

# 2022 HOUSING BOND CONSOLIDATED

## PARAMETERS AND EVALUATION FRAMEWORK

### 1. PRIORITY POPULATIONS

Prioritizing vulnerable populations and increasing their access to stable housing; Projects that receive bond funding must serve San Antonio's **most vulnerable cost burdened low-income/economically disadvantaged populations**. Example vulnerable populations highlighted by the Housing Commission and 2022 Housing Bond Community Committee include but are not limited to the following: families, LGBTQ+, individuals with disabilities, older adults/senior citizens, multigenerational families, front line workers, survivors of domestic violence, veterans, undocumented immigrants, people experiencing homelessness, homeless youth, children and young adults aging out of foster care, and criminal justice involved people.

### 2. EQUITY

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**. Ensuring wide geographic availability and working to decrease racial and social economic segregation.

*\*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. LOCATION PRIORITIES

Bond funding will prioritize areas with **strong access to transit, public transportation and trail systems, areas with high to moderate equity scores, regional centers, economic corridors (near employment, full-service grocery stores, health services and facilities, neighborhood-serving amenities and institutions, cultural assets and essential services), and areas that are consistent with adopted city plans and investments**.

- A. Permanent Supportive Housing will take a Housing First approach, in line with HUD guidance and will be prioritized in areas with high to moderate scores
- B. New rental and homeownership construction will be prioritized in areas with low to moderate equity scores.
- C. An exemption to 3(b) will be allowed for infill developments.

### 4. DESIGN & CONSTRUCTION PRIORITIES

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**.

Projects that receive bond funding should prioritize:

- A. creating walkable, well-lit, safe, and ADA-accessible pathways to public transit options.
- B. Designing housing units with children and multi-generational households in mind, including but not limited to outdoor play areas, green spaces, recreational areas, and safety;
- C. Resolving issues with lead abatement, mold, lack of sanitary facilities, and/or other environmental hazards;
- D. Creating building designs that prioritize energy efficiency, sustainable water reduction features, resilient building and weatherization practices, residential storm water control features, and/or

other innovative and bold strategies to reduce the environmental impacts of development and lower energy costs for residents and homeowners

- E. Integrating high-speed, reliable, and affordable Internet and mobile infrastructure into design plans;
- F. Bringing major mechanical and structural systems (foundation, roof, plumbing, electrical, and HVAC) up to code in older housing stock;

**5. DISPLACEMENT & RESIDENT SERVICES:**

Projects that receive bond funding will **not cause direct, involuntary, 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.

Bond funding will be used to provide affordability and resident protections:

- A. Prioritize projects that contain extended affordable housing covenants of 20 years or more for homeownership and 40 years or more for rental.
- B. City staff will assess owners of any owner occupied and rental occupied rehabilitation and preservation project for eligible homestead tax exemptions.
- C. Projects receiving bond funding will follow the city’s adopted tenant’s protections to include the voucher incentive program and notice of tenant’s rights and any other housing incentive guidelines City Council may adopt.
- D. Prioritize projects with relevant supportive services that increase the safety net to residents such as providing appropriate and comprehensive supportive services for renters and homeowners and educating residents about how to maintain and protect their housing asset(s).

**Adopted Housing Bond Funding Categories and Amounts**

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