

**City of San Antonio**  
Center City Development Office

# **Tax Increment Financing Program**

***CDFA/TEDC***

***Targeted Tools***

***TIF & District Financing***

***April 3, 2009***



# Targeted Tools – Targeted Resources

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TIF Manual

The TIF Unit

Program Results

Highlights



# The TIF Manual

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2008 TIF Manual: *latest policy approved by City Council*

- Emphasizes redevelopment/development in areas of greatest need based on a scorecard
  - CDBG Eligible Census Tracts
  - Empowerment Zone & Enterprise Zone
  - CRAG
  - Poverty
  - Education
  - Unemployment
  - High Health Risk Zip Codes



# The TIF Manual

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## Eligibility & Term

- Projects must score a minimum of 60 points to be eligible for TIF
- Project scores will also help determine the maximum term of the zone
  - Score =
    - 60 to 80 pts = Up to 15 yrs
    - 81 to 95 pts = Up to 20 yrs
    - 96 to 110 pts = Up to 25 yrs
- Project eligibility does not guarantee that the City will designate the TIRZ or that the City will participate in a TIRZ



# The TIF Manual

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## Participation

- City's Participation will be based on following factors:
  - Ensure ability to provide adequate municipal services through continued services analysis
  - Require Gap Analysis for both City and Petition Initiated TIRZ
  - Factor in reasonable Annual Growth Assumption
  - Consider developer contribution of land for public use needs and/or minimum financial contribution
  - Consideration of priority public improvement needs
  - Staff will negotiate the maximum participation cap



# The TIF Manual

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## Other Requirements

- Provision of affordable housing (20%)
- Prevailing Wages
- Promote compact/walkable communities, mixed use developments
- Use of “Request for Proposals” to solicit projects in City initiated and solicit new zones
- Coordinated Revitalization: City approved plans
- Universal Design



# The TIF Manual

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## Fees

- Processing Fees: \$40K
- Startup Fees: \$75K
- Annual Administration Fees: \$15K (min)
- Amendment Fees: \$50K (max)
- Infrastructure Failure Fees: \$10K (min)

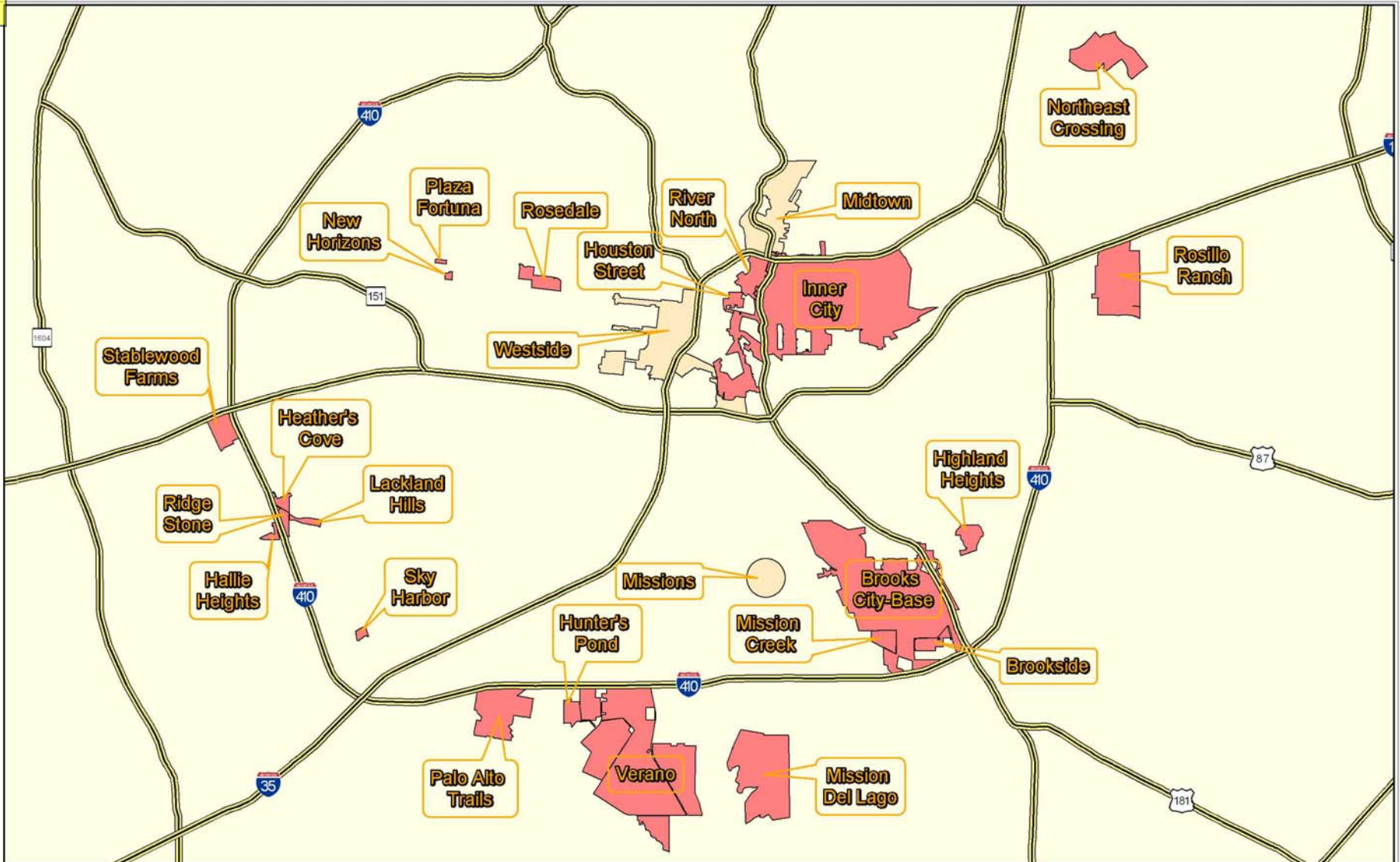


# The TIF Unit

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<b>Management/Coordinator:</b>	<i>lead</i>
<b>Senior Management Analyst:</b>	<i>policy, funding</i>
<b>Senior Planner:</b>	<i>development issues</i>
<b>Financial Analyst:</b>	<i>financial lead</i>
<b>Construction Coordinator:</b>	<i>construction lead</i>
<b>Management Analyst:</b>	<i>board governance</i>
<b>Administrative Assistant:</b>	<i>support</i>





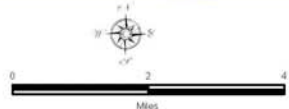
Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District  
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"Please contact the responsible City of San Antonio Department for specific determinations."  
 City of San Antonio Housing & Neighborhood Services Department Manager: Adrian Lopez, [adrian.lopez@sanantonio.gov](mailto:adrian.lopez@sanantonio.gov)  
 Map Created by:  
 Map Creation Date:  
 Map File Location:  
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- Designated TIRZ
- Proposed TIRZ

## City of San Antonio

### TAX INCREMENT REINVESTMENT ZONES (TIRZ)



**City of San Antonio**  
**Housing & Neighborhood**  
**Services Department**  
 David D. Garza, Director  
 Tax Increment Financing (TIF) Unit  
 1400 S. Flores  
 San Antonio, TX 78204





# Program Results

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- Produced
  - Over 2,005 single family units
  - Over 624 multifamily units
  - Over 1 million sq ft commercial space
  - Over \$1 billion of value
  - Over 255 acres of parkland
  
- Anticipated to produce an additional:
  - 11,416 single family units
  - 9,103 multifamily units
  - Over 10 million sq ft commercial space
  - Over \$7 billion of value

# Highlights: Affordable Housing

## Non-profit developers

- San Antonio Alternative Housing Corporation
- TIRZ #2 Rosedale



## San Antonio Housing Authority

- Victoria Commons HOPE VI
- TIRZ #11: \$3.4 million



# Highlights: Downtown Revitalization *Houston Street*

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Six key projects: \$10.4 million public investment

Private sector investing \$88 million

Current value: \$428 million





# Highlights: Brooks City Base

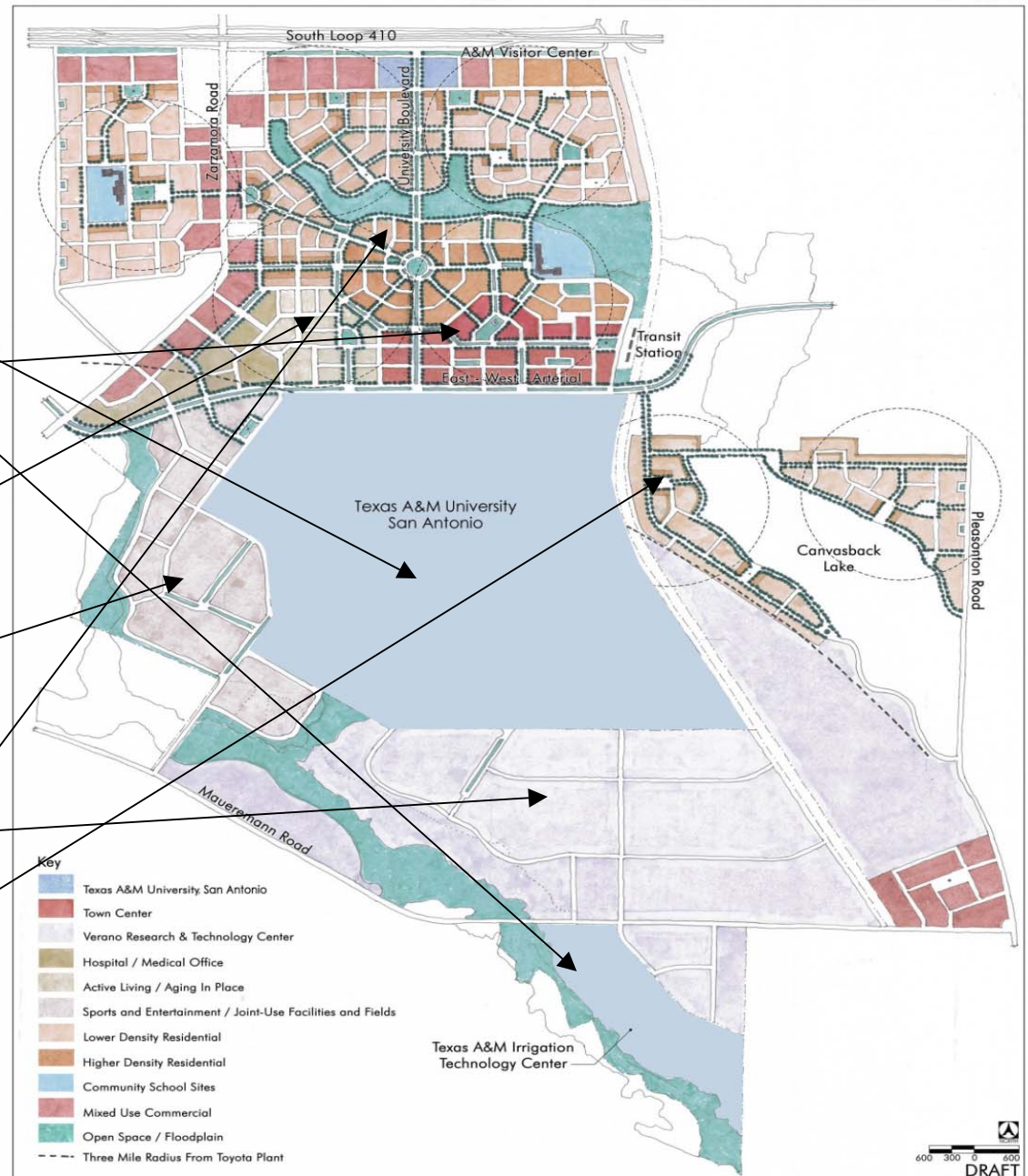
## Brooks Development Authority

- Brooks City-Base
- Redevelopment of former Air Force Base
- TIRZ#16: over \$25 million
- Current value of \$200 million



# Highlights: Verano

- Texas A&M
- Town Center & Rail Station
- Teaching Hospital & Retirement Living
- Sports Complex (shared use)
- Technology Research Center
- Mixed Use Neighborhoods





# Thank you

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