



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: 3

Agenda Date: June 22, 2022

In Control: San Antonio Housing Commission Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Interim Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Staff briefing and discussion on the development of the 2022-2027 Housing Bond.

SUMMARY:

A staff briefing on the development of the 2022-2027 Housing Bond solicitation process, to include an update on the Request for Proposal (RFP) scoring criteria, timeline and scoring committees.

BACKGROUND INFORMATION:

On May 7, 2022, voters approved six propositions for the City's 2017-2022 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) priority categories, depicted below. The funding will be used to facilitate private sector and/or non-profit development of single-family, multi-family or mixed-use housing for the public purpose of safe, quality, and affordable housing consistent with the Housing Bond Committee's parameters and Housing

Commissions Bond Evaluation Framework. The City will not construct affordable housing but rather will use non-profit and private sector housing developers and builders to construct and/or rehabilitate the affordable housing to meet the public purpose.

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

The categories were developed by the City Council appointed Housing Community Bond Committee, and officially approved for recommendation to the San Antonio City Council, along with a set of housing bond parameters, on December 8, 2021. The Bond was approved unanimously by the San Antonio City Council on February 10, 2022.

The five categories of the Housing component incorporate multiple initiatives as outlined in the Strategic Housing Implementation Plan (SHIP). SHIP creates a Housing Policy Framework that set 10-year target housing production goals that are intended to meet the current and data-determined future needs of the residents of San Antonio. The SHIP was officially adopted by the San Antonio City Council on December 16, 2021. These were developed in conjunction with the development of the current and future housing bond programs.

ISSUE:

Staff will provide a briefing on the development of the 2022-2027 Housing Bond solicitation process, to include an update on the Request for Proposal (RFP) scoring criteria, timeline and scoring committees.

The 2022-2027 Housing Bond Program RFPs are built upon Housing Bond's Community Bond Committee Parameters and Area Median Income (AMI) priorities, along with the Housing Commission's Housing Bond Evaluation Framework. The Evaluation Framework was formulated in a series of public meetings with public input that were voted and adopted by the Housing Commission in October 2021. The Parameters were community developed in a series of four (4) public meetings as part of the City's General Obligation Bond Program development process and were approved by the Committee and unanimously adopted by City Council in February 2022.

The high-profile RFPs will be publicly published on the City's procurement website starting in August. Proposals are due in October with City Council consideration anticipated for December. Additionally, the Housing Commission will receive a presentation of the staff recommended projects to ensure alignment with the Evaluation Framework prior to City Council consideration.

FISCAL IMPACT:

There is no fiscal impact at this time.

ALTERNATIVES:

This item is for briefing and discussion purposes only.

RECOMMENDATION:

This item is for briefing and discussion purposes only.