



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 45

**Agenda Date:** October 31, 2024

**In Control:** City Council A Session

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**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Veronica Garcia, Director

**COUNCIL DISTRICTS IMPACTED:** District 2, District 4

**SUBJECT:**

A Resolution permitting the Housing Authority of Bexar County to exercise its powers within the territorial boundaries of the City of San Antonio for the purposes of rehabilitating the Rosemont at Millers Pond Apartments, Artisan at Salado Creek, Palo Alto Apartment Home, and Remigio Valdez Apartments.

**SUMMARY:**

The Housing Authority of Bexar County is seeking a Resolution for permission to operate within San Antonio's territorial limits for the rehabilitation of four affordable housing developments:

- Rosemont at Millers Pond Apartments, a 176-unit affordable multifamily rental housing development located at 6200 Old Pearsall Rd in City Council District 4;
- Artisan at Salado Creek, a 200-unit affordable multifamily rental housing development located at 3644 Binz Engleman Rd. in City Council District 2;
- Palo Alto Apartment Homes, a 280-unit affordable multifamily rental housing development located at 10127 TX-16 in City Council District 4; and
- Remigio Valdez Apartments, a 75-unit affordable multifamily rental housing development located at 3760 Remigio St. in City Council District 4.

**BACKGROUND INFORMATION:**

Per Texas Local Government Code, Section 392.017 (a) the governing body of a municipality must adopt a Resolution declaring a need for a county housing authority to exercise its powers within the municipalities' territorial boundaries and authorizing a cooperation agreement under Section 392.059.

The Housing Authority of Bexar County is requesting to operate within San Antonio's territorial boundaries for the purposes of rehabilitating four affordable housing developments:

- Rosemont at Millers Pond Apartments, a 176-unit affordable multifamily rental housing development located at 6200 Old Pearsall Rd in City Council District 4;
- Artisan at Salado Creek, a 200-unit affordable multifamily rental housing development located at 3644 Binz Engleman Rd. in City Council District 2;
- Palo Alto Apartment Homes, a 280-unit affordable multifamily rental housing development located at 10127 TX-16 in City Council District 4; and
- Remigio Valdez Apartments, a 75-unit affordable multifamily rental housing development located at 3760 Remigio St. in City Council District 4.

The proposed rehabilitations will be phased and in no case will tenants be relocated out of their units for more than a year. At the time the project is initiated, personal interviews with the affected tenant households will be conducted and income certifications completed. The planned rehabilitation will require that tenants be moved into another unit onsite for a period of five to ten business days while their unit is being renovated.

Relocation-related expenses will be paid by the owner, should relocation expenses go over budget, the difference will be funded out of the deferred development fee. Moving services will be provided by the owner along with additional assistance for any tenants that may require it. Upon completion of rehabilitation, the tenants would be returned to their original unit. In the event a tenant incurs any out-of-pocket costs related to relocation, they will be reimbursed for eligible costs such as hotel/motel costs, a per diem for food, pet boarding, and transportation to and from the temporary unit, etc. Assistance will also be available to identify and secure temporary housing or accommodations should it be necessary. Any moving costs associated with moving to and from temporary housing will also be paid by the owner.

The proposed project partnership with the Housing Authority of Bexar County would require them to operate outside of their existing jurisdiction. To operate in San Antonio's territorial boundaries, the Housing Authority of Bexar County needs a cooperative agreement approved by both the City of San Antonio and Opportunity Home San Antonio.

The San Antonio Housing Authority approved the agreement at their October 9, 2024 board meeting.

## **ISSUE:**

The Housing Authority of Bexar County is seeking permission from City Council to work within San Antonio's territorial boundaries per Texas Local Government Code, Section 392.017 (a). This

will allow for the rehabilitation of four affordable housing complexes utilizing housing tax credits.

The proposed project partnership with the Housing Authority of Bexar County would require operation outside of its existing jurisdiction. To operate in San Antonio's territorial boundaries, the Housing Authority of Bexar County also needs a cooperative agreement approved by both the City of San Antonio and Opportunity Home San Antonio per Texas Local Government Code, Section 392.059.

**ALTERNATIVES:**

City Council may elect not to issue the Resolution which would prevent the Housing Authority of Bexar County from completing these rehabilitation projects.

**FISCAL IMPACT:**

There is no fiscal impact.

**RECOMMENDATION:**

Staff recommends approval.