City of San Antonio

Legislation Details (With Text)

File #:	21-2998
Type:	Miscellaneous Item
	In control: City Council A Session
On agenda:	5/6/2021
Title:	Ordinance approving a Funding Agreement between the Inner City TIRZ Board of Directors, Housing First Community Coalition (HFCC), and the City of San Antonio for eligible public infrastructure for an amount not to exceed $5,400,000 reimbursed over three fiscal years (FY21-FY23) for the HFCC's Towne Twin Village Project located at 4711 Dietrich and E. Loop 410, in Council District 2. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Agreement, 2. Site Map, 3. Draft Ordinance, 4. Ordinance 2021-05-06-0305

Date	Ver.	Action By	Action	Result
5/6/2021	1	City Council A Session		

DEPARTMENT: Neighborhood and Housing Services Department

DEPARTMENT HEAD: Verónica R. Soto, FAICP, Director

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

An Ordinance approving the execution of a Funding Agreement between the Inner City TIRZ Board of Directors, Housing First Community Coalition, and the City of San Antonio for eligible public infrastructure for an amount not to exceed $5,400,000 reimbursed over three fiscal years (FY21-FY23) for the HFCC's Towne Twin Village Project located at 4711 Dietrich Road and E. Loop 410 in Council District 2.

SUMMARY:

Towne Twin Village Project is a permanent supportive housing development being developed by the Housing First Community Coalition (HFCC). HFCC is a 501c3 nonprofit organization in San Antonio. Their values include creating a diverse community where all residents, individuals without housing, volunteers, property management staff, partnering case managers/counselors, and health care providers are dedicated to creating and maintaining a compassionate, generative community for the benefit of all.

After years of searching and considering dozens of properties, Housing First Community Coalition purchased and rezoned 17.3 vacant acres on San Antonio's east side at 4711 Dietrich to develop Towne Twin Village, a

powered by Legistar™

permanent supportive housing development, the first of its kind in San Antonio. Its namesake honors the drive-in movie theater once located there.

Towne Twin Village is designed with a Housing First philosophy that is founded on Permanent Supportive Housing principles and best practices. This development will house approximately 200 adults 50 years old and older who have experienced a long history of chronic homelessness, disabilities and are otherwise most vulnerable to housing instability. It will also house 10-20 peer and Please Alleviate Loneliness (PAL) volunteers.

The community will include a variety of styles of tiny houses and efficiency apartments, each approximately 400-500 square feet and include a kitchenette and an ADA bathroom. The community will provide onsite services to residents that include counseling, case management, clinics (physical and mental health), meals, barber, and a community garden. In addition, the community will provide office, clinic, and hospitality space to house the professionals and support volunteers who will provide these wrap-around services. Additional amenities include a hospitality center, 10,000 square foot community center, showers, workshops, amphitheater, dog-park, and green spaces. Hot meals will also be provided twice per day on weekdays and once per day on weekends. The project is anticipated to begin construction in May 2021 and projected to be completed by December 31, 2024.

Phase I of the development will include the construction of approximately 42 tiny homes, preparation for 25 RV units, the chapel complex, hospitality pavilion, and laundromat. The second phase will consist of approximately 58 tiny homes, 80 studio apartments, community center, clinics, offices, community kitchen, maintenance shop, hospitality house, and two additional laundromats. The public infrastructure eligible for reimbursement will support both Phase I and Phase II.

BACKGROUND INFORMATION:

Housing First Community Coalition submitted a TIF Funding Application in July 2020 for their Towne Twin Village Project, a permanent supportive housing development, for adults 50 years old and older who have a history of chronic homelessness, disabilities, and additional risk factors.

On March 19, 2021, the Inner-City TIRZ Board of Directors approved a Funding Agreement with Housing First Community Coalition (HFCC) for eligible public infrastructure for an amount not to exceed $5,400,000 reimbursed over three fiscal years (FY21-FY23). Reimbursement will be made as follows: FY2021 for an amount not to exceed $3,000,000; FY2022 for an amount not to exceed $1,400,000; FY2023 for an amount not to exceed $1,000,000.

This single site community will be the first of its kind in San Antonio.

ISSUE:

City Council consideration is requested for the approval of a Funding Agreement for the Housing First Community Coalition's Towne Twin Project for eligible public infrastructure for an amount not to exceed $5,400,000 reimbursed over three fiscal years (FY21-FY23).

ALTERNATIVES:

If City Council chooses not to approve the Funding Agreement, HFCC will need to seek an alternate funding source. This will delay the start of this development, the first of its kind in San Antonio.

FISCAL IMPACT:

Funding for this agreement is available through the tax increment produced by the Inner City TIRZ #11. There will be no impact to the General Fund.

RECOMMENDATION:

Staff recommends approval of the Funding Agreement with the Inner City TIRZ Board of Directors, HFCC, and the City of San Antonio for eligible public infrastructure for an amount not to exceed $5,400,000 reimbursed over three years (FY21-FY23) for the Housing First Community Coalition's Towne Twin Village Project.

powered by Legistar™