



# City of San Antonio

## Agenda Memorandum

**File Number:**15-3041

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**Agenda Item Number:** 18.

**Agenda Date:** 5/27/2015

**In Control:** Planning Commission

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**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

### **SUMMARY:**

A resolution to declare as surplus 0.41 acres of vacant City-owned land located at 521 Moten Street, 209 Gabriel Street and 519 Arthur Street in Council District 2 and authorize sale to San Antonio Housing Authority (SAHA) for a fee of \$4,619.45.

### **BACKGROUND INFORMATION:**

The San Antonio Housing Authority (Petitioner) is requesting that the City of San Antonio declare as surplus and sell three unimproved parcels of land located at 521 Moten Street, 209 Gabriel Street and 519 Arthur Street as shown on attached Exhibit A. SAHA would like to use these properties as part of the Wheatley Courts redevelopment; and these sites would serve to provide additional mixed-income units.

As part of Housing and Urban Development's Choice Neighborhoods initiative, the focus is to transform distressed areas of concentrated poverty into viable and sustained mixed-income neighborhoods. Wheatley Courts is a 248-unit apartment complex and one of the oldest public housing developments in San Antonio. In partnership with this joint effort, the City of San Antonio's Office of EastPoint and Real Estate Services is assisting the San Antonio Housing Authority and facilitating the transformation of distressed public and assisted housing into energy-efficient, mixed-income housing that is physically and financially viable over the long-term. To that end, the sale of these properties to SAHA will help redevelop the distressed Wheatley Courts public housing complex and surrounding area into an energy-efficient, mixed-income community.

The subject properties are tax foreclosures that were obtained by the City in 1967. The properties have remained vacant over the years, and the sale of these properties would facilitate the revitalization of this community.

## **ISSUE:**

This resolution will declare as surplus 0.41 acres of vacant City-owned land located at 521 Moten Street described as Lots 27, 28 & 29, NCB 6057, 209 Gabriel Street described as Lot 3, Block 14, NCB 1313 and 519 Arthur Street described as Lot 6 & West 20.5 feet of 7, Block 23, NCB 1324 in Council District 2 and authorize sale to San Antonio Housing Authority (SAHA) for a fee of \$4,619.45.

As part of Housing and Urban Development's Choice Neighborhoods initiative, the focus is to transform distressed areas of concentrated poverty into viable and sustained mixed-income neighborhoods. Wheatley Courts is a 248-unit apartment complex and one of the oldest public housing developments in San Antonio. In partnership with this joint effort, the City of San Antonio's Office of EastPoint and Real Estate Services is assisting the San Antonio Housing Authority and facilitating the transformation of distressed public and assisted housing into energy-efficient, mixed-income housing that is physically and financially viable over the long-term. To that end, the sale of these properties to SAHA will help redevelop the distressed Wheatley Courts public housing complex and surrounding area into an energy-efficient, mixed-income community.

## **ALTERNATIVES:**

Planning Commission could choose not to approve this request; however, that would disallow SAHA from fully revitalizing and redeveloping the Wheatley Courts public housing complex and surrounding area. If disapproved, the lots will remain vacant and unused, and the City's liability would continue along with the obligation for continued maintenance of the land.

## **FISCAL IMPACT:**

The City of San Antonio will collect a total of \$4,619.45. These are tax foreclosure properties; therefore, funds will be used to defray delinquent property taxes and related court costs.

## **RECOMMENDATION:**

Staff recommends approval of this request to sell vacant City-owned real properties located at 521 Moten Street, 209 Gabriel Street and 519 Arthur Street, in Council District 2.