

**Amendment to Funding  
Agreement for YWCA Women's  
Live and Learn Center**

City Council A Session  
August 15, 2024  
Veronica Garcia, Director



# Background

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- The YWCA Women’s Live and Learn Campus (WLLC) is located at 2318 Castroville Rd in Council District 5.
- Phase 1 includes 30 transitional units for women and their children who are at risk of becoming homeless, fleeing domestic violence, “opportunity” youth, or aging out of foster care.
- The campus will provide workforce and financial training, education navigation, childcare, and other services to women earning  $\leq 30\%$  AMI.



# Background



- In 2023, City Council approved a development agreement which provided funding for Phase 1 construction.

| <b>Funding Source</b>                    | <b>Value</b>           |
|--|------------------------|
| <b>CDBG Loan</b> <i>Land Acquisition</i> | <b>\$1,400,000</b>     |
| <b>SAWS Fee Waivers</b>                  | <i>up to \$200,000</i> |
| <b>City Fee Waivers</b>                  | <i>up to \$50,000</i>  |
| <b>Inner City Incentive Fund</b>         | <b>\$670,000</b>       |
| <b>Total Incentives, Phase 1</b>         | <b>\$2,320,000</b>     |

- Phase 1 is under construction and will be complete by December 2024.

# Issue



- The YWCA of San Antonio is pursuing New Markets Tax Credits to finance upcoming phases of the project.
- New Markets Tax Credits require that a separate entity be created to own the underlying land.
- The YWCA San Antonio Support Corporation was established in 2024 as a 501(c)3 nonprofit entity, operating exclusively for the benefit of its sole owner, the YWCA of San Antonio.
- An amendment to the Development Agreement will permit the sale of the land to the Support Corporation.

# Recommendation



- Staff recommends authorizing an amendment to the Development Agreement between the City of San Antonio and the YWCA of San Antonio for the Women's Live and Learn Campus to incorporate the partnership between YWCA San Antonio and its affiliated entity YWCA San Antonio Support Corporation, and authorizing staff to negotiate and execute all supporting documents necessary for closing on the New Market Tax Credits and completion of the project.

**Thank You**  
**End of Presentation**

