



City of San Antonio

Housing and Neighborhood Services Department

Tax Increment Financing Program

CDFA/TEDC

Tax Increment Reinvestment Zone Seminar

October 10, 2008

Making it happen: Innovative Partnerships

The TIF Unit

The TIF Manual

Innovative Partnerships

The TIF Unit
Management/Coordinator

Senior Management Analyst

Senior Planner

Financial Analyst

Construction Coordinator

Special Projects Officer

Administrative Assistant

The TIF Manual



Tax Increment Financing Program Manual

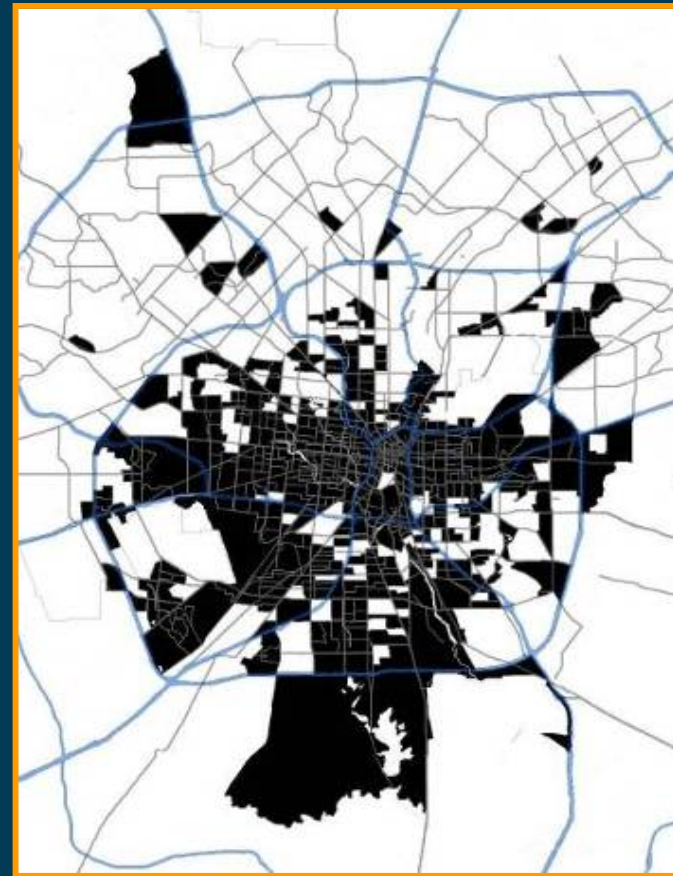


City of San Antonio, Texas

Housing and Neighborhood Services Department
www.sanantonio.gov/tif
(210) 207-7881

Streamlined eligibility

State Enterprise and
Federal Empowerment
Zones



City-initiated vs Petition-initiated

City-initiated

- Implement adopted policies and planning objectives for specific areas
- Additional resources leveraged by Collaborator

Petition-initiated

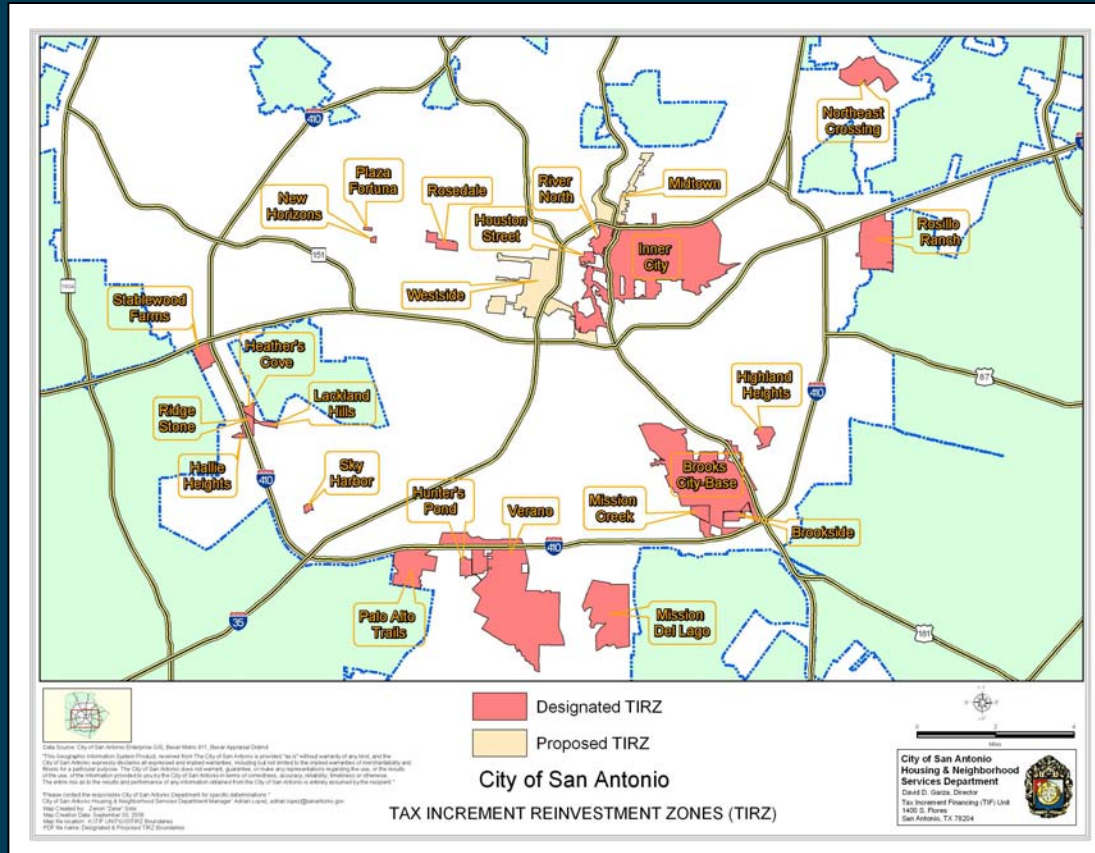
- Affordable housing
- Streamlined process
- Call for petitions once a year
- Coordinated taxing entity review

Sound investment

Economically efficient use of TIF

- Pro-forma analysis
- Cost-benefit analysis
- In partnership with Budget and Finance Departments

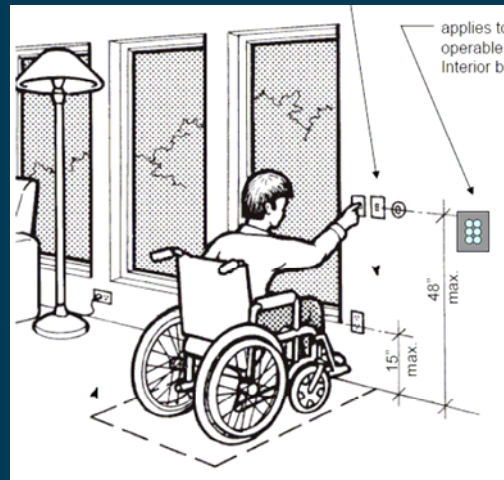
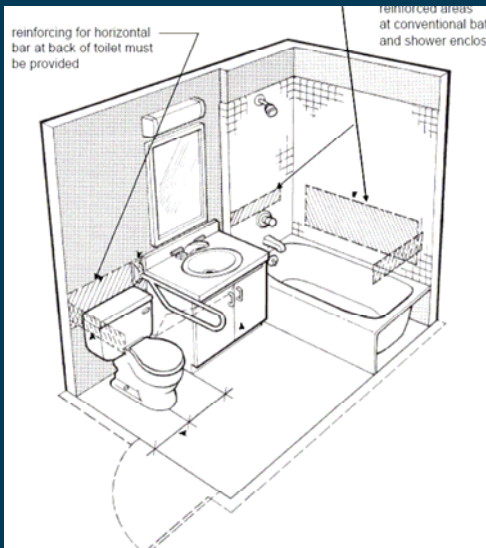
\$1.2 billion existing value



- 22 existing TIRZ
- 2,731 residential units
- 686 multifamily units

- 1.5 million commercial square feet
- 255 park acres

Over 6000 Universal Design units



Inclusive housing opportunities for all,
regardless of age or ability

Over 6000 Universal Design units



TIF Unit led education campaign

Public Works, Builders, Plan reviewers, Inspectors

Revitalization of Historic Houston Street



Six key projects: \$10.4 million public investment

Private sector investing \$88 million



Revitalization of Historic Houston Street



5. Public Streetscapes

San Antonio has the opportunity to reinforce Houston Street as a distinct shopping and entertainment environment: a pedestrian precinct, one where people walking share the downtown with automobiles and public transportation. This mix of traffic can provide a sense of excitement and can actually enhance the pedestrian experience if these other elements are kept in balance. Paramount, however, should be providing a sense of comfort for pedestrians. This includes ensuring that the sidewalks are designed to facilitate walking and that public spaces are created which are lively and inviting.

Many of these principles are set forth in the San Antonio Downtown Tripartite Transportation Improvements Plan. This plan forms the foundation for streetscape improvements and all improvements should be compatible with this plan. This chapter includes guidelines for Houston Street streetscape elements.



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First modern mixed-use walkable neighborhood

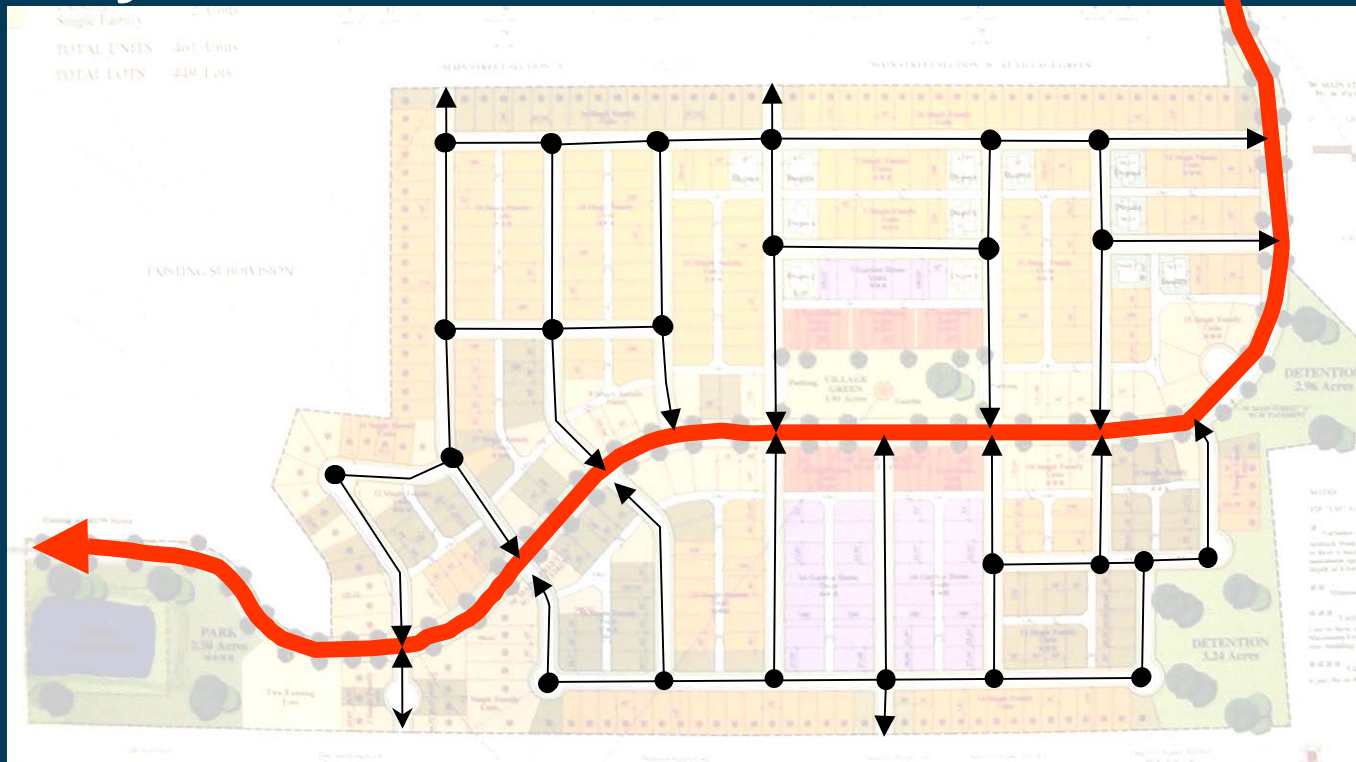
TIRZ #25 Hunters Pond

**2006 Best Residential
Development San
Antonio Business Journal**



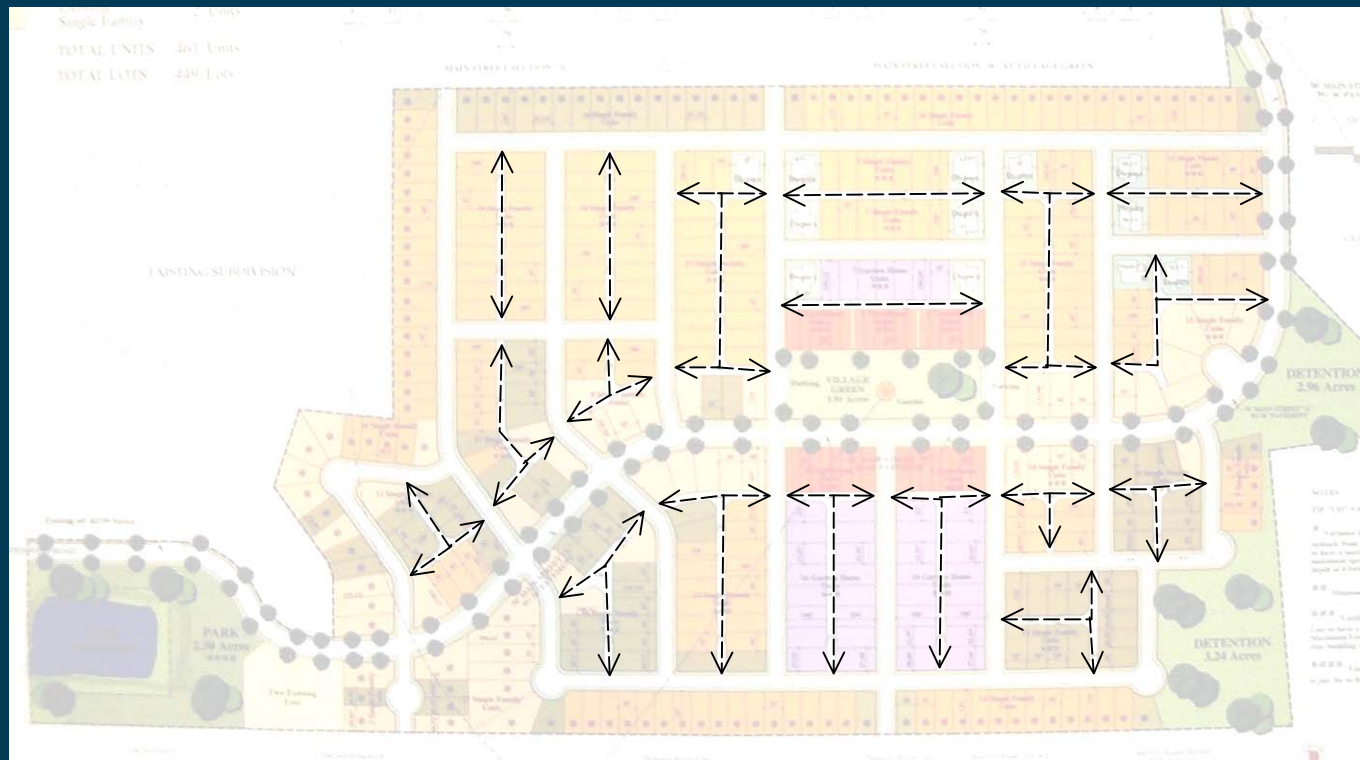
First modern mixed-use walkable neighborhood

Connectivity



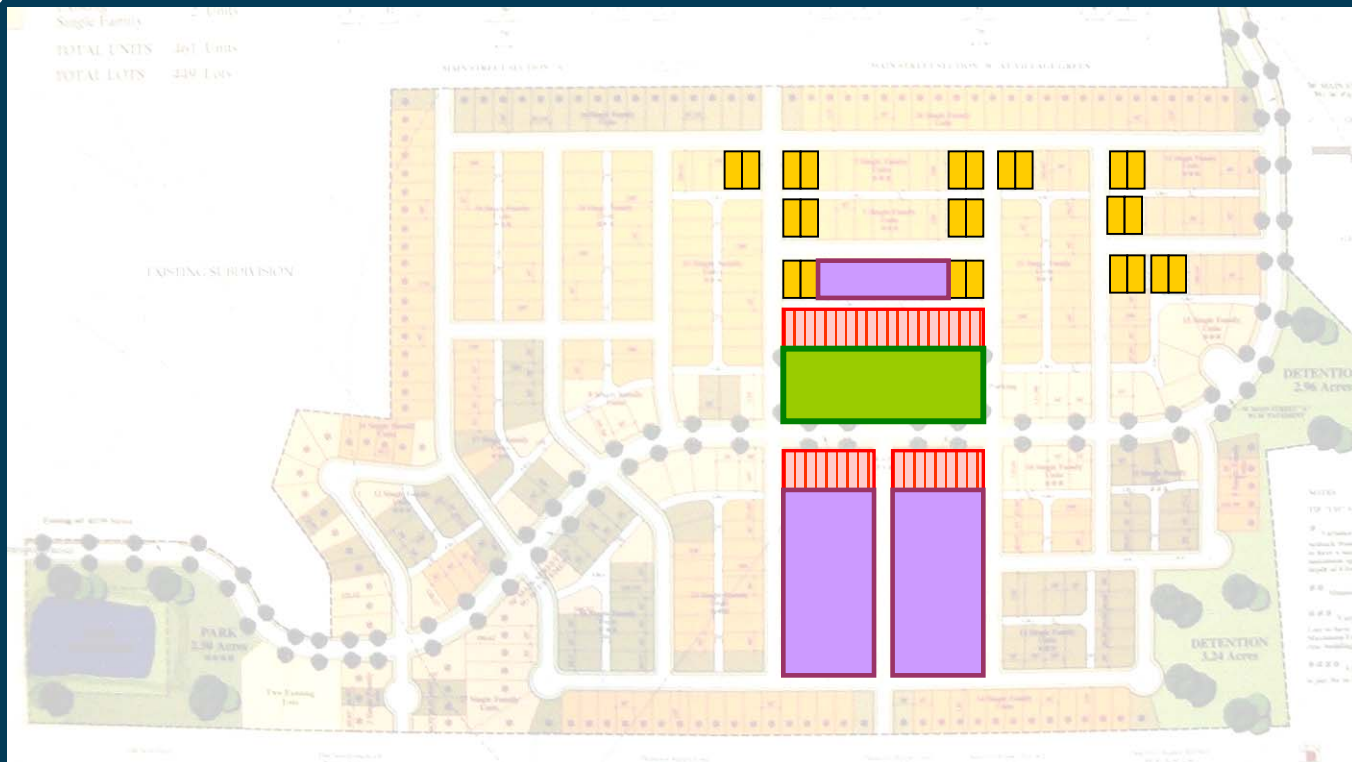
First modern mixed-use walkable neighborhood

Alley system



First modern mixed-use walkable neighborhood

Housing mix



1000 Affordable Units

Institutional partnerships

- Down Payment Assistance Program
- Homebuyer Counseling Program
- Bexar County Housing Finance Corporation



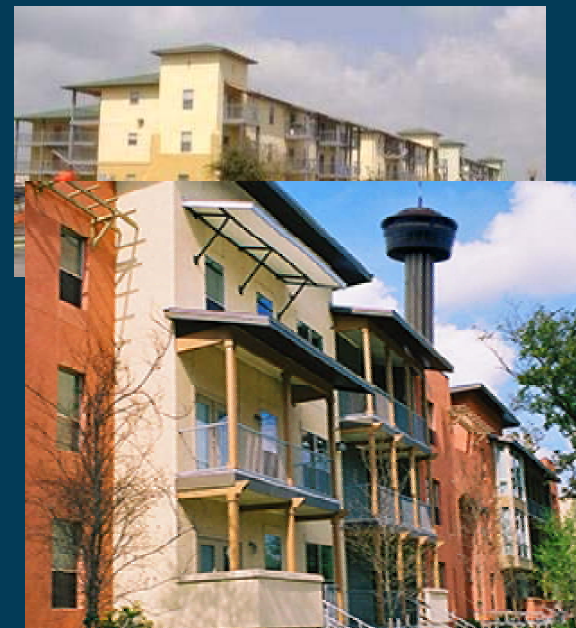
Affordability Partnerships

Non-profit developers

- San Antonio Alternative Housing Corporation
- TIRZ #2 Rosedale

San Antonio Housing Authority

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



Area-wide Redevelopment Partnerships

Brooks Development Authority

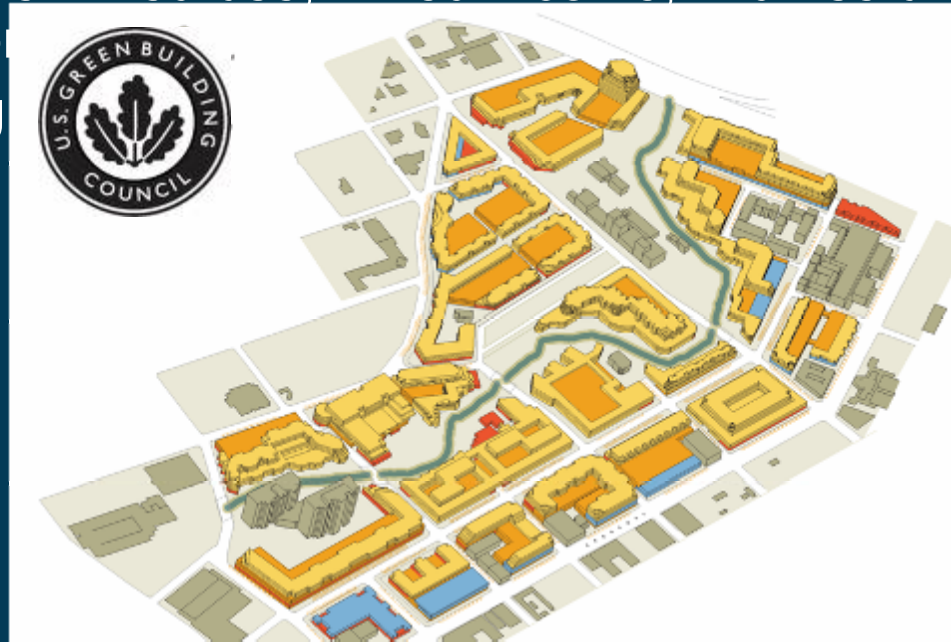
- Brooks City-Base
- Redevelopment of former Air Force Base
- TIRZ#16: over \$25 million



Area-wide Redevelopment Partnerships

City of San Antonio

- TIRZ #27 River North
- “194-acre mixed-use, mixed-income, mid-rise urban neighborhood”
- Seeking



Service Partnerships

Antioch Community Transformation Network

- Sports Complex
- TIRZ #11: \$2 million

Dr. Frank Bryant Health Center / Barrio Comprehensive Health Clinic

- TIRZ #11: \$2 million



2008 TIF General Guideline Recommendations

- Reconsideration of existing guidelines related to:
 - Update City & Petition initiated TIRZ requirements to bring into alignment with each other
 - Reduce affordable housing requirement from 50% to 20% for both City and Petition initiated
 - Fee structure
 - Creation of guidelines for administration of TIRZ by LGC to recognize new management role
 - Follow current City policy to appoint TIRZ Board members

2008 TIF Recommendations: Eligibility & Term

- Establish a scorecard to rate projects based on the following factors:
 - CDBG Eligible Census Tracts (20 points)
 - Empowerment Zone & Enterprise Zone (10 points)
 - CRAG (10 points)
 - Poverty (up to 25 points)
 - Education (up to 25 points)
 - Unemployment (up to 15 points)
 - High Health Risk Zip Codes (5 points)

2008 TIF Recommendations: 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

2008 TIF Recommendations: Participation Criteria

- Staff recommends the following as policy for determining participation
 - Ensure ability to provide adequate municipal services through continued services analysis
 - Require Gap Analysis for both City and Petition Initiated TIRZ (current is Petition only)
 - 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

Thank you

2006
Tax Increment Financing Program
Policy and Implementation Manual



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