

ORDINANCE 2021 - 02 - 18 - 0124

AWARDING UP TO \$5,901,669.00 IN HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) FUNDS AND UP TO \$3,000,000.00 IN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS TO AFFORDABLE HOUSING DEVELOPMENT ACTIVITIES.

* * * * *

WHEREAS, on August 13, 2020, pursuant to Ordinance No. 2020-08-13-0531, City Council approved and adopted the FY2021 United States Department of Housing and Urban Development (HUD) Action Plan and Budget (FY2021 HUD Action Plan and Budget), wherein, among other actions, the City programmed HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) funds; and

WHEREAS, on October 29, 2020, pursuant to Ordinance No. 2020-10-29-0775, City Council approved and authorized Substantial Amendment #1 to the FY2021 HUD Action Plan wherein the City reprogrammed FY 2021 CDBG funds; and

WHEREAS, on January 21, 2021, City Council approved and authorized Substantial Amendment #2 to the FY2021 HUD Action Plan wherein, among other actions, the City programmed CDBG funds received under the second round of funding received under the CARES Act and reprogrammed FY 2021 CDBG entitlement funds; and

WHEREAS, on February 18, 2021, City Council approved and authorized Substantial Amendment #3 to the FY2021 HUD Action Plan wherein the City reprogrammed HOME and CDBG funds; and

WHEREAS, in furtherance of making the awards at issue, City staff released requests for applications (RFA) for affordable housing development, both homeownership and rental housing; and

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

WHEREAS, a panel of staff members reviewed and evaluated the applications received from developers for affordable housing based on the following criteria: experience and capacity, project readiness, project site characteristics and amenities, HUD regulatory conditions, efficient use of funds and other relevant factors including the results of a preliminary underwriting review; and

WHEREAS, based on their review and evaluation, the evaluation panels recommended the awards reflected on **Attachment I**; and

WHEREAS, City Council approves the recommended awards of HOME and CDBG funds for affordable housing development; **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 \$5,901,669.00 in FY 2021 HOME Investment Partnership Program (HOME) and up to \$3,000,000.00 in FY 2021 Community Development Block Grant (CDBG) funding for affordable housing developments activities in accordance with the funding schedule affixed hereto and incorporated by reference herein for all purposes as **Attachment I**. Said funds are hereby authorized to be allocated to various projects in accordance with **Attachment I** and the allocation and appropriation of funds consistent with **Attachment I** are hereby authorized, to wit:

From HOME funding:

- (a) Up to \$1,200,000.00 to the Alamo Community Group for the Cattleman Square Lofts located at 811 W. Houston, in Council District 5;
- (b) Up to \$1,200,000.00 to the NRP Group for the Hamilton Wolfe Lofts located at 4631 Hamilton Wolfe, in Council District 8;
- (c) Up to \$275,000.00 to Neighborhood Housing Services of San Antonio for scattered site single family homeownership development in Council Districts 2 and 3; and
- (d) Up to \$351,669.00 to Our Casas Resident Council Zarzamora Houses for scattered site single family homeownership development in Council District 5;

From CDBG funding:

- (e) Up to \$500,000.00 to the H. Cohen Trust for the Vista at Everest located at 538 Everest in Council District 1; and
- (f) Up to \$1,000,000.00 to Cohen-Esrey Real Estate for the Loma Vista Vista Lofts located at 363 N. Gen. McMullen in Council District 5.

From HOME and CDBG funding:

- (g) Up to \$750,000.00 in HOME funding and up to \$500,000.00 in CDBG funding to Prospera HCS for the Arbors at West Avenue Apartments located at 3747 West Avenue in Council District 1; and
- (h) Up to \$2,000,000.00 in HOME funding and up to \$1,000,000.00 in CDBG funding to Habitat for Humanity of San Antonio, Inc. for the Rancho Carlota Phase III homeownership development in Council District 4.

From HOME funding:

- (i) Up to \$125,000 in HOME funding for on-call environmental, underwriting, and labor compliance consultant services needed to carry out affordable housing development activities separate from the awards to the developments.

SECTION 2. The City Manager or her designee, the Director of the Neighborhood and Housing Services Department (NHSD) or her designee, an Assistant Director of the Neighborhood and Housing Services Department (NHSD), and the Grants Administrator of the Division of Grants Monitoring and Administration, are each 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 3. The City Manager, or their designee, the Director of the Neighborhood and Housing Services Department or their designee, or Grants Administrator of the Division of Grants Monitoring and Administration are each individually hereby authorized to approve budget adjustments within project allocations to conform with actual expenditures if line item cost overruns or are anticipated.

SECTION 4. The appropriations, reallocations, expenditures, encumbrances, and budget revisions necessitated and scheduled pursuant to the aforesaid **Attachment I** are hereby authorized for entry into the City's accounting system.

SECTION 5. The Director of the City's Finance Department is hereby authorized to effect on the books of the City the cancellations, revisions, and reprogramming in support thereof set forth in **Attachment I**. The City Manager or his designee, the Director of the Neighborhood and Housing Services Department or her designee, an Assistant Director of the Neighborhood and Housing Services Department (NHSD) or the Grants Administrator of the Division of Grants Monitoring and Administration are each hereby authorized to (a) implement the reductions, revisions, and reprogramming set forth in **Attachment I**; (b) comply with HUD rules, regulations, and procedures, and submit all certifications and such other information to and as required by HUD; (c) approve budget adjustments within project allocations to conform with actual expenditures if line item cost overruns occur or are anticipated; (d) close-out and cancel affected projects and create new projects and project budgets in accordance with **Attachment I**; (e) execute any and all necessary contracts and other documents in connection with the projects set forth above; and (f) provide for payment.

SECTION 6. The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

SECTION 7. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 18th day of February, 2021.


M A Y O R
Ron Nirenberg

ATTEST:


Tina Flores, City Clerk

APPROVED AS TO FORM:

**Scott
Zimmerer**

Digitally signed by
Scott Zimmerer
Date: 2021.02.17
13:25:49 -06'00'

Andrew Segovia, City Attorney

SZ
02/18/2021
Item No. 21

ATTACHMENT I
COVER SHEET



City of San Antonio

City Council

February 18, 2021

Item: 21

Enactment Number:

File Number: 21-1613

2021-02-18-0124

Ordinance awarding up to \$5,901,669 in HOME Investment Partnerships Program (HOME) funding and \$3,000,000 in Community Development Block Grant (CDBG) funding to affordable housing development activities. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Councilmember Rebecca Viagran made a motion to approve. Councilmember Shirley Gonzales seconded the motion. The motion passed by the following vote:

Aye: 11 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage and Perry

FY 2021 Affordable Housing Development Recommendations

CDBG Sources

Fiscal Year	Activity Name	Fund Source Type	I/O	Fund	SAP Approved Budget	Expenses/ Commitments	Balance
2021	Support Affordable Housing Rental Development	Entitlement	157000000249	28246000	\$2,000,000.00		\$2,000,000.00
2021	Support Affordable Housing Homeownership Development	Entitlement	157000000250	28246000	\$1,000,000.00		\$1,000,000.00
						Total Sources	\$3,000,000.00

Uses

Fiscal Year	Project Name	Set Aside / Fund Type	Council District	Internal Order	Award Amount
2021	Arbors at West Avenue (Prospera HCS)	Affordable Rental Housing Development	1	157000000249	\$500,000.00
2021	Loma Vista Lofts (Cohen-Esrey Real Estate)	Affordable Rental Housing Development	5	157000000249	\$1,000,000.00
2021	Vista at Everest (Howard Cohen Trust)	Affordable Rental Housing Development	1	157000000249	\$500,000.00
2021	Rancho Carlota Subdivision, Phase III (Habitat for Humanity)	Affordable Homeownership Housing Development	4	157000000250	\$1,000,000.00
				Total Uses	\$3,000,000.00
				Over (Under)	\$0.00

HOME Sources

Fiscal Year	Activity Name	Fund Source Type	I/O	Fund	SAP Approved Budget	Expenses/ Commitments	Balance
2021	Rental Housing Development Set-Aside	Entitlement	157000000235	25229000	1,250,000.00		\$1,250,000.00
2021	Homeownership Housing Development Set-Aside	Entitlement	157000000236	25229000	1,250,000.00		\$1,250,000.00
2021	Rental and Homeownership Housing Activities (Reprogramming)	PI/ Entitlement	Various				\$3,401,669.00
						Total Sources	\$5,901,669.00

Uses

Fiscal Year	Project Name	Set Aside / Fund Type	Council District	Award Amount	
2021	Arbors at West Avenue (Prospera HCS)	Affordable Rental Housing Development	1	\$750,000.00	
2021	Cattleman Square Lofts (Alamo Community Group)	Affordable Rental Housing Development	5	\$1,200,000.00	
2021	Hamilton Wolfe Lofts (NRP Group)	Affordable Rental Housing Development	8	\$1,200,000.00	
2021	Rancho Carlota Subdivision, Phase III (Habitat for Humanity)	Affordable Homeownership Housing Development	4	\$2,000,000.00	
2021	Scattered Sites Infill (Neighborhood Housing Services of SA)	Affordable Homeownership Housing Development	2 & 3	\$275,000.00	
2021	Zarzamora Houses (Our Casas Resident Council)	Affordable Homeownership Housing Development	5	\$351,669.00	
2021	NHSD Project Related Costs for Development	Affordable Rental & Homeownership Development	N/A	\$125,000.00	
				Total Uses	\$5,901,669.00
				Over (Under)	\$0.00