

AN ORDINANCE 88203

ADOPTING THE 7TH YEAR HOME PARTNERSHIP ENTITLEMENT GRANT (HOME) IN THE TOTAL AMOUNT OF \$7,332,582.00 AS CONTAINED IN THE FISCAL YEAR 1998-99 CONSOLIDATED PLAN ANNUAL BUDGET; AND AUTHORIZING THE EXECUTION OF ALL REQUIRED CONTRACTS AND RELATED DOCUMENTS IN CONNECTION WITH THE PROJECTS THEREUNDER AND THE SUBMISSION OF THE HOME GRANT TO THE U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR THE FISCAL YEAR 1998-99 CONSOLIDATED PLAN ANNUAL BUDGET, CERTIFICATIONS AND OTHER INFORMATION AS REQUIRED TO HUD.

* * * * *

WHEREAS, the U.S. Department of Housing and Urban Development (HUD), pursuant to the Housing and Community Development Act of 1974, as amended (Public Law 93-383), provides cities with annual grant support to enable the rehabilitation and development of affordable housing in their urban communities so as to improve conditions for low and moderate income citizens; and

WHEREAS, the City of San Antonio, through its HOME Entitlement Grant (HOME) Program, has administered HOME grant funds annually beginning with fiscal year 1992-1993 (Year 1) and continuing through fiscal year 1997-1998 (Year 6); and

WHEREAS, pending completion of all required administrative procedures required for official HUD release of funds, fiscal year 1998-1999 HOME Entitlement funds in the amount of \$6,558,000.00 will become available to the City; and

WHEREAS, as required by federal regulation, the Fiscal Year 1998-1999 Consolidated Plan Annual Budget was prepared, encompassing grant funds of the 24th Year CDBG, 7th Year HOME, Emergency Shelter Grant and the Housing Opportunities for Persons with AIDS Grant; and

WHEREAS, citizen recommendations regarding the allocation of the aforesaid grant funds have heretofore been received at neighborhood and city-wide meetings and at public hearings, notices of which were duly posted; and

WHEREAS, pursuant to applicable HUD regulations designed to ensure adequate citizen input, a public hearing is required in this instance; and

WHEREAS, the required notice having been duly published, and said public hearing having been held before City Council on July 30, 1998, it is now the desire of the City, having considered the aforesaid citizen recommendations, to approve the HOME Budget as part of the Fiscal Year 1998-1999 Consolidated Plan Annual Budget; **NOW THEREFORE:**

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

SECTION 1. The HOME Program Budget of the Fiscal Year 1998-1999 Consolidated Plan Annual Budget is hereby approved and adopted as set forth therein, copies of which are affixed hereto and incorporated by reference herein as Attachment I.

SECTION 2. The City Manager, or, in his stead, either an Assistant City Manager, an Assistant to the City Manager or the Housing and Community Development Director is hereby authorized to submit to HUD those documents set forth herein as Attachment I, with certifications, as well as such other information as required by the U.S. Department of Housing and Urban Development (HUD) for award of the aforesaid entitlement funds.

SECTION 3. Subject to and upon award of the aforesaid grant funds, the City Manager, or, in his stead, either an Assistant City Manager, an Assistant to the City Manager or the Housing and Community Development Director is hereby authorized to accept same and to execute any and all documents required by HUD in connection therewith.

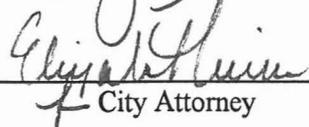
SECTION 4. The Housing and Community Development Director is hereby authorized to execute any and all agreements with sub-grantees and/or City departments for each project delineated in Attachment I. Further, the Director of the Neighborhood Action Department is hereby authorized to execute any and all documents in connection with all Rental Rehabilitation and Indian Creek Housing Revitalization programs. Sub-grantee contracts and project loan documents are hereby required to contain acceptable detailed performance indicators for each project and the information for such contracts and loan documents must be finalized by no later than November 1, 1998 in order to facilitate their execution. The Directors of the Housing and Community Development and Finance Departments are hereby authorized and directed to automatically cancel and move the full budget allocation provided to any project for which acceptable required loan document information or performance indicators are not provided, or for which information for contract/loan document execution has not been received by the appropriate City department by November 1, 1998, to the HOME Contingency Account in preparation for timely reprogramming to other eligible activities.

SECTION 5. This ordinance shall be effective on and after the tenth (10th) day after passage hereof.

PASSED AND APPROVED this 30th day of July, 1998.

ATTEST: 
City Clerk


MAYOR
Howard W. Peak

APPROVED AS TO FORM 
City Attorney

MEETING OF THE CITY COUNCIL

PUBLIC HEARING & ORDINANCE

3:00 PM

7th YEAR HOME GROW

ALAMODOME
ARTS & CULTURAL AFFAIRS
ASSET MANAGEMENT
AVIATION
1 BUDGET & MANAGEMENT ANALYSIS
BUILDING INSPECTIONS
HOUSE NUMBERING
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE (FASSNIDGE)
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS - FRANCES GONZALES
CITY PUBLIC SERVICE - GENERAL MANAGER
CITY PUBLIC SERVICE - MAPS AND RECORDS
CODE COMPLIANCE
COMMERCIAL RECORDER
COMMUNITY INITIATIVES
COMMUNITY RELATIONS
PUBLIC INFORMATION
CONVENTION AND VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
ECONOMIC DEVELOPMENT
FINANCE - DIRECTOR
FINANCE - ASSESSOR
1 FINANCE - CONTROLLER
1 FINANCE - GRANTS
FINANCE - TREASURY
FIRE DEPARTMENT
1 HOUSING AND COMMUNITY DEVELOPMENT
HUMAN RESOURCES (PERSONNEL)
INFORMATION SERVICES
INTERGOVERNMENTAL RELATIONS
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION
MUNICIPAL COURT
PARKS AND RECREATION
MARKET SQUARE
PLANNING DEPARTMENT
DISABILITY ACCESS OFFICE
LAND DEVELOPMENT SERVICES
POLICE DEPARTMENT
GROUND TRANSPORTATION
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE DIVISION
SOLID WASTE
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA
YOUTH INITIATIVES

AGENDA ITEM NUMBER:

4B

DATE:

JUL 30 1998

MOTION:

Guerrero Flores

ORDINANCE NUMBER:

88203

RESOLUTION NUMBER:

ZONING CASE NUMBER:

TRAVEL AUTHORIZATION:

NAME	ROLL	AYE	NAY
ROGER FLORES, II District 1		✓	
MARIO SALAS District 2		✓	
DEBRA GUERRERO District 3		/	
RAUL PRADO District 4		- /	
RICK VASQUEZ District 5		<i>absent</i>	
JOSE MENENDEZ District 6		/	
ED GARZA District 7		/	
ROBERT MARBUT District 8		/	
TIM BANNWOLF District 9		/	
JEFF S. WEBSTER District 10		/	
HOWARD W. PEAK Mayor		/	

As read by Guerrero

ATTACHMENT IB
FY 1998-1999 BUDGET
HOME

PROJECT	UNITS/ CLIENTS	BUDGET
<u>FIRST-TIME HOMEBUYERS</u>		
NHS FIRST-TIME HOMEBUYERS [Inner City] New construction to provide single-family residences to eligible low-income first-time homebuyers. Neighborhood Housing Services of San Antonio [NHS], located at 851 Steves Avenue, San Antonio, TX, 78210-3923, [210] 533-6673.	24	\$600,000.00
NHS FIRST-TIME HOMEBUYERS [CHDO/TRUST] New construction, and/or downpayment assistance closing costs, to provide single-family residences to eligible low-income first-time homebuyers. Neighborhood Housing Services of San Antonio [NHS], located at 851 Steves Avenue, San Antonio, TX, 78210-3923, [210] 533-6673.	27	\$375,000.00
OUR CASAS SINGLE-FAMILY HOMES [CHDO/TRUST] Downpayment assistance to eligible low-income first-time homebuyers, for the purchase of a suitable single-family residence meeting all City Building Codes. Our Casas Resident Council, Inc., located at 3006 Guadalupe Street, San Antonio, TX, 78207, [210] 228-0422.	2	\$20,000.00
PEOPLE HELPING PEOPLE [CHDO/TRUST] New construction and/or gap financing of single-family residences for sale to eligible lower-income first-time homebuyers. San Antonio Alternative Housing Corporation, 1300 Chihuahua, San Antonio, TX, 78207, [210] 224-2349.	10	\$250,000.00
PEOPLE HELPING PEOPLE [Inner City] New construction and/or gap financing of single-family residences for sale to eligible lower-income first-time homebuyers. San Antonio Alternative Housing Corporation, 1300 Chihuahua, San Antonio, TX, 78207, [210] 224-2349.	16	\$400,000.00
PROJECT RENEW [CHDO/TRUST] Downpayment and gap financing assistance to assist eligible low-income first-time homebuyers to purchase a suitable residence meeting all City Building Codes. South Texas Housing & Community Development Inc., located at 206 San Pedro Avenue, Suite 200, San Antonio, TX, 78205, [210] 223-4088.	4	\$111,000.00
SHTA/NRA HUD LAND INVENTORY LIABILITY [Inner City]	24	\$966,000.00

ATTACHMENT IB
FY 1998-1999 BUDGET
HOME

PROJECT	UNITS/ CLIENTS	BUDGET
<u>FIRST-TIME HOMEBUYERS</u>		
<p>New construction of single-family residences on land available in the SHTA/NRA neighborhoods, for sale to eligible low-income first-time homebuyers.</p> <p>San Antonio Development Agency, located at 115 E. Travis, Suite 800, San Antonio, TX, 78205, [210] 225-6833.</p>		
FIRST-TIME HOMEBUYERS TOTAL:	107	\$2,722,000.00
<u>OWNER-OCCUPIED HOUSING REHABILITATION</u>		
INDIAN CREEK HOUSING REHABILITATION		
[Inner City]		
<p>Financial assistance for moderate or substantial rehabilitation loans to eligible lower-income homeowner-occupants of residences located within the Indian Creek/Sky Harbor Neighborhoods, for basic housing rehabilitation improvements to resolve existing code deficiencies.</p> <p>Financial assistance is based on the household's financial condition, and may be provided as a deferred payment loan, low interest loan, an interest subsidy to leverage a private financial insitutional loan, or any combination of these loans. In all cases, a lien is placed on the property to secure financial assistance, and required taxes and homeowner's insurance must be kept current by the homeowner during the term of the loan.</p> <p>Neighborhood Action Department, Housing Resources Division, 506 Dolorosa, San Antonio, TX, 78204, [210] 207-7746.</p>		
INDIAN CREEK HOUSING REHABILITATION	10	\$350,000.00
LOS VECINOS DE LAS MISIONES [NHS]		
[Inner City]		
Financial assistance for owner-occupied housing rehabilitation.		
LOS VECINOS DE LAS MISIONES [NHS]	7	\$350,000.00
OWNER-OCCUPIED HOUSING REHABILITATION	73	\$2,583,482.00
[Inner City]		
<p>Financial assistance for moderate or substantial rehabilitation loans to eligible lower-income homeowner-occupants of residences located within Loop 410, for basic housing rehabilitation improvements to resolve existing code deficiencies.</p> <p>Financial assistance is based on the household's financial condition, and may be provided as a deferred payment loan, low interest loan, an interest subsidy to leverage a private financial insitutional loan, or any combination of these loans. In all cases, a lien is placed on the property to secure financial assistance, and required taxes and homeowner's insurance must be kept current by the homeowner during the term of the loan.</p> <p>San Antonio Development Agency, located at 115 E. Travis, Suite 800, San Antonio, TX 78205, [210] 225-6833.</p>		
OWNER-OCCUPIED HOUSING REHABILITATION TOTAL:	90	\$3,283,482.00

RENTAL

ATTACHMENT IB
FY 1998-1999 BUDGET
HOME

PROJECT	UNITS/ CLIENTS	BUDGET
<u>RENTAL</u>		
KING'S COURT - PHASE 4 [CHDO/TRUST] New construction of eight [8] multi-family units, affordable to eligible lower-income households without further public assistance. King's Court Housing Foundation, Inc., located at 113 Armour, San Antonio, TX, 78212, [210] 733-3910.	8	\$99,000.00
NATIONAL CHURCH RESIDENCES [Elderly] Construction shortfall to support the San Antonio Senior Apartments, located west of Callaghan Road, and north of Ingram Road, a 68 unit multi-family rental property, suitable for elderly households. Five percent of the units will be designed as handicapped accessible. Two percent of the units will be designed for visual and hearing impaired residents. All units will be easily adaptable to meet the changing needs of the tenant population. Sponsored by National Church Residences, located at 2335 North Bank Drive, Columbus, Ohio, 43220, [614] 451-2181.	68	\$193,600.00
RENTAL REHABILITATION LOAN PROGRAM [City-Wide] Financial assistance, provided as low interest loans for up to 50% of the total eligible rehabilitation cost, to owners of rental property which will remain affordable to lower income tenants without further public assistance. Neighborhood Action Department, Housing Resources Division, located at 506 Dolorosa, San Antonio, TX, 78204, [210] 207-7746.	41	\$350,000.00
WEST AVENUE APARTMENTS [CHDO/TRUST] Rehabilitation of the West Avenue Apartments complex.	20	\$30,330.00
RENTAL TOTAL:	137	\$672,930.00
<u>ADMINISTRATION</u>		
HOUSING TRUST ADMINISTRATION [San Antonio Housing Trust] Administration support for the Request for Proposals and funding recommendation process associated with the required 15% CHDO set-aside allocation. San Antonio Housing Trust, located at 118 Broadway, Suite 601, San Antonio, Texas, 78205, [210] 225-4761.	0	\$45,000.00
MONITORING & OVERSIGHT [Housing and Community Development Department]	0	\$329,746.00
NHS CHDO PROJECT ADMINISTRATION [Neighborhood Housing Services of San Antonio]	0	\$70,000.00

ATTACHMENT IB
FY 1998-1999 BUDGET
HOME

PROJECT	UNITS/ CLIENTS	BUDGET
<u>ADMINISTRATION</u>		
<p>CHDO project administration to support implementation of first-time homebuyers programs.</p> <p>Neighborhood Housing Services of San Antonio [NHS], located at 851 Steves Avenue, San Antonio, TX, 78210-3923, [210] 533-6673.</p>		
<p>SADA HOME PROJECT ADMINISTRATION</p> <p>[San Antonio Development Agency]</p> <p>Sub-grantee administrative costs to support implementation of HOME-funded first-time homebuyers and owner-occupied rehabilitation programs.</p> <p>San Antonio Development Agency, located at 115 E. Travis, Suite 800, San Antonio, TX, 78205, [210] 225-6833.</p>	0	\$209,424.00
ADMINISTRATION TOTAL:	0	\$654,170.00
TOTAL:	334	\$7,332,582.00

CITY OF SAN ANTONIO

ATTACHMENT IB

**FY 1998-1999 BUDGET
HOME**

PROJECT	UNITS/ CLIENTS	BUDGET
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INNER CITY

OWNER-OCCUPIED HOUSING REHABILITATION	80	\$2,933,482.00
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[Inner City]

Financial assistance for moderate or substantial rehabilitation loans to eligible lower-income homeowner-occupants of residences located within Loop 410, for basic housing rehabilitation improvements to resolve existing code deficiencies.

Financial assistance is based on the household's financial condition, and may be provided as a deferred payment loan, low interest loan, an interest subsidy to leverage a private financial insitutional loan, or any combination of these loans. In all cases, a lien is placed on the property to secure financial assistance, and required taxes and homeowner's insurance must be kept current by the homeowner during the term of the loan.

San Antonio Development Agency, located at 115 E. Travis, Suite 800, San Antonio, TX 78205, [210] 225-6833.

SHTA/NRA HUD LAND INVENTORY LIABILITY	24	\$966,000.00
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[Inner City]

New construction of single-family residences on land available in the SHTA/NRA neighborhoods, for sale to eligible low-income first-time homebuyers.

San Antonio Development Agency, located at 115 E. Travis, Suite 800, San Antonio, TX, 78205, [210] 225-6833.

INNER CITY SUB-TOTAL:	114	\$4,249,482.00
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CHDO

KING'S COURT - PHASE 4	8	\$99,000.00
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[CHDO/TRUST]

New construction of eight [8] multi-family units, affordable to eligible lower-income households without further public assistance.

King's Court Housing Foundation, Inc., located at 113 Armour, San Antonio, TX, 78212, [210] 733-3910.

CITY OF SAN ANTONIO

ATTACHMENT IB

FY 1998-1999 BUDGET

HOME

PROJECT	UNITS/ CLIENTS	BUDGET	
<u>CHDO</u>			
NHS CHDO PROJECT ADMINISTRATION	0	\$70,000.00	
[Neighborhood Housings Services of San Antonio] CHDO project administration to support implementation of first-time homebuyers programs. Neighborhood Housing Services of San Antonio [NHS], located at 851 Steves Avenue, San Antonio, TX, 78210-3923, [210] 533-6673.			
NHS FIRST-TIME HOMEBUYERS	24	\$600,000.00	✓
[Inner City] New construction to provide single-family residences to eligible low-income first-time homebuyers. Neighborhood Housing Services of San Antonio [NHS], located at 851 Steves Avenue, San Antonio, TX, 78210-3923, [210] 533-6673.			
NHS FIRST-TIME HOMEBUYERS	27	\$375,000.00	✓
[CHDO/TRUST] New construction, and/or downpayment assistance closing costs, to provide single-family residences to eligible low-income first-time homebuyers. Neighborhood Housing Services of San Antonio [NHS], located at 851 Steves Avenue, San Antonio, TX, 78210-3923, [210] 533-6673.			
OUR CASAS SINGLE-FAMILY HOMES	2	\$20,000.00	✓
[CHDO/TRUST] Downpayment assistance to eligible low-income first-time homebuyers, for the purchase of a suitable single-family residence meeting all City Building Codes. Our Casas Resident Council, Inc., located at 3006 Guadalupe Street, San Antonio, TX, 78207, [210] 228-0422.			
PEOPLE HELPING PEOPLE	16	\$400,000.00	✓
[Inner City] New construction and/or gap financing of single-family residences for sale to eligible lower-income first-time homebuyers. San Antonio Alternative Housing Corporation, 1300 Chihuahua, San Antonio, TX, 78207, [210] 224-2349.			

CITY OF SAN ANTONIO

ATTACHMENT IB

**FY 1998-1999 BUDGET
HOME**

PROJECT	UNITS/ CLIENTS	BUDGET
<u>CHDO</u>		
PEOPLE HELPING PEOPLE	10	\$250,000.00 ✓
[CHDO/TRUST]		
New construction and/or gap financing of single-family residences for sale to eligible lower-income first-time homebuyers.		
San Antonio Alternative Housing Corporation, 1300 Chihuahua, San Antonio, TX, 78207, [210] 224-2349.		
PROJECT RENEW	4	\$111,000.00 ✓
[CHDO/TRUST]		
Downpayment and gap financing assistance to assist eligible low-income first-time homebuyers to purchase a suitable residence meeting all City Building Codes.		
South Texas Housing & Community Development Inc., located at 206 San Pedro Avenue, Suite 200, San Antonio, TX, 78205, [210] 223-4088.		
WEST AVENUE APARTMENTS	20	\$30,330.00
[CHDO/TRUST]		
Rehabilitation of the West Avenue Apartments complex.		
CHDO SUB-TOTAL:	111	\$1,955,330.00
<u>ADMINISTRATION</u>		
HOUSING TRUST ADMINISTRATION	0	\$45,000.00
[San Antonio Housing Trust]		
Administration support for the Request for Proposals and funding recommendation process associated with the required 15% CHDO set-aside allocation.		
San Antonio Housing Trust, located at 118 Broadway, Suite 601, San Antonio, Texas, 78205, [210] 225-4761.		
MONITORING & OVERSIGHT	0	\$329,746.00
[Housing and Community Development Department]		

CITY OF SAN ANTONIO

ATTACHMENT IB

**FY 1998-1999 BUDGET
HOME**

PROJECT	UNITS/ CLIENTS	BUDGET
<u>ADMINISTRATION</u>		
SADA HOME PROJECT ADMINISTRATION	0	\$209,424.00
[San Antonio Development Agency]		
Sub-grantee administrative costs to support implementation of HOME-funded first-time homebuyers and owner-occupied rehabilitation programs.		
San Antonio Development Agency, located at 115 E. Travis, Suite 800, San Antonio, TX, 78205, [210] 225-6833.		
ADMINISTRATION SUB-TOTAL:	0	\$584,170.00
HOME TOTAL:	334	\$7,332,582.00

COUNCIL PROPOSAL
FY 1998-1999 BUDGET
HOME

PROJECT	UNITS/ CLIENTS	BUDGET
<u>FIRST-TIME HOMEBUYERS</u>		
SHTA/NRA HUD LAND INVENTORY LIABILITY [Inner City]	24	\$966,000.00
FIRST-TIME HOMEBUYERS TOTAL:	107	\$2,722,000.00
<u>ADMINISTRATION</u>		
HOUSING TRUST ADMINISTRATION [San Antonio Housing Trust]	0	\$45,000.00
MONITORING & OVERSIGHT [Housing and Community Development Department]	0	\$329,746.00
NHS CHDO PROJECT ADMINISTRATION [Neighborhood Housings Services of San Antonio]	0	\$70,000.00
SADA HOME PROJECT ADMINISTRATION [San Antonio Development Agency]	0	\$209,424.00
ADMINISTRATION TOTAL:	0	\$654,170.00
TOTAL:	334	\$7,332,582.00