



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** 5

**Agenda Date:** May 20, 2024

**In Control:** Tax Increment Reinvestment Zone No. 30 - Westside Meeting

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**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Veronica Garcia, Director

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**

Agreement with YWCA, in an amount up to \$2,000,000.00 for public improvements at the Women's Live and Learn Center at 2318 Castroville Road, San Antonio, TX 78237

**SUMMARY:**

This item will authorize the negotiation and execution of a Development Agreement with YWCA in an amount up to \$2,000,000.00 for public improvements at the Women's Live and Learn Center at 2318 Castroville Road, San Antonio, TX 78237 in 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 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 computer lab. All 30 units in the Project will be reserved for households earning at or below thirty percent (30%) AMI. Phase 2 of the Project consists of the construction of 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, and 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 Area Median Income.

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. TIF staff has negotiated with YWCA San Antonio that 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 expected to be complete in October 2024. Completed improvements may not be eligible for reimbursement.

#### **ISSUE:**

The Westside TIRZ Board is being asked to authorize the negotiation and execution of a Development Agreement with YWCA San Antonio 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, TX 78237.

**FISCAL IMPACT:**

**TIRZ funding for this agreement will be available through the tax increment produced by the Westside TIRZ.**

**The City is providing other funding for the project: \$1,400,000 in CDBG funds for acquisition costs and \$670,000 in Inner City Incentive Funds for construction costs.**

**ALTERNATIVES:**

If the Westside TIRZ Board chooses not to authorize the Development Agreement, YWCA will need to seek an alternate funding for the projects. This may delay or lead to the cancelation of the project.

**RECOMMENDATION:**

Staff recommends the Westside TIRZ Board authorize the negotiation and execution of a Development Agreement with YWCA San Antonio 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, TX 78237 in Council District 5.