

Agenda Item #79

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

TO: Sheryl Sculley, City Manager
FROM: David D. Garza, Neighborhood Action Director
SUBJECT: EMERGENCY HOUSING REPAIR PROGRAM
DATE: June 29, 2006

SUMMARY AND RECOMMENDATIONS

This ordinance authorizes the acceptance of a grant award in the amount of \$350,000.00 from the Federal Home Loan Bank (FHLB) of Dallas for the Emergency Housing Repair Program (Program) and authorizes execution of the grant agreement. This ordinance also authorizes acceptance of additional funds for the Program including \$25,000.00 from the Annie E. Casey Foundation; \$5,000.00 from Frost National Bank; \$10,000.00 from Chase Bank, \$5,000.00 from Laredo National Bank, \$5,000.00 from Wells Fargo, and \$5,000.00 from Broadway Bank. The contributions from Chase Bank, Laredo National Bank, Wells Fargo and Broadway Bank will be accepted through the San Antonio Housing Trust Foundation, Inc., which acts as the City's fiscal agent for these funds. This ordinance also approves guidelines for the Program. Finally, this ordinance establishes a budget for the funds, authorizes expenditures in connection with the Program, and authorizes the City Manager or her designee to execute any and all related documents.

Staff recommends approval of this ordinance.

BACKGROUND INFORMATION

Through funding from the San Antonio Housing Trust Fund in the amount of \$100,000.00, the City of San Antonio (City) established an Emergency Housing Repair Program in December 2005 to address health and safety items for senior and low-income property owners. The City worked with Merced Housing Texas, a non-profit housing organization, to implement the pilot program.

In December, the guidelines required that a property be located within the inner city also known as the CRAG Target Area (Hildebrand on the north, 24th Street on the west, Walters Street on the east and Division on the south). Due to the fact that additional funding has been secured, the City is recommending the following eligibility requirements or guidelines for the Program:

- Housing unit must be owner-occupied (no rental properties);
- Unit must be located within the city limits of the City of San Antonio;

- Maximum grant of \$4,500 per unit, which can address multiple emergency repairs such as those described above;
- Client must be over age 57 and/or disabled (physically or mentally); and;
- Household cannot exceed 30% of the Area Median Income adjusted for family size (family size and 2006 income limits are: 1 - \$11,151.00; 2 - \$12,744.00; 3 - \$14,337.00; 4 - \$15,930.00; 5 - \$18,749.00).

The City, in working with Frost National Bank, submitted an application to the FHLB of Dallas for a \$350,000.00 grant for the Program. The City received notification of this grant award in May 2006. This grant will assist 78 low-income property owners over the next two years. FHLB is a consortium of banks which fund affordable housing programs and services. FHLB also allows for grant resubmittals once 50% of the funds have been expended for the Program.

In working with the Annie E. Casey Foundation – Making Connections San Antonio, the City initiated a meeting with local banks to partner and participate in this program. This was the City's effort to raise additional funds for the Program. This ordinance accepts these commitments totaling \$55,000.00 which includes \$25,000.00 from the Casey Foundation, \$5,000.00 from Frost National Bank, \$10,000.00 from Chase Bank, \$5,000.00 from Laredo National Bank, \$5,000.00 from Wells Fargo, and \$5,000.00 from Broadway Bank. The contributions from Chase Bank, Laredo National Bank, Wells Fargo and Broadway Bank will be accepted through the San Antonio Housing Trust Foundation, Inc. which will act as the City's agent for these funds.

The City will continue to work with Merced Housing Texas and other non-profit housing providers to implement the Program with the additional funds.

POLICY ANALYSIS


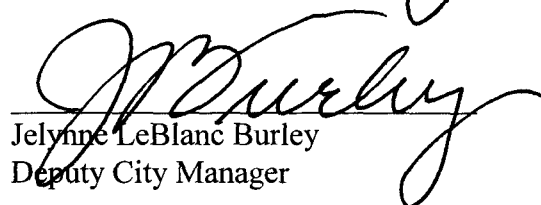
The Neighborhood Action Department staff will continue to market the Program and qualify the families requesting assistance. The City will go through a process to identify additional non-profit housing providers to coordinate with the applicant and determine the work to be completed and hire a licensed rehabilitation contractor to perform the emergency repairs.

FISCAL IMPACT

The grant award of \$350,000.00 from the Federal Home Loan Bank and the funds from the local banks will be managed through the Neighborhood Action Department in conjunction with those funds going directly through the Housing Trust for this program. The City's annual administrative contract provides for the Housing Trust to act as fiscal agent for funding received which supports programs administered by the Neighborhood Action Department.

COORDINATION

This item has been coordinated with the Finance Department, Housing and Community Development, and the City Attorney's Office. The City Council Urban Affairs Committee approved these amendments to the Program during their meeting on June 21, 2006.


David D. Garza, Director
Neighborhood Action Department
Jelynn LeBlanc Burley
Deputy City Manager

Approved for Council consideration:


Sheryl Sculley
City Manager

Attachment A

EMERGENCY HOUSING REPAIR PROGRAM BUDGET

INTERNAL ORDER: TBC

CONTRACT NO.:TBC

<u>G/L NO.</u>	<u>COST CENTER</u>	<u>GRANTS IN AID - REVENUES</u>	<u>AMOUNT</u>
4501170	6101040001	FEDERAL HOME LOAN BANK	\$350,000
4501170	6101040001	FROST BANK	\$5,000
4501170	6101040001	ANNIE E. CASEY FOUNDATION	\$25,000
		TOTAL	<u>\$380,000</u>
		<u>EXPENSES</u>	
5201040	6101040001	HOUSING REHABILITATION - FEES TO PROS	<u>\$380,000</u>

*tbc-to be created