



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: {{item.number}}

Agenda Date: May 22, 2024

In Control: San Antonio Housing Commission Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

2022 - 2027 Housing Bond FY 2024 Request for Proposals

SUMMARY:

The Neighborhood and Housing Services Department solicited a second round of Permanent Supportive Housing (PSH) and the third round of Rental Production and Acquisition and Rental Acquisition, Rehabilitation and Preservation Request for Proposals (RFPs)

BACKGROUND INFORMATION:

2022 - 2027 Housing Bond Program

On May 7, 2022, voters approved six propositions for the City's 2022 – 2027 Bond Program totaling \$1.2 billion. Proposition F, the Affordable Housing Bond, authorizes the City to issue bonds in the amount of \$150 million to create and preserve affordable housing in five (5) funding priority categories:

- Homeownership Rehabilitation and Preservation - \$45M

- Rental Housing Acquisition, Rehabilitation and Preservation - \$40M
- Rental Housing Production and Acquisition - \$35M
- Permanent Supportive Housing - \$25M
- Homeownership Production - \$5M

The funding will be used to facilitate development of single-family, multi-family or mixed-use housing for public purpose of safe, quality, and affordable housing consistent with the Housing Bond Committee’s parameters and the Housing Commission's Bond Evaluation Framework.

The City Council appointed Housing Community Bond Committee developed the categories, along with a set of housing bond parameters. City Council approved the categories, parameters and Housing Bond on February 10, 2022. Three separate rounds of Housing Bond funds have been distributed to projects that will preserve and build affordable housing in the community.

The Neighborhood and Housing Services Department released three Request for Proposals (RFP) on March 1, 2024, for Housing Bond funding in three of the five categories: Permanent Supportive Housing (PSH), Rental Housing Production and Acquisition and Rental Housing Acquisition, Rehabilitation and Preservation. After evaluation of 13 proposals received among the three categories, 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.

ISSUE:

As part of the affordable housing Bond RFP 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.

Each RFP proposal was reviewed by an evaluation committee including representatives from the City Manager’s Office, Neighborhood and Housing Services Department, Office of Sustainability, Office of Historic Preservation, the Planning Department, Diversity, Equity, Inclusion & Accessibility (DEIA) Department, VIA Metropolitan Transit, TDA Consulting Underwriters and Citizen Bond Committee members.

The evaluation committee recommended awarding up to four (4) of the highest-ranked proposals:

| Project Type | Amount Available | Recommended Award | No. of 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 | 24 | 129 | - | 161 |

| | | | | | | | | | |
|------------------------------|---------------------|---------------------|----------|------------|------------|-----------|------------|-----------|------------|
| Permanent Supportive Housing | \$9,748,964 | Up to \$9,748,964 | 2 | 281 | 111 | 2 | 168 | - | - |
| TOTALS | \$34,872,890 | \$21,523,959 | 4 | 929 | 191 | 65 | 455 | 27 | 191 |

The recommended projects will support 929 units to the community. Of these units, 256 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 Neighborhood and Housing Services Department will brief Commissioners on the RFP process and recommended awards. This item is scheduled for a post-solicitation briefing at City Council B-Session on June 12, 2024, and for final City Council consideration on June 20, 2024.

FISCAL IMPACT:

This presentation is for briefing purposes only.

ALTERNATIVES:

This presentation is for briefing purposes only.

RECOMMENDATION:

This presentation is for briefing purposes only.