



# City of San Antonio

## Agenda Memorandum

**File Number:**21-5270

---

**Agenda Item Number:** 1.

**Agenda Date:** 9/1/2021

**In Control:** Housing Commission

---

**DEPARTMENT:** Neighborhood & Housing Services Department

**DEPARTMENT HEAD:** Verónica R. Soto, FAICP, Director

**COUNCIL DISTRICTS IMPACTED:** Citywide

### **SUBJECT:**

Housing Commission workshop exploring possible guiding principles for use in the evaluation of 2022-2027 Housing Bond projects.

### **SUMMARY:**

Housing Commission workshop exploring possible guiding principles for use in the evaluation of 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 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. 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 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:**

Housing Commissioners will workshop ideas regarding the Mayor's request for the Housing Commission to develop an evaluation framework screening tool for the proposed housing bond.

The proposed 2022-2027 Housing Bond Program staff recommendations are being developed with extensive stakeholder and community working group input that will include input from the Housing Commission and 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. 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. The Housing Commission will also develop an evaluation framework 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:**

No action will be taken during the workshop.

#### **FISCAL IMPACT:**

There is no fiscal impact at this time

#### **RECOMMENDATION:**

This item is for discussion and planning purposes only. No action will be taken during the meeting.