



City of San Antonio

Agenda Memorandum

File Number:21-4033

Agenda Item Number: 21.

Agenda Date: 6/10/2021

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Verónica R. Soto, FAICP, Director

COUNCIL DISTRICTS IMPACTED: All Council Districts

SUBJECT: Ordinance authorizing a Professional Services Agreement with Neighborhood Housing Services of San Antonio for the Shotgun House Pilot Program.

SUMMARY:

Consideration of an ordinance approving a Professional Services Agreement in an amount not to exceed \$313,200.00 with Neighborhood Housing Services of San Antonio for the Shotgun House Pilot Program.

BACKGROUND INFORMATION:

Council District 5 requested funding in the FY2021 Budget for a Shotgun House Rehabilitation Pilot Program to rehab three shotgun houses. The program was launched in January 2021. Through the program, the Office of Historic Preservation (OHP) and the Neighborhood & Housing Services Department (NHSD) collaborated with UTSA, MicroSA, and Neighborhood Housing Services of San Antonio (NHSSA) to develop a strategy for preserving this type of housing stock.

The partners collaborated to establish workforce trainings framed within best practices under the Secretary of Interior Standards as well as sustainable and green building practices. The outcomes of the pilot project will help to define the infrastructure and financial framework needed for a system that can be replicated citywide.

To date, two shotgun-style houses in Council District 5 have been rehabilitated through the pilot. Funding for the Professional Services Agreement with Neighborhood Housing Services of San Antonio would support the preservation of the third house and potentially three more houses. All houses done through the District 5

Shotgun House Rehabilitation Pilot will be occupied or leased to individuals or families earning up to 80% AMI and would be required to be affordable for a period of 15 years.

ISSUE:

The District 5 Shotgun House Rehabilitation Pilot Project resulted in the rehabilitation of two shotgun houses located in District 5: 222 Furnish Avenue and 1107 Guadalupe. Staff is recommending that the City execute a Professional Services Agreement with Neighborhood Housing Services of San Antonio for the third house that was to be done through the pilot and up to 3 more houses in District 5. Councilmember Shirley Gonzales would like to allocate the District 5 Carryforward balance to the District 5 Shotgun House Rehabilitation Pilot. The remaining balance of \$230,000.00 could fund the three additional houses.

ALTERNATIVES:

An alternative to executing a professional services agreement with NHSSA for the rehabilitation of the houses would be to issue a request for proposals. This would add time and cost to the project. NHSSA has been a key partner in the development of the pilot program and their continued involvement will allow us to analyze the results of the Pilot so we may make a recommendation regarding the program's permanency during the Fiscal Year 2022 Budget Process.

FISCAL IMPACT:

This ordinance authorizes a professional services agreement in an amount not to exceed \$313,200.00. Funding in the amount of \$230,000.00 is available from the District 5 City Council Budget in the General Fund, and in the amount of \$83,200.00 is available from the FY 2021 Neighborhood Housing Services Department Budget in the General Fund.

RECOMMENDATION:

Staff recommends approval of a Professional Services Agreement in an amount not to exceed \$313,200.00 with Neighborhood Housing Services of San Antonio for the Shotgun House Pilot Program that will facilitate the rehabilitation of up to four shotgun houses in District 5.