

Neighborhood Improvements

PROGRAM UPDATE

Planning and Land Development Committee
November 9, 2020



2017 Neighborhood Improvements Bond Program



\$20M Approved



Urban Renewal Agency



3 projects selected through an RFP process



1 Active RFP (San Pedro)



All funds will be encumbered by 2022



Park at 38THIRTY (D8)

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



West End on Frio (D5)

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



GreenLine North (D3)

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

West End on Frio (Near West-Five Points)



711. S. Frio Street, District 5

- Terramark Interest Development
- 24-unit multiplex | All 2 bedrooms
 - 10 units \leq 50% AMI
 - 2 units \leq 80% AMI
 - 12 units market rate
- Land sold for \$20K reimbursed back to OUR SA
- \$300K in eligible reimbursements (gap)
- Total Development Cost: \$4.5M
- May 2020 – Construction Started
- August 2021 – Construction Complete



WEST END
On Frio

YOU ARE INVITED TO THE OFFICIAL GROUND BREAKING OF
WEST END ON FRIO
THE CITY'S FIRST NEIGHBORHOOD IMPROVEMENTS BOND PROJECT

TUESDAY, FEBRUARY 25, 2020
10AM-11AM
711 S FRIO STREET 78207
AMPLE STREET PARKING AVAILABLE ON EL PASO ST.

LEARN MORE AND RSVP: [WESTENDONFRIO.EVENTBRITE.COM](https://www.eventbrite.com/e/west-end-on-frio-2020-02-25)

 **TERRAMARK**
URBAN HOMES

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

 **2017-2022**
BOND
PROGRAM

 **tsahc**
TEXAS
State Affordable Housing Corporation

 **OFFICE OF URBAN REDEVELOPMENT**
THE URBAN REDEVELOPMENT AGENCY FOR THE CITY OF SAN ANTONIO

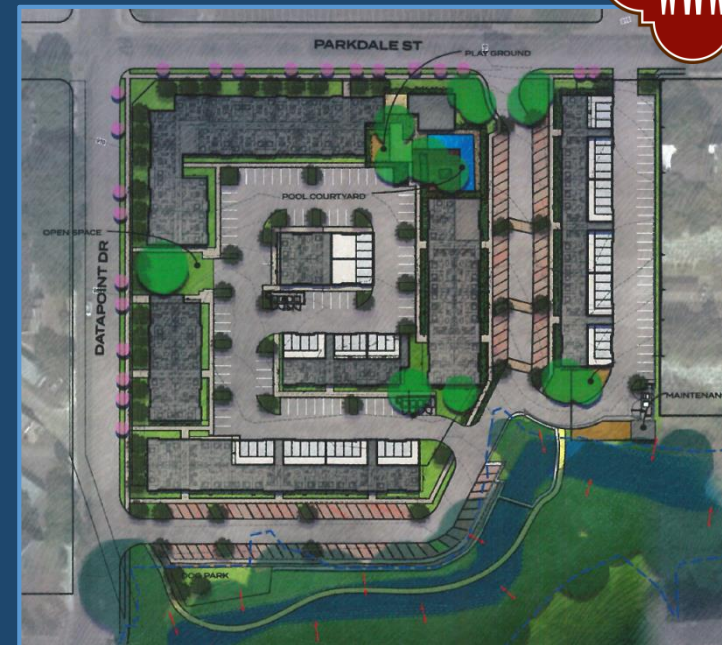


PARK at 38THIRTY (Wurzbach)



3830 Parkdale, District 8

- 196 family-sized units
- All units at 60% HUD AMI
- Resident services and amenities – community center, fitness center, youth programs, food pantry, financial literacy courses, 2 playscapes, pool, gym
- Purchased for \$2.9M and sold to Franklin for \$30K
- \$4.4M in eligible reimbursements (gap)
- Total Development Cost: \$34M
- July 2020 – Construction Start
- June 2022– Construction Complete



Greenline North (Southeast)



7402 S. New Braunfels, District 3

- 292 Units | All 2 & 3 bedrooms (Income Averaging)

34 Units at 30% AMI	9 Units at 40% AMI
9 Units at 50% AMI	141 Units at 60% AMI
69 Units at 70% AMI	30 Units at 80% AMI
- Community and fitness centers, youth programs, food financial literacy courses, playscape, pool, gym and civic park
- Property to be sold to Franklin Development for \$480K
- \$4.2M in eligible reimbursements (gap)
- Development Cost: \$51.4M
- August 2020 – Construction Start
- September 2022 – Construction Complete



San Pedro (Five Points - Near West)



San Pedro Avenue, District 1



San Pedro (Five Points - Near West)



Development Aspirations & Solicitation Criteria

- .95 acre vacant land at 419 and 425 San Pedro
- At least ½ of rental units must be affordable and reserved for households earning 80% AMI or below, competitive scoring to include income averaging with the goal of 10% of the units at 30% AMI and 40% of the units at 50% AMI
- RFP responses are due November 18, 2021
- Audit Committee – January 2021
- City Council Consideration – February 2021



Groundbreakings



Park at 38THIRTY Virtual Groundbreaking



West End on Frio Groundbreaking



CONTACT INFO

NEIGHBORHOOD IMPROVEMENTS BOND PROGRAM



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

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Housing Bond Administrator

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2017 Neighborhood Improvements Bond Program



- RFI Responses – 36 Submissions with 500+ real estate parcels identified
 - ✓ 16 developer and builders
 - ✓ 10 neighborhood associations
 - ✓ 5 residents at large
 - ✓ 3 property owners/real estate professionals
 - ✓ 2 community organizations
- Staff reviewed over 700 sites including 500 RFI sites and 300 staff sites
- 23 sites initially identified and prioritized as viable for development
- Pursued 50+ sites, put 13 under earnest money contract
- 7 RFPs have been released and 6 RFPs have closed

- | | | |
|----------------|---|----------------------------------|
| 1. Parkdale | 4. S.E. Service Center | 7. San Pedro – closes 11/18/2020 |
| 2. Buena Vista | 5. Martin Luther King | |
| 3. Frio Street | 6. Martin Luther King 2 nd release | |

