



CITY OF SAN ANTONIO  
**NEIGHBORHOOD & HOUSING  
SERVICES DEPARTMENT**

April 20, 2023

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## **PERMANENT SUPPORTIVE HOUSING RECOMMENDATIONS A-Session Item #24**

Veronica Garcia, Director

# Housing Bond Program Overview

Homeownership  
Rehabilitation  
and  
Preservation



\$45M

Application  
+ Partnerships

Rental Housing  
Acquisition,  
Rehabilitation  
and  
Preservation



\$40M

RFP  
1<sup>st</sup> Round  
Completed  
2<sup>nd</sup> Round  
In Process

Rental Housing  
Production and  
Acquisition



\$35M

RFP  
1<sup>st</sup> Round  
Completed  
2<sup>nd</sup> Round  
In Process

Housing with  
Permanent  
Onsite  
Supportive  
Services



\$25M

RFP  
1<sup>st</sup> Round  
In Process

Homeownership  
Production



\$5M

RFP  
1<sup>st</sup> Round  
Completed  
2<sup>nd</sup> Round  
In Process

# Permanent Supportive Housing (PSH) Framework



**Permanent affordable housing** in which supportive services are provided to assist chronically homeless populations to live independently.

In alignment with the Strategic Plan to Respond to Homelessness in San Antonio and Bexar Country and the Strategic Housing Implementation Plan (SHIP).

## **PERMANENT HOUSING**

- Housing **without a designated** length of stay
  - 15-20% annual turnover rate on average
- Tenant is on a lease for a term of at least one year, which is renewable and is terminable only for cause

## **COORDINATED ENTRY SYSTEM**

- List of all of the people in the region experiencing homelessness, **prioritized by community standards**, to be referred to available housing inventory.

## **HOUSING FIRST APPROACH**

- Connects people experiencing homelessness to safe, secure, and permanent housing without any preconditions or barriers to entry as quickly as possible
- Services focused on housing stabilization and **improved quality of life**.
- Trauma-informed care, recovery-based and individualized per person.

# Overview Permanent Supportive Housing RFP



## RFP prioritized Permanent Support Services

- Prioritize projects with 100% of the units for the chronically homeless population
- Housing First Approach/Trauma Informed Care/CLAS Standards/ Coordinated Entry
- Property Management and Resident Services Provider with PSH experience
- Leverage existing local resources for resident services
- Development Design to include single-entry, welcome office, case manager offices, quality finishes, and non-institutional furnishings



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# Funding Availability (\$42.9M)

A joint Request for Proposals (RFP) was issued with Bexar County and in coordination with SARAH (South Alamo Regional Alliance for the Homeless) for permanent supportive housing projects.

Funding Source	Amount	Eligible Uses
CoSA - 2022-2027 Housing Bond	\$23,250,000	Construction
CoSA – HOME-ARP	\$6,500,000	Construction, replacement reserves
CoSA – HOME-ARP	\$4,000,000	Services & case management
Bexar County – HOME-ARP	\$2,162,842	Construction, replacement reserves, services, case management
Bexar County – Coronavirus State and Local Fiscal Recovery Funds	\$7,000,000	Construction, rents, operations, services

# Evaluation



The Scoring Committee analyzed proposals to determine overall responsiveness and qualifications under the RFP. Criteria evaluated included the items listed below.

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

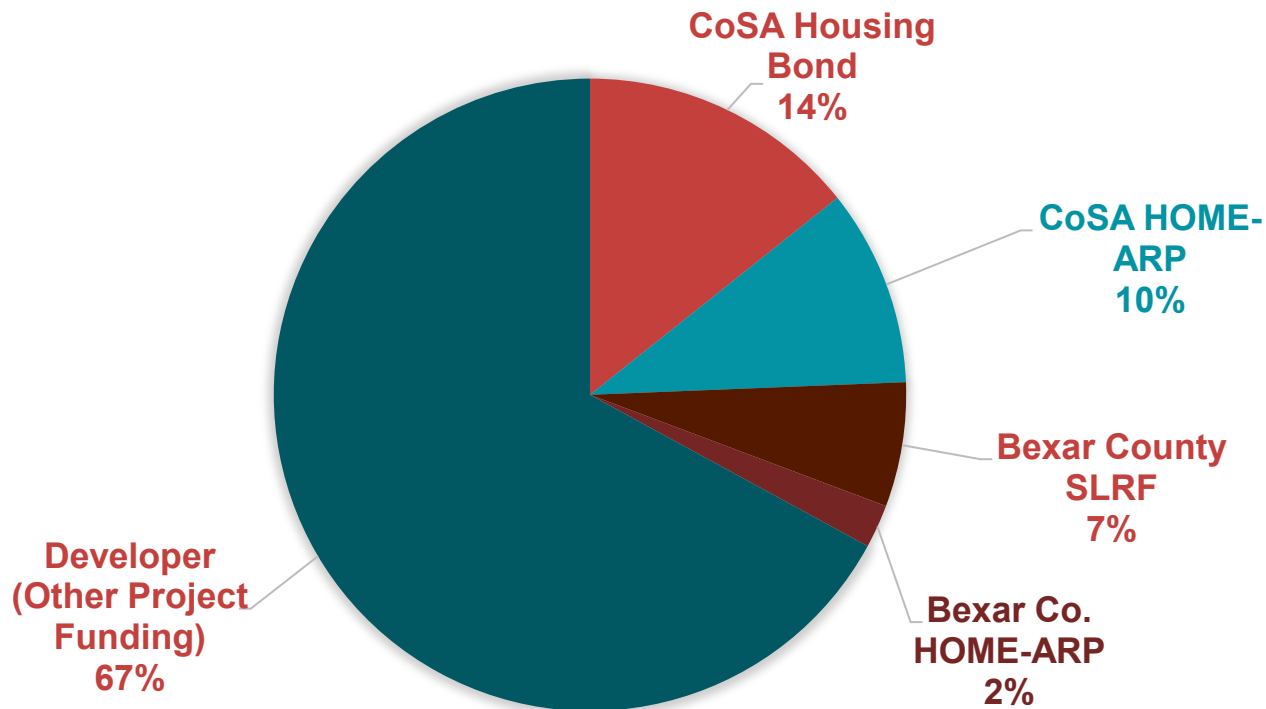
# Recommended Awards (\$23,087,158)



Rank	Proposals	# of Units	CoSA Housing Bond	CoSA HOME-ARP Dev.	CoSA HOME-ARP Services	Bexar HOME-ARP	Bexar SLRF	Total
	<b>Available Funds</b>		\$23,250,000	\$6,500,000	\$4,000,000	\$2,162,842	\$7,000,000	<b>\$ 42,912,842</b>
<b>1</b>	The Hudson Apartments, <i>SAMMinistries</i>	60				\$2,162,842	\$2,087,158	\$4,250,000
<b>2</b>	The Commons at Acequia Trails, <i>SAMMinistries</i>	200	\$7,777,158	\$2,310,000	\$1,000,000		\$3,912,842	\$15,000,000
<b>3</b>	Towne Twin Village, <i>HFCC</i>	41	\$5,723,878	\$4,190,000	\$2,086,122			\$12,000,000
	<b>TOTAL</b>	<b>301</b> (288 PSH)	\$13,501,036	\$6,500,000	\$3,086,122	\$2,162,842	\$6,000,000	<b>\$31,250,000</b>
	<b>REMAINING BALANCE</b>		\$ 9,748,964	\$ -	\$ 913,878	\$ -	\$ 1,000,000	<b>\$11,662,842</b>

*The remaining balances not awarded in this round will be utilized for future funding and leveraged with any other available funding.*

# Total Investment \$94.8M





# Towne Twin Village

## Housing First Community Coalition (HFCC)



**Council District:** 2

**Total Development Cost:** \$40,477,652

**Award Recommendation:** \$12,000,000

### Scope:

- Phase 1 is currently underway (59 Tiny Homes, 24 RV sites)
- Proposed Phase 2 funding will provide:
  - 41 tiny homes
  - Community kitchen, laundry facility, maintenance building, community gathering spaces, and related site work
  - Infrastructure for a future multifamily phase
  - 100% of the units are reserved for **seniors (50+ yrs.)**

**Services:** Quality Supportive Housing Endorsement; Case management services, daily meals, medical/dental/mental health care, job training, addiction treatment

- Award includes \$2.1 Million for case management services

**Construction Timeline:** May 2023– August 2024



Total Units	30% & PSH
41	41

Universal Design	Build SA Green	Equity	1/4 Mile Public Transit	Within Regional Center
Level 4	Y	7- High	Y	Y

# The Commons at Acequia Trails

San Antonio Metropolitan Ministry Inc., dba SAMMinistries



**Council District:** 3

**Total Development Cost:** \$43,285,150

**Award Recommendation:** \$15,000,000

## Scope:

- 200 multi-family units (efficiency & 1-bedroom)
- Multi-generational housing designed as a walkable traditional neighborhood with ample green spaces/recreation areas
- Playground & 1-story 10,500 sqft. community center
- Supportive services and Community Wellness amenity space

**Services:** primary and behavioral health care clinic collaboration with other agencies

- Award includes \$1 million for case management services

**Timeline:** March 2024– February 2026



Total Units	30% AMI	60% AMI	PSH
200	70	130	200

Universal Design	Build SA Green	Equity	1/4 Mile Public Transit	Within Regional Center
Level 3	Y	High (8)	Y	Y

# The Hudson Apartments

San Antonio Metropolitan Ministry Inc., dba SAMMinistries



**Council District:** 1

**Total Development Cost:** \$11,130,000

**Award Recommendation:** \$4,250,000

## Scope:

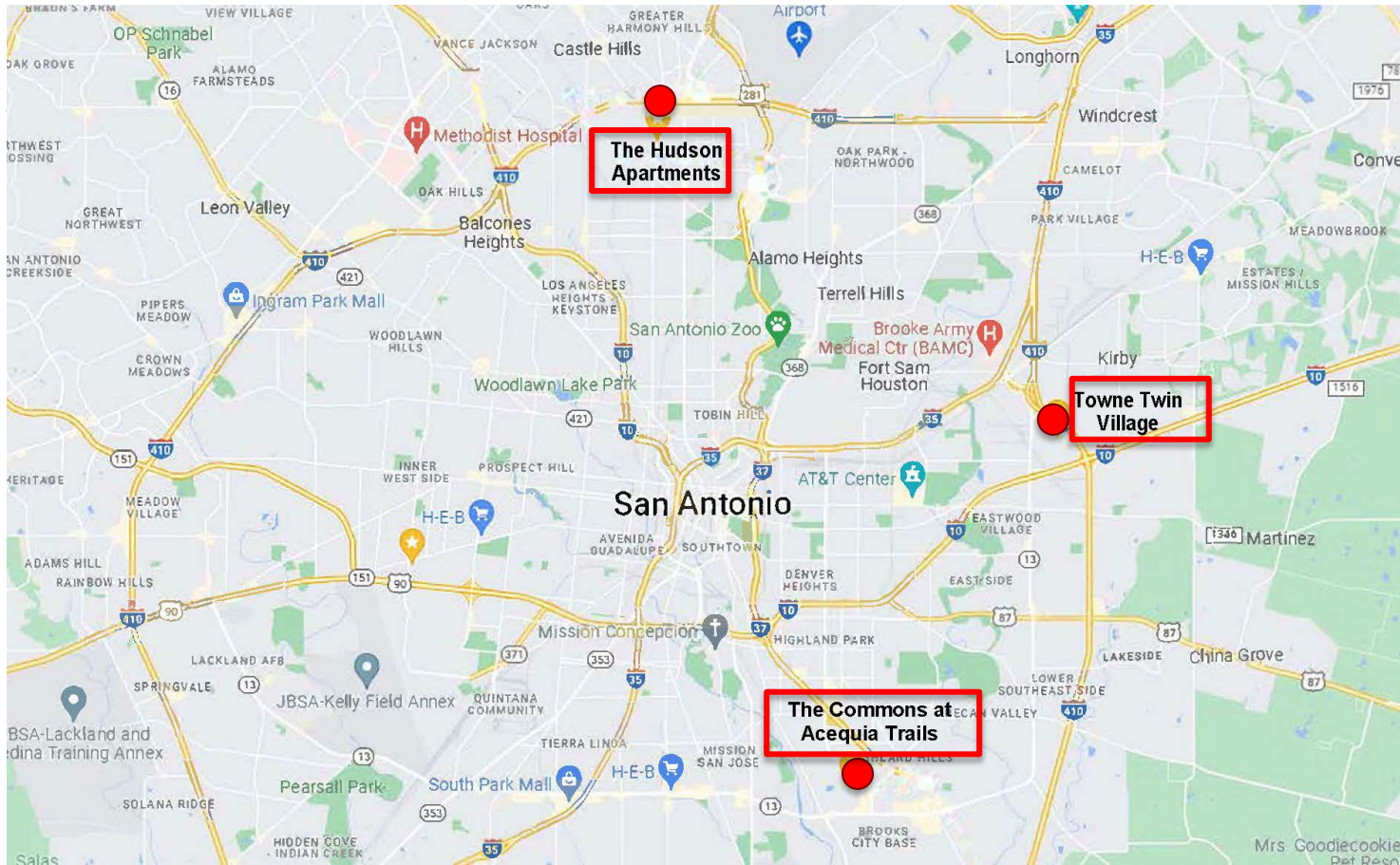
- Full rehab of 60 garden-style apartments
- Exterior entrance, providing privacy
- 3,000 sqft. onsite services center
- Unit mix
  - 1 Bedroom - 36 PSH units
  - 2 Bedroom - 11 PSH units
  - 3 Bedroom - 13 Rapid Rehousing units for families
- **Services:** Onsite services center; food pantry & afterschool program
  - Award includes \$684,000 for case management services

**Rehab Construction Timeline:** June 2023– September 2024



Total Units	50% AMI	PSH
60	13	47

Universal Design	Build SA Green	Equity	1/4 Mile Public Transit	Within Regional Center
Level 2	Y	High (7)	Y	Y



# Summary of 1<sup>st</sup> Round of PSH



**\$42.9M available | 5 proposals received (\$69.8M)**  
**3 projects recommended (\$31.25M)**

## **288 PSH units**

## **13 Rapid Rehousing units**

- **Local Bond funds combined with Federal and County contributions**
- **\$23,087,158 to be awarded by COSA, \$8,162,842 to be awarded by Bexar County**
- **\$94.8M total investment**
- **29% of SHIP goal for permanent supportive housing opportunity for homelessness and/or chronic homelessness**



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