



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 23

Agenda Date: December 19, 2024

In Control: City Council A Session

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: District 1, District 5

SUBJECT:

Westside TIRZ Agreement with San Antonio Housing Trust Public Facility Corporation for Cattleman's Square Community Vision

SUMMARY:

This ordinance authorizes the negotiation and execution of an agreement with the San Antonio Housing Trust Public Facility Corporation (PFC) and Westside TIRZ Board of Directors in an amount up to \$250,000.00 to support the Cattleman's Square Community Vision to include community engagement, feasibility, and preliminary master planning of publicly owned assets in located in City Council District 5, and within the boundaries of the Westside TIRZ.

Funding is available through tax increments produced by the Westside TIRZ. The Westside TIRZ Board of Directors approved funding for the agreement on November 26, 2024.

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, as well as to promote 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 PFC 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 (SHIP) 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 authorized purchase and sale agreements on 5.9 additional acres of property in the near westside area. These property acquisitions, in addition to substantial publicly owned property in and near the Cattlemen's Square area including VIA, Bexar 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.

ISSUE:

On November 26, 2024, the Westside TIRZ approved funding for the San Antonio Housing Trust PFC to commence a visioning process for the Cattlemen's Square. The San Antonio Housing Trust PFC is committed to collaborating with the community to refine the scope and procurement of the consultant prior to issuing an RFP.

The scope of the preliminary master plan includes visioning, goals and priorities for the area, in partnership with community stakeholders. In addition, the selected consultant will conduct a site analysis, financial feasibility review, and develop preliminary design concepts.

ALTERNATIVES:

If the City Council chooses to not approve the agreement, the San Antonio Housing Trust Public Facility Corporation will need to seek an alternative funding source for the project. This may delay or lead to the cancelation of the project described.

FISCAL IMPACT:

Funding for the agreement is available through tax increments produced by the Westside TIRZ. There is no fiscal impact to the City's General Fund.

RECOMMENDATION:

Staff recommends approval.