

ORDINANCE 2021-06-10-0438

AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH NEIGHBORHOOD HOUSING SERVICES OF SAN ANTONIO IN THE AMOUNT OF \$93,200.00 AND THE EXPENDITURE OF AN ADDITIONAL \$220,000.00 FOR THE COMPLETION OF PROJECTS UNDER THE DISTRICT 5 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 “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 Program has resulted in the rehabilitation of two shotgun houses located District 5 and staff is recommending that up to four more shotgun houses be rehabilitated under the Program in Council District 5; and

WHEREAS, staff has identified a property located at 1107 Smith Valley (the “Property”) that is suitable for rehabilitation under the Program and is recommending 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 this property (“Agreement”); and

WHEREAS, the proposed Agreement will be in an amount of \$93,200.00 which will include a developer fee of \$10,000 and construction costs for the rehabilitation of the property in the amount of \$83,200.00 to be allocated from the FY 2021 Neighborhood and Housing Services Department Budget in the General Fund; and

WHEREAS, the owner of the house being rehabilitated under the Agreement will be required 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.

WHEREAS, staff is also recommending that \$220,000.00 be allocated from the Council District 5 City Council Budget in the General Fund for additional projects to be completed in order to carry out the Program; and for the rehabilitation of up to three additional shotgun houses under the Program; **NOW THEREFORE:**

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

SECTION 1. The City Manager or 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. Payment not to exceed the budgeted amount of \$93,200.00 is authorized to be paid to NHSSA for the services set out in **Attachment I**.

SECTION 3. An amount of \$220,000 is allocated from the District 5 City Council Budget in the General Fund to be used for the facilitation of additional projects to be completed in order to carry out the purpose of the District 5 Shotgun House Rehabilitation Pilot Program and for the rehabilitation of up to three additional houses. The City Manager or designee or the Director of Neighborhood and Housing Services Department or her designee is authorized to take all necessary steps, including but not limited to, negotiating and executing all agreements and documents in order to carry out the purposes and approvals in this Ordinance.

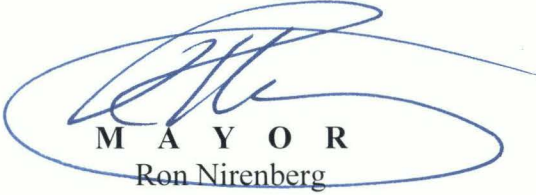
SECTION 4. Funding in the amount of \$93,200.00 is available in Fund No. 11001000, Cost Center 5701020022, General Ledger No. 5201040 as part of the FY 2021 Budget. Funding in the amount of \$220,000.00 is available in Fund No. 11001000, Cost Center 5701020022 and General Ledger No. 5201040 as part of the FY2021 Budget.

SECTION 5. 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 6. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

JYW
06/10/2021
Item No. 21


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



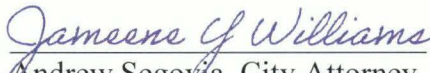
M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:



Tina J. Flores, City Clerk



Jameene G. Williams for
Andrew Segovia, City Attorney



City of San Antonio

City Council

June 10, 2021

Item: 21

Enactment Number:

File Number: 21-4033

2021-06-10-0438

Ordinance approving a Professional Services Agreement in an amount not to exceed \$313,200.00 with Neighborhood Housing Services of San Antonio for the Shotgun House Pilot Program. Funding in the amount of \$230,000.00 is available from the District 5 City Council Budget in the General Fund, and in the amount of \$83,200.00 is available from the FY 2021 Neighborhood Housing Services Department Budget in the General Fund. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

Councilmember Shirley Gonzales made a motion to approve. Councilmember Rebecca Viagran seconded the motion. The motion passed by the following vote:

Aye: 9 Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Sandoval, Pelaez and Courage

Absent: 2 Cabello Havrda and Perry