



City of San Antonio

Agenda Memorandum

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

Agenda Date: April 9, 2025

In Control: San Antonio Housing Commission Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Single-Family Affordable Housing Development Gap Funding Request for Proposals

SUMMARY:

The Neighborhood and Housing Services Department solicited Requests for Proposals for Affordable Single-Family Housing Development Gap Funding with funding from HOME Investments Partnership Program (HOME) funding and Community Development Block Grant (CDBG) funding.

BACKGROUND INFORMATION:

On August 8, 2024, City Council adopted the nearly \$27.8 million FY 2025 Annual Action Plan and Budget for the four federal grant programs funded by the U.S. Department of Housing and Urban Development (HUD). The Annual Action Plan included HOME Investment Partnerships Program (HOME) funds and Community Development Block Grant (CDBG) funds set aside for affordable single-family homeownership housing development projects in need of gap funding.

All projects should meet the intent of the HOME Final Rule to provide safe, decent, and affordable housing to lower-income persons.

On December 10, 2024, the City released a Request for Proposals (RFP) for federal funding for the production of affordable single-family housing.

After evaluation of two (2) eligible proposals received, up to \$2.41 million in Federal funding is recommended for Council consideration across two (2) affordable housing development projects.

ISSUE:

As part of the single-family affordable housing development gap funding RFP solicitation, two (2) eligible proposals requesting \$2,410,000 in gap funding were received on January 24, 2025.

The RFP proposals were reviewed by an evaluation committee including representatives from the City Manager's Office, Neighborhood and Housing Services Department, Planning Department, VIA Metropolitan Transit, TDA Consulting Underwriters and a Housing Commission member.

The evaluation committee recommended awarding up to two (2) proposals as shown on the chart below.

Project Type	Recommended Award	No. of Projects	Proposed Total Units	Total Unites at or below 80% AMI
Single-Family Homeownership Production	\$2,410,000	2	33	33
TOTALS	\$2,410,000	2	33	33

FISCAL IMPACT:

There is no fiscal impact at this time.

ALTERNATIVES:

This item is for briefing and discussion only.

RECOMMENDATION:

This item is for briefing and discussion only.