



City of San Antonio

Agenda Memorandum

File Number: 15-3040

Agenda Item Number: 28.

Agenda Date: 6/18/2015

In Control: City Council A Session

DEPARTMENT: EastPoint

DEPARTMENT HEAD: Mike Etienne

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Disposition: Sale of City owned properties at 521 Moten Street, 209 Gabriel Street and 519 Arthur Street to the San Antonio Housing Authority

SUMMARY:

Consideration of an ordinance declaring as surplus three unimproved parcels of land located at 521 Moten Street, 209 Gabriel Street, and 519 Arthur Street in Council District 2 and authorizing sale to the San Antonio Housing Authority for a total of \$4,619.45.

BACKGROUND INFORMATION:

In 2012 the San Antonio Housing Authority (Petitioner) received a \$29.75 million Choice Neighborhood Initiative implementation grant from the U.S. Department of Housing and Urban Development (HUD) to redevelop the Wheatley Courts public housing complex into a new 417-unit mixed-income community, and to build new infill housing in the surrounding neighborhoods. Specifically, SAHA plans to use \$1.2 million from the aforementioned Choice grant to purchase approximately 40 vacant lots. The lots will be sold to selected builders at a discount in return for building affordable single-family homes based on approved design guidelines. The selected builders will use private funds to construct the homes which will be sold to families earning up to 80% and 100% Area Median Income.

To support the redevelopment initiative, SAHA is requesting that the City of San Antonio declare as surplus and sell three vacant parcels of land located at 521 Moten Street, 209 Gabriel Street and 519 Arthur Street as shown on the attached Exhibit A for a total price of \$4,619.45. The subject properties were obtained by the City in

1967 through tax foreclosures. The properties have remained vacant over the years, and the sale of these properties would facilitate revitalization of the EastPoint community, and proceeds from the sale will defray the delinquent taxes and associated court costs.

ISSUE:

This ordinance will declare as surplus three vacant parcels and authorize their sale to the San Antonio Housing Authority for \$4,619.45. The three vacant parcels are: 521 Moten Street, a 0.1225 acre tract valued at \$1,505.05; 209 Gabriel Street, a vacant 0.1120 acre tract valued at \$1,638.50; and 519 Arthur Street a vacant 0.1708 acre valued at \$1,475.90.

As part of the sales agreement, SAHA will be responsible for maintaining the lots and will have 14 months to construct infill housing on the lots. If the homes are not constructed within this time period, the lots would revert back to the City.

This action is consistent with City Code and Ordinances, which require City Council approval for the sale or disposition of City-owned or controlled real property.

ALTERNATIVES:

City Council could chose not to approve this request, however, that would negatively impact the efforts to revitalize the EastPoint community. Moreover, the lots would remain vacant and unused and the City's liability would continue along with the obligation for continued maintenance of the lots.

FISCAL IMPACT:

The City of San Antonio will collect a total of \$4,619.45 for the sale of these parcels. These lots were obtained by the City in 1967 through tax foreclosures as such the funds will be used to defray delinquent property taxes and associated court costs.

RECOMMENDATION:

Staff recommends approval of this ordinance to declare as surplus and sell the vacant City-owned real properties located at 521 Moten Street, 209 Gabriel Street and 519 Arthur Street, in Council District 2, to the San Antonio Housing Authority for a total of \$4,619.45.

Planning Commission recommended approval on May 27, 2015.