

# **San Antonio Affordable Housing, Inc. (SAAH)**

**Board of Directors  
Board Meeting**

April 21, 2021

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

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

**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 San Antonio Affordable Housing Inc. 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](mailto: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, April 16, 2021** to the SAAH Board liaison: Scott Price at [scott.price@sanantonio.gov](mailto:scott.price@sanantonio.gov)

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

2. Sign up to give your comments live during the meeting by leaving your name, telephone number, and item number on which you would like to speak on at (210) 207-6357 by **3:00 PM on 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.

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

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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:+14156550001)., [1332448756##](tel:+1332448756) US Toll

**AGENDA**

- CALL TO ORDER
  
  - ROLL CALL
  
  - PUBLIC COMMENTS
- 
1. APPROVAL OF MINUTES FROM **March 3, 2021** MEETING
  
  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 SAAH (**Doug Poneck, Escamilla & Poneck**)
  
    - b. Discussion and Possible Action regarding the gift of two adjacent Flood Plain properties located at 2214 and 2218 SW 19<sup>th</sup> Street to the Pentecostal Church of The Good Shepard. (**Scott Price, Real Estate Manager**)



- c. Discussion and Possible Action regarding the acquisition of a remnant property addressed as 320 Coleman from the Office of Urban Redevelopment and approval of the subsequent sale of 320 Coleman to Oscar and Ernestina Rios. **(Scott Price, Real Estate Manager)**
- d. Discussion and Possible Action regarding the planning, design, implementation and analysis of a single-family affordable home prototype. **(Jaime Lalley Damron, Bond Administrator, Jim Bailey, AIA Partner – Alamo Architects)**

#### **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. 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**            March 3, 2021  
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**Join by meeting number**

Meeting number (access code): 133 711 9136

Meeting password: 3WkGD3paKF4

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**BOARD MEETING of the**  
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**BOARD OF DIRECTORS**

**DATE**           **March 3, 2021**  
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**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](mailto: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](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 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.

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**MINUTES**

- CALL TO ORDER  
    **The WebEx meeting was called to order at 12:47 pm by Vice President Susan Wright**
- ROLL CALL
  - a. Director's in Attendance:
    - Ramiro Gonzales
    - Juan Garcia
    - Susan Wright
    - Maria Nelson
  - b. Director'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

Natalie Griffin, Habitat for Humanity

Ms. Griffin spoke on behalf of Habitat and Cross Timber Homes regarding Item 3. d.

Michael Taylor, Cross Timber Homes

Mr. Taylor spoke on behalf of Cross Timber Homes regarding Items 3. c. and d.

John Cooley, Terramark Urban Homes

Mr. Cooley spoke on behalf of Terramark regarding Item 3. d.

# 1. APPROVAL OF MINUTES FROM JANUARY 19, 2021

**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 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 led by Leal & Carter (Gloria Alvarado, Department Fiscal Manager)

Discussion: This combined presentation was made during the March 3, 2021 OUR SA Board meeting; the SAAH Board is required to take action on the FY20 Audit;

**Motion was made by Director Gonzales; seconded by Director Garcia to accept and approve the FY20 Audit as presented.**

**In Favor: All**

## b. Discussion and Possible Action regarding the election of new Officers for SAAH (Doug Poneck (Escamilla & Poneck)

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

For **President: Susan Wright;** Motion: Gonzales; Second: Garcia In Favor: All

For **Vice President: Ramiro Gonzales;** Motion: Wright; Second: All In Favor: All

For **Sec/Treasurer: Juan Garcia;** Motion: Wright; Second: All In Favor: All

## c. Discussion and Possible Action regarding a Second Amendment to the Residential Redevelopment Agreement with Cross Timber Homes. (Scott Price, Real Estate Manager)

Discussion: Staff went over the request to award Cross Timber Homes an additional grant for a ninth home as a part of the FY20 Single Family New Home Construction Program. Of the eight grants they have previously been awarded, Cross Timber Homes have completed and sold 6 homes with the remaining two homes under construction and under contract.

**Motion was made by Director Garcia; seconded by Director Gonzales to approve the contract amendment awarding Cross Timber Homes a ninth cap grant of \$30,000.**

**In Favor: All**

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

Discussion: Staff presented a brief review of the documents presented at the January Board meeting. Staff also clarified the mix of homes for Habitat and Cross Timber as well as clarified the difference between the two top bids regarding the number of homes proposed on the site: Terramark – 20 homes; Habitat/CTH – 10. Vice President Wright also stated her position that both top bids were extremely qualified and each would result in a great project. Director Ramiro Gonzales, who was on the bid review committee, addressed the Board and explained his evaluation reasoning. He reiterated that both top bids were excellent developers of affordable housing, but as Mr. Gonzales stated, the mission of SAAH is to create affordable housing and the difference in the proposals of 20 homes verses 10 homes on the same site was the major factor for the recommendation of Terramark Homes as the selected developer of the MLK lots.

**Motion was made by Director Gonzales; seconded by Director Garcia to accept the staff recommendation and award Terramark Urban Homes the contract for the development of the MLK vacant lots.**

**In Favor: All**

#### **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.*:

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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

Discussion: Staff presented an updated PowerPoint presentation to the Board regarding the status the Affordable Housing programs. There were no questions, however Director's Wright and Gonzales complimented the efforts and results presented by staff.

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

Discussion: Staff gave an update on the status on the gift home at 303 Spofford. Construction and setup are proceeding and the home is expected to be listed on MLS in April 2021.

- ADJOURNMENT

**Motion was made by Director Garcia and seconded by Director Gonzales to adjourn the SAAH Board Meeting.**

**In Favor: All**

**The Meeting was Adjourned at 1:27 pm**

APPROVED:

ATTESTED:

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Susan Wright  
Vice President



# **San Antonio Affordable Housing, Inc. (SAAH)**

## **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%

# **San Antonio Affordable Housing, Inc. (SAAH)**

## **Discussion and Action Items**

April 21, 2021



**Item: 3. a. Signature Resolution for 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: SUSAN WRIGHT**

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

**Vice President: RAMIRO GONZALES**

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

**Secretary: JUAN GARCIA**

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 approve and execute the Signatory Resolution

# **CERTIFICATE OF RESOLUTIONS**

## **SAN ANTONIO AFFORDABLE HOUSING, INC.**

Corporation: **San Antonio Affordable Housing, Inc.**

Date of Adoption: the \_\_\_\_ day of \_\_\_\_\_, 2021.

We, the directors of the San Antonio Affordable Housing, Inc. (the “Corporation”), a Texas nonprofit corporation, certify that we have custody of the records of the Corporation and that we are authorized to execute and deliver this certificate of resolutions on behalf of the Corporation. We further certify as follows:

1. The resolutions below were duly adopted on the Date of Adoption. The meeting of the directors of the Corporation was called and held in accordance with law and the bylaws of the Corporation, and a quorum was present. The resolutions have not been amended, modified, or rescinded and are now in full force and effect.

RESOLVED, that the Corporation is authorized to contract and enter other documents and instruments concerning real property acquisitions and conveyances, or any interest therein, owned by Corporation that may be necessary and appropriate for a purpose set forth under its Articles of Incorporation.

RESOLVED FURTHER, that the President, Vice-President (if the President is unavailable), or any other officer (if the President and Vice-President are unavailable) may execute and deliver, on behalf of and in the name of the Corporation, contracts and deeds to accomplish the purposes of these resolutions, in the form and with the provisions the Board may deem proper.

RESOLVED FURTHER, that Verónica R. Soto, AICP and Scott Price, as Authorized Representatives of the Board, are authorized to execute and deliver, on behalf of and in the name of the Corporation, all checks, drafts, endorsements, evidences of indebtedness of the Corporation, and other non-contractual documents expressly authorized by the Board to be executed by the Authorized Representatives, to accomplish the purposes of these resolutions, in the form and with the provisions that the Board may deem proper.

2. We further certify that the Corporation is duly organized and existing under the laws of the State of Texas, is qualified to do business here, and is in good standing; that no proceeding is pending for the forfeiture of the certificate of incorporation or for the dissolution, voluntary or involuntary, of the Corporation; that there is no provision of the bylaws or articles of incorporation of the Corporation limiting the powers of the directors of the Corporation to adopt the resolutions referred to above and that the resolutions are in conformity with the provisions of the bylaws and the articles of incorporation of the Corporation; that the undersigned is the keeper of the records and minutes of the proceedings of the Corporation; and that the following persons, which are also duly appointed and serving members of the Urban Renewal Agency of the City of San Antonio, are directors and officers of the Corporation:

Susan Wright, President  
Ramiro Gonzalez, Vice President  
Juan Garcia, Secretary

The undersigned hereby certifies that she is the duly elected and qualified president of the San Antonio Affordable Housing, Inc.; that Ramiro Gonzalez is the duly elected and qualified vice president of the San Antonio Affordable Housing, Inc.; that Juan Garcia is the duly elected and qualified secretary of the San Antonio Affordable Housing, Inc.; that Verónica R. Soto, AICP is an Authorized Representative for the San Antonio Affordable Housing, Inc.; that Scott Price is an Authorized Representative for the San Antonio Affordable Housing, Inc.; that the signatures below are their genuine signatures; and that the foregoing Certificate of Resolutions is true and correct.

Ramiro Gonzalez, Vice President

\_\_\_\_\_

Juan Garcia, Secretary

\_\_\_\_\_

Verónica R. Soto, AICP, Authorized Representative

\_\_\_\_\_

Scott Price, Authorized Representative

\_\_\_\_\_

\_\_\_\_\_  
Susan Wright, President  
Board of Directors  
San Antonio Affordable Housing, Inc.

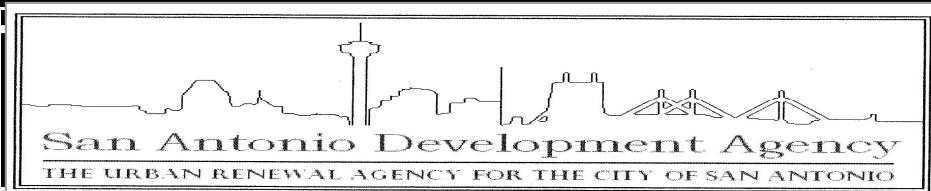
STATE OF TEXAS

COUNTY OF BEXAR

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2021, by Susan Wright, President of the Board of Directors for the San Antonio Affordable Housing, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_



**Item: 3. b. Transfer of 2214 and 2218 SW 19th Street**

**Summary (History):**

San Antonio Affordable Housing, Inc (SAAH) acquired both 2214 and 2218 SW 19th Street properties in February of 2006. The two properties are located in an established single family neighborhood. However, the properties were never developed and SAAH has maintained the two lots since acquisition.

According to the San Antonio Development Services maps, the property cannot be developed with any residential structure due to its location within a designated 100 year flood plain.

It is an interior lot and would not be suitable for commercial.

Staff contacted the adjacent property owner - the Pentecostal Church of the Good Shepard to see if they would be interested in acquiring the property at little or no cost other than filing fees.

Staff spoke with Sister Garcia and she said they would occasionally use the property for children's events as well as neighborhood gatherings.

Staff would like to dispose of the property and remove it from our books and also end the on-going maintenance costs for the properties.

**Issues:** NONE

**Recommendation:** Staff recommends approval of gifting the property to the Pentecostal Church of the Good Shepard.

**Next Steps:** If approved, prepare Deed Without Warrantee for the Church.

# San Antonio Affordable Housing

Gift of 2214 and 2218  
SW 19<sup>th</sup> Street

April 21, 2021  
Item 3. b.

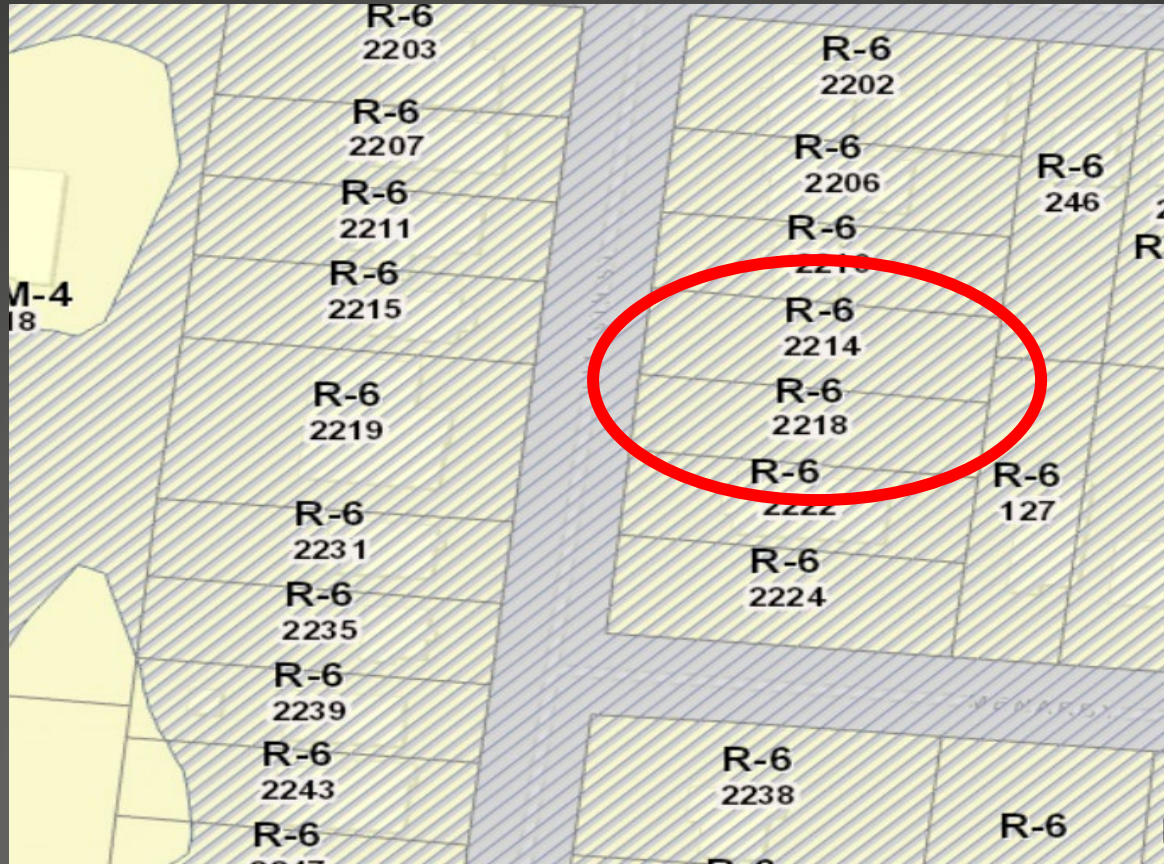


# 2214 and 2218 SW 19<sup>th</sup> Street





# 2214 and 2218 SW 19<sup>th</sup> Street



Development Services 100 YEAR Floodplain Map – 45 Degree Lines Indicate 2214 AND 2218 SW 19<sup>TH</sup> Street Circled Above are both Within the Floodplain Area

## Remnant - 320 Coleman

- Both 2214 and 2218 SW 19<sup>th</sup> Street were acquired by SAAH for 10 Dollars and other considerations in February 2006.
- According to Developmental Services and Mapping, the two properties are located within a 100 year floodplain;
- If property is located in a Flood Plain, residential development is not allowed.
- The property cannot be developed residential and SAAH has been maintaining the property since 2006
- Staff would like approval to gift the properties to the adjacent Neighbor – Pentecostal Church of the Shepard



**Item: 3. d. Acquisition and Eventual Sale of 320 Coleman**

**Summary (History):**

The remnant property 320 Coleman was acquired by OUR SA as a piece of a larger property as 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 remnant property to the adjacent owner and removing the parcel off our books.

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 acquisition of 320 Coleman from the Office of Urban Redevelopment and the eventual sale of the property to Oscar and Ernestina Rios.

**Next Steps:** If approved, Staff will have the appropriate documents prepared by Legal for the acquisition and eventual sale of the property.



### **Item: 3. d. Development and Analysis of an Affordable Housing Prototype**

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

The need for “deeply affordable” affordable housing in San Antonio is undeniable. The actual cost to produce affordable housing is often difficult to predict and challenging to audit. The cost of land, utilities, fees, hard and soft costs all play an integral part in the ability to provide a livable and sustainable housing product that can be efficient and affordable.

For these reasons, San Antonio Affordable Housing, Inc (SAAH) has begun working on a challenging and exciting affordable housing pilot project that will include the construction of two side by side homes using two different construction methods—one conventional and the other non-conventional. Both methods will undergo a life cycle analysis to tract long term affordability.

One house will be pier and beam “sticks and bricks” construction using the latest technologies to make it as affordable as possible. A second home will be constructed using a rammed earth construction method - a method of using compacted earth (sand, gravel, clay etc.) to form the walls of the home. We are working with Office of Sustainability to help partner with us to monitor this project’s energy efficiency, emissions, and longevity.

SAAH has partnered with very experienced architectural designers, builders and other technical professionals with the charge of developing a “best of class” home prototype that can not only be sustainable and affordable, but can also adapt to growing families as time goes on.

**Issues:** SAAH is managing the process and will be providing the funding, as well as have the responsibility for land acquisition and providing builder ready lots.

**Recommendation:** Staff is requesting approval from the Board to proceed with this Project and allow up to \$125,000 per house in REnewSA loans to be utilized for this project.

**Next Steps:** If approved, continue the program.

# **SINGLE-FAMILY PROTOTYPE PILOT**

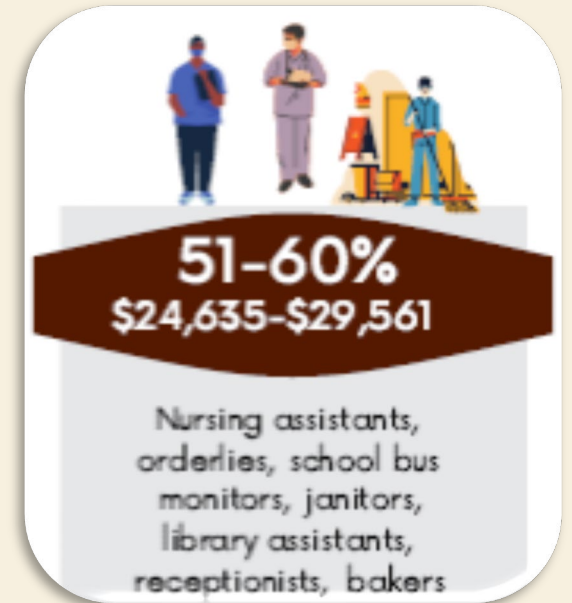
SAAH BOARD MEETING, APRIL 21, 2021



# NEEDS STATEMENT

San Antonio **needs 19,800 homes** for homeownership to meet the needs of families between 50-80% AMI

- Over the past 10 years, San Antonio saw a 17% decrease of homes for sale, which is about 18,800 houses, that were affordable to families between 50% and 80% AMI.
- At the same time, families needed an additional 1,000 houses to meet the demand for this income threshold (a 4% increase)



# SINGLE-FAMILY PROTOTYPE

In order to help meet the demand in San Antonio, staff recommends expanding SAAH's capacity to include new construction building of single-family homes.

## SAAH's Experience

- By the end of 2021, SAAH will have provided 124 affordable homes to the market
- SAAH has rehabilitated 26 single-family homes
- SAAH has a long track record of monitoring and overseeing new construction under 3 separate programs.
  - 98 new construction homes have been incentivized by SAAH

## Staff & Industry Experts

- SAAH's Real Estate Manager has a design background, as well as doctorate in Urban Planning from A&M University, with 29 years of design, construction and land development experience
- We've partnered with Alamo Architects, Komet Consultants, and Peter Greenblum to deliver this prototype program using the best technology and resources to deliver energy efficient deeply affordable single-family homes for homeownership
- As part of the prototype process no profit will be made or added in order to understand the true cost of constructing the two proposed prototype models



# SINGLE-FAMILY PROTOTYPES

## Stick Frame Construction

- Stick building or platform framing is a more traditional way of framing a home. Most small or custom builders use this as their preferred manner of constructing their homes since they tend to build homes that are unique.
- Roofs, floor trusses and all framing is, in effect, created on site from individual pieces of lumber.
- There is also a *perception* within the industry as well as in the public's mind that stick built homes have a higher degree of quality.

## Rammed Earth Construction

- Rammed Earth is an earth based wall system made of compacted gravel, sand, and clay; that is extremely strong and durable.
- Modern rammed earth 5-10 % cement is added as specified by an engineer with rigid insulation inside the rammed earth wall for thermal resistance as well as steel re-bar for seismic reinforcement.
- Quality rammed earth walls are dense, solid, and stone-like with great environmental benefits and superior low maintenance characteristics.
- Rammed earth walls have excellent thermal mass capabilities, meaning that they absorb heat during the day and slowly release that heat during the night.

# SINGLE-FAMILY PROTOTYPE

- ▶ The Canada Mortgage and Housing Corporation (CMHC) estimates the average stick-frame home has a life span of 49 years. A Rammed earth house can easily sustain its integrity for
  - ▶ 1000+ years.







BUNGALOW STYLE HOMES



PORCH AS PROMINENT ARCHITECTURAL FEATURE



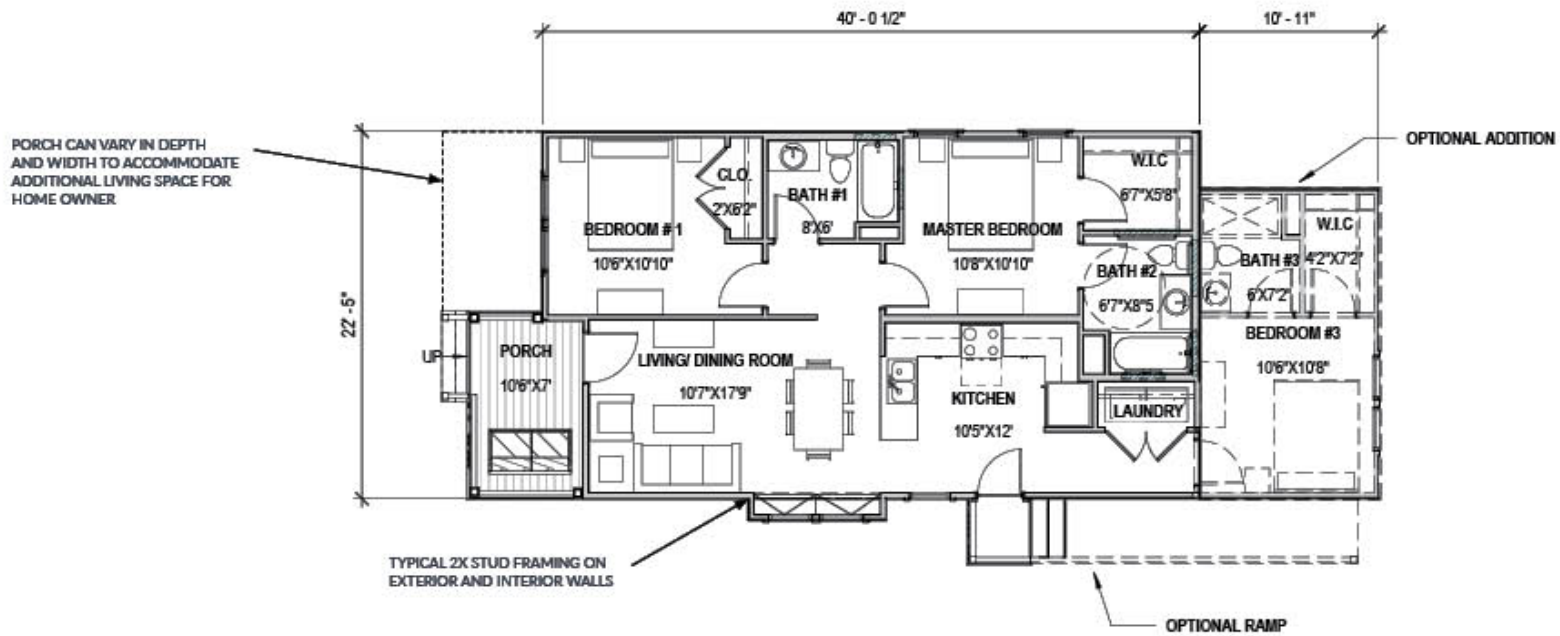
NARROW SHOTGUN STYLE HOMES

## Affordable Housing Prototype - Objectives

- Reduce toxicity
- Reduce embodied carbon
- Reduce moisture risk
- Durable
- Airtight
- Energy efficient/reduce operational energy costs
- Simple
- Cost-effective

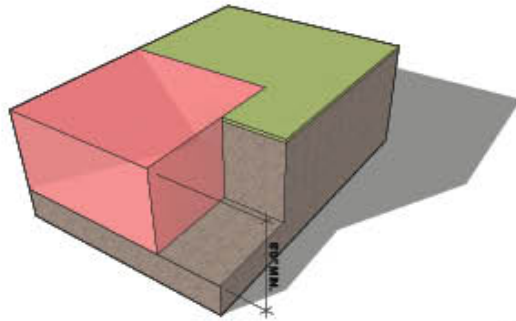
## SCHEME 1 - WOOD FRAME CONSTRUCTION

- Familiar construction type
- Readily available construction material.
- Standard sizes matching plate height for expedited construction process with minimal waste
- This system gives the ability to use ground screws or helical piers (more cost effective) in-lieu of traditional pier and beam foundation type. This leads to potential minimal site preparation and expedited construction.
- No learning curve for any gc to get started on the project

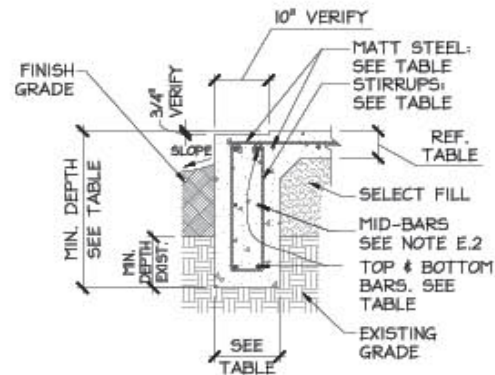


1 FLOOR PLAN  
1/8" = 1'-0"

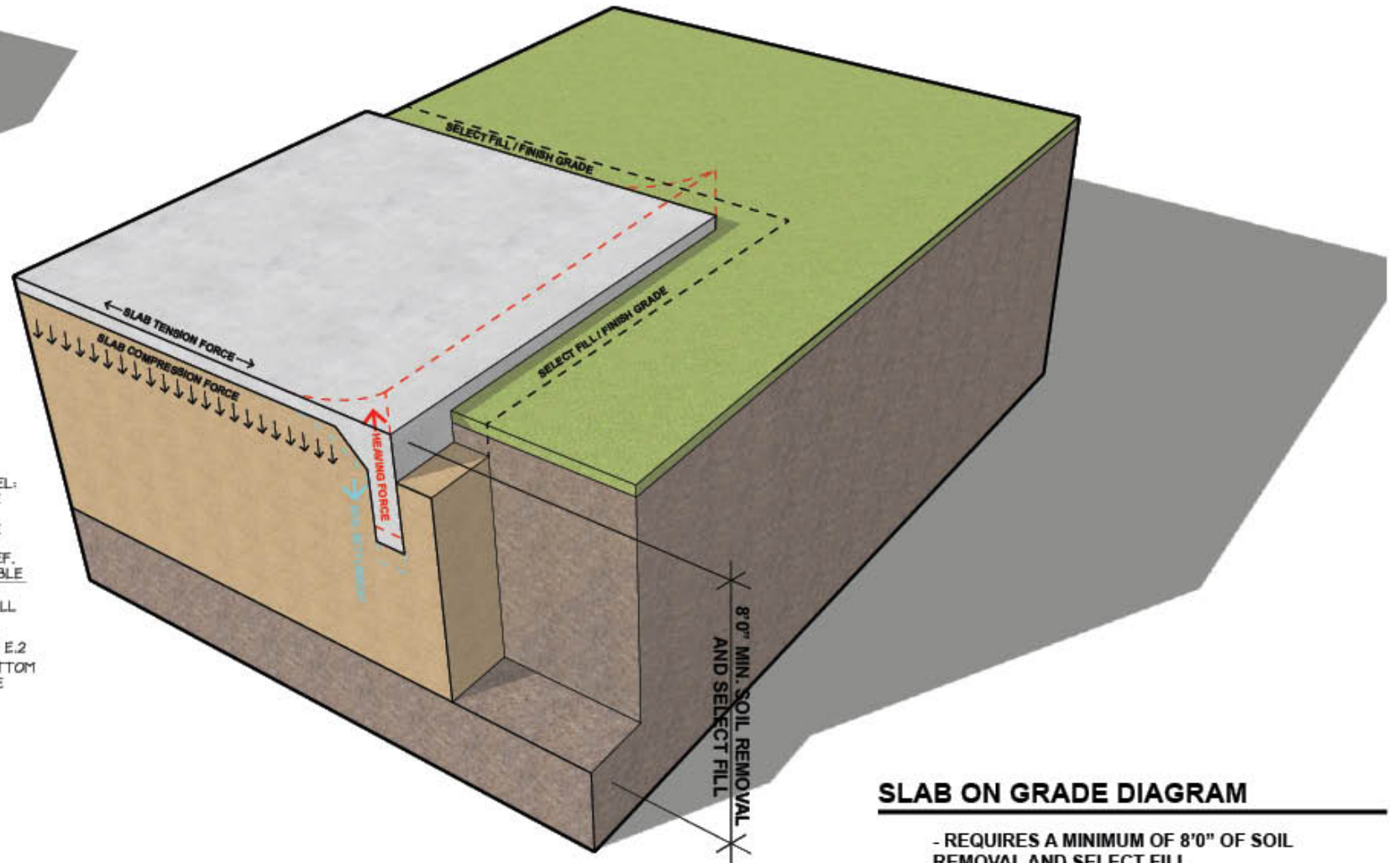




**SOIL REMOVAL DIAGRAM**



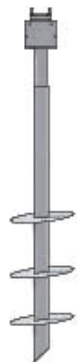
**SLAB ON GRADE DETAIL**



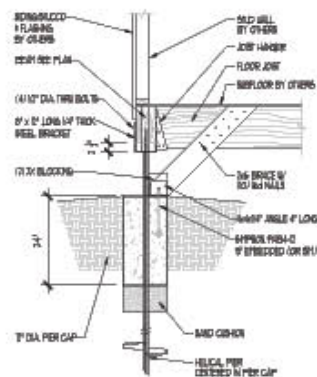
**SLAB ON GRADE DIAGRAM**

- REQUIRES A MINIMUM OF 8'0" OF SOIL REMOVAL AND SELECT FILL
- REQUIRES MORE SITE PREPARATION AND CONSTRUCTION TIME
- INHERENT RISK OF DAMAGE FROM MOVEMENT CAUSED FROM SETTLEMENT OR HEAVING (EXCESS MOISTURE OR FROZEN GROUND)

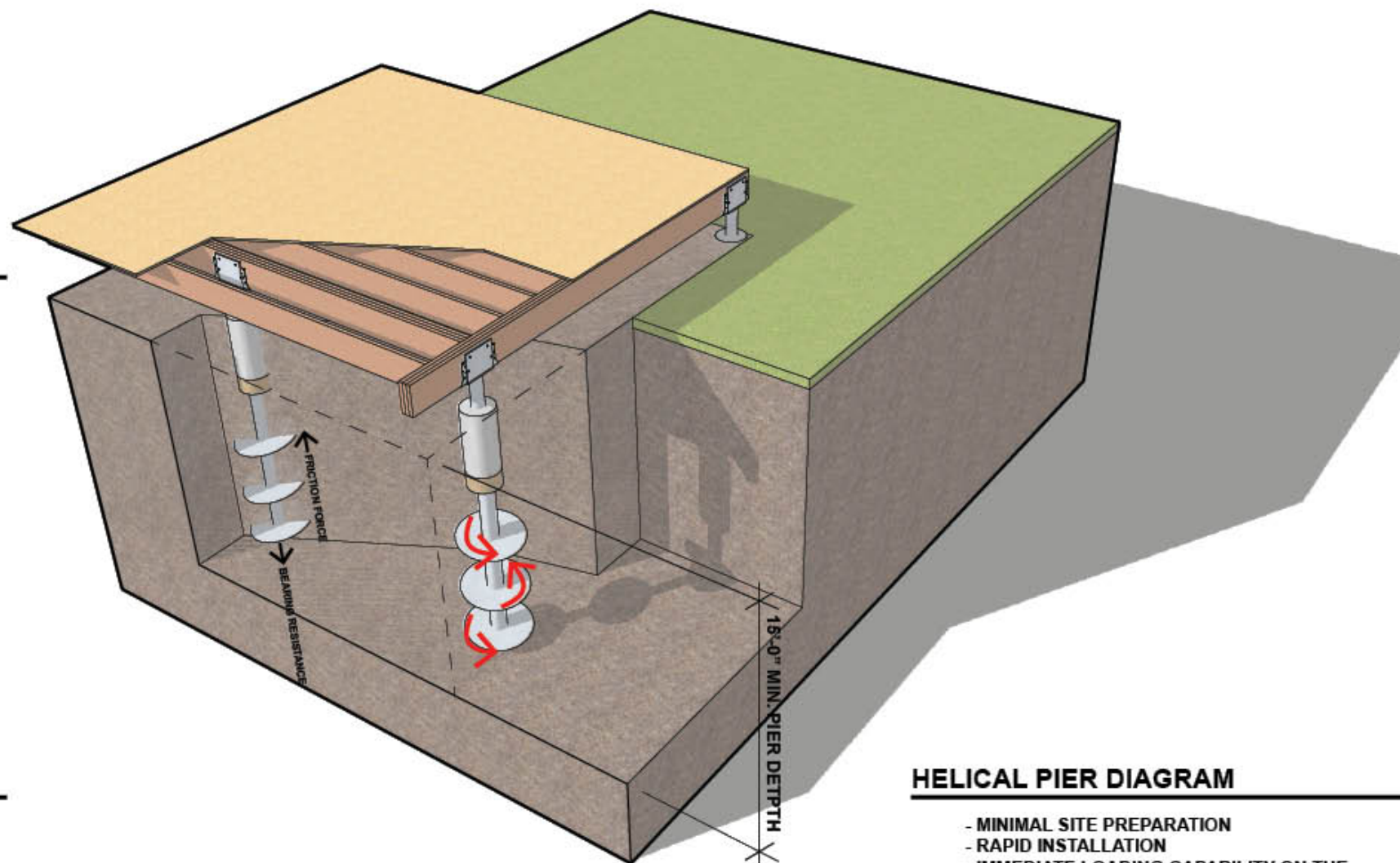




**HELICAL PIER DETAIL**



**HELICAL PIER DETAIL**



**HELICAL PIER DIAGRAM**

- MINIMAL SITE PREPARATION
- RAPID INSTALLATION
- IMMEDIATE LOADING CAPABILITY ON THE CONSTRUCTION SITE
- ADJUSTABLE POST-CONSTRUCTION
- REASSURANCE REGARDING THE INFLUENCE OF CAVING SOILS OR WATER TABLE

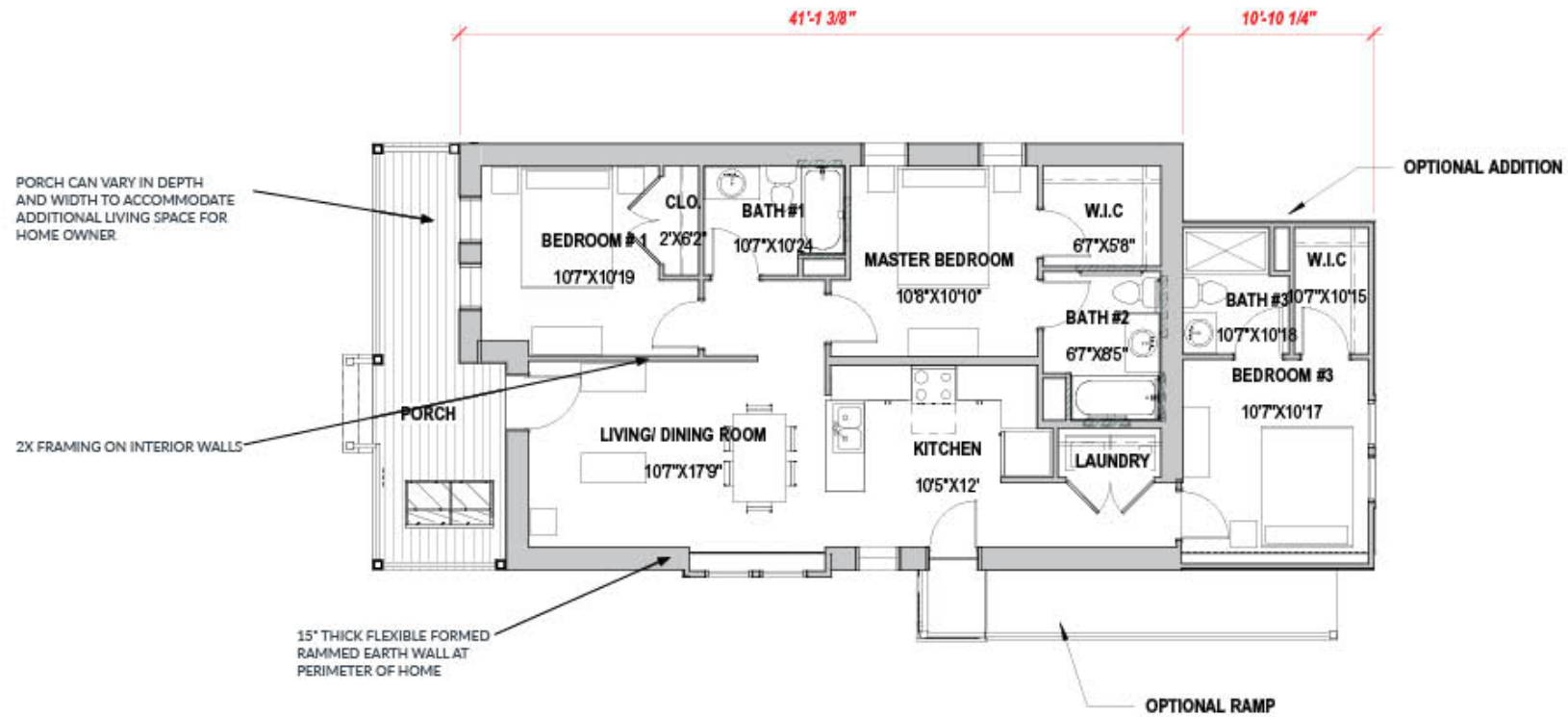




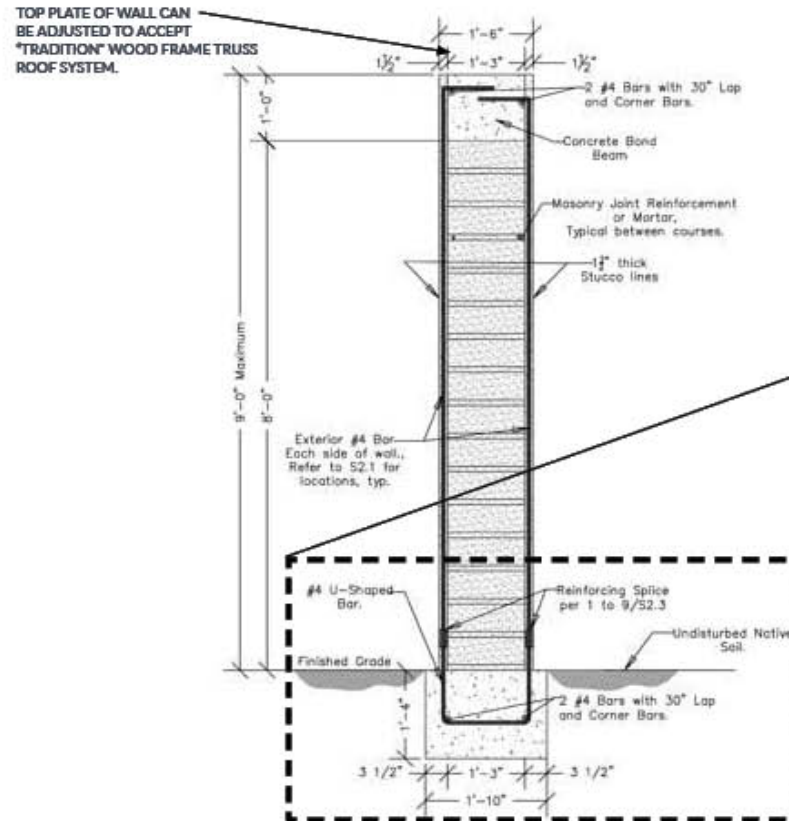


## SCHEME 2 - FLEXIBLE FORMED RAMMED EARTH CONSTRUCTION

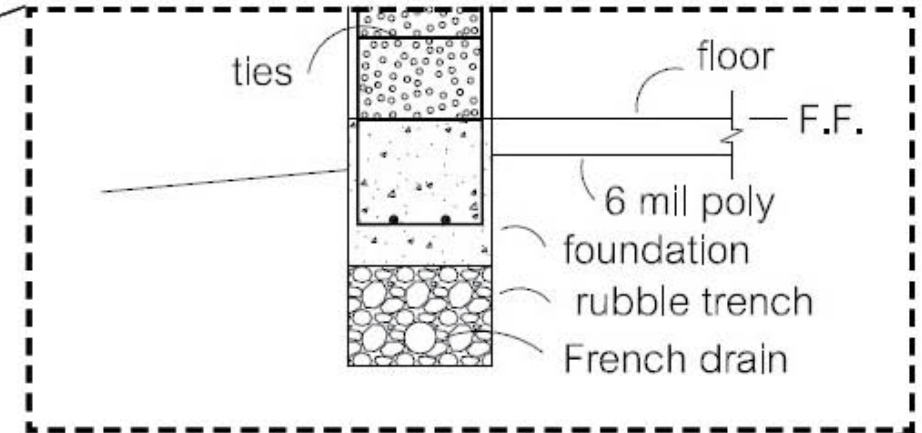
- Century's old and indigenous construction type that can help define affordable housing not only in San Antonio but nationwide.
- The inherent thermal mass of this type of construction, with its capacity to store and transfer heat, results in a reduced reliance on active heating and cooling systems. This results in significant energy savings over the life of the building.
- Minimizes the use of energy-intensive industrial materials.
- Less susceptible to moisture related issues.
- Durable
- System can be used with shallow perimeter beam and ground screw foundation system.
- Once constructed - the home takes on similar character and detailing of homes in the surrounding context



**1 FLOOR PLAN**  
1/8" = 1'-0"



TYP. - FLEXIBLE FORMED RAMMED EARTH WALL SECTION



TYP. - ENLARGED FOUNDATION DETAIL

## Home Energy Rating Certificate

Property  
Alternavit  
3050 Eisenhower  
San Antonio, TX 78207

HERS

Rating Type: ProjectedWorstCase  
Rating Date: 2018-08-23  
Registry ID:

Certified Energy Rater: John Owens  
Rating Number:

**Projected Rating: Based on Plans - Field Confirmation Required.**

HERS Index: 55

### General Information

Conditioned Area	1188 sq. ft.	House Type	Duplex, single unit
Conditioned Volume	11880 cubic ft.	Foundation	Slab
Bedrooms	1		

### Mechanical Systems Features

Air-source heat pump:	Electric, Htg: 10.5 HSPF, Clg: 16.0 SEER.
Water Heating:	Conventional, Electric, 0.91 EF, 20.0 Gal.
Duct Leakage to Outside	NA
Ventilation System	Exhaust Only: 60 cfm, 40.0 watts.
Programmable Thermostat	Heat=Yes; Cool=Yes

### Building Shell Features

Ceiling Flat	R-30.0	Slab	R-0.0 Edge, R-0.0 Under
Sealed Attic	NA	Exposed Floor	NA
Vaulted Ceiling	NA	Window Type	U-Value: 0.300, SHGC: 0.290
Above Grade Walls	R-7.8	Infiltration Rate	Htg: 7.29 Clg: 7.29 ACH50
Foundation Walls	NA	Method	Blower door

### Lights and Appliance Features

Percent Interior Lighting	0.00	Range/Oven Fuel	Electric
Percent Garage Lighting	0.00	Clothes Dryer Fuel	Electric
Refrigerator (kWh/yr)	691	Clothes Dryer CEF	2.62
Dishwasher Energy Factor	0.46	Ceiling Fan (cfm/Watt)	0.00

Estimated Annual Energy Cost			
Use	MMBtu	Cost	Percent
Heating	2.6	\$73	9%
Cooling	4.0	\$111	14%
Hot Water	3.9	\$107	14%
Lights/Appliances	14.2	\$391	50%
Photovoltaics	-0.0	\$-0	-0%
Service Charges		\$96	12%
<b>Total</b>	<b>24.7</b>	<b>\$778</b>	<b>100%</b>

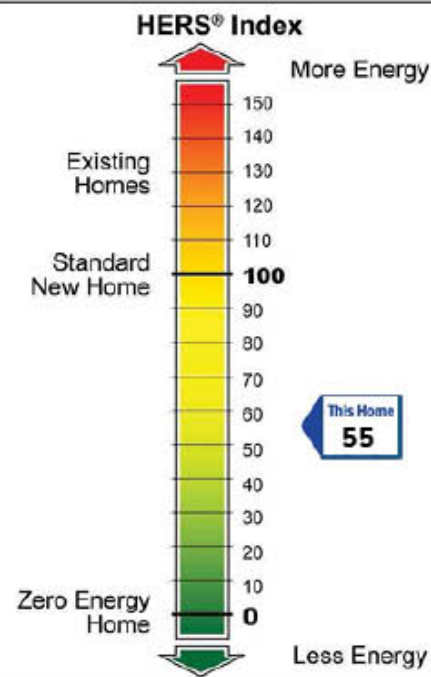
### Criteria

This home meets or exceeds the minimum criteria for the following:

TITLE  
Company  
Address  
City, State, Zip  
Phone #  
Fax #

REM/Rate - Residential Energy Analysis and Rating Software v15.7  
This information does not constitute any warranty of energy costs or savings. © 1985-2018 MORESCO, Boulder, Colorado.  
The Home Energy Rating Standard Disclosure for this home is available from the rating provider.

## RESNET HERS Index Certificate



**Projected Rating: Based on Plans - Field Confirmation Required.**

Annual Estimates:

Elec(kWh): 7237

CO2 emissions(Tons): 4

Energy Savings (\$)\*\*: 651

\*Based on standard operating conditions

\*\*Based on U.S. DOE designation of a HERS Index of 130 as the 'Typical Existing Home'

TITLE

Company

Address

City, State, Zip

Phone #

This home has been inspected and performance tested in accordance with Chapter 3 of the RESNET standards.

**RESNET®**  
www.resnet.us









Alamo  
ARCHITECTS

**Affordable Housing Prototype - Flexible Formed Rammed Earth Option**  
San Antonio, Tx  
April 16, 2021



Alamo  
ARCHITECTS

Affordable Housing Prototype - Flexible Formed Rammed Earth Option  
San Antonio, Tx  
April 16, 2021







# SINGLE-FAMILY PROTOTYPE

Staff is recommending the Board approve piloting a Single-Family Prototype and allow up to \$125,000 per house in ReNewSA loans to be utilized for this project.



# SINGLE-FAMILY PROTOTYPES

## Stick Frame Construction History

- Historically, people fitted naturally shaped wooden poles together as a framework and then began using joints to connect timbers, a method called traditional time framing or log framing.
- In the United States, timber framing was superseded by balloon framing beginning in the 1830s. This method makes use of many light weight wall members or studs rather than fewer heavier timbers for supports. This method nailed components together in-lieu joinery.
- By the 1930's, platform framing became the standard wood frame construction method. It uses 2x nominal studs spaced 16" on center to create the layout. It also uses shorter, standard lengths of lumber because each story is built individually. This resulted in a much faster form of construction.

## Rammed Earth History

- Evidence of ancient use of rammed earth has been found in Neolithic archaeological sites such as those of the Fertile Crescent, dating to the 9th–7th millennium BC, and cultures in China dating to 5000 BCE. By 2000 BCE, rammed-earth architectural techniques were commonly used for walls and foundations in China/
- In the 1800s, rammed earth was popularized in the United States..



# **San Antonio Affordable Housing, Inc. (SAAH)**

**Closed Session (If Required)**

April 21, 2021

# **San Antonio Affordable Housing, Inc. (SAAH)**

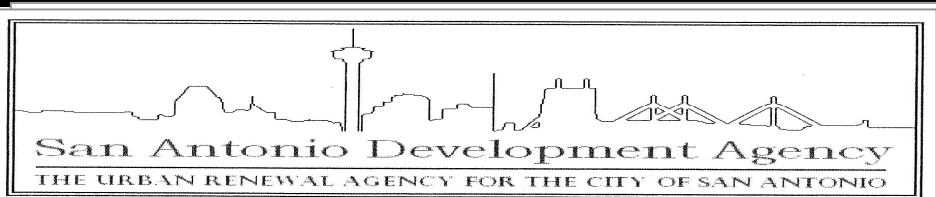
**Open Session Action  
(From Closed Session)**

**April 21, 2021**

# **San Antonio Affordable Housing, Inc. (SAAH)**

## **Update Items**

April 21, 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. Some of the 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



# San Antonio Affordable Housing

## HOUSING PROGRAMS

April 21, 2021

Items 4. a. 1, 2, and 3

# REnewSA PROGRAM

## FUTURE AFFORDABLE HOME SITES

### Council District 2

1535 DAWSON



114 and 118 BELTRAN





# REnewSA PROGRAM

## FUTURE AFFORDABLE HOME SITES

Council District 5

1305 CRYSTAL



4246 CESAR CHAVEZ





# REnewSA PROGRAM

## FUTURE AFFORDABLE HOME SITES

### Council District 5

2206 CHIHUAHUA



2406 VERA CRUZ



# REnewSA PROGRAM

## FUTURE AFFORDABLE HOME SITES

Council District 5

1528 SANTIAGO



1530 SANTIAGO





# REnewSA PROGRAM

FUTURE AFFORDABLE HOME SITES

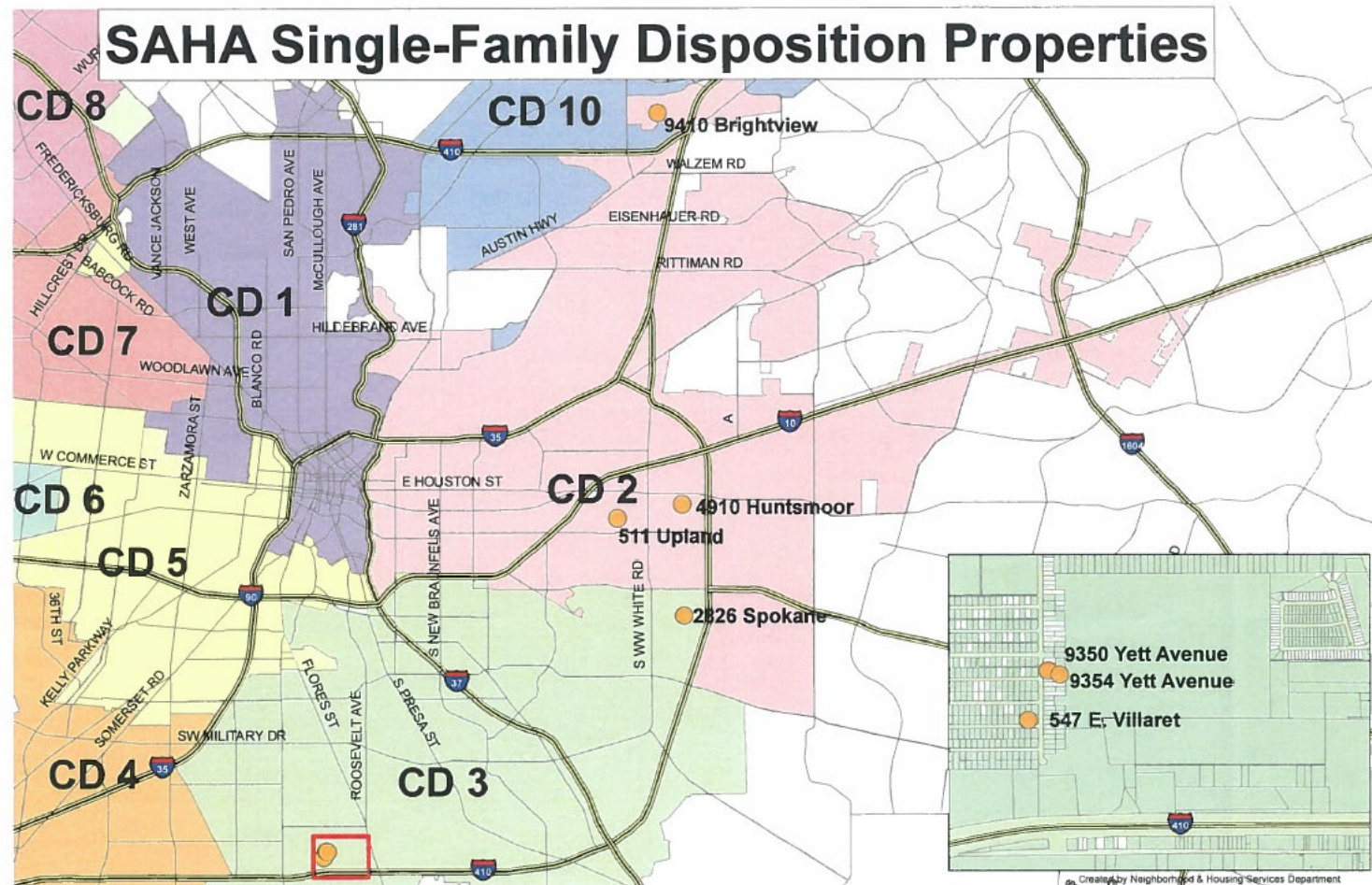
Council District 5

1516 SANTIAGO





# 2020 SINGLE FAMILY REHAB PROGRAM



# 2020 SINGLE FAMILY REHAB PROGRAM



9410 Brightview



4910 Huntsmoor Court



## COUNCIL DISTRICT 2 HOMES

511 Upland



# STATUS OF NEW FY20 SINGLE FAMILY REHABILITATION PROGRAM

## FY20 SINGLE FAMILY REHAB PROGRAM

- All three properties in Council District 2

## PROJECTED AVERAGE PROJECT ECONOMICS (3 Homes – LISC Loan)

- Average Home Acquisition: \$ 73,000
- Average Rehabilitation Cost:  
Including Utilities and Maint. \$ 107,000
- Average Total Cost Per Home: \$ 180,000
- Average Projected Sale: \$ 160,000
- Avg. Contribution Per Home: \$ 20,000

# **STATUS OF NEW FY20 SINGLE FAMILY NEW CONSTRUCTION PROGRAM**

- **Cross Timber Homes – 9 homes**
  - **Closed on Eight Homes and 1 Home under construction and under contract**
  - **Contribution Per Home - \$30,000**
- **Greenboro Homes – 2 homes**
  - **Working on design and utilities—acquired lots from SAAH**
- **One Award is still Available – to be used for prototype**

# 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





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

- All reworked plumbing and electrical work has been approved by the City
- Perimeter fencing is 80% complete,
- Interior cracks have all been repaired and all walls and ceilings have been retextured; interior painting scheduled;
- Sidewalk at street and extension to front porch started,
- Exterior painting is scheduled
- Spofford projected to go on MLS late April 2021

# PIERCE HOME RELOCATION TO 303 SPOFFORD – GOVERNMENT HILL



Photos Taken February- March 2021



# PIERCE HOME RELOCATION TO 303 SPOFFORD – GOVERNMENT HILL



Photos Taken March 2021

# PIERCE HOME RELOCATION TO 303 SPOFFORD – GOVERNMENT HILL



Photos Taken April 2021



# PIERCE HOME RELOCATION TO 303 SPOFFORD – GOVERNMENT HILL



Photos Taken April 2021





**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 30, 2021.**

**Issues:** Most of the rehab electrical and plumbing done prior to acquisition was not done with City issued permits which required current contractors to correct and in some cases redo work in order to receive City final approvals—this cost an estimated \$13K not originally budgeted.

Additional items such as fencing, steps and porches, street-side sidewalks, as well as the replacement of items stolen or damaged also added to additional costs.

**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.**

# **San Antonio Affordable Housing, Inc. (SAAH)**

## **Adjournment**

April 21, 2021