



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 1

**Agenda Date:** May 17, 2023

**In Control:** City Council B Session

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**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Veronica Garcia, Director

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

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

**SUMMARY:**

City Council will receive a briefing on the recommendations for the second round of 2022-2027 Housing Bond Request for Proposals (RFP) for Homeownership Production, Affordable Rental Production & Acquisition, and Rental Preservation, Rehabilitation & Acquisition.

**BACKGROUND INFORMATION:**

The \$150 million 2022-2027 Housing Bond was approved by voters in May 2022. 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 funding on February 10, 2022.

The first round of funding was approved December 15, 2022 to 14 projects totaling \$43,853,447

million in awards that will produce or preserve a total of 2,532 affordable housing units. In addition, the first round of Permanent Supportive Housing (PSH) was also approved April 20 which recommended \$31,250,000 in funding for 3 projects with 288 PSH units. Funding was made available from both City and County funding including the City Housing Bond, City HOME-ARP, Bexar County HOME-ARP and Bexar County Coronavirus State and Local Fiscal Recovery Funds (SLRF).

A second Request for Proposals (RFP) was issued on February 3, 2023 for the remaining funding in three categories: Homeownership Production, Affordable Rental Production & Acquisition, and Rental Preservation, Rehabilitation & Acquisition. Responses were due on March 20, 2023.

The San Antonio Housing Commission received a briefing on process and recommendations on May 10, 2023.

Staff is working closely with recommended applicants to finalize awards for City Council consideration which is scheduled to take place on June 8, 2023.

#### ISSUE:

A total of \$33.6 million was made available from Bond and federal funding sources in the second round of RFP's. Each category was scored by a committee that included city staff and partners who have expertise in the bond scoring parameters as well as members of the Community Bond Committee who developed the parameters and funding categories. A total of 21 proposals were received, requesting a total of nearly \$77.5M in funding. A summary of the overall second round recommendation is below. Two of the projects are also being recommended for additional City funding to include an allocation of the Housing Bond set-aside for eligible creative projects, Fee Waivers, and Inner City Incentive Funds (ICIF).

	<b>\$ Amount Available</b>	<b>\$ Amount Recommended for Award</b>	<b>Proposed Total # Units</b>	<b>Proposed # Deeply Affordable Units<sup>[1]</sup></b>	<b># Public Housing/ Income Based Units<sup>[2]</sup></b>
<b>Homeowner Production</b>	\$ 4,859,064	\$3,252,165 (3 projects)	88	88	N/A
<b>Rental Production</b>	\$11,870,382	\$11,870,382 (6 developments)	920	166	0
<b>Rental Rehabilitation</b>	\$17,000,000	\$17,000,000 (5 developments)	1130	305	414
<b>Total</b>	<b>\$33,729,446</b>	<b>\$32,122,547</b>	<b>2,138</b>	<b>559</b>	<b>414</b>

#### ALTERNATIVES:

This presentation is for briefing purposes only.

**FISCAL IMPACT:**

This presentation is for briefing purposes only

**RECOMMENDATION:**

This presentation is for briefing purposes only.