



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 35

Agenda Date: November 2, 2023

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Forgivable Loan for Infrastructure Improvements at Riverside Terrace Mobile Home Park (2022 Housing Bond project)

SUMMARY:

Ordinance approving \$750,000.00 from the Inner City Incentive Fund (ICIF) to the Mission Trails Community Association as a forgivable loan for infrastructure improvements at Riverside Terrace Mobile Home Park, a 2022 Housing Bond funded project located in Council District 3.

BACKGROUND INFORMATION:

Riverside Terrace Mobile Home Park is a 46-unit manufactured home community located in Council District 3. The community, which is currently in the final process of being acquired by the residents, was listed for sale leaving residents at potential risk for displacement prior to the 2022 Housing Bond award to purchase and convert the mobile home park to a resident-owned cooperative (ROC).

As part of the second round of 2022 Housing Bond funding, City Council approved an award of \$3,101,021.00 to ROC USA for the purchase of property and conversion of the 46-unit Riverside Terrace Mobile Home Park from a landlord-owned to a resident-owned community. ROC USA is

a national nonprofit with a mission to support homeowners in manufacture home communities to achieve affordable and environmentally sustainable self-governing cooperatives.

Additionally, funds in the amount of \$250,000.00 were also awarded in SAWS Impact and City Fee Waivers. As a result of the City's investment, residents living on the property must income qualify at no more than 80% of the Area Median Income for 40 years.

Through this project, ROC USA, will also provide technical assistance to the residents to maintain their resident owned cooperative (ROC), the Mission Trails Community Association, supporting their board and helping to manage the community operations and long term financial stability.

ISSUE:

This ordinance approves \$750,000.00 from the Inner City Incentive Fund to the Mission Trails Community Association as a forgivable loan for infrastructure improvements at Riverside Terrace Mobile Home Park.

The new ROC has conducted a capital needs assessment and identified nearly \$2,000,000.00 in infrastructure improvements to include sewer repair/replacement, water service replacement, street paving, demolition of dilapidated storage building, security lighting and cameras, fencing, signage, and mailboxes.

The \$750,000.00 from the ICIF, as well as \$750,000.00 provided by the San Antonio Housing Trust Foundation (SAHTF), will provide funding to address critical infrastructure needs such as sewer repair and replacement, water service replacement, street paving/repaving and the demolition of a dilapidated storage building. Remaining infrastructure costs will be financed by the ROC.

The SAHTF approved their funding on October 20, 2023 and a briefing was provided to the Planning Community and Development Committee on October 26, 2023.

ALTERNATIVES:

As an alternative, City Council could choose not to approve the \$750,000.00 in Inner City Incentive Funds; however, this would negatively impact the ability for the project to move forward.

FISCAL IMPACT:

This ordinance approves \$750,000.00 from the Inner City Incentive Fund to the Mission Trails Community Association as a forgivable loan for infrastructure improvements at Riverside Terrace Mobile Home Park. Funding for this forgivable loan is available from the Inner City Incentive Fund FY 2024 Adopted Budget.

RECOMMENDATION:

Staff recommends approval of this ordinance.