



**NEIGHBORHOOD AND HOUSING
SERVICES DEPARTMENT
HOUSING PRODUCTION DIVISION
JULY 20, 2019**

Housing Preservation & Rehabilitation Unit

Owner Occupied Rehabilitation
and Reconstruction

81 Homes

\$6.5 million

Under 1 Roof

530 Homes

\$5.25 million

Minor Repair

6 Homes

\$150,000

Let's Paint

64 Homes

\$400,000

Area Median Income

Area Median Income Effective June 28, 2019				
AMI	1 person	2 Person	3 Person	4 Person
100%	\$49,700	\$56,800	\$63,900	\$71,000
80%	\$39,800	\$45,450	\$51,150	\$56,800
50%	\$24,850	\$28,400	\$31,950	\$35,500
30%	\$14,950	\$17,050	\$19,200	\$21,300

Equity Metrics



IDENTIFIED ALL CENSUS TRACTS
WITH AVERAGE INCOME OF 3-
PERSON HOUSEHOLD AT OR
BELOW 80% AMI



TOTAL POPULATION OF THOSE
CENSUS TRACTS WAS
CALCULATED



FOR EVERY 10,000 PEOPLE IN
THE TRACT, A POINT WAS
ASSIGNED



THE PERCENTAGE OF POINTS PER
DISTRICT AS A PROPORTION OF
THE TOTAL POINTS WAS APPLIED
TO UNIT GOAL

Owner Occupied Rehabilitation and Reconstruction (OOR)

- Assists qualified households with substantial rehabilitation or reconstruction
- Available city wide with applied equity metrics
- Loans are deferred, forgivable and 0% interest
- 10-20 year restrictive covenant
- Up to \$80k for rehab and up to \$100k for recon
- Households must be below 80% AMI



OOR District Allocation

OOR Homes by District		
District	FY19 Slots	Filled To-Date
1	10	
2	10	
3	11	
4	12	
5	16	
6	7	
7	4	
8	4	
9	5	
10	2	
Total Homes	81	

Owner Occupied Rehab Before



Owner Occupied Rehab After



Owner Occupied Recon Before



Owner Occupied Recon After



Under 1 Roof (U1R)

- Replaces worn roofs with an energy efficient white roof
- Less than 1700 sq. ft. but . . .
- At least 10 years old
- Available city wide with applied equity metrics
- 5-year restrictive covenant
- Forgivable grant up to \$14k
- Households must be below 80% AMI OR 62 years or older OR disabled OR veteran



U1R District Allocation

U1R Homes by District				
District	FY19 Homes	Done/In Process	Remaining Slots	Apps on Hand
1	67	51	16	80
2	61	38	23	57
3	72	56	16	118
4	81	59	22	38
5	106	82	24	154
6	48	20	28	23
7	30	22	8	40
8	24	1	23	2
9	28	3	25	0
10	13	4	9	5
Total Homes	530	336	194	517

Under 1 Roof Before



Under 1 Roof After



Minor Repair

- Program makes repairs to homes not to exceed \$25k
- \$150,000 federal funds for FY19
- 6 homes to repair in FY19
- 288 applications received



Minor Repair Bathroom After



Minor Repair Accessible Bathroom



Let's Paint

- Available in Districts 4 and 5
- 283 apps received
- Exterior paint
- Less than 1500 sq. ft.
- No restrictive covenant
- Grant up to \$7,000
- Households must be below 80% AMI



Let's Paint Before



Let's Paint After



San Antonio
Green and
Healthy
Homes Unit

75 Homes
\$1,252,000

Lead Hazard Reduction & Healthy Homes

- Assists homeowners and landlords create healthy, safe and sustainable homes
- Available city wide
- Addresses lead hazards and minor safety issues
- 5-year restrictive covenant
- Must have child at least 1 yr and up to and including 5 yrs old – in home at least 6 hrs week
- Approximately \$35k per unit
- Households must be below 80% AMI, no back taxes, clear title, no liens or judgments



Lead Hazard Before



Lead Hazard After





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