

**MEETING OF THE BOARD OF COMMISSIONERS**  
**URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO**  
**(formerly d/b/a San Antonio Development Agency and**  
**presently d/b/a Office Of Urban Redevelopment – OUR SA)**

**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

A rectangular button with a dark gray background and white text that reads "Join meeting". The word "Join" is on the top line and "meeting" is on the bottom line, both underlined.

**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

+1-904-900-2303 United States Toll (Jacksonville)

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 Office Of Urban Redevelopment – San Antonio 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 Office of Urban Redevelopment – San Antonio (OUR SA) 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 OUR SA 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.

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**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, 2020**

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

3. ACTION ITEMS:

- a. Discussion and Possible Action regarding the 2017 Neighborhood Improvements Bond Program and Properties (**Jaime Lalley Damron, Bond Administrator, NHSD and Edith Merla, NHSD**)

- ADJOURNMENT

**MEETING OF THE BOARD OF COMMISSIONERS**  
**URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO**  
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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 12:02 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 reviewed the current combined financial report with the Board. This presentation is for information only, and there were no questions or comments.

3. ACTION ITEMS:

- a. Discussion and Possible Action regarding the sale of property legally described as **Lot E 33.33 Feet of 24, Block 13, NCB 1556** in the City of San Antonio, Bexar County, Texas commonly known as **246 G Street**. (**Scott Price, OUR SA Real Estate Manager**)

Discussion: Staff presented a proposed bid for 247 G Street, a property held and maintained by OUR SA since 1987. A bid was received in May of 2020 from the adjacent property owners – Mr. and Ms. Carrillo for the purpose to expand their backyard to allow for an expansion of their existing home. The bid was for \$6,130. The EMC stated the price would also include all closing costs in addition to their bid. The buyers agreed to this and have signed the Contract.

**Motion was made by Commissioner Wright, seconded by Commissioner Gonzales to approve the sale of 247 G. Street to the Carrillo's as agreed.**

**In Favor: All**

- b. Discussion and Possible Action regarding Release of Lien for **622 Dolorosa** required for that certain Warranty Deed dated December 5, 1963 and filed of record in the Deed Records of Bexar County, Texas, in **Volume 5125, Pages 431-437**. (**Scott Price, OUR SA Real Estate Manager**)

Discussion: Staff presented a PowerPoint request from UTSA Board of Regents and Bexar County to release the deed covenants associated with this property. The property is being sold to UTSA for the expansion of their downtown campus.

**Motion was made by Commissioner Wright, seconded by Commissioner Gonzales to approve the release of deed covenants as presented and for the reasons stated by staff.**

**In Favor: All**

- c. Discussion and Possible Action regarding Release of Lien for **322 West Commerce** required for that certain Warranty Deed dated May 21, 1975 and filed of record in the Deed Records of Bexar County, Texas, in **Volume 7697, Pages 61**. (**Scott Price, OUR SA Real Estate Manager**)

Discussion: Staff presented a PowerPoint request from City of San Antonio to release the deed covenants associated with this property. The property is being sold to Weston Urban for the development of a mixed income residential property. NOTE: Staff stated the sale was for the expansion of the UTSA downtown campus but was corrected by Commissioner Gonzales. OUR SA legal – Doug Poneck stated the motion to release could move forward since the City was included in the request.

**Motion was made by Commissioner Wright, seconded by Commissioner Gonzales to approve the release of deed covenants as presented and for the reasons stated by staff.**

**In Favor: All**

- d. Discussion and Possible Action regarding the 2017 Neighborhood Improvements Bond Program and Properties (**Jaime Lalley Damron, Bond Administrator, NHSD**)

Discussion: Ms. Damron gave a detailed status of all existing and potential Bond Program projects. She discussed the underwriting process, timelines, funding, and other project details.

Question: Commissioner. Gonzales asked about the “big picture” regarding remaining funds and total number of units currently approved to be built. Ms. Damron stated approximately \$6 million dollars remained of the \$30 million. She went on to say the current projects represent a total number 506 affordable units and that her goal is to reach 700 units with all funds. She also stated another property was under review but was not able to discuss the project with the Board at this time.

Question: Commissioner Gonzales also asked about the cost per unit compared to other projects. Ms. Damron stated it was about \$30K a unit. Mr. Gonzales then asked Commissioner Haro if this unit cost was comparable to the market costs of similar projects. Mr. Haro stated it was slightly higher than most of the projects he works with. Mr. Ian Benavidez with NHSD stated that the 30K per unit was in line with similar affordable housing programs and that the unit costs are always contingent with the buyer's income limits (AMI) and corresponding funding gaps.

Comment: Commissioner Wright stated that the ground-breaking ceremonies are fine but limited to the attendees. She would like to see more public exposure to the successes of the Bond Program and the amount of mixed income units are being developed. Ms. Wright suggested the Rivard Report, San Antonio Business Journal etc. Ms. Damron stated she was working on this issue and will continue to pursue these avenues.

No action was required for this item.

- **ADJOURNMENT**

**Motion was made by Commissioner Wright, seconded by Commissioner Gonzales to adjourn the OUR SA Board Meeting.**

**In Favor: All**

**The Meeting was Adjourned at 12:51**

APPROVED:

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 (003 Spitford / 7 SAAH Proportional)	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	-	-	-	-	2,469	-100.00%
Land inventory	138,397	-	59,992	640,109	13,920	2,900,000	-	354,101	55,965	532.72%
Building & improvements inventory	-	-	11,098	-	-	88,792	-	3,752,419	3,326,482	12.80%
	-	-	-	-	-	-	-	59,890	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	-	-	-	-	-	-	-	-	44,896	-100.00%
TOTAL ASSETS	159,039	378,924	716,177	731,557	13,920	2,988,792	-	4,988,409	4,544,432	9.77%
Liabilities										
Accounts Payable	0	-	14,040	-	-	-	-	-	-	-
Due to:	-	-	-	-	-	-	-	14,040	7,275	92.99%
Other Funds	-	-	-	-	-	-	-	-	-	-
City of San Antonio	-	-	-	-	-	-	-	-	44,896	-100.00%
TOTAL LIABILITIES	0	-	14,040	-	-	-	-	14,040	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	378,924	702,137	731,557	13,920	2,988,792	-	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	10.73%
TOTAL LIABILITIES and FUND BALANCES										
159,039	378,924	716,177	731,557	13,920	2,988,792	-	4,988,409	4,544,433	9.77%	
Statement of Revenues, Expenditures, and Changes in Fund Balances										
	28700002 SAAH	28700004 SAAH - NSP	28700006 SAAH - RENEWSA	28700009 SAAH- Affordable Housing Program (003 Spitford / 7 SAAH)	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
Revenues										
sales of redeveloped real estate	8,000	419,900	-	-	-	-	-	427,900	283,988	50.68%
PI reappropriated by Grantor	-	385,135	-	-	-	-	-	385,135	244,482	57.53%
Program Income	6	-	-	-	58	-	-	63	26,488	-99.76%
Contributions from CoSA	75,000	-	-	677,476	-	-	-	752,476	75,000	903.30%
Capital Contributions from CoSA	-	-	-	-	-	-	-	-	2,988,792	-100.00%
Interest Income	137	1,348	7,039	677,476	-	-	-	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										
PI returned to Grantor	-	385,135	-	-	-	-	-	385,135	251,482	-
Cost of sales or redeveloped real estate	7,612	553,959	-	7,367	-	-	-	568,937	390,471	45.71%
Fees to professional contractors	20,721	4,641	13,025	1,311	10,656	8,175	-	58,528	64,254	-8.91%
Allowance for uncollectible accounts	-	-	-	-	-	-	-	-	4,484	-100.00%
Other contractual services and fees	5,135	6,722	3,986	62,731	817	-	-	79,390	116,740	-31.99%
TOTAL EXPENDITURES	31,468	950,456	17,010	71,409	11,472	8,175	-	1,091,991	827,432	31.97%
Other Financing Sources (Uses)										
Transfers In	46,945	-	-	125,490	30,774	8,175	-	211,384	72,976	189.66%
Transfers Out	(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	731,557	731,557	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. 2017 Housing Bond Update

#### Summary

The proposed \$20 million Neighborhood Improvements Bond will invest in San Antonio's neighborhoods by addressing distressed properties and facilitating the creation of housing that is affordable to residents such as working families, retirees, and veterans. The improvements would make sites ready for redevelopment as single family or multifamily housing. This could include land acquisition, demolition of dilapidated/unusable structures, street and sidewalk improvements, extension of utilities and remediation of hazards such as asbestos or lead-based paint. Once improved, properties would be sold to developers for construction of housing that is affordable.

The City Charter does not currently allow the City to use bonds specifically for housing construction. However, the Urban Renewal Agency for the City of San Antonio (OUR SA) can be the vehicle through which a bond program is implemented to acquire and prepare properties for housing development.

The MOU between the City and OUR SA for the 2017 Housing Bond was been approved by the OUR SA Board (June 11, 2018) and by the COSA City Council on June 14, 2018.

To date, the bond staff has vetted over 4000 parcels. Staff recommendations, together with management and stakeholders responses have reduced the properties to a first phase of 23 sites identified as viable for development. Of these 23, 7 sites are being recommended by staff to move forward to potential earnest money contracts.

These initial properties and others were presented by the Bond Administrator for review to the NIAC on July 17, 2018 and for review and approval by the OUR SA Board on July 18, 2018. Once these properties are approved, they are secured by an earnest money contract (EMC). An RFP is issued for development proposals. These project proposals are evaluated by a committee based on established criteria and the results and recommendations are presented to the Board for review and action.

These proposals and any new projects are presented to Board as either updates or requests for approval on an on-going basis.

Issue: None at this time

Recommendation: For the Board and Bond staff to work closely to review and approve all targeted properties.

Next Steps: Issue appropriate RFP's to developers for review, grading and selection for approval. Continue to work with developers of approved projects through design development, contract finalization and construction start-up.



**DRAFT**

# Neighborhood Improvements

PROGRAM UPDATE

OurSA Board Meeting  
September 16, 2020

**2017-2022**

**BOND**

**PROGRAM**

City of San Antonio



# Program Overview



\$20M Approved



Urban Renewal Agency



12 Improvement Areas



512 Units



\$13.5M Encumbered



## Park at 38THIRTY

- 196 family-sized units
- All units  $\leq$  60% AMI
- Total Development Cost: \$37.7M
- Open by December 2021



## West End on Frio

- 24-unit multiplex
- $\frac{1}{2} \leq$  80% AMI
- Total Development Cost: \$4.5M
- Open by April 2021



## GreenLine North

- 292 family-sized units
- $\frac{2}{3} \leq$  60% &  $15\% \leq$  30-50% AMI
- Total Development Cost: \$51.4M
- Open by March 2022



# 701 S. Frio Street (Near West-Five Points)



## West End on Frio

- 24-unit multiplex | All 2 bedrooms
- ½ of the units at or below 80% AMI
- 40-year affordability covenant for Bond site
- 20-year affordability covenant on Phase II site
- \$20K payable to OUR SA from Terramark for site
- \$250K in eligible reimbursements (gap), \$50k City contingency
- Total Development Cost: \$4.5M



YOU ARE INVITED TO THE OFFICIAL GROUND BREAKING OF  
WEST END ON FRIO

THE CITY'S FIRST NEIGHBORHOOD IMPROVEMENTS BOND PROJECT

TUESDAY, FEBRUARY 25, 2020  
10AM-11AM

711 S FRIO STREET 78207  
AMPLE STREET PARKING AVAILABLE ON EL PASO ST.

LEARN MORE AND RSVP: [WESTENDONFRIO.EVENTBRITE.COM](http://WESTENDONFRIO.EVENTBRITE.COM)





# S. Frio Street (Near West-Five Points)



## Project Timeline

- ✓ March 6 – Release RFP
- ✓ April 19– RFP Submittals Due
- ✓ April 30 – Scoring Committee Meeting
- ✓ May 14 – NIAC Briefing
- ✓ May 15 – OUR SA Approved
- ✓ June 13 – City Council Approved
- ✓ June 2020 – Design & Engineering Completed and Construction Started
- August 2020 – Financing & Underwriting Complete & Property Transfer/Closing
  - April 2021 – Construction Complete





# S. Frio Street (Near West-Five Points)





# 3830 Parkdale (Wurzbach)

## PARK at 38THIRTY

- 196 family-sized units
- All units at 60% HUD AMI | 40-year affordable covenant
- Resident services and amenities – community center, fitness center, youth programs, food pantry, financial literacy courses, 2 playscapes, pool, gym
- Purchased for \$2.9M, to be sold to Franklin for \$30K
- \$4.4M in eligible reimbursements (gap)
- Total Development Cost: \$34M





# 3830 Parkdale (Wurzbach)



## Project Timeline

- ✓ September 20 – Release RFP
- ✓ November 5 – RFP Submittals Due
- ✓ November 13 & 16 – Scoring Meeting & Interviews
- ✓ December 5 – OUR SA Approval
- ✓ December 11 – Audit Committee
- ✓ December 18 – NIAC Briefing
- ✓ January 17 – City Council Consideration
- ✓ February 15 – Closed on Property
- ✓ April 4 – City Council approved 4% Tax Credit Letter of No Objection
- ✓ June 20 – City Council rezoning approved
- ✓ August – November – Design & Construction Documents
- ✓ May 2020 – Financing & Underwriting Complete
- ✓ June 2020 – Property Transfer/Closing
- ✓ July 2020 – Construction Start
- December 2021 – Construction Complete





# 3830 Parkdale (Wurzbach)



2017-2022  
**BOND**  
PROGRAM



# Southeast Service Center (Southeast)



## Greenline North

- 292 Units | All 2 & 3 bedrooms
  - ✓ 34 Units at 30% AMI
  - ✓ 9 Units at 40% AMI
  - ✓ 9 Units at 50% AMI
  - ✓ 141 Units at 60% AMI
  - ✓ 69 Units at 70% AMI
  - ✓ 30 Units at 80% AMI
- 40-year affordability covenant
- Community and fitness centers, youth programs, food pantry, financial literacy courses, playscape, pool, gym and civic park
- Property to be sold to Franklin Development for \$480K
- \$4.2M in eligible reimbursements (gap)
- Development Cost: \$51.4M





# Southeast Service Center (Southeast)



## Project Timeline

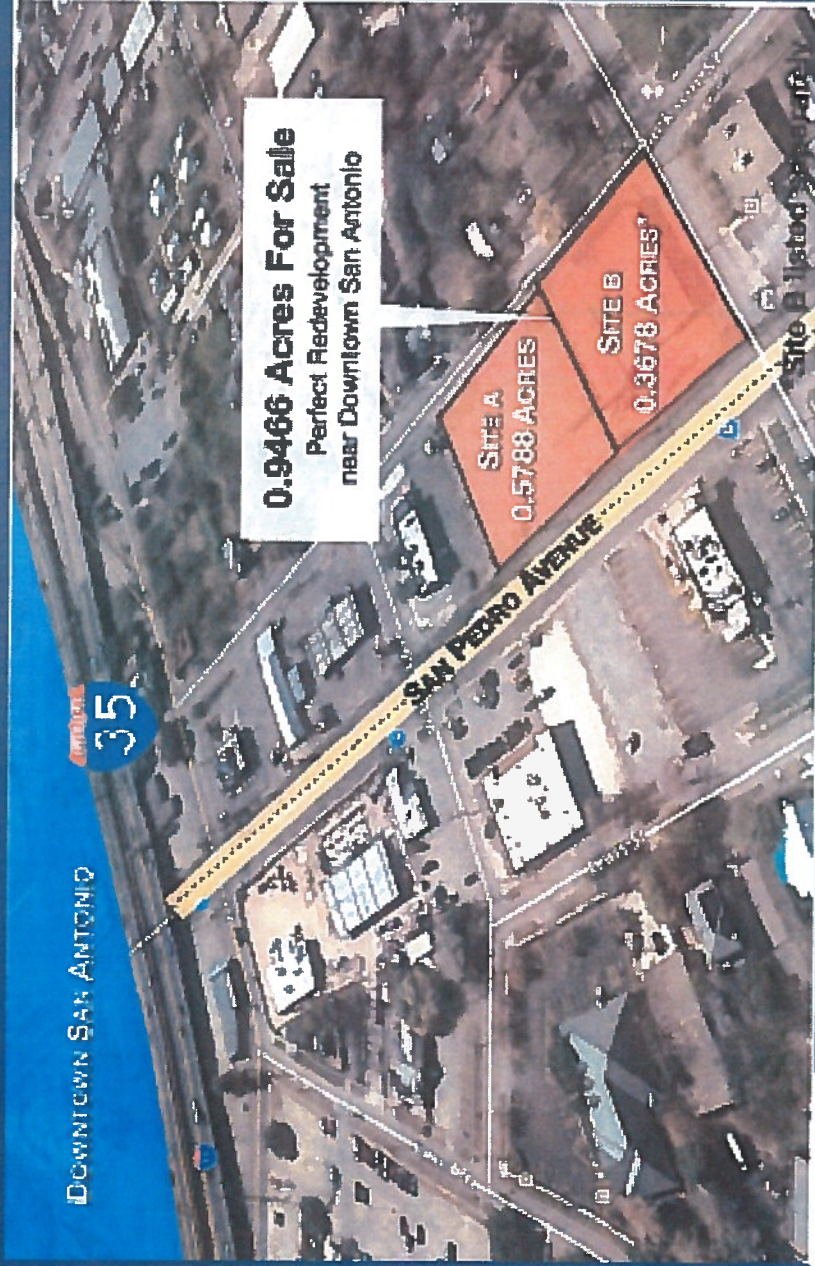
- ✓ March 19 – Audit Committee Pre-Solicitation Briefing
- ✓ April 19 – RFP Release
- ✓ June 19 – RFP Submittals Due
- ✓ July 12 – RFP Scoring
- ✓ July 23 – Interviews
- ✓ August 13 – OUR SA Board Approval
  - NIAC – No Quorum
- ✓ August 30 – Audit Committee Post-Solicitation Briefing

- ✓ October 3 – City Council Approval
- ✓ December 2019 – City Council approved 4% Tax Credit Letter of No Objection
- ✓ May/June 2020 – Design & Construction Documents
- ✓ August 2020– Financing & Underwriting Complete & Property Transfer/Closing
- September 2020 – Construction Start
  - March 2022 – Construction Complete





# S. San Pedro (Five Points - Near West)



2017-2022  
**BOND**  
PROGRAM



## S. San Pedro (Five Points - Near West)



### Proposed Development

- Multi-Family – 50-65 Units

### Property Facts

- .95 acres total – 2 parcels | Two owners: Mireless Properties LLC & Marque Investments
- BCAD Value: \$1.33M
- Asking Price: \$2.15M
- Council District 1 | Five Points-Near West Improvement Area
- Zoned Commercial | C-2P and C-3NA
- 1 mile to central downtown | 1.7 miles to a grocery store
- San Antonio ISD





# S. San Pedro (Five Points - Near West)



## Development Aspirations & Solicitation Criteria

- .94 acre vacant land
- At least ½ of rental units must be affordable and reserved for households earning 80% AMI or below, competitive scoring to include income averaging with the goal of 10% of the units at 30% AMI and 40% of the units at 50% AMI
- \$10K security deposit + \$500K minimum bid
- 100 Point Draft Scoring Criteria
  - 10 Points – Development Experience
  - 30 Points – Gap Request, Non-Profit Status/Partnerships, Underwriting and Financial Capacity
  - 15 Points – Unit Specifications, Project Site Plan and Timeline
  - 5 Points – Amenities and Sustainability
  - 15 Points – Affordability
  - 10 Points – Local Preference
  - 5 Points – Veteran Owned Small Businesses
  - 10 Points – SBEDA Program







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

**Jaime Lalley Damron**  
**Housing Bond Administrator**

Jaime.Damron@sanantonio.gov  
[www.sanantonio.gov/NHSD](http://www.sanantonio.gov/NHSD)

# CONTACT INFO

NEIGHBORHOOD IMPROVEMENTS BOND PROGRAM