



City of San Antonio

Agenda Memorandum

File Number:21-5296

Agenda Item Number: 4.

Agenda Date: 9/22/2021

In Control: Housing Commission

DEPARTMENT: Neighborhood & Housing Services Department

DEPARTMENT HEAD: Verónica R. Soto, FAICP, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing, discussion, and possible action related to the development of guiding principles for use as an evaluation framework for 2022-2027 Housing Bond projects.

SUMMARY:

Briefing, discussion, and possible action related to the development of guiding principles for use as an evaluation framework for 2022-2027 Housing Bond projects.

BACKGROUND INFORMATION:

2017-2022 Neighborhood Improvements Bond Program

The 2017 Neighborhood Improvements Bond Program provides for the issuance of general obligation bonds to finance the cost of permitted activities set forth in the City Council approved Urban Renewal Plan. The \$20 million program is one component of the \$850 million Bond package approved by voters on May 6, 2017. Chapter 374 of the Texas Local Government Code, as amended (“Chapter 374”), required the identification of specific geographic areas where Bond funds can be spent. The Urban Renewal Plan-approved February 12, 2017-is the legal framework for activities conducted as part of the Neighborhood Improvements Bond with twelve (12) areas identified for activities. To date, City Council unanimously approved four (4) affordable housing developments, totaling nearly 600 brand new multi-family housing units with most of the units expected to be completed by 2022. 580 units will be affordable to families at or below 80% of the area median income (AMI) and more than three quarters will house families at or below 60% AMI. 50 of the units have been set aside for families at or below 30% AMI.

Bond Charter Amendment

In May 2021, San Antonio voters passed an amendment to the City Charter which allows bond funds to be used for any other public purpose not prohibited by the Texas Constitution which greatly increases the uses available for future housing bond elections.

ISSUE:

The proposed 2022-2027 Housing Bond Program staff recommendations are being developed with extensive stakeholder and community working groups that will incorporate proposals from existing plans either adopted by City Council or in the process to be adopted. The Housing Policy Framework's five goals serve as the initial foundation for all housing bond recommendations, followed by the Mayor's three pillars for developing the overall bond program; resiliency, connectivity, and public health. The recommendations will also be informed by the ForEveryoneHome anti-displacement report and aligned with the Strategic Housing Implementation Plan goals and recommendations. The needs analysis for production and preservation goals is currently underway through the development of the Strategic Housing Implementation Plan. The targets set through that effort will help identify the priorities for the housing bond.

By request of the Mayor, the Housing Commission will develop an evaluation framework to be used as screening tool for project selection. Housing Commissioners began this work at workshops on September 1, 2021 and September 15, 2021. The workshops were for brainstorming purposes only and no action was taken during the workshops.

The draft evaluation framework developed by the Housing Commission will ensure any 2022-2027 Housing Bond projects align with the Mayor's three pillars for the bond program.. Projects satisfying this evaluation framework will also align with the guiding principles of the Strategic Housing Implementation Plan: affordability, choice, quality, and accessibility.

ALTERNATIVES:

Housing Commission may decide not to vote to adopt the evaluation framework during this meeting or postpone the vote to a later meeting which may delay the work of the Housing Bond Committee.

FISCAL IMPACT:

There is no fiscal impact at this time.

RECOMMENDATION:

Staff recommends Housing Commission vote to adopt the evaluation framework during this meeting.