



City of San Antonio

Agenda Memorandum

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Agenda Item Number: 1

Agenda Date: November 9, 2022

In Control: San Antonio Housing Commission Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Interim Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing on the recommendations for the 2022-2027 Housing Bond Request for Proposals (RFP) for Homeownership Production, Rental Production & Acquisition, and Rental Preservation, Rehabilitation & Acquisition.

SUMMARY:

The Housing Commissioners will receive a staff briefing on the recommendations for the fall 2022 awards for the 2022-2027 Housing Bond Request for Proposals (RFP) for Home Ownership Production, Rental Production, and Rental Preservation, Rehabilitation, & Acquisition.

BACKGROUND INFORMATION:

On May 7, 2022, voters approved the 2022 Housing Bond of \$150 million to create and preserve affordable housing. The funding will be used to facilitate development of single-family, multi-family or mixed-use housing for the public purpose of safe, quality, and affordable housing. 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. The funding will be utilized across five categories:

- 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 City issued three separate Requests for Proposals (RFP's) on August 19, 2022 for up to half of the funding in three categories: Homeowner Production, Rental Production, and Rental Preservation, Rehabilitation, and Acquisition. Proposals were due on October 4, 2022.

Commissioners will receive a briefing on responses to the RFPs and award recommendations produced by the scoring committees. The briefing will not include identifying information on projects or vendors in accordance with current city procurement policy. Staff are working closely with selected applicants to finalize awards for City Council consideration which is scheduled to take place on December 15, 2022.

ISSUE:

A total of \$43.9M was made available from Bond and federal funding sources, including CDBG, NSP and HOME funds. Each category was scored by a committee that included city staff and partners who have an expertise in one or more of the bond scoring parameters as well as members of the Community Bond Committee.

A total of 29 proposals were received, requesting a total of nearly \$96M in funding. A summary of the 14 project recommendations is below:

	\$ Amount Available	\$ Amount Recommended for Award	Total # Units	# Deeply Affordable Units¹	# Public Housing Units	# Income Based Units
Homeowner Production	\$4,826,021	\$4,826,021 (3 projects)	71	71	N/A	N/A
Rental Production	\$19,077,426	\$19,077,426 (5 projects)	686	232	88	0
Rental Rehabilitation	\$20,000,000	\$20,000,000 (6 projects)	1,775	478	0	464
Total	\$43,903,447	\$43,903,447	2,532	781	88	464

The next steps for the approval of the projects will include a briefing at B-Session on November

30th, followed by City Council consideration on December 15th. The remaining funding category of Permanent Supportive Housing (PSH) will be released in November in coordination with Bexar County and the South Alamo Regional Alliance for the Homeless (SARAH).

The second round of housing bond funding is expected to be released early next year for spring awards.

¹ Deeply affordable units are classified as units below 50% AMI for rental and below 80% AMI for homeownership

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.