

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM
NEIGHBORHOOD ACTION DEPARTMENT**

TO: Mayor and City Council

THROUGH: Terry M. Brechtel, City Manager

FROM: David D. Garza, Director, Neighborhood Action Department

COPIES: Jelynn LeBlanc Burley; Assistant City Manager; file

SUBJECT: Affordable Showcase of Homes Criteria

DATE: November 14, 2002

SUMMARY AND RECOMMENDATION

This item involves an ordinance that would approve a policy that establishes site selection criteria for the Affordable Showcase of Homes Program. The criteria will be used to make recommendations for the projects that will be developed through the Program.

Staff recommends approval of this item.

BACKGROUND

The City of San Antonio has implemented four previous Affordable Showcase of Homes projects that were used to develop the site selection criteria. The projects included Coliseum (1995), Villas de Esperanza (1997), Historic Gardens Phase I (1997), and Pasadena Heights (1999). The proposed criteria were presented to the Housing Task Force and City Council in B Session in October 1998. The criteria received favorable review. The criteria have been used in determining the site selection in the previous projects.

The goals of the Affordable Showcase of Homes are to:

- Promote revitalization efforts in targeted neighborhoods,
- Enhance the appearance of a neighborhood,
- Promote new housing construction and new housing products,
- Encourage homeownership and increase the inventory of affordable housing units,
- Develop partnerships with the public and private sectors,
- Develop mixed-income neighborhoods,
- Develop/reuse land for a productive use, and
- Add increased value to the tax rolls.

POLICY ANALYSIS

The proposed criteria will be utilized to develop recommendations for future Affordable Showcase of Homes projects. The criterion considers land assembly factors, which includes the projected cost for land and whether it is contiguous property of 5 acres or more. Land will be considered if it is donated, purchased based on market value, donated property with delinquent tax history, surplus property and/or property with existing infrastructure.

Additional criteria includes general neighborhood assessment factors indicating proximity to schools, churches and parks; concentration of private and public investment; recognized neighborhood leadership and community involvement; and declining neighborhoods and the impact of development in the surrounding areas. Factors regarding public improvements and private investment will also be evaluated. This may include identifying linkages to other public improvement projects and linkages with other neighborhood programs or area planning efforts.

Housing and community trends for each area will be evaluated. This will include making an assessment of demographics, economic profiles, education attainment profiles and market analysis for the proposed site(s). Neighborhood land uses will also be ranked. These factors will include the percentage of single-family structures, percentage of multi-family structures, percentage of owner-occupied to rental housing, the availability of commercial/retail property and the identification of historic/ conservation districts and public facilities.

Staff will also evaluate vacant structures and complaint patterns, including Police, Public Works and Code Compliance. The evaluation will also include whether there is an opportunity to partner with existing city programs, accessibility to mass transit services, and whether the area in an underserved census tract as determined by HUD in the creation of new mortgages.

The staff will conduct an evaluation process with a committee to review the sites generated by city departments, agencies, city council and/or neighborhood associations. The evaluation committee will also gather and compile socio-economic data, review environmental and appraisal reports and review for compatibility of land use. The staff evaluation and recommendations will be subjected to all internal review processes and will seek City Council approval of design program elements as necessary.

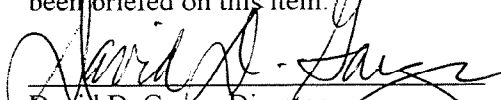
Finally, the staff will develop an implementation schedule for the proposed project and coordinate various partners to implement the project. The coordination with the Greater San Antonio Builders Association will include recruitment and training of participating builders, assist with market analysis of selected area and marketing of the project.

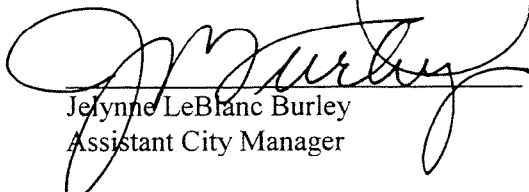
FISCAL IMPACT

The proposed criteria policy does not have a fiscal impact.

COORDINATION

The Housing and Neighborhood Action Team, Management Team and Urban Affairs Committee have been briefed on this item.


David D. Garza, Director
Neighborhood Action


Jelynn LeBlanc Burley
Assistant City Manager

Approved:


Terry M. Brechtel
City Manager