

AN ORDINANCE

93595

AUTHORIZING THE CITY OF SAN ANTONIO TO ACQUIRE TITLE TO TEN (10) RESIDENTIALLY-ZONED PROPERTIES (NCB 1207, BLOCK 8, LOT 9; NCB 9535, BLOCK 1, LOT WEST 56 FEET OF 1; NCB 1482, BLOCK 31, LOT 23; NCB 1433, BLOCK 12, LOT E 33 FEET OF 21; NCB 7620, BLOCK 18, LOT 5 AND WEST 25 FEET OF 6; NCB 9173, BLOCK 15, LOT EAST 20 FEET OF 14 AND WEST 30 FEET OF 15; NCB 1519, BLOCK 3, LOT 7, NCB 1519, BLOCK 3, LOT 10, NCB 1522, BLOCK 6, LOT EAST 30.5 FEET OF 14 AND WEST 12 FEET OF 15; NCB 9552, BLOCK 2, LOT 24A) FROM THE SAN ANTONIO HOUSING FINANCE CORPORATION, THE SAN ANTONIO HOMEOWNERSHIP OPPORTUNIES CORPORATION, AND THE SAN ANTONIO HOUSING AUTHORITY FOR THE PUBLIC PURPOSE OF NEIGHBORHOOD REVITALIZATION AND PROVIDING AFFORDABLE HOUSING IN THE COMMUNITY; AUTHORIZING THE EXPENDITURE OF AN ESTIMATED \$5,000.00 FOR TRANSPORTATION AND TITLE COSTS; AND AUTHORIZING THE EXECUTION OF ANY AND ALL DOCUMENTS IN CONNECTION THEREWITH.

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WHEREAS, since 1998, the City has focused on inner city revitalization through the work of the Community Revitalization Action Group (CRAG) which identified attracting new residents, particularly mixed-income families, as an important factor to revitalization; and

WHEREAS, current residents of inner city neighborhoods cite as a top concern the dangers posed by abandoned housing and vacant lots; and

WHEREAS, the City has created a housing rehabilitation program (the "Housing Asset Recovery Program," or "HARP") to address these concerns comprehensively and devise ways for the City to capitalize on existing assets, preserve housing stock and revitalize neighborhoods; and

WHEREAS, the City owns and proposes to own properties that can be renovated and disposed of in such a manner as to significantly assist in the revitalization of inner city neighborhoods; and

WHEREAS, in furtherance of this effort, the City of San Antonio intends to acquire title from the San Antonio Housing Finance Corporation, the San Antonio Homeownership Opportunities Corporation and the San Antonio Housing Authority (SAHA) to ten (10) residentially-zoned properties; and

WHEREAS, these properties are part of the Housing Authorities and related corporations surplus inventory of vacant homes and will be renovated and sold in place; and

WHEREAS, on February 28, 2001, the City of San Antonio's Planning Commission approved the acquisition of the foregoing properties; and

WHEREAS, it is in the best interest of the City that the foregoing properties be acquired; **NOW THEREFORE**:

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

SECTION 1. The City of San Antonio is hereby authorized to acquire title to the following ten (10) residentially-zoned properties: (NCB 1207, BLOCK 8, LOT 9; NCB 9535, BLOCK 1, LOT WEST 56 FEET OF 1; NCB 1482, BLOCK 31, LOT 23; NCB 1433, BLOCK 12, LOT E 33 FEET OF 21; NCB 7620, BLOCK 18, LOT 5 AND WEST 25 FEET OF 6; NCB 9173, BLOCK 15, LOT EAST 20 FEET OF 14 AND WEST 30 FEET OF 15; NCB 1519, BLOCK 3, LOT 7, NCB 1519, BLOCK 3, LOT 10, NCB 1522, BLOCK 6, LOT EAST 30.5 FEET OF 14 AND WEST 12 FEET OF 15; NCB 9552, BLOCK 2, LOT 24A) from the San Antonio Housing Finance Corporation, the San Antonio Homeownership Opportunities Corporation and the San Antonio Housing Authority for the public purpose of neighborhood revitalization and providing affordable housing in the community.

SECTION 2 The City Manager, or in his stead, either an Assistant City Manager, an Assistant to the City Manager or an Executive Director is hereby authorized to execute any and all documents necessary to effectuate the transactions described in this ordinance so long as such documents are first reviewed and approved by the City Attorney, are executed no later than sixty (60) days following the effective date of this ordinance and such transactions are made in accordance with all local, State and Federal laws. A copy of said documents, upon final execution, will be affixed hereto collectively as Attachment I.

SECTION 3. A zero interest loan for closing costs in an amount not to exceed \$5,000.00 is authorized to be recorded between Fund 29-026000 (Miscellaneous Special Revenue-Job Training, Neighborhood Revitalization, and Economic Development Fund) and Fund 29-029000 (Miscellaneous Special Revenue-Housing Asset Recovery Program) at the date of purchase. The loan will be repaid upon reimbursement of the purchase costs from the Line of Credit.

SECTION 4. Funds in an amount not to exceed \$5,000.00 are appropriated and encumbered in Fund 29-029000 in Index Code 273334 entitled Properties for Resale and are made payable to a contingent vendor for closing costs.

SECTION 5. The City's Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Index Codes and Fund Numbers as necessary to carry out the purpose of this Ordinance.

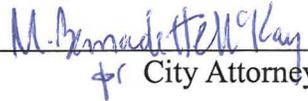
SECTION 6. This ordinance shall be effective on and after the tenth (10th) day after passage hereof.

PASSED AND APPROVED this 15th day of March, 2001.

M A Y O R

Howard W. Peak

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
for City Attorney

01-11

MEETING OF THE CITY COUNCIL

	ALAMODOME
	ARTS & CULTURAL AFFAIRS
1	ASSET MANAGEMENT
	AVIATION
1	BUDGET & PERFORMANCE ASSESSMENT
1	BUILDING INSPECTIONS
	HOUSE NUMBERING
	CITY ATTORNEY
	MUNICIPAL COURT
	REAL ESTATE (FASSNIDGE)
	REAL ESTATE (WOOD)
	RISK MANAGEMENT
	CITY MANAGER
1	SPECIAL PROJECTS <i>George Pedraza</i>
	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
	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
	YOUTH INITIATIVES
1	PLANNING DEPARTMENT
	DISABILITY ACCESS OFFICE
	LAND DEVELOPMENT SERVICES
	POLICE DEPARTMENT
	GROUND TRANSPORTATION
	PUBLIC WORKS DIRECTOR
	CAPITAL PROJECTS
	CENTRAL MAPPING
	ENGINEERING
	ENVIRONMENTAL SERVICES
	PARKING DIVISION
	REAL ESTATE DIVISION
	SOLID WASTE
	TRAFFIC ENGINEERING
	PURCHASING AND GENERAL SERVICES
	SAN ANTONIO WATER SYSTEMS (SAWS)
1	<i>Neighborhood Liaison</i>
	VIA SAHA

AGENDA ITEM NUMBER:

22B
MAR 15 2001

DATE:

MOTION: *Perez*

Prado
93595

ORDINANCE NUMBER:

RESOLUTION NUMBER:

ZONING CASE NUMBER:

TRAVEL AUTHORIZATION:

NAME	ROLL	AYE	NAY
BOBBY PEREZ District 1		✓	
MARIO SALAS District 2		✓	
DEBRA GUERRERO District 3		<i>absent</i>	
RAUL PRADO District 4		✓	
DAVID A. GARCIA District 5		✓	
ENRIQUE BARRERA District 6		✓	
ED GARZA District 7		✓	
BONNIE CONNER District 8		✓	
TIM BANNWOLF District 9		✓	
DAVID CARPENTER District 10		<i>absent</i>	
HOWARD W. PEAK Mayor		✓	

01-11

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**CITY OF SAN ANTONIO
OFFICE OF THE CITY MANAGER**

Interdepartmental Memorandum

TO: Mayor and Council

FROM: George V. Pedraza, Assistant to the City Manager

COPIES: Alexander E. Briseño; Management Team

SUBJECT: Purchase of Properties for the Housing Asset Recovery Program (HARP)

DATE: March 2, 2001

Summary and Recommendation

This ordinance will authorize the City of San Antonio to acquire title to real property for the public purpose of neighborhood revitalization and providing affordable housing in the community through the Housing Asset Recovery Program (HARP), which allows the efficient renovation and return to use of currently vacant housing stock.

- A. An Ordinance authorizing the City of San Antonio to purchase four (4) residentially-zoned properties (NCB 843 BLK 2 Lot B-1; NCB 843 BLK 2 Lot B-2 and B-3; NCB 844 BLK 4 Lot 3; NCB 843 BLK 2 W 47.5 FT of N IRR 170 FT of 2 or B-5) from the Methodist Healthcare System of San Antonio for \$40,000.00 (Forty Thousand Dollars); authorizing the expenditure of an estimated \$5,000 for title and transaction costs; and authorizing the execution of any and all documents in connection therewith.

- B. An Ordinance authorizing the City of San Antonio to acquire title to ten (10) residentially-zoned properties (NCB 1207 BLK 8 Lot 9; NCB 9535 BLK 1 Lot W 56 FT of 1; NCB 1482 BLK 31 Lot 23; NCB 1433 BLK 12 Lot E 33 FT of 21; NCB 7620 BLK 18 Lot 5 & W 25 FT of 6; NCB 9173 BLK 15 Lot E 20 FT of 14 & W 30 FT of 15; NCB 1519 BLK 3 Lot 7; NCB 1519 BLK 3 Lot 10; NCB 1522 BLK 6 Lot E 30.5 FT of 14 & W 12 FT of 15; NCB 9552 BLK 2 Lot 24A) from the San Antonio Housing Finance Corporation, the San Antonio Homeownership Opportunities Corporation, and the San Antonio Housing Authority; authorizing the expenditure of an estimated \$5,000 for transaction and title costs; and authorizing the execution of any and all documents in connection therewith.

Staff recommends approval.

Background

On November 30, 2000, City Council authorized the creation of the Housing Asset Recovery Program (HARP) to address neighborhood revitalization and affordable housing concerns. Combining underutilized properties and private sector rehabilitation strategies through HARP allows the City to capitalize on existing assets, preserve housing stock, and revitalize neighborhoods. The Fannie Mae Corporation provides property renovation and disposition services and a revolving line of credit from the American Communities Fund will finance program activities, as described below. The City of San Antonio, through the Special Projects Office of the City Manager's Office, and the Neighborhood Action Department, provides oversight and ensure that the majority of the renovated homes are sold for affordable prices.

- A. The City will acquire four properties from the Methodist Healthcare System and will move four homes from the Martinez Creek flood buyout area to the following vacant lots: 834 Erie Avenue, 832 Erie Avenue, 812 Erie Avenue and 414 East Laurel Street. NCB 843, BLK 2, Lot B-2 and B-3 will be replatted as 832 East Erie and 834 East Erie. The structure currently located at 836 East Erie will be renovated in place if feasible; if not, the structure will be demolished and an additional structure from the Martinez Creek flood buyout area will be moved to the lot. The Erie and Laurel Street lots are zoned R-2, Two Family Residence District.
- B. The City will acquire ten residentially-zoned properties from the San Antonio Housing Authority or related corporations. These properties are part of the Housing Authority's surplus inventory of vacant homes, and will be renovated and sold in place.

These acquisition activities will be funded through a \$175,000 set-aside from the Neighborhood Revitalization Fund, as the ACF Line of Credit has not yet closed.

Policy Analysis

The proposed program is consistent with existing City policy as established in the 1998 and 2000 Community Revitalization Action Group Reports. Recommendation H11 in the 1998 report reads: "Leverage money whenever possible among partners with various funding sources, utilize creative financing and build incentives for the private sector." The proposed contract will secure an additional private-sector funding source for the renovation of single family housing in the inner city. The CRAG 2000 Report recommends the implementation of a housing rehabilitation initiative in the inner city that will utilize private sector funding and services (p. 24). HARP is also consistent with Master Plan policies such as Urban Design Goal 1, Policy 1c, Initiative 3: "Support and promote mixed-use residential development that will include a mix of...price ranges."

Financial Impact

Approval of this ordinance authorizes the expenditure of \$40,000.00 plus closing costs to be determined but estimated to be \$10,000 for the purchase of 14 properties as described above. These funds were allocated to the Neighborhood Revitalization Fund in the FY 2001 Budget.

Coordination

This program has been discussed and coordinated with the City Manager's Office, City Attorney's Office, Finance, Asset Management, Building Inspections, Neighborhood Action, and Housing and Community Development. The item has also been coordinated with the Housing and Neighborhood Action Team and the Housing Task Force. On February 28, 2001, the Planning Commission approved the acquisition of the proposed properties for HARP.

Supplemental Comments

This ordinance does not approve any funding for contractual services requiring disclosure under the City's Ethics Ordinance.



George V. Pedraza
Assistant to City Manager

Approved:

Alexander E. Briseño
City Manager