

CENTER CITY HOUSING INCENTIVE POLICY (CCHIP) MORATORIUM

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Director

Center City Development and Operations Department

January 11, 2018

Item #18



PURPOSE



Authorize a moratorium on administrative approvals of the Center City Housing Incentive Policy (CCHIP)



CCHIP DEVELOPMENT

2010 Downtown Strategic Plan

Determined that a housing-first strategy was appropriate

2012 Adoption of CCHIP

As-of-Right incentives approved for high-density housing projects in targeted areas

2018
Program
reassessment

2011 Implementation Plan

Recommended an as-of-right housing program to advance development

2016 CCHIP Extension

Boundary revised and program extended for 2 years

CCHIP INCENTIVES

City and SAWS
Fee Waivers

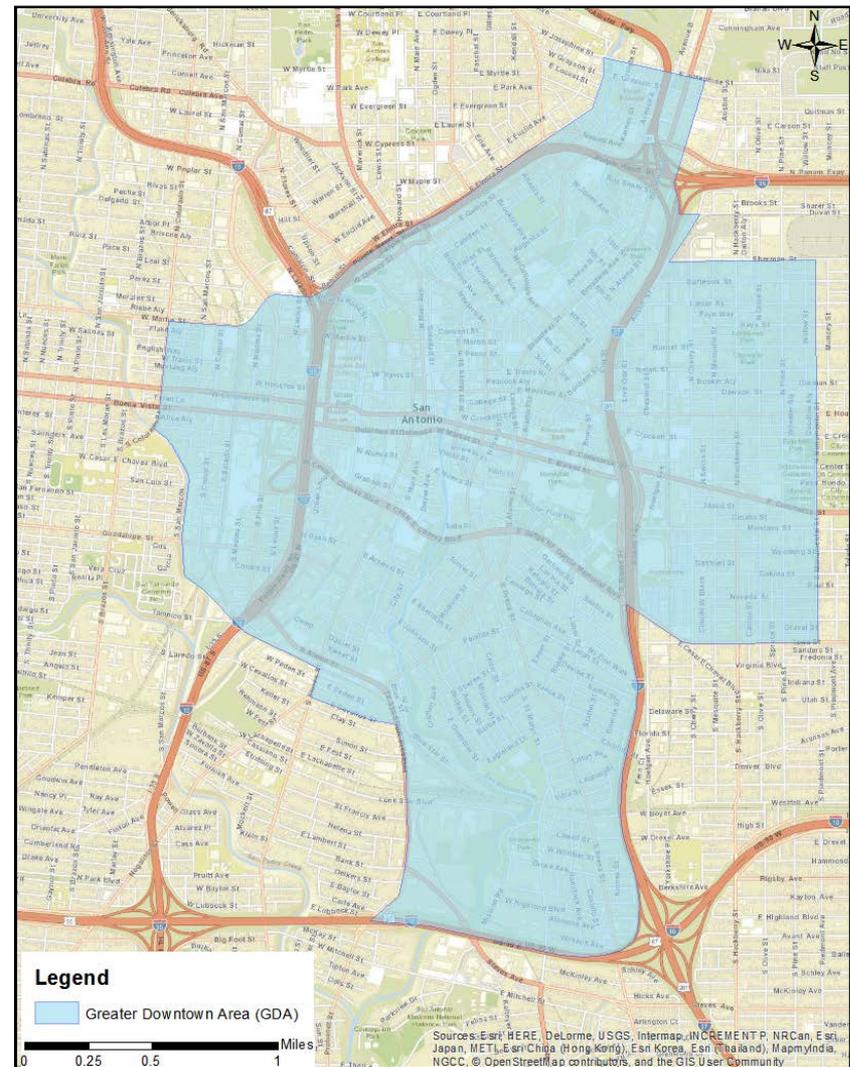
Tax Reimbursement
Grant

Incentive Package

Low-Interest
Development Loan

Mixed-Use
Forgivable Loan

DOWNTOWN HOUSING GOAL



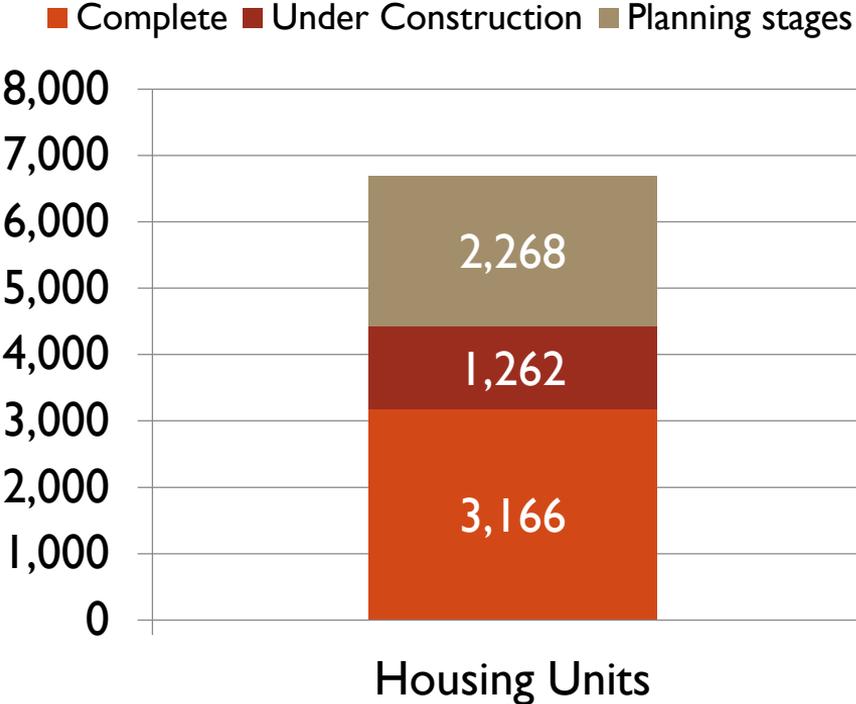
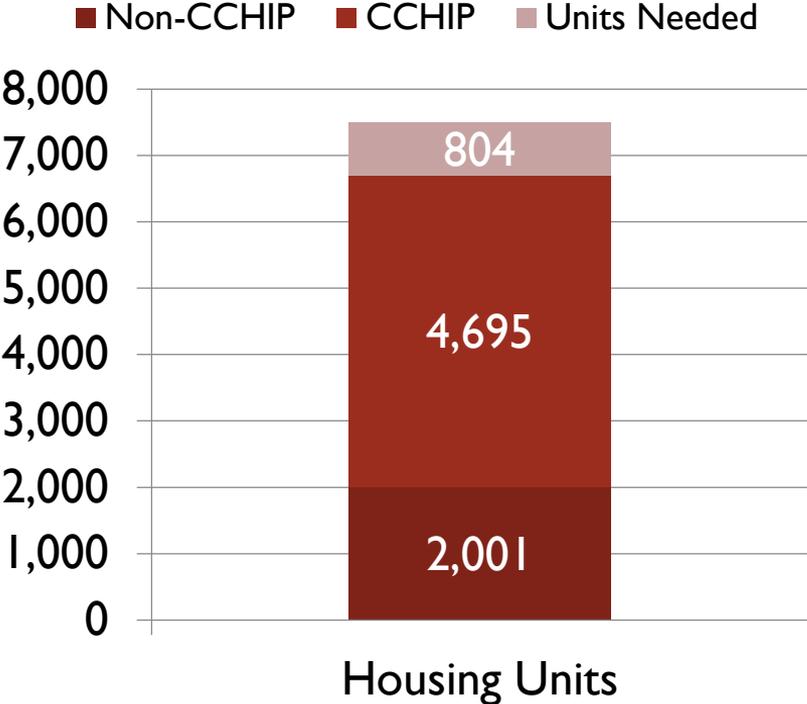
Strategic
Framework
Plan

7,500 new
housing
units by
2020

Greater
Downtown
Area

2020 HOUSING GOAL: 7,500 UNITS

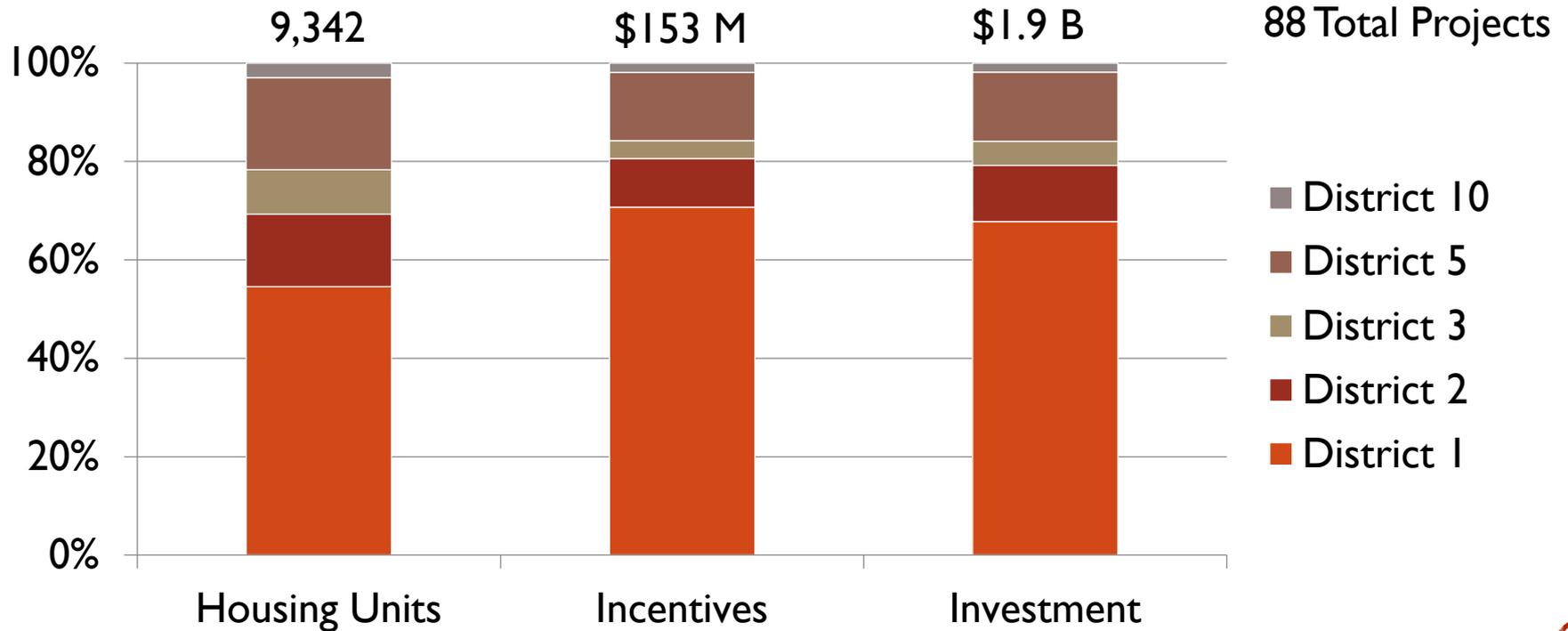
6,696 Units, 89% of Goal to Date



Of the 6,696 units, 404 have preserved rates and 472 are workforce and affordable housing units

DEVELOPMENT BY DISTRICT

\$12.31 in private investment for every public dollar invested



PROJECTS IN PROCESS

Broadway Jones

- Located at Broadway Street and Jones Avenue
- 284 units
- 50% workforce housing

Market Street Project

- Part of Hemisfair public private partnership
- Located at South Alamo and Market
- 350 units, 65,000 square feet of retail space
- 10% workforce housing

HOUSING STUDY SCOPE

Evaluate the Market

- Assess market conditions
- Assess workforce/affordable housing
- Propose policy revisions

Analyze 5 Areas of Downtown

- Central Business District/Core
- Midtown Regional Center
- Southtown/Lavaca/King William
- UTSA/San Pedro Creek/Westside
- Lonestar/Roosevelt Park/Denver Heights

Coordinate with Ongoing Efforts

- Midtown and Downtown Regional Center Plans
- Mayor's Housing Policy Task Force

RECOMMENDED NEXT STEPS

Moratorium on
administrative
approvals

Housing study
finalized in April

Staff
recommendations
to Council in May

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