



City of San Antonio

Agenda Memorandum

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Agenda Item Number: {{item.number}}

Agenda Date: October 26, 2023

In Control: Planning and Community Development Committee

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Forgivable Loan for Infrastructure Improvements at Riverside Terrace Mobile Home Park (2022 Housing Bond project)

SUMMARY:

Briefing on a \$750,000.00 forgivable loan from the Inner City Incentive Fund (ICIF) to the Mission Trails Community Association for infrastructure improvements at Riverside Terrace Mobile Home Park, a 2022 Housing Bond funded project located in Council District 3.

BACKGROUND INFORMATION:

The \$150 million 2022 - 2027 Housing Bond was approved by voters on May 7, 2022. The citizen's Housing Bond Committee developed the categories with a set of housing bond parameters. City Council approved the categories, parameters and Bond funding on February 10, 2022.

The first round of Housing Bond funding was approved December 15, 2022 for 14 projects totaling \$43,853,447.00 million in awards which will produce or preserve a total of 2,532 affordable housing units. A second round of funding was approved June 8, 2023 for 14 projects totaling \$35,022,547.00 producing or preserving a total of 2,138 affordable housing units with the remaining funding in three categories: Homeownership Production, Rental Production and Acquisition, and Rental Preservation, Rehabilitation and Acquisition.

Additionally, the first round of Permanent Supportive Housing (PSH) was approved April 20, 2023 which recommended \$31,250,000.00 in funding for three (3) projects with 288 PSH units. Funding was made available from both City and County funding including the City Housing Bond, City HOME-ARP, Bexar County HOME-ARP and Bexar County Coronavirus State and Local Fiscal Recovery Funds (SLRF). A second Request for Proposals (RFP) for PSH is anticipated to be released in Spring 2024.

As part of the second round of funding, City Council approved the award of \$3,101,021.00 to ROC USA for the purchase of property and conversion of the 46-unit Riverside Terrace Mobile Home Park from a landlord-owned to a resident-owned community, a Strategic Housing Implementation Plan (SHIP) priority to increase housing stability. Funds in the amount of \$250,000.00 were also awarded in SAWS Impact and City Fee Waivers. In relation to this approval, Council was respectively made aware additional funding for this project's infrastructure would be brought separately for Council consideration.

The Strategic Housing Implementation Plan (SHIP) outlines the need to serve households in our community which includes establishing measures for mobile home living communities and expanding ownership opportunities through multi-family conversions. This effort also aligns with the Housing Bond Committee's focus on deep affordability and housing for populations in need.

ISSUE:

This is a briefing on a \$750,000.00 forgivable loan from the Inner City Incentive Fund (ICIF) to the Mission Trails Community Association for infrastructure improvements at Riverside Terrace Mobile Home Park, a 2022 Housing Bond funded project located in Council District 3.

Riverside Terrace Mobile Home Park is currently a 46-unit manufactured home community located in Council District 3. The community was at risk for displacement prior to the 2022 Housing Bond award to purchase and convert the mobile home park to a resident-owned cooperative (ROC). As a result of the City's investment, 48 homes will be at the affordability of up to 80% of the Area Median Income (AMI) for 40 years.

The new ROC has conducted a capital needs assessment and identified nearly \$2,000,000.00 in infrastructure improvements. As communicated to Council as part of the original award for the project's land acquisition and conversion, additional funding is needed for these infrastructure improvements. The \$750,000.00 from the ICIF to the Mission Trails Community Association as well as a match provided by the San Antonio Housing Trust Foundation (SAHTF) in the amount of \$750,000.00, will cover most of the infrastructure improvements necessary for the project. The total investment by the City and SAHTF in the amount of

\$1,500,000.00 will provide for critical infrastructure needs such as sewer repair and replacement, water service replacement, street paving/repaving and the demolition of a dilapidated storage building. Remaining infrastructure costs will be financed by the ROC.

The SAHTF approved their funding match on October 20, 2023.

FISCAL IMPACT:

This briefing is for informational purposes only.

ALTERNATIVES:

This briefing is for informational purposes only.

RECOMMENDATION:

Staff recommends forwarding the proposed forgivable loan to City Council for formal consideration.