



City of San Antonio

Legislation Details (With Text)

File #: 21-4219

Type: Real Property Sale

In control: City Council A Session

On agenda: 6/17/2021

Title: Ordinance declaring as surplus and approving the disposition and conveyance of a City-owned vacant property located at the intersection of San Salvador and Denver. The property will be conveyed to San Antonio Affordable Housing, Inc., the non-profit entity of the Office of Urban Redevelopment the Urban Renewal Agency for the City of San Antonio to be used for the affordable homes program. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]

Sponsors:

Indexes:

Code sections:

Attachments: 1. MAP, 2. Denver (Porter St) Title Commitment, 3. Letter of Agreement - NHSD Porter Surplus, 4. Draft Ordinance, 5. Ordinance 2021-06-17-0468

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

DEPARTMENT HEAD: Verónica R. Soto, FAICP

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT: Disposition of a vacant City-owned property within NCB 2988

SUMMARY:

An ordinance declaring as surplus and authorizing conveyance of a City-owned vacant property within NCB 2988 for the city’s affordable home program, located in Council District 2.

BACKGROUND INFORMATION:

The City of San Antonio owns a vacant property located within NCB 2988, Block 4, Lot 3, 4, 13, 14 & S 7.35 ft of 5 & 12 (BCAD ID 138738), located in Council District 2. The 0.4912-acre tract was originally acquired by the City of San Antonio in 1910 as a part of a larger tract used as an abandoned gravel pit. Within the last 10 years, the City completed the extension of Denver Boulevard from Clark Avenue to San Salvador Street. This extension divided the original larger tract into the two vacant tracts of land. San Antonio Affordable Housing, Inc is proposing to use the south tract of 0.4912 acres as the site for the construction of two prototype

affordable housing projects.

San Antonio Affordable Housing (SAAH) is proposing the Single-Family Prototype Pilot Project to help meet the deeply affordable housing demand in San Antonio for families between 50-80% of the current average median income (AMI).

Under Municipal Code, all city-owned property must be declared as surplus before the property's disposition (sale). The request to declare a property as surplus is submitted to the Public Works Real Estate Division. The request and exhibits are then sent to departments and municipal-owned utilities that provide services to or construct infrastructure on the properties. City departments and municipal-owned utilities respond if there is a need for the property or if the property may be disposed of. There was no opposition to this request to dispose of property located within NCB 2988, Block 4, Lot 3, 4, 13, 14 & S 7.35 ft of 5 & 12 during the canvassing process by City departments or utilities.

ISSUE:

This ordinance declares as surplus and authorizes the disposition and conveyance of a City-owned, vacant property located within NCB 2988, Block 4, Lot 3, 4, 13, 14 & S 7.35 ft of 5 & 12 (BCAD ID 138738), located in Council District 2. The property will be conveyed to San Antonio Affordable Housing, Inc., the non-profit entity of the Office of Urban Redevelopment the Urban Renew Agency for the City of San Antonio to be used for the affordable homes program. This action is consistent with City Code and Ordinances which require City Council approval for the disposition of any surplus City-owned real property.

San Antonio Affordable Housing (SAAH) is proposing the Single-Family Prototype Pilot Project to help meet the deeply affordable housing demand in San Antonio for families between 50-80% of the current average median income (AMI). This Pilot Project will include the construction of two side by side homes using two different construction methods-one traditional, stick formed and the other non-traditional, rammed earth. SAAH will be working with the City's Office of Sustainability to help monitor this project's total cost, energy efficiency, emissions, and sustainability.

One home will be pier and beam "sticks and bricks" construction using the latest technologies to make it as affordable as possible. A second home will be constructed using a rammed earth construction method - a method of using compacted earth (sand, gravel, clay etc.) to form the walls of the home.

All development and construction costs will be funded by San Antonio Affordable Housing using 0% interest loans from the REnewSA Program that will be reimbursed back at time of sale.

ALTERNATIVES:

City Council could choose not to approve the disposition of this vacant City-owned property and place the property on the tax rolls; however, the property will remain vacant, and the City of San Antonio would continue to be responsible for the maintenance of the property. In addition, this would prevent the property from being placed on the tax rolls to generate revenue for the City and the other taxing entities.

FISCAL IMPACT:

The Bexar County Appraisal District (BCAD) assessed value of the property is \$70,740.00. The property will be conveyed to San Antonio Affordable Housing, Inc., the non-profit entity of the Office of Urban Redevelopment the Urban Renew Agency for the City of San Antonio, to be used for the affordable homes program. The sales price of the lots will be determined in accordance with Chapter 272 of the Local Government Code. Any revenue from the sale of the property by the City of San Antonio will be deposited in the General Fund.

RECOMMENDATION:

The City of San Antonio's Planning Commission reviewed this request at its regular meeting on June 9, 2021. Staff recommends approval of the declaration as surplus and conveyance of a City-owned vacant property located within NCB 2988, Block 4, Lot 3, 4, 13, 14 & S 7.35 ft of 5 & 12 (BCAD ID 138738), located in Council District 2. The property will be conveyed to San Antonio Affordable Housing, Inc., the non-profit entity of the Office of Urban Redevelopment the Urban Renew Agency for the City of San Antonio, to be used for the affordable homes program.