San Antonio Development Agency Status and Update

November 11, 2009

THIS PRESENTATION

I. BACKGROUND

- a. Affiliated Agencies
- b. Resources Used

II. PRIORITIES

- a. Definitions
- b. Priority 1 Examples
- c. Priority 2 Examples
- d. Priority 3 Examples
- e. Priority 4 Examples

III. FLOWCHART

IV. AVAILABLE PROPERTIES

BACKGROUND

Affiliated Agencies

- Urban Renewal Agency of the City of San Antonio
 - Created in 1958 to eliminate slum & blight
 - 5 confirmed properties
- San Antonio Development Agency
 - New name for Urban Renewal Agency
 - 198 confirmed properties
- Alamo City Urban Homesteads, Inc., a non-profit
 - Created in 1988
 - 3 confirmed properties
- San Antonio Affordable Housing, Inc., a non-profit
 - Created in 1995
 - 14 confirmed properties

BACKGROUND

Resources Used

- Sources of Information
 - Bexar County Appraisal District (BCAD)
 - Bexar County Clerks Office
 - City of San Antonio Departments
 - Information Technology Services
 - Planning and Development Services
 - Housing and Neighborhood Services
- Research of BCAD property accounts
 - 198 Original list of properties
 - 298 Unconfirmed properties
 - 220 properties confirmed
- Title Research & Ownership Verification
 - Title Companies were hired to establish proof of ownership
 - Properties truly owned by SADA: 75 properties

Definitions

• Priority 1:

Vacant, unimproved or improved, potentially developable properties Key Action: Market for sale

• Priority 2:

Privately used, un-developable properties Key Action: Sell Surplus properties; Sell to current users of properties; Obtain deed records and clear with BCAD

• Priority 3:

Publicly used, un-developable properties Key Action: Clear with City of San Antonio

• Priority 4:

Not owned by San Antonio Development Agency or its known affiliates Clear with BCAD

Priority 1 Example

Vacant, unimproved or improved, potentially developable properties Key Action: Market for sale



419 Dakota, Historic Gardens Subdivision 450 & 474 Angela Street, Colonia Amistad Subdivision

November 11, 2009

Priority 2 Example

Privately used, un-developable properties Action: Sell Surplus properties; Sell to current users of properties; Obtain deed records and clear with BCAD



320 Coleman

1118 Sabinas

Priority 2 Example

Privately used, un-developable properties Action: Sell Surplus properties; Sell to current users of properties; Obtain deed records and clear with BCAD



700 W Durango Blvd.

1327 Guadalupe

November 11, 2009

PRIORITIES Priority 3 Example

Publicly used, un-developable properties Action: Clear with the City of San Antonio



Colby, Ruiz, Bowdoin, Morales, & Dartmouth Properties

515 & 519 SW 19th Street November 11, 2009

3500-3534 Durango &

Priority 4 Example

Not owned by San Antonio Development Agency or its known affiliates Action: Clear with BCAD



928 W Commerce

1306 San Patricio

FLOWCHART

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Priority 3: If property is used privately, contact surrounding land owners, and offer property for sale.							×		\$			SSS F	Piloti	1		oper	1				1		ntac	tsun	roun	ding	land	own	rs, ar	ndo	ferpr	oper	y fors	-																					
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Priority 2: Privately used, un-developable properties Priority 3: Publicly used, un-developable properties Priority 4: Not owned by SADA

AVAILABLE PROPERTIES

- Under Contract
 - For New Development
 - 7 in Historic Gardens Subdivision
 - First Time Homebuyers
 - 1 in Historic Gardens Subdivision
- Bids Awaiting Board Approval
 - 3 in Westside Reinvestment Area for New Development
- To Be Advertised for Sale in 2010
 - 37 Priority 1 properties
 - 15 Priority 2 properties