
◇ TIER ONE NEIGHBORHOOD COALITION ◇

Steering Committee

T1nc.sat@gmail.com

November 25, 2018

Dear Mayor Ron Nirenberg,

The Tier One Neighborhood Coalition, a horizontally aligned coalition of over fifty inner loop neighborhoods and partners spanning seven council districts, promotes education, communication, support, and cooperation among neighborhoods to actively participate in planning the future of their neighborhoods and communities.

Our Steering Committee is comprised of nine members representing eight neighborhoods in four Council Districts and we strive to be instrumental in the self-education of neighborhoods in order that they may advocate on their own behalf.

Please accept our thanks for the work you do to support our neighborhoods.

We write today to share our concerns regarding the adoption of the proposed changes to the Center City Housing Incentives Program (CCHIP). Scheduled for a vote on December 6th, these heavily subsidized incentive programs deserve more meaningful public input to ensure that existing affordable housing within our communities is preserved and that development going forward is contextually sensitive, sustainable and more heavily weighted to providing affordable housing.

The proposed changes to CCHIP, a heavily subsidized incentive programs for development, was formally presented to City Council at B-Session on November 14th and is due for a vote on December 6th. There needs to be a meaningful public input process and education before it is adopted. We request that the changes reflect the following:

- Taxpayers should be subsidizing affordable housing that would meet the current housing crisis.
- Incentives for development should follow the recommendations of the Comprehensive Plan and be targeted in the thirteen Regional Centers to protect against destruction of housing, and more importantly, protects against displacement from inner-city neighborhoods exacerbating San Antonio's acute problem of economic segregation.
- The AMI figures be made more transparent to the public: The City is using HUD/Metropolitan Statistical Area [MSA] (which includes the counties surrounding

Bexar County); the AMI of the MSA is higher than that of COSA. 80% AMI in the MSA is close to 100% AMI in COSA, thus the 80% affordability restriction does not really impact our affordable housing need in any way. If we must use MSA numbers (to be consistent with federal grant programs like LIHTC), then we MUST be using 60% at the highest.

- The City's figures for estimating the tax burden and return to taxpayers be made more transparent: The tax figures used in the City Manager's office seem to underestimate the tax burden and overestimate its return. It might be more helpful to use actual figures from specific and recent projects. As it is, there is little transparency or explanation about the figures that are used. The recent TXP study should be made public to determine if there is really a need for this kind of incentivization in the targeted areas.

We request that the CCHIP changes be subject to a transparent and meaningful public input process which requires that the adoption, scheduled for December 6th, be postponed.

We look forward to an era of cooperation and inclusion as we mutually move forward. Please accept our thanks for the work you do to support our neighborhoods.

Sincerely,

[T1NC Steering Committee](#)

Cosima Colvin (D1)

Dr. Christine Drennon (D1)

Antonio Garcia (D1)

Homer Hayes (D2)

Cullen Jones (D2)

Frederica Kushner (D1)

Velma Pena (D5)

Theresa Ybanez (D3)

Cynthia Spielman (D1)