

## **ORDINANCE**

### **APPROVING AN UPDATE TO THE 2015 TAX INCREMENT FINNCING PROGRAM POLICY.**

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**WHEREAS**, Tax Increment Financing is an economic and community development tool authorized by the Tax Increment Financing Act, Texas Tax Code, Chapter 311, used by the City of San Antonio to promote development or redevelopment in areas where development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

**WHEREAS**, in addition to the authority of the Act, in July 1998 the City Council adopted the City of San Antonio, Texas Guidelines and Criteria for Tax Increment Financing (“TIF”) and Tax Increment Reinvestment Zones (“TIRZ”), to serve as policy direction to City staff, potential applicants, and other interested parties regarding the use of Tax Increment Financing, and then amended the TIF Guidelines in 2000, 2002, 2004, 2006, 2008 and 2015; and

**WHEREAS**, on November 14, 2022 staff provided a briefing on the proposed TIF Program Policy to the Planning and Community Development Committee; and

**WHEREAS**, the updated TIF Program Policy (“Policy”), dated December 15, 2022, streamlines the program policy and administrative guidelines to simplify the Policy; and

**WHEREAS**, the updated Policy identifies the need for affordable housing in line with the City of San Antonio’s Strategic Housing Implementation Plan; and

**WHEREAS**, the updated Policy also focuses on sustainability by emphasizing that new projects comply with Build San Antonio Green standards; **NOW THEREFORE:**

### **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The updated Tax Increment Financing Program Policy, dated December 15, 2022, is incorporated into and attached to this Ordinance as **Exhibit “A”** and is hereby adopted and approved as the guidelines and criteria governing the Tax Increment Financing Program for the City of San Antonio.

**SECTION 2.** The Policy approved in Section 1 of this Ordinance supersedes the prior 2015 Manual.

**SECTION 3.** Approval of the updated Tax Increment Financing Program Policy will have no fiscal impact on the City's General Fund. All revenues from fees received are deposited in the Tax Increment Financing Fund for each TIRZ in accordance with the City's approved FY budget and Chapter 311 of the Texas Tax Code.

**SECTION 4.** This Ordinance is effective upon passage by eight affirmative votes; otherwise it is effective on the tenth day after passage.

TR  
12/15/22  
Item No. 22-188464

**PASSED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2022.

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Debbie Racca-Sittre, Acting City Clerk

\_\_\_\_\_  
Andrew Segovia, City Attorney

TR  
12/15/22  
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## **EXHIBIT A**