

**FINAL PROJECT PLAN  
AND REINVESTMENT ZONE FINANCING PLAN  
FOR**

**REINVESTMENT ZONE NUMBER 2  
CITY OF SAN ANTONIO, TEXAS**

**“ROSEDALE”**



**Prepared by:  
City of San Antonio**

**November 15, 2001  
Amended**

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# I. EXECUTIVE SUMMARY

## ROSEDALE

### I. EXECUTIVE SUMMARY

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The City of San Antonio proposes to use Tax Increment Financing (TIF) as a tool to facilitate the development of an approximately 28.5 acre tract of land of which will contain approximately 67 single family residential units and approximately 92 multi-family units and approximately 1 acre dedicated for retail / commercial development. The residential development will be known as "Villas de San Antonio". Of the planned residential development, houses will range in price from \$55,000 to \$65,000, and range in size from 1,000 to over 1,200 square feet, with lots of 50 feet street frontage by 110 feet.

The proposed development is located on the near West Side, off General McMullen and north of West Commerce along Apache Creek. The area is seeing extensive construction activity for the first time in decades. Our Lady of the Lake University is constructing several new buildings. Pass & Seymour Legrand has relocated its manufacturing facility to the area, and will over time expand its work force from 200 to 400 employees.

The property for the single-family component of the TIRZ was purchased with a grant from the Federal Home Loan Bank Board. The grant has certain stipulations for potential homebuyers pertaining to a family's income. The developer of the property is San Antonio Alternative Housing Corporation (SAAHC) #8.

The proposed cost of the public improvements for the Rosedale development is estimated at \$1,737,216, which includes a financing cost of 1.5%. The proposed administration expenses are estimated at \$192,500 for a grand total of \$1,929,716. The proposed public improvements include street excavation & installation, curbing, sidewalks, utilities, landscaping, and other public improvements. Financing for this project has been arranged through a series of loans and grants from Foundations and Bexar County.

Participation from the City of San Antonio, Bexar County, Edgewood Independent School District, University Health System, and Alamo Community College District is being requested.

The Board of Directors for Rosedale Tax Increment Reinvestment Zone No. 2 met on Friday, September 7, 2001, and approved amendments to the attached Final Project and Finance Plan. Previously, the Board of Directors for Rosedale Tax Increment Reinvestment Zone No. 2 met on Tuesday, August 31, 1999, and approved a Final Project and Finance Plan. The TIRZ has been calculated to be paid out by all taxing entities in ten years. However, the City will extend its participation to twenty years, in order to provide funding for other public improvements in the TIRZ. The TIRZ will be dissolved in September 2019.

In summary, the proposed development will provide an opportunity for the revitalization of the single-family home market in the area. Additionally, the development will stabilize and increase the population in the area, improve pedestrian safety and sidewalk construction, and enhance the quality of life within the neighborhood through landscaping and increased recreational activities.

## II. PROJECT PLAN

- A. Overview
- B. Boundaries
- C. Land Use & Existing Conditions
- D. Project Plan Objective
- E. Relocation
- F. Municipal Ordinances
- G. Non-project Costs

## II. Project Plan

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### *A. Overview*

The proposed Tax Increment Reinvestment Zone (TIRZ) will provide the financing needed to develop, affordable houses and apartments on the West Side of San Antonio, and bring affordable housing and revitalization opportunities to an inner-city area. Through the Community Revitalization Action Group (CRAG) process, the City has committed to identifying, developing, and encouraging efforts to revitalize communities located inside Loop 410.

The Project Plan and the Financing Plan provide for the funding of streets, sidewalks, utilities, drainage and other public improvements related to the proposed development. Parcel A will be developed for single family uses. The approximate 67 new single family homes will be targeted to first-time homebuyers who earn below 80 percent of the city median income. The houses in the zone will range in sales price from \$55,000 to \$65,000. Houses will range from 1,000 to 1,200 square feet. Lot sizes will average about 5,000 square feet. The approximate 92-unit apartment complex on Parcel E (Lago Vista) is complete and provides a major source of tax revenue for the project. The projected completion date for the development on Parcels A is 2002.

Parcel A includes a connection to the existing Calle Sur. This connection is supported by the Master Plan, which encourages "street patterns that promote multiple pedestrian and vehicular access and do not contribute to collector street congestion" (Urban Design: Policy 1c).

Future streetscape enhancements and a linear park are planned for Parcel F. The streetscape improvements include the construction of sidewalks and the planting of landscaping along West Commerce Street between 26<sup>th</sup> Street and General McMullen Drive and along General McMullen Drive between West Commerce Street and Dartmouth Street. The linear park is planned for the south bank of Apache Creek from West Commerce Street to San Felipe Street. The park will feature landscaping, a walking path and park benches. The planning and design of the adjacent uses must complement the public property, the public's use of the park and the City's ability to provide maintenance and security. The proposed streetscape enhancements and the linear park will not be financed through the TIRZ. While the city staff supports these improvements, TIF does not provide cost-effective and timely funding mechanism, alternative funding sources for these improvements will be investigated.

The TIRZ proposal includes funding for landscaping and minimal infrastructure. Future commercial development is anticipated for Parcel C. The TIRZ proposal includes funding for landscaping and lot infrastructure. The completion of the commercial development is not included in this TIRZ proposal. Appropriate zoning of the commercial parcel will need to be addressed as a part of this TIRZ proposal.

As a part of project development, meetings were held with area stakeholders including community organizations, parishioners at St. Jude's Catholic Church and the Edgewood

Independent School District (EISD). (The need for community involvement in the development of infill projects is stressed in the City's Master Plan.)

The use of the TIRZ will enable the developer to create affordable housing, increase the area population, increase the student population for EISD, support the existing retail base, and attract additional private development. Without the TIRZ, the proposed development would not be possible. The TIRZ funds provide for a reduction in development costs that will make the sale prices of the homes affordable.

### *B. Boundaries*

The TIRZ is located about 3 miles west of downtown San Antonio and about 1.9 miles north of US Highway 90. The TIRZ is roughly bounded by West Commerce Street to the south, Apache Creek to the east, Apache Creek to the north, and San Felipe to the west. The location of the zone is shown in Exhibit A: Vicinity/School Districts Map. The boundaries of the zone are shown in Exhibit B: Boundary/Floodplain Map. A legal description of the property is found in the Appendices of the plan.

### *C. Land Use and Existing Conditions*

#### *Area Land Use*

The adjacent land uses south of the zone include the Crossroad Shopping Center and other retail uses. The land uses east of the zone are primarily single family residential. The primary land use north of the zone is Rosedale Park. Other land uses to the north of the zone include single family residential and public/institutional uses. The land uses west of the zone primarily are single family residential. The land located between Parcel D and Apache Creek is used for a storage facility (see Exhibit C: Existing Land Use).

According to the 1990 Census, the median housing value for the census tracts where the zone is located is \$29,400. The 1990 citywide median housing value is \$49,700. About 72 percent of the housing in the tract is owner-occupied compared to 54 percent for the city as a whole.

#### *Current Site Conditions*

The zone includes about 28.5 acres of undeveloped land. Access to the property is provided from West Commerce Street and General McMullen Drive. West Commerce Street is identified as a Primary Arterial Type B and General McMullen Drive is identified as a Primary Arterial Type A in the Major Thoroughfare Plan.

The development of the property will require the creation of four streets (including water, sewer, drainage, sidewalks and lighting) for Parcels A and C (see Exhibit D: Site Plan). The fee for commercial development with greater than 65 percent impervious cover is \$3,000 per acre. The fee for commercial development with less than 65 percent impervious cover is \$2,600 per acre. Water and sanitary sewer impact fees also may be potential expenditures.

Apache Creek is located within the 100 year FEMA floodplain (see Exhibit B: Boundary/Floodplain Map). Permanent development is not contemplated within the 100 year FEMA floodplain.

#### *Current Economic Conditions*

The TIRZ is located in Census Tracts 1712 and 1708. The population for these census tracts decreased slightly between the 1980 Census (5,800) and the 1990 Census (5,299). While the zone's census tracts experienced an 8.6 percent decrease in population, the city as a whole grew by 19 percent between 1980 and 1990. According to population estimates developed by Claritas Corporation, the tracts are projected to have a 1998 population of 5,786 persons. This figure represents a 9 percent growth that results in a return to 1980 population levels. In comparison, Claritas projected a 25 percent increase in population for the entire city of San Antonio.

According to Claritas data, the 1998 median household income in the Census tract is \$19,400 compared to a 1998 citywide median household income of \$30,585.

A breakdown of the 1998 population, based on projections provided by Claritas, follows:

<i>Ethnicity</i>	<i>Census Tracts 1712 &amp; 1708 % of 1998 Population</i>	<i>Citywide % of 1998 Population</i>
Anglo	1%	30%
Black	0%	6%
Hispanic	98%	62%
Other	1%	2%

The southern boundary of the zone is West Commerce Street, which serves as a major transportation artery. The area is served by VIA bus service to downtown, the medical center and Kelly AFB. The transportation network contributes to the suitability of infill residential development in the area. The area is located between Our Lady of the Lake and St. Mary's University. Several neighborhood retail establishments are located along West Commerce Street and Las Palmas Mall is directly south of the area.

#### *D. Project Plan Objective*

The objective of the plan is to develop several parcels of land into safe, affordable houses and apartments. The project will create opportunities for first-time homebuyers, increase the area population, and increase the student population. The development would not occur without the TIRZ. The TIRZ funds will provide for the difference between development costs and market price.

#### *E. Relocation*

The Plan does not call for the relocation or displacement of residents.

#### *F. Municipal Ordinances*

In addition to compliance with ordinances directly associated with the development of a TIRZ, the proposed development will comply with local codes and ordinances.

The entire neighborhood area, beyond the TIRZ, should be rezoned to districts that are compatible with the proposed neighborhood development. City investment should not occur based on the current zoning pattern.

In keeping with the Master Plan, the City has worked with developers in past projects to create design guidelines for appropriate infill. These design guidelines are developed to "complement the architectural design and character of the neighborhood" when designing new housing (Neighborhoods: Policy 4a). The same standards of review apply to the proposed TIF project.

The Master Plan also calls for efforts to facilitate the provision of choice in housing for special needs populations (Neighborhoods: Policy 4d). Efforts to meet this policy could include ensuring homes are visitable or easily adaptable to disabled persons. Policy 4i requires the community to explore the full range of options to allow people to remain in their homes throughout their lives. The Fair Housing Act Amendments of 1988 and Section 504 of the Rehabilitation Act of 1973 complement the Master Plan Policies by requiring accessibility in all new multi-family housing. An even stronger incentive for assuring housing is universally designed to allow all people to live in the neighborhood of their choice is Senate Bill 623 established in the last legislative session. This legislation requires that all single family affordable housing funded in whole or in part by state or federal funds must be designed to be universally usable to all people regardless of age or disability. The necessary design guidance to achieve this part of the legislation will become effective September 1999.

The project developer also will continue to provide for community involvement in the development of the proposed infill project (Urban Design: Policy 1d).

The plan for streetscape enhancements and a linear park will be reviewed by the City to ensure compatibility with the Master Plan and other City ordinances. This review should include moving San Judas Street further south to accommodate a walking path along Apache Creek and provide for a more attractive entrance to the residential area.

The proposed project does not conflict with the Major Thoroughfare Plan.

*G. Non-Project Costs*

None known at this time.

### **III. REINVESTMENT ZONE FINANCING PLAN**

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**CITY OF SAN ANTONIO, TEXAS**  
**Department of Finance**



**Rosedale - TIF Reinvestment Zone**  
**10 Years – All Taxing Entities**  
**20 Years – City Only**

**Update to Scenario C1 Final Finance Plan**

**October 31, 2001**

## **Rosedale Development Tax Increment Reinvestment Zone – Plan of Finance**

### **Introduction**

The proposed Rosedale Development is located west of the City of San Antonio ("City"), within the general area between Commerce Street West, Martin Street, West 26<sup>th</sup> Street, General McMullen South, thence west of General McMullen to San Eduardo between Dartmouth Street and Landa. The development is in the Edgewood Independent School District and encompasses 30.396 acres. The 1998 base value is \$453,300 and the projected captured tax incremental value is \$7,908,884. The project includes 67 single-family homes with sales prices ranging between \$55,000 to \$70,000, 92 multi-family units, and a one-acre commercial tract. The total public improvement infrastructure capital cost is estimated at \$1,525,455. The developer is San Antonio Alternative Housing Corp., who has substantial experience in the development and construction of such projects. Performance and payment bonds are provided by Fidelity & Deposit Company of Maryland, and Colonial American Casualty and Surety Co. The performance bond is in the amount of \$560,905.30 and the payment bond is also in the amount of \$560,905.30. The life of the Tax Increment Reinvestment Zone ("TIRZ") is projected to be 20.09 years with all entities participating for 10.09 years and the City participating for 20.09 years with the TIRZ being in existence through fiscal year 2019.

### **Public Infrastructure**

The public infrastructure improvements and related capital costs include streets, drainage, water, sewer utilities, platting fees, architect and engineering, sidewalks, landscaping and rights-of-way, park and open space improvements. The capital cost is estimated at \$1,525,455.

### **Plan of Finance**

The base value of the TIRZ is \$453,300. Projected captured values that would be taxed to produce revenues to pay for the capital costs of the public infrastructure improvements commences in tax year 1999 with collections commencing in tax year 2000 (fiscal year 2001). Captured values grow from \$2,798,400 in tax year 2000 to \$7,908,884 in tax year 2018.

The taxing jurisdictions and tax rate per \$100 valuation utilized in the analysis include: City of San Antonio at \$0.578540; Bexar County at \$0.320756; University Health System at \$0.243869; Edgewood Independent School District at \$1.47060; and the Alamo Community College District at \$0.104600. This produces annual revenues of \$72,929 in fiscal year 2001 to \$209,617 in fiscal years 2007 through 2009. No growth in tax rate or values is assumed.

The cost of the public infrastructure improvements is incurred by the developer and paid over time from revenues produced by the TIRZ. In addition to the capital costs, other costs to be paid from TIRZ revenues include the City's financial advisor and certain City of San Antonio and/or Administrator fees. Revenues derived from the TIRZ will be used to pay costs in the following order of priority of payment: (i.) first, to the payment of eligible costs incurred by the governmental entities participating in the TIRZ; (ii.) second, to the City's financial advisor until the total amount due has been paid, (iii) third, administrative fees pertaining to the City or its administrator; and (iv) to the developer, on an annual basis, as TIRZ revenues are available for such payments.

The developer's capital cost incurred for public infrastructure improvements is \$1,525,455. Revenues from the TIRZ are used to pay this amount plus financing costs on the unpaid balance at an interest rate of 1.5%. The annual payments were structured as debt service payments to the developer. It is projected that the developer would not receive any payment until fiscal year 2001. Any negative carry by the developer would add additional interest to be paid to the developer at an interest rate of 1.5%. The payout schedule is structured through fiscal year 2009.

The TIRZ collections for this project shall not extend beyond September 30, 2019, and may be terminated earlier once each taxing entity has deposited its respective amount described in the table below.

<b>TABLE – TIRZ Contributions</b>		
<b>Taxing Entities</b>	<b>Maximum Dollar Contribution</b>	<b>Max. Length of Contribution</b>
City of San Antonio	\$767,869.86	September 30, 2019
Bexar County	\$178,876.09	September 30, 2009
University Health System	\$135,610.54	September 30, 2009
Edgewood ISD	\$817,921.28	September 30, 2009
Alamo Comm. College District	\$58,228.66	September 30, 2009
<b>Maximum Reimbursable Amt.</b>	<b>\$1,956,506.42</b>	

#### **Limited Obligation of the City or Participating Governmental Entities**

The City and Participating Governmental Entities shall have a limited obligation to impose, collect taxes, and deposit such tax receipts into a TIRZ fund so long as the project is viable and capital costs incurred by the developer have not been fully paid. The TIRZ collections for this project shall not extend beyond September 30, 2009 for Participating Governmental Entities and September 30, 2019 for the City. TIRZ collections may be terminated prior to the respective dates, upon payment of public improvement capital costs incurred by the developer totaling \$1,525,455, or for the failure of the developer to perform, or for any other reason deemed appropriate by the City and the Participating Governmental Entities.

Any costs incurred by the developer are not and shall never in any event become general obligations or debt of the City or any of the Participating Governmental Entities. The public improvement infrastructure costs incurred by the developer shall be payable solely from the TIRZ revenues and shall never constitute a debt, indebtedness, or a pledge of the faith and credit or taxing power of the State, the City, the Participating Governmental Entities, any political corporation, subdivision, or agency of the State.

#### **Developer's Risk**

All financing, developmental costs, construction costs, improvements, damages, or other costs incurred with respect to this project are at the sole risk of the developer. Neither the City nor any Participating Governmental Entity shall incur any risk whatsoever associated with the development, construction, completion or failure of the project. In the event the project fails, is abandoned by the developer or for any reason is not completed, the City shall have the right to terminate the TIRZ and any funds remaining in the TIRZ account shall be distributed to the City and Participating Governmental Entities on a pro rata basis in accordance with each entities participation level.

#### **Compliance**

The developer shall comply with all federal, state and local laws, rules and regulations.

**Reporting**

The developer shall submit a project status report and financial report at least annually to the City, Participating Governmental Entities and Administrator. The developer shall also submit a project status report, financial report, or any other report as requested by the City, Participating Governmental Entities and Administrator, within thirty (30) days of such request.

**Inspection**

The City, Participating Governmental Entities or Administrator shall have the right to inspect the project site or sites and the premises of the developer without notice.

**Recommendation**

It is recommended that the City and Participating Governmental Entities proceed with the project, submit the plan of finance, create the mechanisms required to tax and collect TIRZ revenues and deposit such revenues into a TIRZ account. Such recommendation is conditioned on the acceptance of the plan of finance by the Participating Governmental Entities, at the approximate participation levels described in this Plan of Finance.



## Rosedale - TIF Reinvestment Zone

### Sources & Uses

<b>Sources of Funds</b>									
TIF Revenues	\$	1,956,506							
Developer Contribution	\$	-							
<b>Total TIF Proceed Funds</b>	\$	<u>1,956,506</u>							
<b>Total Sources of Funds</b>	\$	<u>1,956,506</u>							
<b>Uses of Funds</b>									
<b>Public Improvements</b>		<b>Parcel A</b>	<b>Parcel B</b>	<b>Parcel C</b>	<b>Parcel D</b>	<b>Parcel E</b>	<b>Parcel F</b>	<b>Parcel G</b>	
<b>Hard Costs</b>		Villa de San Antonio	Elderly Apartments	Commercial Tract	Multi-family Project	Lago Vista	Apache Creek Linear Park	W. Commerce/ Gen. McMullen	
								<b>Total Infrastructure Improvements</b>	
Streets, drainage, water & sewer	\$	551,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 551,000
Telephone & Electric	\$	32,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,000
Water and Sewer Impact Fees	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalks	\$	-	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Concrete Rip rap	\$	-	\$ -	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Linear Park	\$	-	\$ -	\$ -	\$ -	\$ -	\$ 486,655	\$ -	\$ 486,655
Contingency ( including drainage impact fees)	\$	50,250	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ 52,250
Platting Fees	\$	4,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,250
<b>Hard Costs Total</b>	\$	<u>637,500</u>	\$ -	\$ 13,300	\$ -	\$ -	\$ 486,655	\$ -	\$ 1,137,455
<b>Soft Costs</b>									
Engineering	\$	87,500	\$ -	\$ 1,700	\$ -	\$ -	\$ -	\$ -	\$ 89,200
Project Management	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,800
Project Contingency	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Site Security	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscaping Rights- of-way	\$	25,000	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Land	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Open Space Improvements	\$	50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
<b>Soft Costs Total</b>	\$	<u>162,500</u>	\$ -	\$ 6,700	\$ -	\$ -	\$ -	\$ -	\$ 388,000
<b>Total Public Improvements</b>	\$	<u>800,000</u>	\$ -	\$ 20,000	\$ -	\$ -	\$ 486,655	\$ -	\$ 1,525,455
Legal and Formation Fees	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	\$	<u>800,000</u>	\$ -	\$ 20,000	\$ -	\$ -	\$ 486,655	\$ -	\$ 1,525,455
<b>Total Infrastructure</b>	\$	<u>1,525,455</u>							
<b>Interest Cost @ 1.50%</b>	\$	211,761							
<b>Total Payments to Rosedale</b>	\$	1,737,216							
<b>Total Administrative Expenses</b>	\$	192,500							
<b>Grand Total</b>	\$	<u>1,929,716</u>							
<b>Project Financing Surplus</b>	\$	26,791							

### Rosedale - TIF Reinvestment Zone

#### Projected Tax Increment Revenue

Tax Year	Tax Increment Zone				City of San Antonio			Bexar County			University Health System			Edgewood ISD			Alamo Community College District			Combined TIF Collections	Fiscal Year Ending	
	Beginning Assessed Value	Annual Value of New Development	Projected Year-End Assessed Value	Projected Captured Value	Captured Taxable Value	Tax Rate Contribution	Tax Increments	Captured Taxable Value	Tax Rate Contribution	Tax Increments	Captured Taxable Value	Tax Rate Contribution	Tax Increments	Captured Taxable Value	Tax Rate Contribution	Tax Increments	Captured Taxable Value	Tax Rate Contribution	Tax Increments			
1998	453,300		453,300			0.57979			0.341910			0.243869			1.47000			0.105961				1999
1999	453,300	2,798,400	3,251,700	-	-	0.57979	-	-	0.339458	-	-	0.243869	-	-	1.25100	-	-	0.106900	-	-	-	2000
2000	3,251,700	403,800	3,655,500	2,798,400	2,798,400	0.57979	15,819.22	2,798,400	0.339458	9,261.91	2,798,400	0.243869	6,653.82	2,798,400	1.40292	38,277.83	2,798,400	0.106900	2,916.70	72,929	2001	
2001	3,655,500	3,377,684	7,033,184	3,202,200	3,202,200	0.57854	18,062.86	3,202,200	0.320756	10,014.47	3,202,200	0.243869	7,613.94	3,202,200	1.47060	45,914.11	3,202,200	0.104600	3,265.76	84,871	2002	
2002	7,033,184	329,000	7,362,184	6,579,884	6,579,884	0.57854	37,115.58	6,579,884	0.320756	20,577.74	6,579,884	0.243869	15,645.14	6,579,884	1.47060	94,344.37	6,579,884	0.104600	6,710.49	174,393	2003	
2003	7,362,184	-	7,362,184	6,908,884	6,908,884	0.57854	38,971.39	6,908,884	0.320756	21,606.64	6,908,884	0.243869	16,427.41	6,908,884	1.47060	99,061.67	6,908,884	0.104600	7,046.03	183,113	2004	
2004	7,362,184	-	7,362,184	6,908,884	6,908,884	0.57854	38,971.39	6,908,884	0.320756	21,606.64	6,908,884	0.243869	16,427.41	6,908,884	1.47060	99,061.67	6,908,884	0.104600	7,046.03	183,113	2005	
2005	7,362,184	1,000,000	8,362,184	6,908,884	6,908,884	0.57854	38,971.39	6,908,884	0.320756	21,606.64	6,908,884	0.243869	16,427.41	6,908,884	1.47060	99,061.67	6,908,884	0.104600	7,046.03	183,113	2006	
2006	8,362,184		8,362,184	7,908,884	7,908,884	0.57854	44,612.16	7,908,884	0.320756	24,734.01	7,908,884	0.243869	18,805.13	7,908,884	1.47060	113,399.98	7,908,884	0.104600	8,065.88	209,617	2007	
2007	8,362,184		8,362,184	7,908,884	7,908,884	0.57854	44,612.16	7,908,884	0.320756	24,734.01	7,908,884	0.243869	18,805.13	7,908,884	1.47060	113,399.98	7,908,884	0.104600	8,065.88	209,617	2008	
2008	8,362,184		8,362,184	7,908,884	7,908,884	0.57854	44,612.16	7,908,884	0.320756	24,734.01	7,908,884	0.243869	18,805.13	7,908,884	1.47060	113,399.98	7,908,884	0.104600	8,065.88	209,617	2009	
2009	8,362,184		8,362,184	7,908,884	7,908,884	0.57854	44,612.16	7,908,884	0.320756	-	7,908,884	0.243869	-	7,908,884	1.47060	-	7,908,884	0.104600	-	44,612	2010	
2010	8,362,184		8,362,184	7,908,884	7,908,884	0.57854	44,612.16	7,908,884	0.320756	-	7,908,884	0.243869	-	7,908,884	1.47060	-	7,908,884	0.104600	-	44,612	2011	
2011	8,362,184		8,362,184	7,908,884	7,908,884	0.57854	44,612.16	7,908,884	0.320756	-	7,908,884	0.243869	-	7,908,884	1.47060	-	7,908,884	0.104600	-	44,612	2012	
2012	8,362,184		8,362,184	7,908,884	7,908,884	0.57854	44,612.16	7,908,884	0.320756	-	7,908,884	0.243869	-	7,908,884	1.47060	-	7,908,884	0.104600	-	44,612	2013	
2013	8,362,184		8,362,184	7,908,884	7,908,884	0.57854	44,612.16	7,908,884	0.320756	-	7,908,884	0.243869	-	7,908,884	1.47060	-	7,908,884	0.104600	-	44,612	2014	
2014	8,362,184		8,362,184	7,908,884	7,908,884	0.57854	44,612.16	7,908,884	0.320756	-	7,908,884	0.243869	-	7,908,884	1.47060	-	7,908,884	0.104600	-	44,612	2015	
2015	8,362,184		8,362,184	7,908,884	7,908,884	0.57854	44,612.16	7,908,884	0.320756	-	7,908,884	0.243869	-	7,908,884	1.47060	-	7,908,884	0.104600	-	44,612	2016	
2016	8,362,184		8,362,184	7,908,884	7,908,884	0.57854	44,612.16	7,908,884	0.320756	-	7,908,884	0.243869	-	7,908,884	1.47060	-	7,908,884	0.104600	-	44,612	2017	
2017	8,362,184		8,362,184	7,908,884	7,908,884	0.57854	44,612.16	7,908,884	0.320756	-	7,908,884	0.243869	-	7,908,884	1.47060	-	7,908,884	0.104600	-	44,612	2018	
2018	8,362,184		8,362,184	7,908,884	7,908,884	0.57854	44,612.16	7,908,884	0.320756	-	7,908,884	0.243869	-	7,908,884	1.47060	-	7,908,884	0.104600	-	44,612	2019	
2019						0.57854	0.00		0.320756	-	0	0.243869	-		1.47060	-		0.104600	-		-	2020
2020						0.57854	-		0.320756	-	0	0.243869	-		1.47060	-		0.104600	-		-	2021
2021						0.57854	-		0.320756	-	0	0.243869	-		1.47060	-		0.104600	-		-	2022
2022						0.57854	-		0.320756	-	0	0.243869	-		1.47060	-		0.104600	-		-	2023
2023						0.57854	-		0.320756	-	0	0.243869	-		1.47060	-		0.104600	-		-	2024
2024						0.57854	-		0.320756	-	0	0.243869	-		1.47060	-		0.104600	-		-	2025
2025						0.57854	-		0.320756	-	0	0.243869	-		1.47060	-		0.104600	-		-	2026
2026						0.57854	-		0.320756	-	0	0.243869	-		1.47060	-		0.104600	-		-	2027
2027						0.57854	-		0.320756	-	0	0.243869	-		1.47060	-		0.104600	-		-	2028
2028						0.57854	-		0.320756	-	0	0.243869	-		1.47060	-		0.104600	-		-	2029
2029						0.57854	-		0.320756	-	0	0.243869	-		1.47060	-		0.104600	-		-	2029
	\$ 7,908,884				\$ 767,870			\$ 178,876			\$ 135,611			\$ 815,921			\$ 58,229			\$ 1,956,506		
	Existing Annual Value Growth Factors																					
	Years 1999-2003				0.00%			Participation Level 100%			Participation Level 100%			Participation Level 90%			Participation Level 100%					
	Thereafter				0.00%			Tax Rate Growth Factor 0.00%			Tax Rate Growth Factor 0.00%			Tax Rate Growth Factor 0.00%			Tax Rate Growth Factor 0.00%					
	Combined Compound Growth Rate				0.00%			Tax Rate Collection Factor 97.50%														

**Rosedale- TIF Reinvestment Zone  
Reimbursement for Public Improvements**

Fiscal Year Ending	TIF Revenue	Cumulative TIF Revenues	Public Improvement Infrastructure	Admin. Exp.	Deficit Recovery	Interest on Deficit	TIF Fund Balance
1999							
2000	-	-	22,890	76,000	-	-	(98,890)
2001	72,929	72,929	22,890	8,500	41,539	(1,483)	(58,834)
2002	84,871	157,801	77,890	8,500	-	(883)	(61,235)
2003	174,393	332,194	198,065	8,500	-	(919)	(94,325)
2004	183,113	515,307	209,425	8,500	-	(1,415)	(130,552)
2005	183,113	698,420	210,575	8,500	-	(1,958)	(168,472)
2006	183,113	881,533	210,665	8,500	-	(2,527)	(207,051)
2007	209,617	1,091,151	244,710	8,500	-	(3,106)	(253,750)
2008	209,617	1,300,768	245,200	8,500	-	(3,806)	(301,639)
2009	209,617	1,510,385	245,630	8,500	-	(4,525)	(350,676)
2010	44,612	1,554,997	-	8,500	36,112	(5,260)	(319,824)
2011	44,612	1,599,609	-	8,500	36,112	(4,797)	(288,510)
2012	44,612	1,644,221	-	8,500	36,112	(4,328)	(256,725)
2013	44,612	1,688,833	-	8,500	36,112	(3,851)	(224,464)
2014	44,612	1,733,446	-	1,000	43,612	(3,367)	(184,219)
2015	44,612	1,778,058	-	1,000	43,612	(2,763)	(143,370)
2016	44,612	1,822,670	-	1,000	43,612	(2,151)	(101,908)
2017	44,612	1,867,282	-	1,000	43,612	(1,529)	(59,825)
2018	44,612	1,911,894	-	1,000	43,612	(897)	(17,110)
2019	44,612	1,956,506	-	1,000	17,366	(257)	26,246
2020							
2021							
2022							
2023							
2024							
2025							
2026							
2027							
2028							
2029							
	1,956,506		1,687,940	192,500	421,415	(49,821)	

**Rosedale - TIF Reinvestment Zone  
Participation**

Entity	Tax Rate	Level of Participation	Tax Rate Based on Participation	% of Project	TIF Revenues	TIF Expenses
San Antonio	0.5785400	100%	0.5785400	21.28%	767,869.86	741,079.12
Bexar County	0.3207560	100%	0.3207560	11.80%	178,876.09	178,876.09
University Health System	0.2438690	100%	0.2438690	8.97%	135,610.54	135,610.54
Edgewood ISD	1.6306600	90%	1.4705952	54.10%	815,921.28	815,921.28
Alamo CCD	0.1046000	100%	0.1046000	3.85%	58,228.66	58,228.66
Bexar Road & Flood	0.0181000	0%	0.0000000	0.00%	-	-
<b>TOTAL</b>	<b>2.8965250</b>		<b>2.7183602</b>	<b>100.00%</b>	<b>\$ 1,956,506.42</b>	<b>\$ 1,929,715.68</b>

**Rosedale - TIF Reinvestment Zone**  
**Projected New Value of Tax Increment**

Tax Year	Villa de San Antonio	Elderly Apartments	Multi-family Project	Commercial Tract	Lago Vista	Apache Creek Linear Park	W. Commerce/ Gen. McMullen	Annual Total	Total Excluding Exemptions*
1997								\$ -	\$ -
1998								\$ -	\$ -
1999					\$ 2,798,400			\$ 2,798,400	\$ 2,798,400
2000	\$ 403,800	34						\$ 403,800	\$ 403,800
2001	\$ 3,520,484	28						\$ 3,520,484	\$ 3,377,684
2002	\$ 350,000	5						\$ 350,000	\$ 329,000
2003								\$ -	\$ -
2004								\$ -	\$ -
2005				\$ 1,000,000				\$ 1,000,000	\$ 1,000,000
2006								\$ -	\$ -
2007								\$ -	\$ -
2008								\$ -	\$ -
2009								\$ -	\$ -
2010								\$ -	\$ -
2011								\$ -	\$ -
2012								\$ -	\$ -
	\$ 4,274,284	\$ -	\$ -	\$ 1,000,000	\$ 2,798,400	\$ -	\$ -	\$ 8,072,684	\$ 7,908,884

## Rosedale - TIF Reinvestment Zone

### Projected Tax Increment Revenue

#### Principal and Interest Requirements

Date	Principal	Interest Rate	Interest	Semi-annual Debt Service	Annual Debt Service
08/26/99					
03/01/00			11,445.00	11,445.00	
09/01/00	-	1.50%	11,445.00	11,445.00	22,890.00
03/01/01			11,445.00	11,445.00	
09/01/01	-	1.50%	11,445.00	11,445.00	22,890.00
03/01/02			11,445.00	11,445.00	
09/01/02	55,000	1.50%	11,445.00	66,445.00	77,890.00
03/01/03			11,032.50	11,032.50	
09/01/03	176,000	1.50%	11,032.50	187,032.50	198,065.00
03/01/04			9,712.50	9,712.50	
09/01/04	190,000	1.50%	9,712.50	199,712.50	209,425.00
03/01/05			8,287.50	8,287.50	
09/01/05	194,000	1.50%	8,287.50	202,287.50	210,575.00
03/01/06			6,832.50	6,832.50	
09/01/06	197,000	1.50%	6,832.50	203,832.50	210,665.00
03/01/07			5,355.00	5,355.00	
09/01/07	234,000	1.50%	5,355.00	239,355.00	244,710.00
03/01/08			3,600.00	3,600.00	
09/01/08	238,000	1.50%	3,600.00	241,600.00	245,200.00
03/01/09			1,815.00	1,815.00	
09/01/09	242,000	1.50%	1,815.00	243,815.00	245,630.00
03/01/10			0.00	-	
09/01/10	-	1.50%	0.00	-	0.00
03/01/11			0.00	-	
09/01/11	-	1.50%	0.00	-	0.00
03/01/12			0.00	-	
09/01/12	-	1.50%	0.00	-	0.00
03/01/13			0.00	-	
09/01/13	-	1.50%	0.00	-	0.00
03/01/14			0.00	-	
09/01/14	-	1.50%	0.00	-	0.00
03/01/15			0.00	-	
09/01/15	-	1.50%	0.00	-	0.00
03/01/16			0.00	-	
09/01/16		1.50%	0.00	-	0.00
03/01/17			0.00	-	
09/01/17		1.50%	0.00	-	0.00
03/01/18			0.00	-	
09/01/18		1.50%	0.00	-	0.00
03/01/19			0.00	-	
09/01/19		1.50%	0.00	-	0.00
03/01/20			0.00	-	
09/01/20			0.00	-	0.00
	1,526,000.00		161,940.00	1,687,940.00	1,687,940.00

## **IV. ECONOMIC FEASIBILITY**

#### **IV. Economic Feasibility**

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Important to the success of this particular residential development is its ability to capture a share of the local and regional growth as well as successfully compete with comparable housing. Reviewing the components of a project's economic feasibility includes trends that effect short and long term demand for this product. Economic and market factors reviewed include demographic and housing data, including existing housing conditions, sales, and new construction as well as population mobility. The scope of the work includes an analysis of these factors for the market area against the larger community. Data provided has been aggregated from the census tract, and from the city as a whole.

A review of housing resource material utilized by the City for a variety of projects, including the Empowerment Zone application, indicated the 1990 Census data as a primary reference. In order to use the most current data applicable, staff selected as a resource, the 1995 Housing Market Study for San Antonio issued by the U.S. Department of Housing and Urban Development and the U.S. Department of Commerce entitled, American Housing Survey for the San Antonio Metropolitan Area. The study presents a collection of information that profiles the housing conditions for the city. According to the study, the median housing value for owner occupied units, as of 1995 was approximately \$62,577. Median unit size was 1,593 square feet with six (6) rooms; three (3) bedrooms/ two (2) baths. Monthly housing costs, including all mortgages plus maintenance costs, was estimated to be \$502, roughly 20% of current household income.

The City of San Antonio has adopted a policy to encourage the provision of safe, decent, comfortable, and affordable housing as a reality for all the citizens of San Antonio. Tax Increment Financing (TIF) is a mechanism that promotes the City's goals by providing reimbursement to the developer for public improvements related to the construction of residential or commercial developments that meet delineated criteria as set forth in the application. Reimbursable expenses include: development of plans and design for public improvements, acquisition of property for public uses, and related costs for due diligence, financing, administration, site preparation, utilities, street lights, pedestrian walkways, parks, drainage facilities, water/sewer facilities, education facilities, and parking facilities. The purpose of the TIF is to reduce overall development costs for the developer, thereby encouraging development that might not otherwise have happened given existing market conditions.

The Rosedale Tax Increment Reinvestment Zone (TIRZ) proposed development is located on the near West Side, north of West Commerce along Apache Creek involving a 25 acre tract of land, where the developer will build approximately 67 single-family homes and approximately 92 multi-family units. The average price per home is \$55,000 to \$65,000 contingent on implementation of the TIRZ. It is the expectation of the developer to provide long term improvements to the area via the provision of quality affordable housing bringing revitalization for the community, increasing property values, an injection of new homeowners in the area, and catalyst for others in the area to make improvements to their real property. Proposed improvements include streets, drainage, utilities, sidewalks, and park improvements along Apache Creek.

## Market Area Profile

### Population \*\*

	1980	1990	1998
TIRZ	5,800	5,299	5,786
City	785,880	935,933	1,146,100

### Change in Population Percentages\*\*

	1980-1990	1990-1998
TIRZ	-9%	9%
City	19%	22%

### Age\*\*

	1990	1998
0-17 yrs	33%	34%
18 - 64 yrs	67%	56%
65+ yrs	10%	10%
Median Age	25.5	32.1

### Educational Attainment\*\*

	TIRZ	City
Less than 12 <sup>th</sup> grade	73%	31%
H.S. Graduate	18%	24%
Some College	7%	27%
Bachelor Degree.	2%	12%
Graduate + Degree	0%	6%

### Median Household Income\*\*

	TIRZ	City
1990	\$15,500	\$23,584
1998	\$19,400	\$30,585

The population in the proposed Rosedale development has fluctuated as evidenced by a decline of 9% from 1980 to 1990 and an increase of 9% from 1990 to 1998. This area appears to be experiencing an upswing in population from 1990 to 1998.

San Antonio has been experiencing consistent growth in population of the past 30 years as well as a significant change since 1980, and is projected to increase by another 10% by the year 2004.

The age of the population within the TIRZ area reflects a youthful community with slightly more than half is eligible members of an active workforce with income earning potential. The table depicts number of persons over 65 years of age remaining unchanged. The median age has also increased to 32 years of age.

The area surrounding the proposed development has a population where a vast majority of all adults have less than a 12<sup>th</sup> grade education. Again, the area's percentage is well below the city in those attaining higher education.

Educational attainment is a direct factor in determining subsequent income potential. This is evidenced in the median household income for this area in 1998 at \$19,400 which is 36% below median income. As a percent of average household income 20% is typical dedicated to mortgages and related expenses. This would result in the average homebuyer in this area being able to afford \$400 a month to be dedicated to housing.

The number of families in the TIRZ area is approximately 1,169 with an average household size of 3.99. Of the 1,169 families in the market area 64% are married couples, which is higher than the city's overall percentage at 51%. \*\*

### Current Housing Stock

The average age of the housing stock in the area is approximately 19 years old and valued at \$29,400. These figures reflect median values for owner occupied units. Rental units comprise 28% of the area's median rent at \$190. It should be noted that these figures are below median housing values and rents for the city of San Antonio. The vacancy rate for the area is at 10% versus the city's rate of 11%. \*\*

YTD Sales Closed for Market Area \*\*\*

	Median Sales Price	Sales Price per sq ft	New Listings	Active Listings	Pending Sales	Days on Market
1998 YTD	\$40,400	\$36	156	101	107	102
1999 YTD	\$40,400	\$39	182	67	145	119

According to 1998 Bexar County Appraisal District statistics, the average 1998 single family appraised value is \$19,921. According to resale activity obtained from the San Antonio Board of Realtors, sales for 1999 year to date records 135 sales with a median sales price of \$40,400. Active listings have decreased by 33% and houses have been selling at a slower pace at a slightly higher price per square foot. Sales per square foot have increased from \$36 to \$39 dollars since 1998. These figures reflect sales of existing housing stock. \*

New residential activity for the past 5 years (1993 to 1998), based off of recorded building permits, indicates 27 permits recorded. Permit values had an average of \$25,020. \*\*\*\*

The proposed Rosedale development would be providing a variety of homes, ranging from single to multi-family meeting the needs of a variety of income groups including the elderly. These units would add diversity to the current single family housing market. Increases in population of 9% from 1990 to 1998 are positive signs of growth.

### Mobility

Within the TIRZ and census track 65% of the persons have resided in their homes for over 5 years \*\*and may account for stability in overall population shifts. The 1995 American Housing Survey of the San Antonio Metropolitan Area cites the following as primary reasons for relocation and choice of residence.

Reasons for Leaving Previous Residence\*

	% of Total Surveyed
New job or job transfer	19%
To establish own household	15%
Needed larger house	13%
Other, family/person related	10%
Wanted better home	10%
Change from renter to owner	7%
Other	33%

Respondents surveyed indicated the primary reason for selecting a particular number for their current resident is convenience to job. This is followed closely by proximity to support groups defined as friends and relatives. Quality of schools did not rank in the top 3 reasons. Conveniences to leisure activities and public transportation were considered less important.

Choice of Present Neighborhood\*

	TTL Surveyed
Convenient to job	25%
Convenient to friends/relatives	20%
Looks/design of neighborhood	19%
House was most important decision	18%
Good schools	10%
Convenient to leisure activities	4%
Convenient to public transportation	3%
Other	1%

The primary reason for change of residence listed is job opportunity followed closely by the desire to establish own household the remaining considerations can be related to improvements in personal finances and or good general economic conditions.

A brief sampling of city services, schools and Police & Fire substations within a 5-mile radius is listed below. Attached you will find comprehensive listing. (ATT 1)

**Leisure Activities:** 1 Municipal Golf Course; S. A. Natatorium, Hemisfair Plaza, Wolf Municipal Stadium and Northside Tennis  
**Fire SubStations:** 17  
**Police Substations:** 3  
**Library Branches:** 8      **Health Facilities:** 31      **Parks:** 12

**School Districts:** San Antonio, South San Antonio, Edgewood, Northside, North East  
**Elementary Schools:** 76      **Middle Schools:** 19      **High Schools:** 10

These entities are expected to meet the needs of anticipated growth in residents. As noted the development plan will yield approximately 67 single-family homes and approximately a 92 multi-family unit apartment complex. TIF application reports formal organizations that include Fannie Mae Foundation, St. Jude's Catholic Church, Neighborhood Housing Services, USAA, Spigel Properties Inc., Federal Home Loan Bank and San Antonio Federal Credit Union are in support of the development plan. However, no letters or comments from the community on views of project were available. According to the application, San Antonio Alternative Housing Corporation #8 has worked closely with St. James and Communities Organized for Public Service in the planning, naming, and development of the subdivision and apartment complex. Developers should make every effort to work closely with residents in this community to promote the success of this project and the vitality of the neighborhood.

## V. BOARD OF DIRECTORS

## ROSEDALE TIRZ BOARD MEMBERS

A. Jose Gonzalez II (Board Chair)  
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\*The Honorable Paul Elizondo (Director)  
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Bexar County Commissioners Court  
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\*Estefana Martinez (Director) or  
Rosemary Casas, Edgewood ISD – 444-4528  
Edgewood ISD Board member  
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\*The Honorable Leticia Van de Putte  
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State Senator, District 26  
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\*The Honorable José Menéndez (Director)  
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San Antonio, Texas 78230  
Phone (SA): 210/673-3579; Fax: 210/673-3816  
Austin Ph. : 512/463-0634; Fax: 512/463-8161

*\* Appoint set by State Statute.*