

## **San Antonio, Texas**

The City of San Antonio has confronted its twin problems of neighborhood revitalization and regulatory barriers to housing affordability. When San Antonio's Edgewood community needed revitalization, its goal was impeded by a host of regulatory barriers. Among the barriers were excessive zoning and subdivision requirements, high land acquisition costs, cumbersome development review processes, inefficient permitting procedures, and burdensome impact fees. In partnership with the Greater San Antonio Builders Association, the city launched the Affordable Showcase of Homes to revitalize the Edgewood community by developing a series of affordable housing subdivisions. The Affordable Showcase of Homes has produced almost 250 affordable homes since its inception a decade ago, spurring the development of affordable housing in adjacent neighborhoods.

### **Specific Actions Taken:**

- **Grants density bonuses for the development of affordably priced housing.**
- **Waives impact fees on new affordable housing developments in the Showcase neighborhoods.**
- **Exempts Showcase communities from building permit and platting fees.**
- **Utilizes surplus land for affordable home construction.**
- **Provides down payment and closing cost assistance to Showcase neighborhood homebuyers.**