



City of San Antonio

Agenda Memorandum

File Number: 14-1535

Agenda Item Number: 8.

Agenda Date: 8/14/2014

In Control: City Council A Session

DEPARTMENT: Center City Development and Operations Department

DEPARTMENT HEAD: Jim Mery, Deputy Director

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Disposal of San Antonio Affordable Housing Inc. Surplus Property

SUMMARY:

Consideration of an ordinance authorizing the disposition of two separate parcels of real property for the purpose of maintaining and developing single family homes, as follows:

Tract 1 comprising approximately 0.0700 acres of land area owned by the San Antonio Affordable Housing Inc. and authorizing its sale to Mr. Keith Gordon for \$23,400.00:

Tract 1 - 1946 Nolan: New City Block 6159, Block 4, Lot 12; and

Tract 2 comprising approximately 0.1056 acres of land area owned by the San Antonio Affordable Housing Inc. and authorizing its sale to Malley Enterprises Inc. for \$3,000.00:

Tract 2 - 118 Kansas: New City Block 609, Block 2, Lot 5

BACKGROUND INFORMATION:

TRACT 1 - 1946 NOLAN (0.0700 acres)

San Antonio Affordable Housing Inc. (SAAH) acquired 1946 Nolan in 1999 and rehabilitated the property to building code standards with an acquisition and construction loan from Wells Fargo. In 2010, this property was leased to a San Antonio Housing Authority approved tenant until the family moved out in July 2013. Since July

2013, the property has been vacant and is in need of repairs. The property will be sold “as is”.

TRACT 2 - 118 KANSAS (0.1056 acres)

According to Deed records, San Antonio Affordable Housing Inc. was gifted 118 Kansas in January 2005. The property has remained vacant and undeveloped since acquisition.

The SAAH Board directed staff to canvass both properties consistent with the City real estate disposition policy and to market the properties for sale. The properties were advertised as required by the Urban Renewal Statute. Accordingly, canvassing was completed during March 2013, and a request for sealed bids was published in both the San Antonio Express News and The Hart Beat in April 2013. The properties are continuously advertised on the City surplus properties website.

Staff received sealed bids for the purchase of each property and reviewed each proposal relative to the purchase price, development plan, and timing of the development. Tract 1 is developed with a vacant single family home and is zoned MF22 EP-1. Tract 2 is vacant and zoned R 4 - single family residential. The property sales will result in the rehabilitation of a single family home at 1946 Nolan, and a community garden at 118 Kansas.

The properties were approved for sale by the Planning Commission on June 11, 2014. The SAAH Board approved the sale of the properties during the July 2014 Board meeting.

ISSUE:

This ordinance authorizes the conveyance of the SAAH owned parcels of land located at 1946 Nolan and authorizes its sale to Keith Gordon for \$23,400.00. This ordinance also authorizes the conveyance of 118 Kansas and authorizes its sale to Malley Enterprises Inc. for \$3,000.00. The sale of these properties presents an opportunity for the revitalization of the existing neighborhoods.

ALTERNATIVES:

City Council can decide not to authorize the sale of these properties, and the properties would be marketed a second time. In which case, the properties would remain underutilized until a future buyer is identified.

FISCAL IMPACT:

All funds received from the sale of the properties are considered income for San Antonio Affordable Housing Inc. and will remain with the nonprofit for its use.

RECOMMENDATION:

Staff recommends the approval of an ordinance authorizing the conveyance of surplus properties owned by San Antonio Affordable Housing Inc. (SAAH), located at 1946 Nolan and 118 Kansas in Council District 5 and authorizes sale to Keith Gordon for \$23,400.00 and to Malley Enterprises, Inc. for \$3,000.00, respectively.