

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL,  
SIGNED ORDINANCE ADOPTED BY CITY COUNCIL.**

**ORDINANCE**

**AUTHORIZING A DEVELOPMENT AGREEMENT WITH OPPORTUNITY HOME SAN ANTONIO FOR WINDOW REPLACEMENTS AT CASSIANO HOME APARTMENTS, LOCATED AT 2919 S. LAREDO ST. IN CITY COUNCIL DISTRICT 5, IN THE AMOUNT OF \$1,000,000.00 FOR A TERM THAT BEGINS UPON CITY COUNCIL APPROVAL AND ENDS ON DECEMBER 15, 2024. FUNDING IS AVAILABLE FROM THE GENERAL FUND FY 2024 ADOPTED BUDGET.**

\* \* \* \* \*

**WHEREAS**, the City Council of the City of San Antonio approved the creation of a \$1,000,000.00 Opportunity Home Access and Operations Fund as part of the Fiscal Year 2024 Adopted Budget to help address maintenance and accessibility needs for public housing residents; and

**WHEREAS**, Opportunity Home conducted a Capital Needs Assessment in January 2024 to identify the deferred maintenance needed to the Cassiano Homes Apartments, a 499-unit income-restricted public housing property, and found that 5,498 original windows are in need of replacement; and

**WHEREAS**, the City intends to provide \$1,000,000.00 to Opportunity Home to cover a portion of the costs for the Project and through a development agreement with Opportunity Home, the City's funding will allow all 499 apartment units in Cassiano Homes to receive new energy efficient windows sound rated to improve the quality of life for the residents with lower heating and cooling costs and easier to operate windows; and

**WHEREAS**, the total project cost to replace all 5,498 windows is approximately \$4,000,000.00, with the City of San Antonio contributing \$1,000,000.00 from the General Fund FY 2024 Adopted Budget for the Opportunity Home Access and Operations Fund and the remaining \$3,000,000.00 being provided by Opportunity Home through a Congressional Earmark Grant and the U.S. Department of Housing and Urban Development Capital Fund Grant; **NOW THEREFORE**,

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

**SECTION 1.** The Development Agreement with Opportunity Home San Antonio is hereby approved. A copy of the agreement, in substantial form, is attached to this Ordinance as **Exhibit A**.

**SECTION 2.** The City Manager or his designee is hereby authorized to execute the Development Agreement which has been incorporated into this Ordinance for all purposes, and all

other documents, including amendments to the Development Agreement to provide for a change in scope, an extension of the term, and increase in funds up to 20 % of the cost approved by this Ordinance, without further action of City Council.

**SECTION 3.** Funding in the amount of \$1,000,000.00 for this ordinance is available in Fund 11001000, Cost Center 5701020028 and General Ledger 5201040 as part of the Fiscal Year 2024 Adopted Budget approved by City Council.

**SECTION 4.** Payment is authorized to Opportunity Home San Antonio and should be encumbered with a purchase order.

**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 Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers 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 \_\_\_\_ day of \_\_\_\_\_, 2024.

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Debbie Racca-Sittre, City Clerk**

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**Andrew Segovia, City Attorney**

# EXHIBIT A

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