



NEIGHBORHOOD & HOUSING SERVICES

YWCA San Antonio Women's Live and Learn Center – Westside TIRZ

City Council A-Session | Item #26

June 13, 2024

Veronica Garcia, Director

Summary



An ordinance authorizing 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 and in City Council District 5.



Background



- On February 2, 2024, the YWCA San Antonio applied for TIRZ funding for the renovation and construction of its Women’s Live and Learn Center at 2318 Castrovilla Road in Council District 5
- The Project will be completed in two phases for a development cost of approximately \$13,000,000.



Background Cont.

Phase 1

- 18,000 square-foot residential building
- 30 residential units with in-room bathrooms and closets
- Community kitchen
- Living room and libraries
- Counseling rooms, case management rooms, and computer lab.
- For women ages 18 – 25, single or parenting, or aging out of foster care
- Income at or below 30% of the area median income

Phase 2

- 12,000 square-foot building
- Childcare for up to 50 children
- Separate wing for YWCA administrative offices.

Previous funding provided in the amount of \$1,400,000 CDBG funds and \$670,000 Inner City Incentive Funds

Issue



- The Project is outside of the boundaries of the Westside TIRZ. The Tax Increment Financing Act authorizes tax increment for affordable housing outside of the TIRZ boundaries.
- Funding provided under this Agreement will only be used on Phase 1.
- Public improvements in Phase 1 include installation of utilities including water, sewer, electricity and internet access, façade, exterior and interior remodeling, kitchen and bathroom fixtures.
- On May 20, 2024, the Westside TIRZ Board of Directors approved a Development Agreement with the YWCA San Antonio for an amount of up to \$2,000,000.00.
- Work is expected to be completed by December 31, 2024.

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 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 and in City Council District 5.



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