



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 39

**Agenda Date:** October 20, 2022

**In Control:** City Council A Session

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**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Veronica Garcia, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 1, District 2, District 3, District 5

**SUBJECT:**

Disposition of eight (8) surplus properties

**SUMMARY:**

This item declares eight (8) City-owned, vacant properties as surplus and approves the conveyance of those properties to San Antonio Affordable Housing, Inc. (SAAH), the non-profit agency of the City's Urban Renewal Agency's, to build affordable housing.

**BACKGROUND INFORMATION:**

The City of San Antonio Public Works Department conducted a review of city-owned properties to identify if any could be declared as surplus or used for a city purpose. The City's Neighborhood and Housing Services Department reviewed the list and determined that eight (8) surplus properties would be ideal for transferring into the San Antonio Affordable Housing, Inc for use as affordable housing. Those properties are located at the following addresses and described in more detail in the attached chart:

1. 1928 W. Poplar Street in Council District 1
2. 1506 Lombrano Street in Council District 1
3. 415 Runnels Avenue in Council District 2

4. 419 Runnels Avenue in Council District 2
5. 2334 McKinley Avenue in Council District 3
6. 400 Elgin Avenue in Council District 3
7. 406 Azucena Street in Council District 5
8. Fire Station #2 at 601 Gillette Blvd in Council District 3.

San Antonio Affordable Housing, Inc. plans to acquire these eight (8) properties for the REnewSA program. REnewSA is a City initiative implemented by San Antonio Affordable Housing, Inc., the City's Urban Renewal Agency's non-profit, for developing and strategically deploying community redevelopment tools to create value from vacant, neglected, and underutilized properties. REnewSA acquires vacant infill lots to sell to builders for the construction of new energy efficient affordable homes.

San Antonio Affordable Housing, Inc. is proposing to build seven single-family homes for homeownership targeting families that earn at or below 120% of the Area Median Income (AMI) and one multi-family rental development for families at or below 60% AMI. These targets align with the City's adopted Strategic Housing Implementation Plan (SHIP). Staff will ensure surrounding neighborhood associations are made aware of the single-family projects and are engaged in the development of multi-family rental projects.

The request was canvassed by City Departments and Utilities and there were no objections to dispose of the properties.

Under Municipal Code, all city-owned property must be declared as surplus before the property's disposition. The request to declare a property as surplus was submitted to the Public Works Real Estate Division. This item was approved by the City's Planning Commission at their September 28, 2022 meeting.

#### **ISSUE:**

City Council approval is required to declare eight (8) City-owned vacant properties (shown on Attachment A) as surplus and convey to San Antonio Affordable Housing, Inc. to be used for affordable housing.

#### **ALTERNATIVES:**

City Council could choose to not approve the disposition of these vacant properties, however, the properties would remain vacant, under-utilized, and the City would continue to be responsible for the maintenance of the properties. In addition, this would prevent the properties from being used as affordable housing and placed on the tax rolls to generate revenue for the City and the other taxing entities.

**FISCAL IMPACT:**

The ordinance declares eight (8) City-owned, vacant properties as surplus and approves the conveyance of those properties to San Antonio Affordable Housing, Inc. (SAAH), the non-profit agency of the City's Urban Renewal Agency's, to build affordable housing. The Bexar County Appraisal District (BCAD) assessed value of all the properties is \$349,210. The sales price of the lots will be determined in accordance with Chapter 272 of the Local Government Code. Any revenue from future sale of the property by San Antonio Affordable Housing will be deposited into the Affordable Housing Fund.

**RECOMMENDATION:**

Staff recommends approval to declare the eight (8) vacant properties located in Council District 1, 2, 3 and 5, as described in the attached table, as surplus and convey them to the San Antonio Affordable Housing, Inc., the non-profit entity of the City's Urban Renewal Agency, to be used for affordable housing.