



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** 4

**Agenda Date:** May 30, 2024

**In Control:** Tax Increment Reinvestment Zone No. 11 - Inner City Meeting

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**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Veronica Garcia, Director

**COUNCIL DISTRICTS IMPACTED:** District 1|District 2|District 5

**SUBJECT:**

Agreement with the San Antonio Housing Trust Public Facility Corporation in an amount up to \$2,916,000.00 for the acquisition of approximately 8.6 acres of land at Eisenhower Road at Midcrown located in Council District 2.

**SUMMARY:**

This item would authorize the negotiation and execution of an agreement with the San Antonio Housing Trust Public Facility Corporation in an amount up to \$2,916,000.00 for the acquisition of approximately 8.6 acres of land at Eisenhower Road at Midcrown located in Council District 2.

**BACKGROUND INFORMATION:**

On May 16, 2024, the San Antonio Housing Trust Public Facility Corporation applied for funding from the City's Tax Increment Financing ("TIF") Division to purchase approximately 8.6 acres of land at Eisenhower Road at Midcrown located in Council District 2.

The San Antonio Housing Trust Public Facilities Corporation (PFC) is a corporation formed by the City of San Antonio, pursuant to Chapter 303 of the Texas Local Government Code, to create and preserve affordable housing opportunities in the City of San Antonio.

The San Antonio Housing Trust's mission is to create and preserve housing that is affordable, accessible, attainable, and/or sustainable. The primary purposes of the San Antonio Housing Trust PFC are to provide housing opportunities for low- and moderate-income families; and promote the public health, safety, convenience, and welfare by mitigating the extent to which San Antonio's low- and moderate-income households are unable to afford decent, safe, and sanitary housing within the City of San Antonio.

The San Antonio Housing Trust has identified 8.6 acres of land at Eisenhower Road at Midcrown for the purpose of land banking the property for the development of future affordable housing. The acquisition of this property aligns with the City's Strategic Housing Implementation Plan strategy for Land Banking for the development of affordable housing.

On February 16, 2024, the San Antonio Housing Trust Board authorized San Antonio Housing Trust PFC to execute a purchase and sale agreement in an amount up to \$2,916,000 for the acquisition of the property. The San Antonio Housing Trust PFC is requesting funding from the Inner City TIRZ in the amount of \$2,916,000 toward the costs of acquiring the property..

#### **ISSUE:**

Board consideration is being requested for the negotiation and execution of an agreement with the San Antonio Housing Trust Public Facility Corporation in an amount up to \$2,916,000.00 for the acquisition of approximately 8.6 acres of land at Eisenhower Road at Midcrown located in Council District 2.

The project location at Eisenhower Road at Midcrown is outside of the boundaries of the Inner City 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 San Antonio Housing Trust intends to land bank the property for the future development of affordable housing.

#### **FISCAL IMPACT:**

**Funding for this agreement would be available through increment generated by the Inner City TIRZ. There is no impact to the City's General Fund.**

#### **ALTERNATIVES:**

If the Inner City TIRZ Board of Directors does not approve the negotiation and execution of the agreement, the San Antonio Housing Trust Public Facility Corporation would have to find funding from other sources which may cause the acquisition to be canceled and lose the opportunity to preserve the site for future affordable development.

**RECOMMENDATION:**

Staff recommends the Inner City TIRZ Board authorize the negotiation and execution of an agreement with the San Antonio Housing Trust Public Facility Corporation in an amount up to \$2,916,000.00 for the acquisition of approximately 8.6 acres of land at Eisenhower Road at Midcrown located in Council District 2.