



# City of San Antonio

## Agenda Memorandum

**File Number:**  
{{item.tracking\_number}}

---

**Agenda Item Number:** 4

**Agenda Date:** December 2, 2024

**In Control:** Tax Increment Reinvestment Zone No. 09 - Houston Street Meeting

---

**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Veronica Garcia, Director

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

**SUBJECT:**

Agreement with Corazon San Antonio in an amount up to \$125,000 to conduct all necessary activities including assessment, planning, feasibility, design, and/or improvements to property within or near the Historic Cattlemen's Square area for the purpose of providing services for unhoused clients.

**SUMMARY:**

Corazon Ministries in collaboration with the San Antonio Housing Trust, seek to identify, evaluate, acquire, and develop property in the Cattleman Square area that will allow Corazon to consolidate and expand operations within a campus environment that will provide new opportunities to more closely align services by other homeless response partners in the community. This item would authorize the negotiaton and execution of an agreement with Corazon San Antonio in an amount up to \$125,000 to conduct all necessary activities including assessment, planning, feasibility, design, and/or improvements to property within or near the Historic Cattlemen's Square area in Council District 5, and within the Houston Street TIRZ, for the purpose of providing services for unhoused clients.

## **BACKGROUND INFORMATION:**

Corazon was born out of Travis Park Church in 1999 and was located there for over 20 years, utilizing the church basement for cooking and homeless services, as well as offices for administrative staff. In 2022, Corazon moved into Grace Lutheran Church to operate its Resource Hub and Day Center facility. Due to increasing demand, Corazon has already outgrown its current location. Additionally, near-term funding opportunities to meet the growing needs within the community has prompted that Corazon consider a new, larger physical location to create and share space with other service partners. San Antonio Housing Trust will serve as a partner to Corazon and its consultants by assisting with property identification, due diligence, master planning, and acquisition. It is contemplated that San Antonio Housing Trust may hold properties as the campus is developed by Corazon and partner entities. The unmet needs of the unhoused population are growing. The proposed new campus would allow Corazon to increase meal production, serve more clients, engage more volunteers to support our work and in general grow all existing programs. Space to expand programming is critical as we work to meet the chronically homeless at a recognized location of the unhoused population. Included as a mid-term strategy is to provide additional beds, with some providing medical respite, short-term skilled nursing, hospice, and palliative care. Additionally permanent supportive housing beds are also desired.

## **ISSUE:**

Board consideration is being requested for the negotiation and execution of an agreement with Corazon San Antonio in an amount up to \$125,000 to conduct all necessary activities including assessment, planning, feasibility, design, and/or improvements to property within or near the Historic Cattlemen's Square area in Council District 5, and within the Houston Street TIRZ, for the purpose of providing services for unhoused clients.

## **FISCAL IMPACT:**

Funding for this agreement would be available through increment generated by the Houston Street TIRZ.

## **ALTERNATIVES:**

If the Houston Street TIRZ Board of Directors does not approve the negotiation and execution of the agreement, Corazon San Antonio will have to find the needed funding elsewhere. This may lead to a delay or cancelation of the project.

## **RECOMMENDATION:**

Staff recommends the Houston Street TIRZ Board authorize the negotiation and execution of an agreement with Corazon San Antonio in an amount up to \$125,000 to conduct all necessary activities including assessment, planning, feasibility, design, and/or improvements to property within or near the Historic Cattlemen's Square area in Council District 5, and within the Houston Street TIRZ, for the purpose of providing services for unhoused clients.

