

FY 2020 Affordable Housing Development Funding Recommendations (Substantial Amendment #1 | Part 1)

City Council "A" Session
Agenda Item #33 (20-1102)
January 30, 2020



CITY OF SAN ANTONIO
**NEIGHBORHOOD & HOUSING
SERVICES DEPARTMENT**

Verónica R. Soto, AICP
Director



City of San Antonio
FY 2020 ACTION PLAN
HUD PY 2019



Community Development Block Grant (CDBG)
Home Investment Partnerships Program (HOME)
HEARTH Emergency Solutions Grant (HESG)
Housing Opportunities for Persons with AIDS (HOPWA)

Council Action August 8, 2019



SAN ANTONIO'S
HOUSING POLICY FRAMEWORK

THE CORNERSTONE OF ECONOMIC DEVELOPMENT

Mayor's Housing Policy Task Force
August 2018

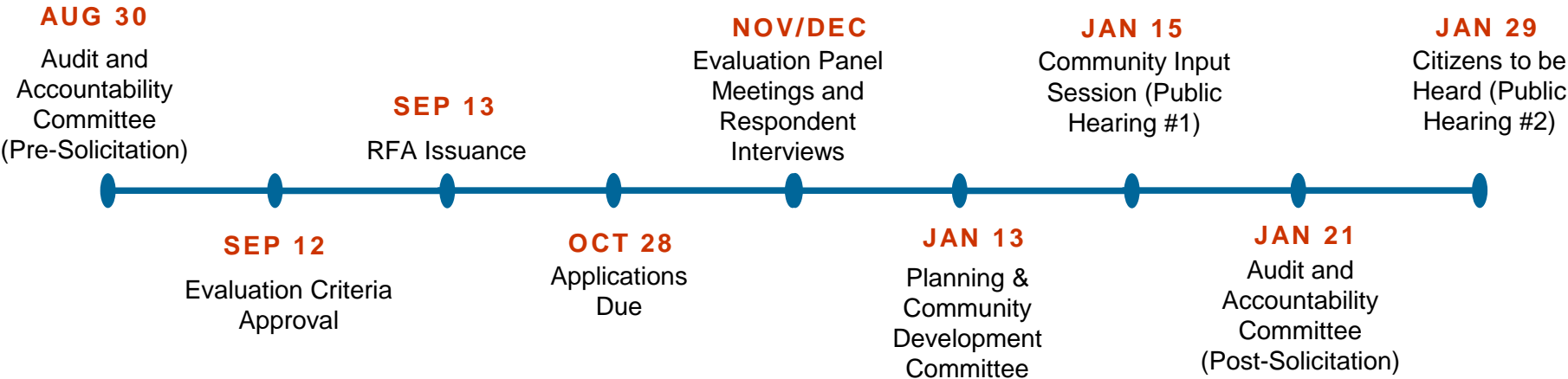
FUNDING AVAILABLE

CDBG	\$5,000,000
HOME	\$2,500,000
AHF	\$6,200,000
CHDO	\$150,000



Rental and Homeownership Housing Development

Request for Applications & Substantial Amendment Timeline



Rental and Homeownership Housing Development Evaluation Process

Evaluation Criteria	Maximum Points
Experience and Capacity	15
Project Readiness	20
Project Site Characteristics and Amenities	25
HUD Regulatory Conditions	5
Efficient Use of Funds	5
Underwriting	30
Total Point Scale	100

	Rental	Ownership
Vendors Notified	4,313	4,313
Applications Received	8	3
Funding Requested	\$10,845,000	\$3,106,648



Legacy at Piedmont



Alazan Lofts



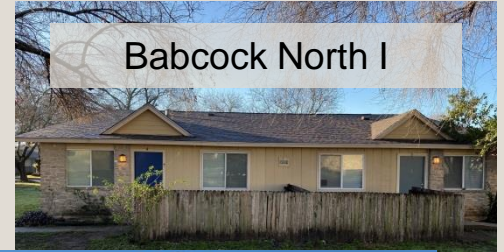
Village at Nogalitos



Habitat for Humanity



Babcock North I



Luna Flats



Funding Recommendations

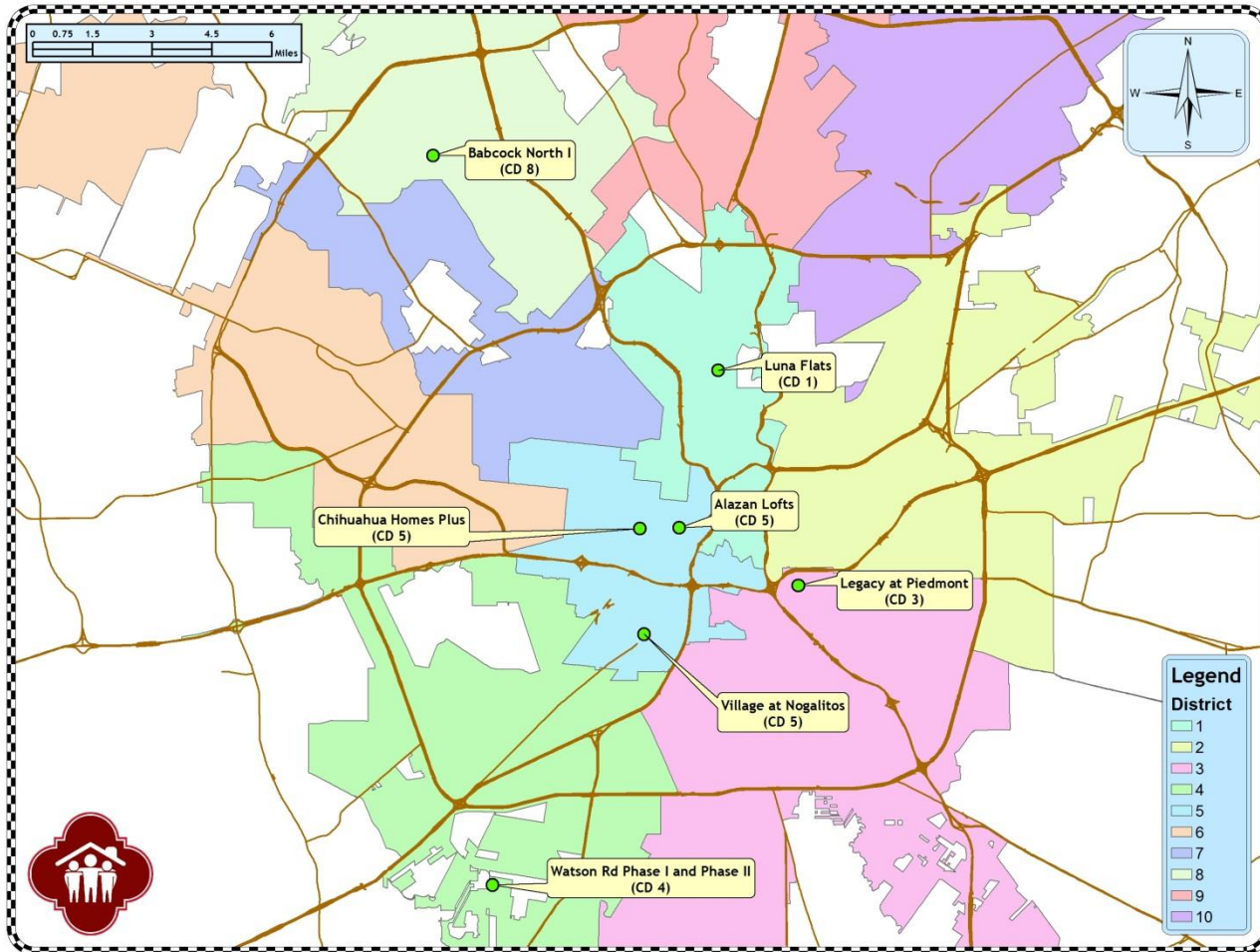
Rental Housing Development						Unit Mix				
Project Name (Developer)	CD	Fund	Award	<u>Income Averaging</u>	<u>Tax Credit Value (over 10 Years)</u>	<u>80%</u>	<u>60%</u>	<u>30%</u>	<u>Mrkt</u>	<u>Total</u>
Alazan Lofts (NRP Group) ¹	5	CDBG	\$1,319,000	No	\$15,000,000	0	72	8	8	88
Babcock North I (Alamo Community Group)	8	CDBG	\$1,000,000	No	NA	68	71	0	0	139
Legacy at Piedmont (Atlantic Pacific Company) ¹	3	CDBG	\$650,000	Yes	\$12,089,450	0	39	10	0	49
Village at Nogalitos (Prospera HCS) ¹	5	HOME	\$1,549,000	No	\$14,000,000	0	69	9	0	78
Luna Flats (NRP Group) ¹	1	AHF	\$1,540,760	No	\$15,000,000	0	62	7	0	69
Total			\$6,058,760		\$56,089,450	68	313	34	8	423

¹ Awarded 2019 9% Housing Tax Credits.

Homeownership Housing Development				Unit Mix
Project Name (Developer)	CD	Fund	Award	<u>80%</u>
Chihuahua Homes Plus (Our Casas Resident Council)	5	HOME	\$150,000	3
Watson Road Phase I (Habitat for Humanity)	4	AHF	\$1,333,240	53
Watson Road Phase II (Habitat for Humanity)	4	CDBG	\$2,549,760	48
Total			\$4,033,000	104



FY 2020 Affordable Housing and Community Development Funding Recommendations



CHDO Operating Expense Funding Request for Applications Timeline



CHDO Operating Expense Funding

Evaluation Criteria and Funding Recommendations

Evaluation Criteria	Maximum Points
Experience and Capacity	50
Proposed Plan	50
Total Point Scale	100

Community Housing Development Organization (CHDO) Operating Expense Funding			
Project Name (Developer)	CD	Fund	Award
Habitat for Humanity	1	HOME	\$50,000
Prospera HCS	10	HOME	\$50,000
Neighborhood Housing Services of San Antonio	3	HOME	\$50,000
Total			\$150,000



Additional Reprogramming Activities

Additional Reprogramming Activities			
Project Name	CD	Fund	Award
Avenida Guadalupe Master Plan	5	CDBG	\$75,000
Project MEND Facility Development	7	CDBG	\$250,000
Tarasco Gardens	4	CDBG	\$635,000
Emergency Solutions Grant Street Outreach	CW	ESG	\$182,001
Total			\$1,142,001



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