



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 1

Agenda Date: February 1, 2023

In Control: City Council B Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Staff pre-solicitation briefing and possible action on the second round of the 2022-2027 Housing Bond.

SUMMARY:

A pre-solicitation briefing and possible action on the second round of 2022-2027 Housing Bond solicitation.

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 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 August 10, 2022 City Council approved the scoring criteria for the first round of Housing Bond funding and on December 15, 2022 City Council approved \$43.9 million for 14 projects that produced and preserved 2,532 affordable housing units.

ISSUE:

Staff will provide a pre-solicitation briefing on the second round of the 2022-2027 Housing Bond. The San Antonio Housing Commission was briefed on January 25, 2023.

The scoring for the second round of funding will remain unchanged from the scoring criteria previously approved by Council on August 10, 2022.

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

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

Homeownership Production

- Development Experience – 15 points

- Non-Profit Status – 10 points
- Gap Request, Project Readiness, and Underwriting Review – 15 points
- Design Priorities and Sustainability – 15 points
- Displacement, Location and Equity – 15 points
- Affordability – 30 points

The high-profile RFPs will be published on the City’s procurement website starting in February with City Council consideration anticipated for June. 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 RFPs is below.

	Rental Housing Production & Acquisition	Homeownership Production	Rental Housing Rehabilitation, Preservation & Acquisition
RFP Release:	2/3/2023		
Pre-Submittal Conference:	Week of February 13, 2023		
Proposal Due:	3/20/2023		
Scoring Committee:	Week of April 24, 2023		
Housing Commission:	May 2023		
B-Session:	May 17, 2023		
City Council Consideration:	June 2023		

The scoring committees are comprised of internal City staff and external stakeholders, which will include two Housing Community Bond Committee Members. The scoring committees will evaluate projects on scoring criteria that reflects the City Council adopted parameters as well as the Housing Commission’s evaluation framework. The second round of Bond Funding will continue to utilize the Displacement Impact Assessment (DIA) that will provide demographic and housing data about the surrounding areas.

The Permanent Supportive Housing RFP is currently in process and recommended awards are expected to be presented to Council for consideration in April 2023.

ALTERNATIVES:

This item is for briefing purposes only.

FISCAL IMPACT:

This item is for briefing purposes only.

RECOMMENDATION:

This item is for briefing purposes only.