOPE VI allocation

(2) Per collaborative funding request by NAHRO, CLPHA and PHADA



Mission Statement:

The San Antonio Housing Authority is committed to building and maintaining affordable housing for the citizens in our community. We seek to create safe neighborhoods by partnering with individuals and organizations to provide housing, education, and employment opportunities for families of modest means to become self-sufficient and improve their quality of life. We shall serve our clients and all citizens with the highest level of professionalism, compassion and respect.

This year, SAHA is focused on three priorities:

- 1) Improving the quality of life for our clients;
- 2) Preserving and expanding our affordable housing in San Antonio; and
- 3) Strengthening our basic services and systems.