



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: 2

Agenda Date: September 28, 2023

In Control: Planning and Community Development Committee

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing and possible action related to Affordable Single-Family & Multi-Family Gap Funding RFP Solicitations

SUMMARY:

The Neighborhood and Housing Services Department (NHSD) will present a pre-solicitation briefing for the selection of multiple projects in need of gap funding for affordable single-family homeownership housing development and affordable multi-family rental housing development projects to receive federal HOME and CDBG funding. This briefing will allow an opportunity for input from Committee members.

BACKGROUND INFORMATION:

NHSD aims to provide gap funding subsidies for affordable single-family homeownership housing development and affordable rental housing development projects. Outcomes will include acquisition, rehabilitation/preservation, or new construction of single-family homeownership and

multi-family rental housing. Project eligibility and terms will be in accordance with the CDBG and HOME regulations, as well as the City-Council approved Program Policies for HUD-funded Affordable Housing Activities. Affordable single-family homes should be sold to individuals at 80% or lower of the area median income (AMI). Multifamily rental projects should primarily serve households at or below 60% AMI with a priority to serve households earning up to 30% AMI.

ISSUE:

On August 3, 2023, City Council approved the FY 2024 Annual Action Plan and Budget for federal grant programs funded by the United States Department of Housing and Urban Development (HUD). This Action Plan allocated up to \$8,214,218 in Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds for affordable housing development activities. In addition to the funds allocated in the FY 2024 Action Plan, NHSD may allocate any available program income or program savings, as a result of canceled or completed projects, to eligible and selected projects as part of this solicitation process. These actions support the priorities approved in the HUD 2022 through 2026 Consolidated Plan.

The evaluation panel will include: Lori Houston, Assistant City Manager, City Manager's Office; Veronica Garcia, Director, Neighborhood and Housing Services; Veronica Gonzalez, Assistant Director, Neighborhood and Housing Services; Christopher Lazaro, Grants Administrator, Neighborhood and Housing Services; Sandip Sen, Director Service Planning & Scheduling, VIA Metropolitan Transit; and Golda Obinzu, Energy Management Manager, Office of Sustainability. Evaluation criteria will include:

Criteria	Single-Family Homeownership	Multi-Family Rental
Development Experience	15	15
Non-Profit Status	10	10
Gap Request, Readiness, and Underwriting Review	15	15
Design Priorities, Timeline, and Sustainability	15	
Unit Specifications, Construction Priorities, Equity, Location, Project Site Plan, Timeline, and Sustainability		15
Displacement, Location, and Equity	10	
Displacement and Resident Protections, Amenities/Resident Services		10
Affordability	30	30
Veteran-Owned Small Business	5	5
TOTAL	100	100

On September 12, 2023, the Audit & Accountability Committee received a briefing on these high-

profile solicitations. The solicitations will release on September 29, 2023 and all proposals will be due November 14, 2023. Evaluation of the proposals are scheduled for December with briefings to the Audit & Accountability Committee, the Housing Commission, and the Planning and Community Development Committee in January 2024. Final consideration by City Council is planned for February 1, 2023.

FISCAL IMPACT:

The FY 2024 HUD Annual Action Plan allocated up to \$8,214,218 in Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds for affordable housing development activities. NHSD may allocate any available program income or program savings, as a result of canceled or completed projects, to eligible and awarded projects by the evaluation panel.

ALTERNATIVES:

This item is for briefing purposes only.

RECOMMENDATION:

This item is for briefing purposes only.