



# City of San Antonio

## Agenda Memorandum

**File Number:**20-1738

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**Agenda Item Number:** 6.

**Agenda Date:** 3/16/2020

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

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**DEPARTMENT:** Neighborhood & Housing Services

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

**COUNCIL DISTRICTS IMPACTED:** City Council Districts 1-5

**SUBJECT:** San Antonio Affordable Housing, Inc. Funding Agreement

### **SUMMARY:**

Consideration a Funding Agreement with San Antonio Affordable Housing, Inc. to implement affordable single-family infill housing programs in City Council Districts 1-5 and ratifying the acquisition of eight properties in Council Districts 2 and 3. Funding is available from the FY20 Affordable Housing Fund.

### **BACKGROUND INFORMATION:**

#### FY20 Affordable Single-Family New Construction Pilot

San Antonio Affordable Housing, Inc.'s Single-Family Vacant Lot Pilot Program aims to reduce neighborhood blight through the redevelopment of up to 10 vacant lots within City Council Districts 1- 5. The incentive funds will assist with filling the gap between the total development costs and the sales price in order to ensure these homes are sold to families earning 80% -120% Area Median Income.

#### FY20 Affordable Single-Family Rehabilitation Pilot

San Antonio Affordable Housing, Inc.'s Single Family Rehab Pilot Program aims reduce neighborhood blight through the rehabilitation and resale of seven (7) houses acquired from San Antonio Housing Authority in Council Districts 2 and 3. These homes are to be rehabbed and sold to families between 80-120% Area Median Income.

On November 25, 2019, the improved properties located at 547 E. Villaret, 2826 Spokane, 9354 Yett, 9350 Yett, 4910 Huntsmor, 511 Upland, 9410 Brightview were acquired by the City on behalf of SAAH from the San Antonio Housing Authority for a total of \$607,647.35.

#### 516 Pierce Historic House Relocation

San Antonio Affordable Housing, Inc. has agreed to accept and relocate a historic home currently located at 516 Pierce in Government Hill Historic District, Council District 2, on behalf of the City. The home will be donated by SA Quad Ventures, LLC, and relocated to 303 Spofford in Government Hill, a vacant lot purchased

with City funds. The home will be sold to a family earning at or below 120% or Area Median Income.

On January 10, 2020, the unimproved property located at 303 Spofford was acquired by the City on behalf of SAAH from the San Antonio Housing Authority for a total of \$39,828.45.

**ISSUE:**

Staff is recommending a Funding Agreement with San Antonio Affordable Housing, Inc. in an amount not to exceed \$1,046,000.00 to implement affordable single-family infill housing programs; and ratifying the acquisition of eight properties in Council Districts 2 and 3 for the purpose of implementing the Funding Agreement.

**ALTERNATIVES:**

If the Funding Agreement is not approved, 18 affordable single-family homeownership opportunities would not be available to San Antonio families.

**FISCAL IMPACT:**

Funding for the \$1,046,000.00 Funding Agreement and the land acquisition is available from the FY20 Affordable Housing Fund. There is no impact to the City's General Fund.

**RECOMMENDATION:**

Staff recommends approval of a Funding Agreement for an amount not to exceed \$1,046,000.00 with San Antonio Affordable Housing, Inc. to implement single-family infill housing programs in City Council Districts 1-5 and ratifying the acquisition of eight properties in Council Districts 2 and 3.