

THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.

ORDINANCE

AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH NEIGHBORHOOD HOUSING SERVICES OF SAN ANTONIO FOR THE SHOTGUN HOUSE REHABILITATION PILOT PROGRAM.

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WHEREAS, in 2018, the Office of the Historic Preservation (“OHP”) began the Shotgun House initiative that sought to locate every shotgun house in the city of San Antonio; and

WHEREAS, the initiative serves to celebrate and promote this important housing type and to encourage the reuse of the existing and naturally affordable housing stock; and

WHEREAS, to date, over 300 shotgun houses have been found in San Antonio’s older neighborhoods and have been located in Districts 1, 2, 3, and 5; and

WHEREAS, the City of San Antonio (“City”) partnered with the University of Texas at San Antonio (“UTSA”), Neighborhood Housing Services of San Antonio (“NHSSA”), and MicroSA (collectively, the “Partners”) to develop a strategy for preserving this housing stock; and

WHEREAS, in January 2021, a Shotgun House Rehabilitation Pilot Program (the “Pilot Program”) was launched to complete the rehabilitation of three shotgun type houses for either rent or for ownership by families earning up to 80% AMI and to determine the best practices for affordable rehabilitation of these historic and cultural resources throughout the city; and

WHEREAS, to date, the Shotgun House Rehabilitation Pilot Project has resulted in the rehabilitation of two shotgun houses located in District 5 and the City intends to rehabilitate between one and four additional shotgun style houses in Council District 5; and

WHEREAS, staff has recommended that the City enter into a professional services agreement with Neighborhood Housing Services San Antonio, a local Community Housing Development Organization, to facilitate and manage the rehabilitation of up to four shotgun houses; and

WHEREAS, the proposed contract will be in an amount up to \$313,200.00 which will consist of \$230,000.00 available in the District 5 City Council Budget in the General Fund, and \$83,200.00 available in the FY 2021 Neighborhood and Housing Services Department Budget in the General Fund; and

WHEREAS, each shotgun house rehabilitated under the Pilot Program will require the renter/owner to execute a restrictive covenant requiring the property to meet the city’s income

threshold of up to 80% AMI for a period of fifteen (15) years from the date a Notice to Proceed has been issued for the commencement of work on the house; **NOW THEREFORE:**

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

SECTION 1. The City Manager or his designee or the Director of the Neighborhood and Housing Services Department or her designee is authorized to execute a Professional Services Agreement with Neighborhood Housing Services of San Antonio (“NHSSA”) for the Shotgun House Rehabilitation Pilot Program. A copy of the agreement, scope of work, and budget in substantially final form are collectively attached hereto and incorporated herein for all purposes as **Attachment I**.

SECTION 2. Funding in the amount of \$230,000.00 is available in Fund No. 11001000, Cost Center 105010001 and General Ledger No. 5201040 as part of the FY2021 Budget. Funding in the amount of \$83,200.00 is available in Fund No. 11001000, Cost Center 5701020022, General Ledger No. 5201040 as part of the FY 2021 Budget.

SECTION 3. Payment not to exceed the budgeted amount of \$313,200.00 is authorized to be paid to NHSSA for the services set out in **Attachment I**.

SECTION 4. The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager’s designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

SECTION 5. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED on this 10th day of June, 2021.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Tina J. Flores, City Clerk

Andrew Segovia, City Attorney