

AN ORDINANCE

2012-02-02-0070

**AUTHORIZING THE REPROGRAMMING AND ALLOCATION OF AVAILABLE HOME INVESTMENT PARTNERSHIP FUNDS IN THE AMOUNT OF \$857,000.00 TO HABITAT FOR HUMANITY OF SAN ANTONIO FOR AN AFFORDABLE HOME PROJECT; AND AUTHORIZING THE SALE OF CITY OWNED PROPERTY TO HABITAT FOR HUMANITY OF SAN ANTONIO TO CONSTRUCT SINGLE-FAMILY AFFORDABLE HOMES.**

\* \* \* \* \*

**WHEREAS**, HOME Investment Partnership (HOME) funds available in previously-appropriated projects may, pursuant to regulations of the U.S. Department of Housing and Urban Development (HUD), be retained by grantees for reprogramming to provide supplementation to existing projects and/or funding in support of new programs; and

**WHEREAS**, the City of San Antonio (“City”) is a HOME fund grantee; and

**WHEREAS**, in connection with the current HOME Programs, the sum of \$857,000.00 is currently available from FY 2010 HOME funds for said reprogramming and allocation to the Habitat for Humanity Affordable Single Family Housing Development Project; and

**WHEREAS**, it is the desire of the City Council to sell City-owned property located at 1001 Harriman Place Street within New City Block 6803 in Council District 5 to Habitat for Humanity of San Antonio for a nominal price to allow for the construction of fourteen (14) new single-family affordable homes; and

**WHEREAS**, pursuant to applicable HUD regulations, statutory requirements, and/or City Council policy designed to ensure adequate citizen input, a public hearing is required prior to any reprogramming of or modification to funds and projects, respectively, and prior to the adoption of activities under the City’s Community Development Program; and

**WHEREAS**, the required notice having been duly published, and said public hearing having been held before City Council on February 2, 2012, it is now the desire of the City to formally resolve the issues of allocating reprogrammable HOME funds and conveying City-owned property to Habitat for Humanity of San Antonio for a nominal price; **NOW THEREFORE:**

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

**SECTION 1.** Revisions to HOME Investment Partnership projects and the modifications to the budget and reprogramming in support thereof in an amount not to exceed \$857,000.00 available from FY 2010 HOME funds (\$607,000.00 budgeted for Woodlawn Ranch Multifamily Apartments and \$250,000.00 from the Westside Economic Development Initiative) to the Habitat for Humanity Affordable Single Family Housing Development Project is hereby approved in accordance with the budget revision schedule affixed hereto and incorporated by reference herein for all purposes as **Attachment I**. Said funds are hereby authorized to be reprogrammed to cover existing project shortfalls, modifications, and/or the creation of a new HOME project in accordance with **Attachment I**. Declaring as surplus a 2.544 acre tract of City-owned property

located at 1001 Harriman Place Street and authorizing the sale of said property to Habitat for Humanity of San Antonio for a nominal price is also hereby authorized.

**SECTION 2.** The City Manager, or her designee, the Director of the Office of Management and Budget, or her designee, or the Grants Administrator of the Office of Grants Monitoring and Administration, is hereby authorized to approve budget adjustments within project allocations to conform with actual expenditures if line item cost overruns occur or are anticipated; authorizing the close-out and cancellation of affected projects and the creation of a new project and project budget; authorizing the amendment of the FY 2012 Capital Budget to reflect said reprogramming; and authorizing the execution and submission of contracts and other documents as necessary.

**SECTION 3.** The appropriations, reallocations, expenditures, encumbrances, and budget revisions necessitated and scheduled pursuant to the aforesaid **Attachment I** are hereby authorized for entry into the City's accounting system.

**SECTION 4.** The Director of the City's Finance Department is hereby authorized to effect on the books of the City the cancellations, revisions, and reprogramming in support thereof, set forth in **Attachment I**. The City Manager, or her designee, the Director of the Office of Management and Budget, or her designee, or the Grants Administrator of the Office of Grants Monitoring and Administration is hereby authorized to execute any and all contracts and other documents as necessary for: (a) implementation of the reductions, revisions, and reprogramming set forth in **Attachment I**; and (b) compliance with the U.S. Department of Housing and Urban Development (HUD) rules, regulations, and procedures, and to submit all certifications and such other information to and as required by HUD.

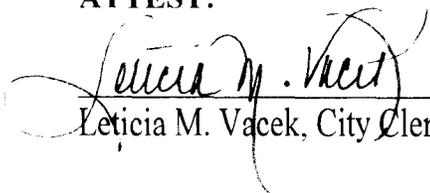
**SECTION 5.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 6.** This Ordinance is effective immediately upon the receipt of eight (8) affirmative votes; otherwise, it is effective ten (10) days after passage.

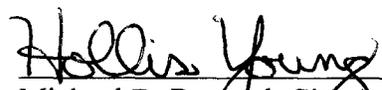
**PASSED AND APPROVED** this 2<sup>nd</sup> day of February, 2012.

  
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**

City of San Antonio

## Agenda Voting Results - 15

<b>Name:</b>	15						
<b>Date:</b>	02/02/2012						
<b>Time:</b>	10:48:03 AM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	An Ordinance authorizing the reprogramming and allocation of available HOME Investment Partnership funds in the amount of \$857,000.00 to Habitat for Humanity for an affordable home project; and authorizing the sale of City owned property to Habitat for Humanity to construct single-family affordable homes. [Peter Zanoni, Assistant City Manager; Maria Villagomez, Director, Office of Management & Budget]						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				x
Ivy R. Taylor	District 2		x				
Leticia Ozuna	District 3		x				
Rey Saldaña	District 4		x				
David Medina Jr.	District 5		x			x	
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				

**ATTACHMENT I**

<b>Previous Project</b>	<b>Internal Order</b>	<b>Original Allocation</b>	<b>Amount to be Re Allocated</b>	<b>Revised Project</b>	<b>Internal Order</b>	<b>Allocation</b>
<b>HOME Reprogramming</b>						
FY 09-10 Hillcrest SA Apartments, LP - Woodlawn Ranch Apts. (Inclusive of \$250,000 dedicated to the SA 2020 Vision for San Antonio - Westside Initiative within the FY 2012 Annual City Budget)	131000002025	\$1,500,000.00	\$607,000 and \$250,000	Habitat for Humanity - Harriman Place FTHB Infill New Construction	13100000XXXX	\$ 857,000.00
<b>Total Reprogrammed</b>			<b>\$857,000.00</b>	<b>Total Allocated</b>		<b>\$ 857,000.00</b>



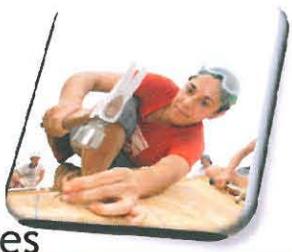
**Affordable Single Family Housing Development  
Project with Habitat for Humanity**

Agenda Item 15  
Office of Management & Budget  
February 2, 2012



## Overview

- City staff recommendation:
  - Reprogram available HOME funds
  - Fund site clearance and preparation for home construction on City property at Harriman Place in Council District 5
  - Partner with Habitat Humanity who acquires property and funds construction of 14 affordable single family homes



2



## HOME Reprogramming

- HOME Investments Partnership Funds identified for reprogramming (\$857,000)
  - \$607,000 in FY 2010 HOME Funds originally allocated for Woodlawn Ranch Multifamily Apartments
    - Apartments to be completed without use of federal funds
  - \$250,000 in FY 2010 HOME Funds allocated to Westside Economic Development Initiative within FY 2012 Annual City Budget
- HOME funds must be committed by September 30, 2012 or will be recaptured by HUD



3



## Habitat for Humanity Partnership

- Partner with Habitat for Humanity for home construction
  - 14 single-family affordable homes at Harriman Place Property
  - Serving families at or below 60% Area Median Income



4



## HOME Reprogramming

- City to remove existing blighted facilities, perform environmental reviews
- City to convey land to Habitat at nominal fee
- Habitat to prepare site for construction of 14 affordable single family homes

Description	HOME Funded Costs	Entity Managing
Environmental Review and Site Clearance	\$307,000	City of San Antonio
Infrastructure Costs (Streets, drainage, utilities)	\$550,000	Habitat for Humanity
<b>Project Budget</b>	<b>\$857,000</b>	

5

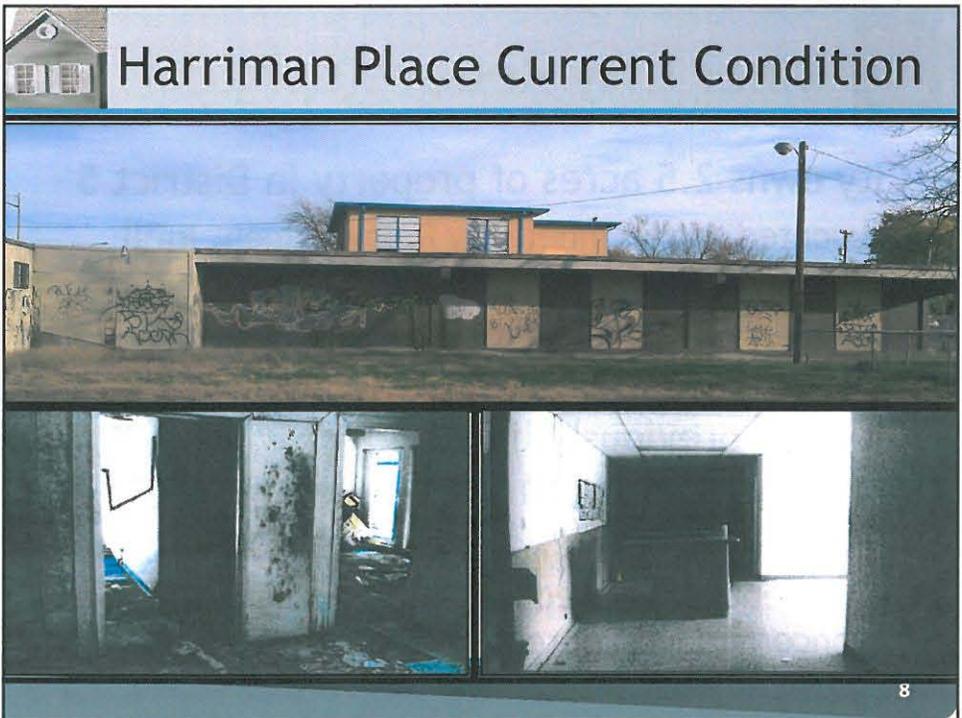


## Inner City Redevelopment

- City owns 2.5 acres of property in District 5
  - Located within Inner City Reinvestment Infill Policy Area (ICR/IP)
  - Property includes buildings formerly used as Head Start facilities and has been vacant since 2009
- City had previously listed property resulting in limited interest
  - Residents expressed concerned with potential commercial re-use



6





## Coordination Efforts

- City Council District 5 / Councilman David Medina
- City Council Quality of Life Committee
- City Planning Commission
- Department of Capital Improvement Management Services (CIMS)
  - Real-estate and environmental divisions
- Habitat for Humanity
- SAISD (received letter of support)



## Project Timeline

Calendar / Timeline	Calendar	Status
Quality of Life Committee	Jan. 17, 2012	Approved forwarding to full City Council
Planning Commission (Sale of Property)	Jan. 25, 2012	Sale Approved
Environmental Assessment/ Infrastructure Plans & Platting	Feb. - May, 2012	Underway
City Council (Project Approval)	Feb. 2, 2012	
Current Property / Site Clearance	June - July, 2012	
Infrastructure and Site Preparation	Aug. - Oct., 2012	
Housing Construction	Nov. - April, 2013	
Project Completion	April, 2013	



## Results / Benefits

- City owned blighted property reused for more appropriate use in residential area
- HOME funding leveraged nearly one-to-one with Habitat resources
  - Habitat for Humanity to invest \$812,000 for home construction
- 14 low income families will own new home
- Allows secure commitment of HOME funds that require immediate reprogramming



11



## Staff Recommendation

- Reprogram and allocate \$857,000 in FY 2010 HOME funds for Harriman Place Single Family Housing Development Project
- Remove blighted buildings at site
- Convey 2.5 acre lot to Habitat for Humanity for nominal price



12



## Affordable Single Family Housing Development Project with Habitat for Humanity

Agenda Item 15  
Office of Management & Budget  
February 2, 2012