SA TOMORROW
sub area planning

South Community Area Planning Team

Meeting #4

Housing and Economic Development

Monday, August 29, 2022
Stinson Municipal Airport
5:30 – 7:30 PM

PLNG

MIG

Cambridge Systematics, Inc.
Bowtie
Economic & Planning Systems, Inc.
Auxiliary Marketing Services
Mosaic Planning and Development Services
SJPA

South Community Area Project Team

- **City of San Antonio, Planning Department**
  - Carlos Guerra II, Project Manager
- **MIG**
  - Jay Renkens, Principal
  - Andy Rutz, Project Director
  - Krystin Ramirez, Project Manager
  - Jonathan Tarr, Housing Subject Matter Expert
  - Saul Vazquez, Senior Project Associate
- **Economic & Planning Systems (EPS)**
  - Matt Prosser, Executive Vice President

Timeline of Meetings

PT Meeting 1 (Apr. 5th 2022)	Orientation; Sub-Area Plan Overview; SWOT; Vision and Goals
PT Meeting 2 (Jun. 27th 2022)	Confirm Vision & Goals; Land Utilization Analysis; Focus Area ID
Community Meeting 1 (June 28th 2022)	
PT Meeting 3 (Aug. 1st 2022)	Land Use (Housing & Economic Development Lens) (1 of 2)
PT Meeting 4 (TODAY!)	Housing & Economic Development (Based on Land Use) (1 of 2)
Community Meeting 2 (October 11th 2022)	
PT Meeting 5 (Nov. 28th 2022)	Land Use (2 of 2), Housing and Economic Development (2 of 2)
PT Meeting 6 (Jan. 9th 2023)	Mobility (1 of 2)
PT Meeting 7 (Feb. 21st 2023)	Mobility, Focus Areas, Amenities & Public Space (1 of 2)
Digital Design Workshop (TBD - Week of Mar. 20th 2023)	
Community Meeting 3 (TBD - Week of April 17th 2023)	
PT Meeting 8 (Jun. 5th 2023)	Review DDW; N'hood Profiles & Priorities; Amenities & Public Space (2 of 2)
PT Meeting 9 (Jul. 10th 2023)	Review of Maps; Plan Framework (1 of 2)
PT Meeting 10 (Aug. 7th 2023)	Plan Framework (2 of 2), Implementation Review
Community Meeting 4 (TBD - Week of Nov. 27th 2023)	
PT Meeting 11 (Dec. 11th 2023)	Public Draft Review & Final Revisions, Process Feedback

Meeting Objectives

- SARA Presentation
- Review Vision & Goals
- Review Future Land Use Feedback
- Discuss Housing & Jobs Opportunities and Challenges
- Housing & Jobs Growth Allocation Activity
  - With projected population growth in the Community Area ...
  - How will we guide the addition of housing?
  - How will we guide the addition of job centers?

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Guest Presentation:

San Antonio River Authority (SARA)

Karen Bishop

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Vision & Goals

Draft Vision

The South Community Area helps multi-generational households, residents, and businesses thrive by respecting, celebrating, and connecting the area's rich history and authenticity, community destinations and gathering places, and family friendly recreational amenities with clean and green infrastructure.

South Community Area Draft Goals

- Improve comfort and safety through urban greening and integration of sustainable infrastructure.
- Promote quality development that is compatible with existing neighborhoods and includes additional housing and employment options for existing and new residents.
- Attract and grow clean industries with well-paying, quality jobs for local residents.
- Leverage heritage tourism and ecotourism to grow existing and new small businesses.
- Support and cultivate retention and growth of artists, makers and the creative class.
- Increase access to healthy food, health care and recreational amenities for all residents.
- Utilize existing mobility routes to create multi-modal connectivity and transportation options from the South Community Area to major hubs in the City.

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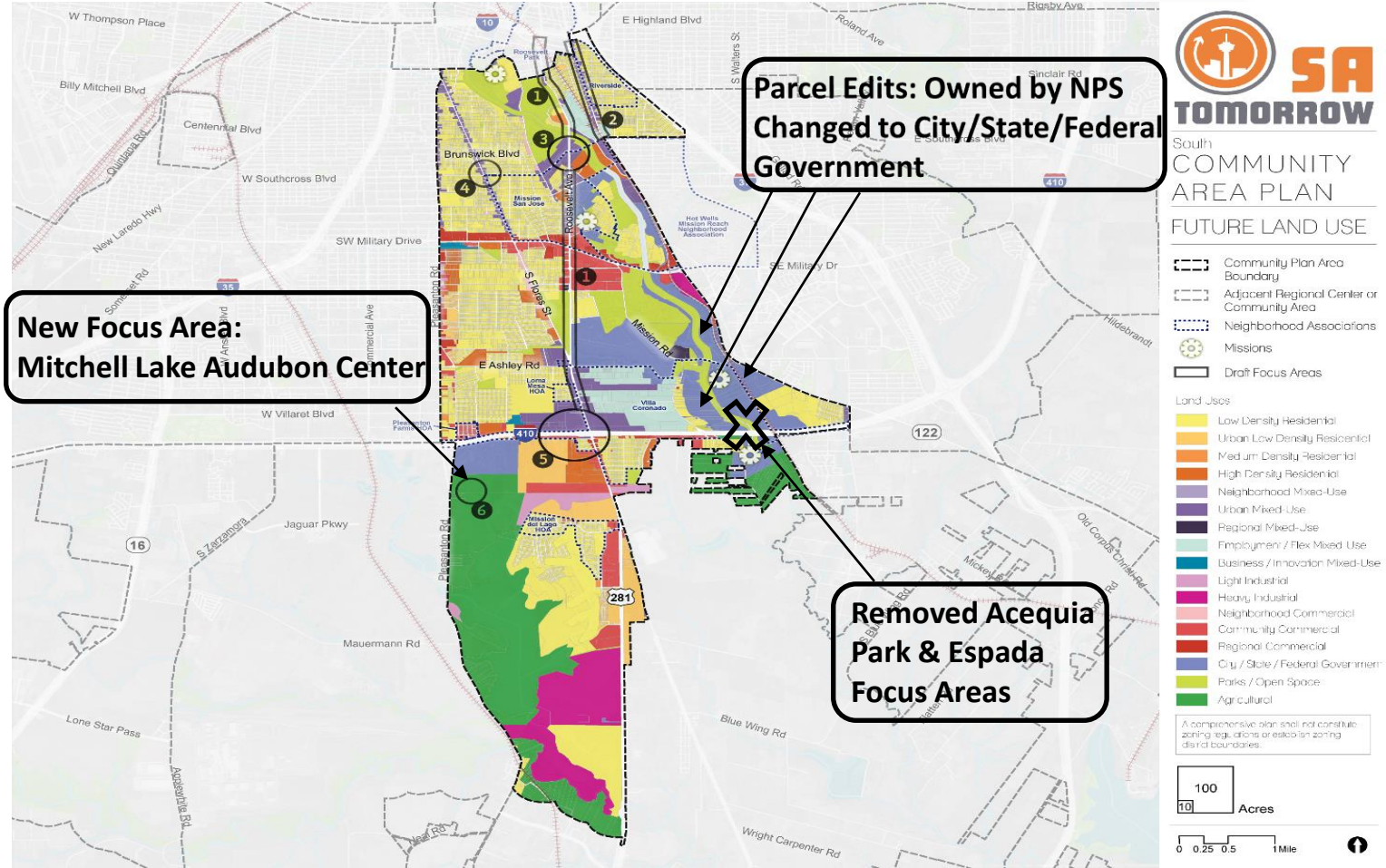
Draft Future Land Use Plan

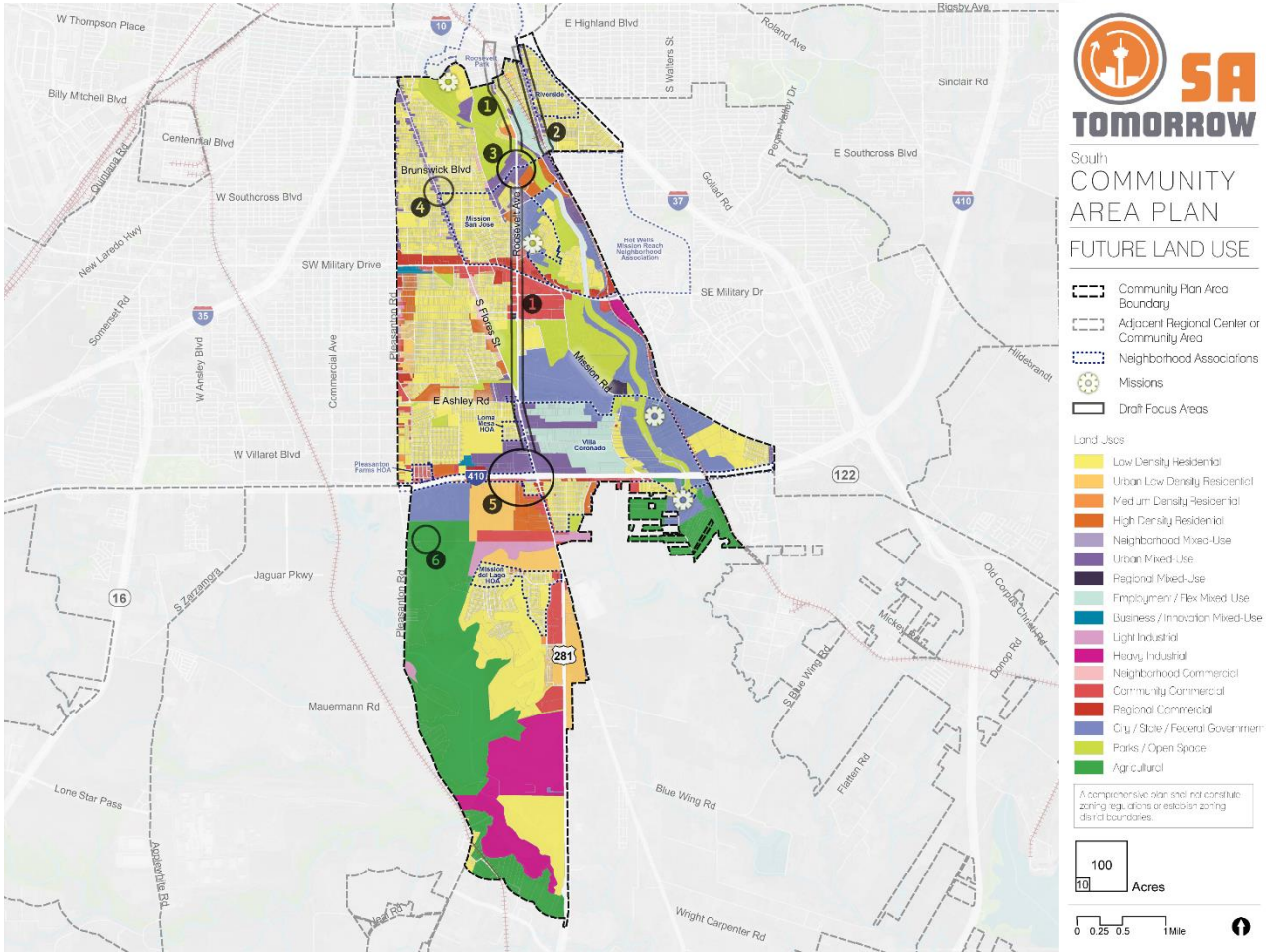
Changes to the Draft Future Land Use Map



Draft Future Land Use Map for the South Community Area

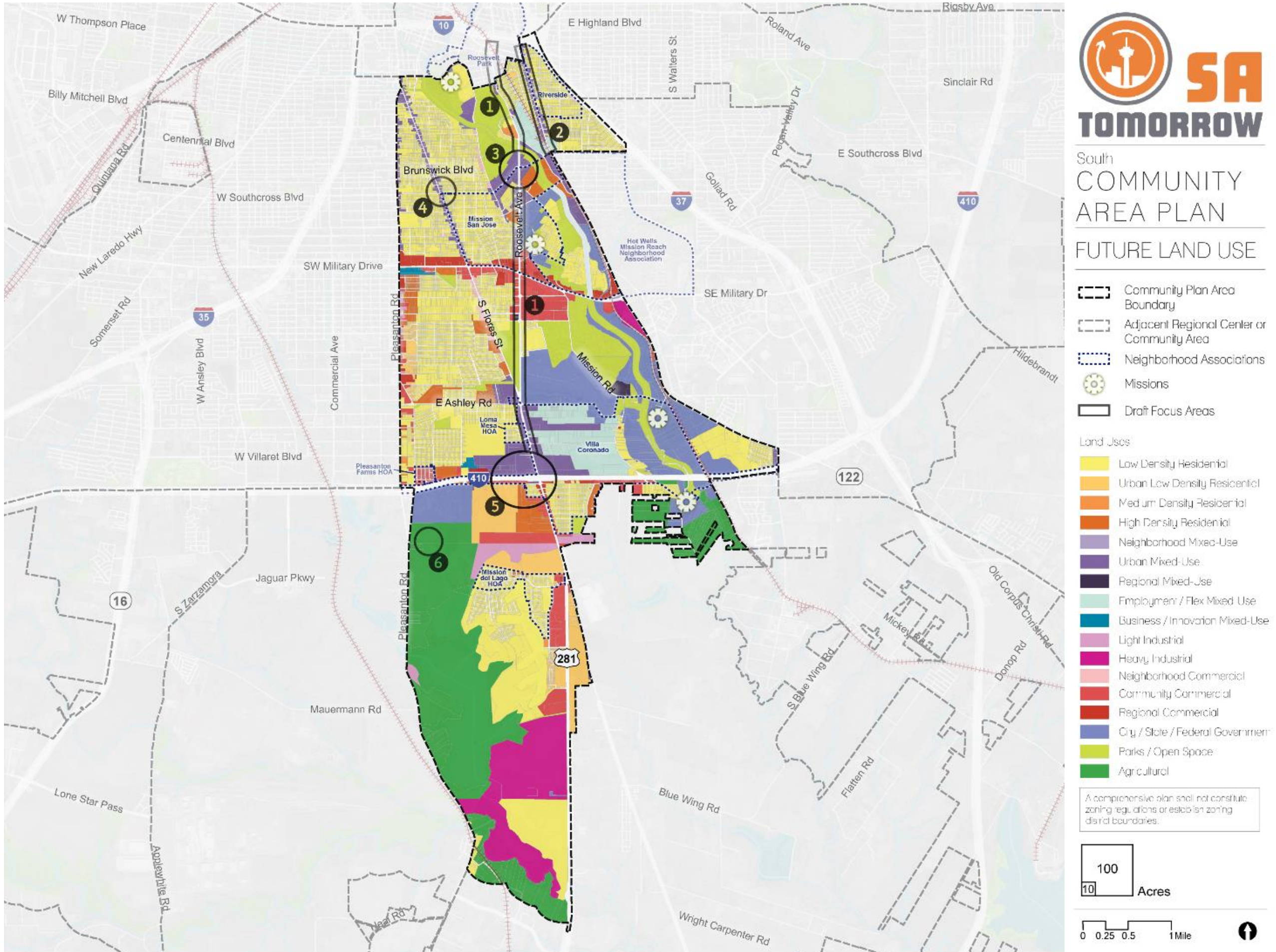
General Land Use Categories

- Residential Estate
- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed-Use
- Urban MIxed-Use
- Regional Mixed-Use
- Employment Flex Mixed-Use
- Business Innovation Mixed-Use
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City/Sate/Federal Government
- Parks and Open Spaces
- Agricultural
- Light Industrial
- Heavy Industrial



Priority Future Land Uses Identified for the South Community Area

- RESIDENTIAL ESTATE
- LOW DENSITY RESIDENTIAL
- URBAN LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBORHOOD MIXED-USE
- URBAN MIXED-USE
- REGIONAL MIXED-USE
- EMPLOYMENT FLEX MIXED-USE
- BUSINESS INNOVATION MIXED-USE
- NEIGHBORHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- REGIONAL COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- CITY/STATE/FEDERAL GOVERNMENT
- PARKS AND OPEN SPACE
- AGRICULTURAL



Future Land Uses Not Appropriate for the South Community Area

- RESIDENTIAL ESTATE
- LOW DENSITY RESIDENTIAL
- URBAN LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBORHOOD MIXED-USE
- URBAN MIXED-USE
- REGIONAL MIXED-USE
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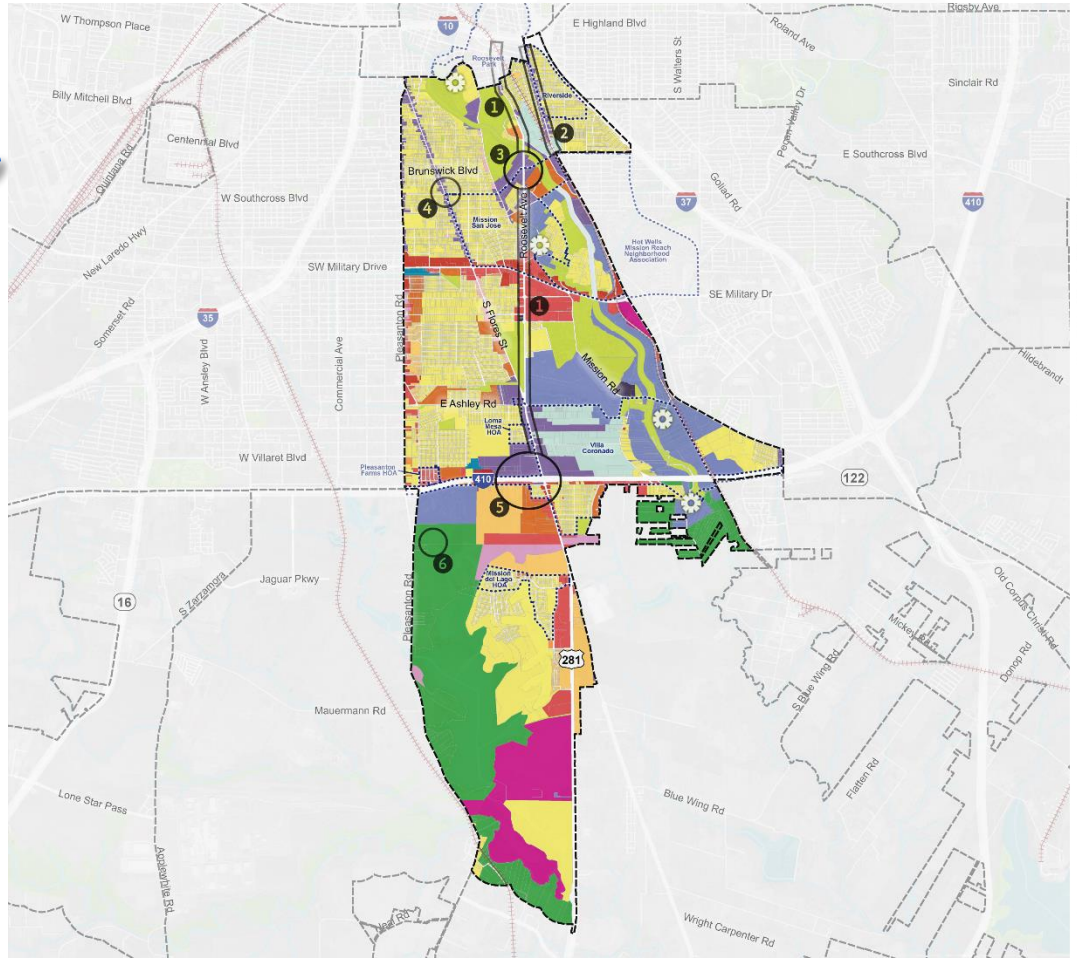

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South COMMUNITY AREA PLAN

FUTURE LAND USE

- Community Plan Area Boundary
- Adjacent Regional Center or Community Area
- Neighborhood Associations
- Missions
- Draft Focus Areas

Land Uses

- Low Density Residential
- Urban Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Mixed-Use
- Urban Mixed-Use
- Regional Mixed-Use
- Employment / Flex Mixed Use
- Business / Innovation Mixed-Use
- Light Industrial
- Heavy Industrial
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- City / State / Federal Government
- Parks / Open Space
- Agricultural

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

100
10
Acres

0 0.25 0.5 1 Mile

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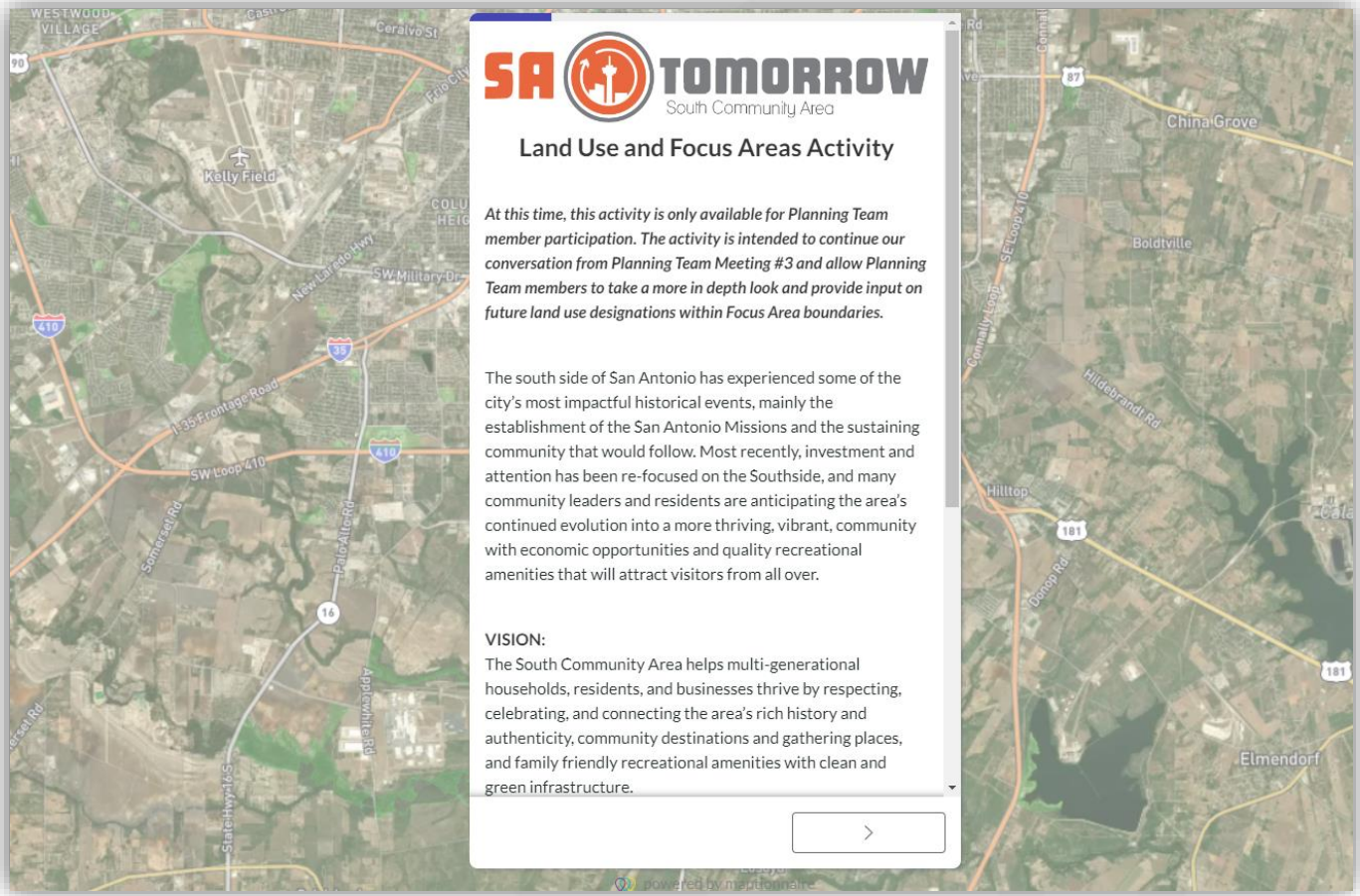
Planning Team Land Use Activity

Land Use Activity



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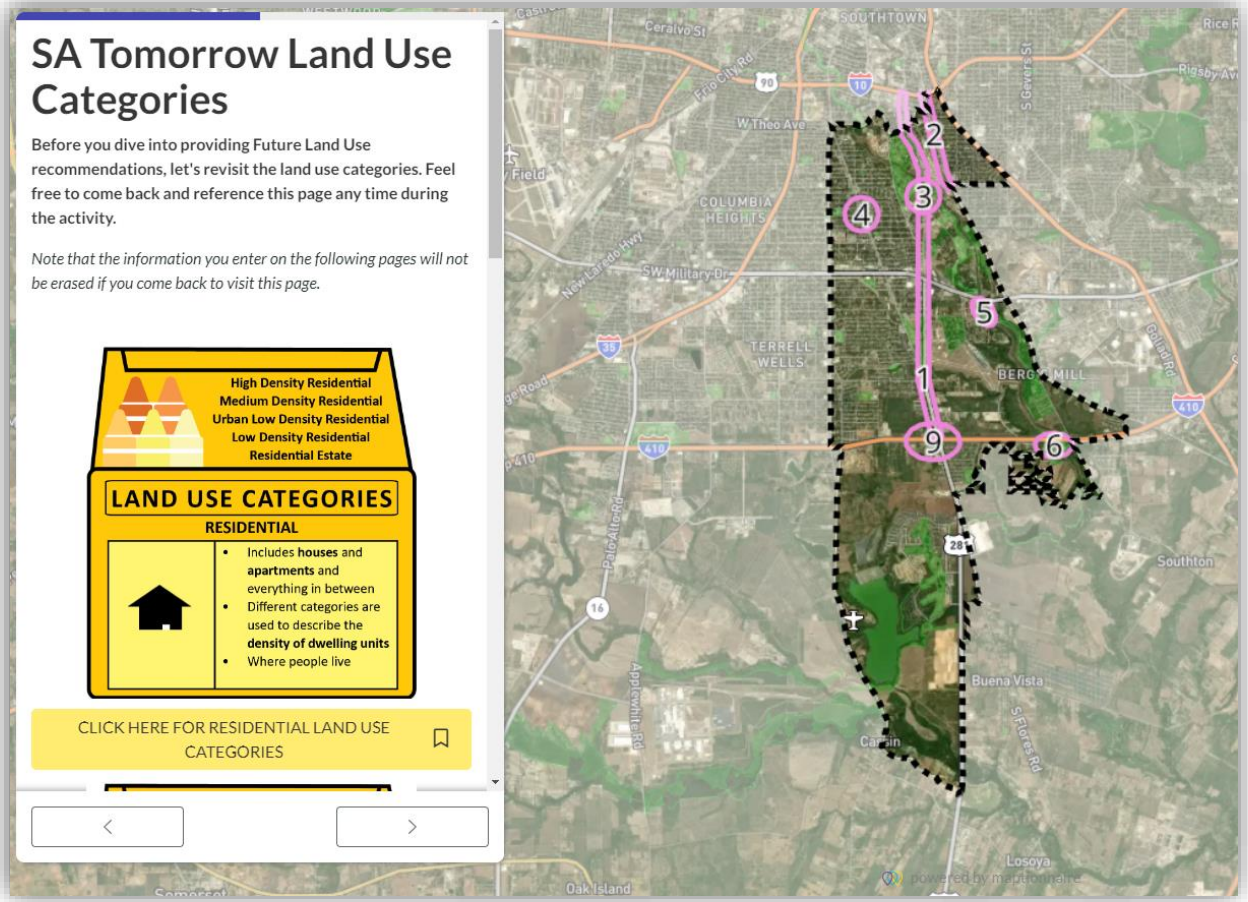

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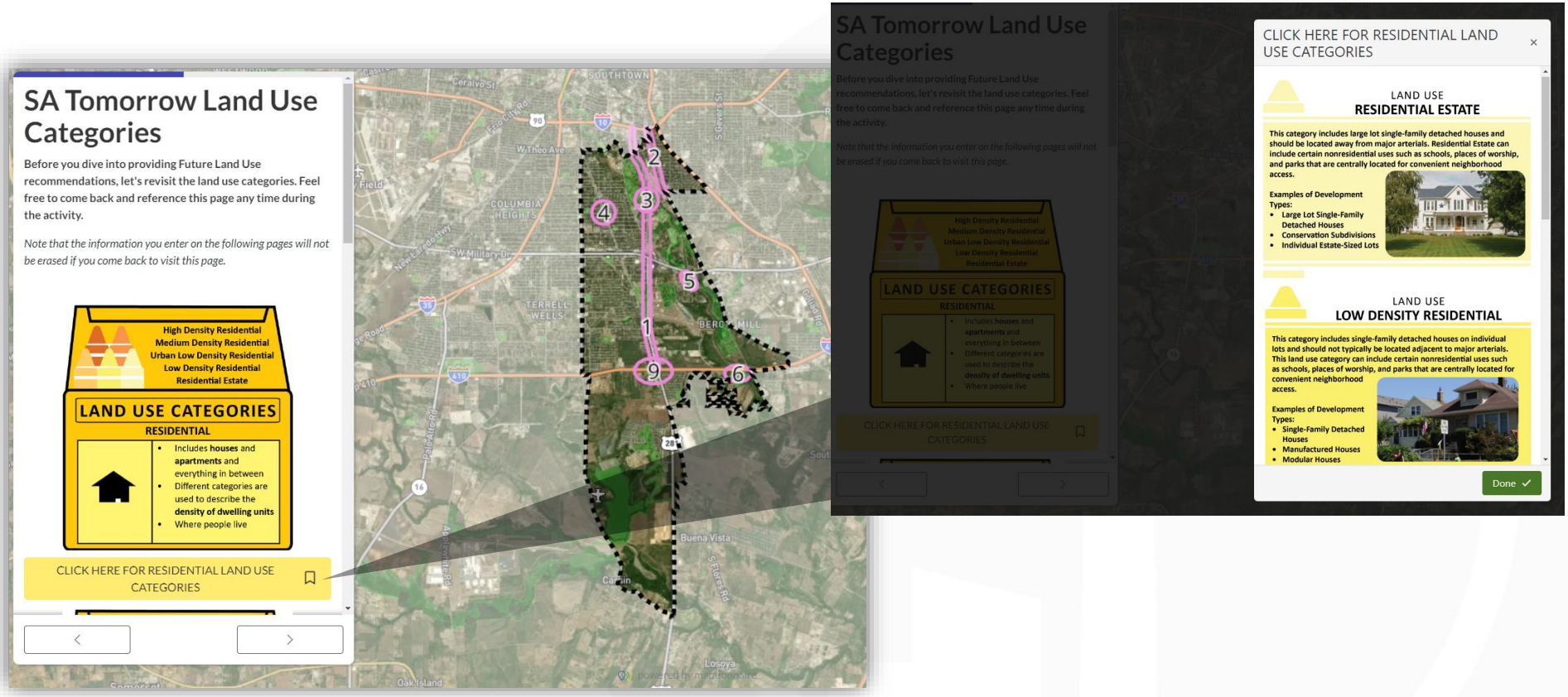

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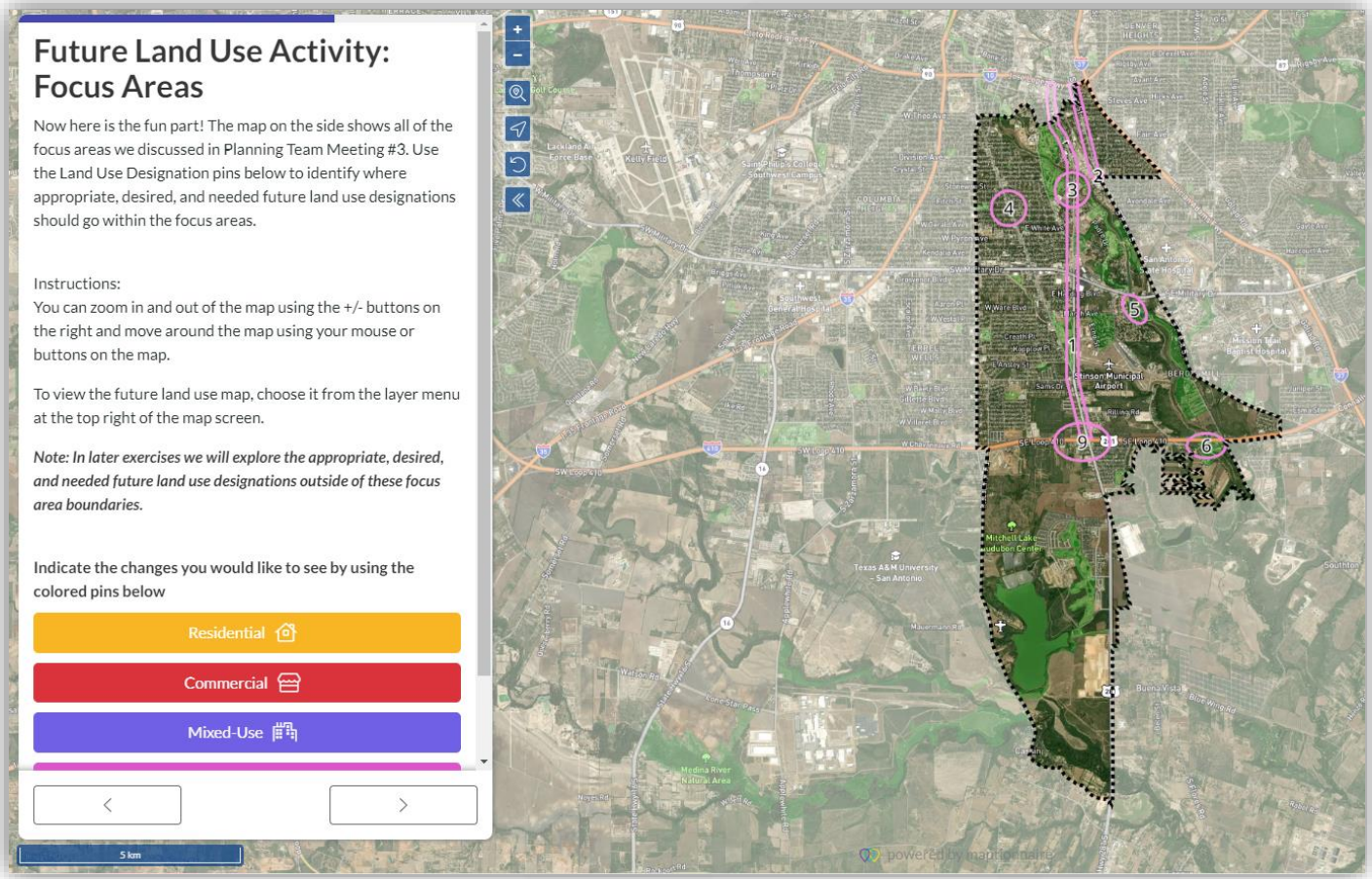

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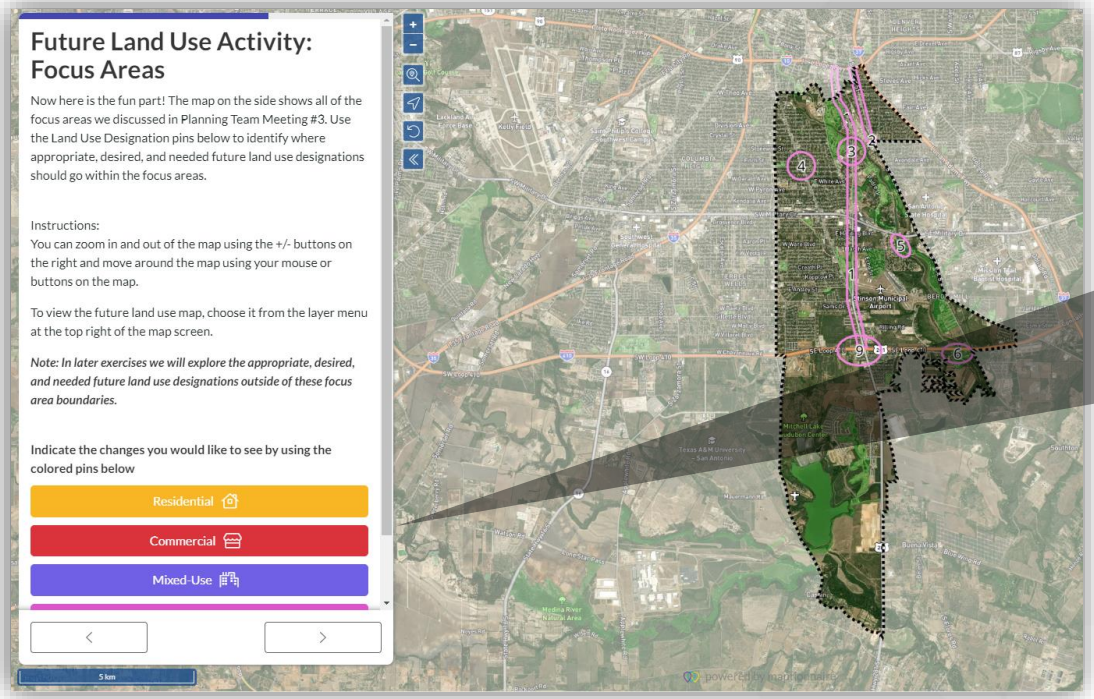

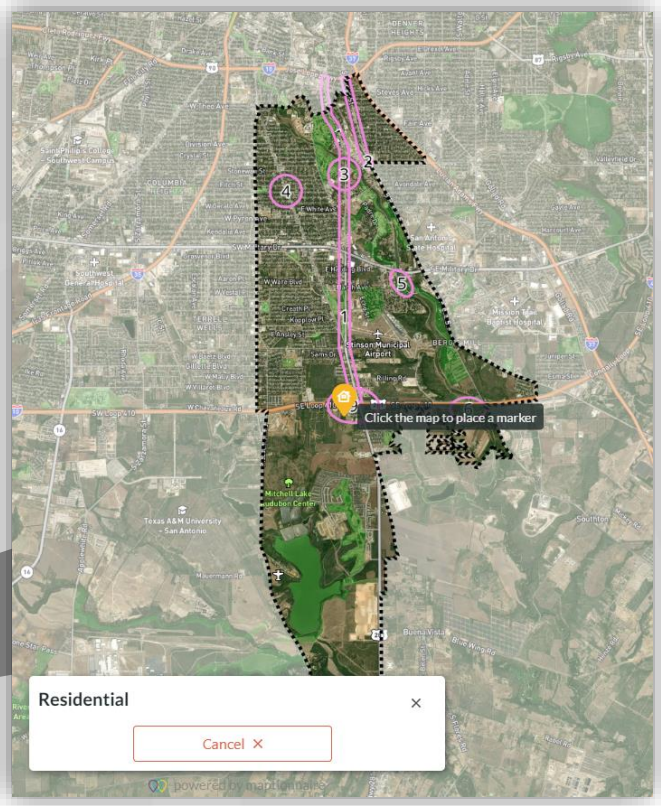

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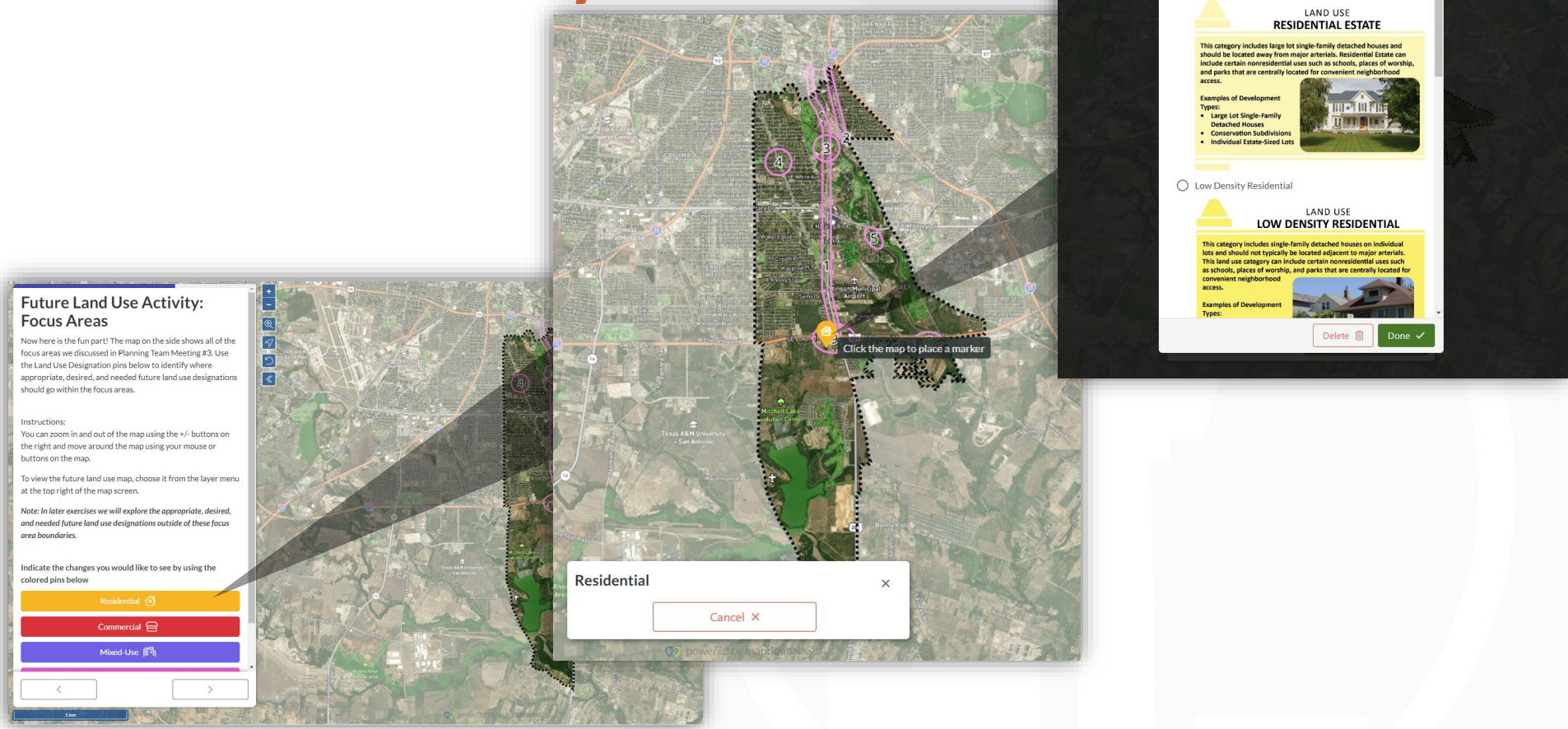

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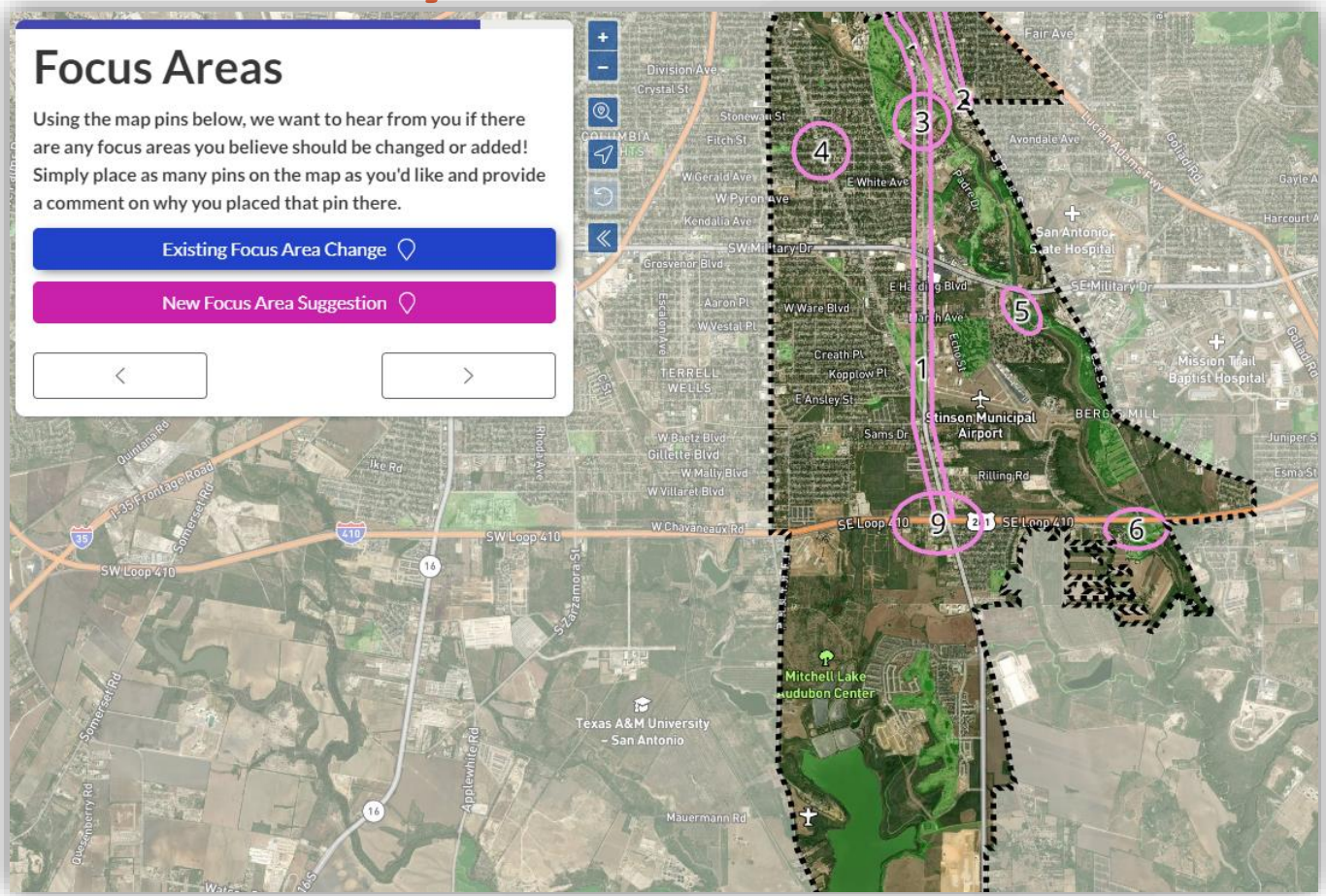

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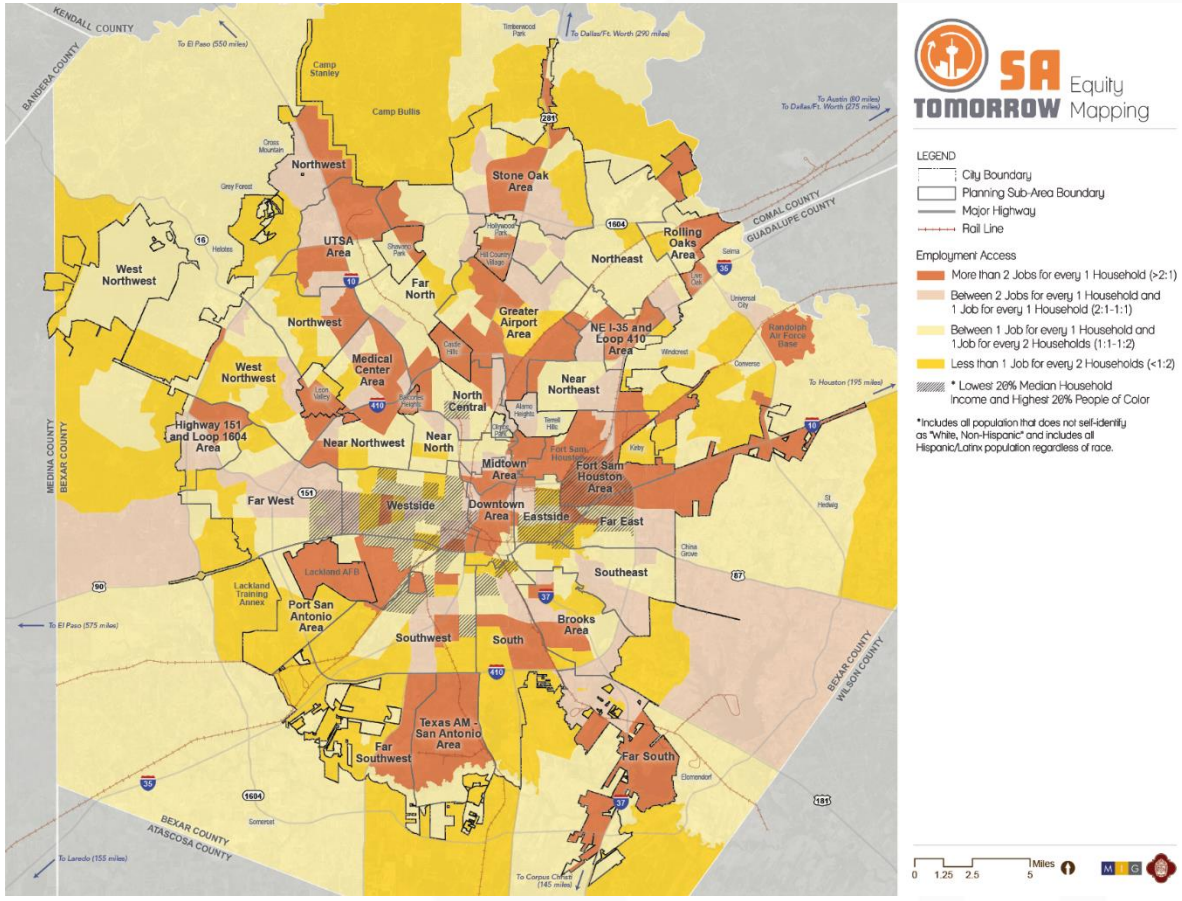
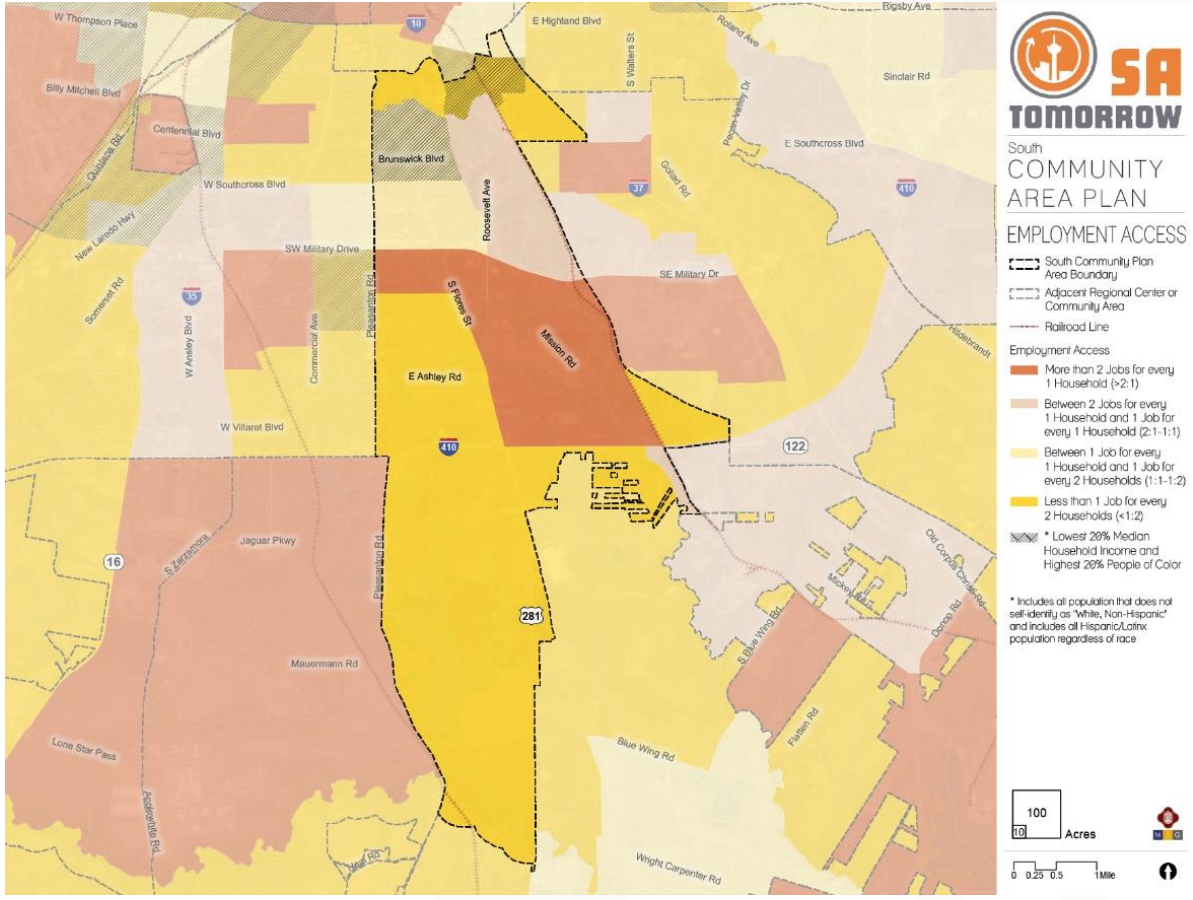
Equity Atlas: Employment Access

Equity Atlas: Employment Access Map



Equity Atlas: Employment Access Map



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Housing and Economic Development

Population and Housing Overview

Total Population (2021) | **44,681**

Total Households (2021) | **14,610**

Average Household Size

3.03 persons

2.69 - City of San Antonio Average

Median Age

33.8 years

34.5 years - City of San Antonio Average

Average Household Income

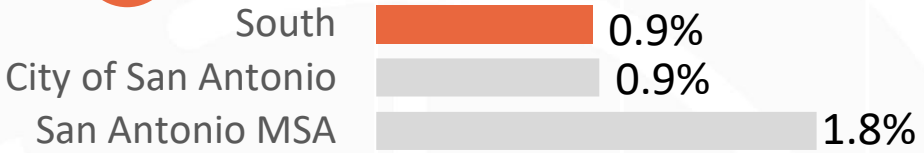
$50,967

28% lower than City of San Antonio

Race and Ethnicity

91% Hispanic-origin

Annual Population Growth | 2010-2021



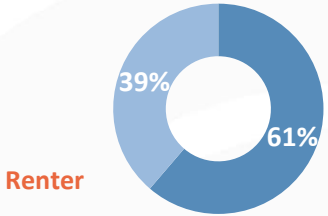
Annual Household Growth | 2010-2021

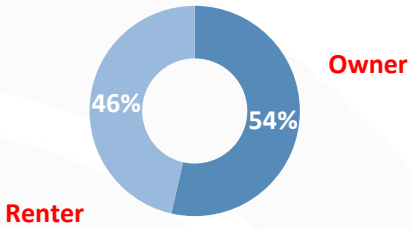
The South Community Area has larger average household sizes than the City, and households have lower household incomes than the City overall.

Housing Conditions

Total Housing Units (2018) | **15,911**

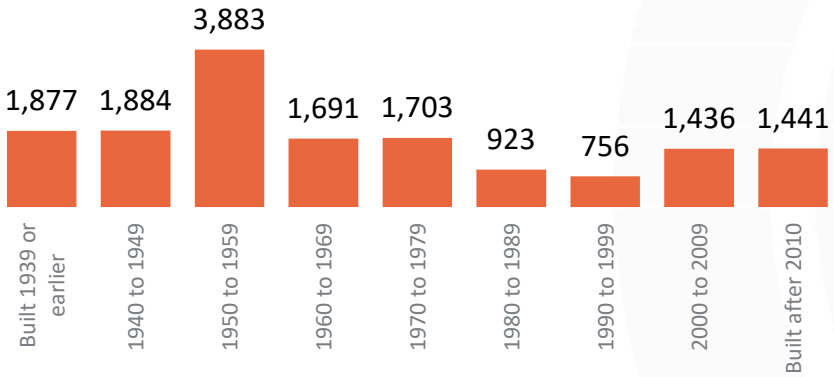
Housing Tenure





39% of occupied housing units are **rented**
46% City of San Antonio Average

Age of Housing Stock



Units in Structure

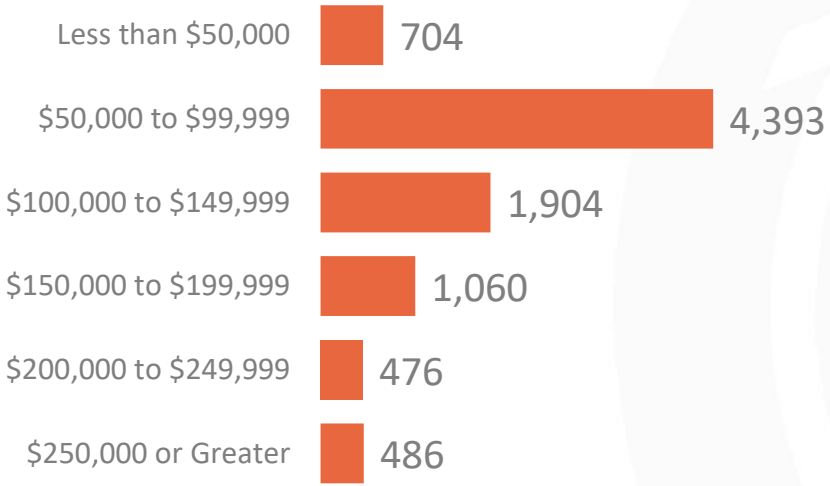
75% of all housing units are single-family detached homes
62% City of San Antonio average

The housing stock is largely single-family homes. The area has experienced continued growth each decade.

Housing Accessibility and Affordability

Owner-Occupied

49% of homes are valued between $50,000 and $100,000



Average home listing price is around **$178,926** (78214 zip code)
City of San Antonio average is around **$301,000**

46% of South Community Area homeowners do not have a mortgage
37% Bexar County average

Owners' Cost Burden

18% of homeowners are **cost burdened**, paying more than 30% of income towards housing

Housing Accessibility and Affordability

Renter-Occupied

Average rent for apartments in the South Area is **19%** less than the County average **(CoStar data)**

Housing in the South Community Area is generally less expensive than the county-wide average

89% of rentals are **affordable** to a household earning the Citywide median income of **$52,361 (Census data)**

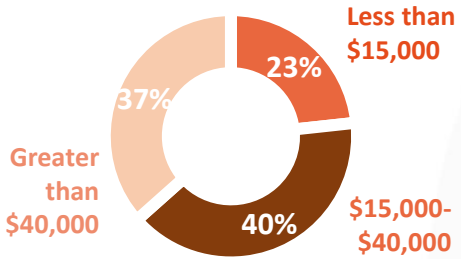
Since 2010, average monthly rents have increased by **$242, 35% less** than the County overall

Average rent for new apartment units is **$1,600 per month**

Workforce

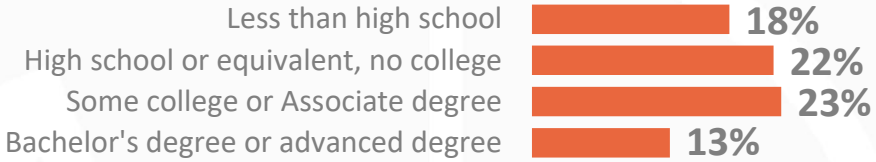
Wage Distribution

37% of workers earn more than $3,333 per month ($40,000 annually)



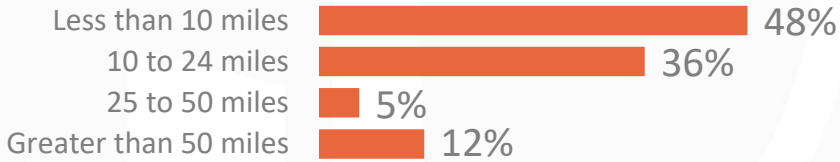
Education (2019)

36% of workers have some college or higher educational attainment



Commuting Patterns (2019)

9% of workers live in the South Area



Real Estate Conditions

Commercial and Industrial Development

Office | Limited Inventory

426,500 sq. ft.

28,747 net new since 2005

1.1%

vacancy rate

10.8% Bexar County average

Retail | Large inventory

3.3 million sq. ft.

155K sq. ft. new development since 2010

2.0%

vacancy rate

4.1%

Bexar County average

Industrial | Potential for Growth

1.7 million sq. ft.

101K sq. ft. new construction since 2005

1.0%

vacancy rate

4.8% Bexar County average

Hotel | Potential for New Entrants

14 hotels, **358** rooms

0 built since 2007

Housing Types and Affordability

Average Rental Rates for New Apartments = $1,000 to 1,900 per month

Average Home Price for New Home = $250,000 to $300,000

Typical Jobs/Wages and Affordability

Occupation	Average Annual Wage	Est. HH Income	Affordable Rent (based on wages)	Affordable Home Price (based on wages)
Secondary School Teacher	$59,480	$83,867	$1,487	$202,232
Waiter/Server	$21,860	$30,803	$547	$74,324
Retail Salesperson	$27,970	$39,412	$699	$95,098
Registered Nurses	$72,270	$101,835	$1,807	$245,718
Average for Area		**$50,967**	**$1,274**	**$173,288**

Source: US BLS; EPS

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Growth Allocation Activity

Housing Allocation

Single Family Detached

- Est. 800 units
- 1 piece = 250 units
- 50 acres per piece

Piece Color is **green**

- 8 pieces to allocate

Attached/Townhomes

- Est. 500 units
- 1 piece = 250 units
- 20 acres per piece

Piece Color is **red**

- 5 pieces to allocate

Garden Multifamily

- Est. 600 units
- 1 piece = 250 units
- 10 acres per piece

Piece Color is **gold**

- 4 pieces to allocate

Urban Multifamily

- Est. 600 units
- 1 piece = 250 units
- 5 acres per piece

Piece Color is **orange**

- 4 pieces to allocate

Employment Allocation

Retail

- Est. 700 jobs
- 1 piece = 50 jobs
- 2 acres per piece

Piece Color is **red**

- 14 pieces to allocate

Industrial/Flex

- Est. 350 jobs
- 1 piece = 50 jobs
- 5 acres per piece

Piece Color is **lavender**

- 7 pieces to allocate

Office/Education/Health

- Est. 400 jobs
- 1 piece = 50 jobs
- 1 acre per piece

Piece Color is **blue**

- 8 pieces to allocate

Hospitality/Entertain.

- Est. 350 jobs
- 1 piece = 50 jobs
- 1.5 acres per piece

Piece Color is **purple**

- 7 pieces to allocate

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Next Steps

Next Steps

- Next Planning Team Meeting(s):
  - Community Meeting #2 – October 11th, 2022
    - Stinson Municipal Airport, 5:30 pm to 7:30 pm; OPEN TO THE PUBLIC
  - Planning Team Meeting #5 (Refine Land Use, Housing & Economic Development) – week of November 28
- Questions?
  - Carlos Guerra II, City of San Antonio
  - Carlos.Guerra2@sanantonio.gov
  - (210) 207-5425

SA TOMORROW
sub area planning

South Community Area Planning Team

Meeting #4

Housing and Economic Development

Monday, August 29, 2022
Stinson Municipal Airport
5:30 – 7:30 PM

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