

AN ORDINANCE 2018-04-12-0270

AUTHORIZING THE REPROGRAMMING OF UP TO \$908,000.00 OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS; UP TO \$1,820,000.00 OF HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) FUNDS; AND UP TO \$465,000.00 OF NEIGHBORHOOD STABILIZATION PROGRAM (NSP) FUNDS; AUTHORIZING THE CLOSE-OUT AND CANCELLATION OF AFFECTED PROJECTS AND THE CREATION OF NEW PROJECTS AND PROJECT BUDGETS; AND APPROVING SUBSTANTIAL AMENDMENT #2 TO THE FY 2018 ACTION PLAN AND BUDGET TO REPROGRAM SAID FUNDS.

* * * * *

WHEREAS, on August 3, 2017, pursuant to Ordinance No. 2017-08-03-0521, City Council approved the FY 2018 Action Plan and Budget which allocated approximately \$12.2 million in Community Development Block Grant (CDBG) funding and approximately \$4.9 million in HOME Investment Partnerships Program (HOME) funding; and

WHEREAS, the City of San Antonio ("City") received a one-time award of approximately \$8.6 million in Neighborhood Stabilization Program (NSP) funds from the United States Department of Housing and Urban Development (HUD) in March 2009; and

WHEREAS, pursuant to HUD regulations, CDBG, HOME, and NSP funds available from previously-appropriated projects may be retained by grantees for reprogramming to provide supplementation to existing projects and/or funding in support of new programs; and

WHEREAS, the City, as a grantee of CDBG, HOME and NSP funds, is permitted to reprogram funds available from cancelled activities, program savings, and program income; and

WHEREAS, the sum of \$908,000.00 is currently available in CDBG funds for reprogramming and allocation as a result of program savings and cancelled activities as reflected on **Attachment I**; and

WHEREAS, the sum of \$1,820,000.00 is currently available in HOME funds for reprogramming and allocation as a result of program savings and program income as reflected on **Attachment I**; and

WHEREAS, the sum of \$465,000.00 is currently available in NSP funds for reprogramming and allocation as a result of program savings and program income as reflected on **Attachment I**; and

WHEREAS, it is the City Council's intention to approve the allocation of up to \$908,000.00 of CDBG funds, to wit: up to \$542,000.00 for a short-term emergency rental assistance program; up to \$150,000.00 as a match for another round of Lead Hazard Reduction Demonstration Grant (Green and Healthy Homes) funding for a lead-based paint program; up to \$60,000.00 for a lead based paint remediation project for Respite Care of San Antonio; up to \$55,000.00 in

supplemental funding for code enforcement activities; up to \$50,000.00 in supplemental funding for the Summer Youth Program; up to \$41,000.00 for the Late Night Hoops Program; and up to \$10,000.00 in supplemental funding for community centers extended hours; and

WHEREAS, it is the City Council's intention to approve the allocation of up to \$1,820,000.00 of HOME funds, to wit: up to \$1,500,000.00 of additional funding for East Meadows Phase II (Wheatley Multi-Family Phase IV) multi-family rental housing development; and up to \$320,000.00 in supplemental funding for the homebuyer incentive program; and

WHEREAS, it is the City Council's intention to approve the allocation of up to \$465,000.00 of NSP funds, to wit: up to \$455,000.00 for Cross Timber Homes' infill single-family housing development project I NSP Target Areas; and up to \$10,000.00 for NSP monitoring and administration; and

WHEREAS, in order to reprogram said funds, it is necessary to authorize a substantial amendment to the City's FY 2018 Action Plan and Budget; and

WHEREAS, pursuant to applicable HUD regulations, statutory requirements, and/or City Council policy designed to ensure adequate citizen input, a public hearing is required prior to any reprogramming of or modification to funds or projects; and

WHEREAS, the required notice having been duly published, and said public hearing having been held before City Council on April 11, 2018, it is now the desire of the City to formally allocate the reprogrammable CDBG, HOME, and NSP funds at issue; **NOW THEREFORE**:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Revisions to the Community Development Block Grant (CDBG) projects and the modifications to the budgets and reprogramming in support thereof in an amount not to exceed \$908,000.00, available from program savings, cancelled activities and/or program income, are hereby authorized in accordance with the budget revision schedule affixed hereto and incorporated by reference herein for all purposes as **Attachment I**, to wit: up to \$542,000.00 for a short-term emergency rental assistance program; up to \$150,000.00 as a match for another round of Lead Hazard Reduction Demonstration Grant (Green and Healthy Homes) funding for a lead-based paint program; up to \$60,000.00 for a lead based paint remediation project for Respite Care of San Antonio; up to \$55,000.00 in supplemental funding for code enforcement activities; up to \$50,000.00 in supplemental funding for the Summer Youth Program; up to \$41,000.00 for the Late Night Hoops Program; and up to \$10,000.00 in supplemental funding for community centers extended hours. Said funds are hereby authorized to be reprogrammed to cover existing project shortfalls, modifications, and/or the creation of new CDBG projects in accordance with **Attachment I** and the allocation and appropriation of funds consistent with **Attachment I** are hereby authorized.

SECTION 2. Revisions to the Home Investment Partnerships Program (HOME) projects and the modifications to the budgets and reprogramming in support thereof in an amount not to exceed \$1,820,000.00, available from program savings, cancelled activities and/or program

income, are hereby authorized in accordance with the budget revision schedule affixed hereto and incorporated by reference herein for all purposes as **Attachment I**, to wit: up to \$1,500,000.00 of additional funding for East Meadows Phase II (Wheatley Multi-Family Phase IV) multi-family rental housing development; and up to \$320,000.00 in supplemental funding for the homebuyer incentive program. Said funds are hereby authorized to be reprogrammed to cover existing project shortfalls, modifications, and/or the creation of new HOME projects in accordance with **Attachment I** and the allocation and appropriation of funds consistent with **Attachment I** are hereby authorized.

SECTION 3. Revisions to the Neighborhood Stabilization Program (NSP) projects and the modifications to the budgets and reprogramming in support thereof in an amount not to exceed \$465,000.00, available from program savings, cancelled activities and/or program income, are hereby authorized in accordance with the budget revision schedule affixed hereto and incorporated by reference herein for all purposes as **Attachment I**, to wit: up to \$455,000.00 for Cross Timber Homes' infill single-family housing development project I NSP Target Areas; and up to \$10,000.00 for NSP monitoring and administration. Said funds are hereby authorized to be reprogrammed to cover existing project shortfalls, modifications, and/or the creation of new NSP projects in accordance with **Attachment I** and the allocation and appropriation of funds consistent with **Attachment I** are hereby authorized.

SECTION 4. A substantial amendment #2 to the City's FY 2018 Action Plan and Budget to reprogram funds in the CDBG, HOME, and NSP budgets in accordance with this Ordinance and **Attachment I** is hereby authorized. The Grants Administrator of the Division of Grants Monitoring and Administration is hereby authorized to execute any and all documents in connection with said amendment.

SECTION 5. The appropriations, reallocations, expenditures, encumbrances, and budget revisions necessitated and scheduled pursuant to the aforesaid **Attachment I** are hereby authorized for entry into the City's accounting system.

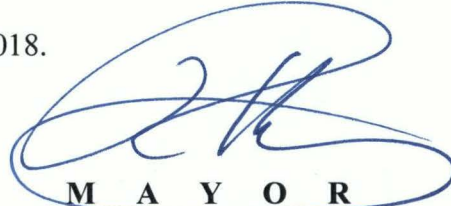
SECTION 6. The Director of the City's Finance Department is hereby authorized to effect on the books of the City the cancellations, revisions, and reprogramming in support thereof set forth in **Attachment I**. The City Manager or her designee, the Director of the Neighborhood and Housing Services Department or her designee, or the Grants Administrator of the Division of Grants Monitoring and Administration is hereby authorized to (a) implement the reductions, revisions, and reprogramming set forth in **Attachment I**; (b) comply with HUD rules, regulations, and procedures, and submit all certifications and such other information to and as required by HUD; (c) approve budget adjustments within project allocations to conform with actual expenditures if line item cost overruns occur or are anticipated; (d) close-out and cancel affected projects and create new projects and project budgets; (e) execute any and all necessary documents in connection with the projects set forth above; and (f) provide for payment.

SECTION 7. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund

Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

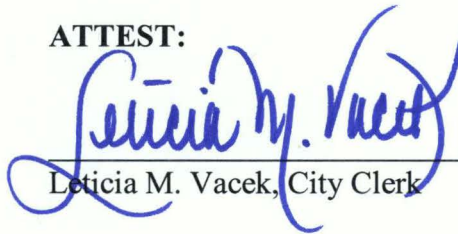
SECTION 8. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 12th day of April, 2018.



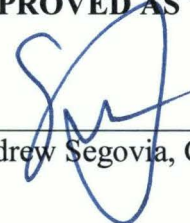
M A Y O R
Ron Nirenberg

ATTEST:



Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:



for Andrew Segovia, City Attorney

Agenda Item:	16						
Date:	04/12/2018						
Time:	10:38:37 AM						
Vote Type:	Motion to Approve						
Description:	Ordinance approving a Substantial Amendment to the Housing and Urban Development FY 2018 Budget and Action Plan to reprogram • Community Development Block Grant Funds in an amount not to exceed \$908,000.00; • HOME Investment Partnerships Program Funds in an amount not to exceed \$1,820,000.00; and • Neighborhood Stabilization Program Funds in an amount not to exceed \$465,000.00 to eligible activities consistent with the Five Year Consolidated Plan; authorizing the modification, close-out, and cancellation of affected projects and the creation of new projects and project budgets. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6	x					
Ana E. Sandoval	District 7	x					
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10	x					

ATTACHMENT I

**Neighborhood and Housing Services Department
CDBG Funding Schedule**

Community Development Block Grant						
Sources						
Fiscal Year	Item	I/O	Fund	SAP Approved Budget	Expenses To Date/ Encumbrance	Balance
2004	DIST 1 PUBLIC WORKS STREETS & DRAINAGE	190000000628	28029000	\$ 644,939.53	\$ 625,732.47	\$ 19,207.06
2003	DIST 7 PUBLIC WORKS STREETS & DRAINAGE	123000000269	28028000	\$ 40,000.00	\$ 37,853.32	\$ 2,146.68
2005	NAD Rental Rehabilitation	131000001037	28030000	\$ 1,200,000.00	\$ 1,081,417.79	\$ 118,582.21
2015	San Pedro Park	150000000054	28040000	\$ 700,000.00	\$ 691,867.70	\$ 8,132.30
2017	Façade Improvement Administration (Savings)	150000000217	28242000	\$ 83,867.00	\$ 74,460.71	\$ 9,406.29
2017	Housing Services Administration (Savings)	150000000218	28242000	\$ 114,946.00	\$ 98,713.26	\$ 16,232.74
2017	Fair Housing Program Administration (Savings)	150000000223	28242000	\$ 192,784.00	\$ 170,883.40	\$ 21,900.60
2017	Targeted Code Enforcement (Savings)	150000000227	28242000	\$ 62,583.00	\$ 28,124.71	\$ 34,458.29
2017	Code Enforcement (Savings)	150000000228	28242000	\$ 125,166.00	\$ 85,258.58	\$ 39,907.42
2017	Community Center Extended Hours Program (Savings)	150000000233	28242000	\$ 64,140.00	\$ 56,667.58	\$ 7,472.42
2017	Financial Education Program (Savings)	150000000234	28242000	\$ 200,000.00	\$ 193,756.03	\$ 6,243.97
2017	AFFH Plan Consultant (Savings)	150000000213	28242000	\$ 132,857.00	\$ -	\$ 132,857.00
2017	Legal Administration (Savings)	150000000221	28242000	\$ 139,789.00	\$ 137,771.01	\$ 2,017.99
2017	Strategic Revitalization Administration (Savings)	150000000219	28242000	\$ 179,107.00	\$ 169,892.12	\$ 9,214.88
2017	Fiscal Unit Administration (Savings)	150000000215	28242000	\$ 245,924.51	\$ 239,806.85	\$ 6,117.66
2017	Loan Servicing Administration (Savings)	150000000216	28242000	\$ 117,167.49	\$ 113,777.55	\$ 3,389.94
2017	GMA Monitoring & Oversight (Savings)	150000000212	28242000	\$ 1,204,836.00	\$ 1,098,100.88	\$ 106,735.12
2017	GMA (On Call Consultants)	150000000214	28242000	\$ 70,000.00	\$ 63,778.84	\$ 6,221.16
2017	Fair Housing Administration (Cap)	150000000220	28242000	\$ 52,990.00	\$ 33,318.13	\$ 19,671.87
2017	Housing Program Delivery	150000000222	28242000	\$ 542,800.00	\$ 481,795.70	\$ 61,004.30
2018	HUD 108 Loan Interest Savings	157000000045	28243000	\$ 4,802,609.00	\$ 4,525,528.90	\$ 277,080.10
					Total Sources	\$ 908,000.00

Uses			
Fiscal Year	Project Name	Council District	Award Amount
2018	Short-Term Emergency Rental Assistance Program (New Program Funding)*	City-Wide	\$ 542,000.00
2018	Lead Based Paint Program (Supplemental Funding)	City-Wide	\$ 150,000.00
2018	Respite Care Lead Based Paint Remediation Project (New Program Funding)	1	\$ 60,000.00
2018	Code Enforcement Activities (Supplemental Funding)	3	\$ 55,000.00
2018	Parks and Recreation - Summer Youth Program (Supplemental Funding)*	1-7	\$ 50,000.00
2018	Parks and Recreation - Late Night Hoops Program (New Program Funding)*	2,3,5,6	\$ 41,000.00
2018	Parks and Recreation - Community Center Extended Hours (Supplemental Funding)*	1-7	\$ 10,000.00
			Total Uses
			\$ 908,000.00
			Over (Under)
			\$ -

*Subject to 15% Public Service Cap. With the proposed action, public services activities are at 12.4% of total approved CDBG budget.

**Neighborhood and Housing Services Department
HOME Funding Schedule**

HOME Investment Partnerships Program

Sources

Fiscal Year	Item	I/O	Fund	SAP Approved Budget	Expenses To Date/ Encumbrance	Balance
2000	HCD HOME ADMINISTRATION PROJ 008035	131000000161	25008000	\$ 411,146.13	\$ 379,152.81	\$ 31,993.32
2000	UU HOUSING ASSIST REHAB PROJ 008039	131000000165	25008000	\$ 19,500.00	\$ 17,507.09	\$ 1,992.91
2000	DIST 6 HOUSING REHABILITATION	131000000170	25008000	\$ 48,929.40	\$ 44,148.75	\$ 4,780.65
2000	SETON HOME CONSTRUCTION OVERSITE	131000000943	25008000	\$ 25,000.00	\$ -	\$ 25,000.00
2000	THOMPSON PLACE	131000000946	25008000	\$ 150,000.00	\$ -	\$ 150,000.00
2000	People Helping People CHDO	131000001054	25008000	\$ 100,471.93	\$ -	\$ 100,471.93
2000	PILOT MAKOVER DIST 2	131000001435	25008000	\$ 120,441.70	\$ -	\$ 120,441.70
2000	BAYON TREE AAPARTMENTS	190000000040	25008000	\$ 3,906.16	\$ -	\$ 3,906.16
2001	Alamo Area Mutual Housing Bentley Place (Cancelled)	131000000174	25009000	\$ 100,000.00	\$ -	\$ 100,000.00
2001	UUHAC Project 009098	131000000194	25009000	\$ 300,000.00	\$ 36,814.24	\$ 263,185.76
2001	Housing Rehabilitation/Reconstruction 2000-01	190000000049	25009000	\$ 1,935,050.80	\$ 1,749,292.58	\$ 185,758.22
2002	Alamodome Housing Project 010002	131000000198	25010000	\$ 350,000.00	\$ 158,078.75	\$ 191,921.25
2003	Cambridge Village 2	131000000221	25011000	\$ 400,000.00	\$ 300,000.00	\$ 100,000.00
2004	Rosemont at University Park	131000001124	25012000	\$ 65,500.00	\$ -	\$ 65,500.00
2005	HOME Monitoring and Oversight	131000001062	25013000	\$ 322,038.83	\$ 271,364.26	\$ 50,674.57
2005	Costa Biscaya Ltd-Villas @ Costa Biscaya	131000001115	25013000	\$ 359,160.62	\$ -	\$ 359,160.62
2017	Monitoring & Oversight (Savings)	150000000201	25225000	\$ 333,028.72	\$ 317,576.60	\$ 15,452.12
2017	Housing Services Administration (Savings)	150000000204	25225000	\$ 200,554.00	\$ 166,585.37	\$ 33,968.63
2017	Legal Administration (Savings)	150000000205	25225000	\$ 55,050.00	\$ 39,257.84	\$ 15,792.16
Total Sources						\$ 1,820,000.00

Uses

Fiscal Year	Project Name	Council District	Award Amount
2018	Wheatley Multi-Family Development - Phase IV (East Meadows Phase II)	2	\$ 1,500,000.00
2018	Homebuyer Incentive Program (Supplemental Funding)	City-Wide	\$ 320,000.00
Total Uses			\$ 1,820,000.00

Over (Under) \$ -

**Neighborhood and Housing Services Department
NSP Funding Schedule**

Neighborhood Stabilization Program						
Sources						
Fiscal Year	Item	I/O	Fund	SAP Approved Budget	Expenses To Date/ Encumbrance	Balance
2009	NSP I Administration FY08-09	131000001798	2328000001	\$ 722,237.67	\$ 677,413.83	\$ 44,823.84
2011	Gillette Square Program Income	131000002020	2328000001	\$ 416,366.49	\$ -	\$ 416,366.49
2013	NSP Homebuyer Assistance Program	131000002115	2328000001	\$ 104,000.00	\$ 100,190.33	\$ 3,809.67
Total Sources						\$ 465,000.00

Uses			
Fiscal Year	Project Name	Council District	Award Amount
2018	Habitat for Humanity - Cross Timber Homes	1-5,7,9	\$ 455,000.00
2018	NSP Monitoring and Administration	NA	\$ 10,000.00
Total Uses			\$ 465,000.00
Over (Under)			\$ -



CITY OF SAN ANTONIO
NEIGHBORHOOD & HOUSING
SERVICES DEPARTMENT

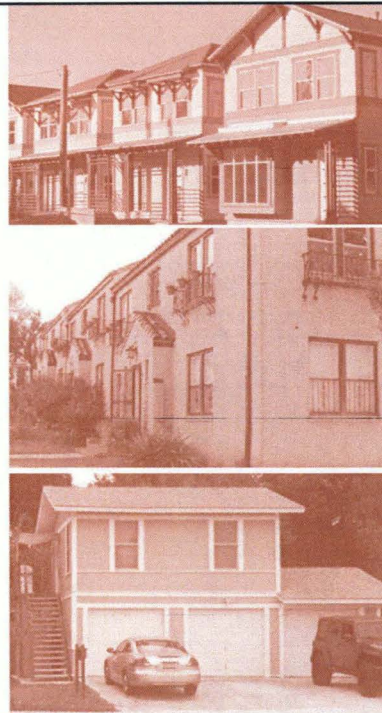
Substantial Amendment #2 to the HUD FY 2018 Action Plan & Budget CDBG, HOME & NSP Reprogramming

City Council - April 12, 2018

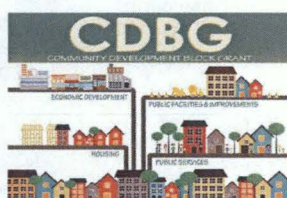
Item #16 (17-5032)

Verónica R. Soto, AICP

Director



Reprogramming Summary



\$908,000



\$1,820,000



\$465,000

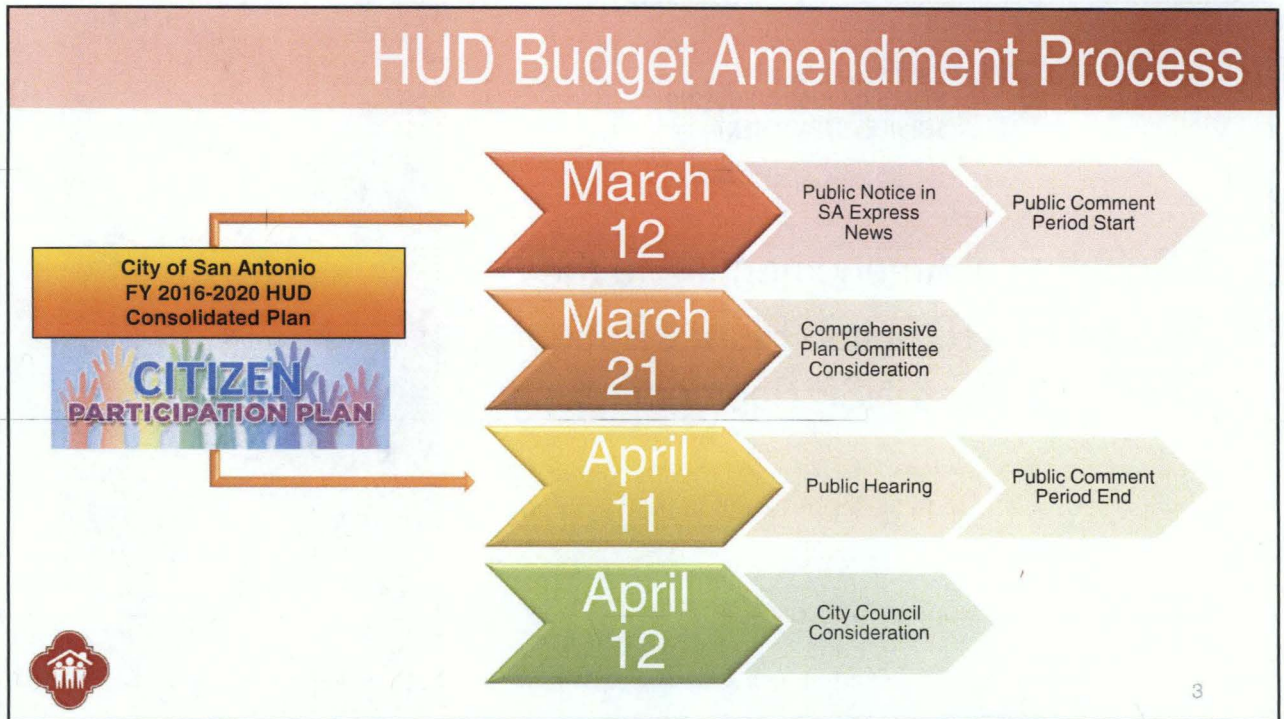


City of San Antonio
FY 2016-2020 HUD
Consolidated Plan

Substantial Amendment



HUD Budget Amendment Process



3

CDBG Reprogramming

Short-Term Emergency Rental Assistance	Lead-Based Paint Program	Respite Care LBP Remediation Project	Code Enforcement Activities	Summer Youth Program	Late Night Hoops Program	Community Center Extended Hours
\$542,000	\$150,000	\$60,000	\$55,000	\$50,000	\$41,000	\$10,000
City-Wide	City-Wide	CD 1	CD 3	CD 1 thru 7	CD 2, 3, 5, and 6	CD 1 thru 7
Priority 1 Housing	Priority 1 Housing	Priority 1 Housing	Priority 2 Neigh Rev	Priority 3 Spec Needs	Priority 3 Spec Needs	Priority 3 Spec Needs
Priority 3 Spec Needs		Priority 3 Spec Needs				

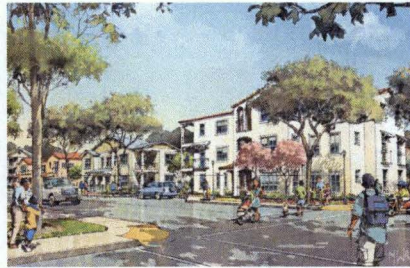
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4

HOME Reprogramming - \$1,820,000

East Meadows Phase II

- \$1.5 million Funding Recommendation for an affordable multi-family rental housing development
- Council District 2
- Priority 1 - Housing
- San Antonio Housing Authority, in partnership with McCormack Baron Salazar
- Total Development Costs: \$25.5 million
- Previous Award: \$2.5 million
- 119 Total Units / 31 HOME Units
- HOME Loan is fully repayable



Homebuyer Incentive Program

\$320,000

City-Wide

Priority 1 - Housing



5

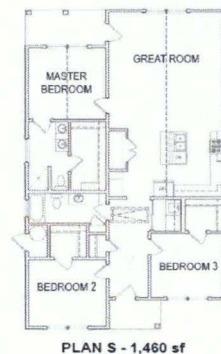
NSP Reprogramming - \$465,000

Cross Timber Homes

- \$455,000 Funding Recommendation for land acquisition and infrastructure installation
- Council Districts 1-5, 7, and 9
- A non-profit partner of Habitat for Humanity
- Total Development Costs: \$25.5 million
- 30 Households at or below 120% AMI
- Sales Prices range from \$149,500 to \$160,000

NSP Monitoring and Administration

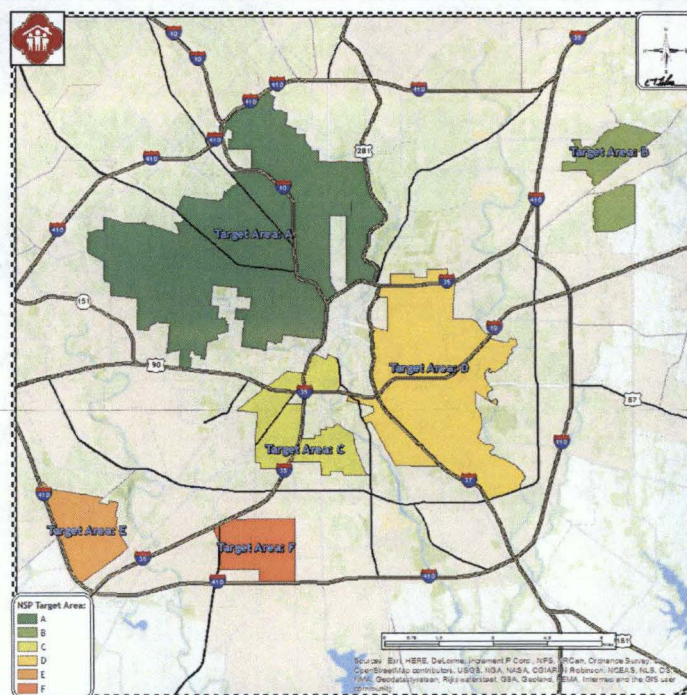
\$10,000



Standard Features

- ✓ Open Floor Plans with Vaulted Ceilings
- ✓ Covered Front and Rear Porches
- ✓ Walk-in Closets in ALL Bedrooms
- ✓ Water Resistant Rigid Core Plank Flooring
- ✓ Energy Efficient Design
- ✓ Stainless Steel Appliance Package
- ✓ Impact Resistant Shingles with Lifetime Warranty
- ✓ Durable Fiber Cement Lap Siding
- ✓ Recessed Lighting in Kitchen & Great Room
- ✓ Attached Garage on Plan G Models
- ✓ Storage Building on Plan S Models
- ✓ Cedar Privacy Fence in Rear Yard
- ✓ Ceiling Fans in Great Room & Bedrooms
- ✓ Tile Surrounds for Tub and Shower Units
- ✓ Home Warranty

NSP Target Areas

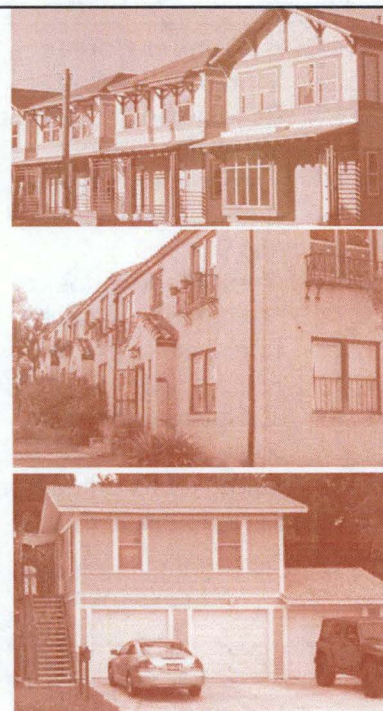


- 30 properties will be in one or more of these NSP Target Areas

7

Staff Recommendation

Staff recommends Council Consideration of Substantial Amendment #2 to the FY 2018 Action Plan and Budget to reprogram Community Development Block Grant (CDBG) Funds in an amount not to exceed \$908,000; HOME Investment Partnerships Program (HOME) Funds in an amount not to exceed \$1,820,000; Neighborhood Stabilization Program (NSP) Funds in an amount not to exceed \$465,000 to eligible activities consistent with the Five Year Consolidated Plan.





CITY OF SAN ANTONIO
NEIGHBORHOOD & HOUSING
SERVICES DEPARTMENT

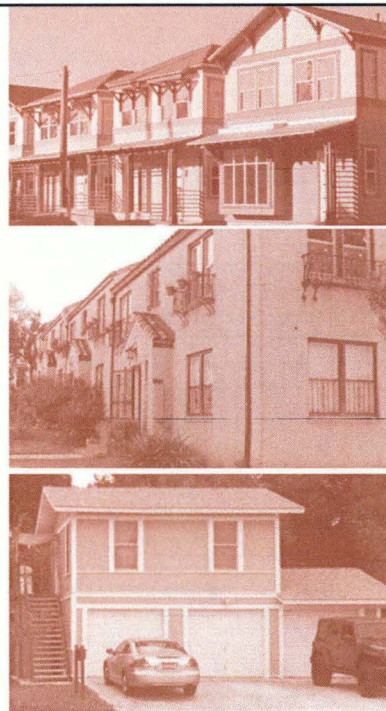
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City Council - April 12, 2018

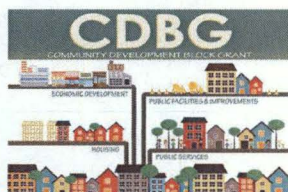
Item #16 (17-5032)

Verónica R. Soto, AICP

Director



Reprogramming Summary



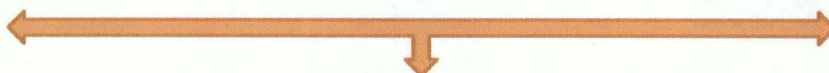
\$908,000



\$1,820,000



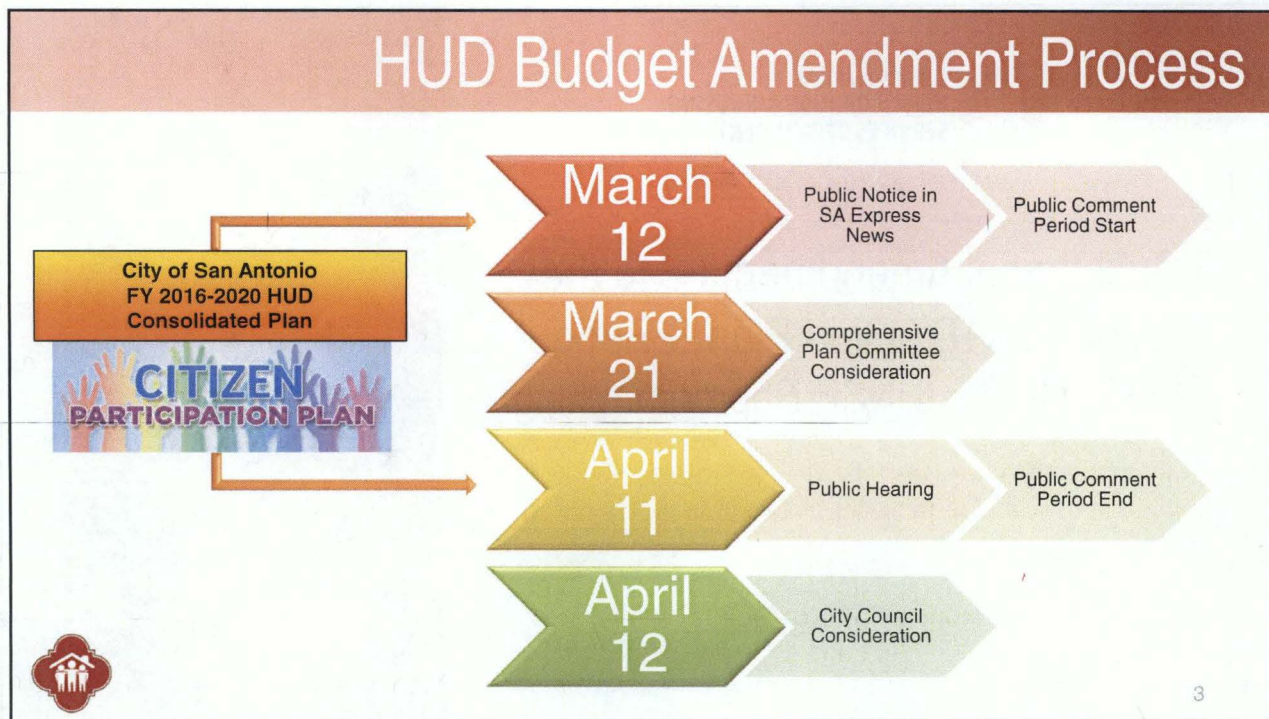
\$465,000



City of San Antonio
FY 2016-2020 HUD
Consolidated Plan


Substantial Amendment





CDBG Reprogramming

Short-Term Emergency Rental Assistance	Lead-Based Paint Program	Respite Care LBP Remediation Project	Code Enforcement Activities	Summer Youth Program	Late Night Hoops Program	Community Center Extended Hours
\$542,000	\$150,000	\$60,000	\$55,000	\$50,000	\$41,000	\$10,000
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Priority 3 Spec Needs		Priority 3 Spec Needs				



4

HOME Reprogramming - \$1,820,000

East Meadows Phase II

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Homebuyer Incentive Program

\$320,000

City-Wide

Priority 1 - Housing



5

NSP Reprogramming - \$465,000

Cross Timber Homes

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NSP Monitoring and Administration

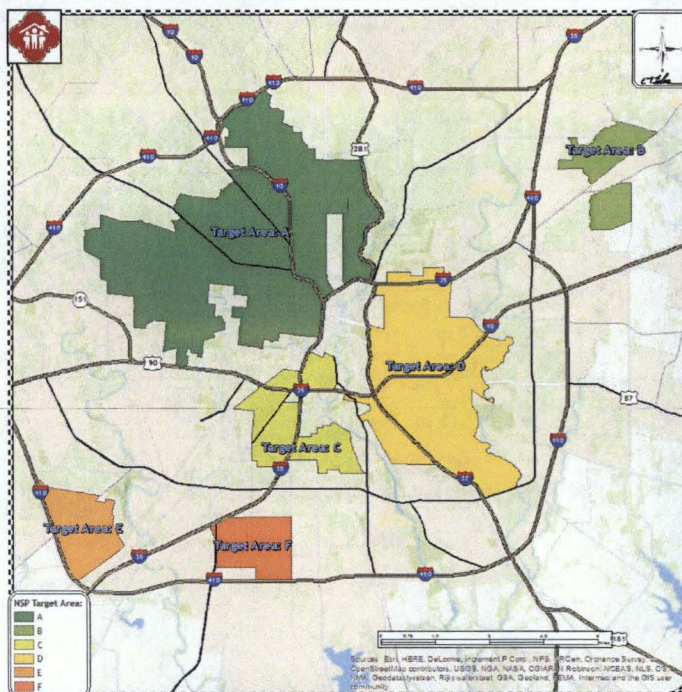
\$10,000



Standard Features

- ✓ Open Floor Plans with Vaulted Ceilings
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- ✓ Recessed Lighting in Kitchen & Great Room
- ✓ Attached Garage on Plan G Models
- ✓ Storage Building on Plan S Models
- ✓ Cedar Privacy Fence in Rear Yard
- ✓ Ceiling Fans in Great Room & Bedrooms
- ✓ Tile Surrounds for Tub and Shower Units
- ✓ Home Warranty

NSP Target Areas



- 30 properties will be in one or more of these NSP Target Areas

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Staff Recommendation

Staff recommends Council Consideration of Substantial Amendment #2 to the FY 2018 Action Plan and Budget to reprogram Community Development Block Grant (CDBG) Funds in an amount not to exceed \$908,000; HOME Investment Partnerships Program (HOME) Funds in an amount not to exceed \$1,820,000; Neighborhood Stabilization Program (NSP) Funds in an amount not to exceed \$465,000 to eligible activities consistent with the Five Year Consolidated Plan.

