



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 12

**Agenda Date:** June 1, 2023

**In Control:** City Council A Session

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**DEPARTMENT:** Department of Human Services

**DEPARTMENT HEAD:** Melody Woosley

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Tenant-Based Rental Assistance and homeless prevention services recommended awards; Local Initiative Support Corporation (LISC) professional services contract; and accompanying personnel complement of 3; funding is available through HOME-ARP.

**SUMMARY:**

This ordinance authorizes \$7,542,085.00 in contract awards with three nonprofit agencies to carry out Tenant-Based Rental Assistance (TBRA) and homeless prevention services. The ordinance also authorizes a Professional Services Contract with Local Initiatives Support Corporation (LISC) San Antonio to provide staff a technical assistance program to address homelessness and housing instability for a total contract amount estimated at \$120,000.00, for a two-year term. Finally, the ordinance authorizes a personnel complement of three positions for administrative oversight, compliance, and reporting. Funding for these contracts and positions is available through HOME-ARP, a grant of the U.S. Department of Housing and Urban Development (HUD).

**BACKGROUND INFORMATION:**

The U.S. Department of Housing and Urban Development (HUD) allocated \$20,042,085.00 to the City of San Antonio through the HOME Investment Partnerships Program (HOME) program under the American Rescue Plan Act (ARPA). In February 2022, through Ordinance No. 2022-

02-17-0119, City Council approved a Substantial Amendment to the FY 2022 HUD Action Plan, setting forth the City's plans for HOME-ARP funding. HUD formally approved the City's HOME-ARP plan in October 2022.

The City's HOME-ARP includes allocations for the following:

- Tenant-Based Rental Assistance (TBRA) - \$5,200,000
- Homelessness Prevention - \$2,342,085
- Permanent Supportive Housing (PSH) - \$10,500,000
- Administration and Planning - \$2,000,000

Tenant-Based Rental Assistance (TBRA) provides rental assistance with case management services to people experiencing homelessness, generally for up to two years. The City's Allocation Plan prioritizes people experiencing chronic homelessness and people fleeing domestic violence. Homelessness Prevention programs also provide rental assistance with case management services, but for people currently housed, in order to keep the household members from experiencing homelessness.

Funding for PSH was allocated through a competitive process that combined additional funding from the voter-approved 2022 Housing Bond program and funding from Bexar County. City Council approved the first round of PSH awards on April 20, 2023.

The HOME-ARP allocation for administration and planning will be used for internal City management of HOME-ARP funds and contracts, reporting to HUD, and for support to capacity-building efforts underlying homelessness and housing work in the community.

## **ISSUE:**

In December 2022, DHS released a request for proposals for nonprofit agencies to provide \$5.2 million TBRA and \$2.3 million Homelessness Prevention programs. Proposals were due back in February 2023. The proposals were evaluated by staff from DHS and the South Alamo Regional Alliance for the Homeless (SARAH). A high-profile, post-solicitation briefing to the Audit and Accountability Committee was held on April 26, 2023.

This ordinance authorizes negotiation and execution of contracts with the following agencies in the following amounts, based on the scoring of the RFP evaluation panel.

### **Tenant Based Rental Assistance**

- SAMMinistries - \$1,286,054
- Endeavors - \$1,956,973
- The Salvation Army - \$1,956,973

### **Homelessness Prevention**

- SAMMinistries - \$1,594,986
- Endeavors - \$747,099

Contract terms are expected to begin in June 2023 and end in June 2025, with a one-year option to

extend to June 2026.

The San Antonio local office of Local Initiatives Support Corporation (LISC) will partner with DHS and Neighborhood and Housing Services Department (NHSD) to staff a technical assistance effort to address homelessness and housing instability. This ordinance supports LISC SA in the funding of a Program Officer, partially funded through the John L. Santikos Legacy Fellowship at the San Antonio Area Foundation. The position will organize nonprofits and other entities to plan, build, and operate housing with supportive services, with a special focus on permanent supportive housing (PSH) for those experiencing chronic homelessness. The Professional Services Contract will be for \$120,000 for a 2-year program.

Finally, this ordinance authorizes a personnel complement for DHS and NHSD to administer the HOME-ARP funding, contracts, and reporting. The proposed complement will add three positions for HOME-ARP administration: two for the DHS and one for NHSD. These positions will monitor contracts, contract performance, and fiscal and grant requirements. The funding for the Professional Services Contract with LISC and personnel complement will come from the \$2 million for administration and planning that is allocated as part of the HOME-ARP.

#### **ALTERNATIVES:**

Should the above-recommended awards not be approved, DHS will reissue a new competitive RFP process for Tenant-Based Rental Assistance (TBRA) and Homeless Prevention Services.

#### **FISCAL IMPACT:**

This ordinance authorizes award recommendations for TBRA and Homeless Prevention services in the amount of \$7,542,085 for up to 3-year agreements; a PSC with LISC San Antonio for \$120,000 for a 2 year-agreement; and authorizes a personnel complement of 3 positions. Funds for all of these expenses are available from the HOME Investments Partnerships American Rescue Plan Program (HOME-ARP).

There is no impact on the general fund.

#### **RECOMMENDATION:**

Staff recommends approval of awards for Tenant-Based Rental Assistance (TBRA) and homelessness prevention services; approval of a PSC with LISC SA for Collective Impact Capacity Building; and approval of 3 personnel complements. Funds are available from HOME-ARP.