

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

CONSENT AGENDA

ITEM NO.

23

TO: Mayor and City Council

FROM: David D. Garza, Director of Neighborhood Action

SUBJECT: Sale of property (1936 W. Mistletoe) for affordable housing

DATE: April 21, 2005

SUMMARY AND RECOMMENDATIONS

This ordinance authorizes the sale of fee simple title to real property located at 1936 W. Mistletoe (NCB 1964, Block 2, Lot 12 & W 1.3 ft of 13) from the City of San Antonio to the Neighborhood Housing Services of San Antonio, Inc. for the total amount of \$11,000.00 for the purpose of affordable housing. The disposition of property for affordable housing is authorized in Section 272.002(2)(g) of the Local Government Code. The property is currently maintained by the Neighborhood Action Department and was acquired in connection with the Housing Asset Recovery Program.

Staff recommends the approval of this ordinance.

BACKGROUND

The Housing Asset Recovery Program (HARP) was created in order to promote housing revitalization in inner city neighborhoods. The vacant lot located at 1936 W. Mistletoe was acquired in 2002 with plans to relocate a residential structure onto the lot. However, the designated structure was deemed infeasible and cost prohibitive for relocation and was disposed of as salvage property.

In February 2005, the City received a request from Neighborhood Housing Services, Inc. (NHS), a non-profit affordable housing provider, for this property. NHS has a family that has qualified for a house to be constructed and has requested to purchase the lot to create affordable housing. Furthermore, the pre-qualified homebuyer is a San Antonio citizen and meets the income guidelines and affordable housing requirements established by HARP.

The Planning Commission approved this item on April 13, 2005.

POLICY ANALYSIS

The sale of 1936 W. Mistletoe to Neighborhood Housing Services would assist in the fulfillment of Goal 4 of the San Antonio Master Plan Policies which is "(to) promote the provision of sound and affordable housing to all San Antonians" and Goal 4a which is to "preserve and revitalize

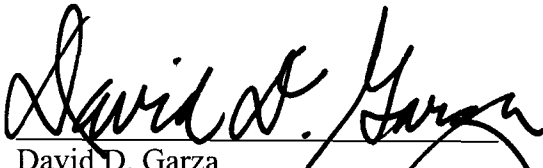
housing and promote targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410". The sale of this property will also provide affordable housing opportunities for families in the inner city.

FISCAL IMPACT

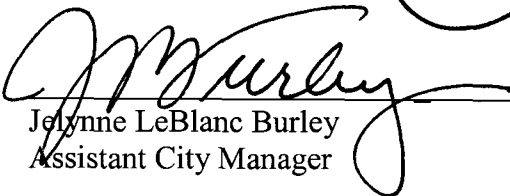
The sales proceeds in the amount of \$11,000 from the Neighborhood Housing Services will be deposited to the HARP Special Revenue Fund. The proceeds will be used to reimburse the HARP Line of Credit with American Communities Fund. The line of credit is what is used to front the expenses in connection with said property including acquisition and lot maintenance costs.

COORDINATION

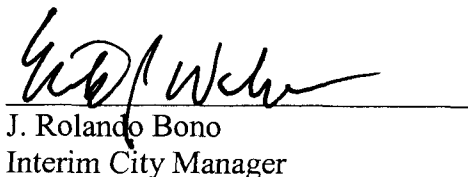
This ordinance was coordinated with the Asset Management, Public Works, and the City Attorney's Office.



22. David D. Garza
Director of Neighborhood Action



J. Rolando Bono
Interim City Manager



J. Rolando Bono
Interim City Manager