

AN ORDINANCE 2018-12-06-0971

AWARDING UP TO \$1,250,000.00 OF FY 2019 HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) FUNDS AND UP TO \$3,250,000.00 OF FY 2019 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR THE FOLLOWING AFFORDABLE HOUSING DEVELOPMENT PROJECTS: UP TO \$1,250,000.00 IN HOME FUNDING AND UP TO \$1,100,000.00 IN CDBG FUNDING TO ALSBURY APARTMENTS; UP TO \$900,000.00 IN CDBG FUNDING TO VILLAGE AT ROOSEVELT; AND UP TO \$1,250,000.00 IN CDBG FUNDING TO MAJESTIC RANCH APARTMENTS.

* * * * *

WHEREAS, on August 2, 2018, pursuant to Ordinance No. 2018-08-02-0540, City Council approved the FY 2019 Action Plan, which included and authorized a set aside of \$1,250,000.00 in HOME Investment Partnerships Program (HOME) funding for rental housing development and \$3,250,000.00 in Community Development Block Grant (CDBG) funding to support affordable housing development; and

WHEREAS, in furtherance of the FY 2019 Action Plan, City staff released a request for applications (RFA) for rental housing development utilizing the aforementioned HOME and CDBG set asides; and

WHEREAS, multiple applications were received in response to the RFA; and

WHEREAS, a panel of staff members reviewed and evaluated the housing applications based on the following criteria: experience, proposed plan, efficient use of funds, project feasibility, project site characteristics, project readiness, residential services, Section 3 utilization, and other relevant factors including the results of a preliminary underwriting review; and

WHEREAS, based on their review and evaluation, the panel recommended that up to \$1,250,000.00 in HOME funding and up to \$1,100,000.00 in CDBG funding be awarded to Alsbury Apartments, a 240-unit multi-family rental housing development located at 231 Noble Dr, in Council District 2; up to \$900,000.00 in CDBG funding be awarded to Village at Roosevelt, a 57-unit multi-family rental housing development located at 1507/1514 Roosevelt Dr., in Council District 3; and up to \$1,250,000.00 in CDBG funding be awarded to Majestic Ranch Apartments, a 288-unit multi-family rental housing development located at 4847 Callaghan Rd., in Council District 7; and

WHEREAS, City Council approves the recommended awards of FY 2019 HOME and CDBG funds; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Ordinance authorizing the allocation of an amount up to \$1,250,000.00 in FY 2019 HOME Investment Partnerships Program (HOME) and up to \$3,250,000.00 in FY 2019 Community Development Block Grant (CDBG) expense funding in accordance with schedule affixed hereto as **Attachment I** and incorporated herein for the following projects: up to \$1,250,000.00 in HOME funding and up to \$1,100,000.00 in CDBG funding to Alsbury Apartments; up to \$900,000.00 in CDBG funding to Village at Roosevelt; and up to \$1,250,000.00 in CDBG funding to Majestic Ranch Apartments.

SECTION 2. Budget adjustments within project allocations to conform with actual expenditures if line item cost overruns occur or are anticipated is hereby authorized. The closeout and cancellation of affected projects and the creation of new projects and project budgets in accordance with **Attachment I** is hereby authorized.

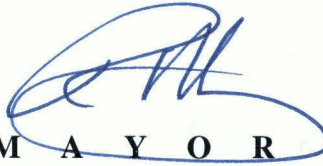
SECTION 3. The City Manager or her designee, the Director of the Department of Neighborhood and Housing Services or the Grants Administrator of the Division of Grants Monitoring and Administration is hereby authorized to approve budget adjustments within project allocations to conform with actual expenditures if line item cost overruns occur or are anticipated; authorizing the close-out and cancellation of affected projects and the creation of new projects and project budgets, and authorizing the execution and submission of contracts and other documents as necessary; and providing for payment.

SECTION 4. The City Manager or her designee, the Director of the Neighborhood and Housing Services Department or her designee, or the Grants Administrator of the Division of Grants Monitoring and Administration, is hereby authorized to negotiate and execute any and all contracts and other documents as necessary for: (a) implementation of the funding awards as set forth herein; and (b) compliance with the U.S. Department of Housing and Urban Development (HUD) rules, regulations, and procedures, and to submit all certifications and such other information to and as required by HUD.

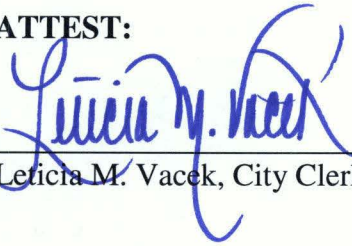
SECTION 5. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 6. This Ordinance is effective immediately upon the receipt of eight (8) affirmative votes; otherwise, it is effective ten (10) days after passage.

PASSED AND APPROVED this 6th day of December, 2018.



M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

Agenda Item:	19 (in consent vote: 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17A, 17B, 18, 19)						
Date:	12/06/2018						
Time:	10:02:35 AM						
Vote Type:	Motion to Approve						
Description:	Ordinance awarding \$1,250,000.00 in FY 2019 HOME Investment Partnerships Program (HOME) funding and \$3,250,000.00 in FY 2019 Community Development Block Grant (CDBG) funding as Affordable Rental Housing Development Gap Financing to the following affordable housing development projects: (1) up to \$1,250,000.00 in HOME funding and up to \$1,100,000.00 in CDBG funding to Alsbury Apartments; (2) up to \$900,000.00 in CDBG funding to Village at Roosevelt; and (3) up to \$1,250,000.00 in CDBG funding to Majestic Ranch Apartments; with a total of 30 HOME-assisted affordable housing units and 300 CDBG-assisted affordable housing units which exceeds the City's fiscal year 2019 performance goal of 111 affordable units for these funding sources. [Peter Zaroni, Deputy City Manager; Veronica Soto, Director, Neighborhood and Housing Services]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x				x
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x			x	
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

SZ
12/06/2018
Item No. 19

Attachment I

**Neighborhood and Housing Services Department
Rental Housing Development Funding Schedule**

HOME Investment Partnerships Program							
Sources							
Fiscal Year	Activity Name	Fund Source Type	I/O	Fund	SAP Approved Budget	Expenses To Date	Balance
2019	Rental Housing Development Set-Aside	Entitlement	157000000095	25227000	\$1,250,000.00	\$0.00	\$1,250,000.00
Total Sources							\$1,250,000.00
Uses							
Fiscal Year	Project Name				Council District	Award Amount	
2019	Alsbury Apartments (Versa Development)				2	\$1,250,000.00	
Total Uses							\$1,250,000.00
Over (Under)							\$0.00

Community Development Block Grant							
Sources							
Fiscal Year	Activity Name	Fund Source Type	I/O	Fund	SAP Approved Budget	Expenses To Date	Balance
2019	Support Affordable Housing Development Set-Aside	Entitlement	157000000113	28244000	\$3,250,000.00	\$0.00	\$3,250,000.00
Total Sources							\$3,250,000.00
Uses							
Fiscal Year	Project Name				Council District	Award Amount	
2019	Alsbury Apartments (Versa Development)				2	\$1,100,000.00	
2019	Village at Roosevelt (ProsperaHCS)				3	\$900,000.00	
2019	Majestic Ranch Apartments (HomeSpring Realty)				7	\$1,250,000.00	
Total Uses							\$3,250,000.00
Over (Under)							\$0.00

ATTACHMENT I