

The background of the slide features a dark blue overlay with a faint image of the San Antonio skyline, including the Tower of the Americas, and an aerial view of city streets with buildings.

PROPOSED 2022-2027

BOND

PROGRAM

City of San Antonio

Community Bond Committees' Recommendations B-Session, January 12, 2022

COMMUNITY BOND COMMITTEE TRI-CHAIRS & CO-CHAIRS

Agenda

PROPOSED 2022-2027

BOND

PROGRAM

City of San Antonio



Community Bond Committees



Community Input Process



Recommended Projects



Next Steps

Proposed 2022 Bond Program

\$1.2 Billion



**STREETS, BRIDGES
& SIDEWALKS**

\$477M



**PARKS &
RECREATION**

\$274M



**DRAINAGE &
FLOOD CONTROL**

\$165M



HOUSING

\$150M



**MUNICIPAL
FACILITIES**

\$61M



**PUBLIC SAFETY &
HEALTH FACILITIES**

\$73M

\$134M

PROPOSED 2022-2027

BOND

PROGRAM

City of San Antonio

Summary of Action



Project Development

October of 2020 - Public Works Initial Project Development



City Council Meetings

(4) City Council B-Sessions
(1) City Council Special Session



Bond Committees

October of 2021 - 163 Resident Appointments

Tri-Chairs



Berto Guerra

Brandon Logan

Jamie Kowalski

Community Bond Committees

Community Meetings & Input Process



Bond Committees



Committees Role

- Serve in an advisory role
- Obtain community input
- Consider and recommend potential projects to City Council for 2022 Bond Program



**STREETS, BRIDGES
& SIDEWALKS**



**DRAINAGE &
FLOOD CONTROL**



**PARKS &
RECREATION**



HOUSING



FACILITIES

Committee Appointments

13

APPOINTED BY MAYOR

(3) Tri-Chairs & (10) Co-Chairs 2 Per Committee

15

APPOINTED BY COUNCIL

(3) Citizen Appointments Per Council District
Per Committee



163
TOTAL APPOINTEES

Co-Chairs

Streets

Rod Sanchez, Assistant City Manager

John Bailey
Paola Fernandez

Drainage

Rod Sanchez, Assistant City Manager

Chris Garcia
Suzanne Scott

Parks

David McCary, Assistant City Manager

Jeanette
Honermann
Jim Bailey

Facilities

Maria Villagomez, Deputy City Manager

Chris Martinez
Dwayne Robinson

Housing

Lori Houston, Assistant City Manager

Katie Vela
Shirley Gonzales

Community Bond Committee Meetings

20 Meetings

10 Meetings with Citizens to Be Heard

5 Bus Tours

702 Residents

Attended Meetings

572 Comments

243 Collected During Meetings &
329 Submitted through SA Speak Up

OCTOBER 2021						
S	M	T	W	T	F	S
26	27	28	29	30	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						
NOVEMBER 2021						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	*8	9	*10	11	12	13
14	15	*16	*17	*18	19	20
21	22	23	24	25	26	27
28	*29	*30				
DECEMBER 2021						
S	M	T	W	T	F	S
			*1	2	3	4
5	6	*7	8	*9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

- Streets, Bridges & Sidewalks
- Drainage
- Parks & Recreation
- Housing
- Facilities

All meetings were open to the public and parking was free.

Proposed 2022 Bond Program

\$1.2 Billion



**STREETS, BRIDGES
& SIDEWALKS**

\$477M

61 Projects



**PARKS &
RECREATION**

\$274M

82 Projects



**DRAINAGE &
FLOOD CONTROL**

\$165M

20 Projects



HOUSING

\$150M

1 Project



**MUNICIPAL
FACILITIES**

\$61M



**PUBLIC SAFETY &
HEALTH FACILITIES**

\$73M

\$134M

18 Projects

Total of 182 Projects

Community Bond Committees

Project Recommendations

PROPOSED 2022-2027

BOND

PROGRAM

City of San Antonio

Streets, Bridges & Sidewalks



\$477
MILLION

61
PROJECTS

- **\$393 Million** District Projects
- **\$15 Million** Citywide Projects
- **\$62 Million** Projects within a Regional Center
- **\$7 Million** Public Art (1.5%)

Streets, Bridges & Sidewalks Committee

Recommendations

Project	District	Staff Recommended	Decrease	Increase	Committee Recommended
South Zarzamora Street Overpass at Union Pacific Railroad Phase 2	5	\$ 5,000,000	\$ (2,500,000)		\$ 2,500,000
District 5 F-Streets Reconstruction	5	\$ 10,020,000		\$ 500,000	\$ 10,520,000
District 5 Pedestrian Mobility	5	\$ 1,000,000		\$ 2,000,000	\$ 3,000,000
			\$ (2,500,000)	\$ 2,500,000	

Streets, Bridges & Sidewalks

Projects *Below The Line*

PROJECT	DISTRICT	ESTIMATED AMOUNT	
*F-Streets	CW	\$	10,000,000
Overpass at Rittman and Gibbs Sprawl (Study/Design)	2	\$	1,000,000
Jones Maltsberger Road (410 to Ramsey)	1	\$	9,000,000
N. St. Mary's Street (Mistletoe to East Mulberry) Sidewalks	1	\$	400,00
Media Base Road (Five Palms to Holm Road)	4	\$	12,200,000
Culebra Road (Callaghan Rd to Alamo Downs Pkwy) Sidewalks	6	\$	2,000,000
Evans Road (Restore Original Amount)	9	\$	10,600,000
Jones Maltsberger Road (Redland Road and Autrey Pond)	10	\$	17,000,000
Total		\$	62,200,000

***Prioritized for first \$10 Million in 2022 Street Bond Savings and Distributed Based on Percentage (%) of F-Street Centerline Miles.**

Parks, Recreation & Open Spaces



\$274
MILLION

82
PROJECTS

- **\$110.6 Million** District Projects
- **\$30.7 Million** Citywide Projects
- **\$23 Million** Projects within a Regional Center
- **\$106.5 Million** Linear Greenway Trails
- **\$2.7 Million** Public Art (1%)

Parks, Recreation & Open Spaces Committee

Recommendations

Project	District	Staff Recommended	Decrease	Increase	Committee Recommended
District 1 Multigenerational Center	1	\$ 14,000,000	\$ (6,000,000)		\$ 8,000,000
Rosedale Park	5	\$ 750,000	\$ (375,000)		\$ 375,000
New Park at Orr Drive & Suzette Avenue	6	\$ 700,000	\$ (200,000)		\$ 500,000
Timber Ridge Park	6	\$ 750,000	\$ (250,000)		\$ 500,000
Classen-Steubing Park	9	\$ 6,000,000	\$ (1,000,000)		\$ 5,000,000
Beitel Creek Linear Trail Park Extension	10	\$ 6,000,000	\$ (6,000,000)		-
UTSA Athletic Practice Facility	Regional	\$ 10,000,000	\$ (5,000,000)		\$ 5,000,000
Linear Greenway Trails	CW	\$ 110,000,000	\$ (3,470,144)		\$ 106,529,856
Sunken Garden Theater	CW	\$ 10,000,000	\$ (5,000,000)		\$ 5,000,000
Public Art (Parks,) 1.5%	CW	\$ 4,112,000	\$ (1,370,000)		\$ 2,742,000
			\$ (28,665,144)		

Parks, Recreation & Open Spaces Committee

Project	District	Staff Recommended	Decrease	Increase	Committee Recommended
District 1 Parks	1	\$ 900,000		\$ 3,100,000	\$ 4,000,000
Beacon Hill Park	1	\$ -		\$ 500,000	\$ 500,000
Dellview Park	1	\$ -		\$ 500,000	\$ 500,000
Florida Street Park	1	\$ -		\$ 250,000	\$ 250,000
Maverick Park	1	\$ -		\$ 600,000	\$ 600,000
Olmos Basin Park	1	\$ 700,000		\$ 550,000	\$ 1,250,000
Public Theatre at San Pedro Springs Park	1	\$ -		\$ 1,000,000	\$ 1,000,000
San Pedro Springs Park	1	\$ 1,000,000		\$ 500,000	\$ 1,500,000
District 2 Parks	2	\$ 1,000,000		\$ 500,000	\$ 1,500,000
Greater Love Multigenerational Center	2	\$ -		\$ 500,000	\$ 500,000
Wheatley Heights Sports Complex	2	\$ -		\$ 1,000,000	\$ 1,000,000
5 Diamonds Little League at Stinson Park	3	\$ -		\$ 500,000	\$ 500,000
Pearsall Park	4	\$ 1,500,000		\$ 400,000	\$ 1,900,000
Cassiano Park	5	\$ -		\$ 3,750,000	\$ 3,750,000
District 5 Parks	5	\$ 1,800,000		\$ 375,000	\$ 2,175,000
Cuellar Park	6	\$ 500,000		\$ 250,000	\$ 750,000

Parks, Recreation & Open Spaces Committee

Project	District	Staff Recommended	Decrease	Increase	Committee Recommended
New Regional Park for District 6 Phase 1	6	\$ 6,750,000		\$ 170,144	\$ 6,920,144
North San Antonio Hills Park	6	\$ -		\$ 200,000	\$ 200,000
Tom Slick Park	6	\$ 500,000		\$ 250,000	\$ 750,000
Lee's Creek Park Parking Lot	7	\$ -		\$ 200,000	\$ 200,000
Woodlawn Lake Park	7	\$ 1,500,000		\$ 520,000	\$ 2,020,000
Belmeade Dog Park	10	\$ -		\$ 300,000	\$ 300,000
Comanche Lookout Park	10	\$ 800,000		\$ 450,000	\$ 1,250,000
Feather Ridge Park	10	\$ -		\$ 250,000	\$ 250,000
Friesenhahn Park	10	\$ 500,000		\$ 300,000	\$ 800,000
Lady Bird Johnson Park	10	\$ 1,000,000		\$ 250,000	\$ 1,250,000
McAllister Park (Include Mountain Biking)	9, 10	\$ 1,250,000		\$ 750,000	\$ 2,000,000
BMX Facilities & Mountain Biking	CW	\$ -		\$ 3,250,000	\$ 3,250,000
Mitchell Lake Audubon	CW	\$ -		\$ 6,000,000	\$ 6,000,000
Various Pickleball Improvements	CW	\$ -		\$ 1,500,000	\$ 1,500,000
				\$ 28,665,144	

Parks, Recreation , & Open Space

Co-chair Memo



Observations and Future Actions

- Public Art
- Project scoping and future engagement
- Funding allocation
- Equity

Drainage & Flood Control



\$165
MILLION

20
PROJECTS

- **\$165 Million** District Projects

\$38
MILLION

Leveraged Storm Regional Funds
For Total of \$203 Million

Drainage & Flood Control Committee

Recommendations

Project	District	Staff Recommended	Decrease	Increase	Committee Recommended
Public Art (Drainage) 1.5%	CW	\$ 2,473,000	\$ (2,473,000)		-
Barbara Drive Phase 3 (Continuation to El Montan)	1	\$ 5,430,000		\$ 1,500,000	\$ 6,930,000
Quentin Alley Interim Improvements	7	-		\$ 973,000	\$ 973,000
			\$ (2,473,000)	\$ 2,473,000	

Drainage & Flood Control

Projects *Below The Line*

PROJECT	DISTRICT	ESTIMATED AMOUNT
Amity	2	\$ 6,760,000
N. New Braunfels Phase 1 (Austin Hwy to Casana Avenue)	10	\$ 18,800,000
Frio City Road Outfall - Alt 2 (Hazard Mitigation Plan)	5	\$ 32,100,000
Pendleton Ave Upgrade of Outfall to San Pedro Creek	5	\$ 6,860,000
Sumner Drainage Improvements	2	\$ 22,000,000
Blue Wing (Tributary F to San Antonio River)	3	\$ 7,290,000
Concepcion Creek	5	\$ 44,800,000
LWC 106 Commerce	6	\$ 46,090,000
Heath Road	6	\$ 50,660,000
LWC 113-116 Westfield Area Drainage Improvement	6	\$ 3,710,000

Drainage & Flood Control

Projects *Below The Line* (Continued)

PROJECT	DISTRICT	ESTIMATED AMOUNT	
Kampmann Boulevard Area (Babcock Rd to Woodlawn Lake)	7	\$	75,338,200
Woodlawn Lake Outfall (Awaiting Study Completion)	7	\$	-
Mud Creek (Further Analysis To Be Completed)	10	\$	-
Fox Run Area Drainage (Fox Peak Drive and Fox Creek)	10	\$	1,000,000
Shook Avenue & Annie Avenue Drainage	1	\$	13,130,000
Ray Ellison South Drainage Improvements	4	\$	36,110,000
Total		\$	364,648,200

Drainage & Flood Control

Committee Action Items



Other Recommendations

- Memo sent to Mayor & Council
- Recommendations relating to several process and procedural improvements
- Creation of Citizens Advisory Committee & comprehensive flood control and drainage master plan
- Considerations for the use of green stormwater infrastructure and nature-based options

Facilities



\$134
MILLION

18
PROJECTS

- **\$70.7 Million** District Projects
- **\$48.6 Million** Citywide Projects
- **\$12.7 Million** Projects within a Regional Center
- **\$2 Million** Public Art (1.5%)

Facilities Committee

Recommendations

Project	District	Staff Recommended	Decrease	Increase	Committee Recommended
*Texas Biomedical Research Institute	CW	\$ 11,000,000	\$ (11,000,000)		-
<i>*Project withdrawn by requestor</i>					
Fire Station #33 Replacement	5	-		\$ 10,000,000	\$ 10,000,000
Meals on Wheels	CW	-		\$ 1,000,000	\$ 1,000,000
			\$ (11,000,000)	\$ 11,000,000	

Facilities

Projects *Below The Line*

PROJECT	DISTRICT	ESTIMATED AMOUNT	
Bazan Library	5	\$	4,500,000
Alternative Service Outlet – Port SA/Lackland AFB Area Express Plus Library	Regional	\$	5,000,000
Magik Theater (Additional Funding)	Regional	\$	4,250,000
District 2 Senior Center (Land Purchase)	2	\$	500,000
Alpha Education Foundation Community Center	2	\$	1,000,000
Total		\$	15,250,000

Housing

Strategic Housing Implementation Plan (SHIP)

The **Strategic Housing Implementation Plan (SHIP)** was adopted by City Council on December 16, 2021.

The SHIP used the Mayors Housing Policy Framework as its foundation and identified 36 strategies and recalibrated the housing targets to better reflect community need.

- The greatest need is for preservation and rehabilitation of single family and rental housing for households making less than 50% of the AMI.
- The rental housing production need is focused on households making less than 30% of the AMI and includes 1000 units of permanent supportive housing
- Single family production is needed for individuals making anywhere from 60% to 100% of the AMI.

Housing Bond Parameters

1. Projects that receive bond funding must serve San Antonio's most vulnerable cost burdened low-income populations.
2. Acquisition, rehabilitation and preservation projects that receive bond funding will prioritize income-based housing and will be in established neighborhoods with older housing stock, areas with high to moderate equity scores (low income and high proportion of people of color), with a priority for areas with high rates of eviction, and housing that is at risk of demolition. Income based housing is rental housing for which rent is based on the specific family size and income, adjusted in the event of a change in the tenant-household's income (in line with HUD guidance).
3. Bond funding will prioritize areas with strong access to transit and public transportation, areas with high to moderate equity scores, regional centers (near employment, amenities and essential services), and areas that are consistent with adopted city plans and investments.

Housing Bond Parameters

4. Projects that receive bond funding must provide 100% of units with universal design (as defined by the Unified Development Code) with a minimum of one ADA compliant pedestrian route to each unit when technically feasible. All projects that receive bond funding must show a commitment to sustainability.
5. Projects that receive bond funding will not cause direct displacement of residents. Rehabilitation projects with existing residents will provide a temporary relocation plan at no cost to the tenant. New housing construction projects that receive bond funding must complete a displacement impact assessment as part of the RFP process and prioritize low to moderate equity areas. Priority will be given to projects with the least displacement impact.
6. Bond funding will be used to provide affordability and resident protections.

Housing Funding Categories

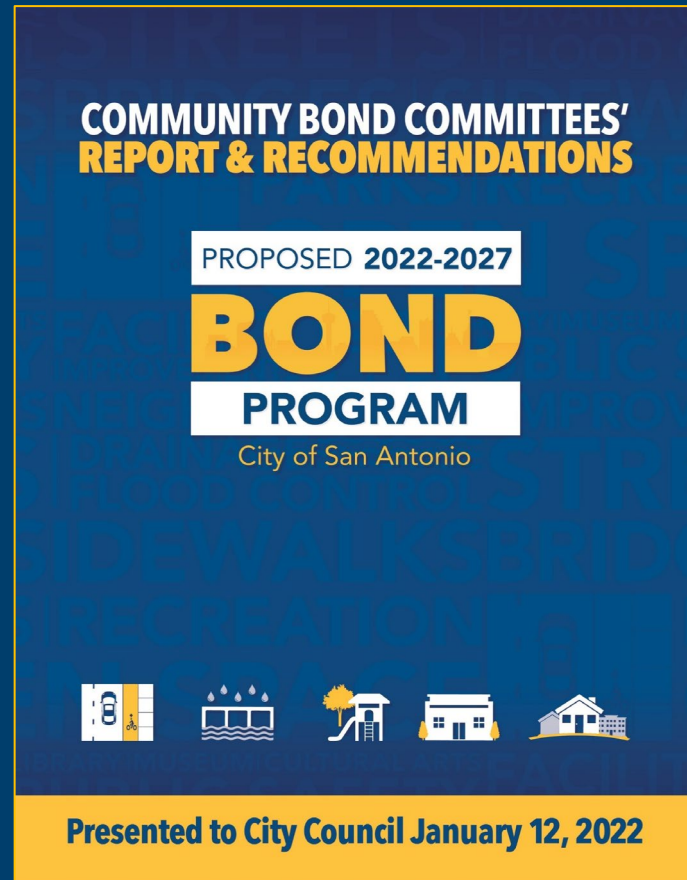
- 1 Homeownership Rehabilitation and Preservation** to include minor repair and remediation of code violations with a priority for homes at risk for demolition for households making **up to 50%** prioritizing **30%** of the Area Median Income and below. **\$45 M**
- 2 Rental Housing Acquisition, Rehabilitation, and Preservation** to prioritize public housing & income-based housing for households making **up to 30%** of the Area Median Income. **\$40 M**
- 3 Permanent Supportive Housing for people experiencing homelessness** to facilitate a housing first approach in line with HUD guidance. **\$25 M**
- 4 Rental Housing Production and Acquisition** to prioritize public housing/income-based housing for households making **up to 50% AMI with a priority for 30%** of the Area Median Income. **\$35 M**
- 5 Homeownership Production** for households making **up to 80%** of the Area Median Income prioritizing households making 60% and below of the Area Median Income. **\$5 M**

\$150M

Committee Report

2022 Bond Program Website

<https://www.sanantonio.gov/2022bond>



Summary of Recommendations

PROPOSED 2022-2027

BOND

PROGRAM

City of San Antonio

1.2 Billion

Project Funding Highlights

- All Committee recommendations stayed within approved proposition funding.
- Committee recommended changes total \$44.7M
- Total number of projects increased from 166 to 182
- Linear Greenway Trail Funding reduced from \$110M to \$106.5M
- Reduced or eliminated Public Art Funding in two propositions
- Total number of Citywide projects increased from 20 to 22
- Total number of Regional projects remained unchanged at 9

Summary of Proposed Adjustments

Proposition	No. Projects Recommended by Staff	No. Projects Recommended by Committee	Change in Projects	Amount (\$ in millions)
Streets, Bridges & Sidewalks	61	61	0	\$477.0
Drainage & Flood Control	20	20	0	165.3
Parks, Recreation & Open Spaces	67	82	+15	273.6
Facilities	17	18	+1	134.1
Housing	1	1	0	150.0
Total	166	182	+16	\$1.2 B

Project	Staff Recommended		Committee Recommended		Change	
Type	No. Projects	Amount (\$ in millions)	No. Projects	Amount (\$ in millions)	No. Projects	Amount (\$ in millions)
Citywide	20	\$224.3	22	\$212.8	+2	(\$11.6)
Regional	9	102.4	9	\$97.3	0	(5.0)
Total	29	\$326.7	31	\$310.1	+2	(\$16.6)

Funding Recommendation

Issue: Added Fire Station #33 Replacement project is not fully funded.

Proposed Solution:

Project	District	Committee Recommended	Decrease	Increase	Final Recommendation
South Brazos Street (Alazan Creek to Apache Creek)	5	\$ 10,000,000	\$ (2,500,000)		\$ 7,500,000
Fire Station #33 Replacement	5	\$ 10,000,000		\$ 2,500,000	\$ 12,500,000
			\$ (2,500,000)	\$ 2,500,000	

Next Steps

PROPOSED 2022-2027

BOND

PROGRAM

City of San Antonio

Timeline

**Wednesday,
January 12, 2022**

City Council B-Session

Presentation of Community Bond Committees' Project Recommendations

**Thursday,
February 10, 2022**

City Council A-Session

Adoption of Projects & City Council Call for 2022 Bond Election

**Saturday,
May 7, 2022**

Election

Public Vote on Election including 2022 Bond Program

PROPOSED 2022-2027

BOND

PROGRAM

City of San Antonio

**2022 Bond Program
Committee Recommendations**

January 12, 2022