

**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:** Authorization of Sale of 704 Virginia Avenue through Housing Asset Recovery Program

**DATE:** January 5, 2006

**SUMMARY AND RECOMMENDATIONS**

An ordinance declaring as surplus and authorizing the sale of fee simple title of City owned real property legally described as Lot 2, Block 1, New City Block 654, located at 704 Virginia Boulevard to Richard F. Gant Jr. for a total sum of \$37,500.00 for the public purpose of providing affordable housing in connection with the Housing Asset Recovery Program; authorizing the payment of closing costs in an amount not to exceed \$485.00 to be subtracted from the sales proceeds at the time of closing; and authorizing the execution of any necessary documents.

Staff recommends the approval of this ordinance.

**BACKGROUND INFORMATION**

The Neighborhood Action Department is requesting the sale of fee simple title to real property located in City Council District 2 at 704 Virginia Blvd (NCB 654, Block 1, Lot 2) from the City of San Antonio to Richard F. Gant, Jr., for the total amount of \$37,500.00. The property is currently maintained by the Neighborhood Action Department and was acquired in connection with the Housing Asset Recovery Program (HARP).

HARP was created in November 2000 to promote housing revitalization in inner city neighborhoods. The house at 704 Virginia was originally acquired in January 2002 and the rehabilitation was completed in January of 2004. The property was subsequently placed on the market for sale by the National Property Disposition Center (NPDC), in accordance with the HARP processes established by City Council. In December 2004, the contract with NPDC to rehabilitate, market, and sell HARP homes was expired. Through the annual Administrative Services Agreement with the San Antonio Housing Trust Foundation, Inc., the Neighborhood Action Department requested the Trust to act as the seller's agent. The Trust is a non-profit organization which is funded by the City to facilitate affordable housing.

The Planning Commission approved a resolution on December 14, 2005 recommending that Council approve this item.

### **POLICY ANALYSIS**

The sale of 704 Virginia Avenue 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".

### **FISCAL IMPACT**

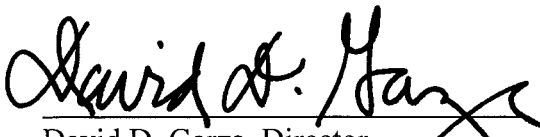
The sales proceeds in the amount of \$37,500.00 will be utilized to reimburse the City for the payment of the rehabilitation costs incurred. The closing costs in an amount not to exceed \$485.00 will be taken from the proceeds of the sale.


### **COORDINATION**

This ordinance was coordinated with the San Antonio Housing Trust, Finance, Asset Management, and Public Works.

### **ATTACHMENTS**

1. Project Map

  
David D. Garza, Director  
Neighborhood Action Department

  
Jelynn LeBlanc Burley  
Assistant City Manager

+   
Sheryl Sculley  
City Manager

# 704 Virginia Blvd

