



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 4

Agenda Date: November 26, 2024

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

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 1|District 5

SUBJECT:

Agreement with San Antonio Housing Trust Public Facility Corporation in an amount up to \$250,000 to support the Cattlemen's Square Community Vision to include community engagement, feasibility, and preliminary master planning of publicly owned assets in located in Council District 5.

SUMMARY:

Authorizing the negotiation and execution of an agreement with San Antonio Housing Trust Public Facility Corporation in an amount up to \$250,000 to support the Cattlemen's Square Community Vision to include community engagement, feasibility, and preliminary master planning of publicly owned assets in located in Council District 5.

BACKGROUND INFORMATION:

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; 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.

On September 26, 2024, the San Antonio Housing Trust Public Facility Corporation (PFC) recently acquired 1.57 acres located at 811 W. Houston utilizing a combination of TIRZ and City of San Antonio funding. The acquisition of property aligned with the City's Strategic Housing Implementation Plan strategy for land banking and constructing housing near transit. The site is adjacent to the VIA downtown transit center and near the proposed Silver Line. On November 25, 2024, the San Antonio Housing Trust PFC will consider authorizing purchase and sale agreements on 5.9 additional acres of property in the near westside area.

These potential acquisitions in addition to substantial publicly owned property in and near the Cattlemen's Square area including VIA, County, and the City present a unique opportunity for a community led process to re-envision this corner situated between the westside neighborhoods and downtown.

While this area is rich with historic and cultural legacy, market pressures over the last decade have attempted to convert individual elements of Cattlemen's Square into a developer-led vision. This has resulted in community frustration for those who seek to preserve its historic and cultural legacy while maximizing the public good vs private interests. No privately led development has occurred to date.

ISSUE:

The San Antonio Housing Trust Public Facility Corporation is requesting funding the Westside Tax Increment Reinvestment Zone (Westside TIRZ) to commence a visioning process for the Cattlemen's Square.

Pillars:

- Acknowledge those with the most need
- Preserve permanent public ownership of land
- Rebuild trust with community
- Change the paradigm away from developer-led decision making
- Create long-term, ongoing community reinvestment

Engagement Goals:

- Listen and learn community priorities
- Co-create a new vision of Cattlemen's Square with community that will guide future planning efforts
- Coordinate efforts of public and non-profit stakeholders who own land or have an interest in Cattlemen's Square area

Develop initial design concepts in coordination with community vision and financial feasibility
Scope

- Engagement strategies developed in collaboration with community
- Public stakeholder engagements
- Preliminary existing conditions / site analysis
- Financial feasibility review
- Preliminary concepts

The San Antonio Housing Trust PFC is committed to collaboration with the TIRZ board and Community to refine the scope and procurement of the consultant prior to issuing an RFP.

FISCAL IMPACT:

If approved, the agreement will be funded in the amount of \$250,000 in Westside TIRZ funds.

ALTERNATIVES:

If this item is not approved, the San Antonio Housing Trust Public Facility Corporation would have to find funding from other sources which may further delay community input on a district vision.

RECOMMENDATION:

Staff recommends approving an agreement with San Antonio Housing Trust Public Facility Corporation in an amount up to \$250,000 to support the Cattlemen's Square Community Vision to include community engagement, feasibility, and preliminary master planning of publicly owned assets in located in Council District 5.