

HOUSING COMMUNITY BOND COMMITTEE RECOMMENDATIONS

APPROVED 12/8/2021

Housing Bond Parameters

1. Projects that receive bond funding must serve San Antonio's **most vulnerable cost burdened low-income populations**. Example vulnerable populations include but are not limited to the following: families, LGBTQ+, individuals with disabilities, older adults, multigenerational families, 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. 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**.
 - 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. 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:
 - 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.

Adopted Housing Bond Funding Categories and Amounts

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