

SAN ANTONIO URBAN RENEWAL PLAN

Prepared by the
Department of Planning and Community Development

Working Document

| 01/4427/17

TABLE OF CONTENTS

Summary.....	43
I. Introduction.....	64
II. Definitions.....	96
III. Process and Outcomes.....	107
IV. Alignment With SA Tomorrow.....	1410
V. Activities.....	1511
VI. Development Requirements.....	1612
VII. Neighborhood Improvement Areas.....	1813
Near West-Five Points.....	1914
Lincoln Park-Arena District.....	2216
West Side.....	2418
Near East.....	2620
Edgewood.....	2822
Pearsall.....	3024
Roosevelt-Mission Reach.....	3226
East Southcross.....	3428
Culebra At Callaghan.....	3630
Southeast.....	3832
South Park.....	4034
Oak Hollow.....	4236
Wurzbaach.....	4438
Appendix A: Sample Project Evaluation Worksheet.....	4640
Summary.....	4
I. Introduction.....	6
II. Definitions.....	9
III. Process and Outcomes.....	10
IV. Alignment With SA Tomorrow.....	14
V. Activities.....	15
VI. Development Requirements.....	16
VII. Neighborhood Improvement Areas.....	18
Near West-Five Points.....	19
Lincoln Park-Arena District.....	22
West Side.....	24

<u>Near East.....</u>	<u>26</u>
<u>Edgewood.....</u>	<u>28</u>
<u>Pearsall.....</u>	<u>30</u>
<u>Roosevelt-Mission Reach.....</u>	<u>32</u>
<u>East Southcross.....</u>	<u>34</u>
<u>Culebra At Callaghan.....</u>	<u>36</u>
<u>Southeast.....</u>	<u>38</u>
<u>South Park.....</u>	<u>40</u>
<u>Wurzbach.....</u>	<u>42</u>
<u>Appendix A: Sample Project Evaluation Worksheet.....</u>	<u>46</u>

SUMMARY

The following Urban Renewal Plan is designed to guide the implementation of the \$20 million Neighborhood Improvements Bond, part of an overall \$850 million Bond Package which will go before the voters of San Antonio on May 6, 2017. The Neighborhood Improvements Bond is intended to accomplish several important goals. First, as with many of the other Bond projects, the proceeds will improve infrastructure. Within designated Neighborhood Improvement Areas, and in conjunction with approved projects, the City may construct or upgrade streets, sidewalks, utilities, and other public improvements, in order to eradicate distressed conditions.

In addition to making the surrounding neighborhood safer and more attractive to public and private investment, the Neighborhood Improvements Bond will facilitate new development on targeted sites, primarily consisting of workforce housing. Bond proceeds may be used for property acquisition and site preparation activities, in order to prepare properties for resale to nonprofit or private developers. Developers will then construct single-family, multifamily, or mixed-use projects, meeting specific design parameters and affordability criteria to ensure high-demand workforce housing at scales appropriate to the surrounding neighborhoods.

Throughout the development of the Neighborhood Improvements Bond proposal and selection of the ~~13 areas~~ 12 Neighborhood Improvement Areas, several topics generated a high number of comments and inquiries. This summary is intended to serve as a condensed explanation of how these topics have since been addressed in the Urban Renewal Plan. Expanded detail can be found in the text of the Plan.

PROJECT SELECTION

PROGRAM GOALS

The actions outlined in the Urban Renewal Plan aim to accomplish the following:

- Eradicate distressed conditions in neighborhoods
- Increase workforce and affordable housing opportunities citywide
- Preserve affordability of existing neighborhoods
- Provide opportunities for neighborhood-serving mixed-use development
- Implement the SA Tomorrow Comprehensive Plan

ACCOUNTABILITY AND CONTROLS GOVERNING USE OF FUNDS

As the Neighborhood Improvements Bond proposal began to take shape, many stakeholders inquired about the ~~project selection process and future opportunities for public involvement~~ process following the bond election. A number of checks and balances are in place to ensure that the projects which will be developed meet the intent and goals of the program. First, the Urban Renewal Plan and Texas Urban Renewal Law establish clear requirements governing use of the funds. (See Sections V and VI)

- Funds may only be used to support permitted Activities.
- Projects benefitting from the Neighborhood Improvements Bond, through activities described in the Plan, may not result in permanent residential or business displacement.
- At least 50% of the residential units in a project must serve households with incomes at or below 80% of Area Median Income.
- Rents on units designated as affordable will be restricted to ensure that they are affordable to the target group of residents.
- Mixed-use will be permitted where appropriate, but non-residential uses may comprise no more than 30% of the gross square footage of a project.

Beyond these development requirements, there are additional scoring criteria that prioritize projects exceeding the minimum standards. The criteria will assist DPCD staff in conducting a technical analysis during the Request for Proposals evaluation process, and will award additional points to projects committed to deeper affordability levels, more income-restricted units,

extended affordability periods, higher energy efficiency, and other preferred measures. Appendix A includes a sample evaluation criteria worksheet.

Finally, a robust public engagement process has been developed to ensure that the surrounding neighborhoods and interested stakeholders have an opportunity to weigh in on the specific proposals at various stages of program implementation. The process is outlined briefly in the section below, and described in detail in Chapter III, Process and Outcomes.

PROJECT SELECTION

Several steps have been added to the process to ensure that projects are evaluated comprehensively, with input from stakeholders and neighborhood representatives, as well as city staff and the OUR SA board. ~~The entire process is described in detail in Section III, Process and Outcomes.~~

Immediately following a successful election, staff will issue a Request for Interest, intended to gather ideas and concepts from the public and potential developers. Where viable concepts ~~overlap~~ are identified that are consistent with specific available ~~property~~ properties within Neighborhood Improvement Areas, OUR SA will ~~initiate acquisition with~~ move forward to secure an ~~extended ownership~~ option ~~period on the property so that proposals for the site can be solicited.~~ During the option period, OUR SA will issue a Request for Proposals for development of the site, to include workforce housing in accordance with the terms of ~~this plan~~ the Plan. The newly-~~formed~~ formed Neighborhood Improvements Advisory Committee will meet on an ad-hoc basis to advise the City and OUR SA ~~on-site~~ in selection ~~and housing development activities of proposed projects.~~ Project evaluation will consist of a technical analysis (see Appendix A, Sample Evaluation Criteria), recommendation by the OUR SA board, and recommendation by the Neighborhood Improvements Advisory Committee. Final project selection and acquisition of ~~property are approved~~ individual properties may not move forward without express approval by the City Council.

~~Projects~~ As noted above, projects must commit to certain standards in order to be considered for selection. These standards were designed to ensure delivery of the desired product where bond funds are expended, ~~and to alleviate potential concerns associated with neighborhood reinvestment.~~ Development Requirements are listed in detail in ~~Section~~ Chapter VI, and summarized below.

NON-DISPLACEMENT

A cornerstone of the Neighborhood Improvements Bond proposal is that it will not result in the use of eminent domain or any permanent residential or business displacement. The boundaries of the Neighborhood Improvement Areas were carefully drawn to exclude single-family neighborhoods, with the exception of areas identified for scattered site infill housing. Eminent domain will not be used to force property owners to sell. Displacement and other policies are covered in Chapter VI, Development Requirements.

~~In the case of unavoidable displacement, bond funds may be used to provide reasonable relocation assistance associated with an approved project. The City may also provide supplemental counseling and housing-related assistance through existing programs. Displacement and other policies are covered in Section VI, Development Requirements.~~

AFFORDABILITY

The purpose of ~~this~~ the Plan, which will be implemented through the Neighborhood Improvements Bond, is to eradicate distressed conditions within neighborhoods, and prepare sites for development of workforce housing. Where mixed-income and mixed-use projects are envisioned beneficial, market-rate housing and or non-residential uses may ~~also~~ be included in approved projects. Projects may include up to 30% non-residential uses, where permitted by zoning. Affordability standards apply to the residential component of a project.

A minimum of 50% of the residential units in a project must be reserved for households with an income of 80% of the Area Median Income ~~(AMI)~~, or less. Rent and eligible household expenses for affordable units ~~may not exceed 30% of~~ will be strictly limited to ensure affordability to the household's target income groups as adjusted for family size. The remaining units may be unrestricted and offered at market rate, though ~~projects reserving proposals including deeper affordability levels, more income-restricted units for households at 60% or 30% AMI, and extended affordability periods~~ will be awarded higher scores during RFP evaluation. Affordability and other policies are covered in ~~Section~~ more detail in Chapter VI, Development Requirements. ~~Such~~

~~affordability requirements may be supplemented and/or amended based upon applicable state and federal law changes to permissible tax credits available for affordability projects.~~

ZONING

~~Proposed projects~~Project proposals must be permitted under the current zoning, or ~~undergo rezoning. The City retains the authority to exercise its zoning power, propose a zoning change using the standard re-zoning process.~~ The program does not grant any “as of right” relief from ~~the standard zoning change this~~ process. Proposed re-zoning cases are advertised to the general public via onsite signage and a notice placed in the newspaper. Additionally, the City will send a notice to property owners and neighborhood associations within 200 feet. The case is considered by the Zoning Commission and City Council in an open public hearing. Zoning, neighborhood plans, and the criteria used for selecting the areas are covered in ~~Section~~Chapter VII, Neighborhood Improvement Areas.

I. INTRODUCTION

The Urban Renewal Plan was prepared in conjunction with the proposed Neighborhood Improvements Bond. The Plan includes ~~4312~~ distressed areas which are eligible for revitalization efforts. The proposed \$20 million ballot initiative is one component of the \$850 million bond package that will go forward for public vote on May 6, 2017 (the “Bond Election”). Voter approval of the Neighborhood Improvements Bond proposition will allow the City to acquire and prepare property for the private and nonprofit-sector development of affordable housing. Permitted uses of bond dollars, referred to as “Permitted Activities”, are outlined in ~~Section~~Chapter V.

Chapter 374 of the Texas Local Government Code, known as the Texas Urban Renewal Law, requires the identification of specific geographic areas where bond funds can be spent. Per the statute and after certain necessary prerequisites take place, the areas identified are incorporated into an Urban Renewal Plan that must be approved by City Council prior to the Bond Election. The specific areas, and the criteria by which they were selected, are described in ~~Section~~Chapter VII.

Following a successful election, the Office of Urban Redevelopment San Antonio (“OUR SA”), will utilize its urban renewal project authority (previously delegated to OUR SA by the City Council) to execute the program activities .

Authority

The Texas Urban Renewal Law provides the legal framework for a municipality’s involvement in redevelopment, rehabilitation, conservation, and other associated activities within certain areas. This chapter was enacted, among other purposes, to combat areas of statutorily-defined slum and blight, or areas characterized by deteriorating structures, inadequate facilities, and unsafe or unsanitary conditions.

The Texas Urban Renewal Law also emphasizes that private enterprise be encouraged to participate in accomplishing the objectives of urban renewal to the extent of its capacity and with governmental assistance, as available.

Permitted activities, to preserve the public health, safety and welfare, include:

- public acquisition of real property and interests thereto
- the repair and rehabilitation of buildings and other improvements in affected areas to alleviate safety concerns
- demolition of buildings and other improvements as necessary to eliminate slum or blight conditions or to prevent the spread of those conditions
- the disposition of property acquired in affected areas and incidental to the purposes stated herein
- other public assistance to eliminate problematic conditions

While the Texas Urban Renewal Law permits rehabilitation of buildings, neither general Texas law nor the City Charter, in its current form, provides for the issuance of general obligation bonds to finance the costs of owner-occupied rehabilitation and related home repairs. In the case of a future City Charter amendment, owner-occupied rehabilitation and emergency home repairs could be included in a future bond proposition. The City currently offers owner-occupied rehabilitation and minor repair programs for qualified homeowners through the Department of Planning and Community Development (using funds other than general obligation bond proceeds).

Urban Renewal Agency (OUR SA)

In 1957, the City of San Antonio elected to approve a resolution (the “Resolution”) permitting the exercise of Urban Renewal powers outlined in Article 1269I-3, Vernon’s Civil Statutes, currently codified as Chapter 374 of the Texas Local Government Code. The resolution also authorized the creation of the Urban Renewal Agency, and described the delineation of powers between the Agency and the City. The City assumed all powers authorized by the Texas Urban Renewal Law, except those defined as “Urban Renewal Project Powers” (which were assigned to OUR SA).

OUR SA, originally referred to as the San Antonio Development Agency (SADA), was tasked with developing and carrying out strategies to eliminate areas of distress, and implementing revitalization directives from the City Council.

In 1995, San Antonio Affordable Housing, Inc. (SAAH) was established by authority of the City Council as a non-profit component of SADA. The mission of SAAH was to develop housing that was affordable in targeted areas of the City. This mission was later expanded by amendment to include technical and economic assistance to promote both housing and business and commercial development.

In 2010, the Urban Renewal Agency was re-branded as OUR SA to promote name recognition within the community. SAAH remains a separate but associated entity. OUR SA, through its non-profit SAAH, is responsible for acquisition, maintenance and disposal of properties in targeted areas.

The role of OUR SA in the context of this Plan is described in further detail in [SectionChapter III](#), Process and Outcomes.

Development of the Plan

The Housing Commission to Protect and Preserve Dynamic and Diverse Neighborhoods (also referred to as the “Housing Commission”) was established by City Council in May 2015 to advise the City in the development of policies that increase the City’s supply of affordable and workforce housing and that protect the diversity of central San Antonio neighborhoods.

In developing recommendations to the City, the Housing Commission pursued development of an affordable housing bond proposal. However, the City Charter, which is the source of authority for other Texas home rule municipalities that have undertaken general obligation bond-funded housing initiatives, in its current form limits the issuance of general obligation bonds to finance the costs of “public works for public purposes”, which excludes the construction of affordable housing. As a Charter amendment is not constitutionally possible until after the Bond Election, the Commission turned to general Texas law, specifically the Urban Renewal Law as independent and alternative legal authority to propose to City voters a proposition for the issuance of general obligation bonds to finance the capital expenditures which will ultimately acquire property interests to make ready for future development.

The resulting Neighborhood Improvements Bond proposal was developed over several months, and included meetings with stakeholders, City Council offices, and the development community. The Neighborhood Improvements Community Bond Committee, charged with defining the areas for investment, held a total of five public meetings and a bus tour in the latter half of 2016. The Committee began with 15 staff-recommended areas, removed four, and added two. The final ~~13~~12 areas, are included in [SectionChapter VII](#). As required by Section 374.011 of the Texas Local Government Code, the City Council, pursuant to a resolution adopted on December 15, 2016, found that so-called “slum or blighted areas” existed within the City and posed a

threat to public health, safety, morals or welfare of the residents of the City. The City Council authorized publication of a notice (three times) in the Express News, apprising the general public of a hearing held on this plan on January 18, 2017.

II. DEFINITIONS

Activity means an activity undertaken by the City or OUR SA to eliminate or to prevent the development and spread of blight conditions, further defined as Urban Renewal Projects in Chapter 374 of the Texas Local Government Code; Activities occur within Neighborhood Improvement Areas, and in accordance with this Plan as described herein.

City Council means the City Council of the City of San Antonio.

Deterioration means impairment of quality, character, value, or safety due to use, wear and tear, or other physical causes.

Development means private development, including but not limited to the construction of buildings, structures and other improvements, as encouraged by Texas Urban Renewal Law.

Distressed property means property which meets the legal definitions of slum or blighted areas, as defined by Chapter 374 of the Texas Local Government Code:

Blighted area is defined as an area that is not a slum area, but that, because of deteriorating buildings, structures, or other improvements; defective or inadequate streets, street layout, or accessibility; unsanitary conditions; or other hazardous conditions, adversely affects the public health, safety, morals, or welfare of the municipality and its residents, substantially retards the provision of a sound and healthful housing environment, or results in an economic or social liability to the municipality.

Slum area is defined as an area within a municipality that is detrimental to the public health, safety, morals, and welfare of the municipality because the area: (A) has a predominance of buildings or other improvements that are dilapidated, deteriorated, or obsolete due to age or other reasons; (B) is prone to high population densities and overcrowding due to inadequate provision for open space; (C) is composed of open land that, because of its location within municipal limits, is necessary for sound community growth through replatting, planning, and development for predominantly residential uses; or (D) has conditions that exist due to any of the causes enumerated in Paragraphs (A)-(C) or any combination of those causes that: (i) endanger life or property by fire or other causes; or (ii) are conducive to: (a) the ill health of the residents; (b) disease transmission; (c) abnormally high rates of infant mortality; (d) abnormally high rates of juvenile delinquency and crime; or (e) disorderly development because of inadequate or improper platting for adequate residential development of lots, streets, and public utilities.

Housing Commission means The Housing Commission to Protect and Preserve Dynamic and Diverse Neighborhoods established in May 2015 by the City Council, as it may be restructured over time.

Mixed-Income means a type of residential development which includes units for households of various income levels, typically including both income-restricted units and market-rate (unrestricted) units.

Mixed-Use means a development type in which residential and non-residential uses are physically integrated, either within the same structure or on the same property.

Neighborhood Improvement Area means an area with the statutorily-defined characteristics of slum or blight, which the City Council designated, by resolution, as appropriate for urban renewal; Activities occur within Neighborhood Improvement Areas, and in accordance with this Plan.

Property includes land, improvements and fixtures on land, property of any nature that is appurtenant to or used in connection with land, and every legal or equitable estate, interest, right, or use in land, including terms for years and liens.

SA Tomorrow Comprehensive Plan means the Comprehensive Plan adopted by the City Council on August 11, 2016; the SA Tomorrow Comprehensive Plan constitutes the General Plan referenced in the Texas Urban Renewal Law; Syn: SA Tomorrow

Texas Urban Renewal Law means Chapter 374 of the Texas Local Government Code.

Urban Renewal Agency means the Urban Renewal Agency established by the City of San Antonio, currently known as OUR SA, as it may be restructured and reorganized over time. Syn: Agency

Workforce Housing means housing that is affordable to working families, located within reasonable proximity to the workplace. For the purposes of this Plan, the terms Workforce Housing and Affordable Housing are synonymous.

III. PROCESS AND OUTCOMES

Process

Following a successful Bond Election, the City will issue general obligation bonds to fund eligible Activities outlined in this Plan through OUR SA. These funds will be dedicated to acquiring and preparing sites within Neighborhood Improvement Areas for development, through the completion of Activities approved herein. Permitted Activities are described in ~~Section~~Chapter V.

OUR SA, in coordination with city staff, will analyze availability and price of properties within the ~~13~~12 Neighborhood Improvement Areas to determine which properties present the highest potential for success. Input from the community will be sought through a Request for Interest (RFI), in which respondents will provide pertinent insight regarding the areas they consider most suitable and desirable for redevelopment within a five-year period. The RFI will be released to the development community as well as neighborhood representatives and the public, and is intended to narrow the focus to particular properties and conceptual development types. The RFI does not result in scoring or awarding of a project; rather, it is intended to gather input. Properties where technical analysis and RFI responses overlap will be targeted for acquisition. OUR SA will proceed with a contract for ~~sale~~purchase, negotiating an extended option period.

During the extended option period, a Request for Proposals (RFP) will be released for the development of the site, to include housing that is affordable. The RFP will solicit more detailed proposals from non-profit and for-profit developers who are interested in developing the site in accordance with the terms of this Plan. Concepts submitted as part of the RFI may be refined and expanded upon with a developer's response to the RFP. Qualified respondents will agree to adhere to the minimum development standards, and will be bound by contract to do so. The Neighborhood Improvements Advisory Committee (NIAC) will meet following the closing of the RFP, in order to advise on site selection and housing development activities. OUR SA and city staff will also evaluate the projects based on technical criteria, and the findings will be presented to the Committee at their meeting. A sample evaluation criteria worksheet is attached as Appendix A. Technical analysis, OUR SA review, and the NIAC review will comprise the project evaluation. The City Council, in its sole discretion, will approve the final selection.

Once a project is selected, and the necessary contracts are executed between the City and the developer, the purchase of the property will be proposed to City Council for final approval. OUR SA may commence approved Activities, including demolition, utility extension, and other site work, upon closing on the property. Once the site has been prepared, the Agency will arrange for the sale of the improved site, in a manner consistent with and as authorized by applicable provisions of Texas Urban Renewal Law. As part of the contract of sale, covenants will make binding the development requirements, in order to ensure delivery of the intended product. Covenants will also outline recourse in the event that the selected developer does not meet the minimum standards for the duration of the contract.

See Chart A for a detailed sequence of events, including estimated timeline.

Neighborhood Improvements Advisory Committee

Throughout the development of the Neighborhood Improvement Areas, feedback from community members frequently included a request to provide ongoing input following the Bond Election. On December 15, 2016, City Council established the NIAC to ensure ongoing citizen feedback. The Committee will be comprised of the following members, for a total Committee membership of 17 ~~to 19~~.

- One (1) Committee Chair, ~~to be~~ appointed by the Mayor
- Ten (10) ~~members from individuals representing the Neighborhood Improvements Bond Committee, including ten City Council districts, with one member from~~ appointed by each City Council ~~district~~ member
- ~~Four (4) citizen members, appointed by the Mayor, that~~ Five to Seven (5-7) individuals who reside ~~and/or operate a locally-owned business~~ within the boundaries of one of the ~~13 approved~~ Neighborhood Improvement Areas, ~~appointed by the Mayor~~

- One (1) representative from the Housing Commission
- ~~One (1) representative from, appointed by~~ the ~~Local Initiatives Support Corporation (LISC) Mayor~~

The NIAC will meet on an ad-hoc basis to advise the City and OUR SA in selection of proposed projects within the Neighborhood Improvement Areas. The Committee is charged with evaluating the extent to which the project would advance the goals of the City, district, and respective neighborhoods. Such considerations may include (a) the degree to which a project will eradicate distressed conditions; (b) the likelihood that the project will spur further investment in the area; (c) the need for infrastructure investment in the area; (d) the need for workforce and mixed-income housing in the area; and (e) the need for retail or neighborhood-serving commercial uses (if proposed).

In order to prevent conflicts of interest, members of the Committee may have no financial interest in the advancement of particular projects. Such financial interest includes, but is not limited to, involvement in the development or financing of projects within the 12 areas. As City Officials, members of the Committee are subject to the San Antonio Ethics Code.

Outcomes

The actions outlined in the Urban Renewal Plan aim to accomplish the following:

- Eradicate distressed conditions in neighborhoods, including those areas currently within tax increment reinvestment zones
- Increase workforce and affordable housing opportunities citywide
- Preserve affordability of existing neighborhoods
- Provide opportunities for neighborhood-serving mixed-use development
- ~~Promote commercial activity~~
- ~~Decrease cost of City governance of underutilized and underperforming areas~~
- ~~Implement the SA Tomorrow Comprehensive Plan~~

- Implement the SA Tomorrow Comprehensive Plan



CHART A: Urban Renewal Process



IV. ALIGNMENT WITH SA TOMORROW

Guiding Principles

The SA Tomorrow Comprehensive Plan's guiding principles articulate the overarching direction for the Plan recommendations, and establish a decision-making framework to guide growth. An abundance of housing options, affordable for a wide range of income levels, is a common theme throughout the Comprehensive Plan. One of the Comprehensive Plan's guiding principles is to "ensure an inclusive San Antonio by providing affordable housing and transportation choices throughout the City." Expanding on the relationship between housing and transportation, another guiding principle is to "ensure that all residents living in existing and new neighborhoods have safe and convenient access to jobs, housing, and a variety of amenities and basic services including great parks, strong schools, convenient shopping and nearby regional centers." The 4312 Neighborhood Improvement Areas, incorporated in this Plan as outlined in ~~Section~~Chapter VII, represent opportunities to stimulate residential development near jobs, transit, shopping, and schools in or adjacent to four of the 13 Regional Centers in the Comprehensive Plan.

Goals

The goals are the broad statements of the community's desired long-term vision. Goals describe the ideal end-state conditions in 2040 that would result if the plan is successfully implemented. Chapter 10 of the SA Tomorrow Comprehensive Plan addresses goals and policies related to Housing. Specifically, this chapter of the Comprehensive Plan envisions the City of San Antonio as a municipality where "housing for lower-income residents is available throughout the community with the greatest proportion in priority growth areas with high levels of connectivity and amenities." Other housing goals include that "improved infrastructure, services and amenities attract residents to priority growth areas" and that "infill and revitalized neighborhoods provide a range of housing choices near the City center." Each of the aforementioned goals supports the adoption of this Plan, revitalization of distressed areas, and creation of new housing in strategic locations.

Policies

The Comprehensive Plan also lists policies, defined as statements that identify the community's preferred actions in relation to the stated goals. The following policies support the adoption and implementation of this Plan.

- Identify and incentivize mixed-income catalyst projects within underserved areas that include a mix of housing that is affordable to a variety of households
- Work with affordable housing partners to develop strategic investment plans for targeted areas
- Develop incentives to reduce costs and attract affordable housing development within target areas
- Develop affordable housing initiatives targeting residents with incomes below 80% of the area median
- Provide fee waivers and/or waive development requirements for affordable housing development and preservation
- Require developments that receive public funding or use public financing tools (e.g., tax credits) to provide a mixture of housing types and/or affordable housing units.
- Provide incentives in targeted areas to encourage development of housing types that are in undersupply.
- Encourage and incentivize the development of a range of affordable housing options in and near regional centers and transit corridors
- Invest in neighborhood amenities and infrastructure that will attract new residents to underserved areas.
- Evaluate and update land use designations in the core of the City to determine commercial and industrial areas that could be changed to residential or mixed-use areas.
- Develop and implement a plan to preserve and maintain affordable rental and ownership housing for lower income residents within revitalizing neighborhoods.

V. ACTIVITIES

State law permits the Urban Renewal Agency to take certain actions to revitalize distressed areas. This includes (a) activities designed to eliminate or prevent the development or spread of blighted areas; (b) rehabilitation or conservation in an urban renewal area; (c) development of open land; or (d) any combination of the foregoing.

Permitted Activities

Specifically, general obligation bond funds may be expended by OUR SA for the following Activities, in accordance with this Plan and with the Texas Urban Renewal Law:

- Acquisition of Real Property
- Site improvements
- Demolition
- ROW improvements (streets, sidewalks)
- Utility extension
- Utility expansion
- Relocation assistance (although no individual family relocation is expected)
- Lead paint remediation
- Asbestos remediation
- Other environmental remediation

Once a property is improved as outlined in this Plan, properties will be sold to a developer, who will be obligated under contract to comply with certain covenants necessary to accomplish City objectives relative to the subject property, in accordance with Texas Urban Renewal Law.

Prohibited Activities

The following activities will not be undertaken by the Agency or the City using the City's bond funds:

- Construction of buildings or structures
- Maintaining ownership and engaging in ongoing operational use, other than for a limited time to conduct permitted activities
- Management of properties
- Rehabilitation of individual single-family homes
- Per recommendation by the Housing Commission, funds will not be used to permanently displace residents

According to Texas Urban Renewal Law, property acquired through this program may not be sold, leased, granted, conveyed, or otherwise made available for public housing, except where expressly permitted by law.



VI. DEVELOPMENT REQUIREMENTS

Any development within a Neighborhood Improvement Area which benefits from the expenditure of 2017-2022 Neighborhood Improvement Bond funds will be subject to the following requirements. These restrictions apply to improved property purchased from OUR SA, and/or development which receives any incentive in the form of Neighborhood Improvements bond investment. Individual projects may be subject to additional requirements pertaining to design, connectivity, or other project elements, on a case-by-case basis. Proposals including superior standards related to design, connectivity, affordability, or other measures will result in preferential ranking during project evaluation, as shown in the Sample Evaluation Criteria in Appendix A.

All development requirements will be made binding through covenants at the time of sale. ~~The requirements must Regular monitoring will be met administered by the City for the duration term of the established term, affordability period, to ensure that developments meet and City will retain the right to enforce said maintain compliance with the Plan, the Texas Urban Renewal Law, and any supplementary provisions included in the~~ covenants.

Use

- a. Projects receiving bond funds shall consist primarily of residential use, though mixed-use development is encouraged where appropriate. Projects may include up to 30% non-residential uses by gross floor area, where permitted by the applicable zoning district.

- Additional points will be awarded to projects providing an extended affordability term.

Design

- e. Provisions relating to design standards, connectivity requirements, and other site-specific requirements shall be further specified for each property selected for City investment.

Affordability

- b. At least 50% of the residential units shall meet the following definition of affordable:

- The units shall be reserved for households with an income of 80% of the Area Median Income (AMI) or less; *and*
- Rent and eligible household expenses shall not exceed 30% of the household's income

- f. Site improvements and new construction should shall be designed using Universal Design strategies.

- f.g. Site improvements and new construction shall be designed to implement strategies of Crime Prevention Through Environmental Design (CPTED), including natural surveillance, natural access control, and a clear distinction of public and private spaces.

- c. While remaining units may be market rate, additional points will be awarded to projects providing deeper affordability will result in higher project ranking.

Displacement

- d. Affordable status shall be maintained as follows:

- For multifamily and mixed-use development with bond investment totaling less than or equal to five percent ($\leq 5\%$) of the total project cost, the minimum affordability period is 20 years.
- For multifamily and mixed-use development with a bond investment totaling more than five percent ($> 5\%$) of the total project cost, the minimum affordability period is 30 years.
- For single-family development associated with bond investments, the minimum affordability period is 30 years.

- g-h. Development receiving public incentive through the improvement of property with bond funds will be selected and designed to avoid permanent residential or business displacement. The boundaries of the Neighborhood Improvement Areas were carefully drawn to exclude single-family neighborhoods, with the exception of areas identified for scattered site infill housing.

- h-i. In the case of unavoidable displacement, bond funds may be used to provide reasonable relocation assistance associated with an approved project. The City may also provide supplemental counseling and housing-related assistance through existing programs.



DRAFT

Property Management

- j. A long-term property management plan must be provided for the property, to be effective for the duration of the affordability period.

VII. NEIGHBORHOOD IMPROVEMENT AREAS

Texas Urban Renewal Law requires that an area designated for Urban Renewal must exhibit characteristics such as dilapidated structures, inadequate streets or access, unsafe conditions, or open land that is inhibiting development. In addition to the state criteria for distressed property, the City used strategic criteria to establish the areas.

Strategic Criteria

Within Low-Income Tax Credit Qualified Census Tract: Properties located within a Qualified Census Tract are eligible for additional points in the State’s Low Income Housing Tax Credit program. This presents an opportunity to leverage other funds for development.

Contains City-Owned Property: Development of City-owned property would eliminate acquisition expenses, enabling bond dollars to go further.

Contains Property Owned by Other Government Agency: The City may be able to acquire property owned by other government agencies through trades or other creative strategies.

Within Tax Increment Reinvestment Zone (TIRZ): A TIRZ is a public financing mechanism through which the growth in tax increment associated with new development or redevelopment is captured and used to pay costs associated with economic development for the public good. Areas chosen within a TIRZ met the statutory requirements of Texas Urban Renewal Law.

Accessible by Public Transit: Housing in locations that require personal vehicle ownership for access to jobs, schools and shopping is not as affordable as housing in walkable, transit-rich neighborhoods. Access to public transit ensures equitable transportation options for all ages, abilities, and income levels.

Within SA Tomorrow Regional Center: The SA Tomorrow Comprehensive Plan identifies and profiles 13 Regional Centers where employment is concentrated.

Within Inner City Reinvestment and Infill Policy Zone (ICRIP): Properties within the ICRIP zone are eligible for fee waivers, presenting an opportunity to leverage existing programs for development cost-savings.

Recommended by City Council Office: During development of the Plan, these Areas were identified by either a City Councilmember or their respective offices. Input ranged from site-specific inquiries to general areas of known distress.

Recommended by Stakeholders: These Areas were identified by stakeholders, including neighborhood advocates and both nonprofit and private developers.

No Permanent Residential Displacement Anticipated: Because a cornerstone of the Neighborhood Improvements Bond proposition is that revitalization does not result in displacement, areas were carefully drawn to exclude vulnerable properties. In the case that an area includes properties along a residential street, it is intended for scattered site infill on vacant parcels.

Potential Development Types

Potential development types were evaluated for each area. These development types do not supersede existing zoning or neighborhood plans. Rather, they are intended to illustrate the types of housing that may be suitable given the context of the area and the City’s housing goals. This document does not alter the City’s standard zoning procedures.

Indicators

Common indicators of distressed property are as follows, but findings of such data are not required by the Texas Urban Renewal Law. The presence of these factors can substantiate the identification of an area as distressed.

- unoccupied structures
- infrastructure conditions and capacity issues
- high percentage of residents receive public welfare
- violent crime
- death rate (heart disease, HIV/AIDS, cancer, cardiovascular disease, and diabetes)
- tax delinquent parcels
- births to teen mothers residing in the area

NEAR WEST-FIVE POINTS

315 ac.
City Council District: 1 and 5

State Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/Vacant Lots
X	X	X	X

Description

The Near West-Five Points area includes underutilized and blighted industrial properties near the UTSA Downtown campus, VIA Centro Plaza, and properties north of downtown. The Area also includes properties in and around historic Cattleman Square, including the Scobey Complex. Vacant properties in the Five Points area and near Fox Tech H.S. present opportunities for revitalization near existing amenities. The Area is bisected by IH-10, which hinders north-south connectivity and serves as a dividing line between neighborhoods. The railroad and Alazan Creek present additional mobility challenges. The aging industrial building stock implies the presence of certain environmental hazards, such as lead and asbestos, which would require remediation in the event of redevelopment.

The Area falls within three Tax Increment Reinvestment Zones: West Side, Houston Street, and Midtown. The Area is also located within the Central Business District (Downtown) and Midtown Regional Centers identified in the SA Tomorrow Comprehensive Plan. Both the Midtown and Downtown Regional Centers have strong transit networks and high levels of walkability, enabling residents to choose from a variety of transportation options. The boundaries were drawn to exclude occupied dwellings, in order to avoid residential displacement. Boundaries were also refined in response to stakeholder feedback, which resulted in the inclusion of several additional distressed properties.

Several publicly-owned parcels within the area may present opportunities for partnerships and leverage. The area is also located within a Qualified Census Tract (QCT), making residential projects eligible for Low Income Housing Tax Credits. Additionally, new development within the area may qualify for fee waivers, due to its location within the ICRIP zone.

Potential Development Types

- The San Pedro corridor is suited for multifamily and mixed-use development
- Traffic flow and existing land uses make single-family uses along San Pedro less desirable
- Duplex/Triplex/Fourplex and Townhouse development may serve as a transition between single-family neighborhoods and commercial and mixed-use corridors

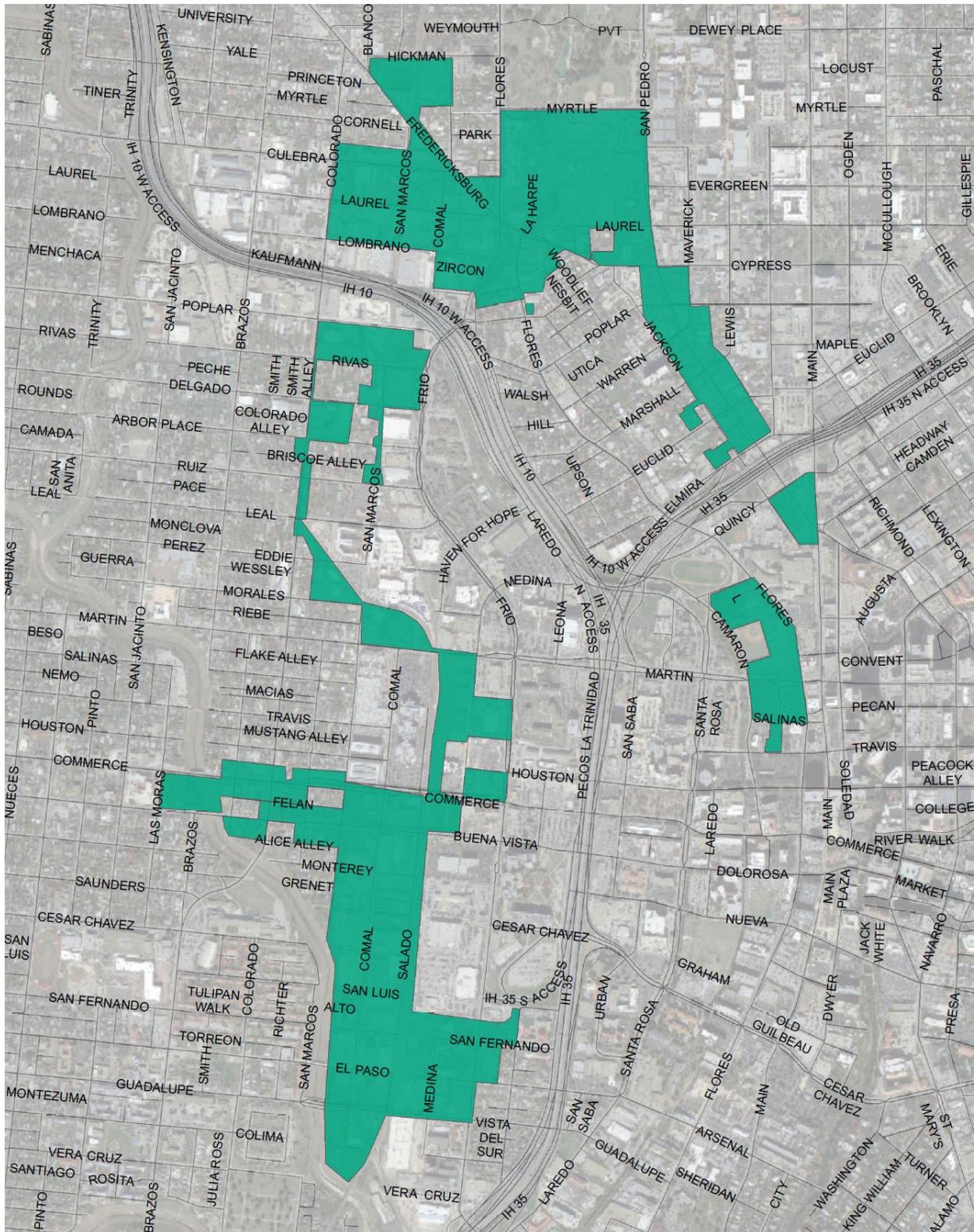
- The area surrounding UTSA Downtown and VIA Centro Plaza is suited for large scale transit-oriented development

DRAFT



NEAR WEST-FIVE POINTS

315 ac.
City Council District: 1 and 5



LINCOLN PARK-ARENA DISTRICT

865 ac.
City Council District: 2

State Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/ Vacant Lots
X	X	X	X

Description

The Lincoln Park-Arena District Area is located south of the AT&T Center and Freeman Coliseum, spanning both sides of IH-10. The area includes a warehouse property, City-owned park land and a property owned by the San Antonio Water System. The majority of the area consists of vacant or dilapidated residential property, fostering hazardous and unsafe conditions. The Area is characterized by various scales of housing, including single-family, duplex, triplex and fourplex, and is well-served by multiple VIA bus routes. However, street access to neighborhoods is constrained along IH-10 corridor and near the AT&T Center and Coca Cola plant. Dilapidated streets and infrastructure have also hindered redevelopment.

Several publicly-owned parcels, including the SAWS Eastside Service Center and Lincoln Park, may present opportunities for partnerships or leverage. The area falls within the Inner City Tax Increment Reinvestment Zone. The area is also located within a Qualified Census Tract (QCT), making residential projects eligible for Low Income Housing Tax Credits. Additionally, new development within the Area may qualify for fee waivers, due to its location within the ICRIP zone. In the case that an area includes a residential street, it is intended for scattered site infill on vacant parcels.

Potential Development Types

- Potential for infill housing of different types depending on lot availability
- Aggregation of contiguous single-family lots present opportunity for townhome or multi-unit homes
- Mixed-use may be suitable along corridors, while single-family homes are suited for scattered-site infill of individual lots



WEST SIDE

200 ac.
City Council District: 5

State Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/ Vacant Lots
X	X	X	X

Description

The West Side Neighborhood Improvement Area Site includes vacant and underutilized properties along Zarzamora and near the San Juan Square redevelopment. While the produce terminal immediately north of the railroad is active, and therefore excluded from the area, the surrounding neighborhood contains vacant residential properties in various stages of distress. The Area also includes several dilapidated commercial structures along Zarzamora. Additionally, street connectivity near Trinity Street and Navidad Street is interrupted by the railroad, constraining north-south access for southern properties.

Boundaries were also refined in response to stakeholder feedback, which resulted in the inclusion of several additional distressed properties. The first, along El Paso between Brazos and Richter, includes a grouping of vacant parcels and some dilapidated commercial structures. The second, a residential area bound by Guadalupe, 19th, Loma Vista and Apache Creek, was added for its prevalence of vacant parcels. While much of the Area includes residential streets, displacement is not anticipated. Rather, vacant parcels are intended to be targeted for scattered-site infill.

Multiple VIA transit lines serve the area, providing transportation options for residents. The Area falls within the Westside Tax Increment Reinvestment Zone (TIRZ). Several publicly-owned parcels in and around the area may present opportunities for partnerships and leverage. Bexar County owns eight scattered sites within the Area, and the San Antonio Development Agency owns another seven. The Area is also located within a Qualified Census Tract (QCT), making residential projects eligible for Low Income Housing Tax Credits. Additionally, new development within the area may qualify for fee waivers, due to its location within the ICRIP zone.

Potential Development Types

- Multifamily, townhome, or mixed-use may be appropriate and feasible along Zarzamora corridor
- Scattered site vacant lots are suited for single-family development, and some may be suited for duplex, triplex or fourplex



NEAR EAST

670 ac.
City Council District: 2

State Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/ Vacant Lots
X	X	X	X

Description

The Near East Area includes dilapidated industrial properties running north-south between IH-37 and Cherry Street, as well as properties surrounding the Union Pacific rail yard near IH-35. The area also includes distressed and vacant residential properties near the East Meadows redevelopment, generally located between New Braunfels and Walters from IH-35 to Harding. The area also includes the Merchants and Friedrich Buildings, both abandoned industrial complexes of large scale. Much of the area is impacted by the railroad, which runs north-south near Cherry Street, and curves to run east-west along Duval Street. Streets and infrastructure are in various stages of disrepair. Poor street connectivity near IH-35 and near the Union Pacific rail yard constrains mobility through the area.

The Near East Area falls within the Inner City TIRZ. The area is also located within the Central Business District (Downtown) Regional Centers identified in the SA Tomorrow Comprehensive Plan. The Central Business District boasts a strong transit network and high levels of walkability, enabling residents to choose from a variety of transportation options. The Comprehensive Plan identifies a need for more housing in the Central Business District, to balance the mix of employment and residents.

Several publicly-owned parcels within the area may present opportunities for partnerships and leverage. City-owned parcels include the Sign Shop as well as parking lots surrounding the Alamodome. The area is also located within a Qualified Census Tract (QCT), making residential projects eligible for Low Income Housing Tax Credits. Additionally, new development within the area may qualify for fee waivers, due to its location within the ICRIP zone.

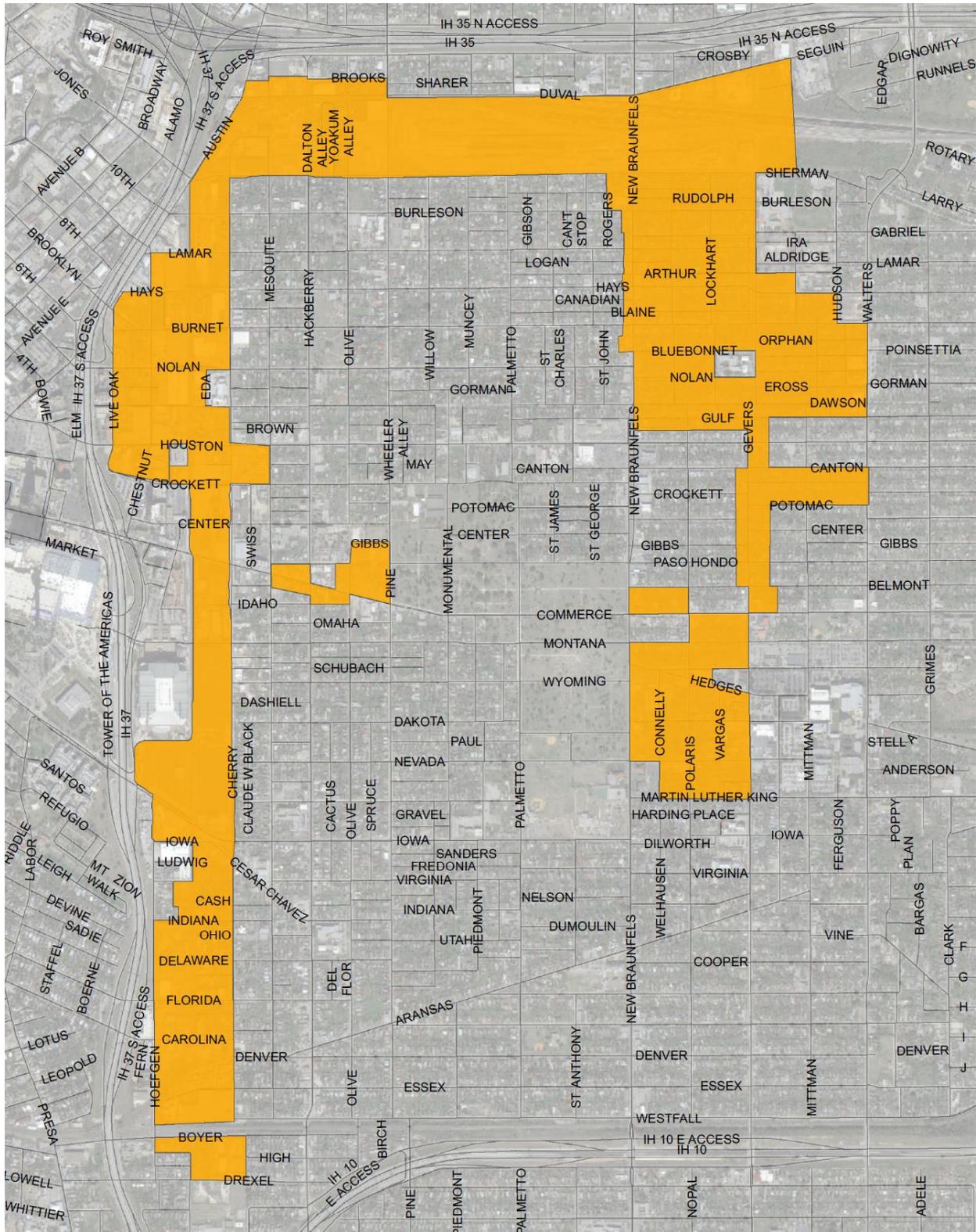
Potential Development Types:

- Near the IH-37 corridor, mixed-use or multifamily uses are appropriate.
- Vacant parcels within residential areas are suited for scattered-site infill.
- Duplex, triplex, fourplex or townhome development may be appropriate for scattered site infill, or on larger parcels.



NEAR EAST

670 ac.
City Council District: 2



EDGEWOOD

40 ac.
City Council District: 6

State Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/ Vacant Lots
X			X

Description

The Edgewood Area includes vacant properties along Castroville Rd and Old US Highway 90. The area also includes distressed commercial structures and sites suited for residential redevelopment abutting transit-served corridors. Along Castroville Road, between 38th and 40th streets, a dilapidated 10-unit apartment complex sits vacant next to several large vacant properties. The Military Airport Overlay Zone limits residential development just west of the area, due to the Kelly AFB flight path.

Edgewood is located near PK4SA West and the San Antonio Food Bank, with convenient VIA transit access and proximity to Highways 90 and 151. One parcel is located near Edgewood High School and Cuellar Park, which is slated for general park improvements and upgrades to the playground and community center as part of the 2017-2022 Bond. The Edgewood Area is located within a Qualified Census Tract (QCT), making residential projects eligible for Low Income Housing Tax Credits. Additionally, new development within the area may qualify for fee waivers, due to its location within the ICRIP zone.

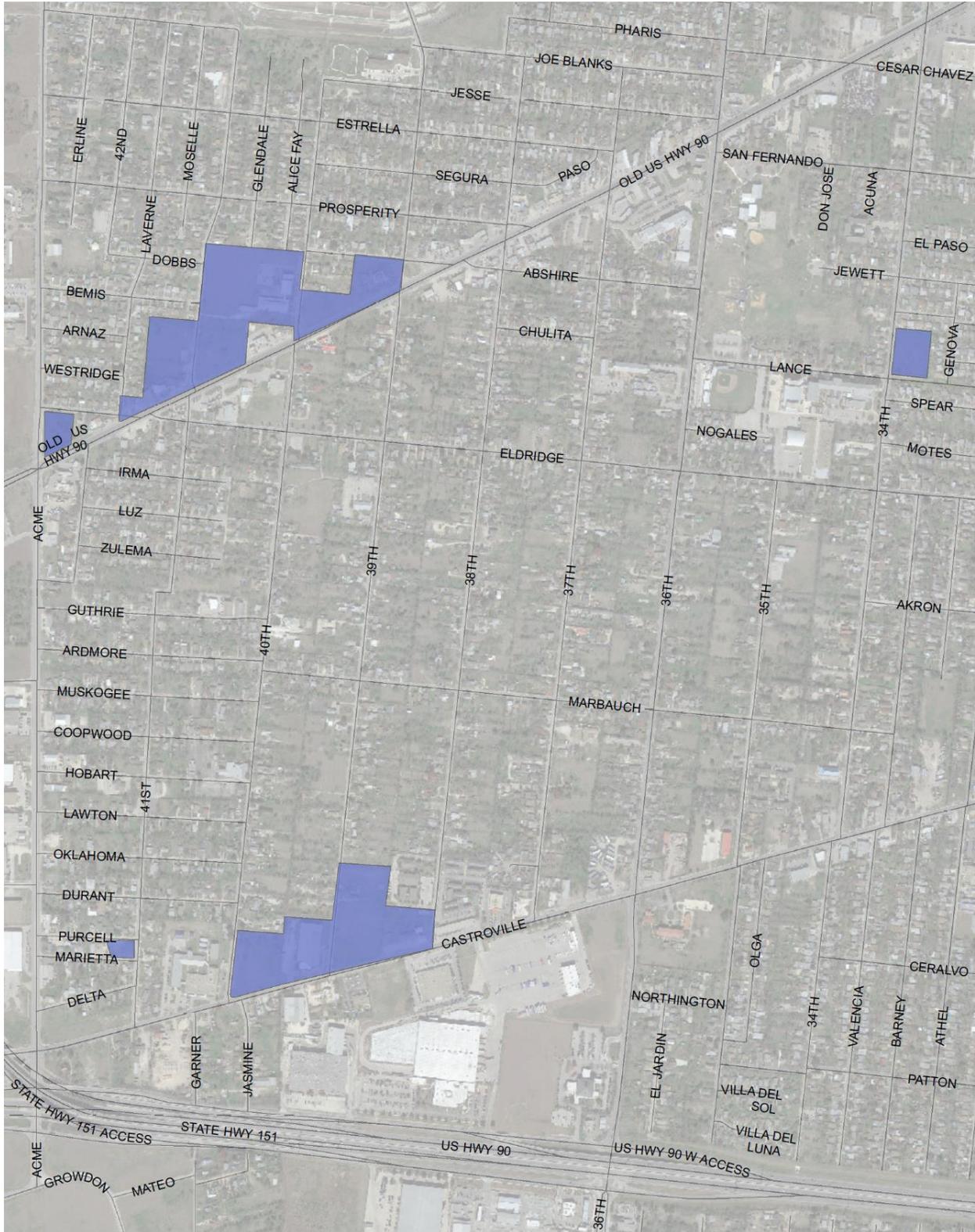
Potential Development Types

- Large vacant parcels present the opportunity for multiple mixed-use and single-family housing types, with access to transit.
- The vacant, 10-unit apartment complex may be suited for redevelopment.



EDGEWOOD

40 ac.
City Council District: 6



PEARSALL

325 ac.
City Council District: 4

State Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/Vacant Lots
	X		X

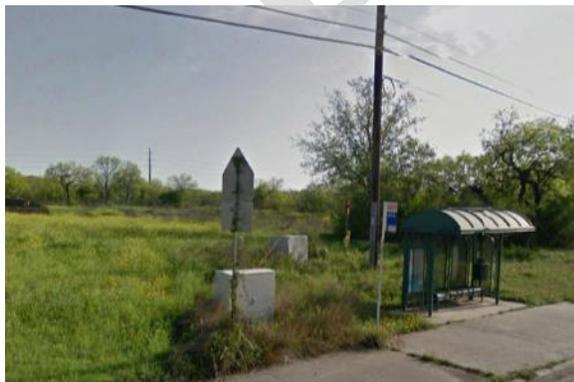
Description

The Pearsall Area includes primarily vacant land across from Pearsall Park, constrained by inadequate road connections. The area also includes an unfinished portion of a residential subdivision.

The area is served by VIA bus along Military, and offers proximity to Pearsall Park. Pearsall is adjacent to the JBSA-Lackland/Port San Antonio Regional Center, described in the Comprehensive Plan. This Regional Center contains a master planned employment center with over 12,000 employees, which is expected to support an additional 35,000 jobs at build-out. The Comprehensive Plan identifies the need for more housing for employees. The Pearsall Area is primarily vacant, therefore posing no threat of residential displacement.

Potential Development Types

- Due to its size and proximity to amenities, the area lends itself to a variety of housing types and scales.
- Single-family development may continue where existing subdivisions left off, mending connectivity through the neighborhood.
- Other development types, including multifamily and mixed-use, may be appropriate along Military Drive or Old Pearsall Road.



PEARSALL

325 ac.
City Council District: 4



ROOSEVELT-MISSION REACH

65 ac.
City Council District: 3

State Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/ Vacant Lots
X		X	X

Description

Roosevelt-Mission Reach includes properties along Presa, Roosevelt and Southcross, on both sides of the San Antonio River. The area is primarily commercial and industrial, and contains vacant properties, and underutilized and dilapidated structures. Abandoned structures near Gilbert Elementary pose safety threats due to the level of decay.

The area falls within the Mission Drive-In TIRZ, and is served by VIA bus routes along both Roosevelt and Southcross. Most of the area is located within walking distance to Gilbert Elementary School. The boundaries were drawn to exclude occupied dwellings, in order to avoid residential displacement. The area is also located within a Qualified Census Tract (QCT), making residential projects eligible for Low Income Housing Tax Credits. Additionally, new development within the area may qualify for fee waivers, due to its location within the ICRIP zone.

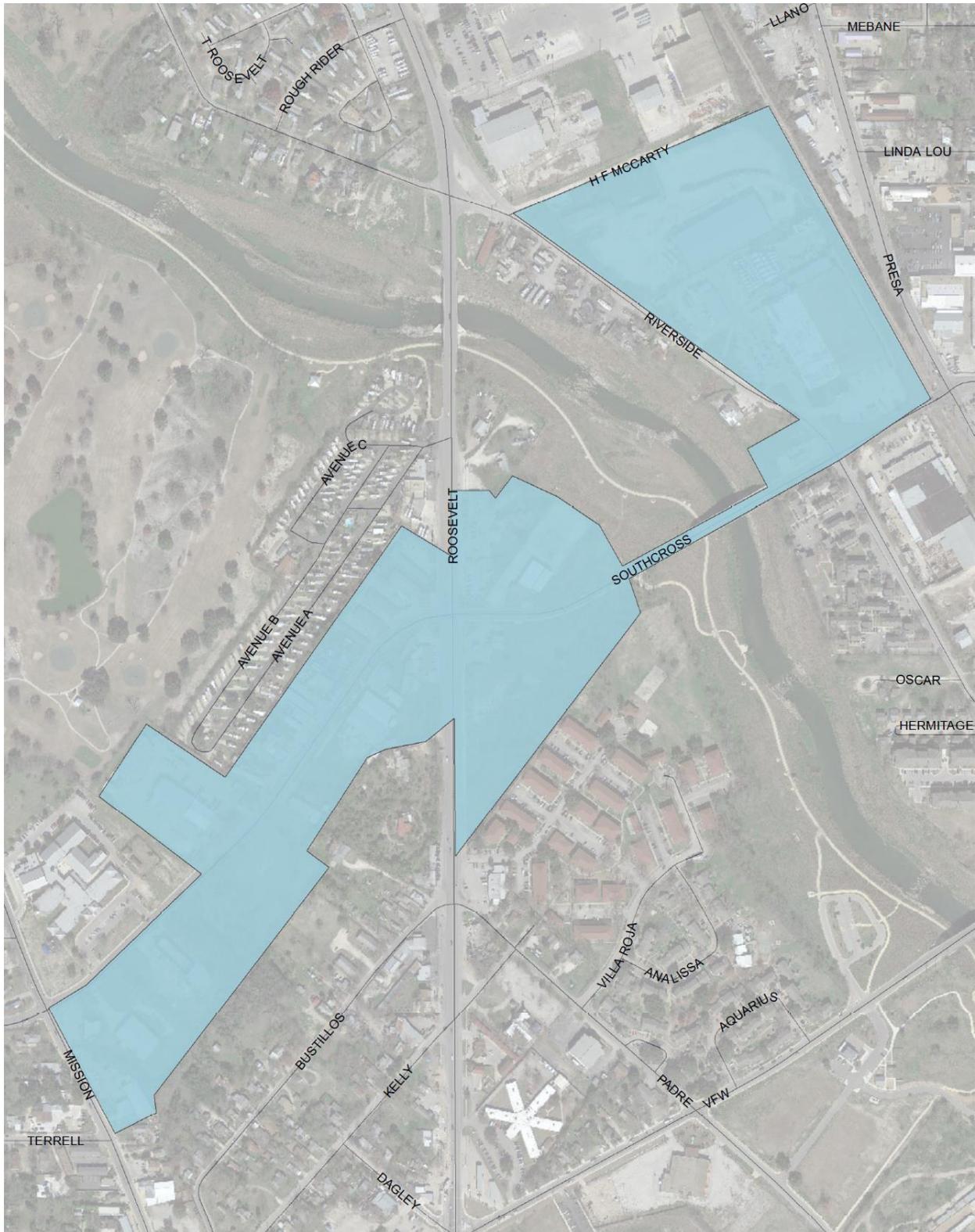
Potential Development Types

- Due to the orientation of this area along two busy corridors, low-density development is not ideal for the area.
- Townhouse and multifamily may be suitable along Presa or at main intersections.
- Mixed-use could also be incorporated to provide additional amenities for existing and future residents.



ROOSEVELT-MISSION REACH

65 ac.
City Council District: 3



EAST SOUTHCROSS

40 ac.

City Council District: 3

State Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/Vacant Lots
X			X

Description

The East Southcross area runs along both sides of East Southcross, between WW White and Club View Drive. The area includes the former southeast Baptist hospital, multiple large vacant parcels and underutilized structures along Southcross, An overgrown parking lot along Chandler Road is also included in the area. The surrounding area includes some new construction and active uses, and therefore does not meet the criteria for being designated as a Neighborhood Improvement Area.

New development within the area may qualify for fee waivers, due to its location within the ICRIP zone. The area is well-served by VIA bus transit, offering service by multiple routes. Most of the area is within walking distance of Pecan Valley Elementary School and Athlos Leadership Academy.

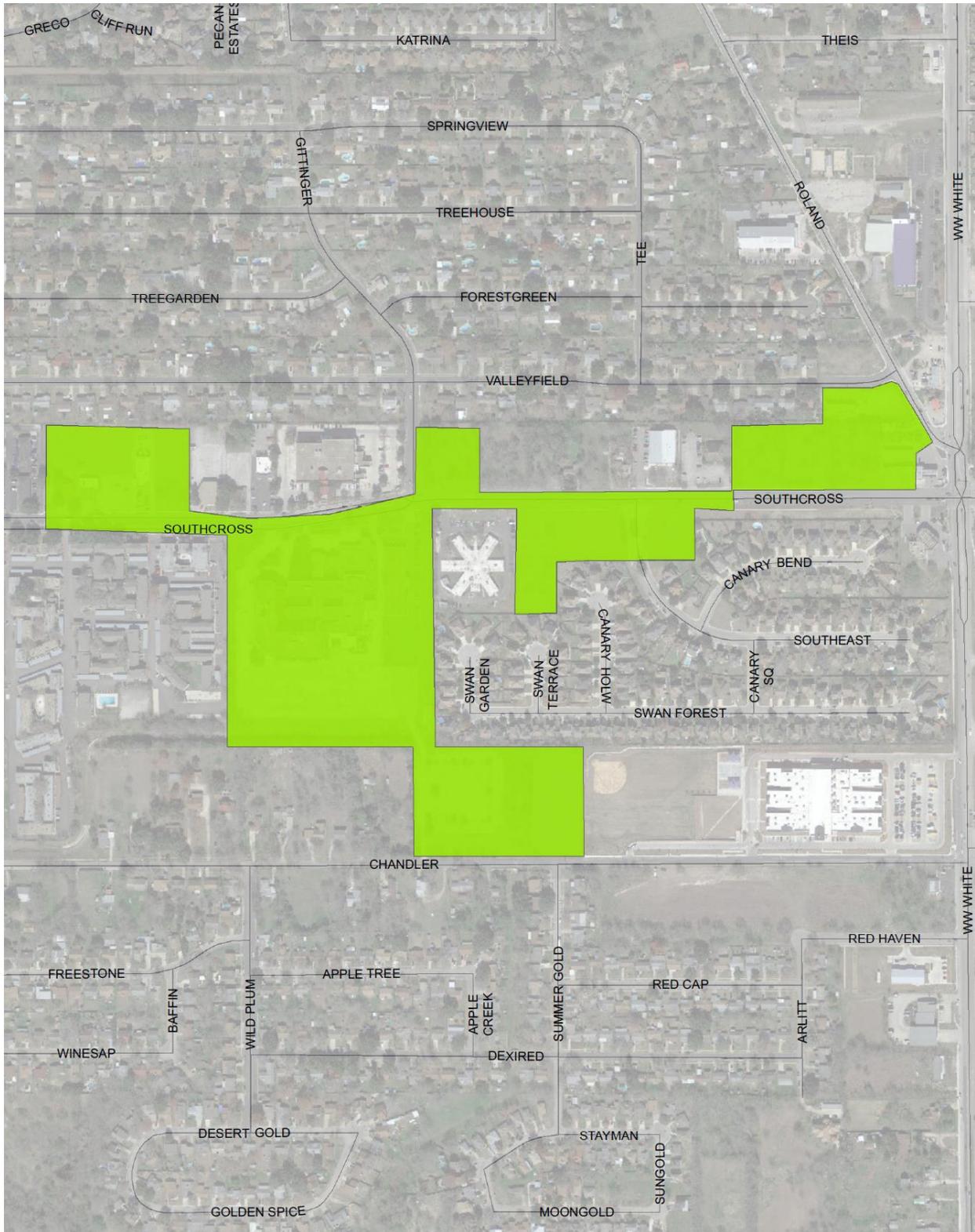
Potential Development Types

- The area is suited for many development types, due to its size and location along a thoroughfare.
- Townhome, ~~multi-family~~ multifamily and mixed-use may be appropriate along Southcross, including the site of the former Southeast Baptist Hospital.
- Lower-density uses, including single-family and other detached housing types, are appropriate along Chandler Road.



EAST SOUTHCROSS

40 ac.
City Council District: 3



CULEBRA AT CALLAGHAN

40 ac.
City Council District: 7

State Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/ Vacant Lots
			X

Description

Culebra at Callaghan consists of vacant parcels both north and south of Culebra Road, near the Mira Vista intersection. The vacant parcels are surrounded by aging commercial development, as well as single-family and multi-family/multifamily residential.

The parcels on the south side of Culebra Road are City-owned, providing an opportunity to promote residential activity without acquisition expenses. The area is within a Qualified Census Tract, with transit access along Culebra Road.

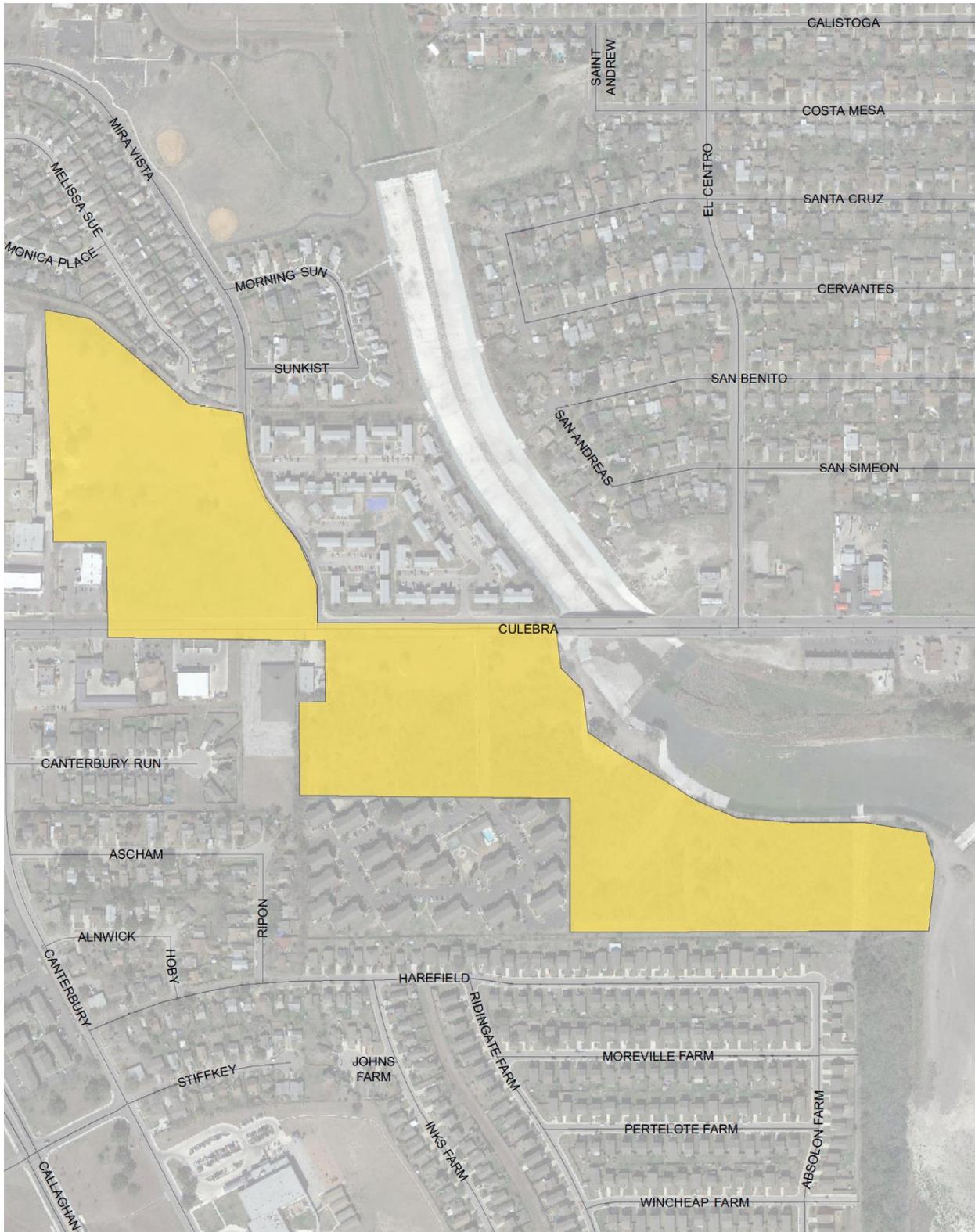
Potential Development Types

- Due to the size of the area and diversity of surrounding land uses, many development types may be suitable for this area
- Single-family, duplex, triplex or fourplex may serve as transitions between existing single-family areas and existing commercial development
- Large parcels with frontage on Culebra may be suitable for multi-family/multifamily or mixed-use development



CULEBRA AT CALLAGHAN

40 ac.
City Council District: 7



SOUTHEAST

450 ac.
City Council District: 3

State Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/ Vacant Lots
			X

Description

The area largely consists of the area surrounding the State-owned hospital just north of Brooks City-base. Also includes the City-owned Southeast Service Center, which may be decommissioned in the foreseeable future. Though the hospital is in operation, the land is largely underutilized, with aging structures and could accommodate new development.

The Area falls within the Brooks City-Base TIRZ and is well-served by multiple VIA transit routes. The area is also located within the Brooks City Base Regional Center, one of San Antonio’s emerging activity centers and a catalyst for growth on the south side. The Comprehensive Plan anticipates high-density housing with a focus on walkability and transit connectivity. The residential density of developed land is significantly below the Regional Center target, emphasizing a need for more housing.

Several publicly-owned parcels within the area may present opportunities for partnerships and leverage. The State Hospital remains active, but signage indicates that some surrounding property is available. The City-owned Southeast Service Center is also within the area, in anticipation of future decommission of the facility. The area is also located within a Qualified Census Tract (QCT), making residential projects eligible for Low Income Housing Tax Credits.

Potential Development Types

- Due to the size of the area and diversity of surrounding land uses, many development types may be suitable
- Single-family, duplex, triplex or fourplex may serve as transitions between existing single-family areas and existing commercial development
- Large parcels with frontage on Military, Presa or New Braunfels may be suitable for ~~multi-family~~ multifamily or mixed-use development



SOUTH PARK

100 ac.
City Council District: 4

State Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/ Vacant Lots
	X		X

Description

The South Park Area contains primarily commercial properties surrounding South Park Mall. While the redevelopment of the mall is not proposed at this time, portions of the underutilized surface parking lot could be retrofitted to incorporate residential development.

Two VIA bus routes serving the area, along Zarzamora and SW Military, will soon be upgraded to VIA Primo routes. This intersection of two high-frequency routes will create a node of upgraded transportation options, serving residents and commercial users surrounding the mall. Additionally, a park-and-ride just south of IH-35 provides another transportation alternative. The area is also adjacent to a grocery store, which would serve future residents. New development within the area may qualify for fee waivers, due to its location within the ICRIP zone.

Potential Development Types

- Due to adjacent commercial development, and frontage on high-traffic thoroughfares, the area is suited for higher-density uses.
- The area presents an opportunity for townhouse, ~~multi-family~~ multifamily, or mixed-use development around a key transit node with grocery store access.



SOUTH PARK

100 ac.
City Council District: 4



OAK HOLLOW

–20 ac.

City Council District: 8

State Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/ Vacant Lots
X		X	X

Description

The Oak Hollow Area includes the Oak Hollow Mobile Home Park and a vacant parcel across the street. Tenants of the mobile home community are currently facing hardship and, in some cases, displacement, due to hazardous, unsanitary conditions on the property. Overflowing septic tanks resulting in spilled sewage have created unsanitary living conditions, and resulted in a lawsuit against the property owner. Some residents have already been displaced, and the future for the remaining residents is uncertain.

The inclusion of this area in the Plan provides an opportunity to stimulate housing in an area where demand is high. The area is near the Medical Center Regional Center, one of the most concentrated employment hubs in the City.

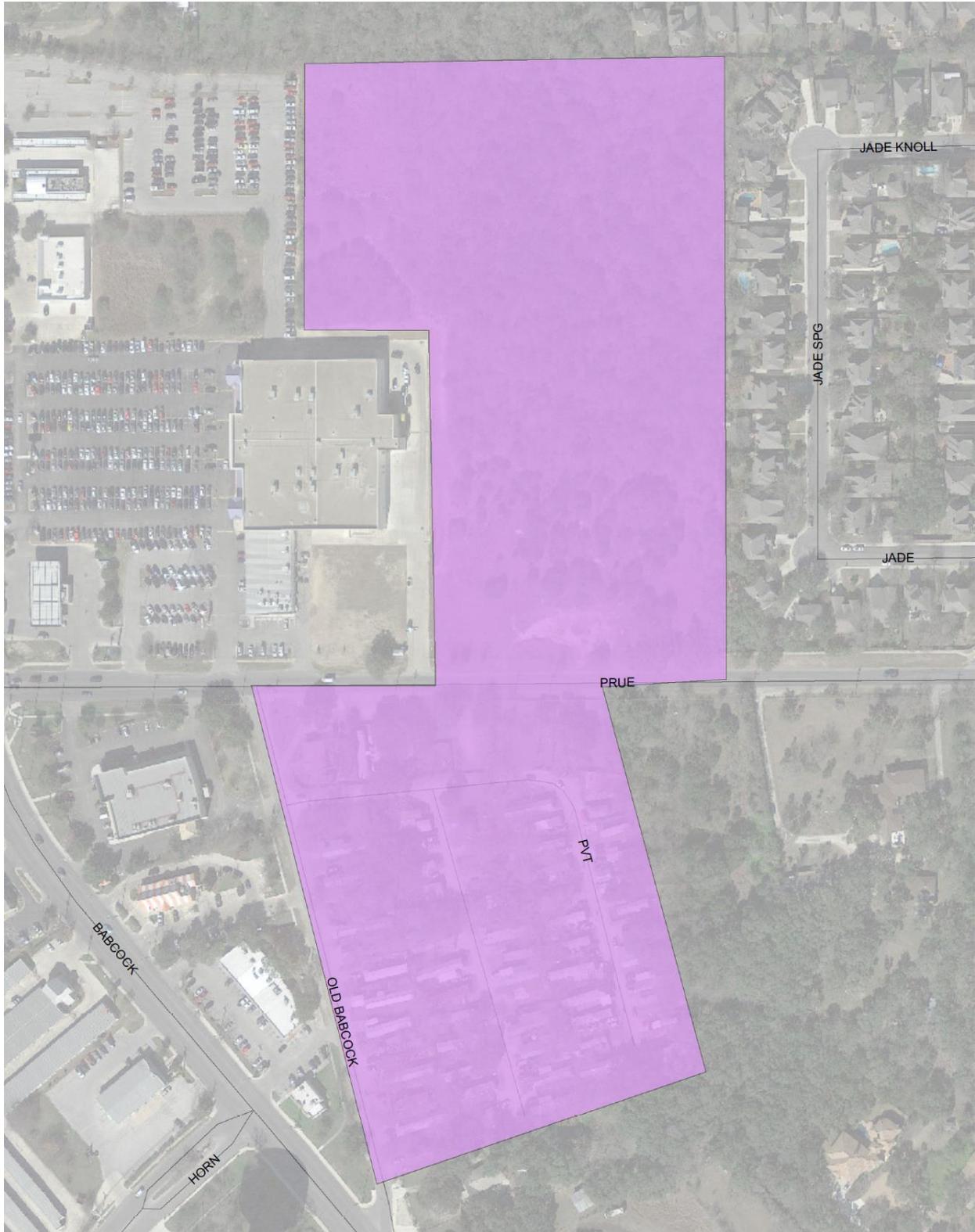
Potential Development Types

- Due to the size of the Area and diversity of surrounding land uses, many development types may be suitable
- Single family, duplex, triplex or fourplex may serve as transitions between existing single family areas and existing commercial development
- Large parcels with frontage on Prue and Old Babcock roads may be suitable for single family, multifamily or mixed use development



OAK HOLLOW

-20 ac.
City Council District: 8



WURZBACH

50 ac.
City Council District: 8

State Criteria

Dilapidated Structures	Inadequate Streets or Access	Unsafe Conditions	Open Land/Vacant Lots
X			X

Description

The Wurzbach Area includes distressed strip retail as well as vacant property along Wurzbach. Also included is the former Turtle Creek event center, which currently stands in a state of partial demolition and is the subject of frequent trespass and vandalism. The building shows signs of transient occupancy, as well as fire damage on the upper floor.

The area is located within the Medical Center Regional Center, identified as the primary hub for medical-related activities in San Antonio, and the home of USAA, one of the City's largest employers. While there is a concentration of housing in the area, the demand for options at a variety of income levels will continue to grow. The area is well-served by transit, enabling residents and employees to choose from multiple transportation options.

The area is located within a Qualified Census Tract (QCT), making residential projects eligible for Low Income Housing Tax Credits. New development within the Area may also qualify for fee waivers, due to its location within the ICRIP zone.

Potential Development Types

- Large vacant parcels along Wurzbach may be appropriate for ~~multi-family~~ multifamily and/or mixed-use.
- The site of the partially-demolished event center presents the opportunity for ~~multi-family~~ multifamily development.



WURZBACH

50 ac.
City Council District: 8



APPENDIX A: SAMPLE PROJECT EVALUATION WORKSHEET

DRAFT

Sample Project Evaluation Checklist DRAFT

Respondents are required to provide a response in all cells shaded in green. Fields marked with "<select>" include a drop-down menu from which respondents are to choose one response. Points, where indicated, are automatically calculated based on the responses provided. Please note that incomplete applications will not be considered.

NOTE: Criteria are subject to change based on program implementation needs

Up to 100 Points Possible Overall

Section 1. Pro Forma/Gap Analysis

In the section below, please provide information regarding the costs associated with the proposed development

1.A	Development Costs:	
	Site Acquisition Cost <i>(Proposed if property is owned by City or OUR SA)</i>	
	On-Site & Off-Site Work Cost	
	Site Amenities Cost	
	Building Cost	
	Other Construction-Related Costs	
	Developer Fee	
	Total Soft Costs (excluding Developer Fee)	
1.B	Sources of Funds:	
	Permanent Financing	
	Bridge Loan(s)	
	Other Financing/Debt	
	Tax Credit Equity	
	Grants/In-Kind Donations	
	Other (please specify: _____)	
1.C	Total Requested Bond Funds:	
	Proposed Site Acquisition Cost	
	Proposed Bond Contribution for Site Development Costs	

Scoring Analysis: Up to 5 Points Possible

1.A No points are awarded for Section 1.A

1.B No points are awarded for Section 1.B

1.C 5 points are awarded if total requested bond funds are less than 5% of total development costs
 3 points are awarded if total requested bond funds are between 5% and 10% of total development costs
 No points are awarded if total requested bond funds exceeds 10% of total development costs

Section 2. Development Characteristics

In the section below, please provide information regarding the physical characteristics of the proposed development

2.A	Unit Types (Total # of Units in Development)	
	Single-Family, Detached Dwelling	
	Single-Family, Attached Dwelling/Townhouse	
	2-4 Unit Dwelling	
	Multifamily Dwellings (5+ Units)	
	Mixed-Use (include # of housing units only)	
2.B	Unit Mix (Total # of Units in Development)	
	Studio/No Bedrooms	
	1-Bedroom Unit	
	2-Bedroom Unit	
	3-Bedroom Unit	
	4-Bedroom Unit	
	5+ Bedroom Unit	
2.C	Tenure	
	Number of Units to be Leased	
	Number of Units to be Sold	
2.D	Site Characteristics	
	Total Number of Residential Units	
	Total Acres in Development	
	Total Acres of Recreational or Green Space Provided/Retained	
	Number of Off-Street Parking Spaces Provided	

Scoring Analysis: Up to 7 Points Possible

2.A No points are awarded for Section 2.A

2.B 5 points are awarded if at least 20% of the residential units include 3 or more bedrooms
 3 points are awarded if at least 15% of the residential units include 3 or more bedrooms
 No points are awarded if less than 15% of the units include at least 3 bedrooms

2.C 2 points are awarded if at least 50% of units are to be sold to an owner-occupant
 No points are awarded if less than half of the units are to be sold to an owner-occupant

2.D No points are awarded for Section 2.D

Section 3. Affordability Analysis

In the section below, please provide information regarding the provision of affordable housing in the proposed development

3.A Affordable Units

Affordable units are defined as those whose housing expenses are no greater than 30% of the household's gross monthly income
 For this section, the unit mix of affordable units should be roughly proportionate to the unit mix for the entire project
 (i.e. if 20% of the project includes 3-bedroom units, then approximately 20% of affordable units should contain 3 bedrooms,
 except where adequate justification is provided in the project narrative)

FY 2016 MEDIAN INCOME FOR SAN ANTONIO MSA: \$62,100

Total Number of Units at or below 30% AMI	
Studio/No Bedrooms	
1-Bedroom Unit	
2-Bedroom Unit	
3-Bedroom Unit	
4-Bedroom Unit	
5+ Bedroom Unit	
Total Number of Units between 30-60% AMI	
Studio/No Bedrooms	
1-Bedroom Unit	
2-Bedroom Unit	
3-Bedroom Unit	
4-Bedroom Unit	
5+ Bedroom Unit	
Total Number of Units between 60-80% AMI	
Studio/No Bedrooms	
1-Bedroom Unit	
2-Bedroom Unit	
3-Bedroom Unit	
4-Bedroom Unit	
5+ Bedroom Unit	
Total Number of Market-Rate Units (> 80% AMI)	
Studio/No Bedrooms	
1-Bedroom Unit	
2-Bedroom Unit	
3-Bedroom Unit	
4-Bedroom Unit	
5+ Bedroom Unit	

3.B Affordability Period

Total *required* affordability period for affordable units (in years)

Total length of affordability period for affordable units to be provided (in years)
 (Please refer to the adopted Urban Renewal Plan document for required
 affordability periods based on development type and bond contribution)

3.C Affordable Transportation Options

List of Frequent Transit Routes within 1/2 mile

List of Regular Transit Routes within 1/2 mile

Number of Bike Share Stations within 1/2 mile

Number of secured bicycle parking/storage spaces provided on-site for residents

Scoring Analysis: Up to 45 Points Possible

3.A For multifamily and mixed-use development proposals:

30 points are awarded if at least 75% of all residential units are affordable to households earning < 80% AMI, AND AT LEAST ONE OF THE FOLLOWING:
 at least 50% of all residential units are reserved for households earning < 60% AMI, OR
 at least 30% of all residential units are reserved for households earning < 30% AMI

25 points are awarded if at least 75% of all residential units are affordable to households earning < 80% AMI, AND AT LEAST ONE OF THE FOLLOWING:
 at least 40% of all residential units are reserved for households earning < 60% AMI, OR
 at least 20% of all residential units are reserved for households earning < 30% AMI

20 points are awarded if at least 60% of all residential units are affordable to households earning < 80% AMI, AND AT LEAST ONE OF THE FOLLOWING:
 at least 40% of all residential units are reserved for households earning < 60% AMI, OR
 at least 20% of all residential units are reserved for households earning < 30% AMI

15 points are awarded if at least 60% of all residential units are affordable to households earning < 80% AMI, AND AT LEAST ONE OF THE FOLLOWING:
 at least 25% of all residential units are reserved for households earning < 60% AMI, OR
 at least 10% of all residential units are reserved for households earning < 30% AMI

15 points are awarded if at least 75% of all residential units are affordable to households earning < 80% AMI, AND AT LEAST ONE OF THE FOLLOWING:
 no other targeted affordability is provided to households earning < 60% AMI

5 points are awarded if at least 60% of all residential units are affordable to households earning < 80% AMI, AND AT LEAST ONE OF THE FOLLOWING:
 no other targeted affordability is provided to households earning < 60% AMI

No points are awarded if fewer than 60% of units are affordable to households earning < 80% AMI

For single-family development proposals:

30 points are awarded if at least 75% of all residential units are affordable to households earning < 80% AMI, AND:
 at least 20% of all residential units are reserved for households earning < 60% AMI

25 points are awarded if at least 75% of all residential units are affordable to households earning < 80% AMI, AND:
 less than 20% of residential units are reserved for households earning < 60% AMI

20 points are awarded if at least 70% of all residential units are affordable to households earning < 80% AMI, AND:
 at least 10% of all residential units are reserved for households earning < 60% AMI

15 points are awarded if at least 70% of all residential units are affordable to households earning < 80% AMI, AND:
 less than 10% of residential units are reserved for households earning < 60% AMI

10 points are awarded if at least 60% of all residential units are affordable to households earning < 80% AMI, AND:
 at least 10% of residential units are reserved for households earning < 60% AMI

5 points are awarded if at least 60% of all residential units are affordable to households earning < 80% AMI, AND:
 less than 10% of residential units are reserved for households earning < 60% AMI

No points are awarded if fewer than 60% of units are affordable to households earning < 80% AMI

3.B 10 points are awarded if affordable units will include an affordability period that is a minimum of 10 years longer than required by this program
 5 points are awarded if affordable units will include an affordability period that is a minimum of 5 years longer than required by this program
 No points are awarded if the affordability period does not exceed the required affordability period by at least 5 years

3.C 2 points are awarded if one or more frequent transit routes are within 1/2 mile of the subject property AND
 1 point is awarded if one or more regular transit routes are within 1/2 mile of the subject property AND
 2 points are awarded if at least one secured bicycle parking/storage space is provided for every 20 residential units*
 A total of 5 points are possible in Section 3.B; no points are awarded for each item listed in 3.B if the criteria is not met
 * For single-family developments, points are awarded if an indoor or covered area is suitable for storage of a bicycle

Section 4. Sustainability Characteristics

In the section below, please provide information regarding the sustainability of the proposed development

4.A Certifications

Select the certifications this development is anticipated to earn upon completion:

- BSAG Level 1 (Single-Family, New)
- BSAG Level 2 (Single-Family, New)
- BSAG Level 3 (Single-Family, New)
- BSAG Green Retrofit
- BSAG Multifamily
- LEED BD+C (Homes and Multifamily)
- LEED ND (Neighborhood Development)

4.B Sustainable Development Practices

Select the sustainable development practices that will be implemented in this development:

- On-site Renewable Energy (Solar, Wind, Geothermal, etc.)
- Low Impact Development (Subject to Verification by SARA)
- Energy Efficient Roof Material (SRI of 0.65 or Better)
- Xeriscaping/SAWS WaterSaver Plant Materials (Min. 50% of Landscaped Area)
- "Dark Sky" Compliant Exterior Site Lighting
- Green Roof (Min. 50% of Building Footprint)

Scoring Analysis: Up to 8 Points Possible

4.A

2 points are awarded if the development is anticipated to earn BSAG Level 3 certification
1 points are awarded if the development is anticipated to earn BSAG Level 2 certification
2 points are awarded if the development is anticipated to earn BSAG Green Retrofit or BSAG Multifamily
No points are awarded if the development is anticipated to earn BSAG Level 1 certification
AND
2 points are awarded if the development is anticipated to earn LEED BD+C or LEED ND
No points are awarded if the development is NOT anticipated to earn LEED certification

4.B

1 point is awarded for EACH sustainable development practice that will be implemented in the project, up to a max of 4 points
No points are awarded if the listed sustainable development practices are not planned to be implemented

Section 5. Design & Compatibility

In the section below, please provide information related to the overall project design and compatibility with surrounding development

5.A Zoning

- Current zoning designation for property
- Proposed zoning designation (if different)
- Will the design be subject to HDRC review?

5.B Neighborhood Planning

If the property is located in or within 200 feet of a registered Neighborhood Association, please indicate below:

<drop down list here, in progress>

Is the property included in an existing Neighborhood or Community Plan?

If so, does proposed development align with future land use plan?

5.C Surrounding Development

Please provide a narrative describing the existing development immediately surrounding the subject property:

<text box here>

Scoring Analysis: No points are awarded for this section

Section 6. Area Characteristics & Demographics

In the section below, please provide information regarding the area in which the proposed project is located

6.A Neighborhood Improvement Area

Please indicate the Area in which the project is being proposed

<drop down list here, in progress>

6.B Area Demographics

(use Census table DP03 for the latest 5-year American Community Survey estimate for the Census Tract of the subject property)

Median household income for the Census Tract of the subject property

Percentage of individuals in the Census Tract w/ income below the poverty level

6.C Neighborhood Amenities

(use Google Maps to provide a map showing a walking or driving route from the subject property for each of the following)

Distance to the nearest public park

Distance to the nearest full-service grocery store

Distance to the nearest public or public charter school (up to Grade 12)

Distance to the nearest registered child care facility

Distance to the nearest SA Tomorrow Regional Center

Scoring Analysis: Up to 10 Points Possible

6.A

No points are awarded for Section 6.A

6.B

5 points are awarded if the Census Tract has a poverty rate greater than 40% AND
The proposed development includes at least 30% market-rate residential units
No points are awarded if the above criteria is not met

6.C

Points are awarded for each of the following, up to a max of 5 points:
1 point is awarded if a public park is located within a half-mile of the subject property
1 point is awarded if a full-service grocery store is located within 1 mile AND is not separated by a major freeway
1 point is awarded if a public or public charter school is located within a half-mile and is not separated by a freeway or major arterial (6 or more total lanes)
1 point is awarded if a registered child care facility is located within 1 mile AND is not separated by a major freeway
1 point is awarded if located in or within one of the 13 SA Tomorrow Regional Centers

Section 7. Developer Profile and Experience

In the section below, please provide information about the developer

7.A Nonprofit Status

Will a nonprofit organization have > 50% ownership interest in the project?
If < 50% nonprofit ownership, will 501(c)(3) serve as property manager?
If < 50% nonprofit ownership, will 501(c)(3) provide ongoing resident services?

7.B Developer Experience

Indicate the total number of *multifamily* projects completed in the past 10 years
How many projects listed above include income-restricted units?
Indicate the total number of *single-family homes* completed in the past 10 years
How many homes listed above were sold/leased to income-qualified applicants?
Indicate the number of multifamily rental properties *managed* for at least 3 years

Scoring Analysis: Up to 25 Points Possible

7.A 12 points are awarded if a nonprofit organization will have > 50% interest in the proposed project
6 points are awarded if a nonprofit organization has < 50% ownership interest, but will manage the property or provide ongoing full-time resident services
No points are awarded if the above criteria are not met

7.B 5 points are awarded if the developer has completed at least 5 multifamily projects OR at least 50 single-family homes in the past 10 years
3 points are awarded if the developer has completed at least 3 multifamily projects OR at least 30 single-family homes in the past 10 years
No points are awarded if the developer has completed fewer than 3 multifamily projects OR fewer than 30 single-family homes in the past 10 years
AND
4 points are awarded if at least 50% of the completed residential projects included income-restricted units or were sold to income-qualified applicants
No points are awarded if fewer than half of the completed residential projects included an affordability component as listed above
AND
4 points are awarded if the applicant has managed at least 7 multifamily rental properties for a minimum of 3 years
2 points are awarded if the applicant has managed between 3-6 multifamily rental properties for a minimum of 3 years
No points are awarded if the applicant has managed fewer than 3 multifamily rental properties for a minimum of 3 years

<End of Scoring Criteria>

DRAFT