



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 2

Agenda Date: February 21, 2024

In Control: San Antonio Housing Commission Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing and update on the 2022 - 2027 Housing Bond

SUMMARY:

Briefings on the second round of Permanent Supportive Housing (PSH) and the third round for Rental Production and Acquisition and Rental Acquisition, Rehabilitation and Preservation Request for Proposals (RFPs)

BACKGROUND INFORMATION:

2022 - 2027 Housing Bond Program

On May 7, 2022, voters approved six propositions for the City's 2022 – 2027 Bond Program totaling \$1.2 billion. Proposition F, the Housing Bond, authorizes the City to issue bonds in the amount of \$150 million to create and preserve affordable housing in five (5) funding priority categories, listed below. The funding will be used to facilitate development of single-family, multi-family or mixed-use housing for public purpose of safe, quality, and affordable housing consistent

with the Housing Bond Committee's parameters and the Housing Commissions Bond Evaluation Framework.

- Homeownership Rehabilitation and Preservation - \$45M
- Rental Housing Acquisition, Rehabilitation and Preservation - \$40M
- Rental Housing Production and Acquisition - \$35M
- Permanent Supportive Housing - \$25M
- Homeownership Production - \$5M

The City Council appointed Housing Community Bond Committee developed the categories, along with a set of housing bond parameters. City Council approved the categories, parameters and Housing Bond on February 10, 2022. Three separate rounds of Housing Bond funds have been distributed to projects that will preserve and build affordable housing in the community.

The City is working on releasing three Request for Proposals (RFP) for remaining Housing Bond funding in three categories: Permanent Supportive Housing (PSH), Rental Housing Production and Acquisition and Rental Housing Acquisition, Rehabilitation and Preservation. The proposed issuance date for the RFPs is March 1, 2024, with responses due April 17, 2024.

ISSUE:

Staff will provide a briefing on the development of the Requests for Proposals (RFPs) for the 2022 – 2027 Housing Bond's second round of Permanent Supportive Housing (PSH) and third round of Rental Housing Production and Acquisition and Rental Housing Acquisition, Rehabilitation and Preservation categories. This third round will make available both bond and federal funds for affordable housing production.

The scoring committees are comprised of internal City staff and external stakeholders, which will include Housing Community Bond Committee Members. The scoring committee will evaluate projects on scoring criteria that reflects the City Council adopted parameters as well as the Housing Commission's evaluation framework.

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.

FISCAL IMPACT:

This presentation is for briefing purposes only.

ALTERNATIVES:

This presentation is for briefing purposes only.

RECOMMENDATION:

This presentation is for briefing purposes only.