

San Antonio Housing Commission

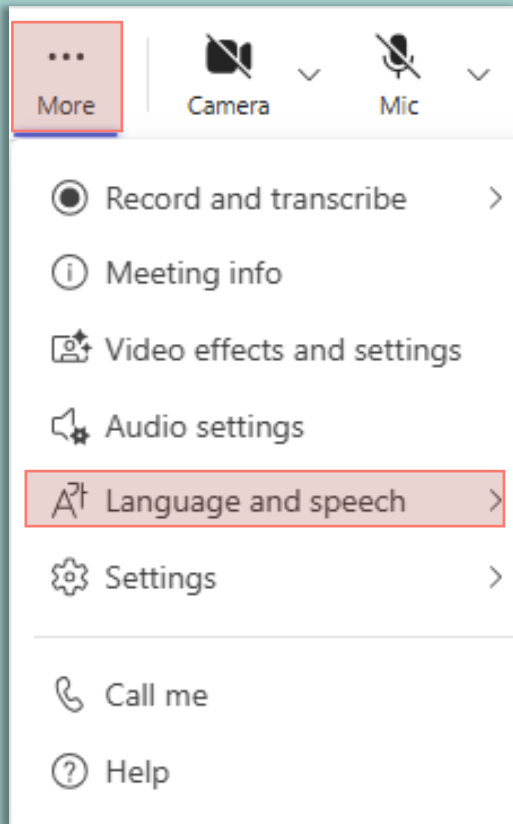
October 31, 2025

Will begin shortly

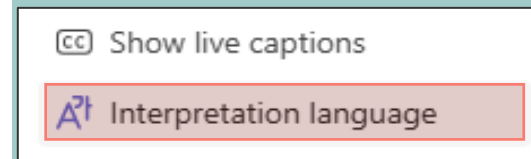


Cómo activar la interpretación de español

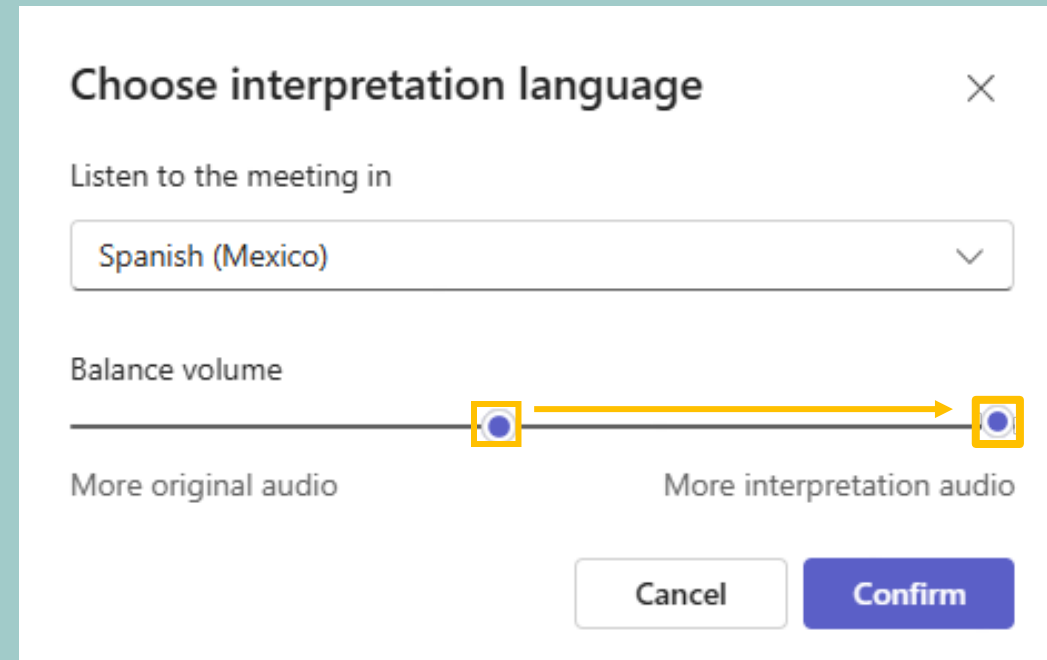
1. Haga clic en los tres tres puntos



2. Haga clic en idioma y seleccione interpretación



3. Mueva el círculo que esta debajo de "Balance" completamente hacia la derecha





Roll Call

Agenda

Public Comment

Item 1: Affordable Housing Development Gap Funding





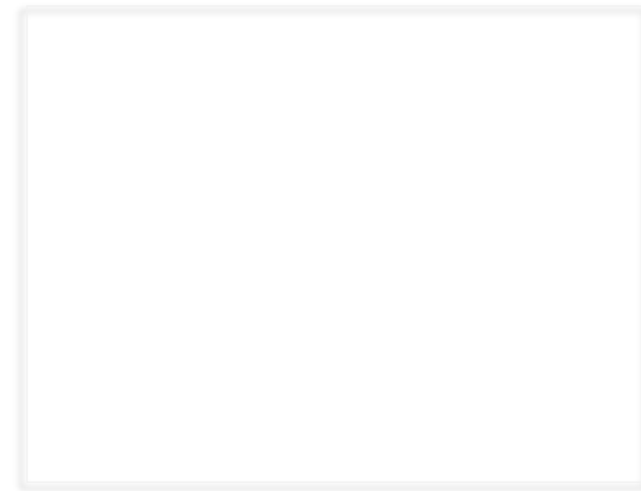
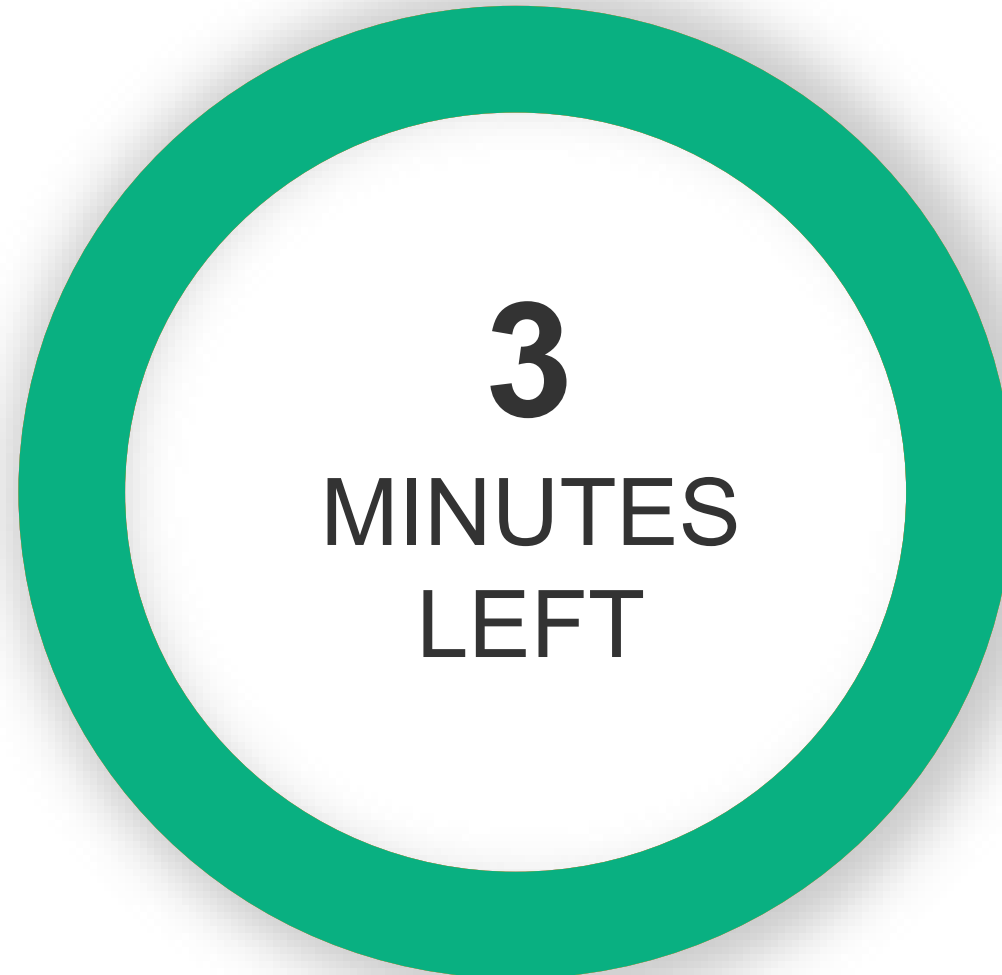
Public Comment

Public Comment Meeting Protocol



- Public comments are limited to agenda items.
- Commenters have 3 minutes for comment (up to 9 minutes for groups).
 - Commenters requesting interpretation services will have 6 minutes for comment (up to 18 minutes for groups).
- Comments should be directed to the Commission as a whole, not individual Commissioners.
- Commissioners are not able to respond to Commenters directly.
- For assistance regarding WebEx, please call (210) 207-7950.

Public Comment Timer





Item 1

Briefing and possible action on recommendations to the pre-solicitations for affordable housing development gap funding

What We'll Cover



- Housing Bond Update
- Gap Funding RFP Pre-solicitation
- **Possible Action:** FAIR Subcommittee's Recommendation to Gap Funding solicitation priorities



Housing Bond Update

Housing Bond Update

- The Affordable Housing Bond provides high-quality homes near jobs, schools, transit & neighborhoods.
 - **5,002 homes** supported to date
 - 2,214 complete
 - 1,445 under construction
 - 1,343 in pre-development
 - 978 units of income-based & public housing
 - **\$129.5 M (86%) in funds committed**
- For every \$1 in Bond funds, an additional \$7 in private, federal and philanthropic funds is invested in San Antonio.



Pictured: Woodhill Apartments (532 homes) rental rehabilitation project in District 8.

Remaining Housing Bond Funds

Funding Category	Total Amount	Total Committed	Proposed for RFP	Total Remaining
Homeownership Production	\$5M	\$5M	-	-
Rental Rehab	\$40M	\$32.8M	\$5M	\$2.2M
Rental Production	\$35M	\$27.4M	\$5M	\$2.6M
PSH	\$25M	\$20.8M	-	\$4.2M
Home Rehab	\$45M	\$43.5M*	-	\$1.5M**
Total	\$150M	\$129.5M	\$10M	\$10.5M

Committed funds are supporting 25 home construction projects, home repair and rehabilitation, and multiple Creative Strategies.

*Includes Casitas Incentive Program funding, Operation Rebuild and Home Rehabilitation funding through FY2027, as well as supplemental funds for the Mission Trail Community Association homeownership production project.

**Funding for Community Land Trust RFP.

The City has committed over 85% of available affordable housing bond funding.

Remaining and returned funds will continue to support SHIP implementation with a focus on strategic land acquisition.

Strategic Land Acquisition

- **\$9 million** to purchase property in alignment with the transit-oriented development framework
- For the development of affordable and permanent supportive housing (PSH)
 - Must have at least 15% of units at 30% AMI or below
 - Cannot cause direct displacement
 - Remain affordable for at least 40 years
 - Developments will meet all other bond parameters
- Partnership with the San Antonio Housing Trust
 - Solicitation for development partners
 - Community engagement opportunities

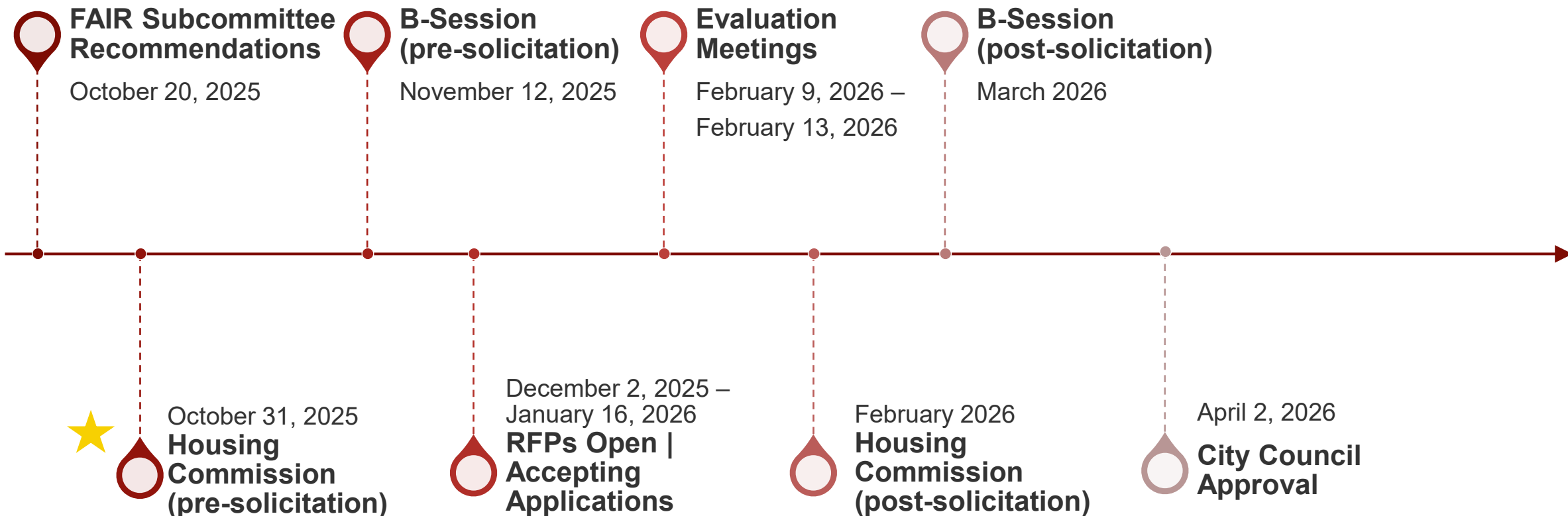


Gap Funding Request For Proposal (RFP)

Gap Funding Background

- **What is Gap Funding?**
 - Funding intended to fill the financial gap in affordable housing projects
- **Funding Sources**
 - Federal funds and Housing Bond dependent on availability
- **Two (2) Categories**
 - Rental Housing Production, Rehabilitation, Preservation and Acquisition
 - Single-family Homeownership Housing Production
- **Timeline**
 - Solicitations for projects are traditionally released annually between October and December
 - Requests for Proposals may be released more frequently should available funding be identified

FY26 Gap Funding Timeline



Dates may be subject to change

Requests for Proposals (RFPs)

- Two (2) RFPs:
 - Rental Housing Production, Rehabilitation, Preservation & Acquisition (Rental Housing)
 - Homeownership Production
- Bond and federal funds available for projects totaling \$16.7 million
- Follows criteria established by City Council on February 10, 2022.
 - Prioritizes rental projects with deep affordability – At least 15% of units affordable for households earning 30% AMI or below

Funding Available (\$16.7 M)

Funding Category	Affordable Housing Bond Funding	Federal Funding**	Total Available
Rental Housing	\$10,000,000*	\$4,443,123*	\$14,443,123*
Homeownership Production	-	\$2,266,843	\$2,266,843
Total	\$10,000,000	\$6,709,965	\$16,709,965

Any additional Housing Bond funding recaptured from projects unable to continue will be made available through this solicitation or used for Strategic Land Acquisition.

* \$10M from the Housing Bond includes \$5M for Rental Production and \$5M for Rental Rehabilitation.

**Any additional federal funding identified through cancelled projects or program savings will be made available through this solicitation

Rental Housing Production, Rehabilitation, Preservation & Acquisition (\$14.4M)

- Combines gap funding for Rental Production & Rental Rehabilitation into one solicitation.
- Priority on housing that serves households earning up to 30% AMI, as well as public/income-based housing.
 - Minimum of 15% of units for families earning 30% AMI and below
- Scoring panel to include subject matter expertise and Citizens Bond Committee Representatives.
- Bond and federal funding should leverage other funding opportunities.
- Displacement Impact Assessment (DIA) for all new rental production projects to calculate vulnerable factors.

Rental Housing Production, Rehabilitation, Preservation & Acquisition Scoring Criteria

Scoring Criteria Category	Points
Affordability	30
Gap Request, Project Readiness, and Underwriting Review	15
Unit Specifications, Construction Priorities, Location Priority, Project Site Plan and Timeline, and Sustainability	15
Development Experience	15
Displacement, Temporary Relocation Plan and Resident Protections, Amenities/Resident Services	10
Non-Profit Status	10
Veteran-Owned Small Business Preference Program (VOSB)	5
Total	100

Small Business Economic Development Advocacy Program (SBEDA) and Local Preference Program (LPP): Waived due to inclusion of federal funds

Rental Housing Evaluation Committee

Scoring Members	
John Peterek	Assistant City Manager, City Manager's Office
Mark Carmona	Director, Homeless Services and Strategy Department
Veronica Garcia	Director, Neighborhood & Housing Services Department
Cory Edwards	Deputy Historic Preservation Officer, Office of Historic Preservation
Cathleen Crabb	Senior Architect, Public Works Department
Abigail Kinnison	Director of Capital Programs, VIA Metropolitan Transit
Rudy Nino	Assistant Director, Planning Department
Deborah Scharven	Accessibility Compliance Manager, Dept. of Compliance, Opportunity & Access
Jason Gray	Project Manager, Development Services Department
TBD	Community Bond Committee Rep
TBD	Community Bond Committee Rep

Advisory Members: Housing Commission Representative, City Attorney's Office, Peter Hughes, Kelly Vickers & Steve Lathom (Underwriters), Douglas Melnick (Sustainability Office), Ian Benavidez (NHSD), Veronica Gonzalez (NHSD), Samantha Diaz (NHSD), Victoria Gonzalez-Gerlach (NHSD)

Homeownership Production (\$2.3 M)



- Priority on new construction developments or rehabilitation of single-family homes serving households at 80% or lower of the Area Median Income (AMI).
- Scoring panel to include subject matter expertise.
- Federal funding available (CDBG)
- Displacement Impact Assessment (DIA) for all new production projects to calculate vulnerable factors.

Homeownership Production Scoring Criteria

Scoring Criteria Category	Points
Affordability	30
Gap Request, Project Readiness, and Underwriting Review	15
Unit Specifications, Construction Priorities, Location Priority, Project Site Plan and Timeline, and Sustainability	15
Development Experience	15
Displacement and Resident Protections, Amenities/Resident Services	10
Non-Profit Status	10
Veteran-Owned Small Business Preference Program (VOSB)	5
Total	100

Small Business Economic Development Advocacy Program (SBEDA) and Local Preference Program (LPP): Waived due to inclusion of federal funds

Homeownership Production Evaluation Committee

Scoring Members	
John Peterek	Assistant City Manager, City Manager's Office
Mark Carmona	Director, Homeless Services and Strategy Department
Veronica Garcia	Director, Neighborhood & Housing Services Department
Cory Edwards	Deputy Historic Preservation Officer, Office of Historic Preservation
Cathleen Crabb	Senior Architect, Public Works Department
Abigail Kinnison	Director of Capital Programs, VIA Metropolitan Transit
Rudy Nino	Assistant Director, Planning Department
Deborah Sharven	Accessibility Compliance Manager, Dept. of Compliance, Opportunity & Access
Jason Gray	Project Manager, Development Services Department

Advisory Members: City Attorney's Office, Peter Hughes, Kelly Vickers & Steve Lathom (Underwriters), Douglas Melnick (Sustainability Office), Ian Benavidez (NHSD), Veronica Gonzalez (NHSD), Samantha Diaz (NHSD)



Financing Affordable & Impactful Housing Resources (FAIR) Subcommittee's Recommendations to Gap Funding Solicitation Priorities

Financing Affordable & Impactful Housing Resources Subcommittee

A subcommittee of the Housing Commission advising on resolution and funding policies

Members:

Katie Wilson Housing Commission Chair, Executive Director at Close to Home

Michael Reyes Housing Commissioner, President & CEO at Opportunity Home

Pete Alanis Housing Commissioner, Executive Director at San Antonio Housing Trust

Kristin Davila Housing Commissioner, Executive Director at Merced Housing Texas

Michael Taylor President & CEO at Habitat for Humanity

Jean Latsha VP – Development at Pedcor Development

Debra Guerrero SVP- Strategic Partnerships & Government Affairs at NRP Group

Brad McMurray VP of Property Development at Prospera Community Services

Leilah Powell Executive Director at LISC San Antonio

FAIR Subcommittee Recommendations

Existing RFP Requirement/Priority		FAIR Subcommittee Recommendation	RFP Category
Existing Requirement - Universal Design	Universal Design Required Level 2, with preference given to Levels 3 & 4	Keep existing requirement and <u>ADD</u> exception for rehab projects	Unit Specifications, Construction Priorities, Equity, Location Priority, Project Site Plan and Timeline, and Sustainability (15 points)
Existing Priority - Unit Specifications	Family-sized units (2 bedrooms or more)	Keep existing priority and <u>ADD</u> exception for rehab projects and projects serving older adults	
Existing Priority - Location Priority	Within ¼ mile of VIA's Advanced Rapid Transit lines	Change priority to: - Within 1/2 mile of VIA's Advanced Rapid Transit lines (Green/Silver Line) or frequent transit - Within a VIA link zone	
Existing Priority - Resident Services	Meaningful onsite services or public benefits that would provide opportunities for residents to become involved in their immediate and larger communities.	Update priority to include: On-site High Quality Pre-K as defined by Pre-K 4 SA.	Displacement, Temporary Relocation Plan and Resident Protections, Amenities/Resident Services (10 points)

Staff Recommendation



Staff recommends Housing Commission recommend the inclusion of the FAIR Subcommittee's proposed changes to the Gap Funding solicitation priorities.

Suggested Motion: I move the Housing Commission recommend to include the FAIR Subcommittee's proposed changes to the Gap Funding solicitation priorities.



Questions?

SA.gov/nhsd

**San Antonio
Housing Commission**
Meeting Adjournment
October 31, 2025

