

3:00PM

**CITY OF SAN ANTONIO
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Mayor and City Council
FROM: Andrew W. Cameron, Director, Housing & Community Development Dept.
SUBJECT: CDBG Reprogramming Funds
DATE: April 21, 2005

SUMMARY AND RECOMMENDATIONS

An Ordinance, approving reprogramming \$1,718,532.45 of CDBG funds from completed or discontinued projects and \$1,297,965.59 from CDBG program income for a total of \$3,016,498.04 of CDBG funds and \$1,467,965.47 from HOME projects and HOME Program Income to projects that can begin within 60 days of contract award from the city and, authorizing the City Manager, the Assistant City Managers and the Housing and Community Development Director to execute documents necessary to implement the projects approved as part of this action and authorizing the Finance Director to establish accounts and issue index codes to projects approved as part of this action.

Staff recommends approval.

BACKGROUND INFORMATION

HUD monitors municipalities to make sure funds are used and not held unexpended without justification. In order to maintain compliance, the City reallocates funds that are accumulated from projects that are completed with a fund balance, projects that have not progressed to contract award or revenues from loan repayments or sale of land. The current City Council policy is to consider funding reallocations in the following manner:

- CDBG Funds from projects that were awarded on a District basis will remain in the District in which they were originally awarded.
- CDBG Program Income and funds from projects awarded to City-Wide Projects will be used to help finance district shortfalls and, to fund City-Wide endeavors.
- HOME Funds are reallocated to housing projects throughout the City with no commitment to remain in the Council District in which they were originally awarded.

Currently, there is \$1,718,532.45 of CDBG Funds available from District specific projects and \$1,297,965.59 of CDBG funds available from City-Wide program income for a total of \$3,016,498.04 of CDBG funds available for reprogramming. With regard to the HOME Program, there is currently \$1,467,965.47 available from cancelled projects and program income. Cancelled projects include projects that were funded for Tax Credit Match in May 2004. If Tax Credits were not received and no alternative financing structure was offered by the applicant by the close of the calendar year, the project is (per City Council direction), cancelled and funds awarded to said projects are available for reprogramming. Other projects recommended for reprogramming in both CDBG and HOME programs, are projects that have been completed with a fund balance and projects that could not begin within the time allowed by contract.

The projects that are included in the staff recommendation are from the following categories:

- Projects from applicants that requested reprogramming funds
- Projects with shortfalls

The purpose of a reprogramming action is to award funds to projects that are ready to go and can spend money quickly. Therefore, projects funded in this reprogramming action should begin spending within 60 days of their contract with the City. The staff recommendation for CDBG and HOME Reprogramming is included in Attachment I and II, respectively. There is no RFP process for reprogramming because reprogramming occurs when sufficient funds are accumulated. However, Staff developed a form that must be completed with each request for funding to determine if the requested amount will fully fund the project and a timeline for project implementation. Staff accepts requests throughout the year from:

- City Council Representatives
- City Departments
- Agencies and Organizations

The projects that were requested and considered for funding are included as Attachment III.

POLICY ANALYSIS

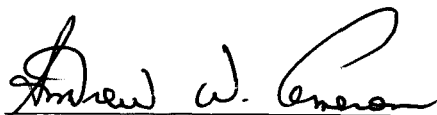
This public hearing has met the public notice and posting requirements of the Federal Government and the State of Texas. The proposed action is consistent with the Federal Requirement that the City Council take official action on and funding allocation regarding the Entitlement Programs.

FISCAL IMPACT

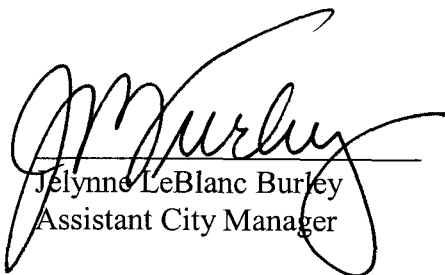
Approval of this ordinance will result in the reallocation and expenditure of \$3,016,498.04 in CDBG Dollars and \$1,467,965.47 of HOME Dollars with federal guidelines. Approval of this ordinance will not impact the General Fund Budget.

COORDINATION

This action was coordinated with Departments of Public Works, Community Initiatives, Parks and Recreation, Neighborhood Action and the San Antonio Housing Authority.



Andrew W. Cameron
Department



Jelynn LeBlanc Burley
Assistant City Manager



J. Rolando Bono
Interim City Manager

Proposed Community Development Block Grant (CDBG) Reprogramming

Attachment I

Summary of Available Revenues:

District Specific Project Closeout	1,718,532.45
Citywide Program Income	<u>1,297,965.59</u>
Total Available Revenues	\$3,016,498.04

<u>Project Name</u>	<u>Revenues</u>	<u>Proposed Projects</u>	<u>Budget</u>
<u>DISTRICT 1</u>			
SAAHC - 3010 ST. MARY'S S	28,811.40		
DISTRICT 1 HISTORIC FAÇADE	450,000.00		
DOWNTOWN HOUSING INCENTIV	450,000.00	Family Service Assoc. Facility Improve	250,000.00
DOWNTOWN HOUSING INITIATI	34,000.00	SAHA - Refugio St Park and Community Center	516,276.10
DOWNTOWN YMCA FACILITY IM	1,920.70	Crocket Park Improvements	110,000.00
SAN ANTONIO CHILDREN'S SH	200,000.00	SAAHC Five Points Land Acquisition	108,000.00
TRAVIS HOUSING REHABILITA	<u>150,000.00</u>	W. Craig St. (Eleanor to Josephine/Tobin)	<u>330,456.00</u>
District 1 Project Revenues	\$1,314,732.10	Total Funded with District 1 Project Revenues	\$1,314,732.10
 CITYWIDE PROGRAM INCOME	 <u>583,723.90</u>	 SAHA - Refugio St Park and Community Center	 <u>583,723.90</u>
Total District 1	\$1,898,456.00	CITYWIDE PROGRAM INCOME	583,723.90
		Total District 1	\$1,898,456.00
 <u>DISTRICT 3</u>			
2003 ANNUAL HOME REPAIR W	67,961.98		
REBUILDING TOGETHER W/CHRISTMAS IN APRIL	40,545.23		
PRESA COMMUNITY CENTER	<u>20.00</u>	Avondale Street	<u>108,527.21</u>
District 3 Project Revenues	\$108,527.21	Total Funded with District 3 Project Revenues	\$108,527.21
 CITYWIDE PROGRAM INCOME	 <u>241,472.79</u>	 Avondale Street	 <u>241,472.79</u>
Total District 3	\$350,000.00	Total District 3	\$350,000.00

Proposed Community Development Block Grant (CDBG) Reprogramming

Attachment I

<u>Project Name</u>	<u>Revenues</u>	<u>Proposed Projects</u>	<u>Budget</u>
<u>DISTRICT 5</u>			
AGA LAS OFICINAS SHORTFALL	50.00		
INMAN CHRISTIAN CENTER PLAYGROUND	<u>73.05</u>	AGA Rennovation @ Guadalupe Plaza	<u>123.05</u>
District 5 Project Revenues	\$123.05	Total Funded with District 5 Project Revenues	\$123.05
		AGA Rennovation @ Guadalupe Plaza	49,876.95
		AVANCE Child Care Drainage	25,000.00
		Say Si Facility Improvement	<u>50,000.00</u>
CITYWIDE PROGRAM INCOME	<u>124,876.95</u>	Citywide Project Revenues	\$124,876.95
Total District 5	\$125,000.00	Total District 5	\$125,000.00
<u>DISTRICT 6</u>			
AVANCE SCHOOL BASED PROGRAM	725.34		
AVANCE SCHOOL BASED PROGRAM	2,665.53		
BETHEL DAY CARE	301.75		
CHRISTMAS IN APRIL	25,295.73		
SAN ANTONIO AFFORDABLE HOUSING INITIATIVES	6,161.74	Acme Park Basketball Cover	35,150.09
DISTRICT 6 SHOWCASE OF HOMES	<u>260,000.00</u>	Arroyo Vista Park Development (Parks Dept.)	<u>260,000.00</u>
Total District 6 Project Revenues	\$295,150.09	Total Funded with District 6 Project Revenues	\$295,150.09
Citywide Project Revenues	<u>4,849.91</u>	Acme Park Basketball Cover	<u>4,849.91</u>
Total District 6	\$300,000.00	Total District 6	\$300,000.00
<u>CITYWIDE</u>			
Citywide Project Revenues	31,637.04	SADA Historic Garden Home Repair	20,000.00
CITYWIDE PROGRAM INCOME	<u>311,405.00</u>	HUD 108 Loan General Fund Repayment	48,000.00
Total Citywide Revenue	<u>\$343,042.04</u>	FY 2006 City-Wide Administration Seed Funding	226,637.04
		2005 Housing Summit	<u>48,405.00</u>
		Total Funded with Citywide Revenue	<u>\$343,042.04</u>
TOTAL AVAILABLE	\$3,016,498.04	TOTAL PROPOSED PROJECTS	\$3,016,498.04

Proposed HOME Reprogramming

Attachment II

HOME

<u>Project Name</u>	<u>Revenues</u>	<u>Proposed Projects</u>	<u>Budget</u>
Costa Almadena	175,000.00	AOH Saddle Brook Apts. (sidewalks & Drainage)	300,000.00
Alhambra	165,000.00	Seton Home Project Shortfall	300,000.00
Prior Years HOME Admin Closeout	179,840.00	UU Housing	250,000.00
CityWide Program Income	810,625.47	Alameda Neighborhood Relocation Program	367,500.00
Vista Del Sol (American Op.)	<u>137,500.00</u>	Calgary Apts Transitional Housing Rehab	<u>250,465.47</u>
TOTAL HOME REVENUES	\$1,467,965.47	TOTAL PROPOSED PROJECTS	\$1,467,965.47

February 2005
Reprogramming Requests Received in Writing
CDBG

Attachment III

Agency	Project	Amount Requested
Our Casas Resident Council	Construct Office bldg.	\$51,500.00
Our Casas Resident Council	Retaining Walls-for SFH	\$76,285.00
St. Peter-St. Paul Children's Home	Construction-Therapy center	\$50,000.00
SAY SI	Rehab-25K sq ft bldg	\$50,000.00
St. Paul Area Development Corp.	Site acquisition and clearance	\$233,020.00
The Children's Shelter	Remodeling of home for use as school	\$150,000.00
Lilly of the Valley MBC	Fund daycare and comm. Cntr.	\$200,000.00
S. A. Affordable Housing, Inc.	Streets/Drainage-Rosemont Apts.	\$450,085.08
Place Like Home	Women released from prison home	\$100,000.00
Parks and Rec Dept.	Crockett Park Improvements Project	\$109,995.00
Avance-San Antonio	Drainage-Child Dev. Center	\$25,000.00
Boys and Girls Club	Plumb/elec work for athletic field	\$25,000.00
Family Service Assoc. Of SA	Remodel bldg. Used by children	\$250,000.00
CERA	Operating Funds	\$68,230.00
AGA	Renovate stage area of Plaza Guadalupe	\$50,000.00
SAAHC	Acquisition of 4 properties	\$107,800.00
Total Requested		\$1,996,915.08

February 2005
Reprogramming Requests Received in Writing
HOME

Attachment III

Agency	Project	Amount Requested
Retirement Housing Foundation	Dev. of senior housing apts	\$390,687.00
The NRP Group	Villas of Costa Cadiz	\$400,000.00
Bethel United Methodist Church	Noise attenuation of multi-family	\$500,000.00
Seton Home	Const. of Center for Teen Mothers	\$400,000.00
San Antonio Development Agency	Address environmental issues	\$250,000.00
ARDC Babcock, Ltd.	Const. of multi-family	\$200,000.00
SA Eastside Housing, LP	10-unit afford. Housing	\$500,000.00
COIL-Hontleigh Crossing	Affordable Housing multi-family	\$600,000.00
UU Housing Assistance Corp	Owner Occupied Rehabilitation	\$250,000.00
SADA	Alameda Neighborhood Revitalization	\$350,000.00
SADA	SADA Adminstration	\$200,000.00
Total Requested		\$4,040,687.00

February 2005
Reprogramming Requests Received in Writing
Public Works

Attachment III

Agency	Project	Amount Requested
Public Works	W. French: Zarzamora to Navidad	\$123,655.00
	Culebra 58F Phase II	\$1,640,000.00
	Culebra IV	\$150,000.00
	Avondale Street	\$350,000.00
Total Requested		\$2,263,655.00

February 2005
Reprogramming Requests Received in Writing
City Council

Attachment III

Agency	Project	Amount Requested
Council District 1	W. Craig Street St. (Eleanor to Josephine/Tobin)	\$330,456.00
Total Requested		\$330,456.00