

Downtown Vision SA2020 – Dream It!

- In 2010, Former Mayor Julian Castro launched SA 2020 and the Final Report was released in the spring of 2011. Per the report, the vision for Downtown is as follows:
 - IN 2020, DOWNTOWN IS THE HEART OF SAN ANTONIO AND IS EVERYONE'S NEIGHBORHOOD.
 - It is a showcase for visitors, a center of vibrant activity for citizens to live, work and play, and an economically inviting locale for businesses to flourish. Downtown's historic buildings and character are preserved, its parks and green spaces are inviting, and the river continues to be treasured as its defining asset.
- The SA2020 goals for Downtown were to add 5,000 housing units and 13,000 jobs.

Downtown Strategic Framework Plan and Implementation Plan

- Also in the spring of 2011, the City and its partners initiated a strategic planning effort to build off the SA2020 Plan referred to as the Downtown Strategic Framework Plan. This plan was approved by City Council through the adoption of the implementation plan in June of 2012
- The Framework Plan set a “stretch” target of 7,500 housing to be supported through economic development efforts through the end of the decade.
- The Framework Plan also identified 8 Target Growth Areas for housing redevelopment based on an assessment of market momentum, physical capacity for growth, and proximity to areas with established neighborhood character. They are as follows:
 - Midtown/River North,
 - Downtown Core,
 - Cesar Chavez/HemisFair Corridor,
 - Near River South,
 - Medical District,
 - Civic Core,
 - Near East Side, and
 - Near West Side.
- The Plan also recommended that the City adopt a housing finance strategy to accelerate housing development within the Center City and stressed the importance of establishing market rate housing in the

growth areas through incentives. Once the market could support the development, then the incentives should emphasize more mixed income product.

Approved Policies

- In June of 2012, the Center City Housing Incentive Policy (CCHIP) was adopted which provides *as of right* incentives to multi-family rental and for sale housing projects (Projects) within the CRAG.
- Prior to the CCHIP, projects were provided incentives based on a gap analysis and the incentives required council action.

Why an As of Right Policy?

- Infill development is challenging and expensive. It is expensive to build downtown because land prices are high and the projects require structured parking versus surface parking. Additionally, the zoning and other regulations in place to protect the authenticity and design character of the downtown area have a fiscal impact to the project.
- As of right policies assist in normalizing land values in the downtown area. If a property owner and the developer know what the City will provide in terms of incentives, the land values will normalize because both the property owner and the buyer are aware of available incentives. They aren't working off of different assumptions.
- The policy also reduces the risk for the developer because they know upfront what the project will receive.

What types of Incentives are included in the program?

- CCHIP provides greater incentives to housing projects within the targeted growth areas identified in the Framework Plan and prioritizes the urban core.
- Eligible Projects receive:
 - o City Fee Waivers
 - o SAWS Impact Fee Waivers
 - o Real Property Tax Reimbursement Grant
 - o Inner City Incentive Fund Loans
 - o Mixed Use Development Forgivable Loans

Results

Since 2011, the City incented 32 housing projects. These projects will yield 5,135 housing units in the inner city reinvestment infill policy boundary. These projects represent private sector investment of \$730 million and the city incentive investment of approximately \$60 million.

Of the 32 projects, only 2 projects displaced individuals.

- The Brackenridge at Midtown Project demolished the Brackenridge Hill Apartments and Mulberry Village Apartments, which were crime-ridden apartments in deplorable conditions. The demolition was supported by the Mahnke Park Neighborhood Association.
- The other project that displaced individuals is the Rolling Courts Townhomes project. The project displaced 30 families. However the families were provided relocation assistance and the developer gave them the trailers for free. While they were given 60 days to move, all residents moved within 30 days.