



City of San Antonio

Agenda Memorandum

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Agenda Date: December 4, 2024

In Control: City Council B Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Pre-Solicitation High Profile Briefing on Solicitations for Affordable Housing Development Gap Funding

SUMMARY:

The Neighborhood and Housing Services Department (NHSD) will present a pre-solicitation briefing on three solicitations for Permanent Supportive Housing (PSH), Rental Housing Production, Rehabilitation, Preservation and Acquisition (Rental Housing) and Homeownership Production Request for Proposals (RFPs) with funding from the 2022 - 2027 Affordable Housing Bond, HOME, HOME-ARP and CDBG programs. This briefing will allow an opportunity for input from the Council.

BACKGROUND INFORMATION:

The \$150 million 2022 - 2027 Affordable Housing Bond was approved by voters in May 2022. The City Council appointed Housing Community Bond Committee developed the categories, along with a set of housing bond parameters. City Council approved Bond funding on February 10, 2022.

The City is coordinating the release of three Request for Proposals (RFP); 1) Permanent Supportive

Housing (PSH) in the amount of \$5.1 million; 2) Rental Housing Production, Rehabilitation, Preservation and Acquisition in the amount of \$25.7 million and 3) Homeownership Production in the amount of \$5 million. The proposed issuance date for the RFPs is anticipated for December 10, 2024, with responses due January 24, 2025. The San Antonio Housing Commission received a briefing on process and recommendations on November 20, 2024.

The pre-solicitation briefings will cover the estimated contract value, projected timeline, high profile designation, scope of work, terms of the contract, proposed scoring criteria, evaluation committee members, project considerations, local preference program applicability, veteran-owned small business preference program applicability and SBEDA Program Requirements.

ISSUE:

A total of \$25.7 million is available from Bond and Federal funding sources for the Rental Housing Production, Rehabilitation, Preservation and Acquisition categories. A total of \$5.1 million is available from Bond and Federal funding for the Permanent Supportive Housing category. A total of \$5 million is available from Federal funding for the Homeownership Production category. Each category, with exception of the Non-Profit Status and Veteran-Owned Small Business Preference Program as applicable, will be scored by a committee that includes 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.

For this round, the Rental Housing Production and Acquisition and Rental Housing Acquisition, Rehabilitation, and Preservation categories have been combined into a single solicitation. Additionally, the scoring criteria for PSH has been adjusted from the last round to remove the consideration of the Small Business Economic Development Advocacy (SBEDA) and Local Preference Programs due to the inclusion of federal funding. Federal regulations prohibit applying SBEDA and Local Preference Programs to procurement involving federal grant funds.

Proposed Scoring Criteria

Permanent Supportive Housing

- Development Experience – 15 points
- Permanent Supportive Housing – 40 points
- Gap Request, Project Readiness, and Underwriting Review – 10 points
- Design and Construction Priorities, Equity, Location, Project Site Plan and Timeline – 15 points
- Displacement, Resident Protections, Amenities/Resident Services and Sustainability – 15 points
- Veteran-Owned Small Business Preference Program – 5 points

Rental Housing Production, Rehabilitation, Preservation & Acquisition

- Development Experience – 15 points
- Non-Profit Status – 10 points
- Gap Request, Project Readiness, and Underwriting Review – 15 points

- Unit Specifications, Construction Priorities, Equity, Location Priority, Project Site Plan and Timeline, and Sustainability – 15 points
- Displacement, Temporary Relocation Plan and Resident Protections, Amenities/Resident Services – 10 points
- Affordability – 30 points
- Veteran-Owned Small Business Preference Program (VOSB) - 5 points

Homeownership Production

- Development Experience – 15 points
- Non-Profit Status – 10 points
- Gap Request, Project Readiness, and Underwriting Review – 15 points
- Unit Specifications, Construction Priorities, Equity, Location, Project Site Plan and Timeline, and Sustainability – 15 points
- Displacement, Resident Protections, Amenities/Resident Services – 10 points
- Affordability – 30 points
- Veteran-Owned Small Business Preference Program (VOSB) - 5 points

The RFPs will also continue to include the Displacement Impact Assessment (DIA) piloted in previous rounds for new construction projects. The DIA assesses the risk of residential displacement and the mitigation strategies of proposed developments.

ALTERNATIVES:

For briefing purposes only.

FISCAL IMPACT:

For briefing purposes only.

RECOMMENDATION:

For briefing purposes only.