

**CITY OF SAN ANTONIO  
INTERDEPARTMENTAL MEMORANDUM  
NEIGHBORHOOD ACTION DEPARTMENT**

**CONSENT AGENDA**

**ITEM NO. 16**

**TO:** Mayor and City Council

**FROM:** David D. Garza, Director, Neighborhood Action Department

**THROUGH:** Terry M. Brechtel, City Manager

**COPIES:** Jelynn LeBlanc Burley, Assistant City Manager; File

**SUBJECT:** Acceptance of Grant Funds From Bank One

**DATE:** February 27, 2003

**SUMMARY AND RECOMMENDATIONS**

This ordinance acknowledges the acceptance of a \$2,500 award from Bank One to the City of San Antonio Neighborhood Action Department through the San Antonio Housing Trust Foundation as fiscal agent for the purchase of 125 Homebuyers' Club books at a cost of \$20 each. These books will be donated to participants in the department's homebuyers' counseling classes. This grant award is the first of its kind for this program.

Staff recommends the approval of this ordinance.

**BACKGROUND INFORMATION**

The City's Homebuyers' Club offers a structured homebuyer education program providing two sessions totaling eight hours of training for potential homebuyers. Sessions are conducted in the evenings, are free and are open to the general public. At these sessions staff assist first time homebuyers, or those families who are not working with a lending institution, to pre-qualify for home loans. In addition, assistance is provided in resolving credit/budget issues so that these families may be able to qualify for a mortgage at a later date. Qualifying families may receive down payment and closing cost assistance through NAD's Homeownership Incentive Program.

If families cannot qualify for a mortgage because of bad credit, NAD may be able to work with these families in resolving some of those issues. NAD will refer the families to agencies such as Consumer Credit Counseling Services (C.C.C.S.) or the San Antonio Housing Trust (SAHT) Foundation, Inc. to help them overcome obstacles in their path to homeownership.

Participation in the Homebuyers' Club yields three outcomes. First, better informed and empowered homebuyers who can negotiate a good purchase price and interest rate. Second, more responsible future homeowners regarding their finances, city codes, and property maintenance. Third, families who know where to go for assistance as issues arise. The books include the lessons covered as well as worksheets or exercises to apply the lessons and skills taught throughout the eight-hour course. In addition, the book serves as a reference tool during and after the purchase of their home. Topics covered include: Getting Ready for

Homeownership, Family Money Matters, Credit: Tool or Trap, Shopping for a Home, The Homebuyer's Crash Course in Finance, and Protecting Your Investment.

### **POLICY ANALYSIS**

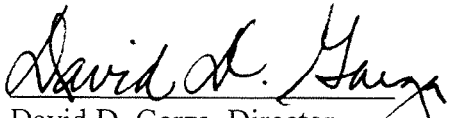
In an effort to partner with local lending institutions and assist them in their efforts to fulfill Community Revitalization Act (CRA) requirements, the City of San Antonio has engaged the San Antonio Housing Trust Foundation, Inc., through their annual Administrative Services Contract approved by City Council on October 31, 2002 (Ordinance No. 96656), to act as fiscal agent and accept donations on the City's behalf to support neighborhood & housing revitalization efforts. The acceptance of this grant supports the Community Revitalization Action Group recommendations to provide education to support sustainable neighborhoods and create public/private partnerships.

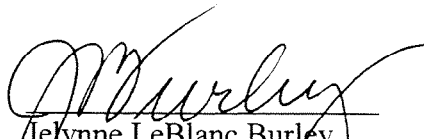
### **FISCAL IMPACT**

There is no fiscal impact to the General Fund with this item. This award is for the period covered by October 1, 2002 through September 30, 2003.

### **COORDINATION**

This item has been coordinated with the City Manager's Office, City Attorney's Office, and San Antonio Housing Trust Foundation, Inc.

  
David D. Garza, Director  
Neighborhood Action Department

  
Jelynn LeBlanc Burley  
Assistant City Manager

Approved:

  
Terry M. Brechtel  
City Manager