

# **FY 2021 Affordable Housing Development Funding Recommendations**

## **Planning and Land Development Committee**

Agenda Item #3 (21-1343)

February 8, 2021



CITY OF SAN ANTONIO  
**NEIGHBORHOOD & HOUSING  
SERVICES DEPARTMENT**

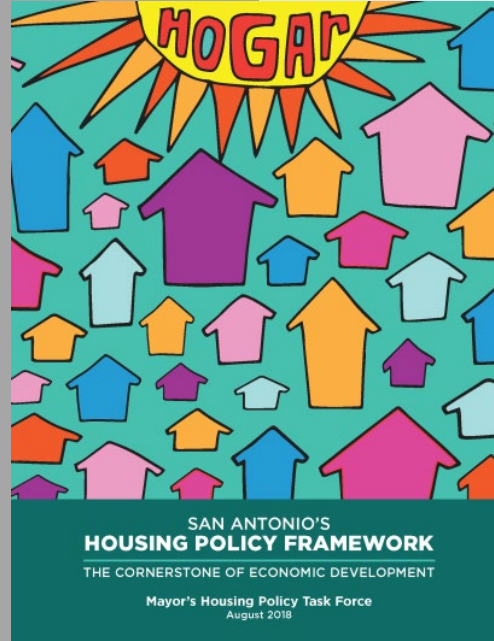
**Verónica R. Soto, FAICP  
Director**

# Background and Requested Action

- HUD Entitlement Grants can be utilized to develop and preserve affordable housing and is part of the City's five-year Consolidated Plan.
- HUD funding for affordable housing increased after 2018 in alignment with the Mayor's Housing Policy Taskforce Housing Policy Framework goal of increasing city investment in housing.
- A competitive RFP process is utilized.
- Requested Action: Approve an award up to \$5,901,669 in HOME Investment Partnerships Program (HOME) funding and up to \$3,000,000 in Community Development Block Grant (CDBG) funding to the eight recommended affordable housing development activities.



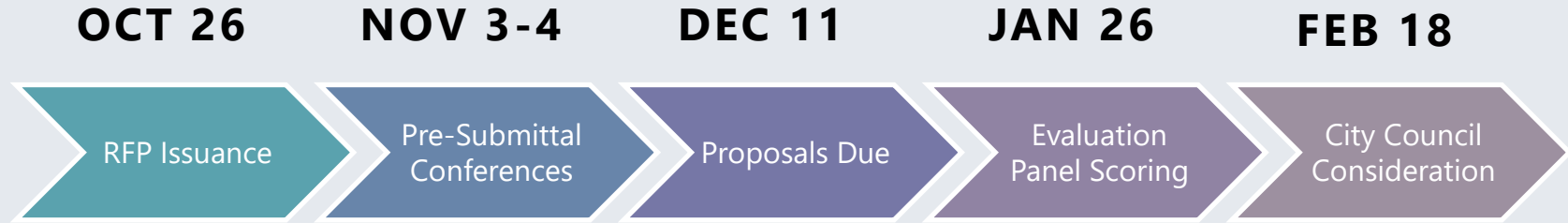
# Available Funds



Source	Total
CDBG	\$3,000,000
HOME	\$2,500,000
HOME Reprogrammed Funds	\$3,401,669
<b>Total Available</b>	<b>\$8,901,669</b>



# Requests for Proposals Process



Evaluation Criteria	Rental Maximum Points	Homeownership Maximum Points
Experience and Capacity	15	15
Project Readiness	20	20
Project Site Characteristics and Amenities	25	25
HUD Regulatory Conditions	5	5
Efficient Use of Funds	5	5
Underwriting Criteria	30	30
<b>Total Point Scale</b>	<b>100</b>	<b>100</b>

	Rental	Homeownership
<b>Vendors Notified</b>	2,397	2,397
<b>Applications Received</b>	5	3
<b>Funding Requested</b>	\$5,150,000	\$3,626,669

<b>Total Funding Requested</b>	<b>\$8,776,669</b>
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# Project Renderings

Loma Vista Lofts (CD 5)



Rancho Carlota Subdivision (CD 6)



Cattleman Square Lofts (CD 5)



# Funding Recommendations

Rental Housing Development				Unit Mix				
Project Name (Developer)	CD	Fund	Award	80%	60%	30%	Market	Total
Arbors at West Avenue (Prospera HCS)	1	CDBG HOME	\$500,000 \$750,000	69	165	0	0	234
Cattleman Square Lofts (Alamo Community Group)	5	HOME	\$1,200,000	45	90	3	0	138
Hamilton Wolfe Lofts (NRP Group)	8	HOME	\$1,200,000	0	66	8	0	74
Loma Vista Lofts (Cohen-Esrey Real Estate)	5	CDBG	\$1,000,000	19	162	0	0	181
Vista at Everest (Howard Cohen Trust)	1	CDBG	\$500,000	0	57	7	0	64
<b>Total</b>			<b>\$5,150,000</b>	<b>133</b>	<b>540</b>	<b>18</b>	<b>0</b>	<b>691</b>

Homeownership Housing Development				Unit Mix
Project Name (Developer)	CD	Fund	Award	80%
Rancho Carlota Subdivision, Phase III (Habitat for Humanity)	4	CDBG HOME	\$1,000,000 \$2,000,000	45
Scattered Sites Infill (Neighborhood Housing Services of SA)	2 & 3	HOME	\$275,000	9
Zarzamora Houses (Our Casas Resident Council)	5	HOME	\$351,669	5
<b>Total</b>			<b>\$3,626,669</b>	<b>59</b>

**Projected-related costs (Environmental, Underwriting, & Labor Compliance Consultant Services)**

**\$125,000**

**TOTAL FUNDING RECOMMENDATION \$8,901,669**







# Staff Recommendation

- Approve an award up to \$5,901,669 in HOME Investment Partnerships Program (HOME) funding and up to \$3,000,000 in Community Development Block Grant (CDBG) funding to the eight recommended affordable housing development activities.





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# Substantial Amendment #3 to FY 2021 Action Plan

Feb  
12

Public  
Comment  
Period initiated

Feb  
17

Virtual Public  
Hearing  
5:00 p.m.

Feb  
18

City Council  
Consideration

HOME and CDBG Reprogramming			
Project Name	CD	Fund	Award
Affordable Rental & Homeownership Housing Development	City-Wide	HOME	3,401,669
<b>Total</b>		<b>HOME</b>	<b>\$3,401,669</b>
Zarzamora Service Center Environmental Remediation	5	CDBG	630,506
Parks and Recreation Summer Youth Program	City-Wide	CDBG	208,282
Minor Repair Program	City-Wide	CDBG	100,000
Avenida Guadalupe Master Plan	5	CDBG	75,000
HUD Five-Year Consolidated Plan	N/A	CDBG	99,250
St. James Street Reconstruction – Supplemental Funding	2	CDBG	12,541
Canadian Street Reclamation – Supplemental Funding	2	CDBG	18,423
<b>Total</b>		<b>CDBG</b>	<b>\$1,144,002</b>



# Area Median Income: HUD MSA vs. City-Limits

HUD MSA AMI LEVEL	HUD AMI Income	San Antonio City Limits AMI
100%	\$72,000	This family is at 134% AMI
80%	\$57,600	This family is at 108% AMI
60%	\$43,200	This family is at 81% AMI
50%	\$36,000	This family is at 67% AMI

