



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 3

Agenda Date: January 25, 2023

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 2022-2027 Housing Bond

SUMMARY:

Briefing and update on 2022-2027 Housing Bond

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 (5) priority categories, listed below. 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 consistent with the Housing Bond Committee's parameters and Housing Commissions Bond Evaluation Framework.

- 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.

On December 15, 2022, San Antonio City Council unanimously approved the first round of Housing Bond funding for 14 projects. These projects will build or preserve 2,532 affordable housing units and utilized \$43.9M from both housing bond and federal funding sources.

In coordination with Bexar County and the South Alamo Regional Alliance for the Homeless (SARAH), the City released a request for proposals (RFP) for permanent supportive housing (PSH). The RFP responses are due Jan. 23, 2023.

ISSUE:

Staff will provide a pre-solicitation briefing on the development of the second round of the 2022-2027 Housing Bond solicitation process. This second round will make available both bond and federal funds for affordable housing production and preservation.

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. No changes to scoring were made from the round one scoring criteria.

Proposed Scoring Criteria

Rental Housing Production and Acquisition

- Development Experience – 15 points
- Non-Profit Status – 10 points
- Gap Request, Project Readiness, and Underwriting Review – 15 points
- Unit Specifications, Construction Priorities, Equity, Location Priority, Project Site Plan and Timeline, and Sustainability – 15 points
- Displacement and Resident Protections, Amenities/Resident Services – 10 points
- Affordability – 35 points

Homeownership Production

- Development Experience – 15 points
- Non-Profit Status – 10 points
- Gap Request, Project Readiness, and Underwriting Review – 105points

- Design Priorities and Sustainability – 15 points
- Displacement, Location and Equity – 15 points
- Affordability – 30 points

Rental Housing Acquisition, Rehabilitation and Preservation

- Development Experience – 10 points
- Non-Profit Status – 10 points
- Gap Request, Project Readiness, and Underwriting Review – 15 points
- Property Improvements and Construction Priorities, Timeline, Sustainability, Equity, and Location – 10 points
- Displacement, Temporary Relocation Plan and Resident Protections, and Amenities/Resident Services – 5 points
- Affordability – 25 points
- Small Business Economic Development Advocacy Program – 10 points
- Local Preference – 10 points
- Veteran Owned Small Business Program – 5 points

The RFP will also continue to include the Displacement Impact Assessment (DIA) piloted in round one for new construction projects. The DIA assesses the risk of residential displacement and the mitigation strategies of proposed developments.

FISCAL IMPACT:

There is no fiscal impact at this time.

ALTERNATIVES:

Briefing only.

RECOMMENDATION:

This item is for discussion only. No action will be taken during the meeting.