

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

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, August 19, 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, August 14, 2020 to the SAAH Board liaison: Scott Price at 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, August 14, 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, August 13, 2020 at 11:00 AM to allow time to secure translation services.

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

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AGENDA

- CALL TO ORDER
 - ROLL CALL
 - PUBLIC COMMENTS
1. APPROVAL OF MINUTES FROM **FEBRUARY 19, 2019** MEETING
 2. DISCUSSION REGARDING FINANCIAL REPORTS AND ACTIVITIES (**Gloria Alvarado, Department Fiscal Manager**)
 3. 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**)
 - 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**)
 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 Update (**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 **FEBRUARY 19, 2020**
TIME: **12:00 PM**
PLACE: **Main Conference Room**
 1400 S Flores
 San Antonio, Texas 78204

MINUTES

- **CALL TO ORDER**
 The meeting was called to order at 1:11 PM by Chairman Rodriguez

- **ROLL CALL**
 - a. Director's in Attendance:
 Ramiro Gonzales
 Juan Garcia
 David Rodriguez
 Zar Haro

 - b. Director's Absent: None
 Susan Wright
 Maria Nelson

 - c. Management and Staff Present:
 Vero R. Soto, Director NHSD
 Jaime Damron, NHSD (Bond Administrator)
 Gloria Alvarado, NHSD
 Jameene Williams. CAO
 Melanie Keeton, Finance
 Doug Poneck, Escamilla & Poneck
 James Wilson, NHSD
 Deborah Bell, NHSD
 Scott Price, OUR SA/SAAH

 - d. Visitors
 Mary Nielson
 Venessa Rodriguez, CAO
 Christina Ramirez, CAO
 Norma Little, Leal & Carter
 Robert Carter, Leal & Carter

- **PUBLIC COMMENTS – None at this time**

1. APPROVAL OF MINUTES FROM DECEMBER 3, 2019 MEETING

Motion was made by Director Garcia, seconded by Director Gonzales to approve the meeting minutes as written.

In Favor: All

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

Discussion: There was no financial report due to the combined audit presentation by Leal & Carter during the OUR SA August Board meeting.

3. ACTION ITEMS:

- a. Discussion and Possible Action regarding FY19 Audit Presentation by Leal & Carter, PC. (**Gloria Alvarado, Department Fiscal Manager**)

Discussion: A combined audit presentation was given to the board during the OUR SA August Board meeting. However, due to the nature of the audit being a combined audit of both OUR SA and SAAH, the SAAH Director's are required to take action by accepting or rejecting the report.

Motion was made by Director Garza, seconded by Director Gonzales to accept the audit as presented.

In Favor: All

- b. Discussion and Possible Action regarding the acceptance of staff recommendations for developer/builders for the FY20 Affordable Single-Family New Home Construction Program (**Jaime Lalley Damron, Bond Administrator, NHSD**)

Discussion: Ms. Damron gave the Board a presentation outlining the FY20 SF New Construction Program. She described in detail the program and process used to select the builders/developers for the initial 12 awards. They were: Habitat For Humanity – 5 awards; Greenboro Homes – 4 awards; and Alamo Community Group – 3 awards

Motion was made by Director Gonzales, seconded by Director Garza to accept staff recommendations for Program builder/developers.

In Favor: All

- c. Discussion and Possible Action regarding a Resolution related to Funding Agreements with the City of San Antonio for the implementation of affordable

housing programs in alignment with the FY20 Affordable Housing Budget. (**Jaime Lalley Damron, Bond Administrator, NHSD**)

Discussion: Ms. Damron discussed the prepared Resolution to accept the funding agreements with COSA associated with the implementation of FY20 affordable housing programs that align with the FY20 COSA budget. Ms. Damron explained the programs available to SAAH, also discussed the current budget and timeline for the Pierce home - Spofford relocation.

Motion was made by Director Gonzales, seconded by Director Garza to approve the Resolution for funding.

In Favor: All

5. 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 Construction Program

Discussion: Staff gave a PowerPoint presentation status update of the 5 current affordable housing programs. There were no questions.

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

c.

Discussion: Ms. Damron gave a status of the contracts and reported the property has been reverted to SAAH. She also stated the TIRZ Board had not met to discuss their funding for the project, however, any decision made by the TIRZ would not affect our ownership of the MLK lots.

d. Pierce Gift Home Relocation to 303 Spofford (Jaime Lalley Damron, Bond Administrator, NHSD)

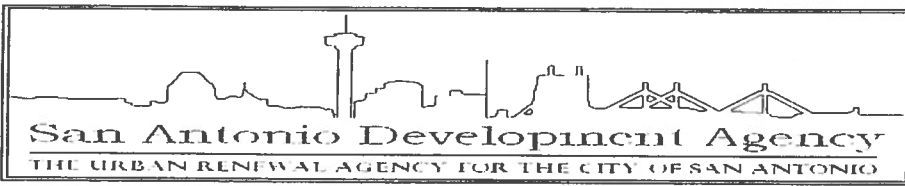
Discussion: This report was given as a part of Agenda – Item 3.c.

- **ADJOURNMENT: The meeting was adjourned at 1.49 pm**

APPROVED:

ATTESTED:

Financial Statements by Program as of 7/31/2020										
	29700002 SAAH	29700004 SAAH - NSP	29700006 SAAH - RENEWSA	29700009 SAAH - Affordable Housing Program (303 Spofford / 7 SAAH Prospect)	29700001 OurSA-SADA	29700007 OurSA-BOND	29700008 OurSA - Affordable Housing Program	Combined FS as of 7/31/2020	Balance as of 8/30/19	% Change
Balance Sheet										
Assets										
Cash & Cash Equivalent	18,846	380,178	436,466	6,164	-	-	-	841,654	861,930	-2.35%
Accounts Receivable	-	-	-	-	-	-	-	-	2,469	-100.00%
Accrued interest receivable	-	-	262,653	48,228	-	-	-	310,881	55,965	455.49%
Loans Receivable	138,397	-	59,992	670,109	13,920	2,900,000	-	3,782,419	3,326,482	13.71%
Land inventory	-	-	11,098	-	-	88,792	-	99,890	252,690	-60.47%
Building & improvements inventory	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	44,896	-100.00%
City of San Antonio	-	-	-	-	-	-	-	-	-	-
TOTAL ASSETS	157,243	380,178	770,210	724,501	13,920	2,988,792	-	5,034,843	4,544,432	10.79%
Liabilities										
Accounts Payable	350	100	(1)	25	-	-	-	474	7,275	-93.48%
Due to:										
Other Funds	-	-	-	-	-	-	-	-	44,896	-100.00%
City of San Antonio	-	-	-	-	-	-	-	-	-	-
TOTAL LIABILITIES	350	100	(1)	25	-	-	-	474	52,171	-99.09%
Fund Balances										
Restricted	156,893	380,078	770,210	724,476	13,920	2,988,792	-	4,877,476	4,390,892	11.08%
Unrestricted	-	-	-	-	-	-	-	156,893	101,370	54.77%
TOTAL FUND BALANCES	156,893	380,078	770,210	724,476	13,920	2,988,792	-	5,034,369	4,492,262	12.07%
TOTAL LIABILITIES and FUND BALANCES										
TOTAL LIABILITIES and FUND BALANCES	157,243	380,178	770,210	724,501	13,920	2,988,792	-	5,034,843	4,544,433	10.79%
Statement of Revenues, Expenditures, and Changes in Fund Balances										
Revenues										
Revenues										
sales of redeveloped real estate	-	-	-	-	-	-	-	-	-	-
PI reappropriated by Grantor	8,000	454,665	-	-	-	-	-	462,665	283,988	62.92%
Program Income	6	385,135	-	-	58	-	-	385,135	244,482	57.53%
Contributions from CoSA	75,000	-	-	677,476	-	-	-	677,476	26,488	-99.76%
Capital Contributions from CoSA	-	-	-	-	-	-	-	-	75,000	903.30%
Interest Income	137	1,348	7,039	-	-	-	-	8,523	2,988,792	-100.00%
TOTAL REVENUES	83,142	841,148	7,039	677,476	58	-	-	3,390	151,433	-55.58%
Expenditures										
Expenditures										
PI returned to Grantor	-	-	-	-	-	-	-	-	-	-
Cost of sales or redeveloped real estate	7,612	553,959	-	7,367	-	-	-	568,937	251,482	45.71%
Fees to professional contractors	20,721	4,441	13,025	1,311	10,656	8,175	-	58,528	390,471	-8.91%
Allowance for uncollectible accounts	-	-	-	-	-	-	-	-	64,254	-100.00%
Other contractual services and fees	5,135	426,622	3,985	2,731	817	-	-	439,289	4,484	-100.00%
TOTAL EXPENDITURES	33,468	985,221	17,010	11,409	11,472	8,175	-	1,066,755	116,740	276.30%
Other Financing Sources (Uses)										
Other Financing Sources (Uses)										
Transfers in	43,067	-	-	58,410	29,043	8,175	-	138,695	72,976	90.06%
Transfers Out	(37,218)	(19,687)	(69,626)	-	(12,163)	-	-	(138,695)	(72,976)	90.06%
TOTAL OTHER FINANCING SOURCES (USES)	5,849	(19,687)	(69,626)	58,410	16,880	8,175	-	-	-	-
Net change in fund balance	55,523	(163,760)	(79,597)	724,476	5,465	-	-	542,107	2,794,707	-80.60%
Fund Balances, Beginning	101,370	543,838	849,808	770,210	8,455	2,988,792	-	4,492,262	1,697,555	164.63%
FUND BALANCES, ENDING	156,893	380,078	770,210	724,476	13,920	2,988,792	-	5,034,369	4,492,262	17.07%



Item: 3. a. Board Approval of Registered Professional Land Surveyors

Summary (History):

San Antonio Affordable Housing, Inc.'s (SAAH) New Construction and Rehabilitation Programs aim to reduce neighborhood blight and promote affordable housing through new home construction as well as the rehabilitation of existing homes throughout San Antonio.

Through these Programs, SAAH, is responsible for the acquisition, maintenance, construction, rehabilitation and disposition of vacant and developed properties in targeted areas throughout San Antonio. In addition, SAAH coordinates with other City of San Antonio departments regarding real estate related matters associated with these Programs.

In May of 2020, SAAH staff requested qualifications from qualified Registered Professional Land Surveyors ("Respondents") licensed in the State of Texas who are interested in providing land title surveys for both vacant and developed single family properties.

SCOPE OF SERVICES

Survey – Respondents will provide a standard Land Title Survey and prepare legal descriptions both in map and metes and bounds format for fee title conveyances for properties as directed by SAAH.

Title Searches – The Surveyor of Record shall assume the responsibility for adequate title research to support the determination of the location of intended boundaries, easements of record and any other pertinent information.

Survey Method – Conventional, Global Positioning System (GPS) or a mixture of both techniques shall be used for boundary surveys.

Monumentation – All set monuments shall be at a minimum of 1/2" diameter iron rods or other methods that are reasonable. Length of rod or other material shall be determined by the existing conditions. All iron rods or other materials shall be capped when practical with acceptable surveyor identification.

Deliverables – Two (2) hard copies of the Survey metes and bounds description and drawings with surveyor's seal and original signature. Surveyor will also provide electronic copy via email to SAAH.



Item: 3. a. Board Approval of Registered Professional Land Surveyors

Summary (History):

TERMS OF CONTRACT

The anticipated term of the proposed contract is two (2) years. SAAH shall have the option to renew the contract for two (2) additional one (1) year terms, subject to approval by SAAH's Board of Directors.

GENERAL REQUIREMENTS

Must have a Registered Profession Land Surveyor licensed with the State of Texas on full time staff. Additional registered surveyors will be considered a plus.
Minimum of a minimum of 15 years' survey experience in vacant and developed single family homes.

SAAH received two qualified respondents:

Westar Alamo Land Surveyors LLC - Over 22 years of experience with all types of land surveys and work for multiple title companies; they have worked with SAAH properties for over 10 years and have an excellent turn around time for requested surveys; surveys are easy to read and complete with pertinent legal information;

Stephen G. Cook Engineering, INC. - Over 20 years experience in land surveying as full-service consulting civil engineering firm. Their services include land title, tree, and topography surveying. They can provide complete engineering services such as platting and subdivision design through their civil engineering group.

Issues: None at This Time

Recommendation: Staff recommends the two selected Registered Professional Land Surveyors be accepted and the 2 years with additional two - 1 year contract terms be approved by the Board.

Next Steps: Prepare and execute contracts



Item: 3. b. Board Approval of Real Estate Brokers/Agents

Summary (History):

San Antonio Affordable Housing, Inc.'s (SAAH) New Construction and Rehabilitation Programs aim to reduce neighborhood blight and promote affordable housing through new home construction as well as the rehabilitation of existing homes throughout San Antonio.

In April of 2020, SAAH staff requested qualifications from qualified Real Estate Brokers/Agents ("Respondents") who are interested in providing a broad range of residential/commercial real estate services in connection with SAAH's real estate needs. SAAH, through various Programs, is responsible for the acquisition, maintenance, construction, rehabilitation and disposition of vacant and developed properties in targeted areas throughout San Antonio. In addition, SAAH coordinates with other City of San Antonio departments regarding real estate related matters associated with these Programs.

SCOPE OF SERVICES

Identification of Needs – For property to be procured by SAAH, assist with property due diligence to determine suitability. Examples of information to be assessed are: location, ownership and history of property, property dimensions, square feet and acreage, public transportation access, zoning, availability of utilities, attached encumbrances, costs/comparable sales, and conditions of site within the context of the adjacent area.

Property Searches - Conduct site searches based on identified needs to locate and purchase property which conforms to the applicable Program requirements and price parameters. Represent SAAH as buyer's agent.

Listing and Marketing – List properties to be sold by SAAH. Develop and implement marketing plans for the sale of selected SAAH-owned properties within reasonable timeframes and on terms favorable to SAAH.

Tours and Inspection -Arrange tours of prospective properties. Arrange tours and inspections, as the owner's representative, for SAAH properties that are for sale.

Negotiations - Solicit purchase proposals for prospective SAAH properties. On selected SAAH properties, initiate purchase proposals for prospective buyers. Assist in the negotiation and preparation of contracts required for the sale of SAAH properties and provide assistance with post-contract due diligence requirements and closings.

Documentation - Maintain complete records of all project transactions and ensure all documentation is transmitted to SAAH.



Item: 3. b. Board Approval of Real Estate Brokers/Agents

Summary (History):

TERMS OF CONTRACT

The anticipated term of the proposed contract is two (2) years. SAAH shall have the option to renew the contract for two (2) additional one (1) year terms, subject to approval by SAAH's Board of Directors.

GENERAL REQUIREMENTS

- Must have a current TREC Real Estate Broker or Sales Agent license.
- Minimum of 10 years experience in single family home acquisition and disposition that includes specific experience in creating and distributing marketing materials for affordable home sales.
- Must have a Texas Affordable Housing Specialist (TAHS) Certification or a minimum of 5 years specific experience in creating and distributing marketing materials for affordable home sales and working with affordable housing buyers.
- Must have at least 5 years experience working with government or non-profit down payment assistance programs or similar entities in reviewing and submitting documentation for Down Payment Assistance programs such as HIP, HAP, and HOPE.
- Must have basic knowledge and understanding of new home and home rehabilitation construction requirements.

SAAH received two qualified respondents:

Denver Lambuth with Home Team of America - Over 17 years of experience with all types of residential developments; has worked with GMA and SAAH properties for over 10 years and has extensive property acquisition, rehab, DPA and sales experience with affordable housing programs;

Tony Smart of Smart Group, Realtors - Over 21 years experience with all facets of foreclosures - acquisition, rehab, management and sales; has experience with banks, SAHA and multiple government agencies;

Issues: None at This Time

Recommendation: Staff recommends the two selected Real Estate Broker/Agents be accepted and the 2 years with additional two -1 year contract terms be approved by the Board .

Next Steps: Prepare and execute contracts



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 Quadalupe, 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 are 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



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.

It is the intent of SAAH to issue an RFP for the property for the development of affordable housing. A DRAFT RFP has been prepared but not reviewed due to reassignments of duties for COVID—19. No timeframe has been established to review, complete and publish this 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 was started on July 27, 2020. It is expected to take a month to complete. The timeline for review and acceptance has not been established.

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.