

San Antonio Affordable Housing, Inc. (SAAH)

**Board of Directors
Board Meeting**

March 3, 2021

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

DATE March 3, 2021
TIME: 12:00 PM
PLACE: (No In-Person Access to This Meeting)

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

[Join meeting](#)

More ways to join:

Join from the meeting link

<https://sanantonio.webex.com/sanantonio/j.php?MTID=m28e0e32819227737a05832b4786a9833>

Join by meeting number

Meeting number (access code): 133 711 9136

Meeting password: 3WkGD3paKF4

Tap to join from a mobile device (attendees only)

[+1-415-655-0001](tel:+14156550001).,1337119136### US Toll

[+1-904-900-2303](tel:+19049002303).,1337119136### United States Toll (Jacksonville)

Join by phone

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

DATE **March 3, 2021**
TIME: **12:00 PM**
PLACE: **(No In-Person Access to This Meeting)**

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, March 3, 2021 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 staff, please call or email Scott Price at scott.price@sanantonio.gov. For deliveries call 210-207-6357 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, February 26, 2021** 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 Monday, March 1, 2021**. 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 **Friday, February 26, 2021 at 11:00 AM** to allow time to secure translation services.

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

DATE **March 3, 2021**
TIME: **12:00 PM**
PLACE: **(No In-Person Access to This Meeting)**

WebEx and Call-In

Meeting number (access code): 133 711 9136

Meeting password: 3WkGD3paKF4

Call-In Number: [+1-415-655-0001](tel:+14156550001), [1337119136##](tel:+1337119136) US Toll

AGENDA

- CALL TO ORDER
 - ROLL CALL
 - PUBLIC COMMENTS
-
1. APPROVAL OF MINUTES FROM **JANUARY 19, 2021** MEETING
 2. DISCUSSION REGARDING FINANCIAL REPORTS AND ACTIVITIES (**Gloria Alvarado, Department Fiscal Manager**)
 3. ACTION ITEMS:
 - a. Discussion and Possible Action regarding FY20 Audit Presentation led by Leal & Carter (**Gloria Alvarado, Department Fiscal Manager**)
 - b. Discussion and Possible Action regarding the election of new Officers for SAAH (**Doug Poneck (Escamilla & Poneck)**)
 - c. Discussion and Possible Action regarding a Second Amendment to the Residential Redevelopment Agreement with Cross Timber Homes.. (**Scott Price, Real Estate Manager**)
 - d. Discussion and Possible Action regarding the MLK Affordable Home Developer Bids (**Scott Price, Real Estate Manager**)

Closed Session (If Required)

The Board will convene, if it desires to do so, in closed meeting as authorized by Texas Government Code §551.071, *et seq.*:

Pursuant to Govt. Code §§551.071 & 551.072, deliberate the value, proposed conveyance of, and/or legal issues pertaining to real property. .issues pertaining to real property.

The Board will reconvene in Open Session and take appropriate action on items discussed in closed meeting.

4. UPDATE ITEMS

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

- 1) REnewSA Program
- 2) FY20 Single Family Rehab Program
- 3) FY20 Single Family New Home Construction

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

• ADJOURNMENT

San Antonio Affordable Housing, Inc. (SAAH)

Approval of Minutes

from

March 3, 2021

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

DATE **January 13 and 19, 2021**
TIME: **12:00 PM**
PLACE: **(No In Person Access to This Meeting)**

WebEx and Call-In

Meeting number (access code): 177 421 6766

Meeting password: J5Zu2GhQWH4

Call In Number: 415-655-0001

MINUTES

- **CALL TO ORDER**
 The WebEx meeting was called to order at 1:01 pm by Vice Chairman Wright
- **ROLL CALL**
 - a. **Commissioner's in Attendance:**
 Ramiro Gonzales
 Juan Garcia
 Zar Haro
 Susan Wright
 Maria Nelson
 - b. **Commissioner's Absent:** David Rodriguez
 - c. **Management and Staff Present:**

Jaime Damron, NHSD	James Wilson, NHSD
Deborah Bell, NHSD	Gloria Alvarado, NHSD
Ian Benavidez NHSD	Scott Price, OUR SA/SAAH
Jameene Williams. CAO	Doug Poneck, Escamilla & Poneck
Bob Ramirez, Escamilla & Poneck	
 - d. **Visitors**
 Natalie Griffin, Habitat for Humanity
 Michael Taylor, Cross Timber Homes
 John Cooley. Terramark Urban Homes

- PUBLIC COMMENTS

Discussion: Natalie Griffin and Michael Taylor representing Habitat for Humanity and Cross Timber Homes discussed the benefits and attributes of their MLK proposal;

John Cooley with Terramark Homes also discussed the benefits and attributes of their MLK proposal

The Board had no questions and thanked the speakers for their comments.

1. APPROVAL OF MINUTES FROM **SEPTEMBER 16, 2020** 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: Ms. Alvarado gave the combined financial report to the Board during the September 19, OUR SA Board meeting. The report is for information only.

3. ACTION ITEMS:

- a. Discussion and Possible Action regarding the transfer of foreclosed properties acquired from COSA to the REnewSA Program for development. (**Scott Price, Real Estate Manager**)

Discussion: Staff discussed the origin of this request which was the acquisition of 114 and 118 Beltran from the COSA foreclosure list. They were originally acquired for a builder that, per contract, elected not to follow through with the purchase. Staff currently has a contract with Greenboro homes to acquire both lots through the REnewSA program. Staff is requesting approval for SAAH to sell the two properties to REnewSA.

Motion was made by Director Gonzales, seconded by Director Garcia to approve the sale of 114 and 118 Beltran to the REnewSA program.

In Favor: All

- b. Discussion and Possible Action regarding amending the Professional Service Agreement for Scott Price dated September 9, 2019 to include reimbursement of approved expenses. (**Ian Benavidez, Assistant Director, NHSD**)

Discussion: This item was discussed in the January 2021 OUR SA Board meeting and requires a motion from the Board.

Motion was made by Director Garcia, seconded by Director Gonzales to approve payments for project related mileage and incidental expenses not to exceed \$350 per month including all with proper documentation and approvals by the Executive Director or her assigns.

In Favor: All

- c. Discussion and Possible Action regarding the MLK Affordable Home Developer Bids (**Scott Price, Real Estate Manager**)

Discussion: Vice Chair Wright elected to move this item into Closed Session

THE BOARD WENT INTO CLOSED SESSION AT 1:22 pm

Closed Session (If Required)

The Board will convene, if it desires to do so, in closed meeting as authorized by Texas Government Code §551.071, et seq.:

Pursuant to Govt. Code §§551.071 & 551.072, deliberate the value, proposed conveyance of, and/or legal issues pertaining to real property.

The Board will reconvene in Open Session and take appropriate action on items discussed in closed meeting.

THE BOARD CAME OUT OF CLOSED SESSION AND BACK INTO OPEN SESSION AT 2:28 pm

Motion was made by Director Zar Haro and seconded by Director Gonzales to table Item 3. c. as well as the Update items for further discussions during the next scheduled Board meeting on February 17, 2021.

In Favor: All, except Director Garcia voted No to table the discussions; the Motion passed

4. UPDATE ITEMS **(These Update Items were not considered during this meeting)**

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

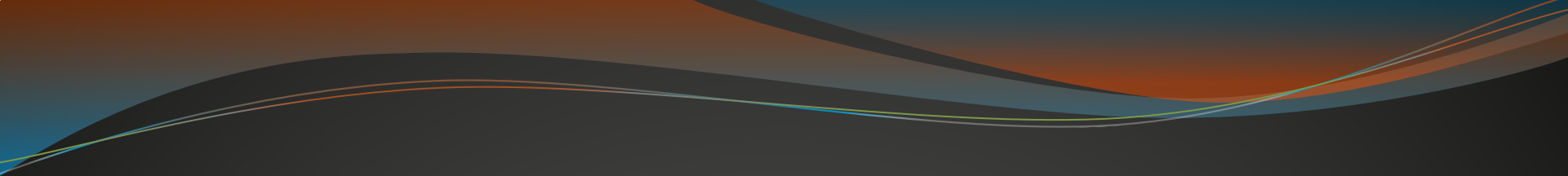
b. Pierce Gift Home Relocation to 303 Spofford **(Scott Price, Real Estate Manager)**

ADJOURNMENT

The Meeting was Adjourned at 2:30 pm

APPROVED:

ATTESTED:



San Antonio Affordable Housing, Inc. (SAAH)

Financial Presentation

March 3, 2021

San Antonio Affordable Housing, Inc. (SAAH)

Discussion and Action Items

March 3, 2021



Item: 3. a. Financial Audit FY20 Presentation

Summary (History):

All local governments, not-for-profit agencies and other organizations receiving government grants are required to have an annual audit. OUR SA/SAAH has not received any direct government grants in over four (4) years . Consequently, it is not a requirement of OUR SA/SAAH that a financial audit be performed on a yearly basis. Due to recent past history of OUR SA/SAAH it has been the recommendation of the Board and Legal Council that an audit be conducted to insure proper operation and fiscal management.

An audit provides an objective examination of the financial statements in accordance with the United States Generally Accepted Auditing Standards/Governmental Accounting Standards Board and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States.

Leal \$ Carter PC. (PSCO) was contracted in 2018 to audit OUR SA and SAAH as required. They will present the audit to the Board at the February 2021 Board meetings.

Issues: None at this time.

Recommendation: Accept the FY 2020 audit as presented.

Next Steps: Prepare for next years audit as required.



Item: 3. b. Election of New Officers (Directors)

Summary (History): San Antonio Affordable Housing, Inc (SAAH) was established in 1995 as the non-profit component of the Urban Renewal Agency (OUR SA) for the City of San Antonio. The mission of SAAH is to develop affordable housing, approve the existing affordable housing stock and combat community deterioration through housing, commercial and community related programs and activities. The By-Laws state the Directors are the duly or serving members of the Urban Renewal Agency (OUR SA) for the City of San Antonio—the sponsoring organization.

President: The Chairman shall preside at all meetings of the Agency. Unless authorized by and Agency resolution, the Chairman shall sign all contracts, deeds and other instruments made by the Agency.

Vice President: The Vice Chairman shall perform the duties of the Chairman in the absence of the Chairman.

Secretary: The Executive Secretary shall keep the records of the Agency to include votes, and proceedings.

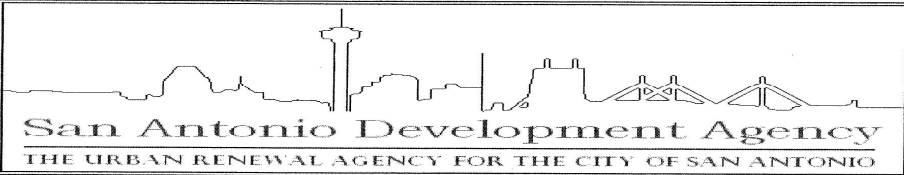
The term of office is for two years or when a successor is designated.

Executive Director: Veronica R. Soto, FAICP, Director NHSD

Issues: NONE

Recommendation: None at this time.

Next Steps: To elect new Directors for SAAH.



Item: 3. c. Board Approval of a Contract Amendment with Cross Timber Homes for an additional Gap Award as a part of the FY20 SF New Construction Program

Summary (History):

During the February 19, 2020 Board meeting, the Board approved a Resolution with the City of San Antonio accepting funds for the FY20 Single Family New Construct Program. The purpose of the program is to provide gap financing to affordable home builders. The builders would provide the lot and construction financing; sell the home to a qualified buyer with the income of 120% or below the average median income; and in return would receive a Gap grant of \$30,000.

Two of the awarded builders were unable to fulfill their original commitments and consequently these awards have become available to other selected builders.

Cross Timber Homes has been awarded 8 homes and is now requesting an additional 9th home to become a part of the Program .

Issues: None at This Time

Recommendation: Staff is recommending approval of an contract amended to provide Cross Timber Homes with a 9th Gap Grant for new home construction.

Next Steps: Approval of the Contract Amendment

SECOND AMENDMENT TO AGREEMENT
Between
SAN ANTONIO AFFORDABLE HOUSING, INC.
And
CROSS TIMBER HOMES

This Second Amendment ("**Second Amendment**") modifies the Residential Redevelopment Agreement ("**Agreement**"), effective April 1, 2020, between San Antonio Affordable Housing, Inc. ("**SAAH**") and Cross Timber Homes, ("**Contractor**"), as previously amended, for the acquisition, redevelopment and re-sale of residential properties. In consideration of the mutual covenants and agreements herein contained, SAAH and Contractor agree to amend the Agreement as follows:

1. **Additional Properties.** The Agreement is amended to increase the number of Properties Contractor may acquire, redevelop and re-sell under the Agreement. Accordingly, section 3, Scope of Work, is hereby amended so that Contractor must acquire, redevelop and re-sell one (1) additional Property ("**Additional Property**") for a total of nine (9) Properties Contractor shall acquire, redevelop and re-sell in accordance with the Agreement.
2. **Time for Performance.** The Agreement is amended to add a deadline for Contractor to complete the Work for the foregoing Additional Property. Accordingly, section 4(A), Time for Performance, is hereby amended to add a deadline for Contractor to complete the Work, to SAAH's satisfaction, on the Additional Property, such deadline being on or before May 26, 2021.
3. **Miscellaneous.**
 - 3.1 **Conflict.** The parties hereto ratify and confirm the terms and provisions of the Agreement, as herein amended. To the extent that the terms and conditions of this Amendment conflict with the terms and conditions of the Agreement, the Agreement is amended accordingly, and the terms and conditions of this Amendment shall control.
 - 3.2 **Defined Terms.** The defined terms used herein shall have the same meaning as in the Agreement except as otherwise provided for herein.
 - 3.3 **Multiple Counterparts.** This Amendment may be executed in two or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

Agreed and effective on this 4th day of February 2021.

San Antonio Affordable Housing, Inc.:

Cross Timber Homes:

By: _____
Ian Benavidez **date**
Assistant Director, NHSD

By: _____
Michael Taylor **date**
Executive Director



Item: 3. c. Sale of Surplus Property - Martin Luther King

Summary (History):

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 bids and proposals have been reviewed and a builder has been selected for a presentation to the Board during the January 2021 Board meeting.

A presentation was made by staff regarding the MLK bids. The Board went into closed session for discussions regarding the developers, bids and timing. When the Board ended he closed session and reopened the meeting, a motion was made to table the discussions and decision due to meeting time constraints. The Board will revisit the MLK proposals during the February 2021 Board meeting.

Issues: None

Recommendation: To approve the staff's recommendation and work with all parties to complete the project

Next Steps: Execute contract for sale to approved bidder

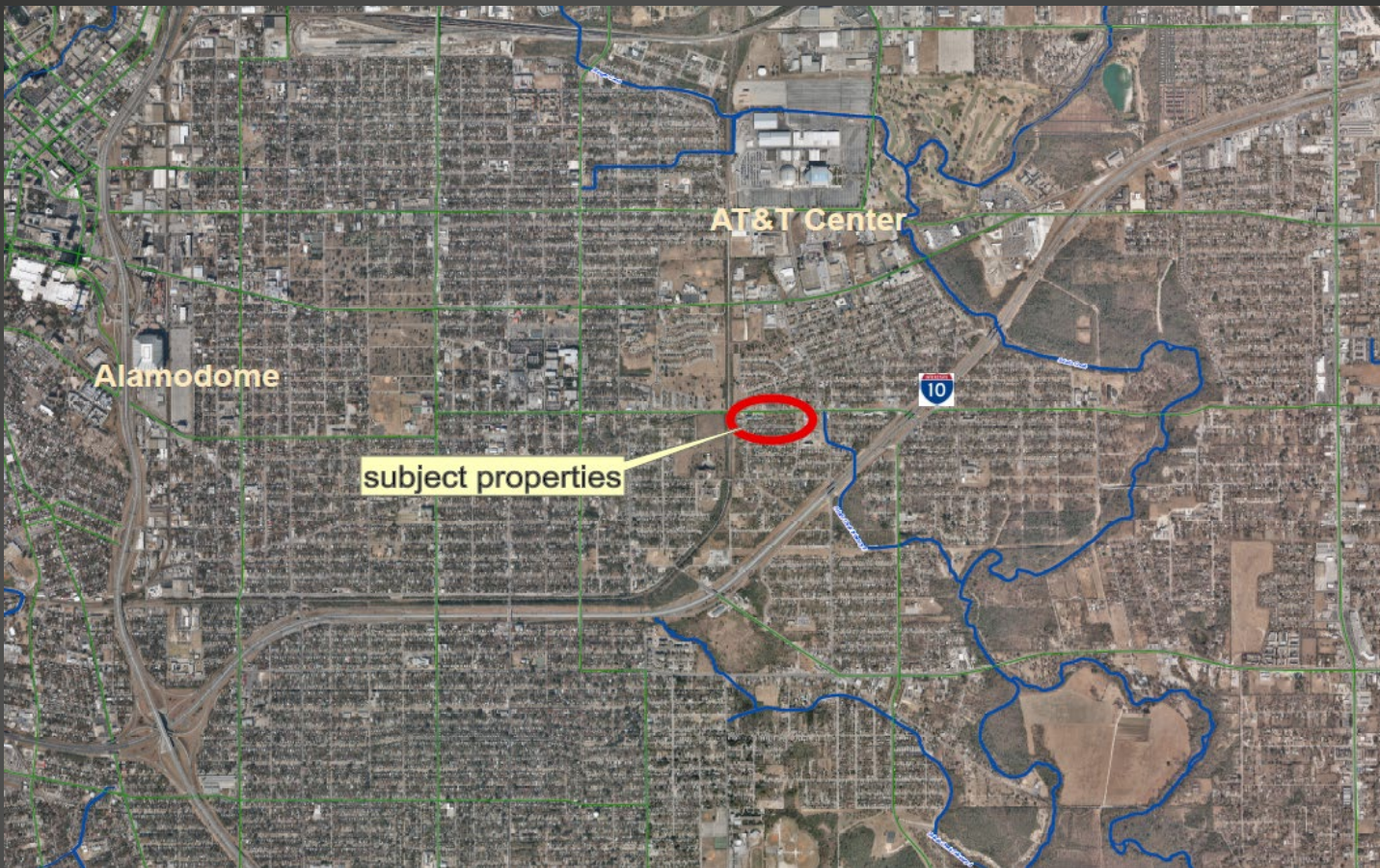
San Antonio Affordable Housing

**MLK AFFORDABLE HOMES
STAFF PRESENTATION
AND RECOMMENDATION**

Agenda Item 3. d.

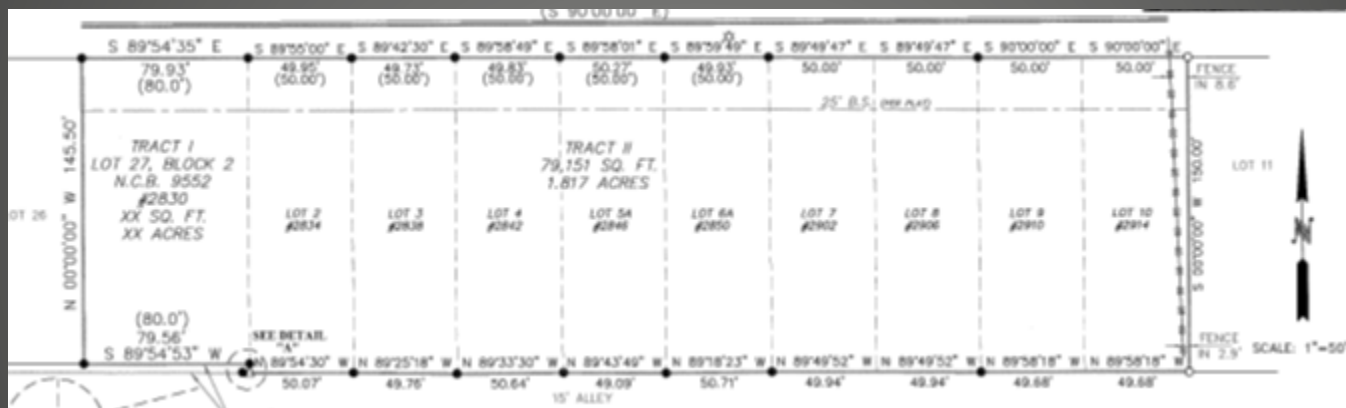
March 3, 2021

Martin Luther King Affordable Homes



Aerial Location Map

Martin Luther King Affordable Homes



MLK Aerial and Current Survey

Martin Luther King Affordable Homes

BRIEF HISTORY

- The 10 lot -1.8 acre site was acquired in December 2013
- Originally acquired for a Merced project
- First of two RFP's for developers was issued in December 2015 – due January 2016 - 3 Bids were received
- At the June 2016 Board meeting, the Board approved a combined proposal for a Family Dollar Store and affordable housing by developer Ken Lowe
- Due to the length of time for review and approval, Family Dollar acquired another site

Martin Luther King Affordable Homes

BRIEF HISTORY

- On January 23, 2017, a contract for sale of the 10 lots was executed between Ken Lowe and SAAH for the development of 10 affordable homes
- Ken Lowe worked with SAAH and TIRZ staff and the City for infrastructure and construction financing
- After over 2 years, the developer was unable to secure needed funds and the contract between Mr. Lowe and SAAH was terminated on March 10, 2020
- Mr. Lowe never acquired the property

Martin Luther King Affordable Homes

RFP RESPONSES AND REVIEW PROCESS

- A second RFP was issued on October 2020 for the development of 10 homes on the MLK lots
- Three bids were received by November 6, 2020
 - Habitat For Humanity
 - TerraMark Urban Homes
 - Chapawu Properties
- On December 10, 2020 the bids were reviewed, discussed and scored by Staff including Director Ramiro Gonzales
- RFP scoring and recommendation are to follow

Martin Luther King Affordable Homes

SCORING CRITERIA

- Development Experience (25 Points)
 - Name and relevant experience of key project individuals
 - involved in the proposal
 - Relevant experience in the development and construction of comparable projects and examples
- Site & Floorplans, Elevations and Exterior/Interior Finishes (25 Points)
 - Projected schedules - start to completion
- Financial Capacity and Capability (20 Points)
 - History and funding similar projects
- Affordability of Completed Homes (30 Points)
 - Targeted AMI

Martin Luther King Affordable Homes

SCORING SUMMARY

SCORING AVERAGE SUMMARY					
	TerraMark		Chapawu		Habitat/TH
Experience	23.33		14.33		25
(25 Points Max)					
Site/Floor Plans	24.33		13.33		20
(25 Points Max)					
Finance	20		10.66		20
(20 Points Max)					
Affordability	29.33		13.33		30
(30 Points Max)					
TOTAL SCORE	97		51.66		95

Martin Luther King Affordable Homes

TERRAMARK URBAN HOMES

- Proposal Outline
 - Purchase Price per Lot \$8500.00
 - Number of Homes Proposed 20 2-Story Homes
 - Mix: 3BR/2 1/2 Bath 1268 SF
 - 4BR/2 BATH 1438 SF
 - Proposed AMI 80 -100% AMI
 - Projected Sales Price \$165K - \$175K
 - Proposed Covenant 10 Years
- Total Project Cost \$3.532 Million
- Projected Funding Gap \$599,000 (Includes Land)
- Construction Time 17 Months (Includes rezone and platting)
- Contract Feasibility 60 Days

TERRAMARK CONCEPTUAL SITE PLAN



Martin Luther King Affordable Homes

TERRAMARK CONCEPTUAL DETAILED SITE FLOOR PLANS AND ELEVATIONS

MLK PLACE Typical Site Plan



20' Unimproved Alley

MLK LOTS

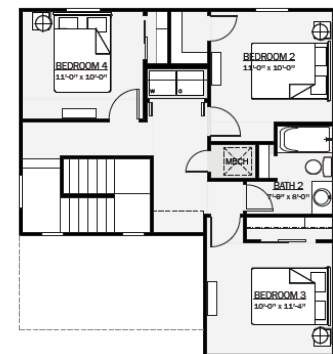
4 BDRM & 2 BATH - LIVING AREA: 1432 SQ.FT.



ELEVATION A'



FLOOR 1 796 SQ.FT.



FLOOR 2 636 SQ.FT.

Martin Luther King Affordable Homes

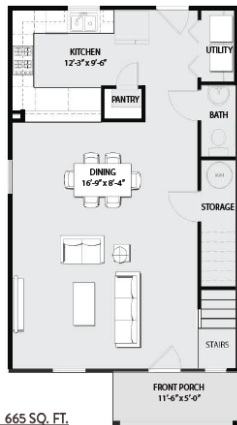
TERRAMARK CONCEPTUAL FLOOR PLANS AND ELEVATIONS

MLK LOTS

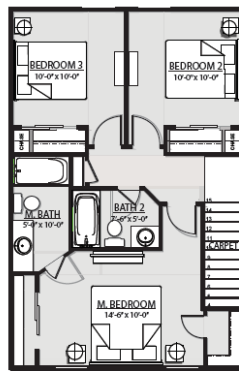
3 BDRM & 2.5 BATH - LIVING AREA: 1268 SQ.FT.



ELEVATION 'A'



FLOOR 1 665 SQ. FT.



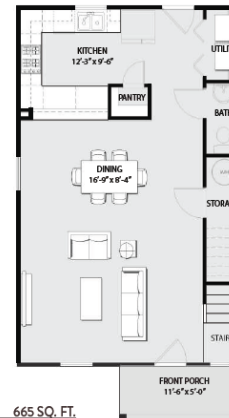
FLOOR 2 603 SQ. FT.

MLK LOTS

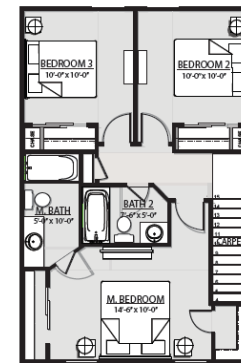
3 BDRM & 2.5 BATH - LIVING AREA: 1268 SQ.FT.



ELEVATION 'B'



FLOOR 1 665 SQ. FT.



FLOOR 2 603 SQ. FT.

Martin Luther King Affordable Homes

RECOMMENDATION

- Staff recommends Board Approval of TerraMark Urban Homes as the selected Developer/Builder for the affordable homes to be constructed on the MLK Properties.
- Next Steps:
 - Questions of Comments
 - All
 - Motion and Second to Accept Staff Recommendation
 - Board Chair
 - If Approved: To prepare and Earnest Money Contract between SAAH and TerraMark for signature and to immediately begin the feasibility period of 60 days.
 - Staff and SAAH Attorney

San Antonio Affordable Housing, Inc. (SAAH)

Closed Session (If Required)

March 3, 2021

San Antonio Affordable Housing, Inc. (SAAH)

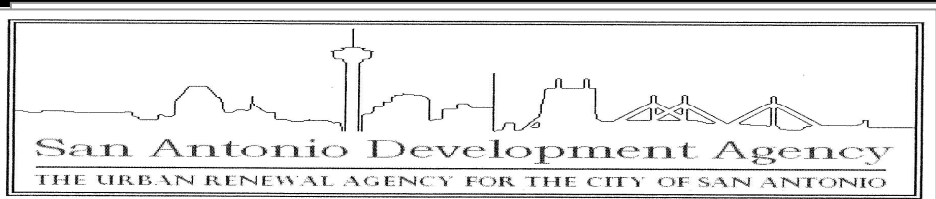
**Open Session Action
(From Closed Session)**

March 3, 2021

San Antonio Affordable Housing, Inc. (SAAH)

Update Items

March 3, 2021



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

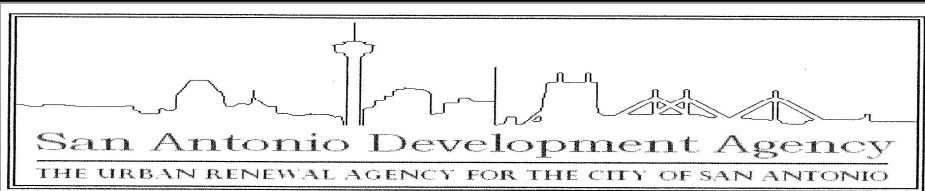
On June 5, 2013, the Office of Urban Redevelopment through San Antonio Affordable Housing, Inc. (SAAH) its' the non-profit arm, finalized a contract agreement with Grants Monitoring Administration (Planning) to manage \$1.24 million in NSP reprogrammed funds for the acquisition, maintenance, and eventual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

PLEASE NOTE THAT THE NSP LAND BANK PROGRAM HAS ENDED AND ALL REMAINING FUNDS (\$377,790.00) WILL BE TRANSFERRED TO GMA AS PROGRAM INCOME UNDER CDBG

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 Quadaupe, 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

March 3, 2021

Items 4. a. 1, 2, and 3

REnewSA PROGRAM

FUTURE AFFORDABLE HOME SITES

1535 DAWSON

Council District 2

114 and 118 BELTRAN



REnewSA PROGRAM

FUTURE AFFORDABLE HOME SITES

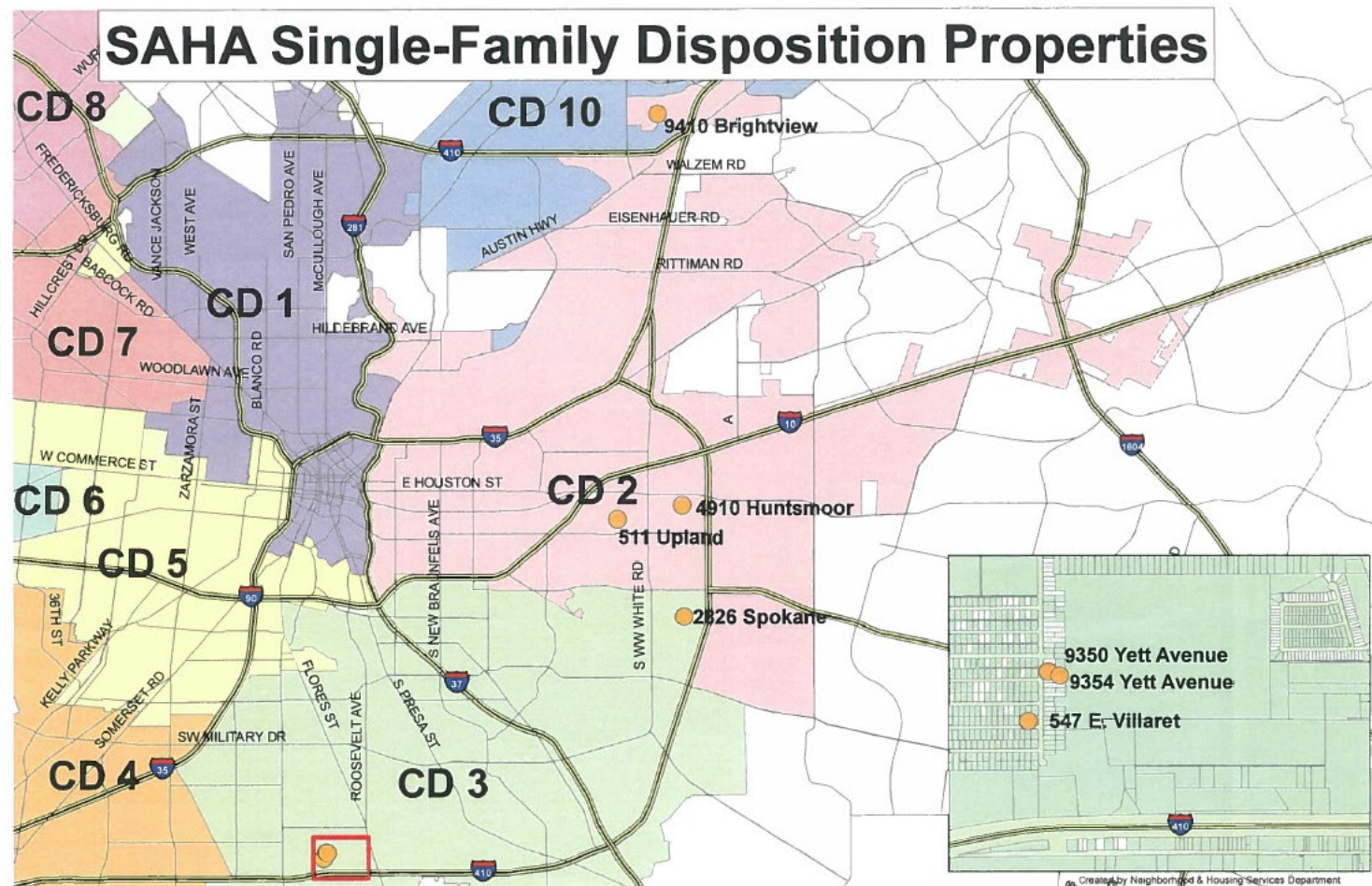
1305 CRYSTAL

4246 CESAR CHAVEZ

Council District 5



2020 SINGLE FAMILY REHAB PROGRAM



2020 SINGLE FAMILY REHAB PROGRAM



9410 Brightview



4910 Huntsmoor Court



COUNCIL DISTRICT 2 HOMES

511 Upland

2020 SINGLE FAMILY REHAB PROGRAM

2826 Spokane



2020 SINGLE FAMILY REHAB PROGRAM

2826 Spokane



2020 SINGLE FAMILY REHAB PROGRAM

2826 Spokane



2020 SINGLE FAMILY REHAB PROGRAM

547 E. Villaret



2020 SINGLE FAMILY REHAB PROGRAM

547 E. Villaret



Complete Kitchen Rehab

2020 SINGLE FAMILY REHAB PROGRAM

547 E. Villaret



Complete Kitchen Rehab

2020 SINGLE FAMILY REHAB PROGRAM

547 E. Villaret



2020 SINGLE FAMILY REHAB PROGRAM

9350 Yett



2020 SINGLE FAMILY REHAB PROGRAM

9350 Yett



2020 SINGLE FAMILY REHAB PROGRAM

9350 Yett



2020 SINGLE FAMILY REHAB PROGRAM

9350 Yett



2020 SINGLE FAMILY REHAB PROGRAM

9354 Yett



2020 SINGLE FAMILY REHAB PROGRAM

9354 Yett



2020 SINGLE FAMILY REHAB PROGRAM

9354 Yett



STATUS OF NEW FY20 SINGLE FAMILY REHABILITATION PROGRAM

FY20 SINGLE FAMILY REHAB PROGRAM

- All four properties in Council District 3 Sold in less than 3 Days on the Market

AVERAGE PROJECT ECONOMICS (4 Homes)

- Average Home Acquisition: \$ 99,000
- Average Rehabilitation Cost:
Including Utilities and Maint. \$ 75,000
- Average Total Cost Per Home: \$174,000

- Average Sale: \$160,000
- Avg. Contribution Per Home: \$ 14,000

STATUS OF NEW FY20 SINGLE FAMILY NEW CONSTRUCTION PROGRAM

- **Cross Timber Homes – 8 homes**
 - **Closed on Six Homes and 2 Homes under construction and under contract**
 - **Contribution Per Home - \$30,000**
- **Greenboro Homes – 2 homes**
 - **Working on construction loan approvals – acquiring lots from SAAH**
- **One Award is still Available**

2020 SINGLE FAMILY NEW CONSTRUCTION PROGRAM

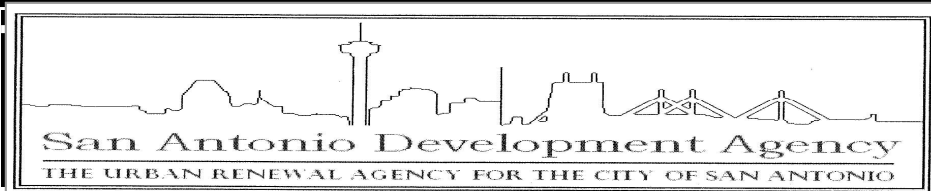


Cross Timber Homes

511 Humboldt
Council District 5

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





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

Summary (History):

SAAH used general fund money currently with the REnewSA affordable housing program to acquire a vacant lot at 303 Spofford in Government Hill, a property originally owned by San Antonio Housing Authority. The property is to be used to relocate a home at 516 Pierce which was “gifted” to SAAH from SA Aqua Ventures LLC.

SAAH will also be using funds from REnewSA to pay for the relocation and set up of the home. Dodson Home Moving/Gator Inc. is responsible for all aspects of the move except for any certain interior and exterior repairs required after the home is relocated and set up on Spofford.

The project cost is estimated at \$175,000, and the income from the sale is estimated to be around \$35,000 if sold as an affordable home (\$215,000) If sold as at market rate (\$275,000), the net proceeds would be approximately \$75,000. The net funds after REnewSA has been reimbursed all costs, will be given to the NHSD Minor Repair Program for use specifically in Government Hill area.

The home was deeded to SAAH on October 12, 2020. The home has been relocated and set on piers. The flatwork and contracted repairs and additions are under construction. Once Dodson is complete with their contract. TJ Builders will complete the necessary rehab and reinstallation of appliances and item stolen.

Staff expects to have the home on MLS by no later than April 1, 2021.

Issues: None

Recommendation: To work with all parties to complete the project

Next Steps: To complete the set-up, rehab and repair and eventual sale of the property.

PIERCE HOME RELOCATION TO 303 SPOFFORD – GOVERNMENT HILL – 4. b.

- The Home was deeded to SAAH October 2020
- The Home was relocated from 516 Pierce to 303 Spofford the weekend of January 16, 2021
- Exterior work continues on site - flatwork, porches and perimeter fencing and landscaping
- Interior work to begin March and home to go on MLS by April 2021.

PIERCE HOME RELOCATION TO 303 SPOFFORD – GOVERNMENT HILL



San Antonio Affordable Housing, Inc. (SAAH)

Adjournment

March 3, 2021