

**(THIS IS A DRAFT ORDINANCE ONLY AND SUBJECT TO CHANGE)**

**ORDINANCE**

**APPROVING SUBSTANTIAL AMENDMENT #4 TO THE FY 2025 UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) ANNUAL ACTION PLAN AND BUDGET AUTHORIZING A REPROGRAMMING OF FUNDS AND AWARDING UP TO \$5,461,519.00 IN COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING AND HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) FUNDING TO THREE (3) AFFORDABLE HOUSING DEVELOPMENT PROJECTS.**

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**WHEREAS**, on August 8, 2024, pursuant to Ordinance No. 2024-08-08-0560, City Council approved and adopted the FY 2025 United States Department of Housing and Urban Development (HUD) Annual Action Plan and Budget (Action Plan); and

**WHEREAS**, on May 1, 2025, pursuant to Ordinance No. 2025-05-01-0319, City Council approved and adopted Substantial Amendment #1 to the FY 2025 HUD Action Plan; and

**WHEREAS**, on May 29, 2025, pursuant to Ordinance No. 2025-05-29-0398, City Council approved and adopted Substantial Amendment #2 to the FY 2025 HUD Action Plan; and

**WHEREAS**, on June 12, 2025, pursuant to Ordinance No. 2025-06-12-0476, City Council approved and adopted Substantial Amendment #3 to the FY 2025 HUD Action Plan; and

**WHEREAS**, in furtherance of making the awards at issue, City staff released Requests for Proposals (RFP) for Single-Family Homeownership Development and Multi-Family Rental Housing Production and Acquisition, both of which sought affordable housing development projects in need of gap funding; and

**WHEREAS**, multiple proposals were received in response to each respective RFP from developers seeking to undertake affordable housing development projects; and

**WHEREAS**, a panel of committee members comprised of city staff and partners with relevant expertise in the RFP category areas reviewed and evaluated all proposals received based on criteria set forth in each respective RFP. In accordance with the committee recommendations, this ordinance authorizes awards of funding for two (2) projects selected from the Single-Family Homeownership RFP and one (1) project selected from the Multi-Family Rental Housing Production and Acquisition RFP; and

**WHEREAS**, the total recommended award of funding for these 3 projects is \$5,461,519.00, which is comprised of up to \$4,075,744.75 in HOME funding and up to \$1,385,744.25 in CDBG funding. In order to provide the recommended funding, City staff recommends that City Council approve

Substantial Amendment #4 to the FY 2025 HUD Action Plan to reprogram up to \$1,545,630.82 in HOME funds made available from prior year program savings in order to effectuate the awards of funding as recommended herein; and

**WHEREAS**, after notice having been duly published and posted, a public comment period was opened, a public hearing was held on June 25, 2025, and timely responses were given from local officials to all citizen questions and issues and public access was granted to all questions and responses, thereby satisfying applicable law governing substantial amendments to the City's FY 2025 HUD Action Plan; and

**WHEREAS**, in order to reprogram necessary funding and award said CDBG and HOME funds to the three affordable housing development projects recommended herein, it is necessary to authorize a substantial amendment to the City's FY 2025 HUD Action Plan; and

**WHEREAS**, City Council approves Substantial Amendment #4 to the FY 2025 HUD Action Plan to reprogram necessary HOME funds and authorizes awards and corresponding agreements for up to \$5,461,519.00 in HOME and CDBG funding to the three (3) affordable housing development projects as set forth herein; **NOW, THEREFORE:**

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

**SECTION 1.** The City Manager or designee, or the Deputy Chief Financial Officer or designee, authorizes Substantial Amendment #4 to the FY 2025 U.S. Department of Housing and Urban Development (HUD) Annual Action Plan and Budget reprogramming \$1,545,630.82 in HOME Investment Partnerships Program (HOME) funds, and awarding funding in an amount not to exceed \$5.5 million for three (3) projects as part of the release of solicitations for Rental Housing Production and Acquisition and Affordable Single-Family Housing solicitations in accordance with the following allocations:

- (a) Up to \$1,704,255.75 in HOME funding and up to \$885,744.25 in CDBG funding to Habitat for Humanity of San Antonio, Inc., for the Rancho Carlota Phase VI project, an affordable single-family homeownership development project;
- (b) Up to \$671,519.00 in HOME funding to Opportunity Home San Antonio for the Westside Reinvestment Initiative Phase II project, an affordable single-family homeownership development project; and
- (c) Up to \$1,700,000.00 in HOME funding and up to \$500,000.00 in CDBG funding to NRP Group and CHR Partners for the 6802 Marbach Lofts project, an affordable multi-family rental housing development project.

**SECTION 2.** Substantial amendment #4 to the City's FY2025 HUD Action Plan and Budget in accordance with this Ordinance is hereby authorized and approved. The City Manager or their designee, the Director of the Neighborhood and Housing Services Department or their designee, the Assistant Director of the Neighborhood and Housing Services Department or their designee, or the Grants Administrator of the Division of Grants Monitoring and Administration are each

individually hereby authorized to execute any and all documents necessary to implement and carry out said substantial amendment.

**SECTION 3.** The City Manager or their designee, the Director of the Neighborhood and Housing Services Department or their designee, the Assistant Director of the Neighborhood and Housing Services Department or their designee, or the Grants Administrator of the Division of Grants Monitoring and Administration, are each hereby authorized to negotiate and execute any and all contracts, agreements and other documents as necessary for: (a) implementation of the funding awards as set forth herein; 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 4.** The City Manager or their designee, the Director of the Neighborhood and Housing Services Department or their designee, the Assistant Director of the Neighborhood and Housing Services Department or their designee, or the Grants Administrator of the Division of Grants Monitoring and Administration are each individually hereby authorized to (a) implement the reductions, revisions, and reprogramming set forth herein; (b) comply with HUD rules, regulations, and procedures, and submit all certifications and such other information to and as required by HUD; (c) approve budget adjustments within project allocations to conform with actual expenditures if line item cost overruns occur or are anticipated; (d) negotiate and execute any and all necessary contracts, amendments, and other documents in connection with the project set forth above; and (e) provide for payment.

**SECTION 5.** The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer 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 affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED** this 26<sup>th</sup> day of June, 2025.

**M A Y O R**  
Gina Ortiz Jones

**ATTEST:**

**APPROVED AS TO FORM:**

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Debbie Racca-Sittre, City Clerk

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Andrew Segovia, City Attorney