

SA TOMORROW COMPREHENSIVE PLAN

Population
increase of
1 million people
by **2040**
*SA Tomorrow Comprehensive
plan*



Growth and
City Form



Transportation &
Connectivity



Housing



Jobs & Economic
Competitiveness



Community Health
& Wellness



Public Facilities &
Community Safety



Natural Resources
& Environmental
Sustainability



Historic
Preservation &
Cultural Heritage



Military



UNIFIED DEVELOPMENT CODE CAN REGULATE



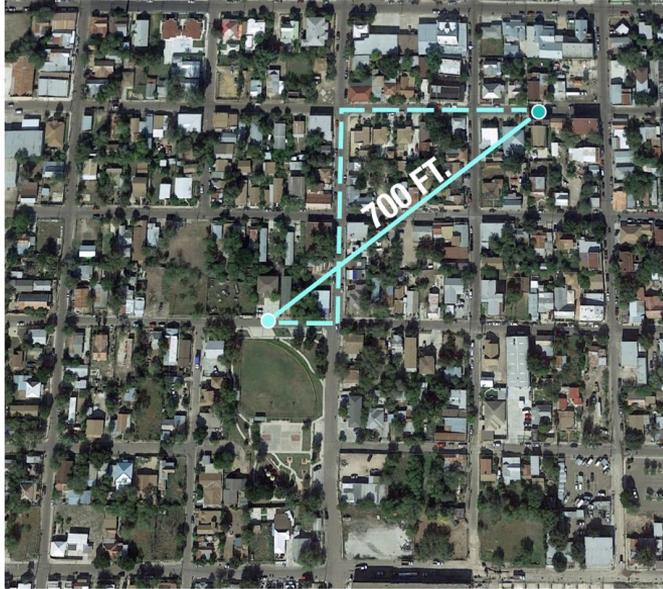
HOW YOU USE YOUR PROPERTY



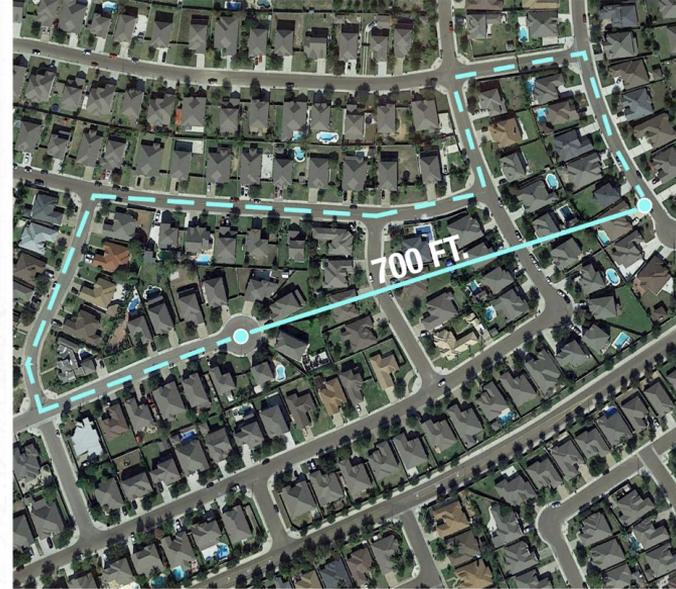
UDC REGULATIONS ARE MULTIFACETED AND HAVE A CUMULATIVE EFFECT ON THE PLACES WE BUILD



... ON EVERY SCALE...



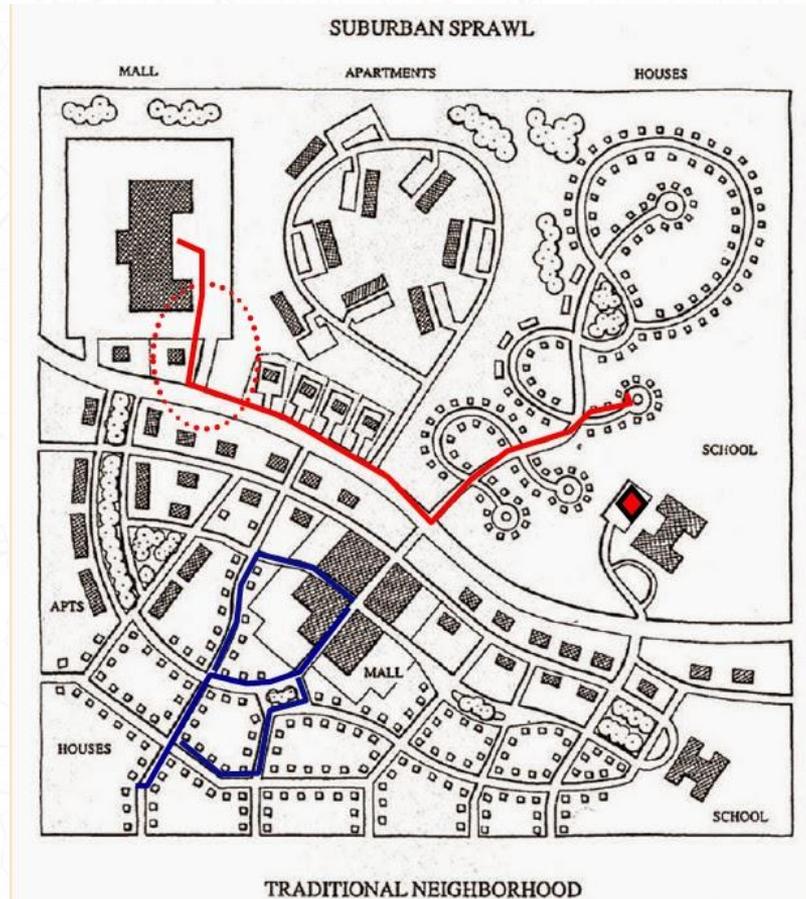
WALKING TRAVEL DISTANCE: 1,020 FEET



WALKING TRAVEL DISTANCE: 2,560 FEET



... SHAPING THE CITY AROUND YOU



STAY TUNED: THIS IS JUST THE BEGINNING

Today, August 2019

Stakeholder Interviews
Focus Topic Groups Input

1st Round Input Meetings

November 2019

Stakeholder Interviews
Focus Topic Groups Input

2nd Round Input Meetings

March 2020

Stakeholder Interviews
Focus Topic Groups Input

3rd Round Input Meetings

May 2020

Presentation of the UDC

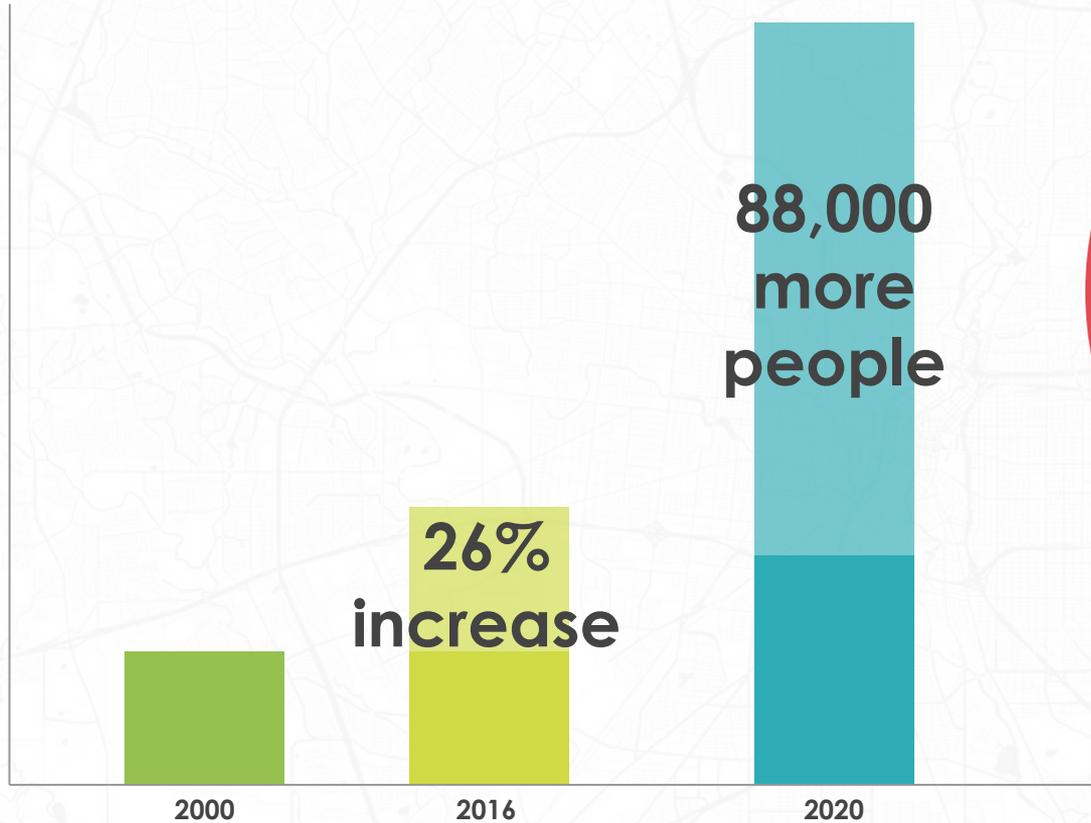
September 2019-March 2020

Online Public Survey



LIVING OPTIONS

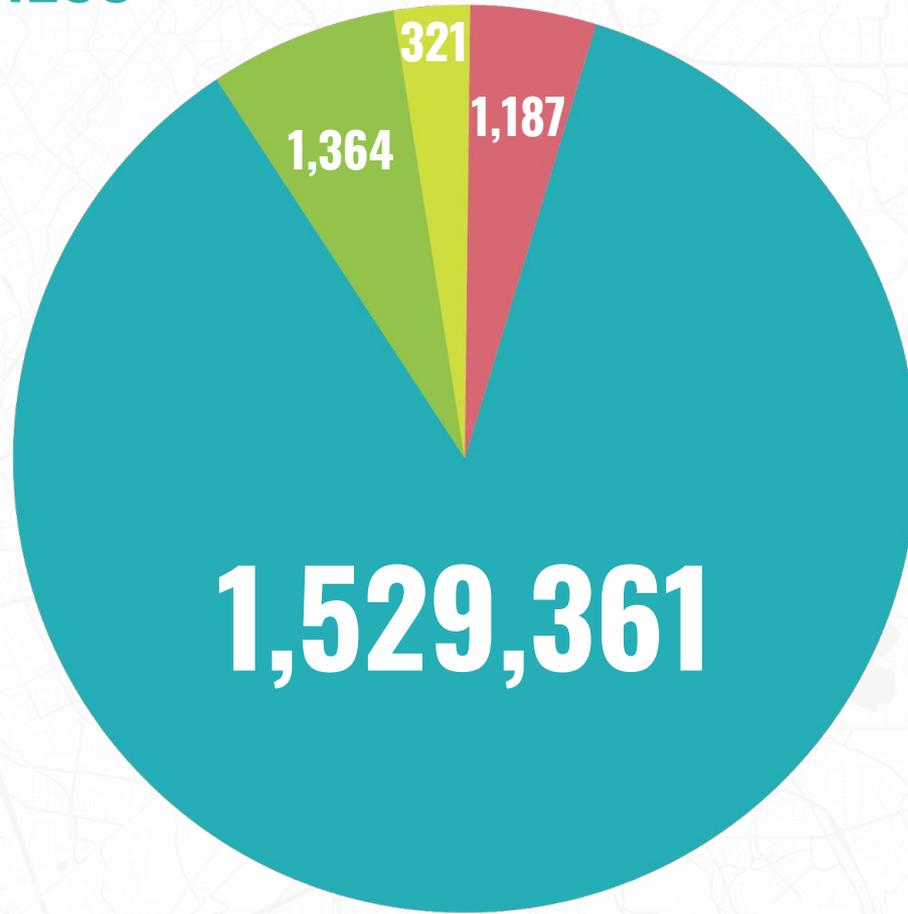
POPULATION INCREASE



GROWTH REQUIRES
PRODUCTION OF
**NEW HOUSING
UNITS**
TO HOUSEHOLDS ACROSS
ENTIRE
**INCOME
SPECTRUM**



HOMELESSNESS

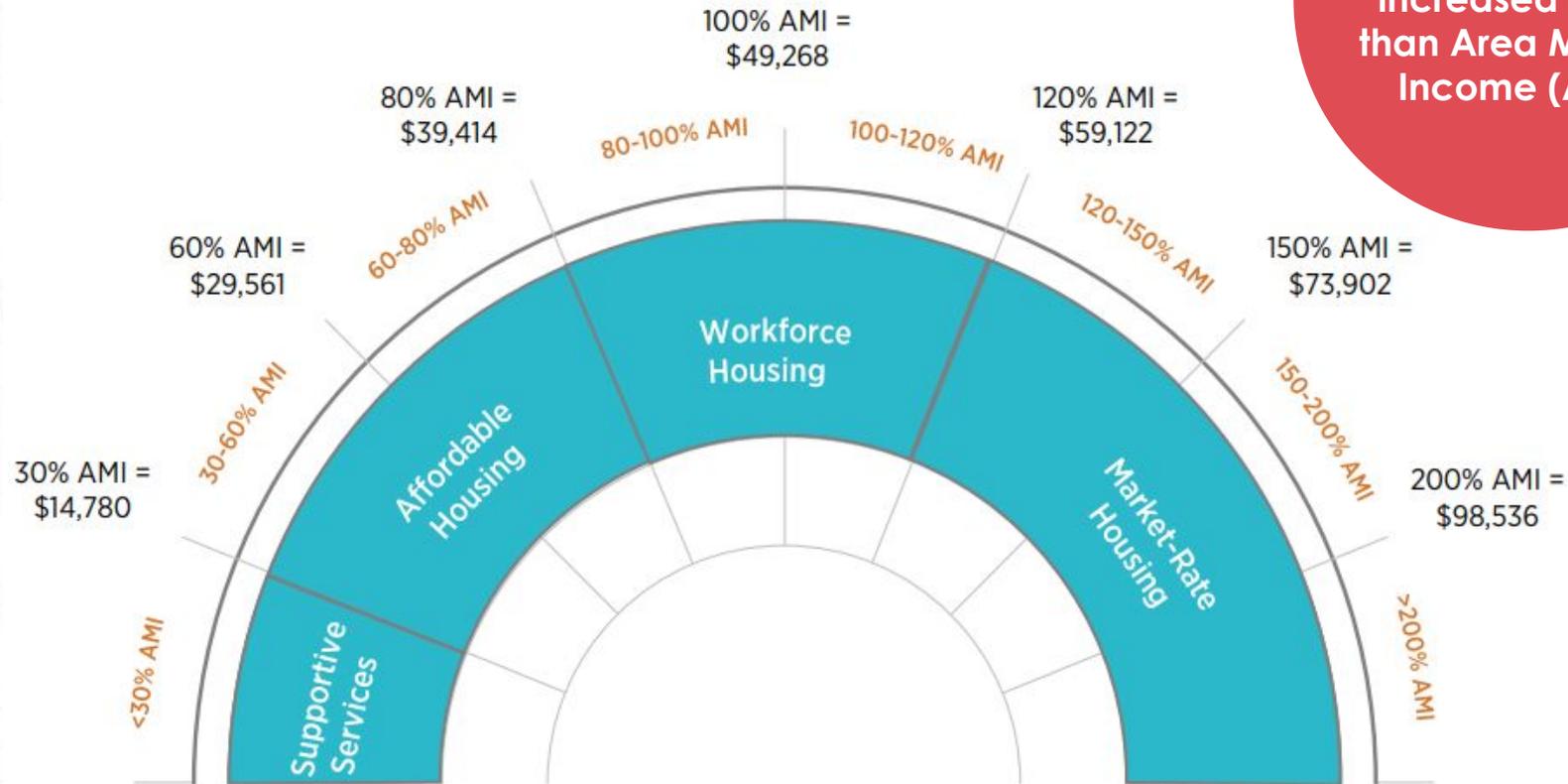


-  **TRANSITIONAL**
 -  **EMERGENCY**
 -  **UNSHELTERED**
 -  **POPULATION WITH A HOME**
- SHELTERED**



HOUSING SPECTRUM IN SAN ANTONIO

Affordable Housing terminology and income definition (City of San Antonio)



Two decades, SA's housing costs increased faster than Area Median Income (AMI)

TODAY

AVAILABLE HOUSING OPTIONS

Percentage of Housing choices (townhomes, duplexes, quadruplexes, courtyard apartments, live work spaces, etc)

33%

SAN
ANTONIO

53%

AUSTIN

88%

WASHINGTON
DC

92%

PHILADELPHIA

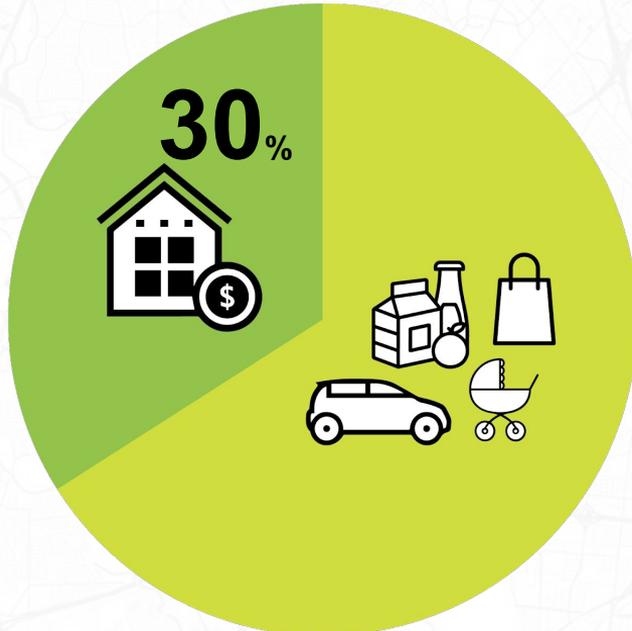
LEAST DIVERSE
HOUSING OPTIONS

MORE DIVERSE
HOUSING OPTIONS

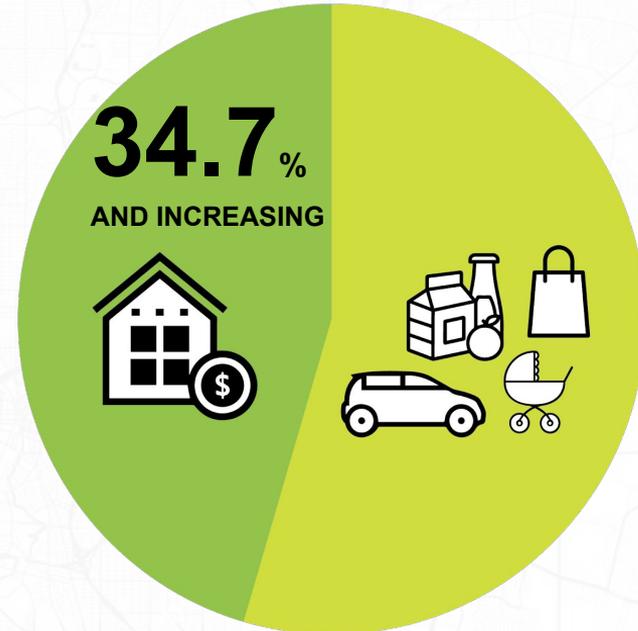
TODAY

GAP IN HOUSING COSTS

- Income spent on housing
- Rest of income



IDEALLY



CURRENTLY IN SA

MISMATCH IN **INCOME LEVEL** AND **AVAILABILITY**
OF AFFORDABLE HOUSING



RENTERS HOUSING COSTS & BURDEN

Housing Cost Burden (SA 2020 Impact Report)



1 of every **2** renters
is burdened by cost



OWNERS HOUSING COSTS & BURDEN

Housing Cost Burden (SA 2020 Impact Report)



1 of every **5** owners
is burdened by cost



GAP IN HOUSING

Existing households



14,600 units
Cost-burden

+

New households



15,000 units
Cost-burden

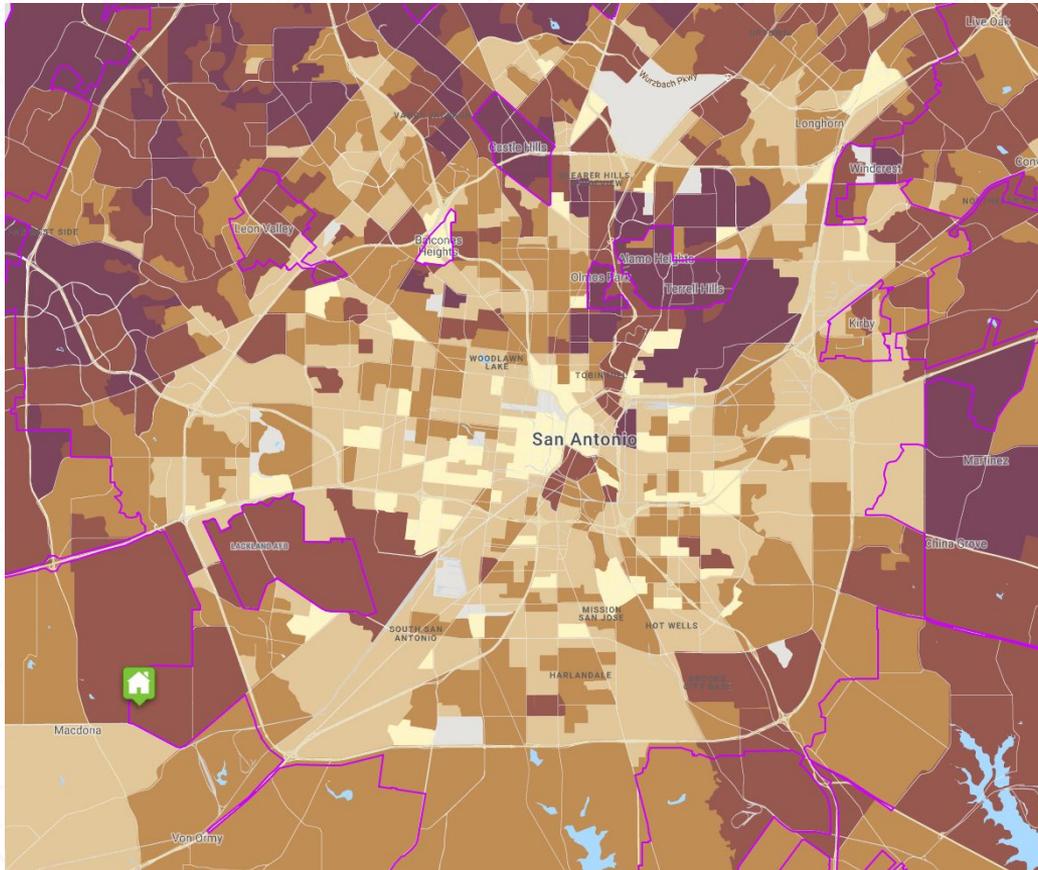
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Households by 2030



29,600
Units
Cost-burden

HOUSING COST CONCENTRATION



San Antonio scores
58.9 /100
on the Residential Income Segregation Index.

Housing cost

Housing cost	Population	% of Population
< \$675	90,598	6.5%
\$675 - 875	349,324	25%
\$875 - 1,100	406,948	29.1%
\$1,100 - 1,500	345,654	24.7%
\$1,500 +	206,708	14.8%



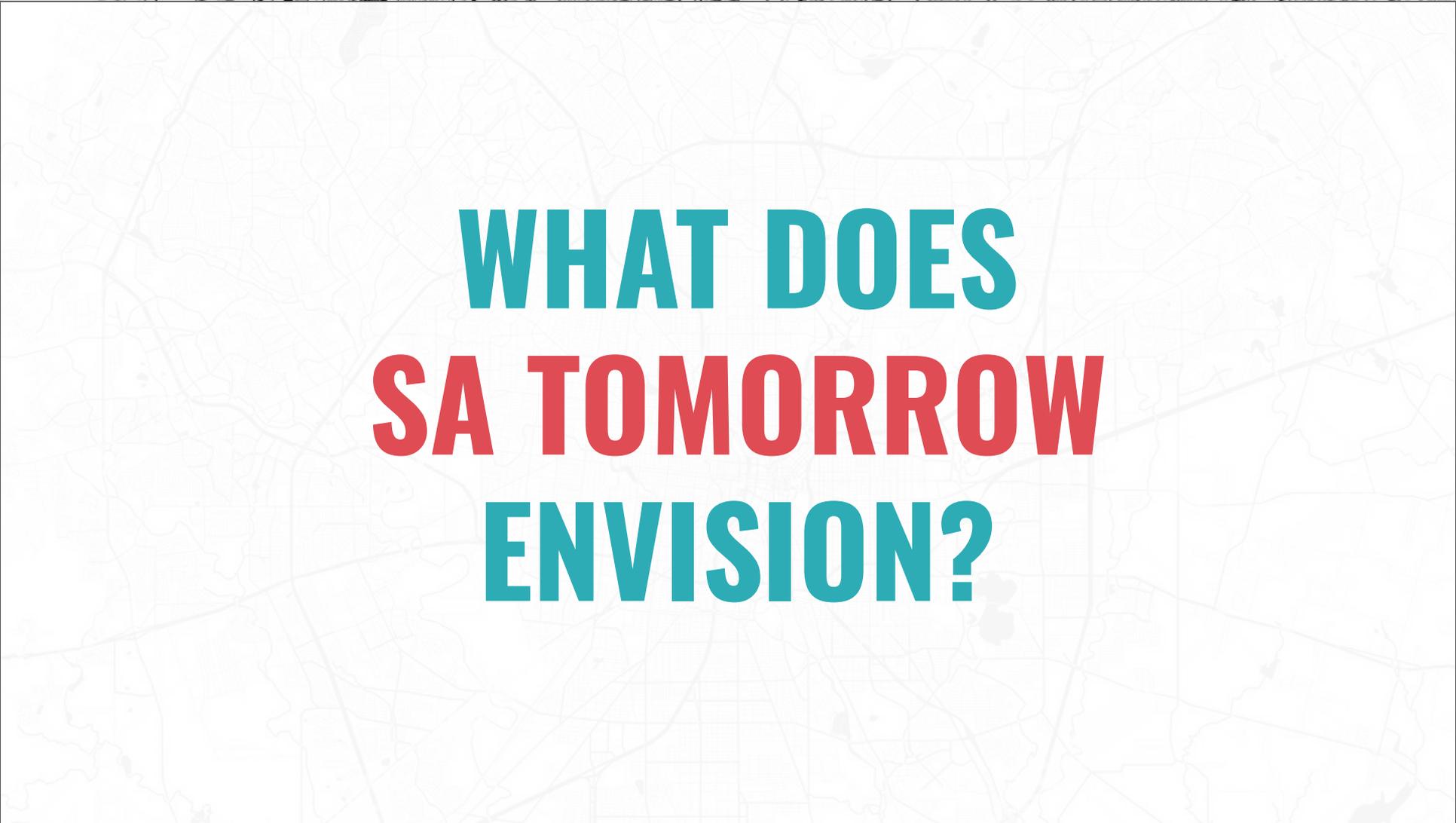
INCOME SEGREGATION CREATING RESIDENTIAL SORTING



CURRENTLY IN SA



POSSIBLE FUTURE



**WHAT DOES
SA TOMORROW
ENVISION?**

RANGE OF DIVERSE HOUSING OPTIONS



MISSING MIDDLE HOUSING CHOICES



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MISSING MIDDLE HOUSING CHOICES

“We need a greater mix of housing types to meet differing income and generational needs. This is where Missing Middle Housing can change the conversation.”

— Debra Bassert, National Association of Home Builders



MISSING MIDDLE HOUSING CHOICES

“The beauty of Missing Middle housing is that it provides the density to support great transit service, all while busting the myth that density is only achieved by building high-rises.”

— SA2020



PRESERVE AND REHABILITATE HOUSING THROUGH INFILL



HOW DO WE GO FROM TODAY TO TOMORROW?



TOPICS TO CONSIDER

- HOUSING FOR VULNERABLE GROUPS
- ARCHITECTURAL LANGUAGE/GUIDELINES
- SITE PLANNING RECOMMENDATIONS
- HOUSING AROUND SCHOOL DISTRICTS
- PROCESSES AND PERMITS FOR VARIOUS TYPES OF HOUSING





THANK YOU