



City of San Antonio

Agenda Memorandum

File Number:15-2138

Agenda Item Number: 26.

Agenda Date: 3/25/2015

In Control: Planning Commission

DEPARTMENT: Center City Development and Operations

DEPARTMENT HEAD: Lori Houston

COUNCIL DISTRICTS IMPACTED: Council Districts 1, 2, 4, and 5

SUBJECT:

Disposition of Office of Urban Redevelopment (OUR SA) and San Antonio Affordable Housing (SAAH) Surplus Properties

SUMMARY:

A request for a resolution authorizing the declaration as surplus and disposition of 17 real properties owned by Office of Urban Redevelopment (OUR SA) and San Antonio Affordable Housing (SAAH) located in the City of San Antonio, Bexar County.

BACKGROUND INFORMATION:

The Office of Urban Renewal (OUR SA), under the direction of Center City Development and Operations Department, focuses on affordable housing efforts within the center city. OUR SA, through its non-profit component San Antonio Affordable Housing, Inc. (SAAH), is responsible for all land bank activities involving the acquisition, maintenance and disposal of properties in targeted areas. The actions of SAAH are subject to City Council approval.

In February 2013, the Board members of both OUR SA and SAAH voted to dispose of all surplus properties and follow the same disposition protocol for City owned properties. A total of 17 properties have been canvassed through the various City departments and have been advertised as required by the Urban Renewal Statute. None of these properties were eligible for inclusion in the Infill Pilot Program, NSP Land Banking Program or REnewSA as they are not located in the targeted program areas.

The specific surplus properties include:

1. Approximately 2000 square feet of land located at 114 Henry - Lot 21, NCB 6684 - Council District 1
2. Approximately 4370 square feet of land located at 1305 Crystal - Lot 52 and W 12.5 Ft of 53, Blk 8, NCB 7928 - Council District 2
3. Approximately 450 square feet of land located at 320 Coleman - Lot E 7 Ft of N 64 Ft of 11, Blk W ½ E, NCB1163 - Council District 2
4. Approximately 16,300 square feet of land located at 103 Connelly - Lot 17, Blk 2, NCB 1492- Council District 2
5. Approximately 4950 square feet of land located at 247 G Street - Lot E 33.33 Ft of 24, Blk 13, NCB 1556 - Council District 2
6. Approximately 12,250 square feet of land located at Hedges - Lot 13, Blk 3, NCB 1495 - Council District 2
7. Approximately 1007 square feet of land located at 1007 Piedmont - Lot S 76.4 Ft of 8, Blk 3, NCB 1032 - Council District 2
8. Approximately 5500 square feet of land located at 5215 Trading Post - Lot 110, Blk 18, NCB 15988 - Lot 2 - Council District 4
9. Approximately 8584 square feet of land located at Vista Valley - Lot 2, Blk 139, NCB 15229 - Council District 4
10. Approximately 8352 square feet of land located at Vista Valley - Lot 3, Blk 139, NCB 15229 - Council District 4
11. Approximately 8120 square feet of land located at Vista Valley - Lot 4, Blk 139, NCB 15229 - Council District 4
12. Approximately 7888 square feet of land located at Vista Valley - Lot 5, Blk 139, NCB 15229 - Council District 4
13. Approximately 8806 square feet of land located at Vista Valley - Lot 6, Blk 139, NCB 15229 - Council District 4
14. Approximately 8928 square feet of land located at Vista Valley - Lot 7, Blk 139, NCB 15229 - Council District 4
15. Approximately 11,960 square feet of land located at Vista Valley - Lot 8, Blk 139, NCB 15229 - Council District 4
16. Approximately 7500 square feet of land located at 5323 War Cloud - Lot 12, Blk 010, NCB 15980 - Council District 4
17. Approximately 6525 square feet of land located at 824 S. San Eduardo - Lots W 86.8 Ft of 14, 15, and 16, Blk 8, NCB 8980 - Council District 5

These properties have been a part of the OUR SA and SAAH inventories for at least 10 years, and some properties for as long as 30 years. They were a part of past urban renewal efforts, but were never developed as planned and have remained vacant. The properties will be sold to bidders based on purchase price, development proposal, timing of the development, and compliance with existing neighborhood plans.

ISSUE:

This resolution recommends the approval to dispose of 17 real properties that are owned by OUR SA and SAAH. The properties have been declared surplus and authorized for disposal by both the OUR SA and SAAH Boards. This approval will expedite the disposition process for each property by allowing OUR SA and SAAH to immediately move forward with Board approved transactions.

ALTERNATIVES:

The Planning Commission could choose not to approve this resolution, however, that would delay the time needed to dispose of the properties. These surplus properties would most likely remain vacant, unproductive, and require continued maintenance.

FISCAL IMPACT:

Net proceeds from the sale of 1305 Crystal are considered income for San Antonio Affordable Housing Inc. and will remain with the nonprofit for its future use. Net proceeds from the sale of the remaining 16 properties are considered Community Development Block Grant program income and will be returned to the Planning and Community Development Department - Grants Monitoring and Administration Division.

RECOMMENDATION:

Staff recommends approval of a resolution authorizing the declaration as surplus and disposition of 17 real properties owned by OUR SA and SAAH located in the City of San Antonio, Bexar County, Texas.