

# City of San Antonio



## AGENDA

### City Council A Session

Municipal Plaza Building  
114 W. Commerce Street  
San Antonio, Texas 78205

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**Thursday, May 1, 2025**

**9:00 AM**

**Municipal Plaza Building**

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The City Council will hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at the above referenced date and time for the following items. Once convened, the City Council will take up the following items in any order during the meeting but no sooner than the designated times.

#### **9:00AM: Call to Order**

Members of the public can comment on items on the agenda. To sign up to speak visit [www.saspeakup.com](http://www.saspeakup.com). Click on meetings and events and select the meeting you'd like to participate in. Sign up to speak or submit a written comment. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

Individuals signing up for public comment may register for VIA bus fare or parking validation at [www.saspeakup.com](http://www.saspeakup.com). VIA bus fare or parking at City Tower Garage (located at 100 Blk N. Main) will be provided to individuals who request the assistance. Staff will provide VIA bus fare passes and parking validation tickets in the lobby of City Council Chambers.

To view the Live meeting please view our [Live Stream](#)

During the meeting, the City Council may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas

Government Code.

### **ACCESS STATEMENT**

**The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-2098 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/DEI/Language-Services>. Providing at least 72 hours' notice will help to ensure availability.**

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253.

For additional information on any item on this agenda, please visit [www.sanantonio.gov](http://www.sanantonio.gov) or call (210) 207-7080.

- 23.** Ordinance approving an award up to \$400,000 from the Housing Trust Fund to Opportunity Home San Antonio for the rehabilitation of the Dietrich Road Apartments. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services Department].

### **THE CITY COUNCIL MAY RECESS FOR LUNCH AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS**

6:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.

Printed on: 05/04/2025 07:29 AM



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 23

**Agenda Date:** May 1, 2025

**In Control:** City Council A Session

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**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Veronica Garcia, Director

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Forgivable Loan for the Rehabilitation of Dietrich Road Apartments

**SUMMARY:**

The San Antonio Housing Trust seeks to award a \$400,000.00 10-year forgivable loan from the Housing Trust Fund to Opportunity Home San Antonio for the rehabilitation of the Dietrich Road Apartments.

**BACKGROUND INFORMATION:**

On October 18, 2024, the San Antonio Housing Trust (“SAHT”) Board of Trustees approved a Joint Notice of Funding Availability in collaboration with the SAHT Public Facility Corporation. This initiative aims to provide funding for technical assistance that supports nonprofit and mission-driven organizations, while also optimizing resources for the renovation of existing public housing and small multi-family rental opportunities in partnership with non-profits. The Request for Applications (RFA) was released on November 6, 2024, with applications due on January 7, 2025. SAHT received a total of 10 applications totaling \$2.57 million in funding requests.

**ISSUE:**

On February 21, 2025, the San Antonio Housing Trust Board of Trustees approved a \$400,000.00 10-year forgivable loan from the Housing Trust Fund to Opportunity Home San Antonio for the rehabilitation of the Dietrich Road Apartments, located at 4618 Dietrich Rd, in Council District 2. Additionally, the San Antonio Housing Trust Public Facility Corporation (“PFC”) Board of Directors also approved \$250,000.00 in available PFC funds which brings the total funding recommendation to \$650,000.00.

Opportunity Home San Antonio public housing authority, is committed to improving the lives of residents by providing quality affordable housing and building sustainable, thriving communities. Opportunity Home San Antonio sought San Antonio Housing Trust funds in the amount of \$750,000.00 and was awarded \$650,000.00 to complete renovations for a 30-unit multi-family rental property. The property currently provides rental units for 11 households earning at or below 60% of Average Median Income (AMI), and the rest are unrestricted. However, Opportunity Home has agreed to 10 years of affordability provisions for all 30 units for persons at or below 60% of AMI. This is directly in line with SHIP goals for housing preservation.

Funds will be used to repair roofing, windows, and parking lot resurfacing as well as repair of three balconies that have experienced structural failure. The current roof system is approximately 28 years old, has outlived the useful life expectations, and is currently experiencing water intrusion during periods of heavy rainfall. The windows are original to 1977, have operational issues and lack energy efficiency Opportunity Home San Antonio shall also repair three existing balconies as well as survey other balconies and repair as needed.

**ALTERNATIVES:**

City Council may elect not to approve an award of \$400,000.00 in available Housing Trust funds as a 10-year forgivable loan to Opportunity Home San Antonio for the Rehabilitation of Dietrich Road Apartments. This will negatively impact Opportunity Home San Antonio’s ability to rehabilitate the Dietrich Road Apartments.

**FISCAL IMPACT:**

There is no impact to the City of San Antonio’s General Fund.

The San Antonio Housing Trust requests approval to issue \$400,000.00 from the Housing Trust Fund as a 10-year forgivable loan to Opportunity Home San Antonio.

**RECOMMENDATION:**

Staff recommends an award of up to \$400,000.00 from available Housing Trust funds to Opportunity Home San Antonio for the rehabilitation of Dietrich Road Apartments.



## **ORDINANCE**

### **APPROVING AN AWARD UP TO \$400,000.00 FROM THE SAN ANTONIO HOUSING TRUST FUND TO OPPORTUNITY HOME SAN ANTONIO FOR THE REHABILITATION OF THE DIETRICH ROAD APARTMENTS LOCATED IN COUNCIL DISTRICT 2.**

\* \* \* \* \*

**WHEREAS**, on October 18, 2024, the San Antonio Housing Trust (“SAHT”) Board of Trustees approved a Joint Notice of Funding Availability (“NFA”) in collaboration with the SAHT Public Facility Corporation; and

**WHEREAS**, this funding is intended to provide funding for technical assistance that supports the SAHT’s and the city’s nonprofit and mission-driven organizations, while also optimizing resources for the renovation or repair of existing public housing and small multi-family rental opportunities in partnership with non-profits; and

**WHEREAS**, a competitive Request for Applications was released on November 6, 2024, with applications due on January 7, 2025; and

**WHEREAS**, SAHT received a total of 10 applications totaling \$2.57 million in funding requests and out of the \$2.57 million requested, the SAHT board has approved an award of \$400,000.00 to Opportunity Home San Antonio (“OHSA”) for the rehabilitation of the Dietrich Road Apartments, a 30-unit multifamily rental property located at 4618 Dietrich Rd, San Antonio, TX 78219 in Council District 2; and

**WHEREAS**, the funding will improve housing for 11 households earning at or below 60% of the Area Median Income (“AMI”) and OHSA has agreed to maintain 10 years of affordability restrictions, reserving all 30 units for households at or below 60% of AMI; and

**WHEREAS**, the City Council finds that approving this funding will preserve affordable housing in San Antonio, which is directly in line with Strategic Housing Implementation Plan.

**NOW THEREFORE:**

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

**SECTION 1.** An award in the amount not to exceed \$400,000.00 in San Antonio Housing Trust (“SAHT”) funds to Opportunity Home San Antonio in support of the Dietrich Road Apartments located at 4618 Dietrich Rd, San Antonio, TX 78219 in Council District 2 is hereby authorized.

**SECTION 2.** The City Manager or his designee, or the Director of the Neighborhood and Housing Services Department or her designee, is hereby authorized to execute any and all documents and agreements to effectuate the above transaction.

**SECTION 3. [ACCOUNT INFORMATION].**

**SECTION 4.** 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 SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 5.** This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED and APPROVED** this 17<sup>th</sup> day of April, 2025.

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

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Debbie Racca-Sittre, City Clerk

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Andrew Segovia, City Attorney



# **Housing Trust Fund Award for Rehabilitation of the Dietrich Road Apartments**

Veronica Garcia, Director,  
Neighborhood & Housing Services

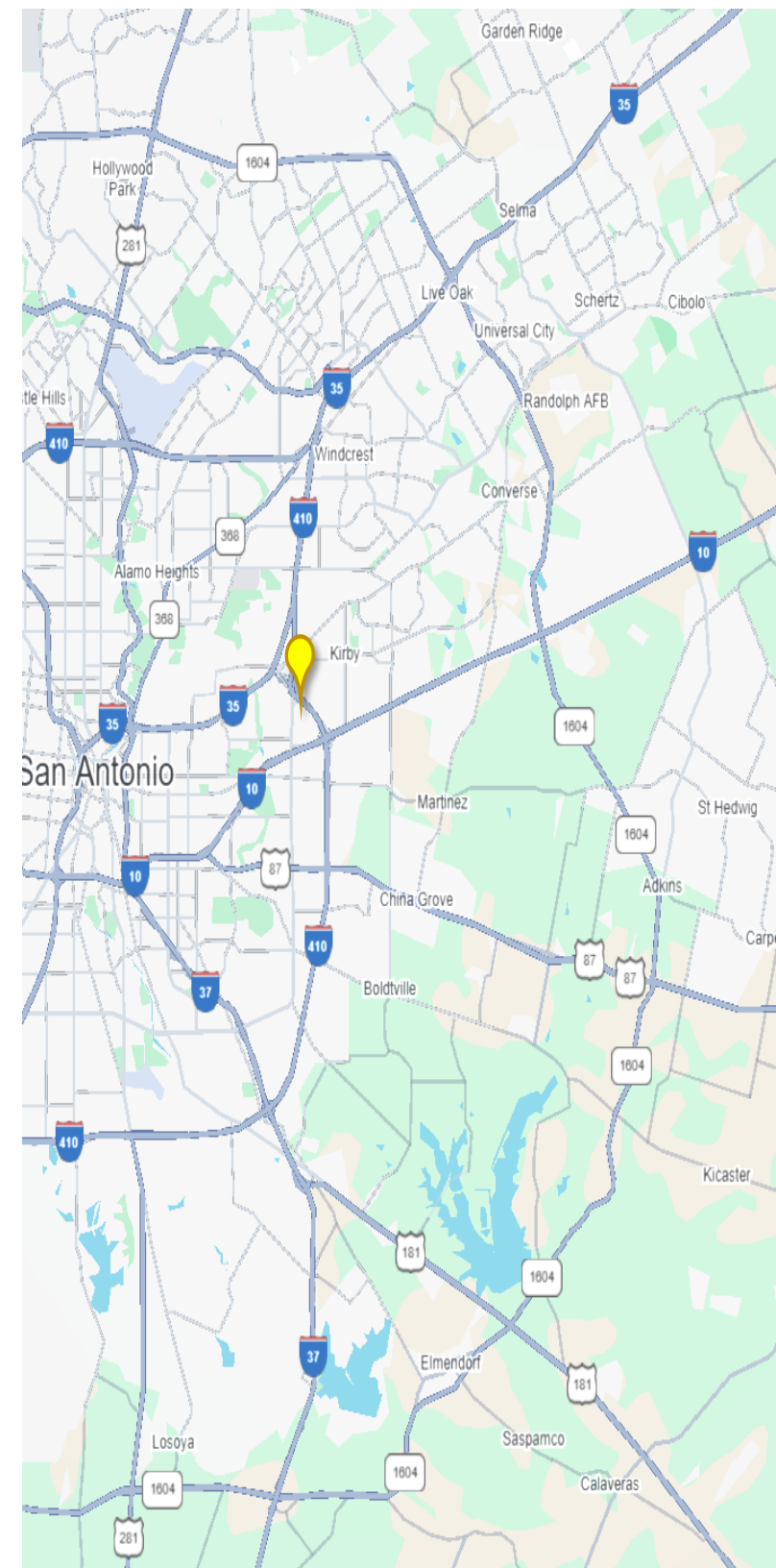




# Summary

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- San Antonio Housing Trust seeks to award a \$400,000 10-year forgivable loan from the Housing Trust Fund to Opportunity Home San Antonio for the rehabilitation of the Dietrich Road Apartments.
- Dietrich Road Apartments is 30-unit small multi-family rental property located at 4618 Dietrich Road in Council District 2.
- The funds will finance rehabilitation of roofing, structural elements, window replacement, and parking lot resurfacing.



# Dietrich Road Apartments

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## Income Levels

AMI	Number of Units
60%	30
Total	<b>30</b>

- OHSA has agreed to 10 years of affordability provisions for all 30 units for persons at or below 60% of AMI.
- The property currently provides units for 11 households earning at or below 60% of AMI.



# Background



- On October 18, 2024, the San Antonio Housing Trust (“SAHT”) Board of Trustees approved a Joint Notice of Funding Availability in collaboration with the SAHT Public Facility Corporation.
- The Request for Applications was released on November 6, 2024, with applications due on January 7, 2025.
- SAHT received a total of 10 applications totaling \$2.57 million in funding requests.

# Issue



- SAHT requests approval to issue \$400,000 from the Housing Trust Fund as a 10-year forgivable loan to Opportunity Home San Antonio.
- The San Antonio Housing Trust Public Facility Corporation (PFC) Board of Directors also approved \$250,000 in available PFC funds which brings the total funding recommendation to \$650,000.

# Staff Recommendation



Staff recommends approval from City Council for an award up to \$400,000 from available Housing Trust funds to Opportunity Home San Antonio for the rehabilitation of Dietrich Road Apartments.

Planning and Community Development Committee recommended approval of this request at the April 24, 2025 meeting.



**THANK YOU!**







# **Housing Trust Fund Award for Rehabilitation of the Dietrich Road Apartments**

Veronica Garcia, Director,  
Neighborhood & Housing Services

