



City of San Antonio

Agenda Memorandum

File Number: 14-2866

Agenda Item Number: 26.

Agenda Date: 12/4/2014

In Control: City Council A Session

DEPARTMENT: Department of Planning & Community Development

DEPARTMENT HEAD: John M. Dugan, Director

COUNCIL DISTRICTS IMPACTED: Council District 4 and Council District 5

SUBJECT:

Single-Family New Construction Development Funding Recommendations

SUMMARY:

This item will present to the City Council a recommendation for the allocation of \$660,000.00 in HOME Investment Partnerships Program (HOME) Community Housing Development Organization (CHDO) set aside funds for the development of single-family housing for first-time homeowners. This recommendation will provide Coleman Ridge #3 Subdivision with \$440,000.00 and JT Brackenridge Subdivision with \$220,000.00. Both projects will be developed by Habitat for Humanity of San Antonio.

BACKGROUND INFORMATION:

On May 29, 2014, the City Council approved the allocation of \$660,000.00 in FY 2015 HOME Investment Partnerships Program (HOME) funding for the development of affordable single-family housing by Community Housing Development Organizations (CHDO).

The Department of Planning and Community Development issued a solicitation for eligible single-family development projects. On September 10, 2014, a five member panel comprised of senior managers evaluated and scored the applications. The applications were evaluated on organizational experience, financial stability, proposed project plan and feasibility, homebuyer counseling and resident services, project readiness, efficient use of HOME funds, site characteristics and transit amenities, and Section 3 Utilization.

ISSUE:

The two projects recommended for funding are as follows:

Coleman Ridge Unit #3 Subdivision (D4) - \$440,000.00 FY 2015 HOME

Habitat for Humanity of San Antonio is proposing the development of 27 lots located off of Old Pearsall Road, outside Loop 410 in southwest San Antonio. This development will provide decent, safe and affordable housing to first time homebuyers whose income is at or below 60% of San Antonio's area median income. This development is expected to begin the first quarter of 2015 and will be completed by December of 2016.

JT Brackenridge Subdivision - Infill (D5) - \$220,000.00 FY 2015 HOME

Habitat for Humanity of San Antonio is proposing the acquisition of 15 lots located off of South Colorado Street and south of Guadalupe Street on San Antonio's west side. This development will provide decent, safe and affordable housing to first time homebuyers whose income is at or below 60% of San Antonio's area median income. This development is expected to begin the first quarter of 2015 and will be completed by December of 2015.

ALTERNATIVES:

An alternative would be to partially or fully reject the recommendation and issue a new Request for Applications for this activity. However, this alternative would delay the timely commitment and expenditure of these federally sourced funds.

FISCAL IMPACT:

This fiscal impact is the expenditure of \$660,000.00 in FY 2015 U.S. Department of Housing and Urban Development's HOME Investment Partnerships Program (HOME) funding.

RECOMMENDATION:

Staff recommends approval of the allocation of FY 2015 HOME Investment Partnerships Program (HOME) Community Housing Development Organization (CHDO) set aside funds for two single-family new construction developments, including \$440,000.00 for the Coleman Ridge #3 Subdivision and \$220,000.00 for the JT Brackenridge Subdivision-Infill.