

City of San Antonio
Center City Development Office

TIF and NCR Programs

C DFA/TEDC

Access to Capital Lending Tools

April 3, 2009



City Programs

Tax Increment Financing

Neighborhood Commercial Revitalization



TIF

- **Revitalize** inner-city neighborhoods and commercial districts
- **Stimulate reinvestment** in areas where no private sector investment is currently taking place
- **Support** the City's other revitalization programs and initiatives
- **Implement** City's adopted plans



TIF

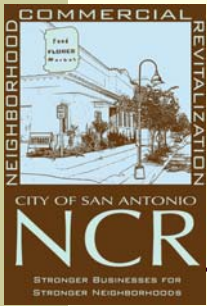
- Most Projects are “Pay as you Go”
 - Offers credit enhancement or other form of security for developers to secure private financing
- Two Projects have issued debt
 - Houston Street TIRZ
 - Issued \$10 million
 - Secured with letter of credit from developer
 - Brooks City Base TIRZ
 - City has issued \$8 million
 - Anticipates issuing up to \$35 million
 - Issuance will be based on meeting value increase thresholds



TIF

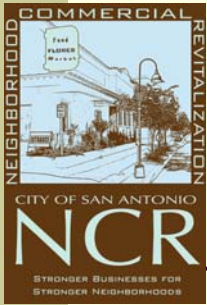
Leverage

- Capital Improvement Program Bonds
- HUD 108
- Historic Tax Abatements
- New Market Tax Credits
- CDBG Funds
- HOME Funds



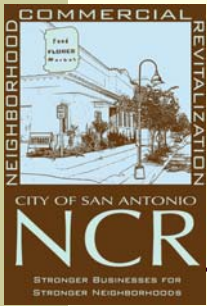
NCR

- The purpose of the Neighborhood Commercial Revitalization Program is to promote the revitalization of neighborhood commercial districts by attracting consumers, private sector investment and spending to each commercial district.
- Empower community groups to restore productivity of underutilized urban retail and business areas.
- Improve the physical appearance of each commercial district.
- Retain and expand existing businesses while recruiting new businesses.
- Promote the districts as destinations for shopping, entertainment, and dining activities



NCR: Advantages

- Access to technical assistance, including
 - City permit assistance
 - Marketing guidance
 - Financial statement analysis
 - Planning and training sessions
- Market research
- Financial incentives



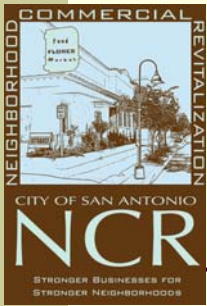
NCR: Operation Facelift



**Façade improvement grant
\$500 – \$15,000 for use on
paint, signage, roof,
windows, etc.**



**Profiles
1811 Blanco Road**

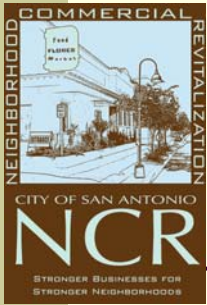


NCR Funding

- Subject to annual allocations, revitalization projects are eligible to receive a total of \$370,000 in reimbursement funds over a six year term.

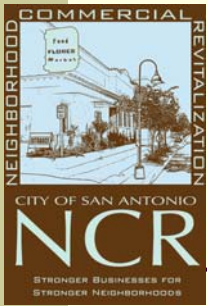
Year 1 - \$70,000*	Year 4 - \$60,000
Year 2 - \$60,000	Year 5 - \$60,000
Year 3 - \$60,000	Year 6 - \$60,000

* Provides up to \$10,000 in capital acquisitions in year one only



NCR: Accomplishments

- Since the NCR program's inception, we have seen:
 - Over \$125 million in private investment in new and existing businesses
 - Over 287 net new businesses
 - 3,382 new jobs in NCR target areas
 - 50 Operation Facelift Projects Completed



NCR: Other Resources

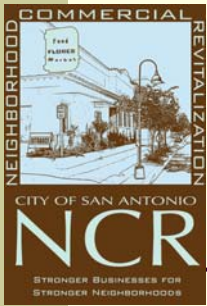
- Capital Improvement Project Bonds
 - Deco District Project
 - Invested over \$2 million for: Streetscape Enhancements, redevelopment of building, parking lot and other amenities



NCR: Other Resources

- EPA Brownfields funds
 - Investigation
 - Remediation





NCR: Other Resources

- Private Sources
 - Citibank Operation Facelift Funds \$25K



Combining of TIF and NCR Resources

- City is moving towards combining tools and ideas of both programs in an effort to:
 - Expand programs such as Operation Facelift
 - Utilize funds for Brownfields remediation
 - Encourage infill development
 - Provide tools necessary for mixed use development



Thank you

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