



City of San Antonio

Agenda Memorandum

File Number:21-5212

Agenda Item Number: 3.

Agenda Date: 8/25/2021

In Control: Housing Commission

DEPARTMENT: Neighborhood & Housing Services Department

DEPARTMENT HEAD: Verónica R. Soto, FAICP

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Staff briefing, discussion, and possible action on the development of the proposed 2022-2027 Housing Bond.

SUMMARY:

A staff briefing and possible action on the development of the proposed 2022-2027 Housing Bond, to include draft staff recommendation on funding categories for consideration and discussion related to the Mayor's request for the Housing Commission to develop an evaluation framework screening tool to aid with the selection of future housing bond projects.

BACKGROUND INFORMATION:

2017-2022 Neighborhood Improvements Bond Program

To date, City Council unanimously approved four (4) affordable housing developments, which brings nearly 600 brand new multi-family housing units into development.

Most of the units are expected to be completed by 2022. 580 units will be affordable to families at or below 80% of the Department of Housing and Urban Development (HUD) standard 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.

The 2017 Neighborhood Improvements Bond Program provides for the issuance of general obligation bonds to finance the cost of permitted activities as set forth in the 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; after a public hearing, twelve (12) areas were incorporated into an Urban Renewal Plan approved by City Council on February 2, 2017. The Urban Renewal Plan is the legal framework

for activities conducted as part of the Neighborhood Improvements Bond. The Southeast Service Center property is within the City Council approved Southeast Neighborhood Improvement Area.

Bond Charter Amendment

In May 2021, San Antonio voters passed an amendment to the City Charter which allows housing 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:

Staff will provide a briefing on the development of the proposed 2022-2027 Housing Bond, to include a draft staff recommendation on funding categories and programs, as well facilitate a discussion and possible action regarding the Mayor's request for the Housing Commission to develop an evaluation framework screening tool for the proposed housing bond to help with the selection of future projects.

The proposed \$250 million 2022-2027 Housing Bond Program staff recommendations are built upon the foundation of the extensive stakeholder and community working groups, either in existing plans either adopted by City Council or in the process to be adopted. The Mayor's Housing Policy Framework's five goals serves as the initial foundation for all housing recommendations, followed by the Mayor's three pillars for developing the overall bond program, then recommendations are refined and informed by the ForEveryoneHome anti-displacement report and aligned with the Strategic Housing Implementation Plan goals and recommendations. The housing bond packages prioritizes 50% of the recommendations on preservation of aging housing stock and naturally occurring affordable housing stock, which are the most vulnerable to be converted to market rate or luxury housing. As part of the recommendations, an evaluation framework will be developed by the Housing Commission to be used as screening tool for project selection and an equity matrix will be created for selecting projects and/or prioritizing funding awards.

ALTERNATIVES:

Housing Commission could elect not to develop and approve an evaluation framework screening tool which would negatively impact the 2022-2027 Housing Bond development.

FISCAL IMPACT:

There is no fiscal impact as this is a staff briefing and discussion.

RECOMMENDATION:

Staff recommends at the August 25th meeting the Housing Commission develop and approve an evaluation framework screening tool to aid with the selection of future projects for the proposed 2022-2027 Housing Bond.