



City of San Antonio

Agenda Memorandum

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Agenda Item Number: {{item.number}}

Agenda Date: August 1, 2022

In Control: Planning and Community Development Committee

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Interim Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Staff briefing and discussion on the 2022-2027 Housing Bond solicitation and Displacement Impact Assessment (DIA) pilot.

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, scoring committees and Displacement Impact Assessment (DIA) Pilot.

BACKGROUND INFORMATION:

2022-2027 Housing Bond Program

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 priority categories. 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 Commission's Bond Evaluation Framework. The City will not construct affordable housing but rather will use non-profit and private sector housing developers 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 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 Bond 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. City Council adopted the SHIP on December 16, 2021.

Displacement Impact Assessment (DIA) Pilot

In 2021, though the development of the 2022-2027 Housing Bond, the Community Bond Committee included a requirement for all projects to undergo a displacement assessment at the time of project submission.

Over the last month, NHSD held four public informational meetings regarding the Bond RFP process and DIA pilot. All meetings were held in English with Spanish translation available. American Sign Language interpretation was available at two meetings. The slides from the virtual meeting and recordings are posted online in Spanish and English.

An SA Speak Up Survey is available in English and Spanish. The survey opened July 9th and will close July 30th. The survey asks the public to select the indicators they believe are the most and least helpful in assessing the risk of displacement in the area surrounding the proposed development. Participants are able to suggest additional indicators as well. Staff will use results to potentially weight indicators or remove them to simplify the tool.

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.

Prior to the release of the RFP's, staff has engaged over 40 various community stakeholders including Community Housing Development Organizations (CHDO), non-profit developers and builders, San Antonio Housing Trust, San Antonio Housing Authority (SAHA), Low-Income Housing Tax Credit Developers, neighborhood associations and organizations, housing advocacy groups, COPS Metro, San Antonio Apartment Association (SAAA), and San Antonio Board of Realtors (SABOR) through several briefings. Staff also held four community meetings to share information on the Housing Bond, project selection process, and the Displacement Impact Assessment.

The high-profile RFPs will be published on the City's procurement website starting in August 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.

The timeline for releasing and scoring the RFP's is estimated below. This timeline is subject to Council approval.

	Rental Production & Acquisition	Homeownership Production	Rental Rehabilitation Preservation & Acquisition
RFP Release:		8/19/2022	
Pre-Submittal Conference:		8/30/2022	
Proposal Due:		10/4/2022	
Scoring Committee:		Week of October 17, 2022	
Housing Committee		Early November 2022	
B-Session		Late November 2022	
City Council Consideration:		Early December 2022	

The scoring committees are comprised of internal City staff and external stakeholders, which will include two 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.

Proposed Scoring Criteria

Rental Housing Production and Acquisition

- Development Experience
- Non-Profit Status
- Gap Request, Project Readiness, and Underwriting Review
- Unit Specifications, Construction Priorities, Equity, Location Priority, Project Site Plan and Timeline, and Sustainability
- Displacement and Resident Protections, Amenities/Resident Services
- Affordability

Homeowner Production

- Development Experience
- Non-Profit Status
- Gap Request, Project Readiness, and Underwriting Review
- Design Priorities and Sustainability
- Displacement, Location and Equity
- Affordability

Rental Housing Acquisition, Rehabilitation and Preservation

- Development Experience
- Non-Profit Status
- Gap Request, Project Readiness, and Underwriting Review
- Property Improvements and Construction Priorities, Timeline, Sustainability, Equity, and Location
- Displacement, Temporary Relocation Plan and Resident Protections, and Amenities/Resident Services
- Affordability
- Small Business Economic Development Advocacy Program
- Local Preference
- Veteran Owned Small Business Program

As part of the Housing Bond RFP's a Displacement Impact Assessment (DIA) will be released as a limited pilot. While the initial release of the DIA is specifically piloted for bond-funded, new construction projects, the assessment could be applied to more project types and funding sources in future years.

The proposed DIA will assess the area surrounding the proposed development for displacement risk. The assessment will consist of two parts: a three-question initial screening and a more detailed, secondary screening, if necessary. The secondary screening will likely include indicators across six categories:

- Socioeconomic profile
- Housing Inventory Profile
- Tax Exemptions & Affordability
- Built Environment
- Market Activity Profile
- Eviction and Foreclosure

The answers to the questions in the assessment tool will equip staff, Council, and the public with information about the possible residential displacement risk in the area surrounding a proposed development prior to the City's commitment to fund that development.

The RFP scoring criteria, scoring committee, and timeline were reviewed by Housing Commission on July 27th. The items will go to City Council B-Session on August 10, 2022 for final approval

before the RFP is released in August.

FISCAL IMPACT:

There is no fiscal impact at this time.

ALTERNATIVES:

This item is for briefing purposes only.

RECOMMENDATION:

This item is for briefing purposes only.