



City of San Antonio

Agenda Memorandum

File Number:19-2900

Agenda Item Number: 2.

Agenda Date: 3/26/2019

In Control: Innovation and Technology Committee

DEPARTMENT: Office of Innovation

DEPARTMENT HEAD: Brian Dillard, Chief Innovation Officer

COUNCIL DISTRICTS IMPACTED: City-Wide

SUBJECT:

Request for action on the Bob Ross Senior Center Public-Private Partnership (P3) Request for Information (RFI)

SUMMARY:

This purpose of this item is to request approval to release an RFI to develop the Bob Ross Senior Center, through a public-private partnership (P3), into a comprehensive facility that continues to provide senior services, while additionally providing mixed-income housing, medical care, and healthcare support services.

BACKGROUND INFORMATION:

The Bob Ross Senior Center is a comprehensive senior center located in District 8 at 2219 Babcock Rd (Medical Center). The facility services adults over 60 years of age with a variety of social, physical, and entertainment activities. The center also provides scheduled meals and transportation to members. The facility services between 150 and 250 members a day, and is open Monday through Friday, from 7:45 am to 4:30 pm.

The facility is located on 3.6 acres. A former fire station is adjacent to the facility on the same plot. Usage of the land includes a few restrictions. The San Antonio Medical Foundation holds a deed restriction on the property that states the land must be used for medical, educational, and/or research purposes. The zoning for the area allows for 33 housing units per acre.

RFI Development

The purpose of the RFI is to explore opportunities to retain senior services and augment these services through the provision of low-to-mixed income housing and healthcare support services. To achieve these outcomes, the RFI is structured around 3 core areas.

1. **Senior Services** - The Department of Human Services (DHS) provided content language around senior services.
2. **Mixed Income Housing** - The Neighborhood and Housing Services (NHSD) supplied content specific to residential housing needs.
3. **Healthcare and Senior Living Technology** - The Office of Innovation (Innovation) sourced content regarding technology to enable healthcare and wellness services.

The RFI process will be guided by senior City leadership and rely on external stakeholder input. A listing of some of these key stakeholders and roles are below.

1. **City Manager's Office (CMO)** - will direct strategy and assist with stakeholder integration.
2. **Department of Human Services (DHS)** - will develop and implement strategy for senior services.
3. **Neighborhood & Housing Services Department (NHSD)** - will develop and implement strategy for delivery of programs focused on housing.
4. **San Antonio Metro Health District (SAMHD)** - will advise health programming and initiatives.
5. **San Antonio Medical Foundation** - will approve land usage and provide guidance in provision of services.
6. **UT Health San Antonio** - will provide medical advice and subject matter expertise in senior living place services.
7. **Successfully Aging and Living in San Antonio (SALSA)** - will assist in communication and promotion of the RFI and provide guidance surrounding senior needs.

ISSUE:

The Mayor's Housing Policy Task Force has identified older adults as one of the vulnerable groups that are in need of affordable housing options. Developing the Bob Ross Senior Center into a mixed, low-to-middle income housing community with a senior center is an innovative approach to delivering on this policy priority through a service-enriched environment.

Research shows that older adults overwhelmingly desire to age at home; however, seniors also confront issues with isolation causing health-related issues. Developing a holistic solution that incorporates affordable housing with activities, socialization, and healthcare services provides a more complete platform for healthy aged living.

The proximity to and partnership with the UT Health Barshop Institute affords this initiative the ability to capitalize on groundbreaking research and further explore the advancement of senior wellness through next-generation technology such as telehealth. As RFI responses are collected, The Barshop Institute could also be a key thought-partner to drive this initiative.

Timeline

- December 2018 - January 2019 - planning and development of the base RFI
- February 2019 - External stakeholder outreach
- March-April 2019 - Release of RFI
- April-May 2019 - Receive RFI submissions

- June 2019 - Review RFI submissions
- July 2019 - Determine future steps

FISCAL IMPACT:

None

RECOMMENDATION:

Approve release of Bob Ross Senior Center Public-Private Partnership (P3) Request for Information (RFI).