



City of San Antonio

Legislation Details (With Text)

File #: 21-3594
Type: Miscellaneous Item
In control: City Council A Session
On agenda: 5/20/2021
Title: Ordinance approving a First Amendment to the Development Agreement between the Inner City TIRZ Board of Directors, San Antonio Housing Authority (SAHA), and the City of San Antonio to extend the project completion date for the Victoria Commons Project located at 100 Labor St. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]
Sponsors:
Indexes:
Code sections:
Attachments: 1. Agreement, 2. Draft Ordinance, 3. Ordinance 2021-05-20-0370

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Neighborhood and Housing Services Department

DEPARTMENT HEAD: Verónica R. Soto, FAICP, Director

COUNCIL DISTRICTS IMPACTED: 2 Council District 1 (updated May 17, 2021)

SUBJECT:

An Ordinance approving the execution of a First Amendment to the Development Agreement between the Inner City TIRZ Board of Directors, San Antonio Housing Authority, and the City of San Antonio for an extension of the project completion date for the Victoria Commons project located at 100 Labor St., in ~~Council District 2~~ Council District 1 (updated May 17, 2021).

SUMMARY:

The Project seeks to amend the terms and conditions of the Agreement to modify the construction schedule and extend the completion date of the Project to March 31, 2023.

The Victoria Commons development was delayed due to a funding gap for another SAHA development. Additional delays were experienced during the Preliminary Plan Review with the City of San Antonio and the project encountered entitlement issues while working through utility improvements with CPS Energy. These issues have been resolved and SAHA issued a notice to proceed on December 1, 2020. Construction began on December 2, 2020.

Victoria Commons at 100 Labor St. is a multi-family development that will consist 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. Public infrastructure and improvements associated with the development include streets, curbs, sidewalks, streetlights, public utilities, and landscaping.

BACKGROUND INFORMATION:

On September 21, 2017, the City of San Antonio approved Ordinance 2017-09-21-0706 for the Development Agreement for the Victoria Commons Project for an amount not to exceed \$1.5 million for eligible public infrastructure and public improvements.

On March 19, 2021, the Inner City TIRZ Board of Directors approved a First Amendment to the Development Agreement with San Antonio Housing Authority for an extension of the project completion date for the Victoria Commons Project located at 100 Labor St., in ~~Council District 2~~ Council District 1 (*updated May 17, 2021*).

ISSUE:

City Council consideration is requested for the approval of a First Amendment to the Development Agreement with the San Antonio Housing Authority for an extension of the project completion date for the Victoria Commons Project located at 100 Labor St., in ~~Council District 2~~ Council District 1 (*updated May 17, 2021*).

ALTERNATIVES:

If City Council chooses not to approve the First Amendment to the Development Agreement, San Antonio Housing Authority will not be in compliance with their existing Development Agreement and will lose the TIRZ funding approved by City Council on September 21, 2017.

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 First Amendment to the Development Agreement with the Inner CITY TIRZ Board of Directors, San Antonio Housing Authority, and the City of San Antonio for an extension of the project completion date for the Victoria Commons Project located at 100 Labor St., in ~~Council District 2~~ Council District 1 (*updated May 17, 2021*).