

Office of Urban Redevelopment – San Antonio (OUR SA)

Board of Commissioners
Board Meeting

April 21, 2021

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: April 21, 2021
TIME: 12:00 PM
PLACE: (No In Person Access to This Meeting)

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Join by meeting number

Meeting number (access code): 133 244 8756

Meeting password: Z4ZdT339pSe

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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: April 21, 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 Office of Urban Redevelopment – San Antonio Board of will be held on Wednesday, April 21, 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 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, April 16, 2021** to the OUR SA 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, April 19, 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, April 16, 2021 at 11:00 AM** to allow time to secure translation services.

MEETING OF THE BOARD OF COMMISSIONERS
URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO
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WebEx and Call-In

Meeting number (access code): 133 244 8756

Meeting password: Z4ZdT339pSe

Call-In Number: [+1-415-655-0001](tel:+1-415-655-0001), [1332448756##](tel:+1-415-655-0001) US Toll

AGENDA

- CALL TO ORDER
- ROLL CALL
- PUBLIC COMMENTS

1. APPROVAL OF MINUTES FROM **MARCH 3, 2021**
2. DISCUSSION REGARDING FINANCIAL REPORTS AND ACTIVITIES (**Gloria Alvarado, Department Fiscal Manager**)
3. ACTION ITEMS:
 - a. Discussion and Possible Action regarding the Signature Resolution for the newly elected Officers for OUR SA (**Doug Poneck, Escamilla & Poneck**)
 - b. Discussion and Possible Action regarding the proposed amendments to Section 98 of the San Antonio City Charter. (**City Attorney's Office**)
 - c. Discussion and Possible Action regarding the sale of a remnant property addressed as 320 Coleman to San Antonio Affordable Housing. (**Scott Price, Real Estate Manager**)

- d. Discussion and Possible Action regarding the 2017 Neighborhood Improvements Bond Program and Properties **(Jaime Lalley Damron, Bond Administrator; Deborah Bell, Senior Real Estate Specialist, NHSD)**

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.

4. UPDATES: None at this Time

- **ADJOURNMENT**

Office of Urban Redevelopment – San Antonio (OUR SA)

Approval of Minutes
of
March 3, 2021

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: March 3, 2021
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Join by meeting number

Meeting number (access code): 133 711 9136

Meeting password: 3WkGD3paKF4

Tap to join from a mobile device (attendees only)

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MEETING OF THE BOARD OF COMMISSIONERS
URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO
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presently d/b/a Office Of Urban Redevelopment – OUR SA)

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

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PUBLIC PARTICIPATION

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1. Submit written comments (up to 300 words maximum) via email by **3:00 PM on Friday, February 26, 2021** to the OUR SA 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.

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URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO
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DATE: March 3, 2021
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Meeting number (access code): 133 711 9136

Meeting password: 3WkGD3paKF4

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

MINUTES

- CALL TO ORDER
The WebEx meeting was called to order at 12:02 pm by Vice Chair Susan Wright
- ROLL CALL
 - a. Commissioner's in Attendance:
 - Ramiro Gonzales
 - Juan Garcia
 - Susan Wright
 - Maria Nelson
 - b. Commissioner's Absent: David Rodriguez; Zar Haro
 - 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
Melanie Keeton, COSA Finance	Kirby Farmer, NHSD
 - d. Visitors
 - Natalie Griffin, Habitat for Humanity
 - Michael Taylor, Cross Timber Homes
 - John Cooley. Terramark Urban Homes
 - Robert Carter, Leal & Carter (auditors)
 - Bea Anderson
 - Caroline Newland
 - Jasmine Horton

- PUBLIC COMMENTS: None for this Meeting

1. APPROVAL OF MINUTES FROM **JANUARY 19, 2021**

Motion was made by Commissioner Garcia, 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 stated the financial report would be given by Leal & Carter during Action Items 3. a.

3. ACTION ITEMS:

- a. Discussion and Possible Action regarding FY20 Audit Presentation by Leal & Carter (**Gloria Alvarado, Department Fiscal Manager**)

Discussion: Mr. Robert Carter from Leal & Carter gave a summary presentation regarding the FY20 combined audit of OUR SA and SAAH. Mr. Carter addressed current deficiency in OUR SA's internal control. Commissioner Gonzales asked for a further explanation of the origin and proposed corrections for these deficiencies. Melanie Keeton with COSA Finance explained that the deficiencies were a result of the City information that is generally reported late in the process and consequently results in a later response to the OUR SA fiscal team. Ms. Keeton stated that meetings with fiscal staff from the City and OUR SA would take place quarterly to insure timely reporting.

Motion was made by Commissioner Garcia, seconded by Commissioner Gonzales to accept and approve the FY20 Audit as presented.

In Favor: All

- b. Discussion and Possible Action regarding the election of new Officers for OUR SA (**Doug Poneck (Escamilla & Poneck)**)

Discussion: Attorney Doug Poneck went over the requirements and process of electing new officers for OUR SA. The following election occurred:

For **Chair: Susan Wright**; Motion: Garcia; Second: Gonzales In Favor: All
For **Vice Chair: Ramiro Gonzales**; Motion: Garcia; Second: Nelson In Favor: All
For **Sec: Juan Garcia**; Motion: Wright; Second: Gonzales In Favor: All
For **Asst Sec: Maria Nelson**; Motion: Wright Second: Garcia In Favor: All

- c. Discussion and Possible Action regarding the 2017 Neighborhood Improvements Bond Program and Properties (**Jaime Lalley Damron, Bond Administrator; Deborah Bell, Senior Real Estate Specialist, NHSD**)

Discussion: A PowerPoint presentation was given by both Jaime Lalley Damron, Bond Administrator and Deborah Bell, Senior Real Estate Specialist. Following the presentation, Commissioners Wright and Gonzales complimented the work, effort and results presented to the Board. No action was required for this item.

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.

- **ADJOURNMENT**

Motion was made by Commissioner Garcia and seconded by Commissioner Gonzales to adjourn the OUR SA Board Meeting.

In Favor: All

The Meeting was Adjourned at 12:46 pm

APPROVED:

ATTESTED:

Susan Wright
Vice Chair

Office of Urban Redevelopment – San Antonio (OUR SA)

Financial Presentation

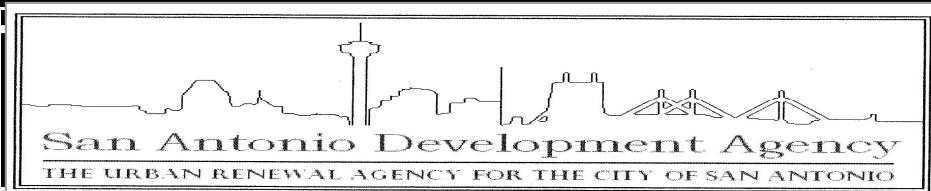
April 21, 2021

Financial Statements by Program as of 3/31/2021									
	29700002	29700004	29700006	29700009	29700001	29700007	Combined FS as of 03/31/2021	Balance as of 9/30/20	% Change
	SAAH	SAAH - NSP	SAAH - RENEWSA	SAAH- Affordable Housing Program (303 Spofford / 7 SAHA Properties/Infill Program)	OurSA-SADA	OurSA-BOND			
Balance Sheet									
Assets									
Cash & Cash Equivalent	81,414	375,296	742,277	40,896	-	258	1,240,140	576,927	114.96%
Investments	-	-	-			-	-	498,813	-100.00%
Accounts Receivable	-		-				-		
Accrued interest receivable	-	-	-		-	-	-	1,528	-100.00%
Loans Receivable			15,169	-			15,169	262,653	-94.22%
Land inventory	136,541	-	-	415,892	1,120	50,000	603,553	999,800	-39.63%
Building & improvements inventory	-	-	-	108,549	-	15,171	123,720	275,219	-55.05%
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	217,955	375,296	757,446	565,337	1,120	65,428	1,982,582	2,614,939	-24.18%
Liabilities									
Accounts Payable	1,123	-	-	327	-	-	1,450	149,993	-99.03%
Due to:									
Other Funds	-	-	-				-	-	
City of San Antonio	-	-	-				-		
TOTAL LIABILITIES	1,123	-	-	327	-	-	1,450	149,993	-99.03%
Fund Balances									
Restricted		375,296	757,446	565,010	1,120	65,171	1,764,042	2,173,892	-18.85%
Unrestricted	216,832					258	217,089	291,054	-25.41%
TOTAL FUND BALANCES	216,832	375,296	757,446	565,010	1,120	65,428	1,981,132	2,464,946	-19.63%
TOTAL LIABILITIES and FUND BALANCES	217,955	375,296	757,446	565,337	1,120	65,428	1,982,582	2,614,939	-24.18%
Statement of Revenues, Expenditures, and Changes in Fund Balances	29700002	29700004	29700006	29700009	29700001	29700007	Combined FS as of 03/31/2021	Balance as of 9/30/20	% Change
	SAAH	SAAH - NSP	SAAH - RENEWSA	SAAH- Affordable Housing Program (303 Spofford / 7 SAHA	OurSA-SADA	OurSA-BOND			
Revenues									
sales of redeveloped real estate	18,000	-	31,677	589,083	-	-	638,760	509,280	25.42%
PI reappropriated by Grantor		-					-	385,135	-100.00%
Misc Revenue		-		100			100	385,135	-99.97%
Program Income	-	-	-		6,130		6,130	419,963	-98.54%
Revenue Sharing						-	-	250,664	
Contributions from CoSA	123,630		-	-	-		123,630	1,069,736	-88.44%
Capital Contributions from CoSA						65,171	65,171	1,758,100	-96.29%
Interest Income	17	281	297	(5)	-	186	777	12,714	-93.89%
TOTAL REVENUES	141,647	281	31,974	589,178	6,130	65,356	834,568	4,790,727	-82.58%
Expenditures									
PI returned to Grantor		-					-	385,135	-100.00%
Cost of sales or redeveloped real estate	-	-	49,874	654,168	13,727	72,994	790,763	5,266,158	-84.98%
Fees to professional contractors	30,308	-	14,935	-	18,917	-	64,161	69,368	-7.51%
Allowance for uncollectible accounts		-	-		-		-	-	#DIV/0!
Other contractual services and fees	51,627	-	1,262	154,704	5,203	-	212,796	712,246	-70.12%
TOTAL EXPENDITURES	81,935	-	66,071	808,871	37,847	72,994	1,067,719	6,432,908	-83.40%
Other Financing Sources (Uses)									
Transfers In	27,996		85,447	-	27,408	-	140,851	183,270	-23.15%
Transfers Out	(27,408)	(2,885)	(6,716)	(97,864)	(5,978)		(140,851)	(183,270)	-23.15%
TOTAL OTHER FINANCING SOURCES (USES)	588	(2,885)	78,731	(97,864)	21,430	-	-	-	
Net change in fund balance	60,301	(2,604)	44,634	(317,557)	(10,287)	(7,638)	(233,151)	(1,642,180)	-85.80%
Fund Balances, Beginning	156,531	377,900	712,812	882,567	11,407	73,066	2,214,283	4,492,262	-50.71%
FUND BALANCES, ENDING	216,832	375,296	757,446	565,010	1,120	65,428	1,981,132	2,850,082	-30.49%

Office of Urban Redevelopment – San Antonio (OUR SA)

Discussion and Action Items

April 21, 2021



Item: 3. a. Signature Resolution for New Officers (Commissioners)

Summary (History): The Urban Renewal Agency for the City of San Antonio was established by a City wide referendum in 1957. The By-Laws as amended in April 1995, October 2008, and September 2010 stipulates in Article II, Section 1. "The officers of the Agency shall be a Chairman, a Vice Chairman, Executive Director, Secretary and Assistant Secretary.

Chair: SUSAN WRIGHT

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 Chair: RAMIRO GONZALES

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

Secretary: JUAN GARCIA

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

Assistant Secretary: MARIA NELSON

The Assistant Secretary shall perform the duties of the Executive Secretary in the their absence..

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

The new officers were elected on March 3, 2021, and a Signatory Resolution has been prepared by the OUR SA attorney for signature at the April 21, 2021 Board meeting.

Issues: NONE

Recommendation: None at this time.

Next Steps: To approve and execute the Signatory Resolution

RESOLUTION

URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO

WHEREAS, the Urban Renewal Agency of the City of San Antonio d/b/a Office of Urban Redevelopment SA or OUR SA (“Agency”), a Texas local governmental entity acting through its Board of Commissioners and formerly doing business as the San Antonio Development Agency, desires to establish signatory authority for documents approved or expressly authorized by the Agency;

WHEREAS, at a duly convened and conducted meeting of the Board of Commissioners for the Urban Renewal Agency of the City of San Antonio, the Board considered the signatory authority for Agency documents, as set forth below:

<u>Document</u>	<u>Authorized Signatory(ies)</u>
Payment Requests	Veronica Soto, AICP, Executive Director, or Scott Price, OUR SA Real Estate Manager
Journal Entry Forms	James Wilson, NHSA DFA, or designee
Petty Cash Authorizations	Veronica Soto, AICP, Executive Director, or Scott Price
Budget Modifications	Scott Price
Real Estate Option Contracts	Scott Price
Sale/Acquisition of Real Property Contracts and Closing Documents	Chair or Vice Chair
Leases	Chair or Vice Chair
Deeds	Chair or Vice Chair
Nonbinding Memoranda of Understanding	Chair or Vice Chair, Veronica Soto, AICP, Executive Director, or Scott Price
Procurement Solicitations	Scott Price
Goods or Services Contracts	Chair or Vice Chair
Grant Requests	Scott Price
Release of Lien/Restriction	Chair or Vice Chair
Resolutions	Chair or Vice Chair

Chair or Vice Chair



Item: 3. b. **Charter Amendment Impacting Affordable Housing**

Summary

Charter amendment impacting affordable housing:

In February 2021, City Council took action to order an election to allow the City of San Antonio to amend **Section 98 of the City Charter**, the authority to issue bonds. This change to the City Charter is to allow the City to issue future General Obligation Bonds which would enhance the scope of affordable housing programs the City can implement. Below is the proposed language that will be on the May 1, 2021 ballot.

Current charter language:

Sec.98. - Authority to issue bonds

The City shall have power to borrow money on the credit of the City and to issue bonds to construct, acquire, equip, renovate, improve and repair public works for public purposes and to fund or refund any bonded indebtedness;
(Ord. No. 85965, § 1 (Prop. 1), 5-5-97)

Proposed amended charter language:

Sec. 98. - Authority to issue bonds.

The City shall have power to borrow money on the credit of the City and to issue bonds for permanent public improvements or for any other public purposes not prohibited by the Texas Constitution or the general laws of the State of Texas, to include affordable housing.

Issue: None at this time

Recommendation: Staff is requesting the Board support this City Charter amendment which would include bonds for affordable housing.

Next Steps: Communicate to the City the Boards support.



Item: 3. c. Sale of 320 Coleman to San Antonio Affordable Housing, Inc

Summary (History):

The remnant property 320 Coleman was acquired by OUR SA as a piece of a larger property part of a Fort Sam Houston Gateway widening project of Walters street.

The Urban Renewal acquired a parcel out of lots 11 and 12 Sept 1990 and then replatted the area into a new lot 28 in January 1992. Lot 28 (318 Coleman) was then sold by Warranty Deed to the current owners—Oscar and Ernestina Rios.

The remaining remnant (320 Coleman) is 7 foot by 64 feet and serves no additional value or purpose to the existing Walters ROW or the existing overhead easement. This property is not suitable for any construction and, if approved, SAAH would, in turn, sell this property to the Rios family to expand their yard.

The sale to SAAH would allow an expedited transfer of the unbuildable remnant property to the adjacent owner.

The property has remained undeveloped since acquisition in 1990 due to the remaining size and location of the property.

Issue: None

Recommendation: Staff recommends approving the sale of 320 Coleman to San Antonio Affordable Housing, Inc.

Next Steps: If approved, Staff will have legal prepare documentation for the sale of 320 Coleman.

Office of Urban Redevelopment

Sale of 320 Coleman to San Antonio
Affordable Housing

April 21, 2021
Item 3. c.

Remnant - 320 Coleman

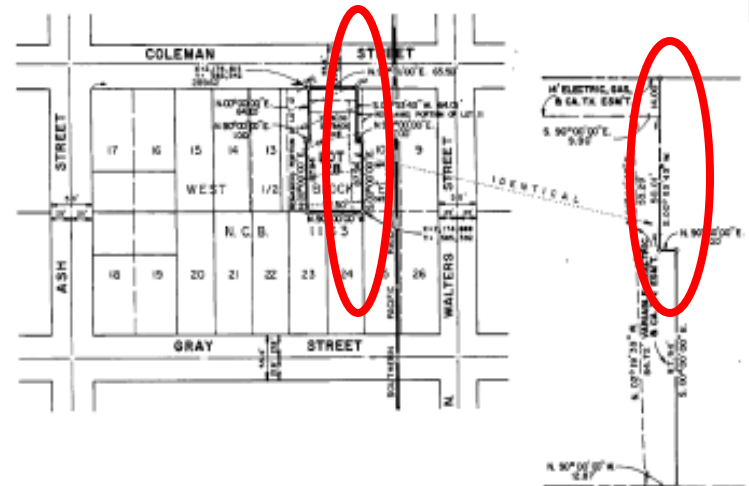
PLAT No. 910022



PREPARED BY
CIVIL ENGINEERING CONSULTANTS
8801 BROADWAY SUITE 14
SAN ANTONIO TEXAS 78217
214 522 8371

JOB No. 1236 DATE: SEPT. 1990
S.A.D.A. 8.12

TOTAL AREA 10.242



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS
PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST
OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION
ORDINANCE, EXCEPT FOR THOSE EXEMPTIONS THAT MAY HAVE BEEN GRANTED BY THE
PLANNING COMMISSION OF THE CITY.



SUBDIVISION PLAT ESTABLISHING:
FORT SAM GATEWAY SHTA, UNIT 7
BEING LOT 29, BLOCK WEST 1/2 OF "E", N.C.B. 1163, CONSISTING OF 0.242
ACRES OF LAND OUT OF LOTS 11 & 12, BLOCK WEST 1/2 OF "E",
N.C.B. 1163, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Remnant - 320 Coleman



320 Coleman
NCB 1163 BLK W 1/2 E LOT E 7 FT OF N 64 FT OF 11

Remnant - 320 Coleman

- **320 Coleman was acquired as a piece of a larger acquisition of lots 11 and 12 – April 1990**
- **Lots were acquired for the widening of Walters Street to the entrance of Fort Sam Houston**
- **The property was replatted into Lot 28 in January 1992**
- **Lot 28 was sold to its' current owners – Oscar and Ernestina Rios in August 1993**
- **320 Coleman has remained vacant and unusable since the completion of Walters Street widening**
- **Sale to SAAH would expedite the transfer of the property**



Item: 3. d. 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.

Neighborhood Improvements

PROGRAM UPDATE

OurSA Board Meeting
April 21, 2021



2017 Neighborhood Improvements Bond Program



\$20M Approved



**Urban Renewal Agency
Partnership**



12 Improvement Areas



580 Affordable Units



**\$82.5M in Leveraged
Funding**

Park at 38THIRTY



GreenLine North



West End on Frio



Four25 San Pedro



Park at 38THIRTY (Wurzbach)



- 196 family-sized units
- All units $\leq 60\%$ 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)
 - \$22,449 per unit
- Total Development Cost: \$34M
- Opening June 2022



Park at 38THIRTY (Wurzbach)



Park at 38THIRTY (Wurzbach)



- 24-unit multiplex | All 2 bedrooms
 - 10 units \leq 50% AMI
 - 2 units \leq 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
 - \$12,500 per unit
- Total Development Cost: \$4.5M
- Opening August 2021



West End on Frio (Near West-Five Points)



West End on Frio (Near West-Five Points)



Greenline North (Southeast Service Center)



Greenline North

292 Units | All 2 & 3 bedrooms

- All units $\leq 60\%$ AMI income averaging | 40-year affordability covenant
- Community and fitness centers, youth programs, food pantry, financial literacy courses, playscape, pool, gym and civic park
- Property sold to Franklin Development for \$480K
- \$4.2M in eligible reimbursements (gap)
 - \$14,384 per unit
- Development Cost: \$51.4M
- Opening October 2022



Greenline North (Southeast Service Center)



Greenline North (Southeast Service Center)



419/425 San Pedro (Five Points- Near West)



419/425 San Pedro (Five Points- Near West)



Four25 San Pedro

- 80 – unit multiplex
- 41 – 2 bedroom/2 bathroom | 858 sq. ft.
- 39 - 3 bedroom/2 bathroom | 1,093 sq. ft.
 - 16 units \leq 30% AMI
 - 32 units \leq 50% AMI
 - 32 units \leq 60% AMI
- \$500K payable to OUR SA from Franklin for site
- \$2.65M (\$2.3M with a \$350,000 contingency) eligible reimbursements
 - \$33,125 per unit
- Total Development Cost \$22M



419/425 San Pedro (Five Points- Near West)



Project Timeline

- ✓ October 20, 2020 – Audit Committee Pre-Solicitation Briefing
- ✓ October 12, 2020 – RFP Release
- ✓ November 18, 2020 – RFP Responses Due
- ✓ December 8, 2020 – RFP Scoring /Interviews
- ✓ January 19, 2021 – OUR SA Board Approval
- ✓ NIAC – No Quorum
- ✓ January 19, 2021 – Audit Committee Post-Solicitation Briefing
- ✓ February 11, 2021 – City Council Approval
- ✓ February 11, 2021 – City Council approved 9% Tax Credit Letter of No Objection
- June 2021 – Design & Construction Documents
 - July 2021 – 9% Tax Credit Awards
 - March 2021– Financing & Underwriting Complete & Property Transfer/Closing
 - April 2022 – Construction Start
 - October 2023 – Construction Complete

CONTACT INFO

NEIGHBORHOOD IMPROVEMENTS BOND PROGRAM



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

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Office of Urban Redevelopment – San Antonio (OUR SA)

Closed Session (If Required)

April 21, 2021

Office of Urban Redevelopment – San Antonio (OUR SA)

Open Session Action
(From Closed Session)

April 21, 2021

Office of Urban Redevelopment – San Antonio (OUR SA)

Update Items

April 21, 2021

Office of Urban Redevelopment – San Antonio (OUR SA)

Adjournment

April 21, 2021