

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

CONSENT AGENDA

ITEM NO. 14

TO: Mayor and City Council

FROM: David D. Garza, Director of Neighborhood Action

THROUGH: Terry M. Brechtel, City Manager

COPIES TO: Rolando J. Bono, Deputy City Manager; Jelynn LeBlanc Burley, Assistant City Manager; Denise Monday, City Attorney's Office; Andrew Cameron, Housing and Community Development; Daniel Cardenas, Environmental Services Department; Rebecca Waldman, Asset Management Department; Tom Wendorf, Public Works; File

SUBJECT: Acquisition of three (3) parcels in connection with the City's District 6 Affordable Showcase of Homes Program

DATE: February 5, 2004

SUMMARY AND RECOMMENDATION

This ordinance authorizes Community Development Block Grant (CDBG) funds to acquire fee simple title to three (3) parcels of privately owned real property in the amount of \$22,500.00 with closing costs not to exceed \$2,000.00. These properties are as follows: 415 Pharis (NCB 10473 Lots 90 and 91) owned by Sheryl Turner, 423 Pharis (NCB Block 10473 Lots 88 and 89) owned by Monarch Lumber Company, and 431 Pharis (NCB 10473 Lots 86 and 87) owned by Pamela Turner Henry, legally described as, NCB 10473 Lots 88 and 89, and. The parcels will be utilized in connection with the Affordable Showcase of Homes project being developed in City Council District 6. This ordinance also authorizes funds and provides for payment and execution of the closing documents in connection therewith.

Staff recommends the approval of this ordinance.

BACKGROUND

The Affordable Showcase of Homes program was created to serve as a catalyst for private investment in the revitalization and expansion of housing in the inner city and surrounding neighborhoods. The previous four Affordable Showcase of Homes developments, which include Coliseum Oaks, Villas de Esperanza, Historic Gardens and Pasadena Heights, have been successful in providing high-quality affordable homeownership opportunities for San Antonio families.

The attached map illustrates the proposed property acquisitions which will supplement the existing District 6 Affordable Showcase of Homes project site consisting of approximately 7 acres of developable city-owned property. The three properties proposed for acquisition are situated directly to the east of the existing project site and are within close proximity to facilities

such as schools, parks, community centers and public services. The proposed property acquisition will allow for development of six additional home sites and/or open space within the District 6 Affordable Showcase of Homes Project.

POLICY ANALYSIS

The additional parcels will assist the Affordable Showcase of Homes District 6 project to provide affordable homeownership opportunities for low and moderate-income families.

The Environmental Services Department has conducted a Phase I Environmental Site Assessment for the subject properties. No significant recognized environmental conditions were noted on the subject site or adjacent properties. However, waste materials and gravel and soil stockpiles were noted on the subject site, and will be properly disposed of prior to construction. According to the Phase I Environmental Site Assessment, the waste piles on the subject property "are not environmental concerns, and warrant no further action at this time, because no chemical release was indicated".

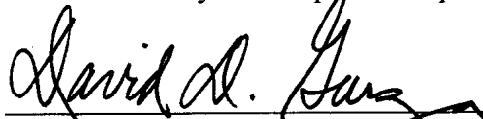
The Planning Commission considered this item on January 14, 2004 and approved the resolution for the acquisition of this property for the Affordable Showcase of Homes Program.

FISCAL IMPACT

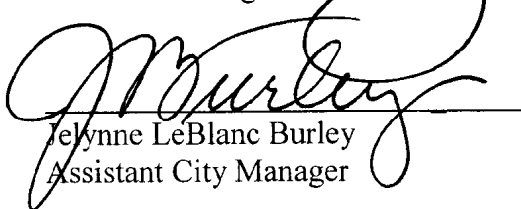
The acquisition of the three parcels is \$7,500 per parcel for a total acquisition cost of \$22,500 for a total of 6 lots. Closing costs are projected not to exceed \$2,000.00 for the three parcels. The funds are available through the CDBG funds allocated for this project.

COORDINATION

This item was coordinated with the Environmental Services Department, Asset Management Department, Public Works Department, San Antonio Development Agency (SADA), Housing and Community Development Department and City Attorney's Office.




David D. Garza
Director of Neighborhood Action



Jelynn LeBlanc Burley
Assistant City Manager

Approved:


Terry M. Brechtel
City Manager