

ORDINANCE

2022-12-15-0988

APPROVING A SUBSTANTIAL AMENDMENT TO THE NEIGHBORHOOD STABILIZATION PROGRAM (NSP) ACTION PLAN AND BUDGET FOR THE ALLOCATION OF \$1,310,404.01 FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND TO INCLUDE \$500,000.00 THAT WAS PREVIOUSLY AWARDED TO CROSS TIMBER HOMES IN THE ACTION PLAN RESUBMISSION.

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WHEREAS, on November 20, 2008, pursuant to Ordinance No. 2008-11-20-1040, City Council accepted \$8,635,899 in Neighborhood Stabilization Program (NSP) grant funds from the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, NSP-funded activities are detailed in the City of San Antonio (City) NSP Action Plan and Budget submitted to and approved by HUD; and

WHEREAS, the City currently has \$1,310,404.01 in NSP funds available for reprogramming and allocation and seeks to commit all remaining funds and program income in preparation for eventual closeout of this grant; and

WHEREAS, City Council previously awarded \$500,000.00 in NSP funds to Cross Timber Homes pursuant to Ordinance No. 2022-03-17-0193, and said award necessitates inclusion in the City's NSP Action Plan;

WHEREAS, to reprogram the available NSP funds and update the Action Plan, City staff recommends a Substantial Amendment to NSP Action Plan and Budget to include \$500,000.00 previously awarded to Cross Timber Homes, allocating \$942,054.85 to Viento for eligible affordable housing development activities, and transferring \$368,349.16 in on-hand Program Income, plus any additional Program Income received in Fiscal Year 2023, to the City's Community Development Block Grant (CDBG) Program; and

WHEREAS, after notice having been duly published and posted, a public comment period was opened, a public hearing was held on December 14, 2022, and timely responses were given from local officials to all citizen questions and issues and public access was granted to all questions and responses; and

WHEREAS, in order to reprogram and allocate said NSP funds and update the Action Plan as desired, it is necessary to authorize a Substantial Amendment to the City's NSP Action Plan and Budget; and

WHEREAS, City Council approves the Substantial Amendment to the NSP Action Plan and Budget as set forth herein; **NOW THEREFORE:**

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

SECTION 1. Revisions to the Neighborhood Stabilization Program (NSP) and the modifications to the budgets and reprogramming in support thereof in an amount not to exceed \$1,310,404.01 in grant funds from the U.S. Department of Housing and Urban Development (HUD) and to include \$500,000.00 that was previously awarded to Cross Timber Homes in the Action Plan resubmission. A total of \$942,054.85 will be reprogrammed to Viento for eligible affordable housing development activities and \$368,349.16 in on-hand Program Income, plus any additional Program Income received in FY 2023 will be transferred to the Community Development Block Grant (CDBG) where it can support a wide-range of community development programming for low- and moderate-income residents. There is no fiscal impact to the City's General Fund.

SECTION 2. The City Manager, or their designee, the Director of the Neighborhood and Housing Services Department or their designee, or Grants Administrator of the Division of Grants Monitoring and Administration are each individually hereby authorized to approve budget adjustments within project allocations to conform with actual expenditures if line item cost overruns or are anticipated.


SECTION 3. Substantial amendment to the City's HUD NSP Action Plan and Budget to reprogram funds in the NSP Budget in accordance with this Ordinance and **Attachment I** is hereby authorized and approved. The City Manager or their designee, the Director of the Neighborhood and Housing Services Department or their designee, or the Grants Administrator of the Division of Grants Monitoring and Administration are each individually hereby authorized to execute any and all documents necessary to implement and carry out said substantial amendment.

SECTION 4. The Deputy Chief Financial Officer is hereby authorized to effect on the books of the City the cancellations, revisions, and reprogramming in support thereof set forth in **Attachment I**. The City Manager or their designee, the Director of the Neighborhood and Housing Services Department or their designee, or the Grants Administrator of the Division of Grants Monitoring and Administration are each individually hereby authorized to (a) implement the reductions, revisions, and reprogramming set forth in **Attachment I**; (b) comply with HUD rules, regulations, and procedures, and submit all certifications and such other information to and as required by HUD; (c) approve budget adjustments within project allocations to conform with actual expenditures if line item cost overruns occur or are anticipated; (d) close-out and cancel affected projects and create new projects and project budgets in accordance with **Attachment I**; and (e) execute any and all necessary contracts and other documents in connection with the projects set forth above; and (f) provide for payment.

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 15th day of December, 2022.



M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:



Debbie Racca-Sittre, City Clerk



Andrew Segovia, City Attorney
for



City of San Antonio

City Council Meeting December 15, 2022

48.

2022-12-15-0988

Ordinance approving a Substantial Amendment to the Neighborhood Stabilization Program Action Plan and Budget for the allocation of \$1,310,404.01 from the U.S. Department of Housing and Urban Development, and to include \$500,000 that was previously awarded to Cross Timber Homes in the Action Plan resubmission. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services Department]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Castillo seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage, Gallagher

ATTACHMENT I
COVER SHEET

Neighborhood Stabilization Program

	Activity Number	Activity Status	FY 2023	Revised Budget
Sources				
NSP Entitlement (Committed)			\$	901,067.36
Program Income			\$	1,278,922.77
NSP Land Bank PI			\$	396,070.41
Total Sources			\$	2,576,060.54
Uses				
Administration and Planning				
NSP 1 Administration	131000001798	Completed	\$	-
NSP Monitoring and Administration	157000000071	Under Way	\$	8,592.76
Total Administration and Planning			\$	8,592.76
Activities				
Single Family Acquisition	131000001796	Completed	\$	-
Sutton Homes Redevelopment	131000001797	Completed	\$	-
Single-Family Construction	131000001826	Completed	\$	-
Gillette Apartment Acquisition	131000001827	Completed	\$	-
Gillette Apartment Rehabilitation	131000001828	Completed	\$	-
Down Payment Assistance	131000001831	Completed	\$	-
Cevallos Street Lofts	131000001835	Completed	\$	-
Tierra Del Sol Construction Loan Guarantees	131000001836	Completed	\$	-
Homebuyer Assistance Program	131000002115	Completed	\$	-
EastPoint Infill and Rehab Housing Program	131000002201	Cancelled	\$	-
SAAH Land Bank	131000002202	Completed	\$	-
NSP Land Bank Program Income	131000002202	Completed	\$	-
Oscar Eason Redevelopment	131000002270	Under Way	\$	70,000.00
Cross Timber Homes	157000000070	Completed	\$	-
NHSSA	157000000225	Under Way	\$	644,200.00
Cross Timber Homes	157000000373	Under Way	\$	500,000.00
25% set aside MF Acquisition / Rehab	TBD	Under Way	\$	942,054.85
NSP to CDBG Transfer			\$	368,349.16
Activity Subtotal			\$	2,524,604.01
Total Uses			\$	2,533,196.77

NSP Sources & Uses								
	Activity Name	Fund Source/ Type	I/O	SAP Approved Budget	Expenses Commitments	Balance	Budget Adj	SAP Revised Budget
Source	Gillette Square Apts PI	PI	131000002020	\$ 1,036,088.29	\$ (832,164.34)	\$ 203,923.95	\$ (203,923.95)	\$ -
Source	Single Family PI	PI	131000001896	\$ 2,009,869.49	\$ (1,964,863.63)	\$ 45,005.86	\$ (45,005.86)	\$ 0.00
Source	Cevallos Lofts PI	PI	157000000047	\$ 1,089,988.77	\$ (59,996.00)	\$ 1,029,992.77	\$ (1,029,992.77)	\$ -
Source	Cross Timber Homes (no action)	EN / PI	1570000000373	\$ 500,000.00	\$ -	\$ 500,000.00	\$ -	\$ 500,000.00
Source	Land Bank PI	PI	157000000204	\$ 396,070.41	\$ -	\$ 396,070.41	\$ (31,481.43)	\$ 364,588.98
				\$ 5,032,016.96	\$ (2,857,023.97)	\$ 2,174,992.99	\$ (1,310,404.01)	\$ 864,588.98
Use	MF Development (Viento)	PI	TBD	\$ -	\$ -	\$ -	\$ 942,054.85	\$ 942,054.85
Use	Cross Timber Homes (no action)	EN / PI	1570000000373	\$ 500,000.00	\$ -	\$ -	\$ -	\$ 500,000.00
Use	PI to CDBG Transfer	PI	TBD	\$ -	\$ -	\$ -	\$ 368,349.16	\$ 368,349.16
				\$ 500,000.00	\$ -	\$ -	\$ 1,310,404.01	\$ 1,810,404.01