



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 3

Agenda Date: June 13, 2024

In Control: City Council Special Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Post-Solicitation High Profile Briefing on Recommendations from the 2022 - 2027 Affordable Housing Bond FY 2024 Request for Proposals

SUMMARY:

The Neighborhood and Housing Services Department (NHSD) will present a post-solicitation briefing on the recommendations from the Request for Proposals (RFPs) for the second round of Permanent Supportive Housing (PSH) and the third round for Rental Housing Production and Acquisition and Rental Housing Acquisition, Rehabilitation and Preservation. This briefing will allow an opportunity for input from the Council.

BACKGROUND INFORMATION:

In May 2022, voters approved the 2022 - 2027 Affordable Housing Bond for \$150 million. The City Council appointed a Housing Citizens Bond Committee to develop categories with a set of housing bond parameters. City Council approved the categories, parameters, and Bond funding on February 10, 2022.

The Neighborhood and Housing Services Department released three Request for Proposals (RFPs) on March 1, 2024 for Affordable Housing Bond funding in three of the five approved categories:

Permanent Supportive Housing (PSH), Rental Housing Production and Acquisition and Rental Housing Acquisition, Rehabilitation and Preservation. As part of these solicitations, two (2) PSH affordable housing development proposals requesting \$15,655,977, seven (7) Rental Housing Production and Acquisition affordable housing development proposals requesting \$37,098,707 and four (4) Rental Housing Acquisition, Rehabilitation and Preservation affordable housing development proposals requesting \$18,075,617 in gap funding were received on April 17, 2024 and April 22, 2024.

ISSUE:

A total of \$25.1 million is available from Bond and Federal funding sources for the third round of RFPs for the Rental Housing Production and Acquisition and the Rental Housing Acquisition, Rehabilitation and Preservation categories and a total of \$9.7 million is available from Bond funding for the second round of RFPs for the Permanent Supportive Housing (PSH) category. Each category was scored by a committee including City staff and partners who have expertise in the bond scoring parameters as well as members of the Community Bond Committee who developed the parameters and funding categories.

A total of 13 proposals were received, requesting nearly \$70.8 million in funding. After evaluation of the proposals, up to \$17,273,959 in Housing Bond funding and up to \$4,250,000 in Federal funding is recommended for Council consideration across four (4) affordable housing development projects.

The evaluation committee based its decision on several weighted factors, including those of Development Experience, Permanent Supportive Housing, Gap Request, Project Readiness, and Underwriting Review, Design & Construction Priorities, Equity, Location, Project Site Plan and Timeline, Displacement, Resident Protections, Amenities/ Resident Services and Sustainability, the Small Business Enterprise (SBE) Prime Contract Program, the Minority Women-Owned Business Enterprise (M/WBE) Prime Contract Program, the Local Preference Program, and the Veteran-Owned Small Business Preference Program.

The evaluation committee recommended awarding up to four (4) of the highest-ranked proposals as shown on chart below:

Project Type	Amount Available	Recommended Award	No. of Recommended Projects	Proposed Total Units	30% AMI	50% AMI	60% AMI	70% AMI	80% AMI
Rental Production	\$6,597,138	Up to \$6,250,000	1	288	44	29	158	27	30
Rental Rehab	\$18,526,788	Up to \$5,524,995	1	360	36	34	129	-	161
Permanent Supportive Housing (PSH)	\$9,748,964	Up to \$9,748,964	2	281 (PSH)	201 (PSH)	-	-	-	-

TOTALS	\$34,872,890	\$21,523,959	4	929	361	63	287	27	191
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The recommended projects will support 929 housing units in the community, including 200 permanent supportive homes that were previously funded by the Affordable Housing Bond and federal funding. Of these units, 424 will be deeply affordable for families earning at or below 50% of the Area Median Income (AMI) and 281 will be for permanent supportive housing.

The San Antonio Housing Commission received a briefing on process and recommendations on May 22, 2024.

Recommendations are scheduled to be presented at City Council for award consideration on June 20, 2024.

ALTERNATIVES:

This item is for briefing purposes only.

FISCAL IMPACT:

This item is for briefing purposes only.

RECOMMENDATION:

This item is for briefing purposes only.