

**2022 - 2027**  
**Affordable Housing Bond**

City Council B-Session  
Pre-Solicitation Briefing

February 28, 2024



# Affordable Housing Bond

2022-2027  
**BOND**  
PROGRAM  
City of San Antonio

## Helping Homeowners Fix Their Homes

Homeownership  
Rehabilitation and  
Preservation



\$45M

## Improving Rental Homes

Rental Housing  
Acquisition,  
Rehabilitation and  
Preservation



\$40M

## Building Affordable Rental Homes

Rental Housing  
Production and  
Acquisition



\$35M

## Connecting Unhoused Neighbors to Housing with Resources

Permanent Supportive  
Housing



\$25M

## Building Homes to Own

Homeownership  
Production



\$5M

Community Engagement

## Creative Projects (SHIP)

- Land Banking
- Community Land Trust
- Accessory Dwelling Units (ADUs)
- Mobile Home Park Conversion
- Demolition Diversion

# Background – 2022 - 2027 Housing Bond

- In May 2022, San Antonio voters approved \$150 million Affordable Housing Bond
- Funds will increase and preserve homes near jobs, transit, schools and services
- Additional rounds of solicitations are proposed to fund rental production, rental rehabilitation and permanent supportive housing developments



*Rancho Carlotta, currently under construction, will create 63 homeownership opportunities*

# 2022 Housing Bond Awards to Date

 **30**  
PROJECTS

 **4,800+**  
HOMES CREATED  
AND PRESERVED

 **288**  
PERMANENT  
SUPPORTIVE HOMES

**\$808M**  
TOTAL INVESTMENT

**\$81M**  
BOND FUNDS  
AWARDED

**\$18M**  
FEDERAL FUNDS

**\$20,497**  
BOND + FEDERAL  
CONTRIBUTIONS PER UNIT



# Housing Bond Progress



\$81 million in  
Bond funds  
**awarded**



2,500+  
homes  
in the **pipeline**



1,400  
homes  
**under construction**



*Leon Creek Flats, currently under construction, will create 308 affordable rental homes with free after-school education services*

# Requests for Proposals (RFPs)

- Three (3) RFPs:
  - Rental Housing Production & Acquisition
  - Rental Housing Rehabilitation & Acquisition
  - Permanent Supportive Housing
- Bond and federal funds available for projects totaling **\$30.4 million**
- Follows criteria established by City Council on February 10, 2022
  - Priority for projects located near public transportation, including future Advanced Rapid Transit (ART)
  - Ensures development teams are in good standing with City standards
  - Continues to **leverage other funding** (LIHTC, PACE, U.S. DOT RRIF/TIFIA TOD)

# Ineligible Projects

---

- Located outside city limits
- Applicants are “bad actors” / active D.A.R.T.
- Does not meet minimum affordability
  - At least 10% of units for households earning 30% AMI and below
- Causes direct, involuntary displacement of residents
- **Permanent Supportive Housing**
  - Does not serve chronically homeless residents
  - Does not utilize the Coordinated Entry System
  - Maximum length of stay (transitional housing, inpatient rehabilitation programs, etc.)

# Housing Commission Framework & Bond Parameters

- Deep Affordability
  - **Prioritize deeper affordability** (units for families below 30% AMI, public housing and income-based housing)
- Design & Construction Priorities
  - **Shovel-ready projects**
  - 100% of units with **universal design**
  - **Sustainability** features beyond City Code & emphasis on meeting Build San Antonio Green Level 2 certification
  - Integrating **high-speed internet** & mobile infrastructure
  - Proximity to **Advanced Rapid Transit**
- Equity & Location
  - Ensuring **wide geographic availability** and working to **decrease racial and economic segregation**
- Displacement & Resident Services
  - **New construction** projects must complete a **displacement impact assessment**
  - Prioritize projects that include **meaningful, onsite resident services**

# Funding Available

Funding Category	Affordable Housing Bond Funding	Federal Funding	Total Available	Proposed Construction Contract Term	Affordability Covenants
Rental Housing Production & Acquisition	\$2,000,000*	\$4,449,880.91*	\$6,449,880.91	Varies based on project	Priority for 40+ years  No less than 20 years
Rental Housing Rehabilitation & Acquisition	\$14,276,788**		\$14,276,788		
Permanent Supportive Housing	\$9,748,964		\$9,748,964		

**Any additional funding recaptured from projects unable to continue will be made available through this solicitation**

*\*Includes recaptured funding from Cattleman Square Lofts (\$4.2 M in Bond and federal funding)*

*\*\* Includes recaptured funding from Winston Square/Roselawn (\$4.75 M), Westwood Plaza (\$5.25 M) and Spanish/Pecan (\$4.27 M) from the Housing Bond.*

# Proposed Rental Housing Production & Acquisition Scoring Criteria (\$6.4 M)

Scoring Criteria Category	Points	Scoring Members	
Development Experience	15	Lori Houston	Assistant City Manager, City Manager's Office
Non-Profit Status	10	Mark Carmona	Chief Housing Officer
Gap Request, Project Readiness, and Underwriting Review	15	Veronica Gonzalez	Assistant Director, Neighborhood & Housing Services
Unit Specifications, Construction Priorities, Equity, Location Priority, Project Site Plan and Timeline, and Sustainability	15	Cathleen Crab	Senior Architect, Public Works
Displacement, Resident Protections, Amenities/Resident Services	10	Abigail Kinnison	Director of Capital Programs, VIA
Affordability	35	Rudy Nino	Assistant Director, Planning
		TBD	Citizens Bond Committee Rep
		TBD	Citizens Bond Committee Rep

**Small Business Economic Development Advocacy Program (SBEDA):** Waived due to inclusion of federal funds.

**Additional Requirements:** Audited financial statements required.

**Advisory Members:** Joe Guillaumin II & Andrea Hernandez (City Attorney's Office), Peter Hughes & Steve Lathom (Underwriters), Deborah Scharven (Diversity, Equity, Inclusion & Accessibility), Douglas Melnick (Sustainability Office), Veronica Garcia (NHSD), Ian Benavidez (NHSD), Victoria Gonzalez-Gerlach (NHSD)

# Proposed Rental Housing Rehabilitation & Acquisition Scoring Criteria (\$14.3 M)

Scoring Criteria Category		Points	Scoring Members	
Development Experience		10	Lori Houston	Assistant City Manager, City Manager's Office
Non-Profit Status		10		
Gap Request, Project Readiness, and Underwriting Review		15	Mark Carmona	Chief Housing Officer
Property Improvements and Construction Priorities, Timeline, Sustainability, Equity, and Location		10	Veronica Garcia	Director, Neighborhood & Housing Services
Displacement, Temporary Relocation Plan and Resident Protections, and Amenities/Resident Services		5	Deborah Scharven	Accessibility Compliance Manager, Diversity, Equity, Inclusion & Accessibility
Affordability		25	Cory Edwards	Deputy History Preservation Officer, Historic Preservation
Small Business Economic Development Advocacy Program (SBEDA)		5 - MWBE 5 - SBE	Rudy Nino	Assistant Director, Planning
Local Preference (LPP)		Up to 10	TBD	Citizens Bond Committee Rep
Veteran-Owned Small Business (VOSB)		5	TBD	Citizens Bond Committee Rep

**Additional Requirements:** SBEDA Subcontracting Requirements: **22% M/WBE; 3% AABE**

**Advisory Members:** Jameene Williams & Andrea Hernandez (City Attorney's Office), Peter Hughes & Steve Lathom (Underwriters), Jason Grey (Development Services), Douglas Melnick (Sustainability Office), Ian Benavidez (NHSD), Victoria Gonzalez-Gerlach (NHSD)

# Permanent Supportive Housing (PSH)

- Serves people experiencing chronic homelessness who have a disabling condition.
  - Combines housing with support, like medical and mental health care
  - The goal is to help people in our communities live with care and stability
- RFP prioritizes projects with 100% of PSH units:
  - Housing First approach
  - Housing without designated length of stay
  - On-site supportive services
  - Coordinated Entry System

# Proposed Permanent Supportive Housing (PSH) Scoring Criteria (\$9.7 M)

Scoring Criteria Category	Points	Scoring Members	
Development Experience	15	Lori Houston	Assistant City Manager, City Manager's Office
Permanent Supportive Housing	30	Mark Carmona	Chief Housing Officer
Gap Request, Project Readiness, and Underwriting Review	10	Ian Benavidez	Deputy Director, Neighborhood & Housing Services
Design & Construction Priorities, Equity, Location, Project Site Plan and Timeline	10	Patrick Steck	Assistant Director, Human Services
Displacement, Resident Protections, Amenities/Resident Services and Sustainability	10	Abigail Kinnison	Director of Capital Programs, VIA
Veteran Owned Small Business Preference Program (VOSB)	5	Katie Vela	Close to Home / Citizens Bond Committee
Local Preference (LPP)	10	TBD	Citizens Bond Committee Rep
Small Business Economic Development Advocacy Program (SBEDA)	10		

**Additional Requirements:** SBEDA Subcontracting Requirements: **17% M/WBE; 2% AABE**

**Advisory Members:** Jameene Williams & Andrea Hernandez (City Attorney's Office), Peter Hughes & Steve Lathom (Underwriters), Rudy Nino (Planning), Veronica Garcia (NHSD), Victoria Gonzalez-Gerlach (NHSD)

# Timeline

<b>Housing Commission</b>	February 21, 2024
<b>City Council B-Session (pre)</b>	February 28, 2024
<b>RFP Release</b>	March 1, 2024
<b>Pre-submittal Conference</b>	March 15, 2024
<b>Deadline for Questions</b>	March 20, 2024
<b>Responses Due</b>	April 17, 2024
<b>Evaluation Complete</b>	May 2024
<b>City Council B-Session (post)</b>	May 2024
<b>City Council A-Session Award</b>	June 2024
<b>Contract Start Date</b>	June 2024



# Future Funding Opportunities

# Meeting with USDOT

---

- Transit oriented development intersection of housing and transportation
- White House initiative to support the conversion of office to residential
- Met with Build America Bureau staff
  - Discussion on TIFIA (Transportation Infrastructure Finance and Innovation Act) funding for local projects
  - Review eligibility requirements
  - Can the funding timeline be expedited?

**2022 - 2027**  
**Affordable Housing Bond**

City Council B-Session  
Pre-Solicitation Briefing

February 28, 2024

