

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED
ORDINANCE OR RESOLUTION ADOPTED BY CITY COUNCIL.**

AN ORDINANCE

**AUTHORIZING THE EXECUTION OF THE VICTORIA COMMONS
MULTI-FAMILY HOUSING DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF SAN ANTONIO, THE BOARD OF DIRECTORS FOR TAX
INCREMENT REINVESTMENT ZONE NUMBER ELEVEN, KNOWN AS
THE INNER CITY TIRZ (“TIRZ”), AND THE SAN ANTONIO HOUSING
AUTHORITY (“SAHA”) TO PROVIDE FUNDING IN AMOUNT NOT TO
EXCEED \$1,500,000.00 TO FACILITATE THE DEVELOPMENT OF THE
VICTORIA COMMONS MULTI-FAMILY MIXED INCOME PROJECT,
LOCATED IN CITY COUNCIL DISTRICT 1 AND WITHIN THE TIRZ**

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WHEREAS, tax increment financing is an economic development tool authorized the Tax Increment Financing Act (the “Act”), Texas Tax Code 311; and

WHEREAS, in accordance with the Act the City of San Antonio (“City”) through City Council Ordinance No. 93101, the Inner City TIRZ and Board of Directors (“Board”) authorized with all the rights, powers, and duties provided by the Act to such boards in order to promote development and revitalization activities within TIRZ; and

WHEREAS, the City and the Board recognize the importance of their continued role in economic development, community development, planning and urban design; and

WHEREAS, the Board continues to support development activities and actively participates in funding of development projects that enhance the value of all the taxable real property in TIRZ and benefit the City; and

WHEREAS, in accordance with Section 311.010 of the Act the Board and the City dedicate, revenue from the tax increment fund to pay the costs of providing affordable housing; and

WHEREAS, on July 22, 2016, SAHA applied for funding from the City’s Tax Increment Financing Program to facilitate public infrastructure and improvements associated with the Victoria Commons Multi-Family Housing Development (“Project”), comprising utilities, site and street improvements of approximately 215 mixed-income housing units, including public housing units at 30% of area median income, tax credit housing units at 60% of area median income and market rate housing units, located on or about 800 Cesar Chavez, San Antonio, Texas, and within the TIRZ; and

WHEREAS, in support of the Project, on December 9, 2016, the Board authorized City staff to negotiate an agreement with SAHA to provide funding in amount not to exceed \$1,500,000.00

subject to availability and to make the necessary amendments to the TIRZ Project and Finance Plans; and

WHEREAS, on August 11, 2017, the Board adopted Resolution T11 2017-08-11-01R, authorizing approval of this Development Agreement, including funding in reimbursable tax increment in amount not to exceed One Million Fiver Hundred Thousand Dollars and No Cents (\$1,500,000.00), to support development activities related to this Project; **NOW THEREFORE:**

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

SECTION 1. City Council hereby approves the terms and conditions of the aforementioned Victoria Commons Multi-Family Housing Development Agreement. The City Manager or her designee is authorized to execute this Agreement, a copy of which, in substantial final form is set out in **Attachment I**. A copy of the fully executed agreement will be substituted for **Attachment I** upon receipt of all signatures.

SECTION 2. This Ordinance authorizes the commitment in an amount not to exceed One Million Fiver Hundred Thousand Dollars and No Cents (\$1,500,000.00) in reimbursable tax increment funding from the Inner City TIRZ Tax Increment Fund to SAHA for the development of public infrastructure and improvements of the Victoria Commons Multi-Family Housing Development. There is no direct fiscal impact to the City's General Fund.

SECTION 3. City Staff is authorized to amend the Inner City TIRZ Project and Finance Plans to include this Project.

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

PASSED AND APPROVED this 21st day of September 2017.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Andrew Segovia, City Attorney