



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 23

Agenda Date: May 1, 2025

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Forgivable Loan for the Rehabilitation of Dietrich Road Apartments

SUMMARY:

The San Antonio Housing Trust seeks to award a \$400,000.00 10-year forgivable loan from the Housing Trust Fund to Opportunity Home San Antonio for the rehabilitation of the Dietrich Road Apartments.

BACKGROUND INFORMATION:

On October 18, 2024, the San Antonio Housing Trust (“SAHT”) Board of Trustees approved a Joint Notice of Funding Availability in collaboration with the SAHT Public Facility Corporation. This initiative aims to provide funding for technical assistance that supports nonprofit and mission-driven organizations, while also optimizing resources for the renovation of existing public housing and small multi-family rental opportunities in partnership with non-profits. The Request for Applications (RFA) was released on November 6, 2024, with applications due on January 7, 2025. SAHT received a total of 10 applications totaling \$2.57 million in funding requests.

ISSUE:

On February 21, 2025, the San Antonio Housing Trust Board of Trustees approved a \$400,000.00 10-year forgivable loan from the Housing Trust Fund to Opportunity Home San Antonio for the rehabilitation of the Dietrich Road Apartments, located at 4618 Dietrich Rd, in Council District 2. Additionally, the San Antonio Housing Trust Public Facility Corporation (“PFC”) Board of Directors also approved \$250,000.00 in available PFC funds which brings the total funding recommendation to \$650,000.00.

Opportunity Home San Antonio public housing authority, is committed to improving the lives of residents by providing quality affordable housing and building sustainable, thriving communities. Opportunity Home San Antonio sought San Antonio Housing Trust funds in the amount of \$750,000.00 and was awarded \$650,000.00 to complete renovations for a 30-unit multi-family rental property. The property currently provides rental units for 11 households earning at or below 60% of Average Median Income (AMI), and the rest are unrestricted. However, Opportunity Home has agreed to 10 years of affordability provisions for all 30 units for persons at or below 60% of AMI. This is directly in line with SHIP goals for housing preservation.

Funds will be used to repair roofing, windows, and parking lot resurfacing as well as repair of three balconies that have experienced structural failure. The current roof system is approximately 28 years old, has outlived the useful life expectations, and is currently experiencing water intrusion during periods of heavy rainfall. The windows are original to 1977, have operational issues and lack energy efficiency Opportunity Home San Antonio shall also repair three existing balconies as well as survey other balconies and repair as needed.

ALTERNATIVES:

City Council may elect not to approve an award of \$400,000.00 in available Housing Trust funds as a 10-year forgivable loan to Opportunity Home San Antonio for the Rehabilitation of Dietrich Road Apartments. This will negatively impact Opportunity Home San Antonio’s ability to rehabilitate the Dietrich Road Apartments.

FISCAL IMPACT:

There is no impact to the City of San Antonio’s General Fund.

The San Antonio Housing Trust requests approval to issue \$400,000.00 from the Housing Trust Fund as a 10-year forgivable loan to Opportunity Home San Antonio.

RECOMMENDATION:

Staff recommends an award of up to \$400,000.00 from available Housing Trust funds to Opportunity Home San Antonio for the rehabilitation of Dietrich Road Apartments.

