

NEIGHBORHOOD IMPROVEMENTS

Laredo Inner City Housing Summit | April 24, 2019



CITY OF SAN ANTONIO
**NEIGHBORHOOD & HOUSING
SERVICES DEPARTMENT**

Michael Hargrave

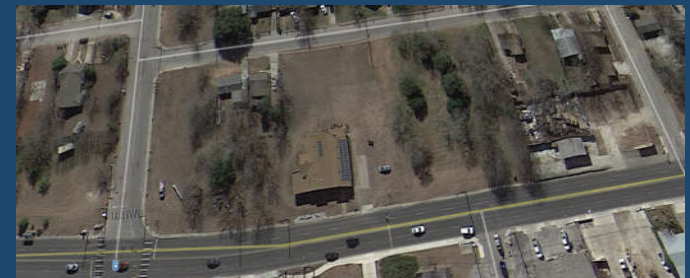
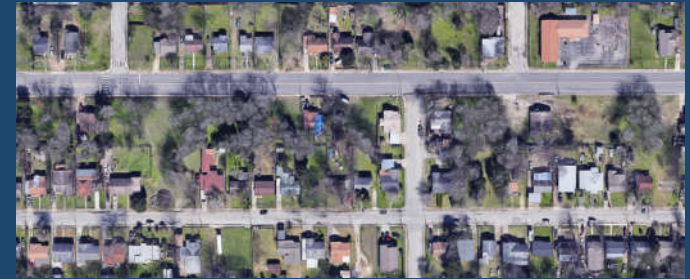
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✓ Renewal Initiatives at Work

Downtown and Infill Neighborhood Housing

- Office of Urban Redevelopment San Antonio
- Neighborhood Improvements Bond Program
 - Urban Renewal Plan
- Infill Housing Program
 - Infill Pilot Program
 - NSP Land Banking
 - REnewSA
 - Vacant Lot Initiative





Office of Urban Redevelopment San Antonio

OUR SA, through its non-profit SAAH, is responsible for all land bank activities involving the acquisition, maintenance and disposal of properties in targeted areas.

Goals

- Promote efforts that eliminate urban blight and slums
- Create new jobs, revitalize neighborhoods and sustain livability
- Develop Land Bank activities with the flexibility to expedite the revitalization of targeted areas in the City of San Antonio



City of San Antonio Voter Approved 2017-2022 Bond Program

\$850 Million Combined Total



**STREETS,
BRIDGES &
SIDEWALKS**

\$450 Million



**DRAINAGE &
FLOOD CONTROL**

\$144 Million



**PARKS,
RECREATION
& OPEN SPACE**

\$116 Million



**FACILITY
IMPROVEMENTS**

\$120 Million



**NEIGHBORHOOD
IMPROVEMENTS**

\$20 Million





Neighborhood Improvements Bond

- Provides housing opportunities that are affordable for residents such as working families
- Addresses neglected and/or vacant properties
- Invests in San Antonio neighborhoods to make them safe, healthy and stable
- Does not use eminent domain
- Does not displace existing residents
- Minimum 30 year affordability covenant





2017 Urban Renewal Plan

- Approved and adopted by City Council – Feb. 2017
- Designed to guide the implementation of the Neighborhood Improvements Bond Program
- Legal framework for a municipality's involvement in redevelopment, rehabilitation and conservation
- Identifies specific geographic areas where bond funds can be spent
- Outlines permitted uses of bond dollars
- Affordability requirements

FINAL ADOPTED VERSION - 02/06/17

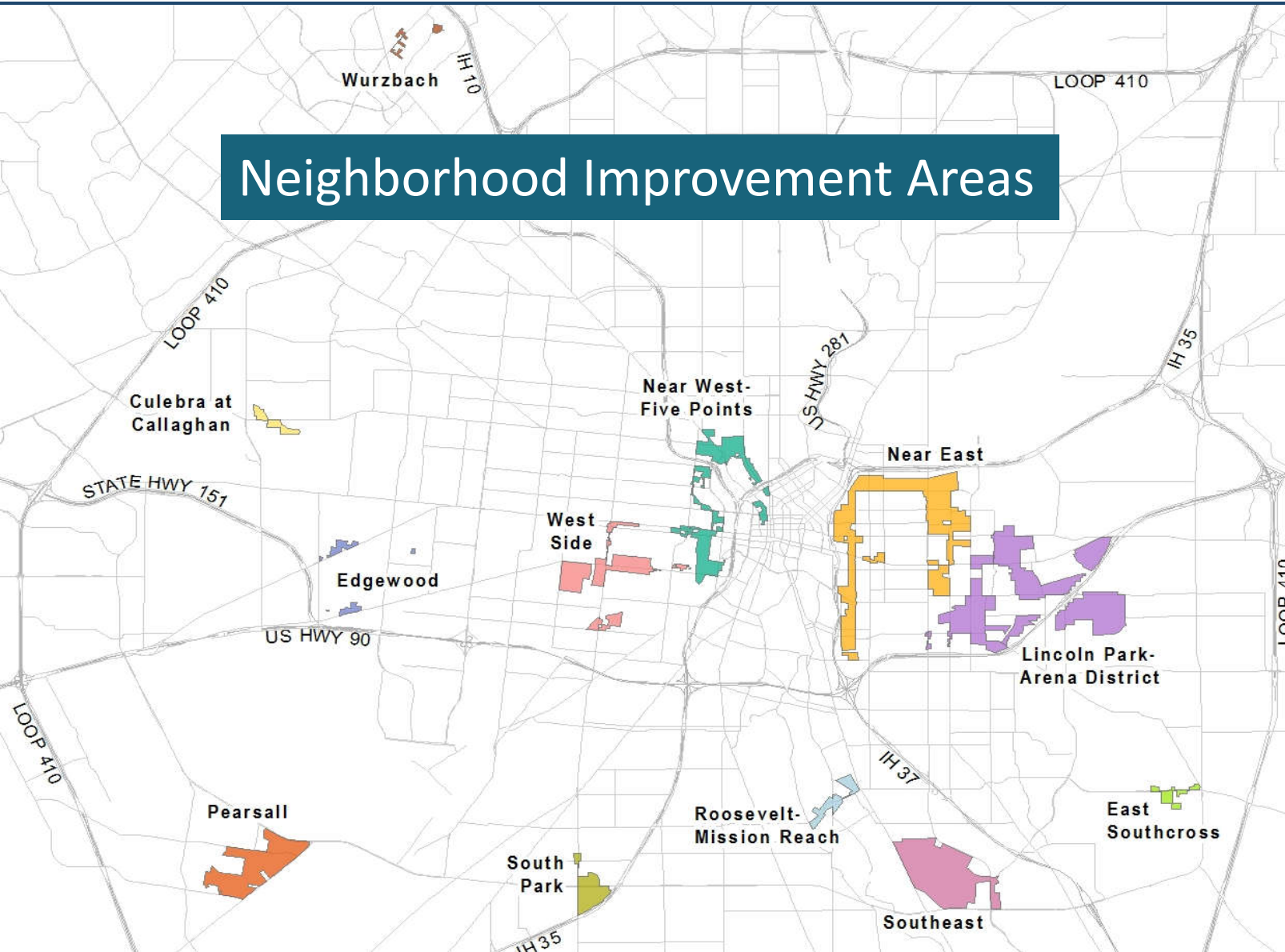
2017 SAN ANTONIO URBAN RENEWAL PLAN

Prepared by the
Department of Planning and Community Development

February 6, 2017



Neighborhood Improvement Areas



12 Approved Areas

- Culobra at Callaghan (D7)
- East Southcross (D3)
- Edgewood (D6)
- Lincoln Park-Arena District (D2)
- Near East (D2)
- Near West-Five Points (D1, D5)
- Pearsall (D4)
- Roosevelt-Mission Reach (D3)
- South Park (D4)
- Southeast (D3)
- West Side (D5)
- Wurzbach (D8)

✓ Neighborhood Improvements Bond

- Makes properties shovel ready for development
- Competitively bid to contract with nonprofit and private developers to build housing
- Ensure compatibility with surrounding neighborhood
- 17-member Neighborhood Improvements Advisory Committee (NIAC)
- Urban Renewal Agency implements program





Neighborhood & Citizen Engagement/Oversight

- City Council authorized 17-member Neighborhood Improvements Advisory Committee (NIAC)
 - 1 Chair appointed by Mayor
 - 10 Individuals representing 10 City Council Districts
 - 5 Individuals residing near Neighborhood Improvement Areas appointed by Mayor
 - 1 Individual representing a housing-related board or commission appointed by Mayor
- Advisory Committee helps to ensure ongoing citizen feedback
- Advisory role of the Committee is very important



✓ Development Steps



1

- City finds neglected and vacant properties
- Releases RFP
- Scoring Committee
- Negotiate with top firm
- Gets approval from NIAC, OurSA and City Council



2

- City invests bond funds by demolishing dilapidated buildings, improving streets & sidewalks, extending utilities, and removing hazards



3

- Partners build housing that is affordable to residents such as working families



✓ Infill Housing Programs

- Under the direction of the City of San Antonio, the Office of Urban Redevelopment San Antonio and its non-profit San Antonio Affordable Housing have managed the acquisition, maintenance and disposition of all properties associated with 3 infill affordable home programs:
 - Infill Pilot Program
 - NSP Land Banking
 - REnewSA

- Vacant Lot Initiative





Infill Housing Programs

- Builder-Ready Policy and Process
 - Properly zoned, platted, clear title, available utilities
 - Provide interest free construction loan
 - Down payment assistance programs (HIP)
- Best Practices
 - Using General Funds vs. Federal Funds
 - Running programs through a non-profit
 - Revolving funds (extends life of programs)
 - Acquire land and build homes in clusters



✓ Infill Housing Programs

- Infill Pilot Program – 26 affordable homes completed
 - Started in 2012 with one-time GF allocation of \$1.5M
 - Program acquires vacant lots and resells to builders to construct affordable homes
 - Incentives: Discounted lot sale, 0% interest construction financing



✓ Infill Housing Programs

- NSP Land Bank Program – 22 affordable homes completed; 3 under construction
 - Started in 2013 with one-time HUD NSP award \$1.25M
 - Program acquires foreclosed homes for rehabilitation and resale to homebuyers at or below 120% AMI
 - Incentives: Internal revolving construction financing



✓ Infill Housing Programs

- REnewSA – 23 affordable homes completed
 - Started in 2013 with one-time GF allocation of \$670K
 - Program acquires vacant lots and resells to builders to construct affordable homes
 - Incentives: Discounted lot sale, 0% interest construction financing



Infill Housing Programs

- Infill Pilot Program

- General Fund \$1,500,000

- NSP Land Bank Program

- HOME Funds \$1,250,000

- REnewSA

- General Fund \$670,000

Total \$3,420,000

- Homes completed to date

71

- To be completed by end of 2020

31

Total 102 Homes





Infill Housing Programs

- Vacant Lot Initiative
 - Started in 2019
 - Program assists vacant land owners with eliminating liens and title defects
 - Options for land owners:
 1. If land owner qualifies at or below 120% AMI, they can partner with a builder to build a home for themselves. Lien repayment forgiven after 5 years.
 2. Land owner sells clean property to an affordable home builder who builds and sells home to a family that qualifies at or below 120% AMI. Land owner must reimburse City for the lien payment from land sale proceeds.





Infill Housing Programs

- Improvements to the Building Process
 - Expedite and streamline the permitting & utilities process
 - City to make affordable housing a priority
 - City waivers for permit fees
 - Eliminate utility impact fees
 - Reduce or eliminate code liens on properties
 - Greater stock of affordable housing builders



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