

**CITY OF SAN ANTONIO
NEIGHBORHOOD ACTION DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Mayor and City Council

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

SUBJECT: San Antonio Housing Trust Funding Round Recommendations

DATE: January 20, 2005

SUMMARY AND RECOMMENDATIONS

An ordinance approving Resolution T0412-01 approved by the San Antonio Housing Trust Board with the recommendations in connection with the 2004 Funding Round in the amount of \$1,250,000; authorizing the allocation and expenditure of \$1,150,000 in funds from the City of San Antonio Housing Trust Fund; and authorizing the Interim City Manager or his designee to execute any and all related documents in connection therewith.

The following is a summary of the proposed projects to be funded:

- 1) \$300,000 to Alamo Area Mutual Housing Association for rehabilitation funds for the Thompson Place Apartments located in District 5.
- 2) \$85,000 to Housing and Community Services, Inc. for acquisition of Vista Verde I & II located in District 5.
- 3) \$85,000 to Seton Home for the housing quarters of the expansion to the transitional living facility located in District 3.
- 4) \$100,000 to Innercity Enterprises, Inc. for development of the Oscar Eason, Sr. multi center located in District 2.
- 5) \$200,000 to the City of San Antonio Neighborhood Action Department for down payment assistance for the Affordable Showcase of Homes located in District 6.
- 6) \$70,000 to San Antonio Development Agency for revolving loan fund for lot assembly for infill housing within Loop 410 (city wide).
- 7) \$95,000 to Merced Housing Texas for increase to existing revolving loan fund for single family housing rehabilitation program (city wide).
- 8) \$45,000 to Neighborhood Housing Services in partnership with American Sunrise for the energy upgrades to Mira Vista subdivision located in District 7.
- 9) \$40,000 to San Antonio Development Agency for rehabilitation of housing units in connection with Historic Gardens Phase III.
- 10) \$15,000 to Our Casas Resident Council for area rehabilitation of affordable housing in Sunny Slope located in District 3.
- 11) \$150,000 to Merced Housing Texas for lateral connections and housing rehabilitation for the Espada Road sewer project in District 3.
- 12) \$12,500 to San Antonio Youth Centers, Inc. for rehabilitation of homes on Halliday and Essex located in District 3.
- 13) \$52,500 to the Greater San Antonio Education Foundation & City of San Antonio Neighborhood Action Department for a minor repair program in Arroyo Vista Showcase of Homes area located in District 6.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

On August 16, 2004, the Board of Trustees of the San Antonio Housing Trust Fund approved a resolution recommending to City Council approval of a Housing Trust Funding Round in the amount of \$1,250,000. As required by the Rules and Regulations of the San Antonio Housing Trust, the City Council approved the proposed Funding Round on September 23, 2004 at which point the competitive Request for Proposals (RFP) was published and released.

Sixteen requests for funding were received by the deadline of November 1, 2004. The Trust Selection Committee of the Board reviewed the proposals and made recommendations to the Board. All applicants were invited to an interview/question and answer session, which was held on Saturday, November 20, 2004. This provided an opportunity for the Board to ask questions and clarify components of the proposals.

POLICY ANALYSIS

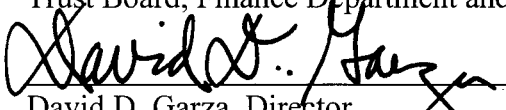
The San Antonio Housing Trust Foundation has followed the process for the funding round as outlined in the Rules and Regulations of the San Antonio Housing Trust. Attachment A provides a listing of project proposals. The City of San Antonio Housing Trust Board of Trustees approved a resolution on Monday, December 6, 2004 with the above listing of projects to be recommended to the City Council for consideration and approval.

FISCAL IMPACT

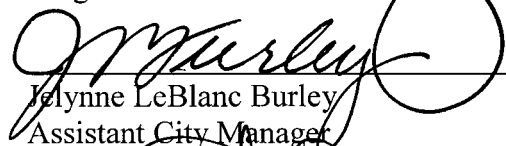
There is no fiscal impact to the General Fund. The \$1,150,000 in Housing Trust Funds were allocated by the City Council ordinance, which authorized the Funding Round in September. The San Antonio Housing Trust Foundation, Inc. has the remaining \$150,000 from Community Development Financial Initiative (CDFI) and HOME funds previously awarded.

COORDINATION

This item is scheduled to be considered by the City Council Urban Affairs Committee at the meeting on January 10, 2005. This item has been coordinated with the San Antonio Housing Trust Board, Finance Department and the City Attorney's Office.



David D. Garza, Director
Neighborhood Action



Jelynn LeBlanc Burley
Assistant City Manager



J. Rolando Bono
Interim City Manager

Attachment A

2004 HOUSING TRUST \$1.250 MILLION FUNDING ROUND SAHTF BOARD RECOMMENDATION TO CITY COUNCIL

Approved September 24, 2004

Multi-Family

SPONSOR	PROJECT	COUN. DIST.	REQUESTED AMOUNT	NO OF UNITS	TOTAL PROJECT COST	BOARD RECOMMENDATION	NO OF UNITS	COST/ UNIT	TYPE FUNDING	TYPE OF CONSTRUCTION
1 Alamo Area Mutual Hosing Association	Thompson Place/Huntley Manor	5	\$700,000	267	\$7,916,775	\$ 300,000	267	2,439.02	Loan	Rehabilitation
2 Innercity Enterprises, Inc.	Oscar Eason, Sr. Multi-Use Center	2	\$175,000	60	\$4,189,114	\$ 100,000	60	2,917.00	Loan	New Construction
3 Housing & Community Svc.'s, Inc.	Vista Verde I & II	5	\$114,000	190	\$5,320,000	\$ 85,000	190	699.00	Loan	Rehabilitation
# Seton Home	Seton Home Transitional Living Facility	3	\$100,000	24	\$5,375,449	\$ 85,000	24	4,167.00	Loan	New Construction
# Retirement Housing Foundation	Oak Knoll Villa	7	\$200,000	61	\$4,154,837	\$ -		3,278.00	N/A	Grant
					\$26,956,175	\$ 570,000				

Single Family

5 COSA - Neighborhood Action Dept.	Downpayment Assistance for Affordable Showcase of Homes	6	\$200,000	20	\$460,000	\$ 200,000	20	10,000.00	Loan	New Construction
6 San Antonio Youth Centers, Inc.	Halliday House & Essex House	2/3	\$23,889	2	\$64,390	\$ 12,500	2	12,445.00	Loan	Rehabilitation
7 NHS of SAT with American Sunrise	Mira Vista Subdivision	7	\$62,500	25	\$2,730,000	\$ 45,000	25	2,500.00	Loan	New Construction
8 Greater San Antonio Education Foundation & COSA Neighborhood Action Dept.	Arroyo Vista Subdivision in District 6	6	\$100,000	30	\$150,000	\$ 52,500	30	5,000.00	Grant	Rehabilitation
9 San Antonio Development Agency with San Antonio Affordable Housing	Infill Housing Within Loop 410 Project (Harlandale ISD)	21	\$75,000	21	\$75,000	\$ 70,000	21	3,571.00	Loan	Rehabilitation
# San Antonio Development Agency	Historic Gardens Phase III Affordable Housing Development	12	\$80,000	12	\$180,000	\$ 40,000	12	6,700.00	Loan	Rehabilitation
# Merced Housing	Merced Selah Housing Service Program	3	\$95,000	3	\$95,000	\$ 95,000	3	31,666.00	Loan	Acquisition/rehab
# Merced Housing	Espada Sewer Connect Program	3	\$200,000	20	\$200,000	\$ 150,000	20	20,000.00	Grant	Rehabilitation
# Our Casas Resident Council	Sunny Slope	3	\$30,000	4	\$75,000	\$ 15,000	4	7,500.00	Loan	Acquisition
# Our Casas Resident Council	Yellow Rose Rental Rehab	3	\$84,000	3	\$124,800	\$ -		28,000.00	N/A	Rehab
				742	\$4,154,190	\$ 680,000	678			

COMMERCIAL

4 COSA - Neighborhood Action Dept.	Neighborhood Commercial Revitalization/Revolving Loan Fund	6	\$250,000	25		\$ -		25,000.00	N/A	Commercial Rehab
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Leveraging 25:1
% Funded 88%

\$2,489,389	767	\$31,110,365	\$ 1,250,000	678
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San Antonio Housing Trust

Trust SAHT • Funding Round SAHTR • Investment SAHTIC • Finance Corp SAHTFC

2004 HOUSING TRUST FUNDING ROUND RECOMMENDATIONS FOR TRUST ASSISTANCE

January 11, 2005

At its September 2004 meeting the Board of Trustees of the San Antonio Housing Trust approved a resolution recommending that City Council approve to initiate a Funding Round of \$1,250,000 in Trust funds. City Council approved the \$1,250,000 funding round on September 24, 2004 at which point the competitive Request for Proposals (RFP) was published. Sixteen requests for funding were received by the deadline, and the Board and staff conducted a thorough review process.

At the December 6th meeting of the City of San Antonio Housing Trust, the Board of Trustees approved a resolution recommending that City Council approve the recommendations for Housing Trust assistance outlined below.

The following Awards of Housing Trust assistance are recommended.

Under Multifamily:

1. \$300,000 loan to Alamo Area Mutual Housing Association to renovate and modernize 267 units of the Huntley Manor and Thompson Place Apartments.
2. \$85,000 loan to Housing and Community Services, Inc., to be used for predevelopment expenses associated with the acquisition and rehab of "Vista Verde II & Vista Verde I Apartments".
3. \$85,000 loan to Seton Home to be used as gap financing for the 24-unit "Seton Home Transitional Living Facility" for homeless pregnant and/or parenting teens who have made the choice to keep their babies.
4. \$100,000. Loan to Inner-City Enterprises, Inc., to be used for pre-development costs for the "Oscar Eason, Sr. Multiuse Center" a senior housing market rate apartments.

Under Single Family:

1. \$200,000 loan to the COSA Neighborhood Action Department to be used for down payment assistance for families purchasing a home in any of the "ASOH (Affordable Showcase of Homes)" projects
2. \$70,000 revolving loan to San Antonio Development Agency and San Antonio Affordable Housing Inc., to purchase 21 lots that will be used to build affordable single-family homes.

San Antonio Housing Trust

Trust Services

Development

Acquisition

Adm. Serv.

3. \$95,000 loan to Merced Housing Texas to increase their existing \$105,000 line of credit to be used in the Single-Family Acquisition Program of the "Merced Selah Housing Service Program".
4. \$45,000 loan to Neighborhood Housing Services of San Antonio & American Sunrise to be used to install energy-efficiency building improvements for each of the twenty-five (25) newly built homes of the "Mira Vista Subdivision".
5. \$40,000 Loan to San Antonio Development Agency to be used to rehabilitate twelve (12) homes for the "Historic Gardens Phase III Affordable Housing Development".
6. \$15,000 loan to Our Casas Resident Council, Inc., to purchase 4 vacant lots and the construction of 4 affordable single family homes in the Sunny Slope neighborhood for the "Sunny Slope Single Family In-fill Project".
7. \$150,000 grant to Merced Housing Texas to be used, through the "Espada Sewer Connect Program" in collaboration with Los Vecinos de Las Misiones, SAWS, and the City of San Antonio (CoSA) to provide home improvements in order to receive lateral connections to the sewer mains for approximately 20 low-income families.
8. \$12,500 loan to the San Antonio Youth Center (SAYC) for its "Alamo City YouthBuild Program to rehabilitate two unoccupied single family homes located in the City of San Antonio that were donated by the San Antonio Housing Authority to SAYC at no cost.
9. \$52,500 grant to the Greater San Antonio Education Foundation & COSA Neighborhood Action Dept. to be used in their District 6 Sweep in conjunction with the Affordable Showcase of Homes projects.