



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 26

Agenda Date: June 13, 2024

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

Ordinance authorizing a Development Agreement between the YWCA San Antonio, the City of San Antonio, and the Westside Tax Increment Reinvestment Zone (TIRZ) in an amount up to \$2,000,000.00 for affordable housing at the Women's Live and Learn Center located at 2318 Castroville Road, San Antonio, Texas 78237 and in City Council District 5.

SUMMARY:

This ordinance authorizes the execution of a Development Agreement between the YWCA San Antonio, the City of San Antonio, and the Westside Tax Increment Reinvestment Zone (TIRZ) in an amount up to \$2,000,000.00 for public improvements at the Women's Live and Learn Center located at 2318 Castroville Road, San Antonio, Texas 78237 and in City Council District 5.

BACKGROUND INFORMATION:

On February 2, 2024, the YWCA San Antonio applied for funding from the City's Tax Increment Financing (TIF) Division to undertake the renovation and construction of its Women's Live and Learn Center located at 2318 Castroville Road, San Antonio, TX 78237 in City Council District 5.

The YWCA plans to complete renovation and construction of its Women's Live and Learn Center

in two phases with a total development cost for the Project of approximately \$13,000,000.00. Approximately \$4,520,000.00 will be used for the construction of Phase 1 of the Project that includes the renovation of 30 residential units with in-room bathrooms and closets within the existing 18,000 square-foot residential building, community kitchen (with meals provided, as well as opportunities for women to buy and prepare their own groceries), living room, libraries, counseling rooms, case management rooms, and a computer lab. All 30 units in the Project will be reserved for households earning at or below thirty percent (30%) of the area median income (AMI). Phase 2 of the Project consists of the construction of a 12,000 square-foot building for childcare serving up to 50 children and a separate wing for YWCA administrative offices.

At completion, the Project will serve the following demographics: Women ages 18-25, at-risk of becoming homeless, domestic violence survivors, “opportunity” youth, youth aging out of foster care; survivors of crime; with or without children; if with children, a maximum of two, under the age of 8; income at or below 30% of the AMI.

The Project will provide the following services:

- Trauma-informed care and case management
- Workforce training
- Navigation to post-secondary education or degree programs
- Mental health counseling
- Early childhood care and education
- Food security – meals and nutrition
- Health and wellness – access to preventive health services
- Financial literacy, homeownership/home renting training

The Project location, 2318 Castroville Road, is outside of the boundaries of the Westside TIRZ. Section 311.010(b) of the Tax Increment Financing Act (Chapter 311 of the Texas Tax Code) authorizes the Board to enter into agreements to dedicate revenue from the tax increment fund to pay the costs of providing affordable housing outside of the TIRZ boundaries. The funding provided under this Agreement will only be used to fund Phase 1 of the Project. TIRZ Funds will not be used to fund any portion of the childcare facility and/or administrative offices in Phase 2.

The renovation phase has begun and is expected to be complete in October 2024. Completed improvements may not be eligible for reimbursement.

On May 20, 2024, the Westside TIRZ Board of Directors, through Resolution No. T30 2024-05-20-02R, approved a Development Agreement with the YWCA San Antonio for an amount up to \$2,000,000.00 for public improvements at the Women’s Live and Learn Center located at 2318 Castroville Road, San Antonio, Texas 78237 and in City Council District 5.

ISSUE:

City Council consideration is requested for the approval of a Development Agreement between the YWCA San Antonio, the City of San Antonio, and the Westside Tax Increment Reinvestment Zone in an amount up to \$2,000,000.00 for public improvements at the Women’s Live and Learn

Center located at 2318 Castroville Road, San Antonio, Texas 78237 and in City Council District 5.

ALTERNATIVES:

If City Council chooses to not approve the Development Agreement, the YWCA San Antonio will need to seek an alternate funding source for public improvements. This may delay or lead to the cancellation of the Project.

FISCAL IMPACT:

Funding for this agreement is available through the tax increment produced by the Westside TIRZ. There is no fiscal impact to the City's General Fund.

RECOMMENDATION:

Staff recommends approval.