



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-1684

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning and Land Development Committee

**On agenda:** 3/16/2020

**Title:** Substantial Amendment #2 to the FY2020 HUD Action Plan and Budget awarding up to \$700,000 in Neighborhood Stabilization Program (NSP) funding to Neighborhood Housing Services of San Antonio, Inc. for the development of 14 affordable (infill) homeownership housing units and amending the NSP target areas. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed NSP Target Area Map, 2. Fiscal Impact Form, 3. Agreement, 4. NSP Funding Schedule 03-06-2020

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Verónica R. Soto, AICP, Director

**COUNCIL DISTRICTS IMPACTED:** 1 - 5

**SUBJECT:**

Neighborhood Stabilization Program Funding Recommendation

**SUMMARY:**

Consideration of a recommendation to approve Substantial Amendment #2 to the FY2020 HUD Action Plan and Budget awarding up to \$700,000 in Neighborhood Stabilization Program (NSP) funding to Neighborhood Housing Services of San Antonio, Inc. for the development of 14 affordable (infill) homeownership housing units and amending the NSP target areas.

**BACKGROUND INFORMATION:**

The Neighborhood Stabilization Program (NSP) was authorized under Division B, Title III of the Housing and Economic Recovery Act of 2008 (HERA) to help communities recover from the effects of foreclosures, abandoned properties, and declining property values. The City received a one-time award of \$8.6 million in

NSP funding from the U.S. Department of Housing and Urban Development in March 2009. Although the City met the NSP expenditure deadline in December 2013, the City has generated program income that can be programmed to other eligible activities. This funding award recommendation is for eligible activities.

On November 8, 2019, the City issued a Request for Applications (RFA) in the amount of \$950,000 in NSP funding to develop 19 infill lots into affordable homeownership housing in the newly-proposed NSP target areas. The newly-proposed NSP target areas include (1) Opportunity Zones and census tracts that have (2a) at least 10% concentration of residential properties built in 1960 or prior and (2b) at least 10% vacancy rate (map attached). Applications were due on December 11, 2019. The City received applications from two respondents: Neighborhood Housing Services of San Antonio, Inc. and Westcare Texas. Both applications were evaluated by a panel that consisted of: Lori Houston, Assistant City Manager, City Manager’s Office; Verónica R. Soto, Director, Neighborhood and Housing Services; Laura Salinas-Martinez, Grants Administrator, Neighborhood and Housing Services; and Sara Wamsley, Housing Policy Manager, Neighborhood and Housing Services. Applications were assessed using the following criteria:

<b>Evaluation Criteria</b>	<b>Maximum Points</b>
Experience and Capacity	15
Project Readiness	20
Project Site Characteristics and Amenities	25
HUD Regulatory Conditions	5
Efficient Use of Funds	5
<b>Total Point Scale</b>	<b>70</b>

**ISSUE:**

Staff recommends a total of \$700,000 in NSP funding for Neighborhood Housing Services of San Antonio, Inc. (NHSSA) for the development of 14 affordable (infill) homeownership housing units for households at or below 120% of AMI. These units will be located in the newly-proposed target areas in Council Districts 1-5. NHSSA scored 60 out of 70 points and is ranked first. NHSSA has over a 30 year history of building and rehabilitating homeownership housing in San Antonio. NHSSA has an extensive pipeline of clients who utilize their housing counseling and homebuyer education programs. Although the properties have not yet been identified, NHSSA will be selecting properties that will result in sales price of about \$155,000 and provide financing options resulting in a monthly house payment of about \$1,100 to \$1,250, including property taxes and insurance.

WestCare Texas (WT) scored 50 out of 70 points and is ranked second. Although WT was originally recommended for funding, the original project application as proposed by WT has changed and staff is working on possible options to move forward. This funding recommendation will be considered at a later date.

As required by the US Department of Housing and Urban Development, a Community Input Session (Public Hearing #1) took place at 6 p.m. on February 19, 2020 in Neighborhood and Housing Services Department-Main Conference Room A (1400 S. Flores). Citizens to be heard (Public Hearing #2) took place at 6pm on March 4, 2020 in the City Council Chambers. These funding recommendations will be considered by City Council on March 19, 2020.

**ALTERNATIVES:**

An alternative to awarding this funding to the recommended projects would be to reject the recommendations; however, the recommended projects meet the established affordable housing goals set forth in the City's FY 2020 Affordable Housing Budget. In addition, any other alternative to appropriate funding would delay the timely commitment and expenditure of the federally sourced funds.

**FISCAL IMPACT:**

This funding recommendation awards up to \$700,000 in Neighborhood Stabilization Program funding.

An underwriting review will be conducted prior to the execution of a funding agreement.

**RECOMMENDATION:**

Staff recommends approval of Substantial Amendment #2 to the FY2020 HUD Action Plan and Budget awarding up to \$700,000 in Neighborhood Stabilization Program (NSP) funding to Neighborhood Housing Services of San Antonio, Inc. for the development of 14 affordable (infill) homeownership housing units and amending the NSP target areas.