

# City of San Antonio



## AGENDA

### City Council B Session

Municipal Plaza Building  
114 W. Commerce Street  
San Antonio, Texas 78205

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Wednesday, April 12, 2023

2:00 PM

City Hall Complex

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The City Council will hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at the above referenced date and time for the following items. Once convened, the City Council will take up the following items in any order during the meeting but no sooner than the designated times.

Once a quorum is established, the City Council shall consider the following

1. Briefing on the recommendations for the 2022-2027 Housing Bond Request for Proposals (RFP) for Permanent Supportive Housing Development. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

5:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.

#### ACCESS STATEMENT

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**<https://www.sanantonio.gov/gpa/LanguageServices>. Providing at least 72 hours' notice will help to ensure availability.**

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253.

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Posted on: 12/22/2024 08:58 AM



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 1

**Agenda Date:** April 12, 2023

**In Control:** City Council B Session

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**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Veronica Garcia, Director

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Post-Solicitation briefing on the recommendations for the 2022-2027 Housing Bond Request for Proposals (RFP) for Permanent Supportive Housing Development

**SUMMARY:**

City Council will receive a staff briefing on the recommendations for the Permanent Supportive Housing Development funded through the 2022-2027 Housing Bond, Federal HOME-ARP and Coronavirus State and Local Fiscal Recovery Funds (SLRF).

**BACKGROUND INFORMATION:**

Voters approved the \$150 million 2022-2027 Housing Bond in May 2022. The funding included \$25 million to facilitate development of Permanent Onsite Supportive Services (PSH) projects. The City Council appointed Housing Community Bond Committee developed the funding categories and housing bond parameters. City Council approved the categories, parameters, and Bond on February 10, 2022.

Through the Strategic Plan to Respond to Homelessness in San Antonio and Bexar County as well as the Strategic Housing Implementation Plan (SHIP) the importance of permanent supportive housing (PSH) as an effective and needed intervention in our community has been identified.

Together with our partners we have set a goal to produce 1,000 PSH units over the next 10 years.

Permanent Supportive Housing serves chronically homeless individuals with onsite supportive services to live independently while easily accessing those services they need. All applicants were required to provide a Housing First approach which connects people experiencing homelessness to safe, secure, and permanent housing without any preconditions or barriers to entry. Applicants were also required to utilize the Coordinated Entry System (CES) as a resident referral system for available housing. Housing Bond funds were levered with other available City and County Federal funding sources in a joint solicitation. The process also included the local continuum of care, South Alamo Regional Alliance for the Homeless (SARAH) to ensure coordination with annual services funding that becomes available.

The City issued a Requests for Proposals (RFP) on November 28, 2022, for Permanent Supportive Housing Development. Responses were due on January 23, 2023. The San Antonio Housing Commission received a briefing on process and recommendations on March 22, 2023.

Staff is working closely with recommended applicants to finalize awards for City Council consideration which is scheduled to take place on April 20, 2023.

**ISSUE:**

A total of \$42,900,000 was made available from Housing Bond, Federal HOME-ARP, and Coronavirus State and Local Fiscal Recovery Funds (SLRF) from the City of San Antonio and Bexar County funding sources. The scoring committee included city staff, county staff, partners with expertise in one or more of the bond scoring parameters and members of the Housing Community Bond Committee. A total of 5 proposals were received, requesting a total of nearly \$69,800,000 in funding. The committee has recommended 3 projects for a total of \$31,250,000.

A summary of the 3 project recommendations is below:

	<b>\$ Amount Available</b>	<b>\$ Amount Recommended for Award</b>	<b>\$ Amount Leveraged</b>	<b>Total # Units</b>	<b># Permanent Supportive Housing (PSH) Units*</b>
<b>PSH</b>	\$42,912,842	\$31,250,000 (3 Projects)	\$57,300,000	301	288

\* All respondents will follow housing first and trauma informed care standards.

Recommendations will be presented to City Council for award consideration on April 20, 2023. The remaining funds that are not awarded in this round for Permanent Supportive Housing projects will be utilized for a future funding round and leveraged with any other available funding.

The second round of housing bond funding for rental production, rental rehabilitation, and single family production was released in February 2023, and proposals were due March 20, 2023. The second round of housing bond funding for these project categories will be presented to City

Council in June 2023.

**ALTERNATIVES:**

This presentation is for briefing purposes only.

**FISCAL IMPACT:**

This presentation is for briefing purposes only.

**RECOMMENDATION:**

This presentation is for briefing purposes only.



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

April 12, 2023

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**PERMANENT SUPPORTIVE HOUSING RECOMMENDATIONS  
B-Session Item #1**

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

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



**\$43.9M available | 29 proposals received (\$95.6M)**

**14 projects approved (\$43.9M)**

## 2,532 Units

- Produce or preserve **2,461 rental units**
- **71 homeownership** opportunities
- **\$355.5M total investment\*\***
- **\$43.9M in bond & federal contributions**

**22% of units Public Housing or Income-based**

88 units are public housing

464 units income based or project-based vouchers

**33% Deeply Affordable Units\***

552 units at 30% AMI

71 Homeownership 80% AMI

211 units at 50% AMI

88 public housing units

\*Units below 50% AMI for rental, below 80% for Homeownership, public housing and income-based units.

\*\*Total investment and match amount subject to change based on final pricing at closing

# 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



CITY OF SAN ANTONIO  
DEPARTMENT OF HUMAN SERVICES



CITY OF SAN ANTONIO  
NEIGHBORHOOD & HOUSING  
SERVICES DEPARTMENT



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

# Scoring Committee & Timeline



Scoring Members	
Lori Houston	Assistant City Manager (City Manager's Office)
Mark Carmona	Chief Housing Officer (City Manager's Office)
Ian Benavidez	Deputy Director (Neighborhood & Housing Services)
Chris Ryerson	Planning Administrator (Planning Department)
Melody Woosley	Director (Dept. of Human Services)
Rotella Galos	Bexar County
Laura Montanez	Bexar County
Robert Reyna	Bexar County
Kammy Horne	VIA
Katie Vela	Citizen Bond Committee Rep. & South Alamo Regional Alliance for the Homeless
Kayla Miranda	Citizen Bond Committee Rep. (District 5)

Meeting	Date
RFP Release	November 28, 2022
RFP Due	January 23, 2023
Housing Commission	March 22, 2023
B-Session	April 12, 2023
City Council	April 20, 2023
Bexar Co. Commissioners Court	April/May 2023

**Advisory Members:** Veronica Garcia, Director (Neighborhood & Housing Services); Douglas Melnick, Chief Sustainability Officer (Office of Sustainability); Crystal Gonzales, Assistant Director (Development Services); Patrick Steck, Assistant Director (Dept. of Human Services); Jameene Williams (City Attorney), Joe Guillaumin II (City Attorney), Shreya Shah (City Attorney), Deborah Scharven, Accessibility Compliance Manager (Disability Access Office); Steve Lathom and Peter Hughs (Underwriters), Neighborhood & Housing Services support staff

# Evaluation



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

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

# Scoring Summary



Prioritized housing for the chronically homeless population, providing meaningful and impactful on-site services while utilizing a HUD Housing First approach.

- \$42.9M in funding available in the first round

## 5 proposals were submitted

- \$69.8M in funding requested
- 3 projects recommended by the scoring committee for Council consideration
- 1 project was determined as non-responsive
  - Project didn't meet PSH (transitional housing)
  - Committee supported project and asked staff to look at other options
- 1 project was not recommended
  - Primarily rental housing - was connected to Housing Rehab RFP

# Scoring Summary



RFP for 2022 Permanent Supportive Housing Development Funded Through 2022 Housing Bond, Home-ARP, and Coronavirus State and Local Fiscal Recovery Funds (22-112; RfX # 6100015797)  Score Summary *FINAL EVALUATION February 22, 2023	Maximum Points	San Antonio Metropolitan Ministry, Inc. The Hudson 1919 NW Loop 410, Suite 100 San Antonio, TX 78213	San Antonio Metropolitan Ministry, Inc. The Commons 1919 NW Loop 410, Suite 100 San Antonio, TX 78213	HFCC, Inc. Towne Twin Village PO Box 831728 San Antonio, TX 78283	Bexar Management & Development Corporation 1954 Houston Street San Antonio, TX 78202
A - Development Experience	15	13.91	14.09	11.91	11.55
B - Permanent Supportive Housing	40	36.00	36.00	35.73	21.45
C - Gap Request, Project Readiness, and Underwriting Review	10	8.18	8.09	7.18	6.09
D - Design & Construction Priorities, Equity, Location, Project Site Plan and Timeline	15	13.18	12.27	11.45	9.46
E - Displacement, Resident Protections, Amenities/Resident Services and Sustainability	15	13.45	13.64	13.27	8.82
F - Veteran Owned Small Business Preference Program	5	0.00	0.00	0.00	0.00
TOTAL SCORE	100	84.72	84.09	79.54	57.36
RANK BASED ON TOTAL SCORE		1	2	3	4

\*One evaluation meeting held with no interviews conducted.

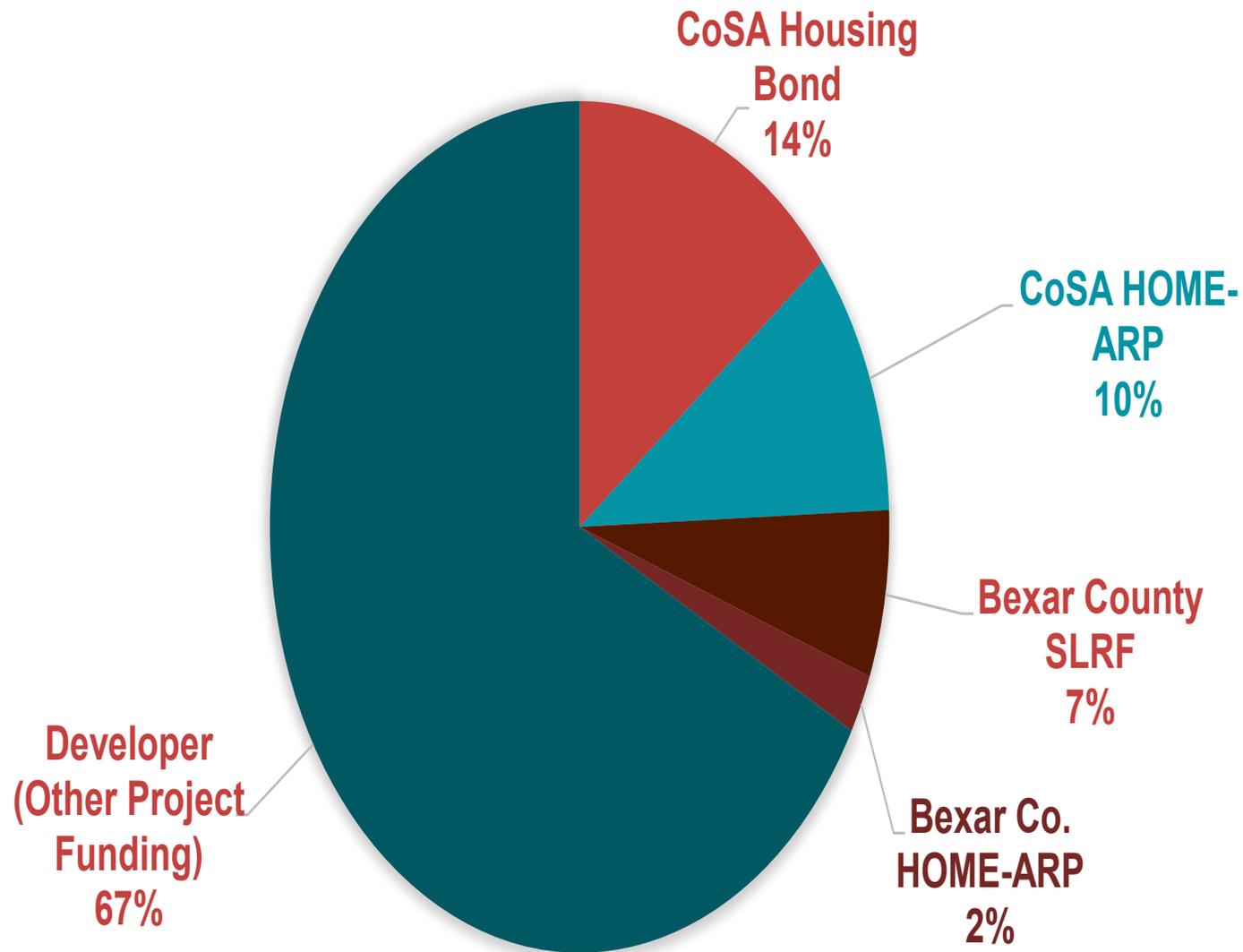
# Recommended Awards (\$23,087,158)



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, SAMMinistries	60				\$2,162,842	\$2,087,158	\$4,250,000
<b>2</b>	The Commons at Acequia Trails, SAMMinistries	200	\$7,777,158	\$2,310,000	\$1,000,000		\$3,912,842	\$15,000,000
<b>3</b>	Towne Twin Village, HFCC	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

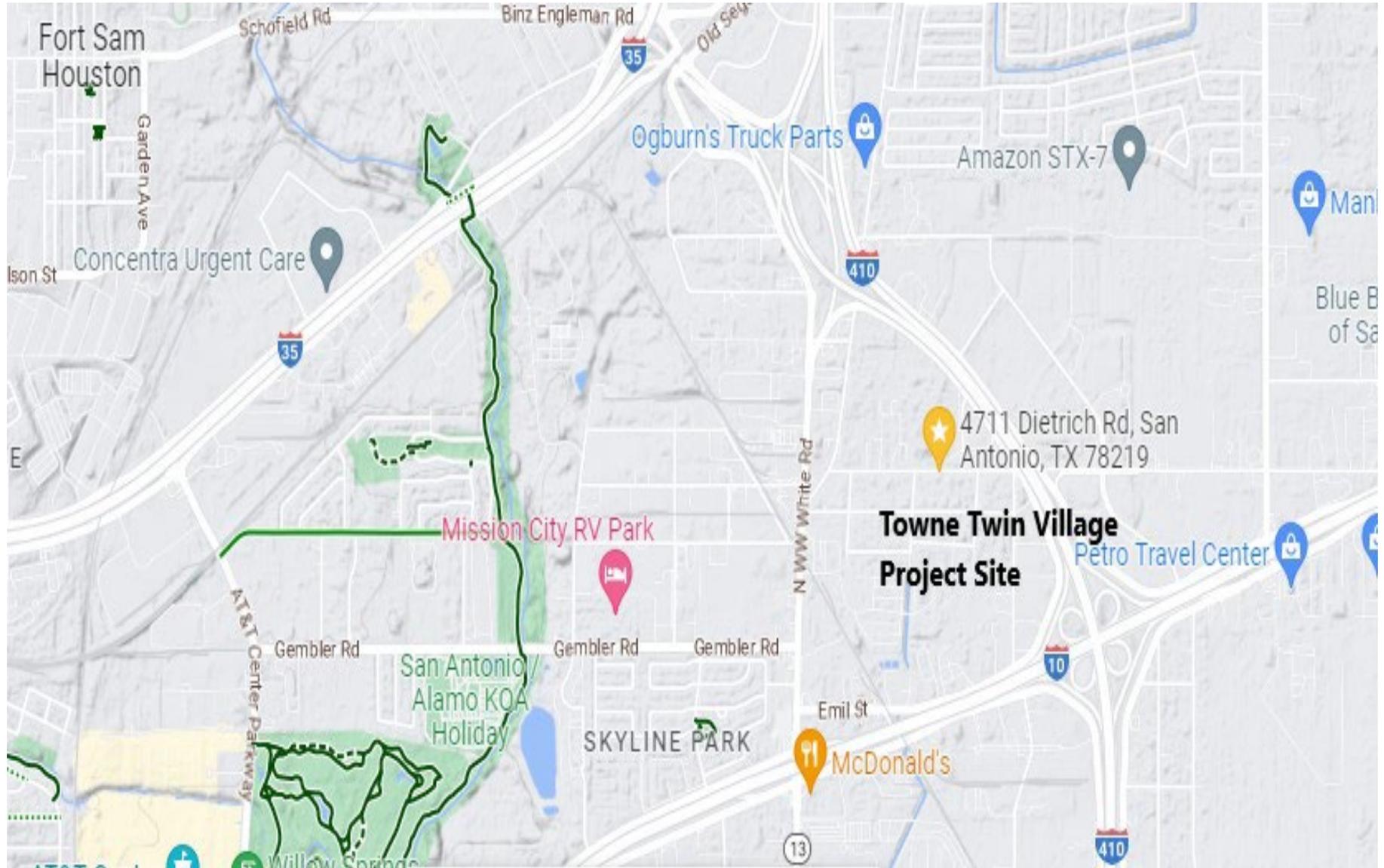


Total Units	30% & PSH
41	41

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

# Towne Twin Village

Housing First Community Coalition (HFCC)



# 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

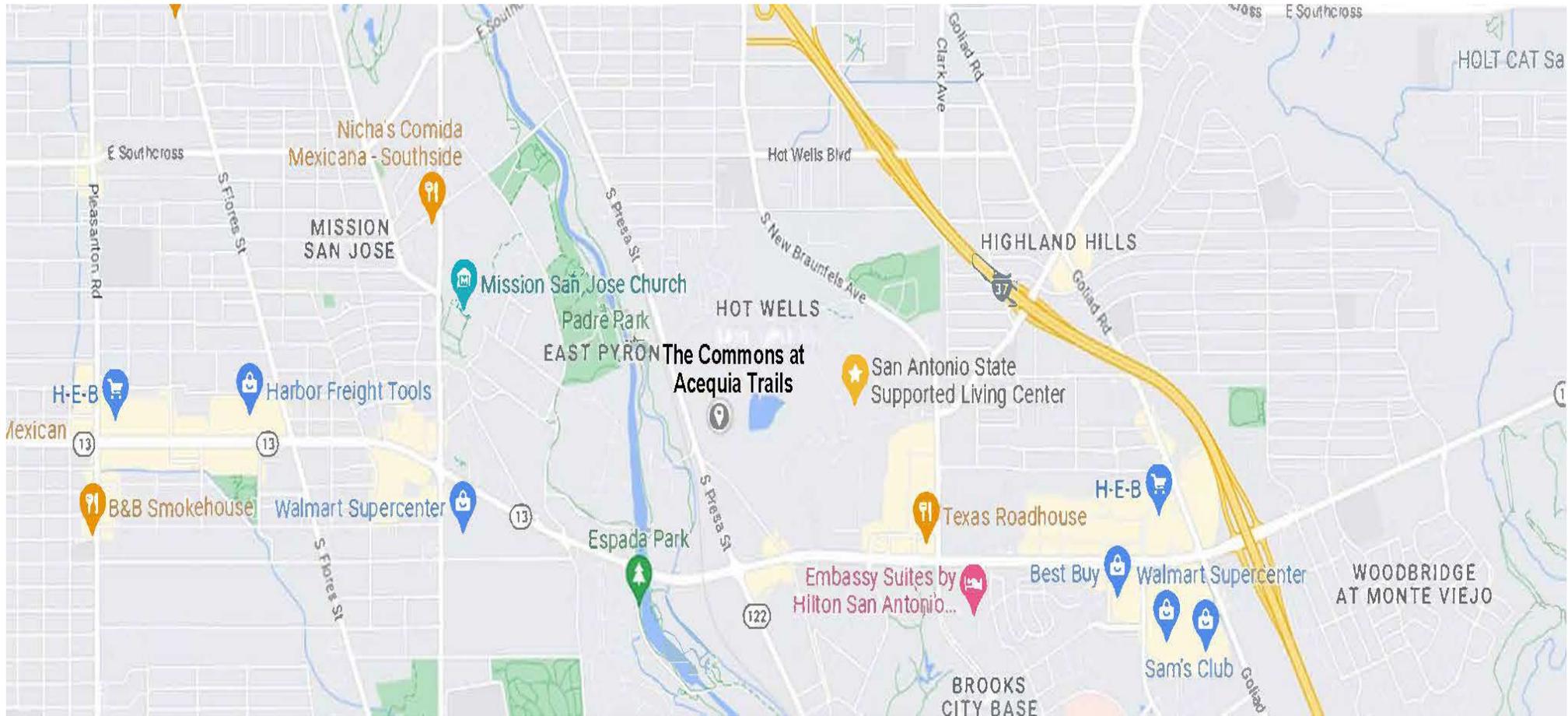
**Timeline:** March 2024– February 2026

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 Commons at Acequia Trails

San Antonio Metropolitan Ministry Inc., dba SAMMinistries



# 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



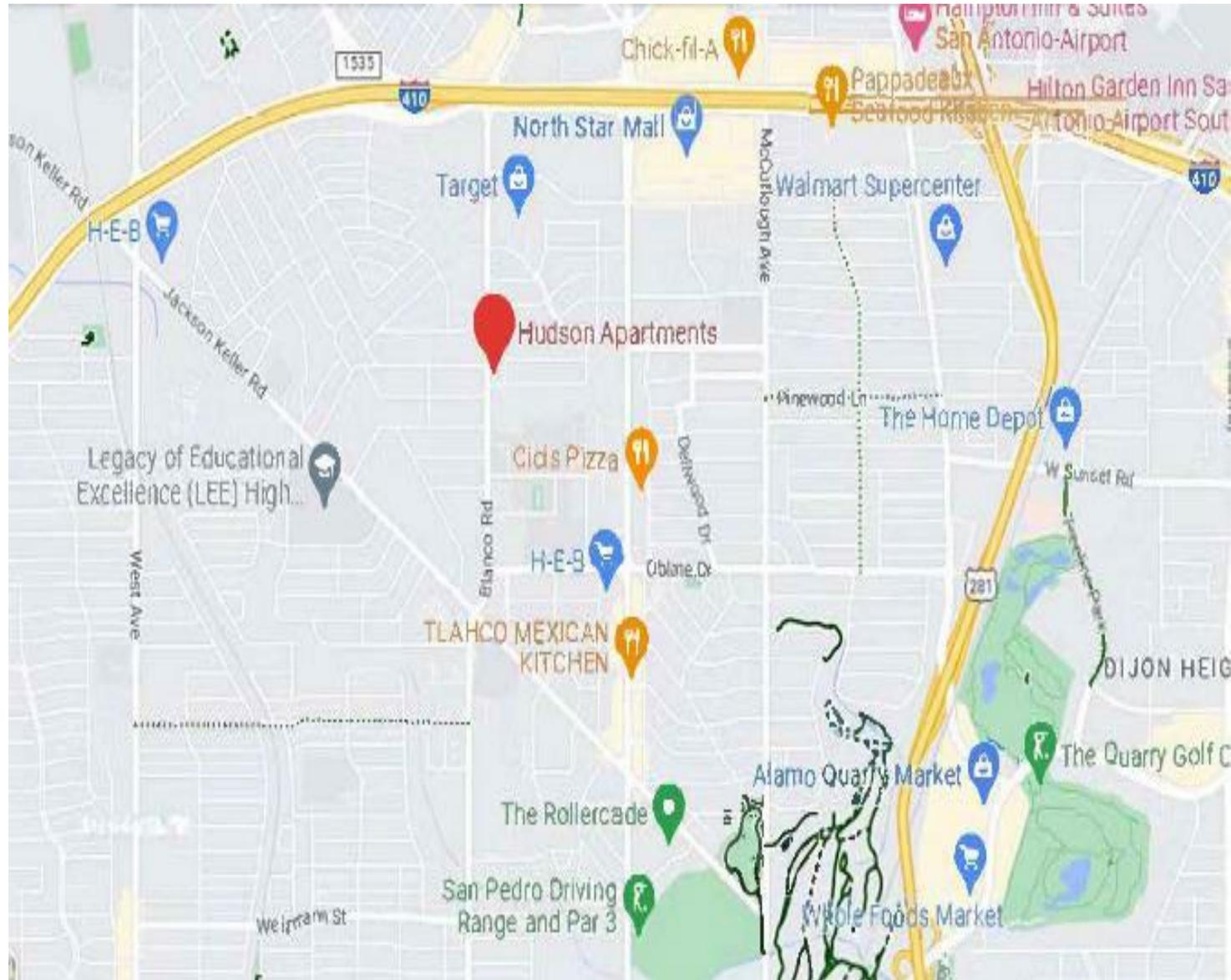
Total Units	50% AMI	PSH
60	13	47

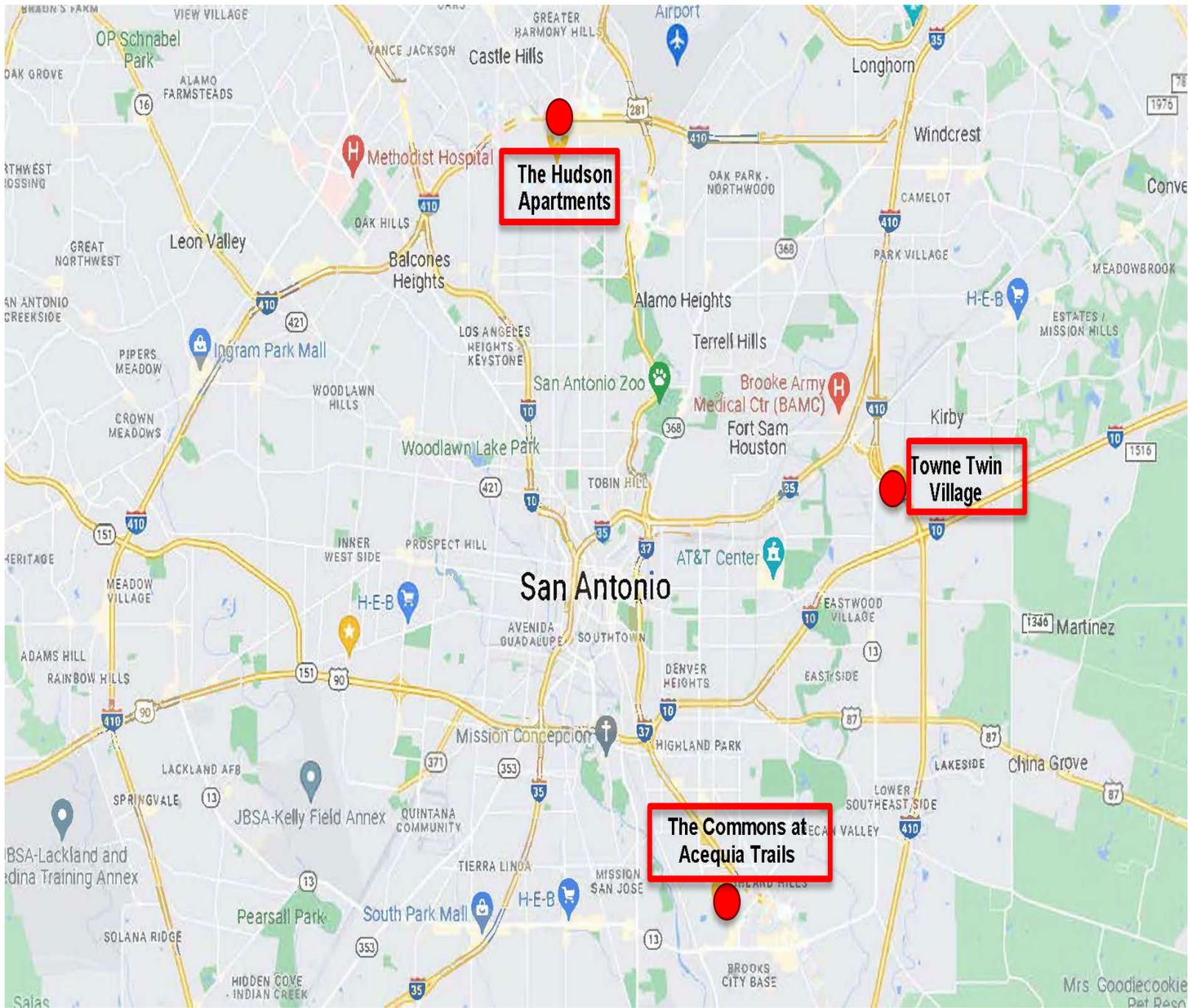
Universal Design	Build SA Green	Equity	1/4 Mile Public Transit	Within Regional Center
Level 2	Y	High (7)	Y	Y

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

# The Hudson Apartments

San Antonio Metropolitan Ministry Inc., dba SAMMinistries





# Funding & Unit Mix



PSH			
Project	Funding Recommendation	PSH Units	On-Site Services
Towne Twin Village	\$12,000,000	<ul style="list-style-type: none"> <li>41 PSH units at 30% AMI</li> <li>Includes funding for community kitchen, laundry facility, maintenance building, community spaces &amp; infrastructure for Future MF Phase</li> </ul>	Recommendation includes \$2.1M for case management services
The Commons at Acequia Trails	\$15,000,000	<ul style="list-style-type: none"> <li>70 PSH units at 30% AMI</li> <li>130 PSH units at 60% AMI</li> </ul>	Recommendation includes \$1M for case management services
The Hudson Apartments	\$4,250,000	<ul style="list-style-type: none"> <li>47 PSH units at 30% AMI</li> <li>13 Rapid Rehousing units at 50% AMI</li> </ul>	Recommendation includes \$684k for case management services
<b>Total</b>	<b>\$31,250,000</b>	<b>288 PSH units 13 Rapid Rehousing units</b>	

Respondents will utilize coordinated entry, follow housing first approach, and trauma-informed care standards.

# 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**



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

April 12, 2023

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**PERMANENT SUPPORTIVE HOUSING RECOMMENDATIONS  
B-Session Item #1**

Veronica Garcia, Director