

AN ORDINANCE 2012-06-21-0518

ADOPTING REVISIONS TO THE AFFORDABLE SHOWCASE OF HOMES SITE SELECTION CRITERIA AND AUTHORIZING AGREEMENTS FOR ACQUISITION OF VACANT LOTS CONSISTENT WITH THE REVISED CRITERIA.

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WHEREAS, the Affordable Showcase of Homes (the "ASOH") was established as a public/private partnership which seeks to revitalize the quality of life in San Antonio inner-city neighborhoods; and

WHEREAS, the objective of the ASOH Program is to assist areas that show signs of deterioration by developing new and affordable homes on infill vacant land and encouraging homeownership; and

WHEREAS, the City Council passed Ordinance No. 96742 on November 14, 2002 to approve a policy establishing site selection criteria for the ASOH Program; and

WHEREAS, under the current criteria, the City of San Antonio (the "City") serves as the developer for the project and is responsible for duties which include: (1) land research, (2) land acquisition, (3) subdivision platting, and (4) hiring of the project engineer, architect, and infrastructure general contractor; and

WHEREAS, with the continuous increase in acquisition and development costs and the reduction of Community Development Block Grant (CDBG) funding, it is necessary for the City to collaborate with qualified developers that have housing development projects with vacant lots for sale that will agree to sell a percentage of those lots (minimum of 20%) to the City at market rate; and

WHEREAS, these lots will be designated for "affordable housing" and the homes will be marketed and sold to low to moderate income families; and

WHEREAS, it is the desire of the City Council to adopt revisions to the existing Affordable Showcase of Homes site selection criteria to discontinue the City's role as project developer and instead create collaborations through agreements with private developers; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The revisions to the Affordable Showcase of Homes site selection criteria to discontinue the City's role as project developer are hereby adopted. A copy of the Revised Showcase of Homes site selection criteria is attached hereto and incorporated herein for all purposes as **Attachment I**.

SECTION 2. The City Manager, or in her stead, either the Deputy City Manager, an Assistant City Manager, an Assistant to the City Manager, the Director of the Department of Planning and Community Development, or any other representative designated by the City Manager, are hereby authorized to execute agreements with private developers for the acquisition of vacant lots consistent with the revised selection criteria set forth in Section 1 of this Ordinance.

SECTION 3. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 21st day of June, 2012.



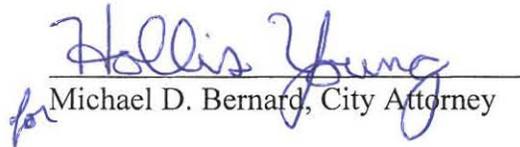
M A Y O R
Julián Castro

ATTEST:



Leticia M. Vacek, City Clerk

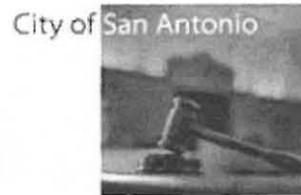
APPROVED AS TO FORM:



for _____
Michael D. Bernard, City Attorney



Request for
**COUNCIL
ACTION**



Agenda Voting Results - 64

Name:	64						
Date:	06/21/2012						
Time:	05:10:36 PM						
Vote Type:	Motion to Approve						
Description:	An Ordinance adopting revisions to the Affordable Showcase of Homes Site Selection Criteria to discontinue the City's role as project developer and instead create partnerships through a Memorandum of Agreement with private developers who have housing development projects with vacant lots for sale to the City for a percentage at market rate. [David Ellison, Assistant City Manager; John Dugan, Director, Planning and Community Development]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x				x
Leticia Ozuna	District 3	x					
Rey Saldaña	District 4	x					
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7	x					
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x			x	
Carlton Soules	District 10	x					

ATTACHMENT I
AFFORDABLE SHOWCASE OF HOMES
SITE SELECTION CRITERIA PROPOSED REVISIONS

CURRENT CRITERIA	PROPOSED CRITERIA
DEVELOPER ROLE	DEVELOPER ROLE
CoSA	RFP solicitation for qualified developers
LAND ASSEMBLY FUNCTIONS	LAND ASSEMBLY FUNCTIONS
Land research	Developer responsible for all land assembly functions
Land acquisition	
Platting	
Hiring of project engineer, architect, and infrastructure contractor	
NEIGHBORHOOD ASSESSMENTS	NEIGHBORHOOD ASSESSMENTS
CoSA assess all pertinent factors	Developers submit relevant factors as part of the proposal RFP Committee scores proposal
EVALUATION PROCESS	EVALUATION PROCESS
Site Selection Committee	RFP Committee
Committee scores Site Evaluation Form	Committee scores Site Evaluation Form
SITE ACQUISITION	SITE ACQUISITION
Request appraisal	Negotiate purchase price for lots
Negotiate purchase price	Obtain Geo-Technical & environmental(s) documentation
Put property under contract with contingencies	Close on purchase of lots
Request Geo-Technical & environmental Phase I	
Title Search	
Close on purchase of property	
Reviews environmental and appraisal reports	
APPROVAL PROCESS	APPROVAL PROCESS
Staff will develop a schedule of Affordable Showcase of Homes recommendations that is city wide	Staff will develop a schedule of Affordable Showcase of Homes recommendations from targeted Citywide areas
A list of proposed sites will be subjected to internal review processes including HNAT, Management Team, City Council and Urban Affairs Committee	The qualifying developer will be subjected to internal review processes including Management Team, City Council District Office, and City Council approval
Staff will seek City Council approval of program design elements as necessary (i.e. land acquisition, re-zoning and pre-development related activities)	
IMPLEMENTATION PROCESS	IMPLEMENTATION PROCESS
Develop preliminary site and construction budget	Develop preliminary project budget
Develop program timeline	Develop program timeline
Coordination with Greater San Antonio Builders Association	Coordination with Greater San Antonio Builders Association
Recruitment & training of participating builders	Recruitment & training of participating builders
Assist with market analysis of selected area	Marketing of Affordable Showcase of Homes
Marketing of Affordable Showcase of Homes	Develop other partnership opportunities
Develop other partnership opportunities	
Non-Profit housing providers	
San Antonio Development Agency	
City Public Service	
Lenders	
San Antonio Water Systems	
San Antonio Board of Realtors	
Enterprise Foundation	
Fannie Mae	
Bexar County	