



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 2

Agenda Date: February 28, 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 and Update on the 2022 - 2027 Housing Bond

SUMMARY:

The Neighborhood and Housing Services Department (NHSD) will present a pre-solicitation briefing on 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 Request for Proposals (RFP). 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 Community 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 City is coordinating the release of three Request for Proposals (RFP); 1) Permanent Supportive Housing (PSH) in the amount of \$9.7 million; 2) Rental Housing Production and Acquisition in the amount of \$6.4 million and 3) Rental Housing Acquisition, Rehabilitation and Preservation in

the amount of \$14.27 million. The proposed issuance date for these RFPs is anticipated for March 1, 2024, with responses due on April 17, 2024. The San Antonio Housing Commission received a briefing on process and recommendations on February 21, 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 \$20.7 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. 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 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.

No changes to the scoring criteria from previous rounds were made to Rental Housing Production and Acquisition and Rental Housing Acquisition, Rehabilitation and Preservation categories. However, the scoring criteria for PSH has been adjusted to reflect the consideration of the Small Business Economic Development Advocacy (SBEDA) and Local Preference Programs. These criteria were not considered in the last round of PSH due to the inclusion of federal funds. 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 – 30 points
- Gap Request, Project Readiness, and Underwriting Review – 10 points
- Design and Construction Priorities, Equity, Location, Project Site Plan and Timeline – 10 points
- Displacement, Resident Protections, Amenities/Resident Services and Sustainability – 10 points
- Small Business Economic Development Advocacy Program – 10 points
- Local Preference Program – 10 points
- Veteran Owned Small Business Preference Program – 5 points

Rental Housing Production and Acquisition

- Development Experience – 15 points
- Non-Profit Status – 10 points
- Affordability – 35 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 and Resident Protections, Amenities/Resident Services – 10 points

Rental Housing Acquisition, Rehabilitation and Preservation

- Development Experience – 10 points
- Non-Profit Status – 10 points
- Gap Request, Project Readiness, and Underwriting Review – 15 points
- Property Improvements and Construction Priorities, Timeline, Sustainability, Equity, and Location – 10 points
- Displacement, Temporary Relocation Plan and Resident Protections, and Amenities/Resident Services – 5 points
- Affordability – 25 points
- Small Business Economic Development Advocacy Program – 10 points
- Local Preference Program – 10 points
- Veteran Owned Small Business Program – 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.