



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 45

Agenda Date: June 20, 2024

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

Development Agreement with Opportunity Home San Antonio for Window Repairs to the Cassiano Home Apartments

SUMMARY:

This ordinance authorizes a Development Agreement with Opportunity Home San Antonio in an amount not to exceed \$1,000,000.00 for the term beginning upon City Council approval and ending December 15, 2024, for improvements to the Cassiano Homes Apartments, located at 2919 S. Laredo St. in City Council District 5. Funding is available from the General Fund FY 2024 Adopted Budget and will be leveraged towards the replacement of 5,498 original windows with new, energy efficient windows that will reduce energy consumption, noise and increase resident safety.

BACKGROUND INFORMATION:

City Council approved the creation of a \$1,000,000.00 Opportunity Home Access and Operations Fund as part of the FY 2024 Adopted Budget to help address maintenance and accessibility needs for public housing residents. Opportunity Home has identified the Cassiano Homes Apartments as a priority property with deferred maintenance in need of improvements for its residents.

Cassiano Homes Apartments was constructed in 1951 and is comprised of 499 income-restricted Public Housing units. Opportunity Home conducted a Capital Needs Assessment (CNA) in January 2024 to identify the deferred maintenance needed to the housing development and found that 5,498 original windows are in need of replacement.

ISSUE:

This ordinance authorizes a Development Agreement with Opportunity Home San Antonio in an amount not to exceed \$1,000,000.00 for improvements to the Cassiano Homes Apartments.

Built in 1951, the Cassiano Homes Apartment windows have not been replaced or repaired causing potential safety issues, reduced energy efficiency, and limited noise protection. As part of this action, all 499 apartment unit windows will be safely replaced with minimal impact to the residents. The new windows will be energy efficient and sound rated to improve the quality of life for the residents with lower heating and cooling costs, provide quieter living spaces, and easier to operate windows.

The total project cost to replace all 5,498 windows is approximately \$4,000,000.00. Through approval of this agreement the City of San Antonio will contribute \$1,000,000.00 from the General Fund FY 2024 Adopted Budget for the Opportunity Home Access and Operations Fund.

The remaining \$3,000,000.00 will be provided by Opportunity Home through a Congressional Earmark Grant and the U.S. Department of Housing and Urban Development (HUD) Capital Fund Grant. Construction anticipates to commence in July 2024 and be complete in December 2024.

ALTERNATIVES:

If the Development Agreement with Opportunity Home San Antonio is not approved, the project may not be able to continue or may continue with a reduced scope.

FISCAL IMPACT:

This ordinance authorizes a Development Agreement with Opportunity Home San Antonio in an amount not to exceed \$1,000,000.00, for the term beginning upon City Council approval and ending December 15, 2024, for the replacement of 5,498 windows at the Cassiano Homes Apartments. Funding is available from the General Fund FY 2024 Adopted Budget.

RECOMMENDATION:

Staff recommends approval.