

City of San Antonio

2017 Bond Program Development Community Committee Meeting

Neighborhood Improvements

Presented by: Peter Zanoni, Deputy City Manager &
Richard Keith, Assistant Planning Director

October 20, 2016



AGENDA

- Opening Comments and Meeting Agenda
- Rough Proportionality, Recommended Areas of Focus for Meetings 2-5, and Committee input on Neighborhood Area Rankings
- Further Analysis of Staff Recommended Neighborhood Improvements Areas and Potential Development Types
- Committee Discussion and Analysis of Staff Recommended Areas
- Citizens to be Heard
- Next Steps

Recommended Strategy for Meeting Schedule

Neighborhood Improvements Meeting Schedule

10/20, 6-8p	Meeting #2	<ul style="list-style-type: none">• Continue review of Neighborhood Improvements Areas• Committee may add, remove, or amend Areas
10/29, 9a-2p	Driving Tour	<ul style="list-style-type: none">• Bus tour of proposed Neighborhood Improvements Areas (meet at Central Library, lunch provided)
11/3, 6-8p	Meeting #3	<ul style="list-style-type: none">• Continue review of Neighborhood Improvements Areas• Introduce survey to rank/prioritize Areas
11/4 to 11/9	Online Survey	<ul style="list-style-type: none">• Complete survey to rank/prioritize Neighborhood Improvements Areas (Available 11/4 through 11/9)
11/17, 6-8p	Meeting #4	<ul style="list-style-type: none">• Review and discuss survey results• Discussion of rankings and potential development types
12/8, 6-8p	Meeting #5	<ul style="list-style-type: none">• Committee vote on final ranked Areas• Preview draft Urban Renewal Plan

Neighborhood Improvements Bond Defined and Role of Committee



Neighborhood Improvements Bond



- Will ready properties for development of housing
- Prior to Bond Election (May 6, 2017), the City will have identified geographic areas that are eligible for Bond Program funding
- After the Bond Election, if approved by voters, specific properties and projects will be identified to implement the Neighborhood Improvements program

Use of Bond Funds in Identified Areas

- Acquire land for redevelopment
- Prepare land for development
- Demolish dilapidated structures
- Remediate environmental issues
- Extend utilities and infrastructure including sidewalks, curbs, lighting



Use of Bond Funds in Identified Areas

Land/property then sold to developer at fair price for redevelopment, including:

- Mixed-income housing
- Affordable housing
- Mixed-use development





Review of Bond Committee Role



- Staff presents recommended Neighborhood Improvements Areas
- Committee will evaluate staff-identified areas and prepare recommendation for City Council
 - Amend boundaries of staff-identified areas
 - Delete entire areas
 - Add other areas that meet eligibility requirements
- Identification of specific properties and housing/neighborhood projects will occur following May 2017 Bond Election



Action Steps Prior to May Election

Oct. – Dec. 2016	Community Bond Committee Meetings
December 14, 2016	Neighborhood Improvements Bond Committee Presents Recommendations to City Council
December 15, 2016	City Council authorizes areas for Urban Renewal Plan
January 18, 2017	City Council Public Hearing on recommended target areas placed within Urban Renewal Plan
February 2, 2017	City Council adopts Urban Renewal Plan
February 9 or 16 2017	City Council calls for 2017 Bond Election
May 6, 2017	2017 Bond Election



Steps Following May Election

1. Property Acquisition

- Staff recommends properties to acquire
- City Council Housing Committee
- City Council reviews/approves acquisitions
- Urban Renewal Agency acquires properties

2. Development Plan

- Staff recommends projects through RFP process
- City Council Housing Committee
- City Council reviews/approves site readiness/development
- Urban Renewal Agency implements contracts

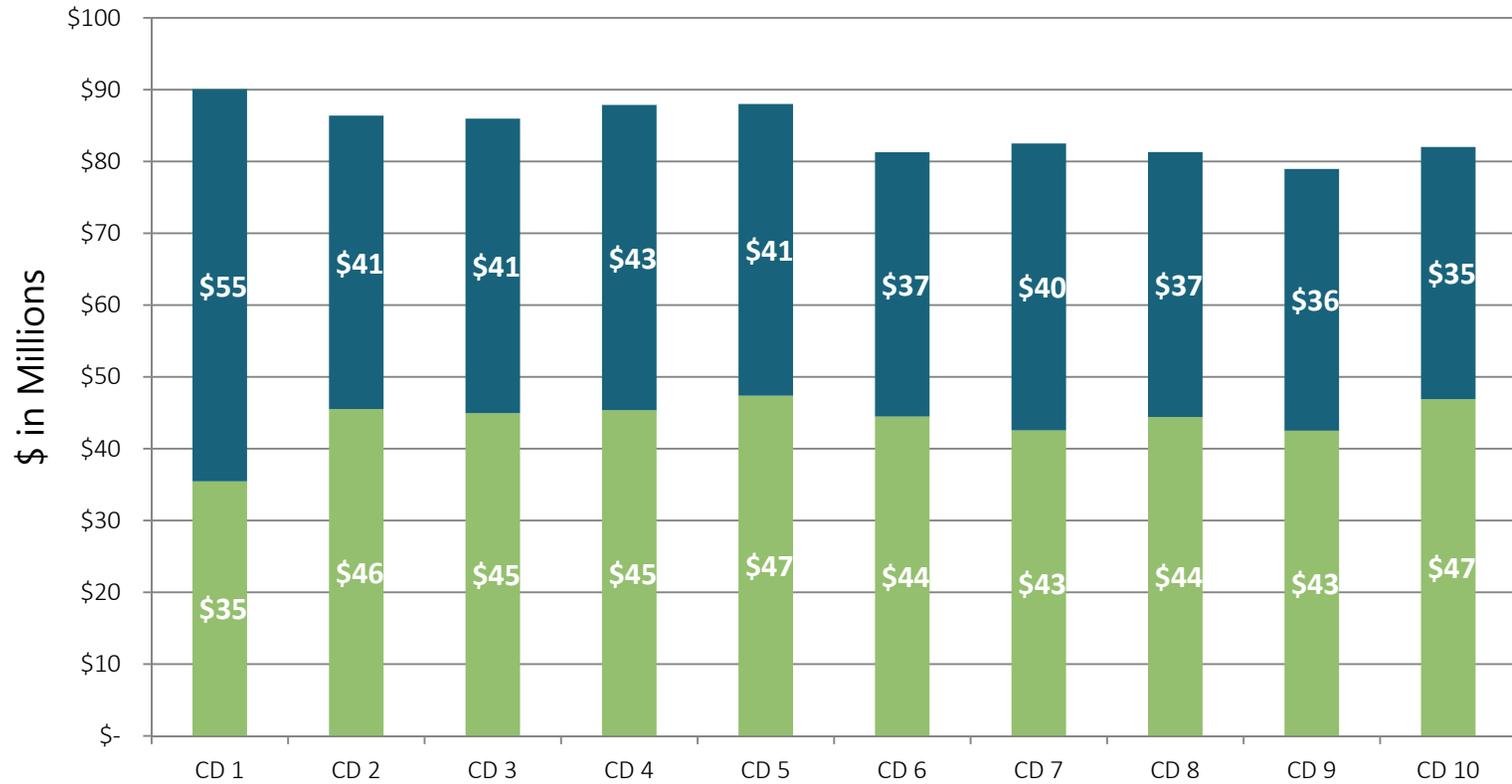


Rough Proportionality Concept

Rough Proportionality Methodology

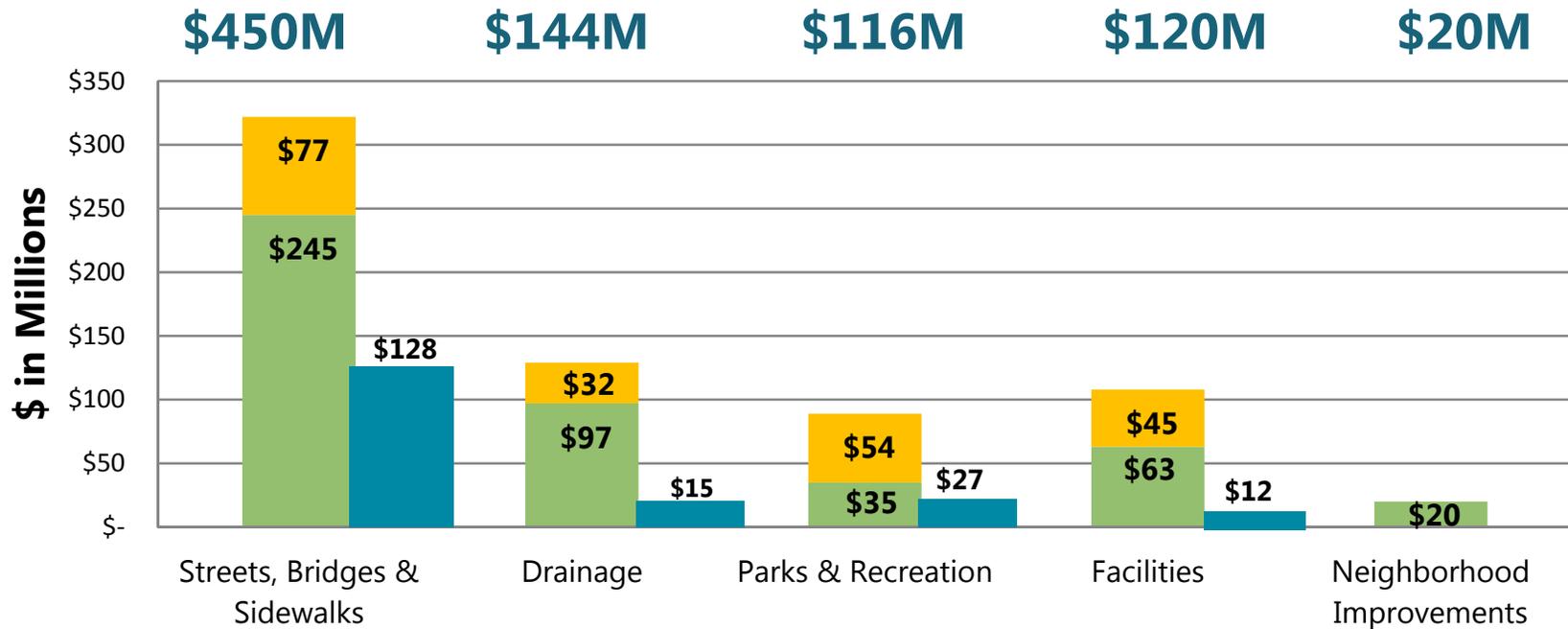
- Identify greatest needs then recommend projects, as opposed to identify funding by geographic areas then recommend projects
- Areas of City have different infrastructure needs
- Project selection provides roughly equal investment across City
- Needs addressed through variety of programs: Bond Program, Five – Year Infrastructure Management Program and Linear Creekway Program

Rough Proportionality | Staff Recommendation

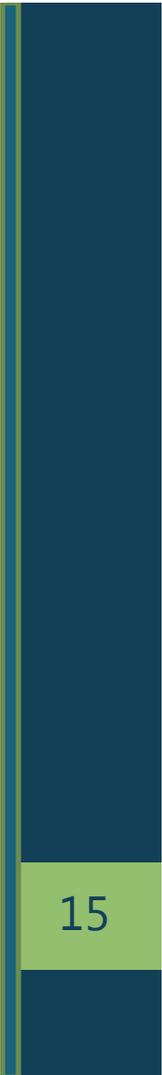


2017 Bond Program	4.17%	5.35%	5.29%	5.34%	5.58%	5.23%	5.00%	5.22%	5.00%	5.52%
IMP & Parks CIP	13.32%	9.97%	10.00%	10.37%	9.91%	8.98%	9.75%	9.01%	8.89%	8.57%
Overall	7.15%	6.86%	6.82%	6.97%	6.98%	6.45%	6.55%	6.45%	6.27%	6.51%

2017 – 2022 Proposed Bond Program Staff Recommendation Summary By Project Type & Program Area



Dollars (\$) in Millions	Streets, Bridges & Sidewalks	Drainage	Parks & Recreation	Facilities	Neighborhood Improvements	Total
District Projects	\$ 245	\$ 97	\$ 35	\$ 63	\$ 20	\$ 460
District Projects w/Citywide Impact	\$ 77	\$ 32	\$ 54	\$ 45	\$ -	\$ 208
Downtown Projects w/Citywide Impact	\$ 128	\$ 15	\$ 27	\$ 12	\$ -	\$ 182
Total	\$ 450	\$ 144	\$ 116	\$ 120	\$ 20	\$ 850



Further Analysis of Staff Recommended Areas



State Requirements for Distressed Property

Meets one or more of the following:

- Has deteriorating, dilapidated buildings/structures
- Has defective or inadequate streets
- Has unsafe or unsanitary conditions
- Has open land or vacant lots





Strategic Criteria for Distressed Property

- In a HUD Qualified Census Tract (QCT) or Low Income Housing Tax Credit area
- Includes city-owned parcels
- Includes parcels owned by other public agencies
- Located In a Tax Increment Reinvestment Zone (TIRZ)
- Accessible by public transit
- Within SA Tomorrow Regional Center
- Within Inner City Reinvestment and Infill Policy Zone (ICRIP)
- Recommended by City Council office
- Recommended by stakeholders
- Avoids permanent residential displacement





Potential Development Types



Single-Family



**Duplex
Triplex
Fourplex**



Townhouse



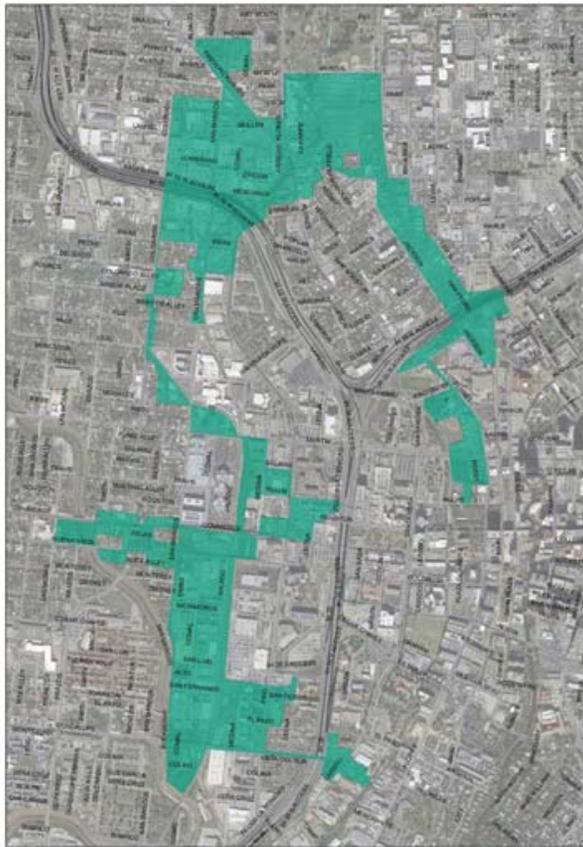
**Multifamily
(Apartments
or Condos)**



Mixed-Use

1. Near West-Five Points

(Districts 1 & 5)



State Law Criteria

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

Strategic Criteria 9 of 10 met

- ✓ Within QCT
- ✓ Contains City-Owned Property
- ✓ Contains Other Publicly-Owned Property
- ✓ Within West Side, Houston St, and Midtown TIRZ
- ✓ Accessible to multiple VIA routes
- ✓ Within CBD & Midtown SA Tomorrow Regional Centers
- ✓ Within ICRIP
- ✓ Recommended by Stakeholders
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types



Single-Family

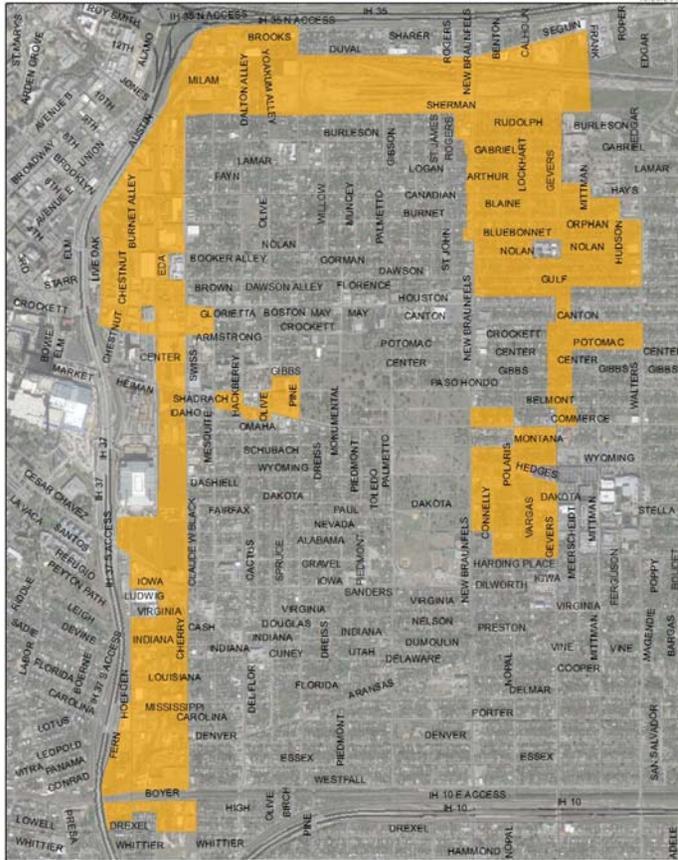
2/3/4-Plex

Townhouse

Multifamily

Mixed-Use

2. Near East (District 2)



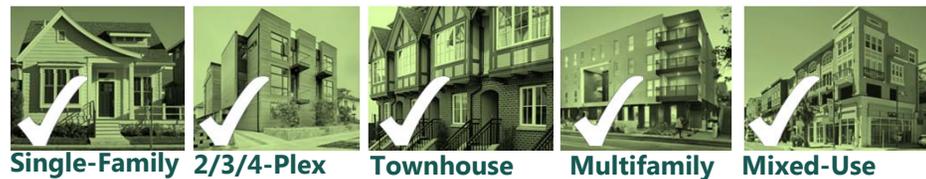
State Law Criteria

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

Strategic Criteria 10 of 10 met

- ✓ Within QCT
- ✓ Contains City-Owned Property
- ✓ Contains Other Publicly-Owned Property
- ✓ Within Inner City TIRZ
- ✓ Accessible to multiple VIA routes
- ✓ Within CBD SA Tomorrow Regional Center
- ✓ Within ICRIP
- ✓ Recommended by City Council Office
- ✓ Recommended by Stakeholders
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types



Single-Family 2/3/4-Plex Townhouse Multifamily Mixed-Use

3. Lincoln Park-Arena District (District 2)



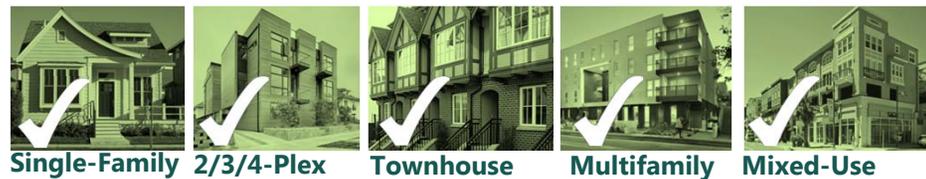
State Law Criteria

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

Strategic Criteria 9 of 10 met

- ✓ Within QCT
- ✓ Contains City-Owned Property
- ✓ Contains Other Publicly-Owned Property
- ✓ Within Inner City TIRZ
- ✓ Accessible to multiple VIA routes
- ✓ Within ICRIP
- ✓ Recommended by City Council Office
- ✓ Recommended by Stakeholders
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types



Single-Family 2/3/4-Plex Townhouse Multifamily Mixed-Use

4. East Southcross (District 3)



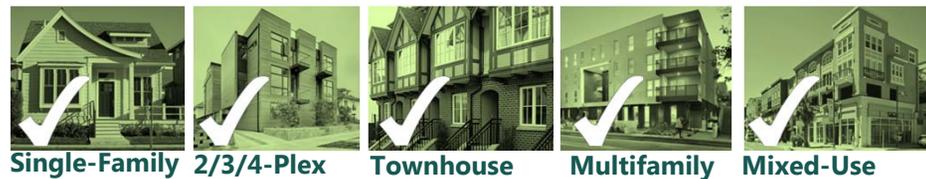
State Law Criteria

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

Strategic Criteria 4 of 10 met

- ✓ Accessible to multiple VIA routes
- ✓ Within ICRIP
- ✓ Recommended by City Council Office
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types



Single-Family 2/3/4-Plex Townhouse Multifamily Mixed-Use

5. Southeast

(District 3)



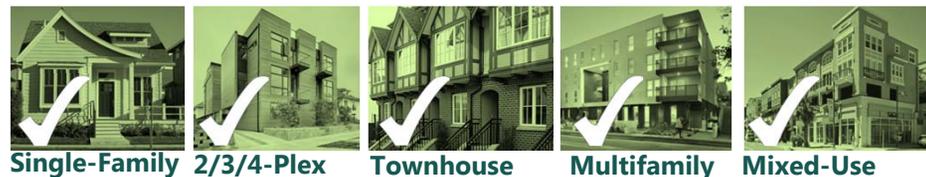
State Law Criteria

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

Strategic Criteria 8 of 10 met

- ✓ Within QCT
- ✓ Contains City-Owned Property
- ✓ Contains Other Publicly-Owned Property
- ✓ Within Brooks City-Base TIRZ
- ✓ Accessible to multiple VIA routes
- ✓ Within Brooks SA Tomorrow Regional Center
- ✓ Recommended by Stakeholders
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types



Single-Family 2/3/4-Plex Townhouse Multifamily Mixed-Use

6. Roosevelt-Mission Reach (District 3)



State Law Criteria

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

Strategic Criteria 7 of 10 met

- ✓ Within QCT
- ✓ Within Mission Drive-In TIRZ
- ✓ Accessible to multiple VIA routes
- ✓ Within ICRIP
- ✓ Recommended by City Council Office
- ✓ Recommended by Stakeholders
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types



Single-Family 2/3/4-Plex Townhouse Multifamily Mixed-Use

7. South Park

(District 4)



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

- Strategic Criteria** 3 of 10 met
- ✓ Accessible to multiple VIA routes
 - ✓ Within ICRIP
 - ✓ No Permanent Residential Displacement Anticipated

Potential Development Types

Single-Family	2/3/4-Plex	Townhouse	Multifamily	Mixed-Use

8. Pearsall (District 4)



State Law Criteria

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

Strategic Criteria

3 of 10 met

- ✓ Accessible to VIA bus route
- ✓ Recommended by City Council Office
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types

Single-Family	2/3/4-Plex	Townhouse	Multifamily	Mixed-Use

9. Former Fire Academy Site (District 5)



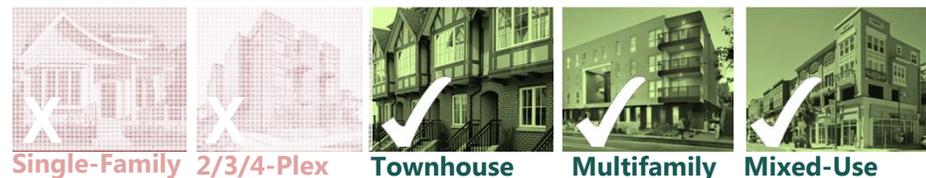
State Law Criteria

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

Strategic Criteria 6 of 10 met

- ✓ Contains City-Owned Property
- ✓ Accessible to multiple VIA routes
- ✓ Within Lackland/Port San Antonio SA Tomorrow Regional Center
- ✓ Within ICRIP
- ✓ Recommended by Stakeholders
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types



10. West Side

(District 5)



State Law Criteria

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

Strategic Criteria

8 of 10 met

- ✓ Within QCT
- ✓ Contains City-Owned Property
- ✓ Contains Other Publicly-Owned Property
- ✓ Within West Side TIRZ
- ✓ Accessible to multiple VIA routes
- ✓ Within ICRIIP
- ✓ Recommended by Stakeholders
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types

Single-Family	2/3/4-Plex	Townhouse	Multifamily	Mixed-Use

11. Edgewood

(District 6)



State Law Criteria

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

Strategic Criteria

4 of 10 met

- ✓ Within QCT
- ✓ Accessible to multiple VIA routes
- ✓ Within ICRIP
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types

Single-Family	2/3/4-Plex	Townhouse	Multifamily	Mixed-Use

12. Northwest IH10 at Loop 410 (District 7)



State Law Criteria

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

Strategic Criteria 3 of 10 met

- ✓ Accessible to Public Transit
- ✓ Recommended by Stakeholders
- ✓ No Permanent Residential Displacement

Potential Development Types



Single-Family

2/3/4-Plex

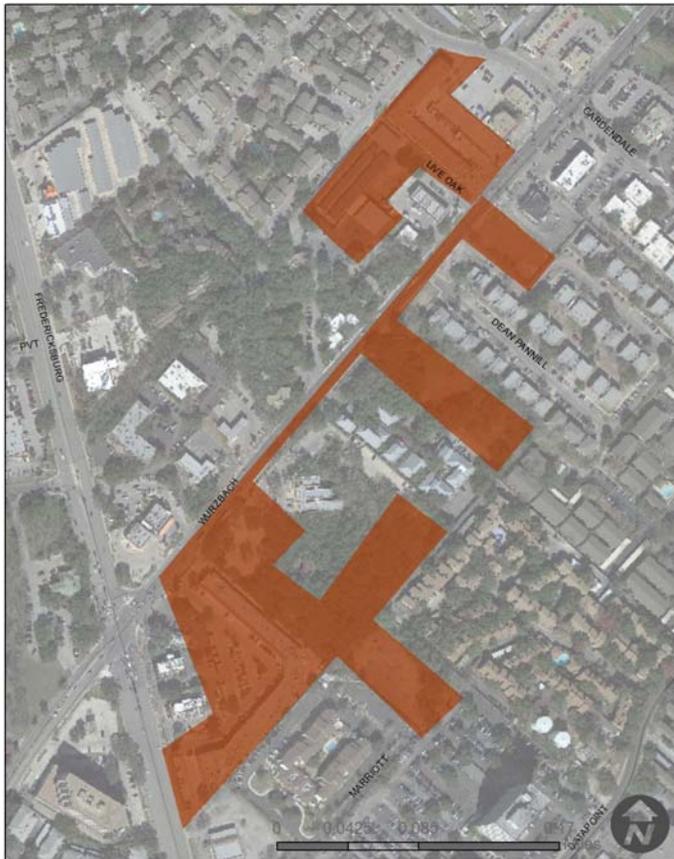
Townhouse

Multifamily

Mixed-Use

13. Wurzbach

(District 8)



State Law Criteria

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

Strategic Criteria

6 of 10 met

- ✓ Within QCT
- ✓ Accessible to multiple VIA routes
- ✓ Within Medical Center SA Tomorrow Regional Center
- ✓ Within ICRIP
- ✓ Recommended by Stakeholders
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types

Single-Family	2/3/4-Plex	Townhouse	Multifamily	Mixed-Use

14. Blanco at West

(District 9)



State Law Criteria

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

Strategic Criteria

3 of 10 met

- ✓ Accessible to multiple VIA routes
- ✓ Within ICRIP
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types

Single-Family	2/3/4-Plex	Townhouse	Multifamily	Mixed-Use

15. Naco Perrin

(District 10)



State Law Criteria

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

Strategic Criteria 7 of 10 met

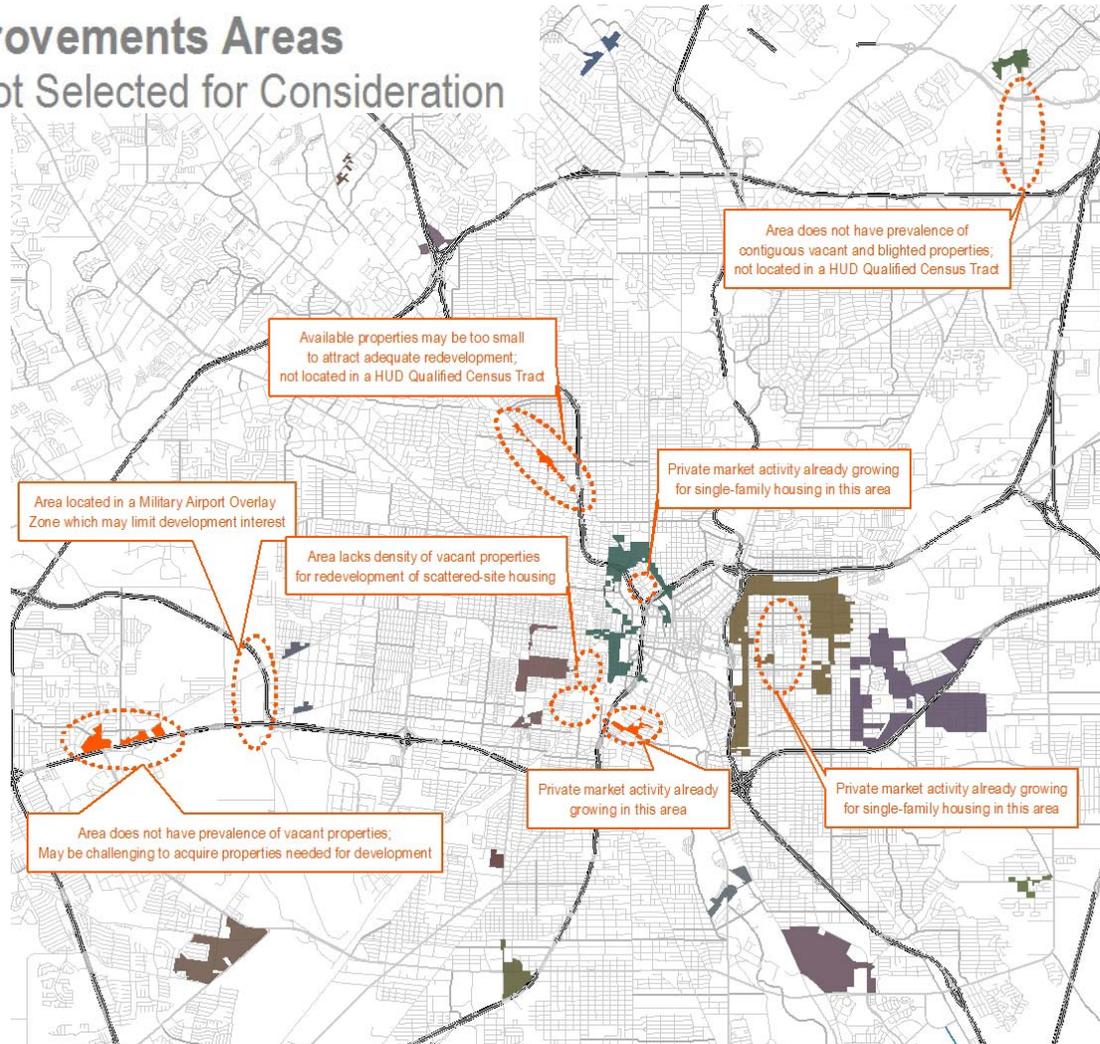
- ✓ Within QCT
- ✓ Contains City-Owned Property
- ✓ Within Northeast Corridor TIRZ
- ✓ Accessible to multiple VIA routes
- ✓ Within ICRIP
- ✓ Recommended by Stakeholders
- ✓ No Permanent Residential Displacement Anticipated

Potential Development Types

Single-Family	2/3/4-Plex	Townhouse	Multifamily	Mixed-Use

Draft Neighborhood Improvements Areas Shown with Detail of Areas Not Selected for Consideration

**Eight (8) areas
considered but not
recommended by
staff**





Bond Committee Discussion & Analysis



Questions/comments