

Item #24

Four25 San Pedro Project

(2017 Neighborhood Improvements Bond)

Second Amendment to Redevelopment Agreement

City Council A-Session
May 9, 2024



Summary



- Second Amendment to the Contract for Sale of Land for Private Redevelopment agreement for the Four25 San Pedro project, a 2017 Neighborhood Improvements Bond project located in District 1.
 - Increases gap funding from the 2017 Neighborhood Improvements Bond by \$4,826,210.78 for a total of \$7,476,210.78.
- Authorizes up to \$1,025,000.00 in gap funding from the San Antonio Housing Trust for the project.

Four25 San Pedro

Council District 1

- **Developer/Partners:**
 - Franklin Development Properties, Ltd.
 - San Antonio Housing Trust
 - SAMMinistries
- **Total Development Cost:** \$30.6 M (leveraging Low Income Housing Tax Credits)
- **Units:** 80 Affordable Housing Units
 - At least **25 PSH units** with the inclusion of Project-Based Vouchers from Opportunity Home San Antonio & SAMMinistries
 - Entire project includes 2-bedroom and 3-bedroom family sized units
 - Contributes to **Strategic Housing Implementation Plan** goal of 1,000 PSH units by 2031
- **Development Highlights:**
 - Transit-Oriented Development along future VIA Greenline Advanced Rapid Transit
 - On-site supportive services for all residents, including families experiencing homelessness (SAMMinistries)



Total Units	30% AMI	50% AMI	60% AMI	PSH
80	16	48	16	25
Includes 25 Project-Based Vouchers				

Prior Approvals

- February 11, 2021 - City Council approved a Real Estate Purchase and Sales Contract to:
 - Acquire properties through the Office of Redevelopment San Antonio (OUR SA) for \$2 million and sell to Franklin Development Properties, Ltd. for \$500,000
 - Authorize \$2.65 million for reimbursement of eligible expenses in the Urban Renewal Plan to Franklin Development
- January 5, 2023 - OUR SA approved the First Amendment to the contract extending:
 - Project construction start date to December 31, 2024
 - Project placed in service date to December 31, 2025

Funding Request

Funding Source	Amount
City of San Antonio 2017 Neighborhood Improvements Bond (NIB) Funding <i>(Original Contract Awarded 2/2021)</i>	\$2,650,000.00
City of San Antonio 2017 NIB <i>(Proposed Amendment #2)</i>	\$4,826,210.78
Total City of San Antonio Funding*	\$7,476,210.78
San Antonio Housing Trust**	\$1,025,000.00
Total Project Gap Investment	\$8,501,210.78

* Approximately 35% of funds are from program income generated by the 2017 Neighborhood Improvements Bond. Approved by the OUR SA Board on April 17, 2024 and approved by the City Council Planning & Community Development Committee on April 25, 2024.

** SAHT Board approved the item on April 19, 2024.

Recommendation



Authorize the following:

- Second Amendment to the Contract for Sale of Land for Private Redevelopment agreement between the City of San Antonio, by and through the City's Urban Renewal Agency, Office of Urban Redevelopment San Antonio (OUR SA) and Franklin Development Properties, Ltd., increasing funding by \$4,826,210.78, for a total amount up to \$7,476,210.78 for the Four25 San Pedro Project, a 2017 Neighborhood Improvements Bond project located in Council District 1.
- Up to \$1,025,000.00 in gap funding from the San Antonio Housing Trust for the project.

Thank you!
Veronica Garcia

Director
Neighborhood & Housing Services
Department

