



CITY OF SAN ANTONIO  
**DEPARTMENT OF PLANNING  
& COMMUNITY DEVELOPMENT**

# **REnewSA Market Study**

Mayor's Task Force on Dynamic &  
Diverse Neighborhoods

November 17, 2014

# REnewSA Study

- **Assess** current market conditions and create a market index
- Prepare **inventory** of vacant, neglected, and underutilized properties
- Develop a feasibility model to **evaluate** and identify optimal uses, building forms, and price points
- Develop site-specific intervention **strategies**
- Documentation, knowledge **transfer**, and training



# Applicability to Task Force

## Booming Markets

### CURRENT STATE

- Market Conditions

Losing existing affordable housing and/ or affordable housing sites?

## Emerging Potential Typology

### FUTURE STATE

- Market Conditions
- Urban Form

Opportunity to preserve and/ or provide affordable housing?

# Market Condition Categories

Recent Development	Current Rental Rate	Current Occupancy Rate	Market Trajectory
<ul style="list-style-type: none"><li>Units/ square feet constructed since 2000</li></ul>	<ul style="list-style-type: none"><li>Average price per square foot</li></ul>	<ul style="list-style-type: none"><li>Average occupancy rate</li></ul>	<ul style="list-style-type: none"><li>1-year and 3-year change in rental rate</li></ul>

Booming

Stable

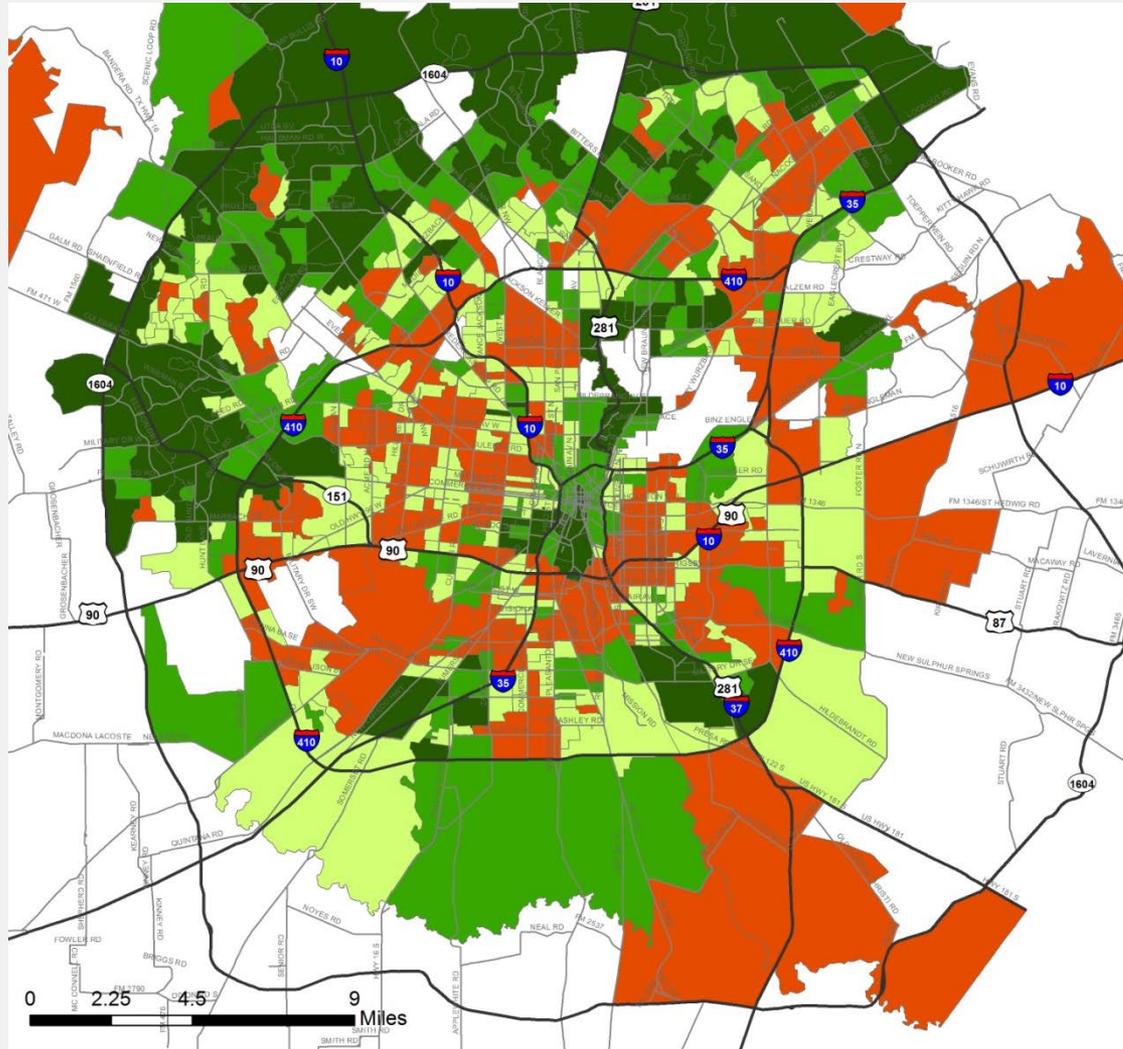
Emerging

Distressed

# Market Condition Categories

	<b>Distressed</b>	<b>Emerging</b>	<b>Stable</b>	<b>Booming</b>
<b>Recent Development</b>	None	Consistent with Trend	Consistent with Trend	High
<b>Rental Rate</b>	Low	Mid	High	High
<b>Occupancy Rate</b>	Low	Mid	High	High
<b>Market Trajectory</b>	Negative	Stagnant	Consistent with Trend	Fast Growth

# Market Condition Categories



Booming

Stable

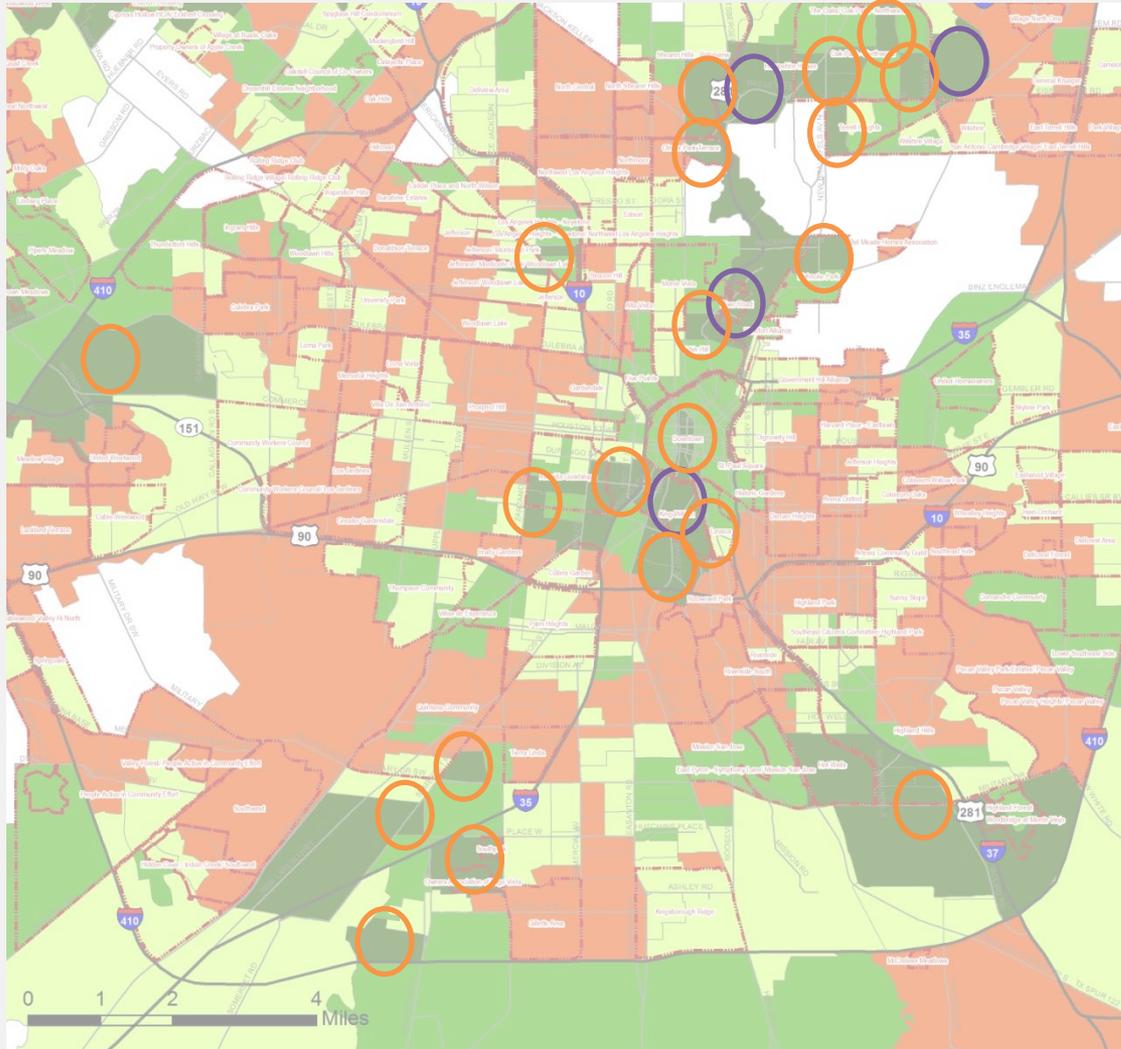
Emerging

Distressed

# Market Condition Categories

	Distressed	Emerging	Stable	Booming
Recent Development	None	Consistent with Trend	Consistent with Trend	High
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Occupancy Rate	Low	Mid	High	High
Market Trajectory	Negative	Stagnant	Consistent with Trend	Fast Growth

# Booming Markets Inside 410



- **Complete**

- King William
- River Road
- Quarry/ Lincoln Heights
- Oakwell Farms
- Brooks City-Base

- **Partial**

- Monticello Park
- Mahncke Park
- Olmos Park Terrace
- Tobin Hill
- Lone Star
- Frio
- Zarzamora
- Downtown
- Shearer Hills/ Ridgeview
- Oak Park – Northwood
- Terrell Heights
- Southpark
- Lago Vista
- New Laredo Hwy
- Palo Alto
- Southwest Research

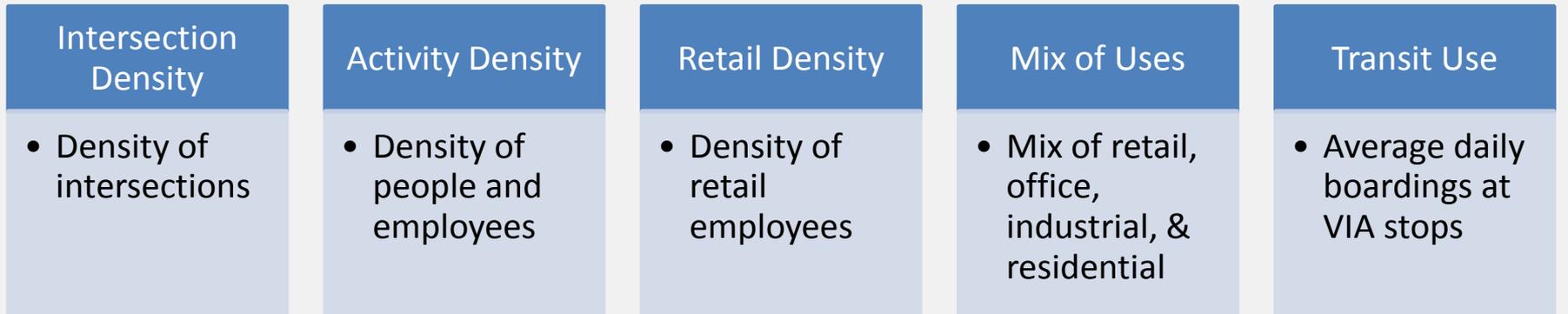
# Citywide Typology

## Market Condition



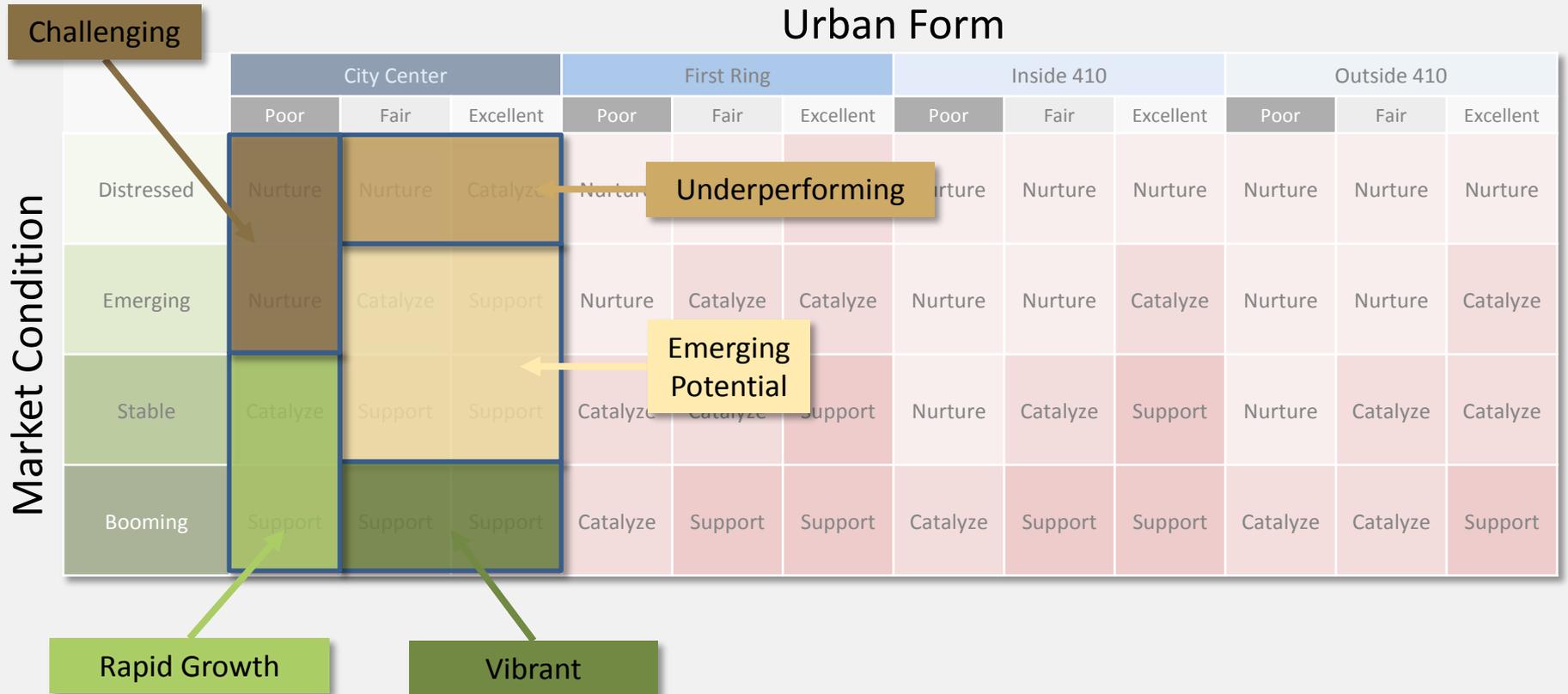
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## Urban Form



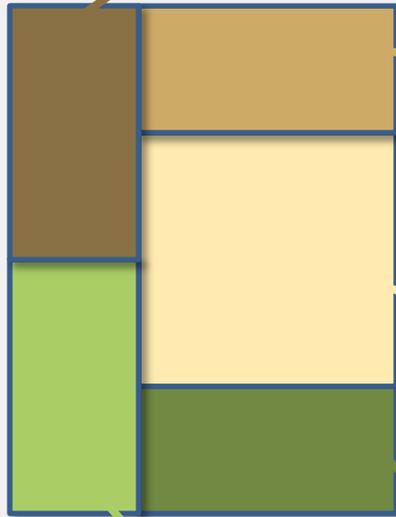
= Citywide Typology

# Citywide Typology



# Citywide Typology

**Challenging:** Areas with poor urban form and distressed or emerging markets. There are significant hurdles to overcome in order to reach stability



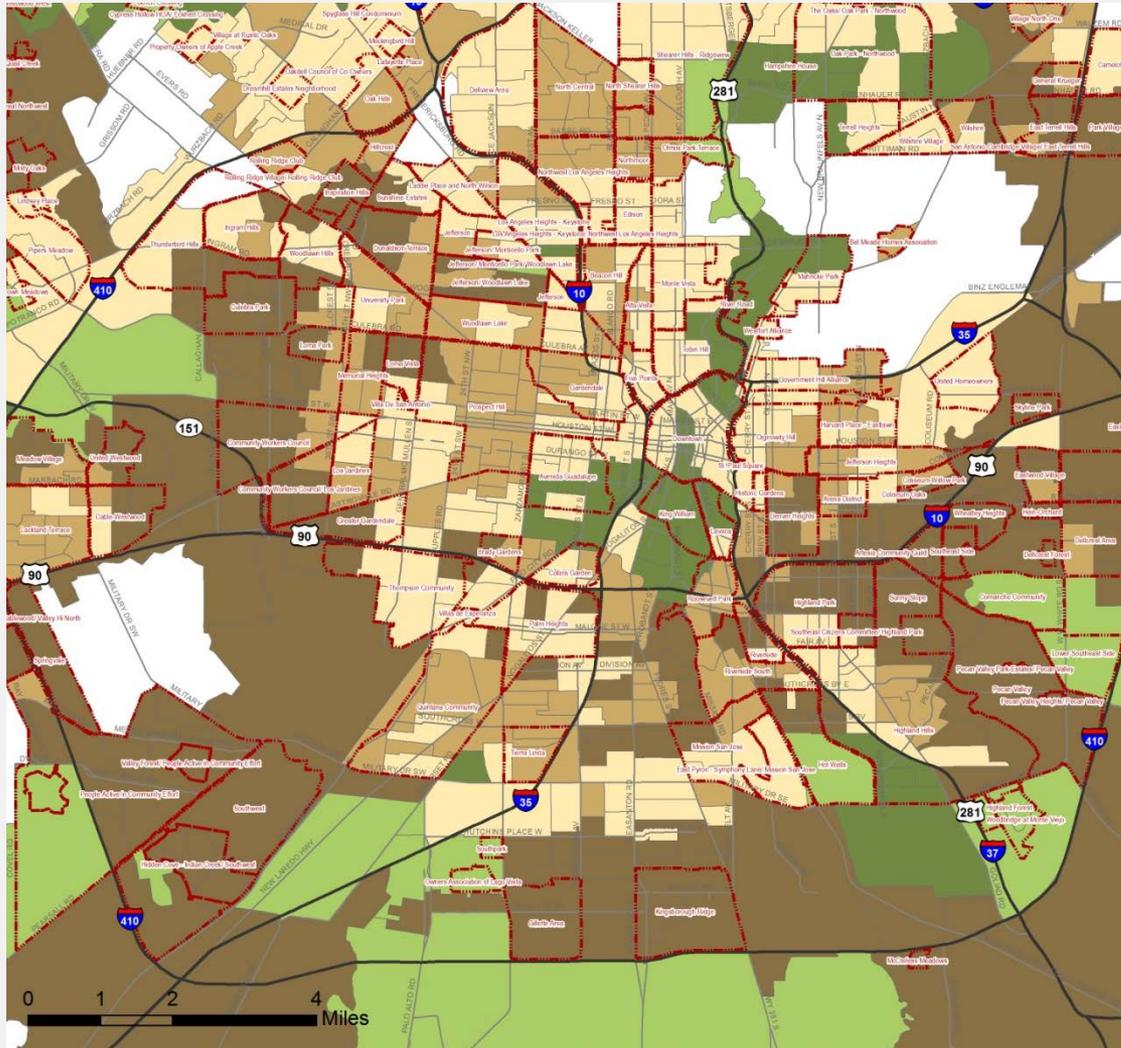
**Underperforming:**  
Areas with fair to excellent urban form but distressed real estate markets. Have potential for stability.

**Emerging Potential:**  
Areas with fair to excellent urban form and stable or emerging real estate markets.

**Vibrant:**  
Areas with fair or excellent urban form and booming real estate markets. These areas are already healthy and likely need high-level support rather than nurturing strategies

**Rapid Growth:** Areas where the market is stable or booming despite poor urban form. Many of these areas have boomed since the 1950s and exist outside the downtown core and first ring.

# Citywide Typology



Vibrant

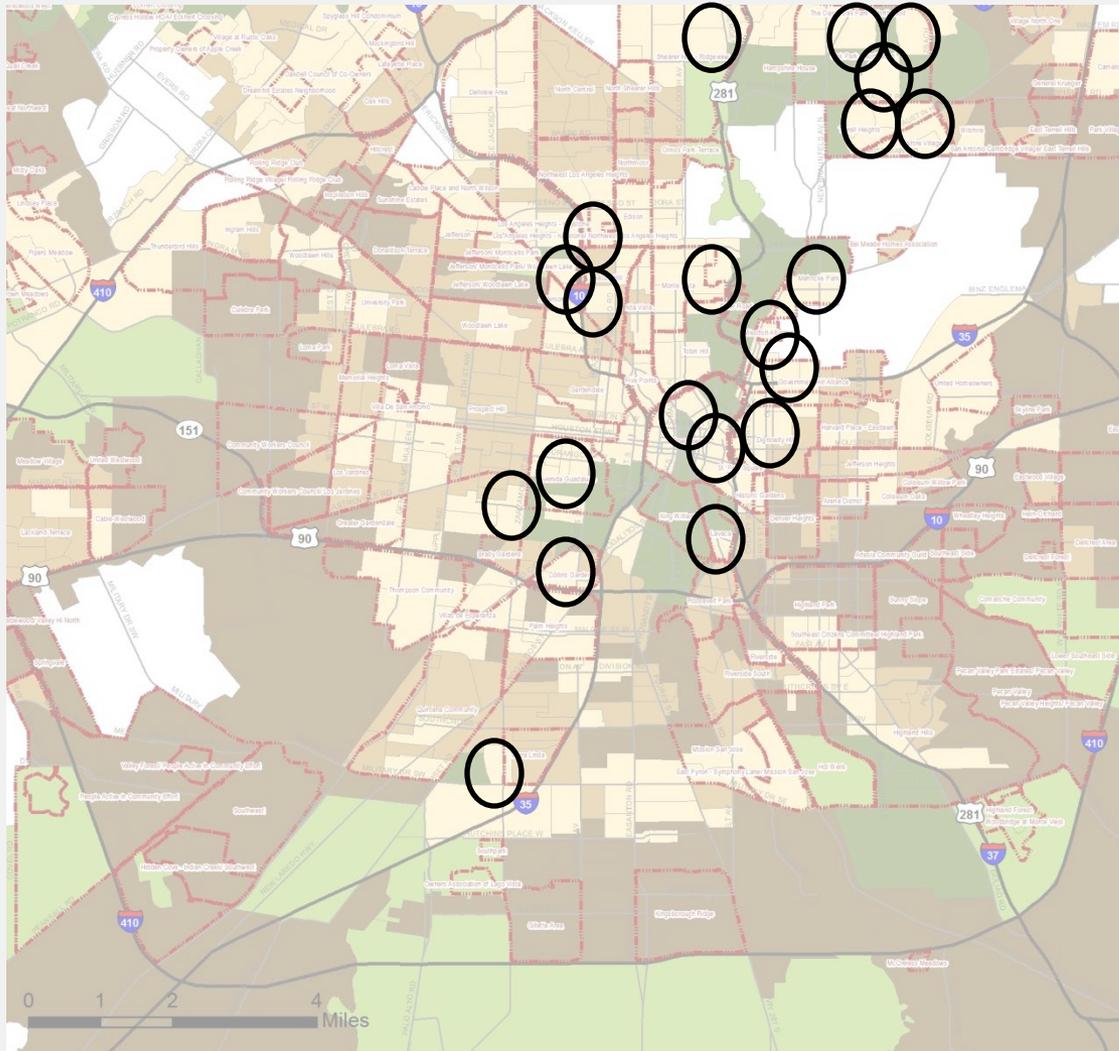
Rapid Growth

Emerging Potential

Underperforming

Challenging

# Emerging Potential Inside 410



- **Emerging Potential Areas Abutting Vibrant Areas**

- Downtown
- Dignowity Hill
- Government Hill
- Westfort Alliance
- Mahncke Park
- Terrell Heights
- Wilshire Village
- Oak Park – Northwood
- Shearer Hills/ Ridgeview
- Los Angeles Heights
- Beacon Hill
- Jefferson
- Woodlawn
- Collins Gardens
- Avenida Guadalupe
- Zarzamora
- Southpark



# Next Steps

- More detailed assessment of *individual* **booming** markets and **emerging potential** areas