

**BOARD MEETING of the**  
**SAN ANTONIO AFFORDABLE HOUSING, INC.**  
**BOARD OF DIRECTORS**

**DATE**            September 16, 2020  
**TIME:**           12:00 PM  
**PLACE:**        (No In Person Access to This Meeting)

**When it's time, join your Webex meeting here.**

Meeting number (access code): 133 320  
9047

Meeting password: MBhGbt2RP63



**Tap to join from a mobile device (attendees only)**

[+1-415-655-0001..1333209047##](#) US Toll

[+1-904-900-2303..1333209047##](#) United States Toll (Jacksonville)

**Join by phone**

+1-415-655-0001 US Toll

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[Global call-in numbers](#)

Notice is hereby given pursuant to Texas Government Code Sections 551.125 and 551.045 that due to the threat of community spread of COVID-19, a Meeting of the San Antonio Affordable Housing Inc. Board of will be held on Wednesday, September 16, 2020, beginning at 12:00 PM. In accordance with the waiver to certain provisions of the Texas Open Meetings Act issued by Governor Greg Abbott on March 16, 2020, and in the interest of avoiding large gatherings and promoting social distancing during this pandemic, all Board members will participate via WebEx teleconference and Call-In.

**Please Note:** Following the Mayor's Declaration of a Public Health Emergency, NHSD modified business practices. We are open for business. However, to limit the spread of COVID-19, the NHSD lobby is closed until further notice. We are working remotely during this time but will continue to be available via email or phone during regular business hours. Should you need to meet with me, please call or email me. For deliveries call 210-207-6459 to make arrangements. Our goal is to limit the disruption of services as much as possible. Thank you for your patience and understanding during this critical time.

## **PUBLIC PARTICIPATION**

Members of the public may provide comment on any agenda item, consistent with procedural rules governing the San Antonio Affordable Housing, Inc. (SAAH) Board meetings and state law. Public comment may be provided as follows:

1. Submit written comments (up to 300 words maximum) via email by **3:00 PM on Friday, September 11, 2020** to the SAAH Board liaison: Scott Price at [scott.price@sanantonio.gov](mailto:scott.price@sanantonio.gov)

These comments will be read at the beginning of the meeting as scheduled. Please include your full name, home or work address, and item number (if applicable).

2. Sign up to give your comments live during the meeting by leaving your name, telephone number, and item number on which you would like to speak on at (210) 207-6357 by **3:00 PM on Friday, September 11, 2020**. City staff will contact you for discussion but cannot guarantee a specific time. Once you join the call, you will be given two (2) minutes to provide your comments.

\* Note: Comments may be submitted in Spanish. Written comments, voicemail messages and requests to make comments during the meeting live must be received by **Thursday, September 10, 2020 at 11:00 AM** to allow time to secure translation services.

## **BOARD MEETING of the** **SAN ANTONIO AFFORDABLE HOUSING, INC.** **BOARD OF DIRECTORS**

**DATE:** September 16, 2020  
**TIME:** 12:00 PM  
**PLACE:** (No In Person Access to This Meeting)

### **WebEx and Call-In**

**Meeting Number:** 133 320 9047  
**Meeting Password:** MBhGbt2RP63

**Call In Number:** 415-655-0001

## **AGENDA**

- CALL TO ORDER
- ROLL CALL
- PUBLIC COMMENTS

1. APPROVAL OF MINUTES FROM **AUGUST 19, 2019** MEETING
2. DISCUSSION REGARDING FINANCIAL REPORTS AND ACTIVITIES (**Gloria Alvarado, Department Fiscal Manager**)
3. ACTION ITEMS:
  - a. Discussion and Possible Action regarding a Resolution to accept funding in the form of loans, grants and other support from Local Initiatives Support Corporation (LISC), a 501(c)(3) corporation to assist in the development and promotion of affordable housing. (**Scott Price, OUR SA Real Estate Manager, and Doug Poneck, Escamilla & Poneck**)
  - b. Discussion and Possible Action regarding a Resolution approving administrative functions to be performed by SAAH, Inc. on behalf of OUR SA and the City of San Antonio, Texas for approved affordable housing programs and projects and authorizing the execution of certain documents. (**Doug Poneck, Escamilla & Poneck**)
  - c. Discussion and Possible Action regarding the Ratification and Approval of all transactions and documents related to and required for various SAAH Board approved housing programs. (**Doug Poneck, Escamilla & Poneck**)
4. UPDATE ITEMS
  - a. Housing Programs (**Scott Price, Real Estate Manager**)
    - 1) NSP Program
    - 2) REnewSA Program
    - 3) SAAH - COSA Vacant Lots
    - 4) FY20 Single Family Rehab Program
    - 5) FY20 Single Family New Home Construction
  - b. MLK Vacant Lot Development (**Scott Price, Real Estate Manager**)
  - c. Pierce Gift Home Relocation to 303 Spofford (**Scott Price, Real Estate Manager**)
- ADJOURNMENT

**BOARD MEETING of the**  
**SAN ANTONIO AFFORDABLE HOUSING, INC.**  
**BOARD OF DIRECTORS**

**DATE:** August 19, 2020  
**TIME:** 12:00 PM  
**PLACE:** (No In Person Access to This Meeting)

**WebEx and Call-In**

**Meeting Number:** 133 902 6454  
**Meeting Password:** aAtv5d7ZsE6  
  
**Call In Number:** 415-655-0001

**MINUTES**

- **CALL TO ORDER**  
**The WebEx meeting was called to order at 12:51 pm by Chairman Rodriguez**
- **ROLL CALL**
  - a. **Director's in Attendance:**  
Ramiro Gonzales  
Juan Garcia  
David Rodriguez  
Zar Haro  
Susan Wright  
Maria Nelson
  - b. **Director's Absent:** None
  - c. **Management and Staff Present:**

Vero R. Soto, Director NHSD	Doug Poneck, Escamilla & Poneck
Jaime Damron, NHSD	James Wilson, NHSD
Deborah Bell, NHSD	Gloria Alvarado, NHSD
Ian Benavidez NHSD	Scott Price, OUR SA/SAAH
Jameene Williams. CAO	
  - d. **Visitors**  
Mary Nielson  
Cosima Colvin  
Michael Taylor, Cross Timber Homes
- **PUBLIC COMMENTS – None at this time**

1. APPROVAL OF MINUTES FROM FEBRUARY 19, 2020

**Motion was made by Commissioner Wright, seconded by Commissioner Gonzales to approve the meeting minutes as written.**

**In Favor: All**

2. DISCUSSION REGARDING FINANCIAL REPORTS AND ACTIVITIES (**Gloria Alvarado, Department Fiscal Manager**)

Discussion: Ms. Alvarado gave the combined financial report during the August 2020 OUR SA Board meeting.

1. ACTION ITEMS:

- a. Discussion and Possible Action regarding the selection of Registered Professional Land Surveyors to provide surveying services for both vacant and developed single family properties. (**Scott Price, Real Estate Manager**)

Discussion: Staff presented a brief presentation regarding the selection process and recommended selections for surveying services.

Question: Director Nelson asked why the existing "on-call" contractors for the City are not being used by SAAH. Ms. Damron explained that for SAAH to remain an arm's length from the City, it was preferable to use our own contractors for these services.

**Motion was made by Commissioner Wright, seconded by Commissioner Gonzales to approve staff's recommendation for surveying and engineering services.**

**In Favor: All**

- b. Discussion and Possible Action regarding the selection of qualified Real Estate Broker/Agents to provide a broad range of residential/commercial real estate services. (**Scott Price, Real Estate Manager**)

Discussion: Staff presented a brief presentation regarding the selection process and recommended selections for real estate services.

**Motion was made by Commissioner Wright, seconded by Commissioner Gonzales to approve staff's recommendation for real estate services.**

**In Favor: All**

4. UPDATE ITEMS

- a. Housing Programs (**Scott Price, Real Estate Manager**)

- 1) NSP Program
- 2) REnewSA Program
- 3) SAAH - COSA Vacant Lots

4) FY20 Single Family Rehab Program

5) FY20 Single Family New Home Construction

Discussion: Staff presented a PowerPoint presentation of the status of all current housing programs.

Question: Director Gonzales requested staff add information regarding the cost verses sales of the properties to give the Board an idea of the contribution the Programs are providing to each home.

Mr. Gonzales also inquired if additional future funding is expected for SAAH. Assistant Director Ian Benavidez stated that no additional funds on the current budget proposal are scheduled for SAAH housing programs.

b. MLK Vacant Lot Development Update (**Scott Price, Real Estate Manager**)

Discussion: Staff discussed the status of the MLK properties. The Board was reminded that the 10 lots are now the property of SAAH. Staff stated that an RFP has been drafted but not reviewed. Staff also stated the RFP would be finalized and advertised during the Fall 2020 and a proposal recommendation(s) would be presented to the Board Late fall or early Spring at the latest.

c. Pierce Gift Home Relocation to 303 Spofford (**Scott Price, Real Estate Manager**)

Discussion: Staff discussed the status of the Pierce home relocation to Spofford. Staff stated that several agreements have been executed by all parties. A required historic study of the home, site and historic neighborhood is expected to be completed by the end of August. It is not clear how long it will take to review and approve the report, or what additional information might be required. Staff did mention their hope to have the home moved in the October - November timeframe.

• ADJOURNMENT

**Motion was made by Commissioner Wright, seconded by Commissioner Gonzales to adjourn the meeting at 1:24 pm.**

**In Favor: All**

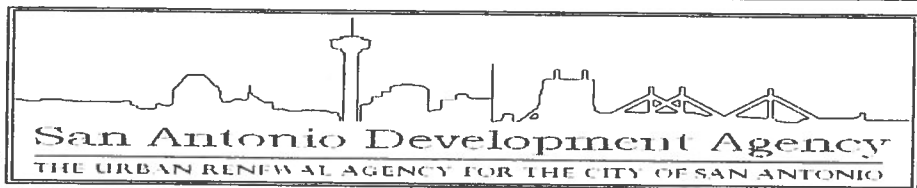
APPROVED:

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ATTESTED:

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Financial Statements by Program as of 8/31/2020											
	28700002 SAAH	28700004 SAAH - NSP	28700006 SAAH - RENEWSA	28700009 SAAH - Affordable Housing Program (303 Spotford / 7 SAHA Priorities)	28700001 OurSA-SADA	28700007 OurSA-BOND	28700008 OurSA - Affordable Housing Program	Combined FS as of 8/31/2020	Balance as of 9/30/19	% Change	
Balance Sheet											
Assets											
Cash & Cash Equivalent	20,642	378,924	382,433					781,999	861,930	-9.27%	
Accounts Receivable	-	-	-					-	-	-	
Accrued interest receivable	-	-	-					-	-	-	
Loans Receivable			262,653	91,448				354,101	2,469	-100.00%	
Land inventory	138,397	-	59,992	640,109	13,920	2,900,000		3,752,419	55,965	532.72%	
Building & improvements inventory		-	11,098		-	88,792		99,890	3,326,482	12.80%	
									252,690	-60.47%	
Deferred loans receivable, net of allowance		139,549						139,549	139,549	0.00%	
Allowance for uncollectible accounts		(139,549)						(139,549)	(139,549)	0.00%	
Due from:								-	-	-	
Other Funds								-	-	-	
City of San Antonio								-	-	-	
TOTAL ASSETS	159,039	378,924	716,177	731,557	13,920	2,988,792		4,938,409	4,544,432	-100.00%	
										9.77%	
Liabilities											
Accounts Payable	0	-	14,040	-	-	-		14,040	7,275	92.99%	
Due to:								-	-	-	
Other Funds								-	-	-	
City of San Antonio								-	-	-	
TOTAL LIABILITIES	0	-	14,040	-	-	-		14,040	44,896	-100.00%	
									52,171	-73.09%	
Fund Balances											
Restricted	159,039	378,924	702,137	731,557	13,920	2,988,792		4,815,329	4,390,892	9.67%	
Unrestricted	159,039							159,039	101,370	56.89%	
TOTAL FUND BALANCES	159,039	378,924	702,137	731,557	13,920	2,988,792		4,974,369	4,492,262	10.77%	
									4,544,433	9.77%	
TOTAL LIABILITIES and FUND BALANCES	159,039	378,924	716,177	731,557	13,920	2,988,792		4,988,409			
Statement of Revenues, Expenditures, and Changes in Fund Balances											
Revenues											
Revenues											
Sales of redeveloped real estate	8,000	419,900	-					-	283,988	50.68%	
Prereappropriated by Grantor		385,135	-					427,900	244,482	57.53%	
Program Income	6		-		58			385,135	64,254	-99.76%	
Contributions from CoSA			-	677,476				63	75,000	903.30%	
Capital Contributions from CoSA			-					752,476	2,988,792	-100.00%	
Interest Income	137	1,348	7,039					8,523	3,390	151.43%	
TOTAL REVENUES	83,142	806,383	7,039	677,476	58			1,574,098	3,622,140	-56.54%	
Expenditures											
Expenditures											
Returned to Grantor		385,135	-					385,135	251,482	45.71%	
Cost of sales or redeveloped real estate	7,612	553,959	-	7,367				568,937	64,254	-8.91%	
Fees to professional contractors	20,721	4,641	13,025	1,311	10,656	8,175		58,528	4,484	-100.00%	
Allowance for uncollectible accounts									116,740	31.99%	
Other contractual services and fees	5,135	6,722	3,986	62,731	817	-		79,390	827,432	31.97%	
TOTAL EXPENDITURES	33,468	950,456	17,010	71,409	11,472	8,175		1,091,991			
Other Financing Sources (Uses)											
Transfers in											
Transfers Out	46,945				30,774	8,175		385,135	72,976	189.66%	
	(38,949)	(20,841)	(137,700)	-	(13,894)			(211,384)	(72,976)	189.66%	
TOTAL OTHER FINANCING SOURCES (USES)	7,995	(20,841)	(137,700)	125,490	16,880	8,175					
Net change in fund balance	57,670	(164,914)	(147,671)	731,557	5,465	-		482,107	2,794,707	-82.75%	
Fund Balances, Beginning	101,370	543,838	849,808		8,455	2,988,792		4,492,262	1,697,555	164.63%	
FUND BALANCES, ENDING	159,039	378,924	702,137	731,557	13,920	2,988,792		4,974,369	4,492,262	10.73%	



**Item: 3. a. Approval to Accept Affordable Housing Funds From LISC**

**Summary**

As a part of the City and SAAH's effort to establish new sources of funding in order to facilitate and assist in the development of affordable housing, the City and SAAH has partnered with Local Initiatives Support Corporation (LISC).

The Local Initiatives Support Corporation, a 501(c)(3) corporation domiciled in the State of New York ("LISC") provides, through its local office, grants, loans and other support to assist residents in urban areas to transform distressed neighborhoods into healthy and sustainable communities;

SAAH would like to avail itself of grants and other funding offered by LISC for affordable housing and is requesting the Board of Directors hereby granted to accept grants or other funding from LISC for affordable housing programs, provided that such grants or other funding will only be used for affordable housing programs designated by SAAH and provided further that such grants or other funding have terms and conditions deemed satisfactory to SAAH in its sole discretion.

LISC has already approved a construction loans for 3 homes which are a part of the FY20 Single Family Rehabilitation Program.

**Issue:** None at this time

**Recommendation:** Staff is requesting the Board of Directors approve the use of Funding from LISC.

**Next Steps:** Prepare and or review Agreements for LISC for funding.



**SAN ANTONIO AFFORDABLE HOUSING, INC.**

**RESOLUTION**

**TO ACCEPT FUNDS FROM LOCAL INITIATIVES SUPPORT CORPORATION**

WHEREAS, the objective of the San Antonio Affordable Housing, Inc., a Texas nonprofit corporation (“SAAH”) is to facilitate and assist in providing affordable housing within the City of San Antonio, Texas;

WHEREAS, the Local Initiatives Support Corporation, a 501(c)(3) corporation domiciled in the State of New York (“LISC”) provides, through its local office, grants, loans and other support to assist residents in urban areas to transform distressed neighborhoods into healthy and sustainable communities;

WHEREAS, LISC will, from time to time, offer grants and other funding to SAAH to be used for affordable housing objectives identified by SAAH; and

WHEREAS, SAAH desires to avail itself of grants and other funding offered by LISC for affordable housing;

NOW THEREFORE BE IT RESOLVED by the Board of Directors of the San Antonio Affordable Housing, Inc. that approval is hereby granted to accept grants or other funding from LISC for affordable housing programs, provided that such grants or other funding will only be used for affordable housing programs designated by SAAH and provided further that such grants or other funding have terms and conditions deemed satisfactory to SAAH in its sole discretion.

BE IT FURTHER RESOLVED by the Board of Directors of the San Antonio Affordable Housing, Inc. that the executive director for SAAH, Veronica R. Soto, AICP, is hereby authorized to execute any and all documents necessary to effectuate the acceptance of grants or other funding from LISC, subject to the foregoing conditions.

Approved this \_\_\_\_ day of September 2020.

**SAN ANTONIO AFFORDABLE HOUSING, INC.,**  
A Texas Non-Profit Corporation

By: \_\_\_\_\_  
President, Board of Directors

Attest: \_\_\_\_\_  
Secretary, Board of Directors



Local Initiatives Support Corporation  
28 Liberty Street, 34<sup>th</sup> Floor, New York, NY 10005  
Phone: 212-455-9800

September 8, 2020  
PA: 48982-0001  
LMS: 14423

San Antonio Affordable Housing Inc.  
1400 S. Flores Street  
San Antonio, TX 78204  
Attn: Scott Price, Ph.D., Real Estate Manager  
[Scott.Price@Sanantino.gov](mailto:Scott.Price@Sanantino.gov)

Dear Mr. Price:

We are pleased to inform you that Local Initiatives Support Corporation ("LISC") has approved financing for the **2020 Single Family Rehab** project, located at 511 Upland, San Antonio, Texas 78220, 4910 Huntmoor, San Antonio, Texas 78820 and 9410 Brightview, San Antonio, Texas 78217, under the following basic terms:

Borrower's Legal Name:	San Antonio Affordable Housing, Inc. ("Borrower")
Amount of Financing:	\$305,000.00
Type of Financing:	Construction Loan
Revolving:	No
Loan Term:	18 months
Amortization Period:	Non-amortizing
Disbursement Period:	17 months
Interest-Only Period:	18 months
Interest Rate:	6% per annum
Closing Fee:	\$3,050, payable at closing
Legal Fee:	Borrower is responsible for paying LISC's reasonable legal fees for preparation of legal documents for, and negotiating and closing, this financing; such legal fees shall be payable even if the subject financing does not ultimately close.
Recourse:	Full recourse to Borrower

**Financing Approval Letter to San Antonio Affordable Housing, Inc.**  
**LISC Program Action Number: 48982-0001**  
**Page 2**

**Collateral:** Secured by a first-priority security interest and lien upon the real estate located at 511 Upland, San Antonio, Texas 78220, 4910 Huntmoor, San Antonio, Texas 78820 and 9410 Brightview, San Antonio, Texas 78217.

**Additional Closing Terms:**

1. Acceptable Construction Inspection Agreement, by and between LISC and third party construction inspector satisfactory to LISC.
2. Review of affordability covenants, satisfactory to LISC.
3. In lieu of formal Plan and Cost Review, written review by LISC-approved construction inspector of the rehabilitation budget, scope of work, and visual inspection of the house, to confirm appropriateness of scope of work and sufficiency of budget, acceptable to LISC.
4. All other customary construction related closing requirements.

**Additional Disbursement Terms:**

1. Draws are permitted every 3 weeks.
2. For initial disbursement on any house, confirmation of that no foundation work is required, or, if foundation work is required, construction inspector's review of related scope of work and budget line items, acceptable to LISC

**Interest Reserve:** During the loan term, including the disbursement period, interest payments will be made from a \$12,000 reserve funded from loan proceeds and held by LISC. Upon depletion of the reserve, Borrower will pay interest out of pocket.

**Good Faith Deposit Amount:** \$1,525.00 (the "Deposit")

**Good Faith Deposit Deadline:** November 8, 2020 (the "Deposit Deadline")

**Expiration Date:** February 8, 2021 (the "Expiration Date")

This letter is for discussion purposes only and does not constitute a commitment by LISC to lend on these or any other terms and does not create a legally enforceable obligation on LISC. We have not attempted in this letter to set forth all of the terms and conditions of this financing. The closing of this financing will be conditioned upon, among other things, satisfactory completion of review of due diligence materials and the execution of loan documents satisfactory to LISC, which will specify the repayment schedule and include such closing and disbursement conditions, representations and warranties, covenants and reporting requirements, events of default, and remedies upon default as are

customary for this type of financing or as LISC deems appropriate.

Please note that LISC requires the payment of the Deposit, in the amount set forth above, in order to proceed with the preparation of loan documents. This fee is due by the Deposit Deadline and is non-refundable even if the request for this financing is withdrawn or the financing is not otherwise closed prior to the Expiration Date. If this financing does close, then the Deposit will be credited against the closing fees or legal fees due at closing. Failure to provide the Deposit prior to the Deposit Deadline or otherwise close this financing prior to the Expiration Date may necessitate additional credit review and approval.

In order to proceed with this financing, please complete the following steps:

- 1) Countersign this letter and return an electronic copy, along with the completed Borrower's questionnaire attached hereto as **Attachment A**, to [LISCLoan closer@lisc.org](mailto:LISCLoan closer@lisc.org).
- 2) Pay the Deposit in the amount set forth above and in accordance with the payment instructions in **Attachment B**.

**Financing Approval Letter to San Antonio Affordable Housing, Inc.**  
**LISC Program Action Number: 48982-0001**  
**Page 4**

If any of the terms outlined above conflict with your understanding of the financing, please reach out and discuss the discrepancy with your primary contact at LISC as soon as possible. We are pleased to have the opportunity to support your project and look forward to working with you to close our financing.

Sincerely yours,

LOCAL INITIATIVES SUPPORT  
CORPORATION

*Malini Nayar*

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Malini Nayar  
Chief Credit Officer

CC: Noam Hurvitz-Prinz ([nprinz@lisc.org](mailto:nprinz@lisc.org))  
Leilah Powell ([lpowell@lisc.org](mailto:lpowell@lisc.org))  
Jaime Lalley Damron ([Jamie.Damron@sanantonio.gov](mailto:Jamie.Damron@sanantonio.gov))

The undersigned accepts and agrees to the terms and conditions set forth in this letter.

Dated: \_\_\_\_\_, 2020

Borrower: SAN ANTONIO AFFORDABLE HOUSING, INC.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Attachment A – Borrower Questionnaire**

Primary Contact Information for Loan Documents and Principal Place of Business of Borrower:

Party..... Name/Title ..... Organization ..... Street Address ..... City, State, Zip ..... Telephone ..... Fax..... Email address.....	Borrower/Sponsor
Party..... Name/Title ..... Organization ..... Street Address ..... City, State, Zip ..... Telephone ..... Fax..... Email address.....	Borrower's Attorney

**Fee and Billing Information:**

- 1) Would you like to make payments related to this financing using an ACH debit/pull agreement?  
Y ☐ N ☐
- 2) Is your preferred billing address the address provided in the borrower's contact information?  
Y ☐ N ☐

If no, please provide your preferred billing address and contact information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Loan Document Information:**

- 1) Is the name on the top of this letter the exact name of the entity that you intend to be the borrower?  
Y ☐ N ☐  
If no, what is the name of the intended borrower:\_\_\_\_\_.
- 2) What is the borrower's EIN?\_\_\_\_\_.
- 3) When does the borrower's fiscal year end? \_\_\_\_\_.  
If applicable, when does the sponsor's fiscal year end?\_\_\_\_\_.  
Would you like LISC to provide you with a form resolution to obtain the necessary approval for this financing? Y ☐ N ☐ (If not, please provide draft authorizing resolution).

**Closing Information:**

- 1) Are there any firm deadlines for closing? Y ☐ N ☐  
If so, please identify and explain:\_\_\_\_\_
- 2) When do you intend to submit for the first disbursement under this financing?  
At Closing ☐ Other ☐\_\_\_\_\_.

**Attachment B – Good Faith Deposit Payment Instructions**

Please make payment of the good faith deposit by wire transfer of funds or other electronic funds transfer into the account set forth below:

Account Name:	Local Initiatives Support Corporation
Account Number:	134 759 524
ABA Routing Number:	021-000-021
Bank Name	JP Morgan Chase
Comments:	Credit to Local Initiatives Support Corporation Good Faith Deposit 48982-0001

Upon completion of the wire or electronic funds transfer, please send an e-mail to [\*\*LISCLoan closer@lisc.org\*\*](mailto:LISCLoan closer@lisc.org) providing notice of the wire being sent and providing the Federal Identification number of the transfer or other available confirmation number. If you have additional questions on the good faith deposit, please direct those questions to the above mentioned e-mail address.



### Item: 3. b. Resolution Approving Administrative Functions—SAAH

#### Summary

San Antonio Affordable Housing, Inc., a non-profit serving the Urban Renewal Agency of the City of San Antonio d/b/a Office of Urban Redevelopment SA or OUR SA, a Texas local governmental entity acting through its Board of Directors, from time to time, approves certain affordable housing projects and directs staff to provide the administrative support and day to day direction for the projects so that they may proceed and be completed per the Boards requirements.

To facilitate approved projects in a timely manner; staff is requesting the Board provide advance authority to SAAH, Inc., OUR SA and City administration to implement and carry out transactions consistent with affordable housing programs and projects approved by SAAH's Board of Directors.

1. Selling and closing real property
2. Negotiating land transactions, such as paper street closures
3. Platting
4. Rezoning
5. Permitting
6. Rights of Entry
7. Landscaping
8. Securing sites
9. Negotiating and approving partnerships as permitted by the contract, including any contract assignments
10. Negotiating revenue sharing agreement (e.g., funds being returned to the city as part of the non-profit partnerships)
11. Issuing restrictive covenants
12. Authorizing environmental work
13. Authorizing utility work
14. Authorizing design work
15. Performing pre-development work

All other activities needed to close projects and begin construction in alignment with the development agreements previously approved by SAAH's Board.

Issue: None at this time

Recommendation: To approve the Resolution as presented.

Next Steps: Proceed with All Approved Projects



**SAN ANTONIO AFFORDABLE HOUSING, INC.**

**RESOLUTION**

**RESOLUTION APPROVING ADMINISTRATIVE FUNCTIONS TO BE PERFORMED BY SAAH, INC.  
ON BEHALF OF OUR SA AND THE CITY OF SAN ANTONIO, TEXAS FOR APPROVED  
AFFORDABLE HOUSING PROGRAMS AND PROJECTS & AUTHORIZING THE EXECUTION OF  
CERTAIN DOCUMENTS**

WHEREAS, the San Antonio Affordable Housing, Inc., a non-profit serving the Urban Renewal Agency of the City of San Antonio d/b/a Office of Urban Redevelopment SA or OUR SA, a Texas local governmental entity acting through its Board of Commissioners, hereby sets forth by resolution its approval of certain functions by administration in the implementation of approved affordable housing programs and projects; and

WHEREAS, the objectives of SAAH, Inc. are to create and facilitate the affordable housing market in the City of San Antonio, Texas; and

WHEREAS, the City of San Antonio, Texas may from time to time require SAAH, Inc. to implement OUR SA's and the City's affordable housing programs; and

WHEREAS, SAAH, Inc. finds it conducive to provide advance authority to SAAH, Inc., OUR SA and City administration to implement and carry out transactions for said affordable housing programs or projects approved by the Board of Directors;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS for the San Antonio Affordable Housing, Inc. that it hereby authorizes SAAH, Inc., OUR SA and City administration to implement or effectuate the following transactions consistent with affordable housing programs and projects approved by SAAH, Inc.'s Board of Directors:

1. Selling and closing real property
2. Negotiating land transactions, such as paper street closures
3. Platting
4. Rezoning
5. Permitting
6. Rights of Entry
7. Landscaping
8. Securing sites
9. Negotiating and approving partnerships as permitted by the contract, including any contract assignments
10. Negotiating revenue sharing agreement (e.g., funds being returned to the city as part of the non-profit partnerships)
11. Issuing restrictive covenants
12. Authorizing environmental work
13. Authorizing utility work
14. Authorizing design work
15. Performing pre-development work
16. All other activities needed to close projects and begin construction in alignment with the development agreements previously approved by SAAH Inc.'s Board.

BE IT FURTHER RESOLVED, that the foregoing matters will be subject to: (i) applicable law, (ii) other applicable program or project requirements, and (iii) superseding action by the Board of Commissioners.

**San Antonio Affordable Housing, Inc., a Texas Non-Profit**

Secretary \_\_\_\_\_ date \_\_\_\_\_



**Item: 3. c. Ratification Approving Administrative Functions—SAAH**

**Summary**

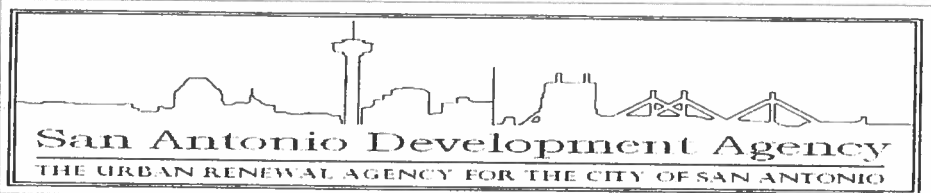
San Antonio Affordable Housing, Inc., a non-profit serving the Urban Renewal Agency of the City of San Antonio d/b/a Office of Urban Redevelopment SA or OUR SA, a Texas local governmental entity acting through its Board of Directors, from time to time, approves certain affordable housing projects and directs staff to provide the administrative support and day to day direction for the projects so that they may proceed and be completed per the Boards requirements.

To facilitate approved projects in a timely manner, staff is requesting the Board provide authority to SAAH, Inc., OUR SA and City administration to implement and carry out transactions consistent with affordable housing programs and projects approved by SAAH's Board of Directors.

**Issue:** None at this time

**Recommendation:** To approve by Motion the Ratification of Approved Program Activities

**Next Steps:** Proceed with All Approved Projects



#### **Item: 4. a. Housing Programs**

**PLEASE NOTE: AS OF JANUARY 2018, NSP LAND BANKING AND REnewSA HOUSING PROGRAMS ARE UNDER THE DIRECTION OF THE NEIGHBORHOOD AND HOUSING SERVICES DEPARTMENT (NHSD).**

##### **INFILL PILOT PROGRAM (IPP)**

The Infill Pilot Program implements the Inner City Reinvestment / Infill Policy (ICRIP) adopted by the San Antonio City Council in February of 2010, as a component of the Strategic Plan for Community Development. This policy emphasizes the importance of quality infill development, especially in proximity to employment centers and other economic anchors. This program supports the development of multifamily and other commercial projects when appropriate, however, single-family residential units are the focus and primary development type of the initial Infill Pilot Program. **PLEASE NOTE THAT THE IPP HAS BEEN COMPLETED AND ALL REMAINING CONSTRUCTION FUNDS HAVE BEEN TRANSFERRED TO THE REnewSA PROGRAM TO BE USED AS CONSTRUCTION FUNDS. (\$616,000.00)**

##### **NSP LAND BANKING PROGRAM**

On June 5, 2013, the Office of Urban Redevelopment through San Antonio Affordable Housing, Inc. (SAAH) its' the non-profit arm, finalized a contract agreement with Grants Monitoring Administration (Planning) to manage \$1.24 million in NSP reprogrammed funds for the acquisition, maintenance, and eventual disposition of foreclosed properties within NSP designated areas of the City.

A total budget of \$1.24 million includes \$843,000 for the acquisition and disposition of both foreclosed developed properties and vacant lots. The budget also includes funds for maintenance, clean up, securing each property and minor replacement costs. The administrative budget of \$252,000 includes a % of staff time, environmental costs, as well as funds for the HAP program.

GIS efforts, initial property area identification, as well as all environmental reports will be the responsibility of GMA/Planning. Property due diligence, contracts and closings, property maintenance and all required documentation will be the responsibility of OUR SA/SAAH, Inc.

##### **REnewSA PROGRAM**

REnewSA is a new initiative for organizing and strategically deploying the community development tools administered by the Department of Planning and Community Development, Office of Historic Preservation, Center City Development Office, Development Services Department, other City departments, and outside partner agencies to create value from vacant, neglected, and underutilized properties in the City's commercial corridors and neighborhoods.



## Item: 4. a. Housing Programs

### **REnewSA PROGRAM (cont.)**

The initial focus of REnewSA will be on returning to productive use distressed properties in the inner city and Inner City Reinvestment/ Infill Policy (ICRIP) areas with an emphasis on target neighborhoods: ***University Park/ West Blue Ridge, Wheatley, Edgewood, Collins Garden, Harlandale, Las Palmas, South San/ Kindred, Avenida Quadaalupe, and Five Points.***

Planning and Community Development (DPCD) has executed a contract with San Antonio Affordable Housing, Inc. to manage the acquisition, maintenance, and disposition of properties associated with the REnewSA Program. DPCD proposes a similar process that is currently being utilized for the Infill Pilot Program. DPCD will provide \$616,000 of general funds for the acquisition, maintenance, and disposition of targeted properties, as well an additional \$154,000 for interim construction financing.

### **SAAH - COSA PROGRAM**

In August of 2016, the City Council of San Antonio identified 19 vacant properties in Council District 2 were foreclosed on by the City prior to 1992. These properties have remained vacant and unproductive since acquisition. By Ordinance, the City elected to allow San Antonio Affordable Housing, Inc the opportunity to acquire and dispose of these properties as soon as SAAH identified an affordable home developer.

Once a builder/developer was identified and a contract was secured for sale, SAAH would then buy the property from the City for a minimal amount, and then turn around and sell the property to the builder for the construction of an affordable home.

### **FY20 SINGLE FAMILY REHAB PROGRAM**

As a part of the 2020 COSA Affordable Housing budget, the acquisition of 15 to twenty homes was approved by the City Council. The initial purchase will be 7 formally occupied homes owned by San Antonio Housing Authority. The program will also be acquiring vacant and boarded properties from a list compiled by the Department of Historic Preservation

The first seven properties have be reviewed by staff and scopes of work will be developed as well a initial cost estimates. Builders will be notified by local advertisement and selected by competitive bid. Construction loans will be acquired through LISC.

The closing of the first seven properties was on November 25, 2019.



**Item: 4. a. Housing Programs**

**REHAB PROGRAM (cont.)**

A request for contractors has been issued and the 7 properties have been reviewed by interested General Contractors. The first three homes bids are due on February, 25, 2020. The bids on the remaining 4 homes are due March 12, 2020. It is the intent to give multiple homes to builders depending on the total value of the bids. This will insure bulk buying for the contractor.

**FY20 SINGLE FAMILY NEW HOME CONSTRUCTION PROGRAM**

As a part of the 2020 COSA Affordable Housing budget, this program aims to reduce neighborhood blight through the development of up to 10 vacant lots from District's 1 thru 5. SAAH will utilize funding awarded by COSA to incentivize developer's to purchase vacant lots to construct new affordable homes that will be sold to buyers with an AMI at or below 120%. The incentive funds of up to \$30,000 per house will be used to provide "gap" funding to insure the home is affordable.

An "RFA" was issued on December 18, 2019, with all applications due by January 29, 2020. Staff received and have reviewed the four submissions and will submit the staff recommendations for your approval during the February 19, 2020 Board meeting.

Issues: NONE

**Recommendation: Continue with property review and acquisition and work with NHSD on disposition plans for each program.**

Next Steps: Continue Processes





# San Antonio Affordable Housing

## HOUSING PROGRAMS

SEPTEMBER 16, 2020

Items 4. a. 1, 2, 3, 4, and 5



## 595 STERLING - NSP- Council District 2



Pre-Rehab Elevation



Post Rehab Elevation

- 1248 Sq. FT. 3 Bedroom / 1 and 1/2 Bath
- Acquisition Cost - \$63,000
- Rehabilitation Cost - \$75,000
- Total Project Cost: \$138,000
- Sold for \$125,000
- Program Contribution: \$13,000



# 715 VENICE- NSP- Council District 1



Pre-Post Rehab Front Elevation



- 1470 Sq. FT. 3 Bedroom / 2 Bath
- Acquisition Cost - \$83,000
- Rehabilitation Cost - \$126,000
- Total Project Cost: \$209,000
- Sold for \$160,000
- Program Contribution: \$49,000
- Rehabilitation Note: Original General Contractor was removed and considerable work was required to be repaired or redone



## 222 LYRIC – NSP- Council District 3



Pre-Rehab Front Elevation



Post Rehab Elevation

- 816 Sq. FT. 2 Bedroom / 1 Bath
- Acquisition Cost - \$67,000
- Rehabilitation Cost - \$75,000
- Total Project Cost: \$142,000
- Sold for \$129,900
- Program Contribution: \$12,100



# REnewSA PROGRAM



- **630 and 634 MARBAUCH**
- Council District 6
- 1130 Square Feet
- 3 Bedroom – 2 Bath
- Builder : Greenboro Homes
- Acquisition Per Lot \$16,000
- Sold to Builder: \$ 6,100
- Program Contribution: \$ 9,900



# REnewSA PROGRAM



- |                               |                          |          |
|-------------------------------|--------------------------|----------|
| • <b>144 and 142 OKLAHOMA</b> | • Builder : Jamroz Homes | \$12,400 |
| • Council District 6          | • Acquisition Per Lot    | \$ 6,100 |
| • 1363 Square Feet            | • Sold to Builder:       | \$ 6,300 |
| • 3 Bedroom – 2 ½ Bath        | • Program Contribution:  |          |



# REnewSA PROGRAM – 303 CORDELIA



- **303 CORDELIA**
- Council District 5
- 1016 Square Feet
- 3 Bedroom – 2 Bath
- Builder : OUR CASAS
- Lot Acquisition \$11,500
- Sold to Builder: \$ 500
- Program Contribution: \$ 11,000



# RenewSA PROGRAM – 5447 ERGILL



- **5447 Ergill**
- Council District 6
- 1279 Square Feet
- 3 Bedroom – 2 Bath
- Builder : Alamo Community Group
- Lot Acquisition \$10,000
- Sold to Builder: \$ 500
- Program Contribution: \$ 9,500



# REnewSA PROGRAM – S. SAN EDUARDO

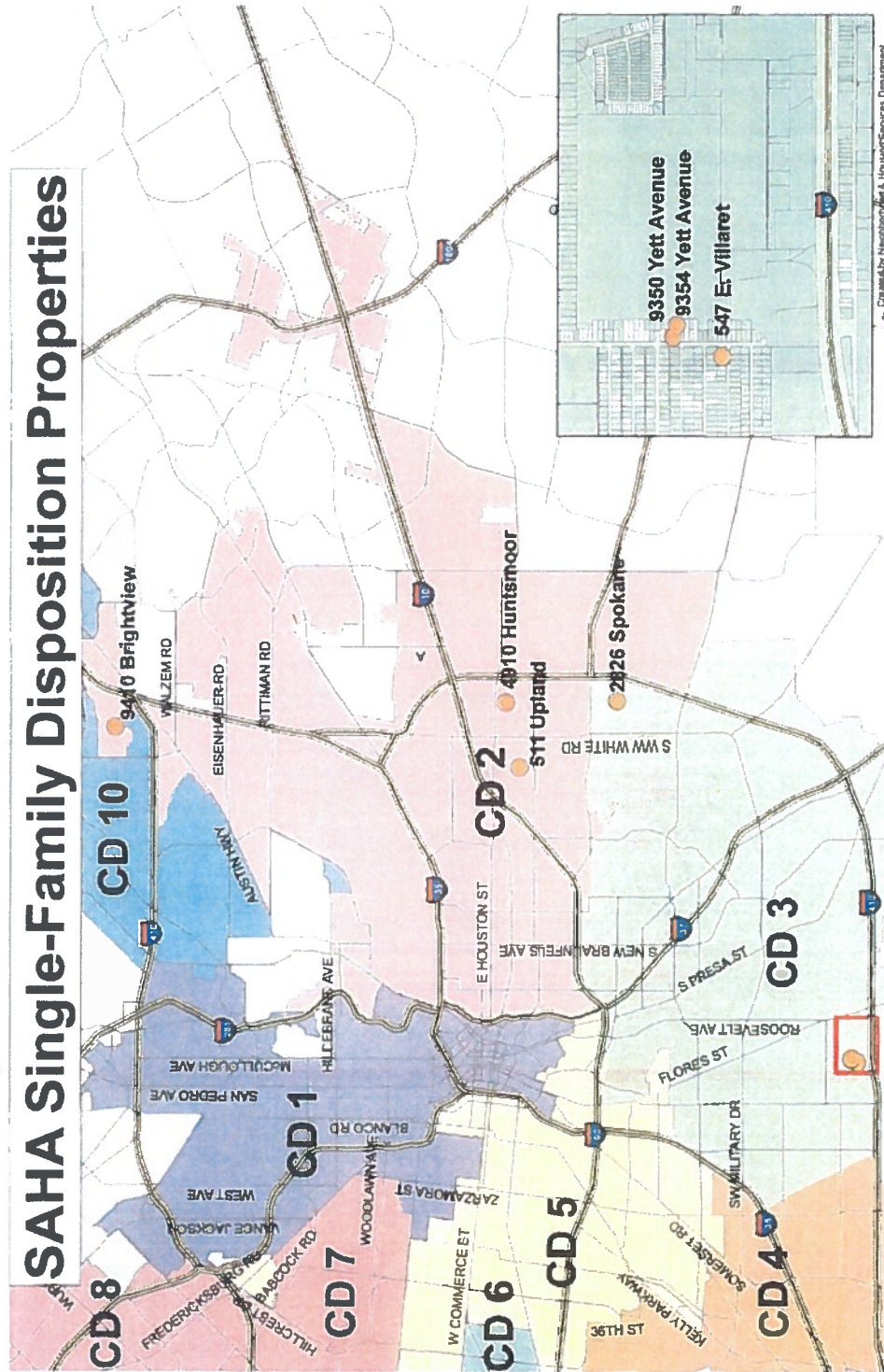


- **824, 826, 826 S. San Eduardo (3)**
- Council District 5
- 890 Square Feet Each
- 2 Bedroom – 1 Bath
- Builder : Alamo Community Group
- Lot Acquisition \$12,400
- Sold to Builder: \$ 500
- Program Contribution: \$ 11,900
- Contribution Per Home: \$ 3,966



# 2020 SINGLE FAMILY REHAB PROGRAM

## SAHA Single-Family Disposition Properties





# 2020 SINGLE FAMILY REHAB PROGRAM



9410 Brightview



4910 Huntsmoor



511 Upland

## COUNCIL DISTRICT 2 HOMES



# 2020 SINGLE FAMILY REHAB PROGRAM



2826 Spokane – 75%



547 E. Villaret – 80%

## COUNCIL DISTRICT 3 HOMES



9350 Yett – 70%



9354 Yett – 40%



# STATUS OF NEW FY20 SINGLE FAMILY REHABILITATION PROGRAM

## FY20 SINGLE FAMILY REHAB PROGRAM

- Four Properties in D3 Under Construction
  - 9350 Yett – 70% Complete
  - 9354 Yett – 40% Complete
- 547 E. Villaret – 80% Complete
  - **Has Signed EMC for \$140,000**
- 2826 Spokane – 75% Complete

## AVERAGE PROJECT ECONOMICS

- |                                |           |
|--------------------------------|-----------|
| • Average Home Acquisition:    | \$ 88,500 |
| • Average Rehabilitation Cost: | \$ 68,700 |
| • Total Average Per Home:      | \$157,200 |
| • Average Sale:                | \$147,100 |
| • Contribution Per Home:       | \$ 10,100 |





## STATUS OF NEW FY20 SINGLE FAMILY NEW CONSTRUCTION PROGRAM

- Cross Timber Homes – 8 homes
  - Closed on Two Homes and 5 Homes under construction with 3 of these homes under contract
    - Contribution Per Home - \$30,000
- Greenboro Homes – 4 homes
  - Working on construction loan approvals – acquiring lots from SAAH



# 2020 SINGLE FAMILY NEW CONSTRUCTION PROGRAM



Habitat For Humanity

511 Humboldt

Council District 5

3 Bedroom- 2 Bath  
1460 Square Feet  
Sold for \$154,900  
OTM – 7 Days



# NSP LAND BANKING (Target 20 to 25 Foreclosed Homes)

Updated

9-10-20

## Project Scope

The Neighborhood Stabilization Program (NSP) Land Banking Program acquires foreclosed homes in targeted areas for rehabilitation and disposition to families with incomes below 120% of the local average median income. Properties are acquired from banks, the Department of Housing and Urban Development, FHA and other lending institutions by SAAH.

ORDINANCE:	2012-11-01-0859
MOU EXECUTED:	June 2013
BUDGET:	\$1,250,000 Reprogrammed CDBG Funds
<b>CURRENT BALANCE:</b>	<b>\$378,924</b>
FIRST HOME ACQUISITION:	September 2013
FIRST CONSTRUCTION BEGAN:	May 2014
FIRST HOME SALE:	August 2014

--+

## Status

Since program inception in 2012, 26 properties have been acquired:

- **26 foreclosed homes have been rehabilitated and sold**

Property Locations (26 homes)- includes homes under contract

- Council District 1 – 5 homes
- Council District 2 – 6 homes
- Council District 3 – 7 homes
- Council District 5 – 2 homes
- Council District 6 – 1 homes
- Council District 7 – 5 homes

## Action Plan and Next Steps

- DAILY - Continue to review available foreclosures daily from HUD, FHA, and Lenders

**Note: Revised Items are Bold and Underlined**

# REnewSA Program (Target 20 to 25 Vacant Infill Lots)

Updated 9-10-20

## Project Scope

REnewSA is a new City initiative for organizing and strategically deploying community development tools to create value from vacant, neglected and underutilized properties. Similar to the IPP, REnewSA, through OURSA/SAAH, will acquire vacant infill lots and sell to builders for the construction of new energy efficient affordable homes.

ORDINANCE:	2013-09-12-0628
MOU EXECUTED:	October 2013
BUDGET:	\$670,000 General Funds (\$770,000 funds added in 2016 for loans)
<b>CURRENT BALANCE</b>	<b>\$702,137</b>
FIRST PROPERTY ACQUISITION:	January 2015
FIRST CONSTRUCTION START:	February 2016
FIRST HOME SALE:	August 2016

**NOTE: FUNDS FORM THIS PROGRAM ARE CURRENTLY LOANED TO FY20 REHAB PROGRAM IN ORDER TO FACILITATE THE START OF CONSTRUCTION OF 3 HOMES PRIOR TO APPROVAL OF CONSTRUCTION FUNDS FRO LISC – THE FUNDS WILL BE RETURNED TO REnewSA FOLLOWING THE SALE OF EACH HOME**

**Status** - 28 lots have been acquired (includes 1305 Crystal and 3 lots and 824 S. San Eduardo)

## Acquired Property Locations

- Edgewood – 18 properties
- Harlandale – 1 property
- Las Palmas – 2 properties
- University Park – 1 property
- Wheatley – 5 properties
- ICRIP - 1 Property

## Activity

- 10 home sites (12 lots) sold to non-profits, completed and sold
- 2 lots sold to non-profit OUR CASAS (Cesar Chavez and Cordelia),
  - construction started at Cordelia; Cesar Chavez to follow
- 2 lots (Ergill and S. San Eduardo); sold to Alamo Community Group
  - **Ergill HAS BEEN COMPLETED AND SOLD**
  - **S. Eduardo (3 homes) ARE COMPLETED AND LISTED ON MLS**
- 4 lots sold to private builder – GREENBORO HOMES for affordable homes in District 6
  - 2 homes completed and sold (Marbauch)
  - Greenboro sold 638 and 642 Marbauch vacant lots to NHS (non-profit builder)
- **6 lots sold to NEW LEAF in District – 6 homes completed and sold (Gabriel, Denver and Blaine)**
  - **2 Lots – 118 Coleman and 115 Gray sold to NewLeaf – working with City on platting**

- 3 lots sold to private builder JAMROZ for the construction of affordable homes (Oklahoma)
  - **2 - homes built and sold**
  - **1 home - 1305 Crystal sold to Jamroz – currently at Engineering structural design**
- 1 lot on Dawson held in inventory for sale
- SAAH continuing to search for additional lots – the search now includes both the targeted areas and ICRIP areas

**Note: Revised Items are Bold and Underlined**



# CITY – COSA FORECLOSED PROPERTIES AGREEMENT

Updated

9-10-20

## Project Scope

In August of 2016, the City of San Antonio has requested San Antonio Affordable Housing, Inc. (SAAH) consider selling foreclosed vacant lots owned by the City through foreclosure since the early 1990's. The City intent is to hold these properties until such time as SAAH has identified a builder interested in one or more of the properties for the construction of affordable homes. The properties are all located in Council District 2.

The City foreclosure list for D2 consists of 25 vacant lots, 6 of which are not considered suitable for construction.

ORDINANCE:	2016-08-12-0593
ACQUISITION PRICE:	Varies, but does not include taxes owed to the City
SALES PRICE:	Varies, all funds go back into SAAH for operations
FIRST PROPERTIES ACQUIRED:	January 2017
FIRST LOTS SOLD TO BLDRS.	February 2017
FIRST HOME SALE:	December 2017

## Status

- 13 lots have been acquired from the City in Council District 2

## Activity

- 14 vacant infill lots acquired from the City
  - 11 lots sold to builders
    - 9 homes built and sold (Dreiss, 420 and 422 Belmont, Dakota, and 118 Stella, 138 Stella, 1405 Crockett, 1423 Denver and 1427 Denver)
    - 2 properties - NewLeaf working with COSA on platting issues (115 Gray/118 Coleman)
    - 3 lots under contract with Greenboro Homes as a part of FY20 New Home Construction Program (105 Nita and 114/118 Beltran)

**Note: Revised Items are Bold and Underlined**

# 2020 SINGLE FAMILY REHAB PROGRAM

Updated 9-10-20

## Project Scope

As a part of the 2020 COSA budget, the acquisition of 15 to twenty homes was approved by the City Council. The initial purchase will be 7 formally occupied homes owned by San Antonio Housing Authority. The program will also be acquiring vacant and boarded properties from a list compiled by the Department of Historic Preservation **as funds are available.**

**The first seven properties have been assigned to builders and construction on 4 homes have started with funds borrowed from REnewSA. These funds will be reimbursed back to REnewSA following the sale of the homes.**

FIRST PROPERTIES ACQUIRED

November 25, 2019

ACQUISITION PRICE:

First 7 homes- \$607, 647.00

FUNDING SOURCE

Inner City TIRZ

CONSTRUCTION LENDER.

**REnewSA and LISC**

## Status

- 7 homes have been acquired
  - 3 in Council District 2
    - 9410 Brightview – American Best Home Improvements
    - 4810 Huntsmoor – Tony Navarro Construction
    - 511 Upland – TJ Builders
  - 4 in Council District 3
    - 2826 Spokane - Tony Navarro Construction
    - 9350 Yett Av. - NHSD
    - 9354 Yett Av. - NHSD
    - 547 E. Villaret - TJ Builders

## Activity

- Builders have been assigned to homes – see above
- - 9410 Brightview – To be started with LISC Construction Funds
  - 4810 Huntsmoor – To be started with LISC Construction Funds
  - 511 Upland – To be started with LISC Construction Funds
  - **2826 Spokane – 75% Complete**
  - 9350 Yett Av. – 70% Complete
  - 9354 Yett Av. – 40% Complete
  - **547 E. Villaret – 80% Complete**
    - This property already has an executed contract for sale for \$140,000

**Note: Revised Items are Bold and Underlined**

# 2020 SINGLE FAMILY NEW HOME CONSTRUCTION PROGRAM

Updated 8-10-20

## Project Scope

As a part of the 2020 COSA budget, SAAH will be providing up to \$30,000 in "gap" financing to builders who will build and sell affordable homes to families earning 80% to 120% of the average median income. The purpose is to insure these quality homes remain affordable. This initial offering will involve the construction of 12 new affordable homes.

The builders are required to acquire the lots for this program. The lots, as well as the home design and amenities must be approved by SAAH staff for use in this program.

A Request for Applications was issued, and applications were received and scored by staff.

The initial 12 project awards were given to the following affordable builders:

- Habitat for Humanity – 5 (8)
- Greenboro Homes – 4
- Alamo Community Group – 3 (0)

Please note that following the initial awards, Alamo Community Group elected not to participate, and their 3 awards were given to Habitat for Humanity due to the fact that HFH already had homes in various stages of construction, or vacant lots already acquired and shovel ready.

## Activity

- Habitat for Humanity (8 Awards)
  - **2 Home Sold**
  - **5 Homes Under Construction**
  - **3 of the 5 Under Contract**

**Note: Revised Items are Bold and Underlined**



#### **Item: 4. b. Sale of Surplus Property - Martin Luther King**

##### **Summary (History):**

The Office of Urban Renewal (OUR SA), under the direction of Center City Development and Operations Department, focuses on affordable housing efforts within the center city. OUR SA and its non-profit component San Antonio Affordable Housing, Inc. (SAAH), are responsible for all activities involving the acquisition, maintenance and disposition of properties currently owned by both entities. By Board direction, the disposing of real estate owned by OUR SA and SAAH are subject to City Council approval.

In February 2013, the Board members of SAAH voted to dispose of all surplus properties and follow the same disposition protocol for City owned properties. All properties have been canvassed through the various City departments and have been advertised as required by the Urban Renewal Statute. None of these properties were eligible for inclusion in the Infill Pilot Program, NSP Land Banking Program or REnewSA as they are not located in the targeted program areas.

##### **Martin Luther King Property**

The property was purchased in 2012 at the request of Councilwoman Ivey Taylor to be given to Merced Homes, a non-profit housing organization for a multifamily (seniors) housing project. The 1.8 acre property was acquired for \$128,000 by SAAH in December 2012. Merced did not receive the project grant and has made no further efforts to continue. Eight of the 10 lots are zoned C3; two are zoned R4.

SAAH has maintained the property since acquisition and would like to dispose of the property to a developer for revitalization.

As the Board is well aware, multiple builders have been interested in this property, in particular Mr. Ken Lowe held the property under contract for over 3 years working with the City and TIRZ funding. The TIRZ funding was not sufficient to finance the project per the developer, and consequently, the project funding from the TIRZ did not materialize.

The SAAH Board voted to accept the cancellation of the EMC from the developer and in March of 2020, a termination letter was sent to Mr. Lowe.

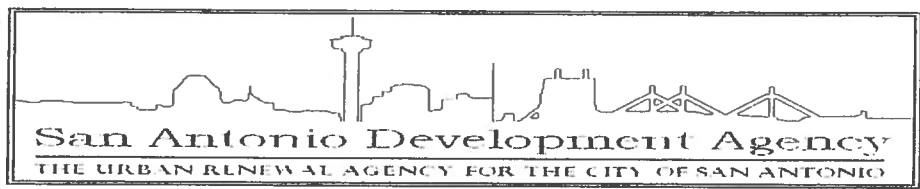
**The 10 MLK lots are now the property of SAAH.**

**RFP is under review and is projected to be issued by the end of September. Proposals will be due by late October and presented to the Board by December 2020.**

**Issues:** None

**Recommendation:** To work with all parties to complete the project

**Next Steps:** Complete and Issue the RFP



**Item: 4. c. Relocation of a Gift Home Within Government Hill to a Property Acquired from San Antonio Housing Authority**

**Summary (History):**

The City of San Antonio is requesting that SAAH use general fund money currently with the REnewSA affordable housing program to acquire a vacant lot at 303 Spofford in Government Hill, a property currently owned by San Antonio Housing Authority.

The City is also asking SAAH to accept a "gift" home on 516 Pierce from SA Aqua Ventures LLC. and move the house to 303 Spofford. Vacating the 516 Pierce property would allow the developer to build a 33 unit apartment project and community park on the vacated Pierce lot and adjacent properties owned by the developer.

The City is requesting SAAH also use funds from REnewSA to pay for the relocation and set up of the gift home. Dodson Home Moving/Gator Inc. will be responsible for all aspects of the move except for any interior repair required after the home is relocated and set up on Spofford.

Once the home set up and ready to market, Staff is requesting the home be sold at market rate to cover all costs including acquisition, home relocation, utilities, flatwork, repair and SAAH management fee.

The project cost is estimated at \$169,000, and the income from the sale is estimated to be around \$180,000. Any additional net funds after REnewSA has been reimbursed will be given to the NHSD Minor Repair Program for use specifically in Government Hill area.

The project is currently on hold until the developer receives final review and approval from the HDRC. Multiple agreements have been signed and approved by HUD, Texas Historical Commission, and COSA DHP.

**A required archeological history study of the house and the Government Hill historic neighborhood has been completed and is under review by the developer.**

**Issues:** None

**Recommendation:** To work with all parties to complete the project

**Next Steps:** Develop a schedule for house relocation, set-up and eventual sale of the property.