



Port San Antonio Area Regional Center Planning Team

Meeting #6

Thursday, July 11, 2019

Port San Antonio

5:30 PM



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

Port San Antonio Area Regional Center Project Team

- Channary Gould, Project Manager
City of San Antonio
- Jay Renkens, Principal
MIG, Inc.
- Matt Prosser, Vice President
Economic & Planning Systems



Meeting Objectives

- Overview of **Vision & Goals**
- Review **Future Land Use Map Revisions**
- Overview of **Housing and Economic Development** info for Plan area
- **Housing and Economic Development Allocation Activity**
- Next Steps



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Project Process and Schedule



Sub-Area Planning Project Phases

1

Analysis & Visioning

Existing conditions; existing plans review; vision and goals; focus areas and corridors; Community Meeting #1

Early 2019

2

Plan Framework

Develop plan elements; focus areas and key corridors; transformative projects; Community Meeting #2

Mid 2019-Early 2020

3

Recommendations & Implementation

Action and phasing strategies; draft Plan elements; Community Meeting #3

Late 2019-Early 2020

4

Documentation & Adoption

Public Hearings, adoption, final summary and ePlan

Early-Mid 2020

Overview of Planning Team Meetings in 2019

- **Meeting #1:** Kick-Off and Orientation; Sub-Area Plan Overview
- **Meeting #2:** Preliminary Identification of Opportunities of Challenges; Preliminary Visioning
- **Meeting #3:** Confirm Vision and Goals; Focus Areas and Corridors
- **Meeting #4:** Housing and Job Projections; Land Use (1 of 2)
- **Meeting #5:** Land Use (2 of 2)
- **Meeting #6:** Housing and Economic Development Strategies (1 of 2)
- **Meeting #7:** Housing and Economic Development Strategies (2 of 2)
- **Meetings #8 & #9:** Mobility
- **Meeting #10:** Infrastructure and Amenities
- **Meeting #11:** Transformative Projects; Design Character





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Vision and Goals



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Vision for the Port San Antonio Area

The Port San Antonio Area Regional Center will be a community that supports Joint Base San Antonio Lackland's mission, embraces and enhances its rich military history while continuing to evolve as an innovation hub with strong partnerships focused on promoting science, technology, and education.

The Regional Center will be an attractive and vibrant destination area that encourages a dynamic mix of community-serving uses along with stable, family-friendly neighborhoods. We foster an environment that promotes a healthy ecosystem, where people feel safe and comfortable bicycling and walking, where streets, sidewalks, and trails are pleasant and inviting to use, and where all businesses and industries have the support of local residents and visitors.

Goals for the Port San Antonio Area

Goal 1: Attract, retain, and support businesses and local talent to promote science, aerospace, aviation, logistics, and technology.

Goal 2: Promote the Regional Center's military identity and preserve Port San Antonio's rich military history.

Goal 3: Increase healthy and sustainable transportation options in areas with anticipated increases in intensity of public and private use.

Goal 4: Increase housing options while preserving or increasing home ownership rates.

Goal 5: Create public facing amenities and entertainment to transform the area into a destination.



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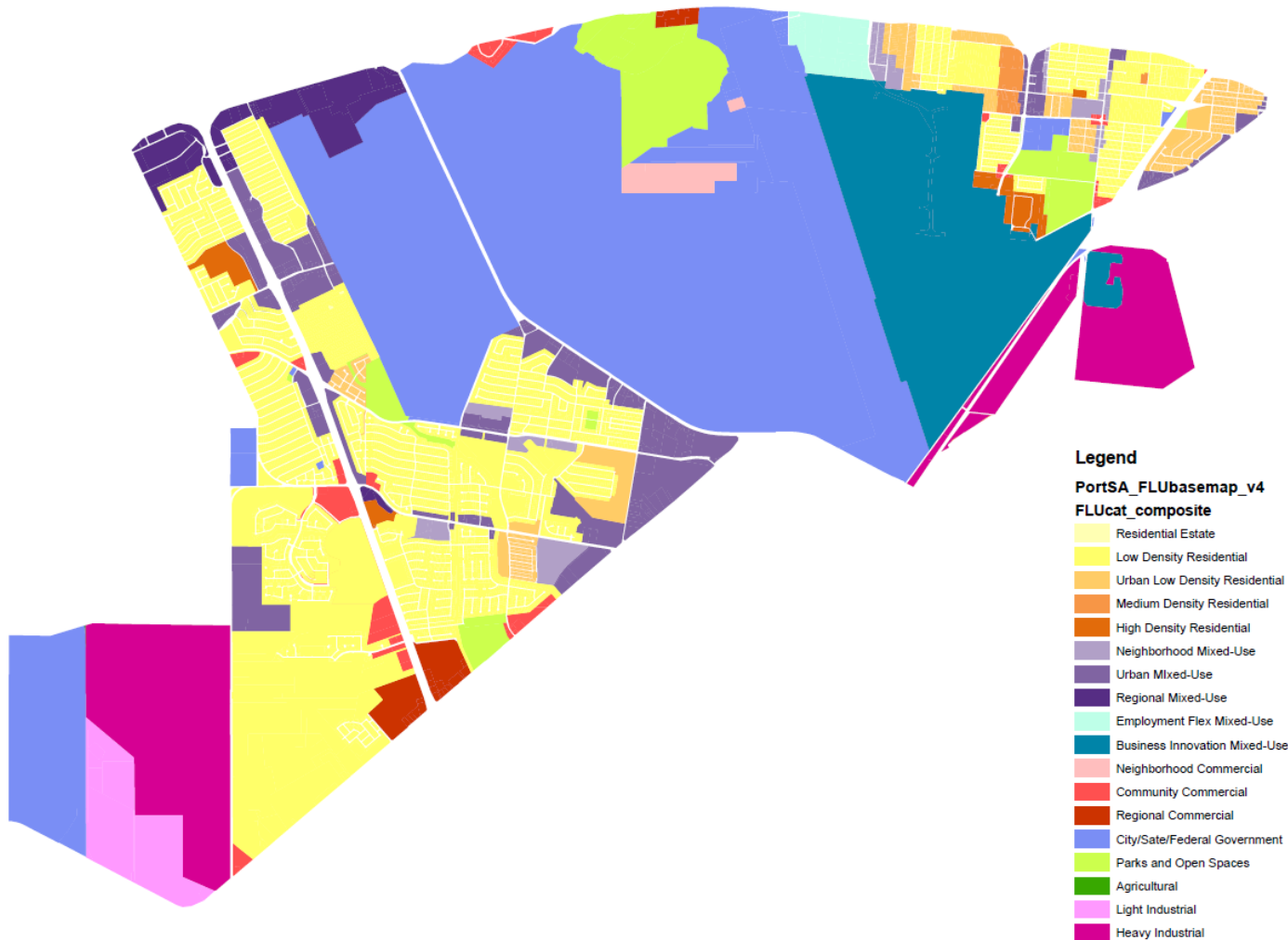
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Draft Future Land Use Plan



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Port San Antonio Area Regional Center Future Land Use Plan



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Housing and Economic Development Conditions Overview

Housing Overview

Total Population (2018) | **54,152**

Total Households (2018) | **13,690**

Total Housing Units (2018) | **15,136**



Average Household Size

3.23 persons

2.71 City of San Antonio Average



Household Income

Average HH income is **\$50,300**

28% lower than City of San Antonio



22% one-person households

29% City of San Antonio Average

27% non-family households

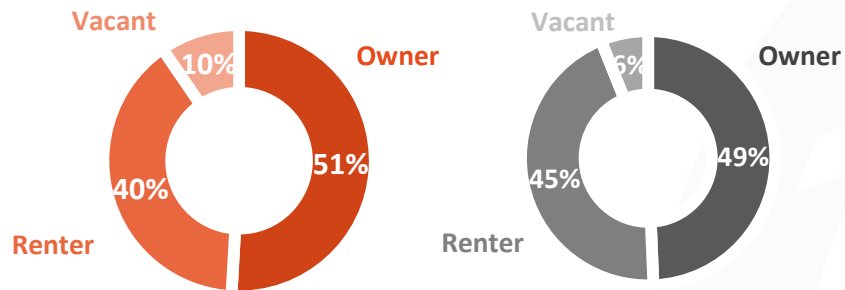
35% City of San Antonio Average

Port SA Area has **fewer one-person and non-family** households than the City, and households have **lower household incomes** than the City overall

Housing Overview



Tenure



44% of occupied housing units are **rented**
47% City of San Antonio Average



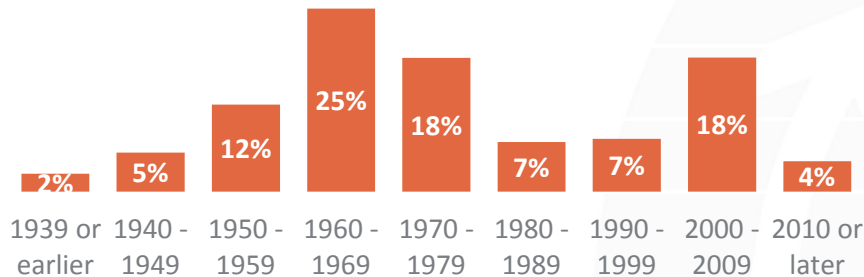
Annual Household Growth | 2010-2018



Housing Conditions



Age of Housing Stock



Units in Structure

68% of all housing units are single-family detached homes

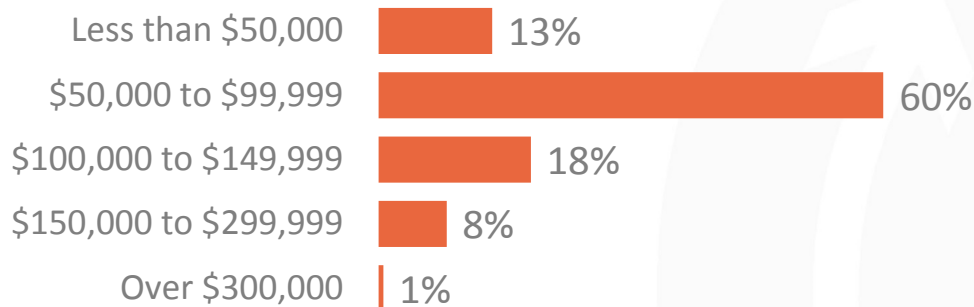
64% City of San Antonio average

Housing Accessibility and Affordability



Owner-Occupied

60% of homes are valued between \$50,000 and \$100,000



Average home sale price is around **\$132,634**
City of San Antonio is around **\$300,000**

76% of Port San Antonio households with a mortgage have housing costs that are affordable to a household earning the Citywide median income of **\$50,300**

45% of Port San Antonio Area homeowners do not have a mortgage
37% Bexar County average

Housing Accessibility and Affordability



Renter-Occupied

Average rent for apartments in Port San Antonio is **20%** less than the County average (CoStar data)



Housing in the Port San Antonio Regional Center is generally less expensive than the county-wide average

80% of rentals are **affordable** to a household earning the Citywide median income of **\$50,300** (Census data)

Since 2000, average monthly rents have increased by **\$320, 11% less** than the County overall

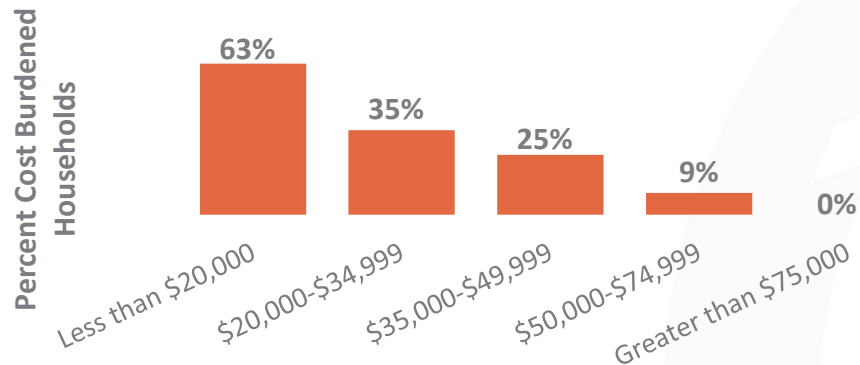
Average rent for new apartment units (built in 2017) is **\$849**

Cost Burden

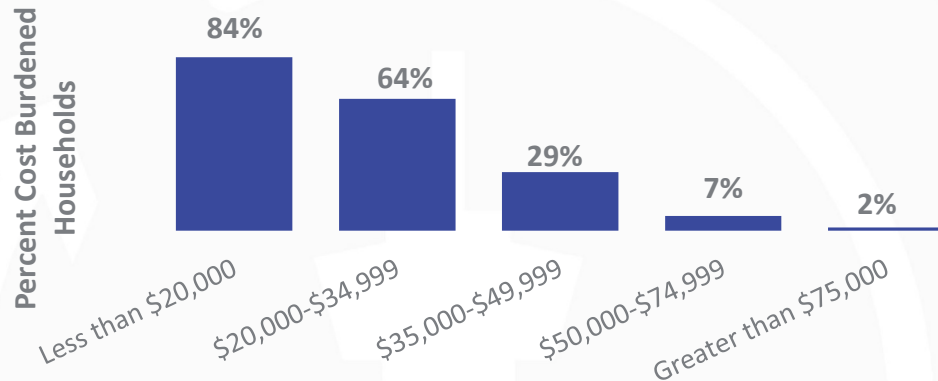
19% of homeowners and **49%** of renters are **cost burdened**, paying more than 30% of income towards housing



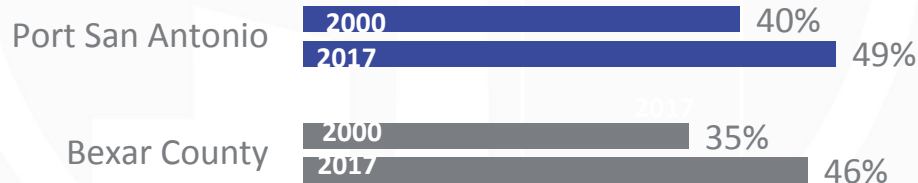
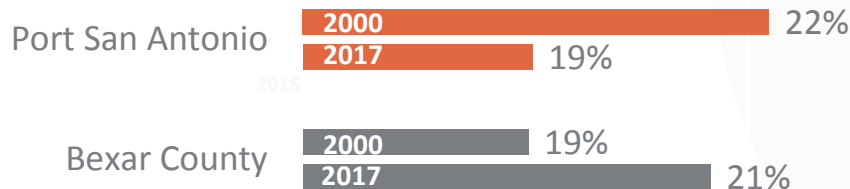
Owners



Renters



Cost Burden Change | 2000-2017



Employment

Total Non-Military Employment - (2018) | **13,050**

Number of businesses (2018) | **623**

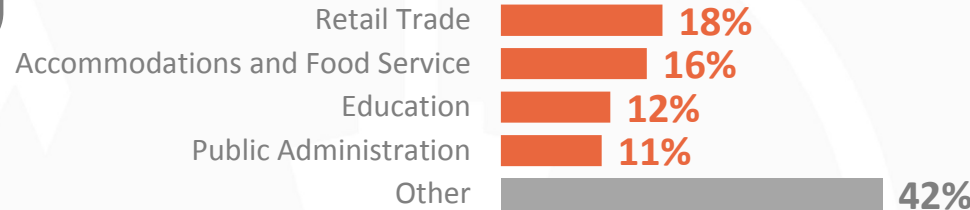
Average firm size | **21** employees

Employment Density (Non-Military) | **.92** jobs/acre



Largest Employment Sectors (Non-Military)

Retail Trade, Accommodations & Food Service, and Education



Largest Employers

Department of Defense

St. Phillips College

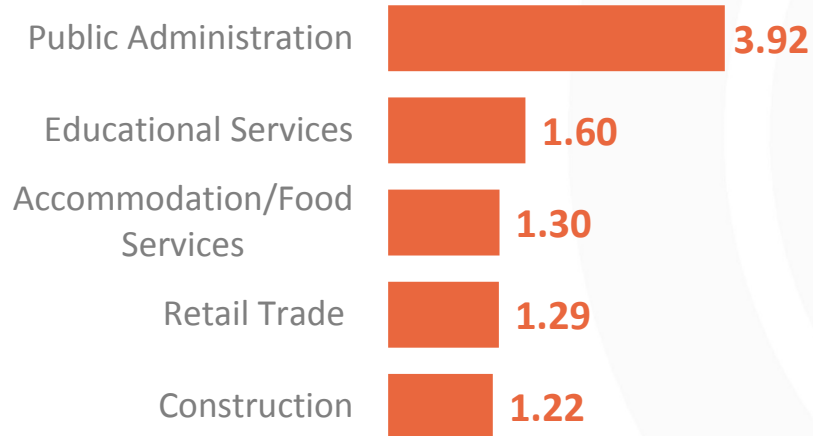
Boeing

Lockheed Martin

Walmart Supercenter

South San Antonio ISD

Industries Location Quotient

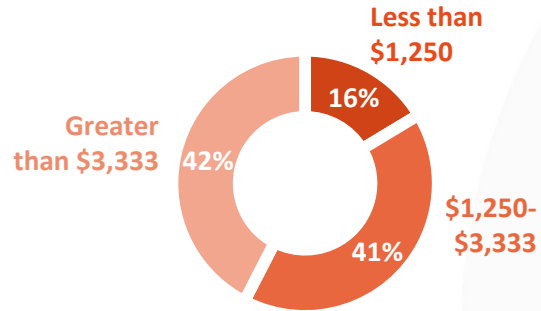


Workforce



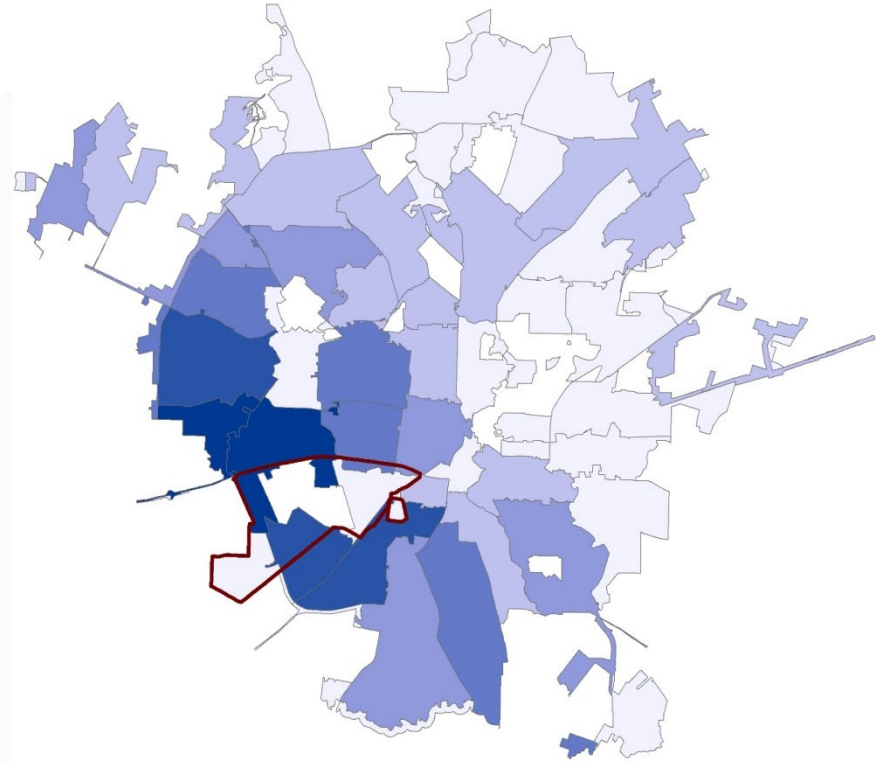
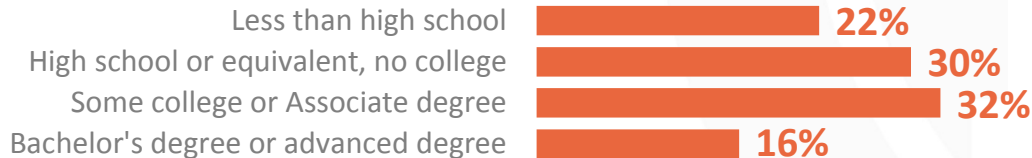
Wage Distribution

42% of workers earn more than \$3,333 per month (\$40,000 annually)

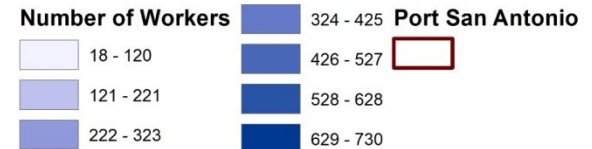


Education

48% of workers have some college or higher



Where Port San Antonio Workers Live



Real Estate Conditions

Commercial and Industrial Development



Office | Growing office base

450K sq. ft.

242,300 net new since 2005

27.9%

vacancy rate (due to newly constructed project)

9.4% Bexar County average



Retail | Limited retail growth

660K sq. ft.

75,000 net increase since 2005

3.6%

vacancy rate

4.3%

Bexar County average



Industrial | Growing industrial base

6 million sq. ft.

4 million net increase since 2005

10.4%

vacancy rate

4.8% Bexar County average



Hotel | Limited hotel growth

3 hotels

2 built prior to 2000, **1** built in 2008

Housing Types and Affordability



Average Rental Rates for New Apartments =
\$750 to \$1,050 per month



Average Home Price for New Home
= \$172,000

Typical Jobs/Wages and Affordability

Occupation	Average Annual Wage	Est. HH Income	Affordable Rent (based on wages)	Affordable Home Price (based on wages)
Waiter/Server	\$21,860	\$30,803	\$547	\$74,324
Retail Salesperson	\$27,970	\$39,412	\$699	\$95,098
Transportation and Material Moving	\$35,560	\$50,107	\$889	\$120,904
Aerospace Production	\$43,409	\$61,167	\$1,085	\$147,590
Professor	\$72,879	\$102,694	\$1,822	\$247,789
IT Security Analyst	\$95,760	\$134,935	\$2,394	\$325,584
Aerospace Engineer	\$103,890	\$146,391	\$2,597	\$353,226
Average for Area		\$50,308	\$850	\$172,000

Source: US BLS; CoStar; MLS

Desired Economic Future

- Recent industry growth has been in aerospace, cyber-security, professional services, education, health care, retail
- What types of jobs do we need to attract to the Regional Center?
- What do we need to support attraction of these jobs?

Economic SWOT Discussion

STRENGTHS	OPPORTUNITIES
WEAKNESSES	THREATS

Desired Housing Future

- What are the **attractive/positive attributes** about housing in the Port SA Regional Center?
- What housing types are **missing**?
 - What barriers to desired housing exists?
- What housing **challenges** exist?



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Growth Allocation Game

Factors for Port San Antonio Area

Regional Center Growth Goals:

- **60% of Jobs** (forecast is 50%)
- **20% of Housing Units**
- **50% of Multifamily Units**



New Housing Development

700+ Single family units
and **1,200** apartments built since 2010



Employment Growth | 2010-2040

23,800 new jobs
793 jobs per year



New Employment since 2010

4,185 new jobs (US Census LEHD 2010 to 2015)
Approx. 837 jobs per year



Household Growth | 2010-2040

13,500 new housing units
450 new units per year



Retail



Industrial/Flex



Office/Education/Health



Hospitality/Entertainment

Employment Allocation



Retail

- Est. 3,000 jobs
- 1 piece = 500 jobs
- 20 acres per piece

Piece Color is **Red**

- 6 pieces to allocate



Industrial/Flex

- Est. 7,000 jobs
- 1 piece = 500 jobs
- 50 acres per piece

Piece Color is **Dark Grey**

- 14 pieces to allocate



Office/Education/Health

- Est. 7,000 jobs
- 1 piece = 500 jobs
- 10 acres per piece

Piece Color is **Blue**

- 14 pieces to allocate



Hospitality/Entertain.

- Est. 3,000 jobs
- 1 piece = 500 jobs
- 15 acres per piece

Piece Color is **Purple**

- 6 pieces to allocate





Single Family Detached



Attached/Townhomes



Garden Multifamily



Urban Multifamily

Housing Allocation



Single Family Detached

- Est. 4,500 units
- 1 piece = 250 units
- 50 acres per piece

Piece Color is **Yellow**
(small)

- 18 pieces to allocate



Attached/Townhomes

- Est. 1,000 units
- 1 piece = 250 units
- 20 acres per piece

Piece Color is **Orange**
(small)

- 4 pieces to allocate



Garden Multifamily

- Est. 4,500 units
- 1 piece = 250 units
- 10 acres per piece

Piece Color is **Yellow**
(large)

- 18 pieces to allocate



Urban Multifamily

- Est. 1,000 units
- 1 piece = 250 units
- 5 acres per piece

Piece Color is **Orange**
(large)

- 4 pieces to allocate



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Next Steps



Coming Up...

Planning Team Meeting #7:

Housing and Economic Development Strategies (cont'd)

Tuesday, July 30th @ 5:30 PM

Port San Antonio's East Conference Room

Topic: Housing and Economic Development Strategies (2 of 2)



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