



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 22

Agenda Date: June 23, 2022

In Control: City Council A Session

DEPARTMENT: Office of Historic Preservation

DEPARTMENT HEAD: Shanon Shea Miller

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

The Texas Historical Commission Certified Local Government Cost Reimbursement Grant Submission and Acceptance

SUMMARY:

This ordinance ratifies the submission of a cost reimbursement grant application and authorizes acceptance of funds upon award, not to exceed \$25,000, from the Texas Historical Commission for the development of a preservation plan and recommendations for the Bungalow Colony at Port San Antonio.

BACKGROUND INFORMATION:

General

The Bungalow Colony National Register Historic District (NRHD) encompasses Port San Antonio's oldest complex of residential buildings located on the former Kelly Air Force Base (AFB). Port San Antonio, a non-profit redevelopment authority committed to repurposing Kelly AFB into a dynamic technology and innovation campus, produced a Redevelopment Plan and Design Guidelines for Kelly Field NRHD and the Bungalow Colony NRHD in 2019. In 2021, the City of San Antonio Office of Historic Preservation (OHP) approached Port San Antonio to initiate

a discussion about the potential to establish the City's Material Innovation Center on the campus. A partnership was established in early 2022 for the location to serve as a hub for transforming salvaged and excess building materials into new uses to support a local circular economy. The City seeks funding to complete a Preservation Plan and Construction Documents for the Bungalow Colony NRHD to include conditions assessments, treatment recommendations, preliminary cost estimates, and phasing recommendations to support City operations.

The City has preliminarily been awarded a cost reimbursement grant of \$25,000. The match requirement will be met with and in-kind services. The estimated completion date for the project is September 30, 2023.

Deconstruction & Circular Economy Program Background

In response to neighborhood concerns regarding the increasing pace of demolitions, in San Antonio, the City Council recommended the OHP explore deconstruction as an alternative to demolition in 2017. A Deconstruction Advisory Committee was created in 2018 that spans numerous City departments, nonprofits, local businesses, academic institutions, and community advocates to guide the efforts. The fact that so many different stakeholders were involved in this process demonstrates the broad reaching nature of demolition policies. In 2019, OHP commissioned a study to better understand the relationship between affordable housing and the City's historic built environment. The results were striking: Every week over the last ten years, San Antonio has lost 3 units of pre-1960 housing to demolition. This pre-1960 housing stock makes up over 20% of the City's residential units, and 1/3 of San Antonio residents living in older homes are economically disadvantaged (make 60% AMI or less). In 2020, OHP commissioned a study, *Treasure in the Walls*, to evaluate the economic and environmental costs of demolition, the impact of a deconstruction ordinance, and opportunities and retail impact of deconstruction, and then propose strategic next steps for implementing a deconstruction program in the San Antonio, including a Material Innovation Center.

The Material Innovation Center at the Bungalow Colony Historic District at Port San Antonio enables OHP to work in partnership with other City agencies, public partners, and private organizations to develop a robust deconstruction and salvage program in support of a healthy local reuse industry. These efforts will aid the City in COVID-19 workforce recovery, move towards a circular economy, and achieve affordable housing, sustainability, waste reduction, public health, and equity goals. Additionally, the project represents the next step in bringing the historic resources in the Bungalow Colony back into use as a dynamic center for trades education and material reuse.

Grants

The grantor is the Texas Historical Commission (THC), a state agency. The funding is provided by the Historic Preservation Fund (HPF) as administered by the National Park Service. The City of San Antonio has received THC Certified Local Government grants for multiple years for preservation projects, national register nominations, design guidelines, and education and outreach. The funds from this grant will provide building condition assessments, treatment recommendations, preliminary facility cost estimates, and phasing recommendations at the Port

San Antonio Bungalow Colony. The required grant match will be provided by in-kind services, which mirrors grant matches for Certified Local Government grants awarded in recent fiscal years, including FY21.

ISSUE:

In FY 2021, demolition requests in the City of San Antonio surpassed 550, which is remarkable as it represents an increase of 24% in just two years. The increase in demolitions was not wholly unforeseen; community advocates for preservation and affordable housing have been raising increasing concerns regarding development pressure and the potential for severe impacts on the City's legacy neighborhoods. Demolition represents a multifaceted challenge that is not limited to just historic preservation, and the Office of Historic Preservation sought to document the need for action from a variety of experts in fields such as affordable housing, environmental sustainability, cultural heritage, deconstruction and salvage, workforce development and traditional building trades education. The Material Innovation Center at the Bungalow Colony addresses needs by providing a space for valuable materials salvaged through deconstructions to be returned to use in support of both repairs and maintenance to San Antonio's historic and affordable housing units and training for local students and construction professionals in traditional building trades via the Living Heritage Trades Academy.

ALTERNATIVES:

Non-acceptance of the grant would limit the ability for the City and its partners to outfit the Material Innovation Center in an efficient, cost-effective, and timely manner.

FISCAL IMPACT:

This ordinance ratifies the submission of a grant application and authorizes acceptance of funds upon award, not to exceed \$25,000, from the Texas Historical Commission for the development of a strategic plan for cultural context statements and one completed cultural context statement. There is a required match to include in-kind services or cash of the lesser of \$25,000 or 50% of eligible costs. The match requirement will be met with in-kind services. There is no fiscal impact to the General Fund.

RECOMMENDATION:

Staff recommends that the City Council ratify the grant proposal and authorize the acceptance of the cost reimbursement grant.