

ORDINANCE 2021-02-18-0123

**APPROVING SUBSTANTIAL AMENDMENT #3 TO THE FY 2021  
UNITED STATES DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT (HUD) ACTION PLAN AND BUDGET.**

\* \* \* \* \*

**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); 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 Community Development Block Grant (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**, the City has been awarded additional federal funding to provide rental assistance to its residents under the Bipartison-Bicameral Omnibus COVID Relief Package passed by the United States Congress on December 21, 2020; and

**WHEREAS**, based on comments received during the public comment and public hearing process for Substantial Amendment #2, and in light of the additional federal funding received by the City under the Bipartison-Bicameral Omnibus COVID Relief Package, City staff recommends reprogramming available HOME Investment Partnerships Program (HOME) and CDBG funds to eligible activities; and

**WHEREAS**, in order to to reprogram said HOME and CDBG funds, it is necessary to authorize a substantial amendment to the City's FY 2021 HUD Action Plan and Budget; and

**WHEREAS**, as authorized by the CARES Act and applicable HUD waivers and guidance, the City modified the Citizen Participation Plan set forth in the City's FY2016-2020 Consolidated Plan in a manner consistent with the declarations and executive orders issued by the Governor of the State of Texas, the County Judge of Bexar County, and the Mayor and City Council concerning the COVID-19 pandemic to prevent the spread of COVID-19 and to facilitate assistance to eligible communities and households economically impacted by COVID-19; and

**WHEREAS**, after notice having been duly published and posted, a virtual public hearing was held on Feburary 17, 2021 and timely responses from local officials to all citizen questions and issues, and public access to all questions and responses, has occurred; and

**WHEREAS**, City Council approves Substantial Amendment #3 to the FY2021 HUD Action Plan and Budget; **NOW THEREFORE:**

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

**SECTION 1.** Revisions to the HOME Investment Partnerships Program (HOME) projects and the modifications to the budgets and reprogramming in support thereof in an amount not to exceed \$3,401,669.00, available from program savings, cancelled activities and/or program income are hereby authorized in accordance with the budget revision schedule affixed hereto and incorporated by reference herein for all purposes as **Attachment I**. Said funds are hereby authorized to be reprogrammed to project: "Affordable Rental and Homeownership Housing Development" in accordance with **Attachment I** and the allocation and appropriation of funds consistent with **Attachment I** are hereby authorized.

**SECTION 2.** Revisions to the Community Development Block Grant (CDBG) projects and the modifications to the budgets and reprogramming in support thereof in an amount not to exceed \$1,144,002.00, available available from program savings, cancelled activities and/or program income are hereby authorized in accordance with the budget revision schedule affixed hereto and incorporated by reference herein for all purposes as **Attachment I**. Said funds are hereby authorized to be reprogrammed to various projects in accordance with **Attachment I** and the allocation and appropriation of funds consistent with **Attachment I** are hereby authorized, to wit: (a) up to \$630,506.00 for Zarzamora Service Center Environmental Remediation; (b) up to \$208,282.00 for the Parks and Recreation Summer Youth Program; (c) up to \$75,000.00 for the Avenida Guadalupe Master Plan; (d) up to \$100,000.00 for the Minor Repair Program; (e) up to \$99,250.00 for consultant services for the HUD Five-Year Consolidated Plan; (f) up to \$12,541.00 in supplemental funding for the St. James Street Reconstruction project, and (g) up to \$18,423.00 in supplemental funding for the Canadian Street Reclamation project.

**SECTION 3.** Substantial Amendment # 3 to the City's FY2021 HUD Action Plan and Budget to reprogram said HOME and CDBG funds and modify said budgets in accordance with this Ordinance and **Attachment I** are hereby authorized and approved. The City Manager or his designee, the Director of the Neighborhood and Housing Services Department (NHSD) or her designee, the Assistant Director of NHSD, the Director of the Human Services Department or her designee, or Grants Administrator of the Division of Grants Monitoring and Administration are each hereby authorized to execute any and all documents necessary to implement and carry out said Substantial Amendment #3.

**SECTION 4.** The City Manager or his designee, the Director of the Neighborhood and Housing Services Department or her designee, the Assistant Director of NHSD, the Director of the Human Services Department or her designee, or 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 5.** 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.

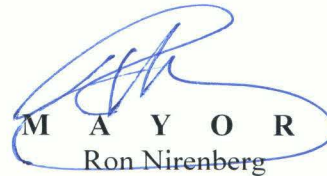


**SECTION 6.** The Director of the City's Finance Department is hereby authorized to effect on the books of the City the cancellations, revisions, and reprogramming in support thereof set forth in **Attachment I**. The City Manager or his designee, the Director of the Neighborhood and Housing Services Department or her designee, the Assistant Director of the Neighborhood and Housing Services Department or his designee the Director of the Human Services Department or her designee, or 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 7.** 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 8.** This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED** this 18<sup>th</sup> 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 12:15:58  
-06'00'

Andrew Segovia, City Attorney

SZ  
02/18/2021  
Item No. 20

**ATTACHMENT I**  
**COVER SHEET**



# City of San Antonio

## City Council

February 18, 2021

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**Item: 20**

**Enactment Number:**

**File Number: 21-1610**

**2021-02-18-0123**

Ordinance approving Substantial Amendment #3 to the FY 2021 Action Plan and Budget to reprogram up to \$3,401,669 in HOME Investment Partnerships Program (HOME) funding to affordable housing development activities and up to \$1,144,002 in Community Development Block Grant (CDBG) funding to eligible 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:** 10 Nirenberg, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales,  
Cabello Havrda, Sandoval, Pelaez, Courage and Perry

**Nay:** 1 Treviño

**Proposed Substantial Amendment #3 to the FY 2021 Action Plan**

<b>CDBG Sources</b>							
<b>Fiscal Year</b>	<b>Activity Name</b>	<b>Fund Source Type</b>	<b>I/O</b>	<b>Fund</b>	<b>SAP Approved Budget</b>	<b>Expenses/ Commitments</b>	<b>Balance</b>
2019	Tarasco Gardens Single Family Development (Canceled Project)	Affordable Housing	157000000214	28244000	\$635,000.00	\$ -	\$635,000.00
Multi	Project Savings, Cancelled Projects & Program Income			28245000			\$510,999.00
2021	HUD Entitlement Adjustment (to be offset by CDBG Program Income)						-\$1,997.00
						<b>Total Sources</b>	<b>\$1,144,002.00</b>

<b>Uses</b>					
<b>Fiscal Year</b>	<b>Project Name</b>	<b>Set Aside / Fund Type</b>	<b>Council District</b>	<b>Internal Order</b>	<b>Award Amount</b>
2021	Zarzamora Service Center Environmental Remediation	Remediation for Affordable Housing	5		\$630,506.00
2021	Parks and Recreation Summer Youth Program	Public Services	City-Wide		\$208,282.00
2021	Minor Repair Program	Affordable Housing	City-Wide		\$100,000.00
2021	Avenida Guadalupe Master Plan	Administration and Planning	5		\$75,000.00
2021	HUD Five-Year Consolidated Plan	Administration and Planning	N/A		\$99,250.00
2021	St. James Street Reconstruction – Supplemental Funding	Public Infrastructure	2		\$12,541.00
2021	Canadian Street Reclamation – Supplemental Funding	Public Infrastructure	2		\$18,423.00
				<b>Total Uses</b>	<b>\$1,144,002.00</b>
				<b>Over (Under)</b>	<b>\$0.00</b>



**Proposed Substantial Amendment #3 to the FY 2021 Action Plan**

**HOME Sources**

<b>Fiscal Year</b>	<b>Activity Name</b>	<b>Fund Source Type</b>	<b>I/O</b>	<b>Fund</b>	<b>SAP Approved Budget</b>	<b>Expenses/ Commitments</b>	<b>Balance</b>
2018	Monitoring & Ovrst Admin-HOME 26th Year	Entitlement-Adm	157000000014	25226000	\$194,409.93	-\$148,806.50	\$45,603.43
2018	Fiscal Team Admin - HOME	Entitlement-Adm	157000000015	25226000	\$97,997.14	-\$78,372.97	\$19,624.17
2018	Loan Servicing Admin - HOME	Entitlement-Adm	157000000016	25226000	\$44,756.84	-\$43,345.44	\$1,411.40
2018	Housing Services Admin - HOME	Entitlement-Adm	157000000017	25226000	\$152,727.09	-\$110,246.33	\$42,480.76
2018	Monitoring & Ovrst Admin-HOME 26th Year	PI Drawn-Ent. Adm	157000000014	25226000			\$97,465.21
2018	Lord Road Apartments (NRP Group)	PI Drawn-Ent. Prg.	157000000019	25226000			\$323,293.97
2018	Lenwood Heights - Habitat for Humanity	PI Drawn-Ent. Prg.	157000000020	25226000			\$424,451.32
2018	Homebuyer Incentive Program	PI Drawn-Ent. Prg.	157000000021	25226000			\$363,118.71
2019	Monitoring & Ovrst Admin-HOME 27th Year	Entitlement-Adm	157000000090	25227000	\$230,438.13	-\$163,405.30	\$67,032.83
2019	Fiscal Team Admin - HOME	Entitlement-Adm	157000000091	25227000	\$85,564.49	-\$72,834.45	\$12,730.04
2019	Loan Servicing Admin - HOME	Entitlement-Adm	157000000092	25227000	\$45,789.96	-\$40,217.22	\$5,572.74
2019	Housing Services Admin - HOME	Entitlement-Adm	157000000093	25227000	\$128,098.42	-\$41,584.12	\$86,514.30
2019	Single-Family Rehabilitation/Reconstruct	PI Drawn-Ent. Prg.	157000000094	25227000			\$1,141,693.45
2019	Alsburys Apts (Versa Development) HOME	PI Drawn-Ent. Prg.	157000000095	25227000			\$51,551.60
2019	Homebuyer Incentive Program	PI Drawn-Ent. Prg.	157000000097	25227000			\$416,876.31
2020	Monitoring & Ovrst Admin-HOME 28th Year	Entitlement-Adm	157000000182	25228000	\$257,995.50	-\$145,457.75	\$112,537.75
2020	Fiscal Team Admin - HOME	Entitlement-Adm	157000000183	25228000	\$81,163.70	-\$64,389.77	\$16,773.93
2020	Housing Services Admin - HOME	Entitlement-Adm	157000000184	25228000	\$150,731.80	-\$62,667.57	\$88,064.23
2020	Single F Rehab/Recon RePr	PI Drawn-Ent. Prg.	157000000230	25228000			\$84,872.85
2021	HOME Program Income	Program Income	N/A		\$1,186.00	\$0.00	\$1,186.00
2021	HUD Entitlement Adjustment (to be offset by HOME Program Income)						-\$1,186.00
						<b>Total Sources</b>	<b>\$3,401,669.00</b>

**Uses**

<b>Fiscal Year</b>	<b>Project Name</b>	<b>Set Aside / Fund Type</b>	<b>Council District</b>	<b>Award Amount</b>
2021	Affordable Homeownership Housing Development	Affordable Homeownership Housing Development		\$1,900,000.00
2021	Affordable Rental Housing Development	Affordable Rental Housing Development		\$1,376,669.00
2021	NHSD Project Related Costs - Consultant Services	Affordable Rental and Homeownership Development		\$125,000.00
			<b>Total Uses</b>	<b>\$3,401,669.00</b>
			<b>Over (Under)</b>	<b>\$0.00</b>

\*Funds will be used for Affordable Housing Gap Funding award recommendations