



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 47

Agenda Date: June 20, 2024

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Agreement with the San Antonio Housing Trust Public Facility Corporation for acquisition of property at Midcrown Drive and Eisenhower Road

SUMMARY:

This ordinance authorizes an agreement between the City of San Antonio, the Inner City Tax Increment Reinvestment Zone #11, and 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 Midcrown Drive and Eisenhower Road located in City Council District 2. Funding is available through the Inner City Tax Increment Reinvestment Zone ("Inner City TIRZ"). The Inner City TIRZ Board approved the item on May 30, 2024 with Resolution T11 2024-05-30-01R.

BACKGROUND INFORMATION:

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

SAHT 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 SAHT PFC's mission is to create and preserve housing that is affordable, accessible, attainable, and/or sustainable. The primary purposes of the SAHT 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 SAHT has identified 8.6 acres of land at Midcrown Drive and Eisenhower Road 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 of land banking for the development of affordable housing.

The SAHT PFC is requesting funding from the City in the amount of \$2,916,000.00 for the acquisition of the property.

The Inner City TIRZ Board approved the item on May 30, 2024 with Resolution T11 2024-05-30-01R.

ISSUE:

City Council consideration is being requested for authority to execute an agreement with the SAHT PFC in an amount up to \$2,916,000.00 for the acquisition of approximately 8.6 acres of land at Midcrown Drive and Eisenhower Road located in City Council District 2.

The project location at Midcrown Drive and Eisenhower Road 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.

ALTERNATIVES:

If this item is not approved, the SAHT PFC 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 housing.

FISCAL IMPACT:

Funding for this agreement in an amount up to \$2,916,000.00 is available through tax increments generated by the Inner City TIRZ. There is no fiscal impact to the City's General Fund.

RECOMMENDATION:

Staff recommends approval.