



PROPOSED 2022-2027

BOND

PROGRAM

City of San Antonio

Housing 2022 Bond Program Development November 3, 2021

COMMUNITY COMMITTEE MEETING

Agenda

PROPOSED 2022-2027

BOND

PROGRAM

City of San Antonio



Bond Program Overview



Community Committee Role & Responsibilities



Ethics & Meeting Guidelines



Committee Charge



Next Steps

Bond Overview

Presented by:
City Manager's Office



City Council Updates



**OCT
2021**

**October 13, 2021
B-Session**

Staff Recommendations

\$1.2 Billion

Proposed Proposition Funding:

- \$450M – Streets
- \$300M – Parks
 - 126M Linear Greenway
- \$150M – Drainage
- \$150M – Housing
- \$150M – Facilities
- \$15.7M – Public Art
- \$129M - Citywide
- \$ 87M - Regional

**OCT
2021**

**October 14 – 20, 2021
Follow Up Meetings**

Councilmember Meetings

\$1.2 Billion

Discussed Priorities:

- Increase in Basic Infrastructure Funding
- Decrease in Citywide Funding Recommendations
 - Greenway Trails
 - Outside Agency Projects

**OCT
2021**

**October 27, 2021
Special Session**

Revised Staff Recommendation

\$1.2 Billion

Proposed Proposition Funding:

- \$480M – Streets
- \$274M – Parks
 - \$110M Linear Greenway
- \$162M – Drainage
- \$150M – Housing
- \$134M – Facilities
- \$15.7M – Public Art
- \$ 99M - Citywide
- \$ 102M - Regional

\$57 Million In Recommended Adjustments

Additions					Reduced/Removed				
Project	District	October 13, 2021 Recommendation	Added Amount	Revised Recommendation	Project	District	October 13, 2021 Recommendation	Reduced Amount	Revised Recommendation
Eastside Area Street Improvements	2	\$ 6,750,000	\$ 100,000	\$ 6,850,000	N. New Braunfels Drainage Phase 1	10	\$ 9,000,000	\$ (9,000,000)	\$ -
District 4 Multigenerational Center at Palo Alto College	4	\$ 5,000,000	\$ 5,000,000	\$ 10,000,000	Brackenridge Park	CW	\$ 5,000,000	\$ (2,500,000)	\$ 2,500,000
Cumberland Area Drainage Improvements	5	\$ -	\$ 11,300,000	\$ 11,300,000	Citywide Equipment Warehouse	CW	\$ 7,250,000	\$ (7,250,000)	\$ -
Tom Slick Park	6	\$ -	\$ 500,000	\$ 500,000	Citywide Public Safety Facility & Resiliency Improvements	CW	\$ 11,805,000	\$ (675,000)	\$ 11,130,000
Broadview & Oakwood Drainage Improvements Phase 1	7	\$ 9,400,000	\$ 1,000,000	\$ 10,400,000	Linear Greenway Trails	CW	\$125,825,000	\$ (15,825,000)	\$110,000,000
Sealing Drainage Improvements Phase 4	7	\$ 7,180,000	\$ 700,000	\$ 7,880,000	San Antonio Botanical Center (SABOT)	CW	\$ 5,000,000	\$ (2,500,000)	\$ 2,500,000
Kentwood Manor Phase 2 Drainage	9	\$ -	\$ 7,400,000	\$ 7,400,000	SAPD Impound Lot Relocation	CW	\$ 10,000,000	\$ (10,000,000)	\$ -
Toepperwein (Nacogdoches to Raintree Forest)	10	\$ -	\$ 14,500,000	\$ 14,500,000	Sunken Gardens Theater	CW	\$ 20,000,000	\$ (10,000,000)	\$ 10,000,000
K9 for Warriors Partnership	CW	\$ -	\$ 2,250,000	\$ 2,250,000					
Port San Antonio	Regional	\$ -	\$ 15,000,000	\$ 15,000,000					
Total Added			\$ 57,750,000		Total Reduced			\$ (57,750,000) 5	

Linear Greenway Trails

Revised
Recommendation

\$110M

20.3 Miles

Includes Activate SA Projects

Projects	District	Miles	Estimated Cost
Leon Creek Greenway (Hwy 16 to Medina River Greenway)	3, 4	6.4	\$ 21,151,350
Culebra-Helotes Connector Trail (Culebra Trailhead to Helotes)	6	1.7	\$ 8,222,588
Leon Greenway Connection (Port SA to Camargo to Pearsall Park) <i>(Design Only)</i>	4, 5		\$ 1,886,500
Huebner Creek to Medical Center Trail & Park Phase 1 (Floyd Curl to Eckert)	7, 8	1.0	\$ 11,919,490
Zarzamora Creek Greenway (Ingram Rd to Jane Dubel Park)	7	1.8	\$ 6,450,510
Beitel Creek Greenway (Thousand Oaks to LBJ Park)	2, 10	2.7	\$ 13,550,900
French Creek Greenway (OP Schnabel to Loop 1604)	7, 8	2.8	\$ 10,277,960
Hays Street Bridge Connections (Downtown to Lockwood Park)	1, 2	0.8	\$ 9,356,314
Citywide Greenway Connections & Enhancements <i>(Fill gaps in trail amenities)</i>	CW	1.0	\$ 5,742,275
Maverick Creek Greenway (UTSA Blvd to Loop 1604)	8	0.8	\$ 4,001,844
Westside Creeks (Lighting Pilot Project)	1, 3, 5, 6, 7		\$ 3,553,550
Leon Creek Greenway (Pedestrian Side Path Pilot Project)	7, 8	TBD	\$ 4,013,289
Brooks Greenline Connection to Salado Creek Greenway <i>(Design Only)</i>	3		\$ 1,219,900
Flyway (Salado to Olmos Basin) <i>(Design Only)</i>	9, 10		\$ 2,442,000
West College Link (St. Mary's to Memorial High School to Zarzamora Creek)	5	0.8	\$ 4,659,530
Westside Creeks (Neighborhood Connectivity Improvements)	1, 3, 5, 6, 7	0.5	\$ 1,552,000
Total	16 Projects	20.3	\$110,000,000

Proposed 2022 Bond Program

\$1.2 Billion

Reduce \$129 Million in Citywide Projects to \$98 Million

Increase Amount Towards Basic Infrastructure (Streets, Sidewalks and Drainage) from \$600 Million to \$641 Million



**STREETS, BRIDGES
& SIDEWALKS**

\$480M



**PARKS &
RECREATION**

\$274M



**DRAINAGE &
FLOOD CONTROL**

\$162M



HOUSING

\$150M



**MUNICIPAL
FACILITIES**

\$61M



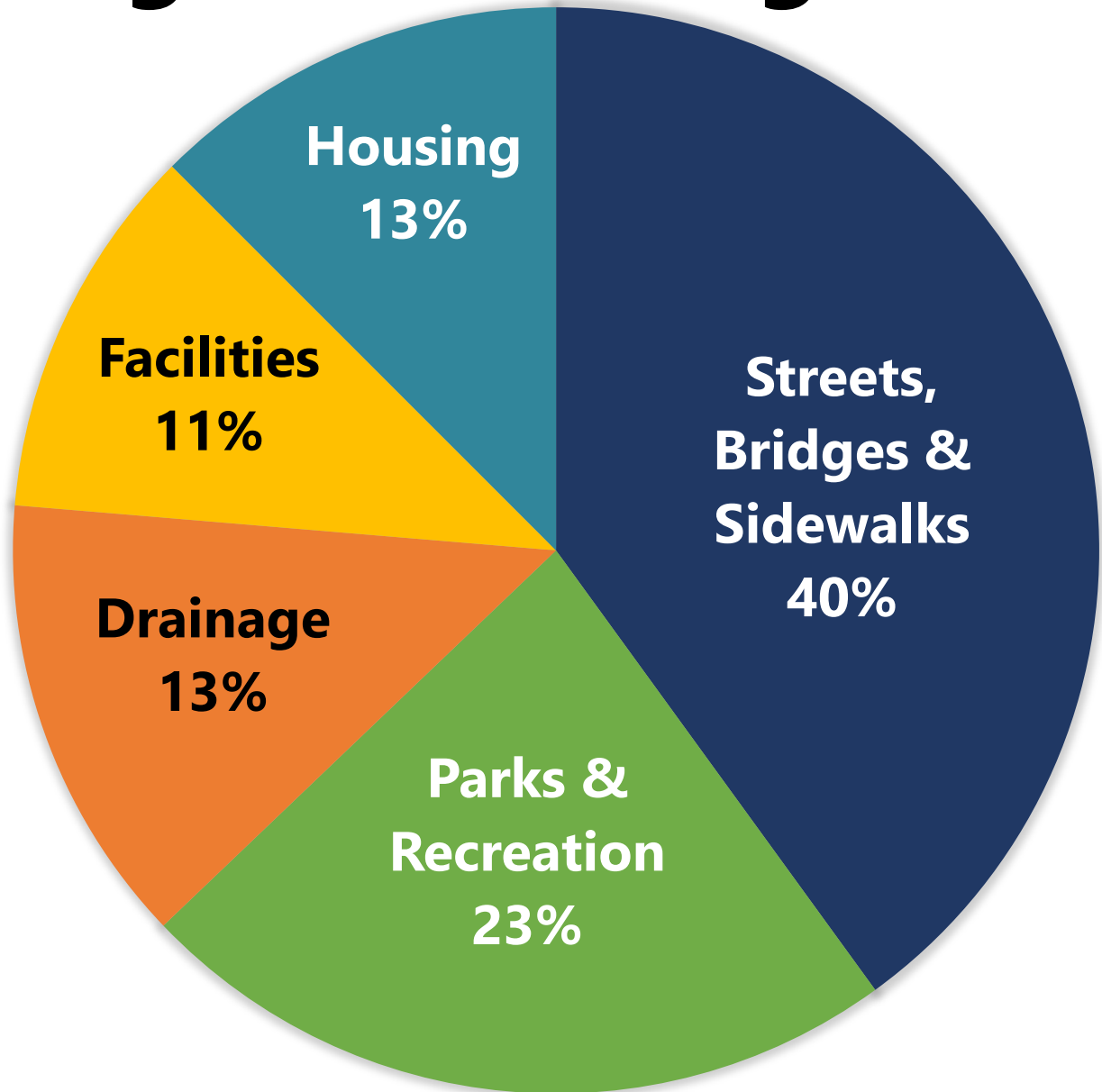
**PUBLIC SAFETY &
HEALTH FACILITIES**

\$73M

Proposed 2022 Bond Program Funding By Proposition

Proposition	Amount
Streets, Bridges & Sidewalks	\$480,044,000
Parks & Recreation	\$274,295,000
Drainage	\$161,571,000
Facilities	\$134,090,000
Housing ¹	\$150,000,000
Total	\$1,200,000,000

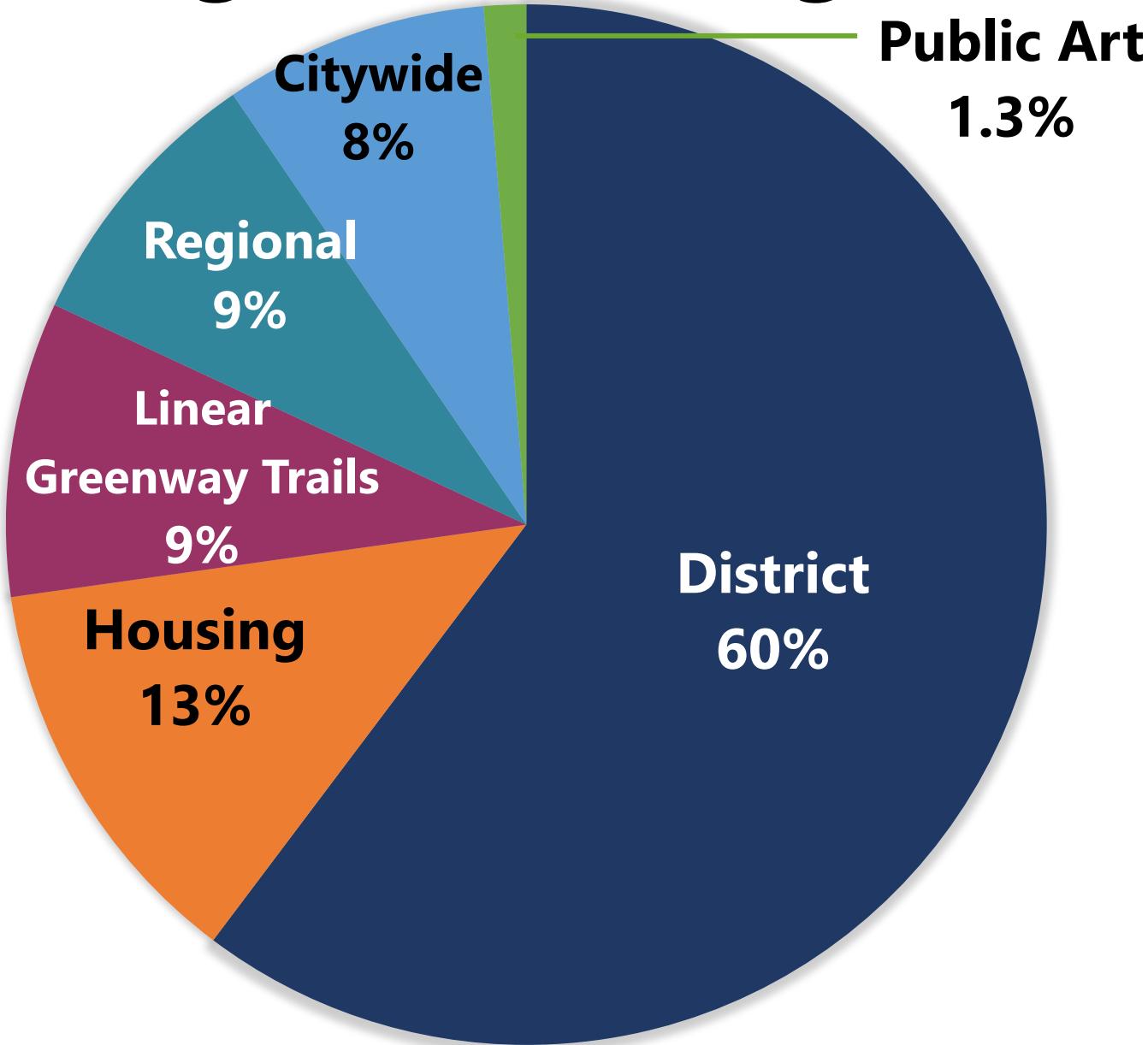
¹Public Art Allocation (1.5%) does not apply to Housing Bond funding.



Proposed 2022 Bond Program Funding By Category

Category	Amount
District	\$723,325,000
Housing	\$150,000,000
Linear Greenway Trails	\$110,000,000
Regional	\$102,350,000
Citywide	\$ 98,608,240
Public Art ¹	\$ 15,716,760
Total	\$1,200,000,000

¹Public Art Allocation (1.5%) does not apply to Housing Bond funding.



Bond Committee Appointments



Bond Committees

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



STREETS, BRIDGES
& SIDEWALKS



DRAINAGE &
FLOOD CONTROL



PARKS



FACILITIES



HOUSING



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

160

Total Committee Appointments

Tri-Chairs



Berto Guerra

Brandon Logan

Jamie Kowalski

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

Bond Committee Members

Co-Chairs

Shirley Gonzales

Katie Vela

Members

Christine Drennon	District 1	Peter Onofre	District 4	Veronica Livar	District 7
Jose Gonzalez, II	District 1	Sergio Soto	District 4	Bonnie Connor	District 8
Leilah Powell	District 1	Amy Kastely	District 5	Jennifer Gonzalez	District 8
Lawson Picasso	District 2	Kayla Miranda	District 5	William Burrus	District 8
Mia Loseff	District 2	Linda Ortega	District 5	Art Reinhardt	District 9
Stephanie McGowan	District 2	Lauro De Leon	District 6	Sue Hernandez	District 9
Dr. George Hinojosa	District 3	Celine Williams	District 6	Rich Acosta	District 9
Amelia Guzman	District 3	Efrain Sosa	District 6	Brett Finley	District 10
Thad Rutherford	District 3		District 7	Calvin New	District 10
H. Drew Galloway	District 4	Mike Phillips	District 7	Lori Tips	District 10

Community Bond Committee

Priority Categories and Housing Strategic Objectives

- The Housing Bond Committee will not recommend projects but will identify priority categories and housing strategic objectives for bond funding that will serve as a framework for the following:
 - City Staff and stakeholders as they proceed through the Housing Bond project solicitation and selection process, and
 - City Council when Housing Bond funded projects and programs are recommended for their consideration.
- The priority categories and housing strategic objectives can be population based (homeless, 0-30% AMI, etc) or strategy based (rental housing production, preservation, single family construction).
- The priority categories and housing strategic objectives will be documented in a City Council Resolution.
- The priority categories and housing strategic objectives will be developed based on Housing Bond Committee Member comment and Public Input.
- The actual language on the ballot will be general to properly inform the public while providing needed flexibility to consider a wide range of projects that further the priorities and objectives.

Meetings For Housing Proposition

- **1st Meeting, November 3, 2021**
 - Staff presentation on the strategic housing implementation plan and deliberation.
- **2nd Meeting, November 17, 2021**
 - Public comment and Committee deliberation
 - Draft priorities will be released to committee members by December 1st for their review and comments.
- **3rd Meeting, December 8, 2021**
 - Staff presentation on draft priorities and objectives, public comment, and possible Committee action.
- **Potential 4th Meeting, TBD**



*Public may attend all meetings.

Community Bond Committee Meetings

- Committee meetings will begin on October 27.
- All meetings will be held at Henry B. Gonzales Convention Center.
- Parking will be free.



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				

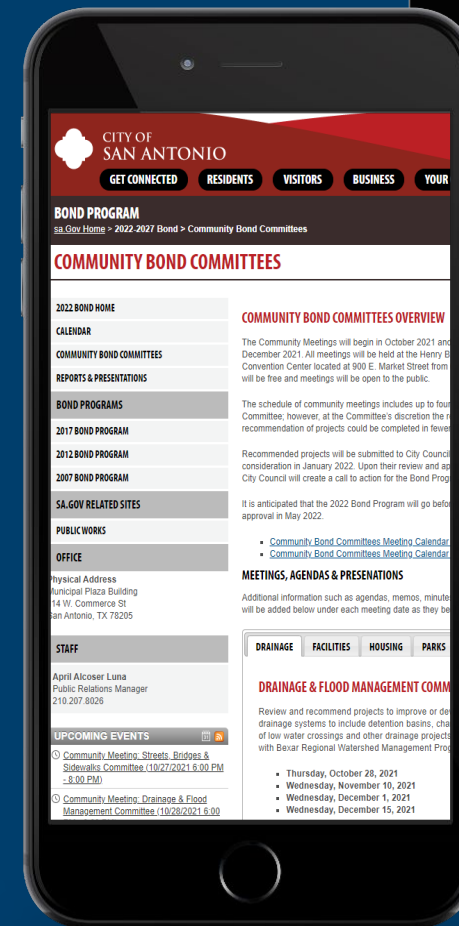
DECEMBER 2021						
S	M	T	W	T	F	S
			*1	2	3	4
5	6	*7	*8	*9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Transparency

2022 Bond Program Website

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

- Committee Roster
- Meetings Calendar
- Meeting Documents
- Reports & Presentations



Next Steps

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City of San Antonio

Community Bond
Committee Meetings

Starting October 27

Timeline

- **October 27 – December 16** Bond Committee Meetings
- **January 12, 2022** Bond Committee Recommended Project List
- **February 10, 2022** City Council Approval of Project List
- **May 7, 2022** Public Vote on Proposed Bond

Ethics & Meeting Guidelines

Presented by:
City Attorney's Office



Conflicts of Interest

- The City Ethics Code and Campaign Finance Code do not apply to the bond committees.
- Committee members should use their individual judgment in deciding whether to participate in a specific vote.
- Strongly recommend that members recuse themselves from a matter if they have a conflict of interest.



What is a Conflict of Interest

- A bond project that is likely to directly affect the economic interest of:
 - the committee member;
 - their parent, child, spouse or other close relative; or
 - a business in which the Committee member or a family member has an interest.
- Because the bond committees are advisory, participation will not prohibit committee members from seeking City contracts.

Unfair Advancement and Confidentiality

- A committee member should not use their official position to gain an unfair advantage or to advance a private interest, for example:
 - Promote their consulting firm.
 - Seek or obtain confidential information to support a future bid proposal.
- A committee member may not disclose confidential information gained by their service on the committee, including representing any person, group or entity before any of the committees.



Gifts

- Committee member should not accept any gift from any source that:
 - influences or rewards official conduct; or
 - the committee member knows or should know is being offered with the intent to influence official conduct

Gift Exceptions

- Items of nominal value
- Meals up to \$50, no more than \$500 total in calendar year from a single source
- Admission to training or education program if related to official duties
- Admission to events attended in a ceremonial capacity or as an official representative of city
- Gifts from friends that are in keeping with the personal (non-city) relationship

Meeting Protocols

- Tri-Chairs or Co-Chairs will preside over the meetings and use Roberts Rules as a guide to manage the meetings.
- “**Meeting**” excludes social functions, conventions, or workshops.
- “**Meeting**” can include electronic communications.

A “**Meeting**” is any deliberation between a quorum of members at which any public business is discussed or considered, or at which any formal action is taken.



Meeting Requirements

- Quorum is a simple majority of committee members.
- A quorum of the committee should be present in the room to convene a meeting.
- The committee may take action only on agenda items posted.



Open Sessions

- Committees must vote in public open session.
- Public may attend meetings.
- The Committee Chairs may allow public comment and may limit time for comments.



Housing Bond Committee Charge

Presented by:
Lori Houston, Assistant City Manager

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City of San Antonio

Neighborhood Improvements Bond Program

- On May 6, 2017, San Antonio voters approved the \$20 million Neighborhood Improvements proposition to:
 - Acquire properties within 12 identified Neighborhood Improvement Areas
 - Improve and dispose of property to facilitate private sector development of single- family, multi-family or mixed-use projects



4 projects

The Park at 38Thirty (D8)
West End on Frio Lofts (D5)
Greenline North (D3)
Four25 San Pedro (D1)

580 Affordable Units

\$97.3 Million in Leveraged Funding

May 1, 2021 Charter Amendment Language

- Courts have found that home-rule cities may determine that providing affordable housing and other projects addressing community needs serve a public purpose.
- The previous City Charter language only allowed for *“public works”*. In order to allow a broader array of bond projects the Charter language had to change.

Sec. 98. - Authority to issue bonds.

The City shall have power to borrow money on the credit of the City and to issue bonds ~~to construct, acquire, equip, renovate, improve and repair public~~ works for permanent public improvements or for any other public purposes not prohibited by the Texas Constitution or the general laws of the State of Texas, to include affordable housing programs in scope and breadth as determined by ordinance of the City Council, ...

Potential Single-Family Programs

- Ownership (up to 120% AMI)
 - Repair, rehabilitation or reconstruction of owner-occupied homes
 - First-time homebuyer down payment assistance
 - Incentives to reduce the cost of construction (Gap funding, land banking)
 - SAWS Impact Fee waivers for construction of new single-family homes
 - Land banking and community land trusts
 - Repair, rehabilitation or reconstruction of single-family rental units
 - Conversion of mobile home parks and rental units to a resident owned community



Before & After

Potential Multi-Family Programs

- Rental (0 - 60% AMI)

- Gap funding to:
 - Increase number of units or provide deeper affordability
 - Refinance units with expiring covenants
 - Rent Buydowns to lower unit costs
- Repair, rehabilitation or reconstruction of small multi-family units, including not income restricted units
- Permanent supportive housing to house chronically homeless
- SAWS Impact Fee waivers for construction of new multi-family rental units
- Land Banking



Housing

Housing Proposition

**\$150
MILLION**

2022 Bond Program

Strategic Housing Implementation Plan (SHIP)

Approved by City Council, December 2021

- What are the housing production and preservation targets for our community and how do we get there?

Priority Categories and Housing Strategic Objectives

Approved by Housing Bond Committee, December 2021

- What populations do we prioritize for bond funding?
- What strategies or products do we prioritize for bond funding?

Housing Bond Evaluation Framework

Approved by Housing Commission, October 2021

- What evaluation criteria will be used when reviewing projects for bond funding consideration?

Strategic Housing Implementation Plan (SHIP)

Scheduled for Adoption by City Council in December 2021

The Foundation for the SHIP is the Mayors Housing Framework Policy

Establishes new housing targets for the next 10 years by:

- AMI
- Preservation vs Production
- Homeownership vs Rental

Develops a 10-year funding plan that identifies/leverages \$3.3 billion in funding sources

Identifies 36 Strategies to be developed over the next 10 years that are necessary to achieve the housing targets and decrease the number of households in our community that are cost burdened.

Priority Categories and Housing Strategic Objectives

Scheduled for Adoption by Housing Bond Committee in December 2021

The Housing Bond Committee is to identify categories and strategies in the SHIP that should be a priority for bond funding.

The categories and strategies can be population or strategy based.

The priority categories and housing strategic objectives will help identify the types of projects and programs that may be pursued through the appropriate processes for bond funding.

For example, the Housing Bond Committee could choose to prioritize funding to help facilitate rental housing for households making up to 30% of the AMI. The City could then issue an RFP for projects that facilitate more rental housing for households up to 30% AMI.

Housing Bond Evaluation Framework

Adopted by the San Antonio Housing Commission, October 2021

Bond funded projects will address priorities and strategies approved by the Housing Bond Committee and:

- Exemplify the SHIP core values of affordability, choice, quality, and accessibility; and
- Connect vulnerable populations to stable housing.

Evaluation Criteria

- Housing bond projects must promote resident choice and improve connectivity among people, resources, and opportunities;
- Housing bond projects must work to improve public health outcomes; and
- Housing bond projects must foster community resiliency.

For example, the City could issue the RFP for rental units for households up to 30% AMI based on the guidance from the Housing Bond Committee and the Housing Bond Evaluation Framework will be used to evaluate the responsive projects to that RFP.

Closing

Coordinated Housing System

The City does not build housing but relies on non-profit and private sector housing developers and partners to build housing.

The Housing Bond Committee will not pick projects but will prioritize the categories and strategies that are in the SHIP that will be funded using the Housing Bond. The processes to implement the priorities from the Housing Bond Committee will use the Housing Commission's Evaluation Framework to score and evaluate projects for Council consideration.

The SHIP is the coordinating document for our community housing needs and it was built upon the Mayors Housing Policy Framework and it also references numerous other council approved policy documents.

The SHIP and its partners that include the City, County, SAHA, SAHT, and community will help us achieve a coordinated housing system.



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Housing 2022 Bond Program Development November 3, 2021

COMMUNITY COMMITTEE MEETING