



VICTORIA COMMONS
September 2020

ABOUT VICTORIA COMMONS



- Victoria Courts, a 796-unit apartment complex constructed in 1940, was demolished in 2001 and then master planned to include mixed-income multifamily and for-sale townhomes.
- SAHA has developed two mixed-income communities and an additional mixed-use, mixed-income apartment project is starting construction at Labor Street and Cesar Chavez.
- Phase IIA, Artisan Park, consisted of 22 for-sale townhomes built and sold by SAHA in 2007-2008. Three units were originally sold as affordable, but all units are now market rate.
- Phase IIC included 26 single-family homes (5 affordable) on Leigh Street facing the Lavaca neighborhood. SAHA sold the lots to individuals and residential builders in 2015.
- Phase IIB (currently in planning) was platted with utilities and streets installed for 100 townhomes but due to economic conditions in 2008, construction of the additional townhomes was put on hold.

VICTORIA COMMONS NEW DEVELOPMENT GOALS



- **Develop the remaining properties to a quality level consistent with existing development** to support the urban neighborhood, lifestyle and property values.
- **Reduce the impact of construction on adjoining residential neighborhoods** by completing construction on the sites in an expeditious manner.
- **Meet the commitments on the affordability levels** previously made to the area residents.
- **Maximize return to SAHA** so funds can be used to support city-wide affordable housing projects.



CATELLUS DEVELOPMENT CORPORATION



- 35 years of public/private development experience
- Specializing in complex projects involving:
 - a variety of product types and tenants
 - multiple stakeholders
 - complicated regulatory environments
 - challenging construction conditions
- Catellus is a nationally recognized master developer

MASTER
DEVELOPMENT
EXPERIENCE

35
YEARS

NATIONWIDE

27
CITIES

PROJECTS

13,000
ACRES

PUBLIC / PRIVATE
PARTNERSHIPS

8
SITES

ABOUT CATELLUS

- Catellus has a proven track record with demonstrated results across the country
- The financial strength to endure market cycles and no external financial partners
- Catellus is a real estate owner, investor and developer privately held by TPG Capital, a leading global private investment firm with \$108 billion of assets
- Catellus has the knowledge and perspective gained from years of experience
- Our core leadership group has been together for over 20 years and our Austin leadership group for 15 years



CATELLUS AS MASTER DEVELOPER



Partnerships

Manage relationships with the City, community and development partners.



Community Outreach

Conducting community meetings to gain input and ideas for design and development.



Public Infrastructure

Fund and build public infrastructure such as roads, utilities, parks and green spaces.



Vertical Development

Select "best-in-class" homebuilders and developers for retail, office and homes.



Vision Into Reality

Continually refine the Master Plan to adapt to changing demand and market conditions.

Master Developer Roles

MUELLER | AUSTIN, TX

- 700-acre site of Austin's former municipal airport
- Public / private partnership with the City of Austin
- 6,500 single-family and multi-family homes (25% affordable)
- 4.4 million square feet of commercial space including 750,000 square feet of retail
- 140 acres of parks and open space
- 1 million-square-foot mixed-use town center



VICTORIA COMMONS AREA



100 Labor

Hemisview Village

Refugio Place

Victoria Plaza

Admin. Building

Labor Street Park

YMCA Childcare Site

North Stormwater Detention Basin

Townhome Lots

South Stormwater Detention Basin

Leigh Street Homes

VICTORIA COMMONS CONCEPTUAL IDEAS



- Increase density by repurposing north and south stormwater detention basins for multifamily development
- Reconfigure townhome lots to accommodate different price points and provide a diversity of building types to create an interesting urban district.
- The cost of renovating the vacant Administrative Building exceeds its market value, so the site should be used for a new multi-family project with structured parking and commercial space.
- The site of the building used by the YMCA for its childcare program can also provide additional housing with structured parking.



VICTORIA COMMONS – STREET HIERARCHY

Street Hierarchy Map



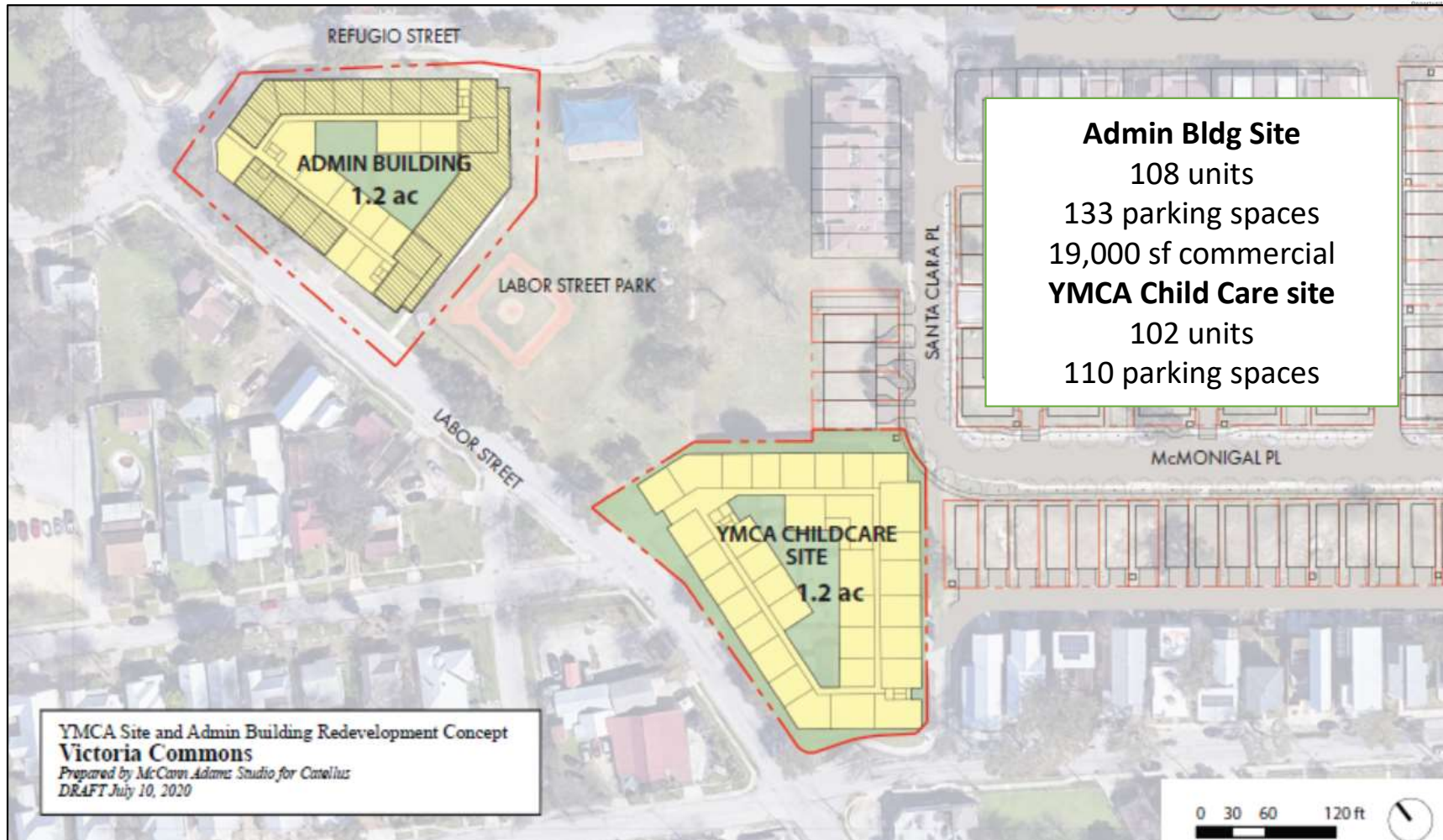
- Offer multiple open space experiences that enhance connectivity (i.e. to Labor Street Park, Hemisfair, etc.) and review opportunities for amenity improvements
- Clarify the street and block structure to create a more positive urban streetscape.

- Fronting Street
- Service Street
- Pedestrian Street

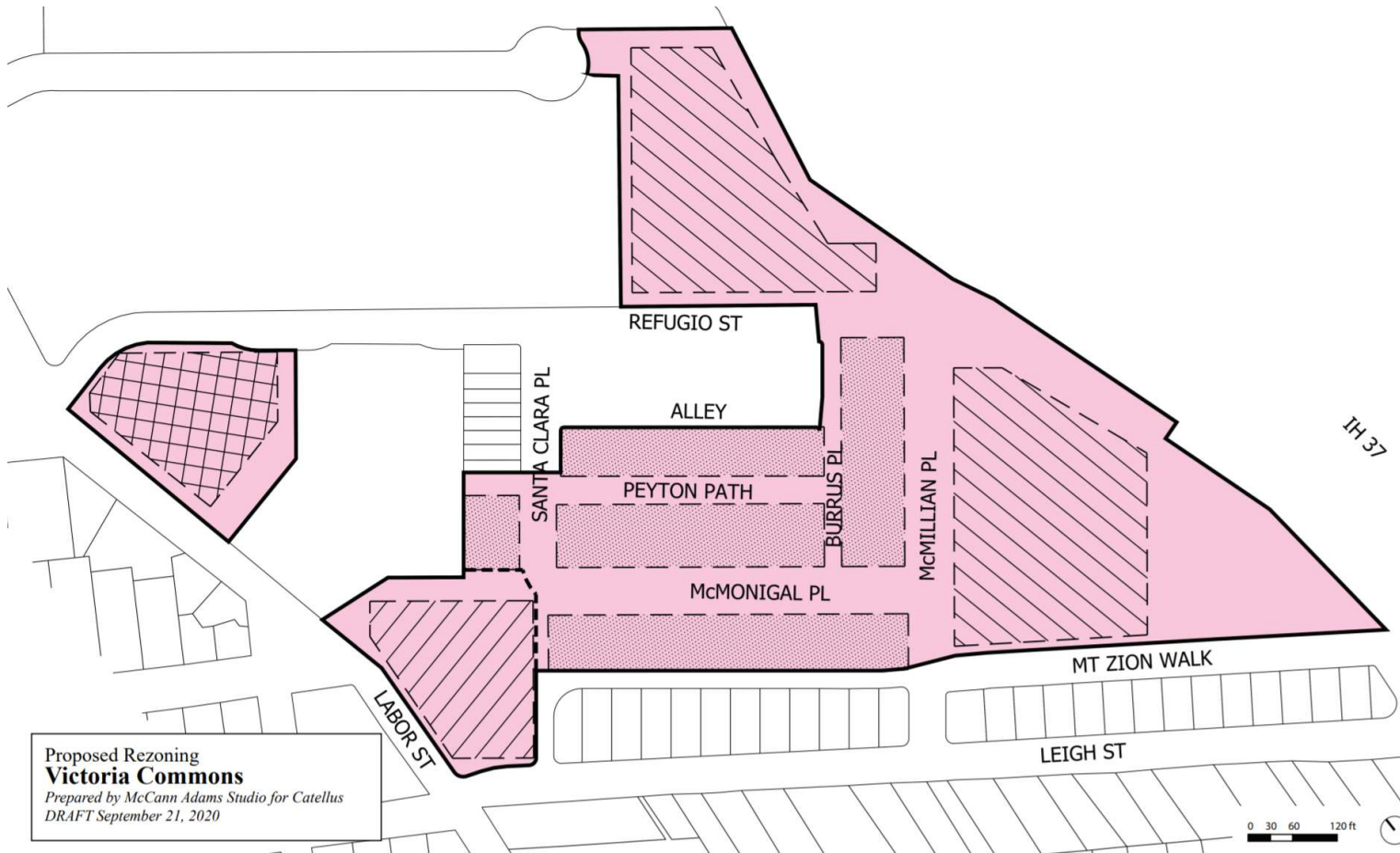
CONCEPTUAL MASTER PLAN



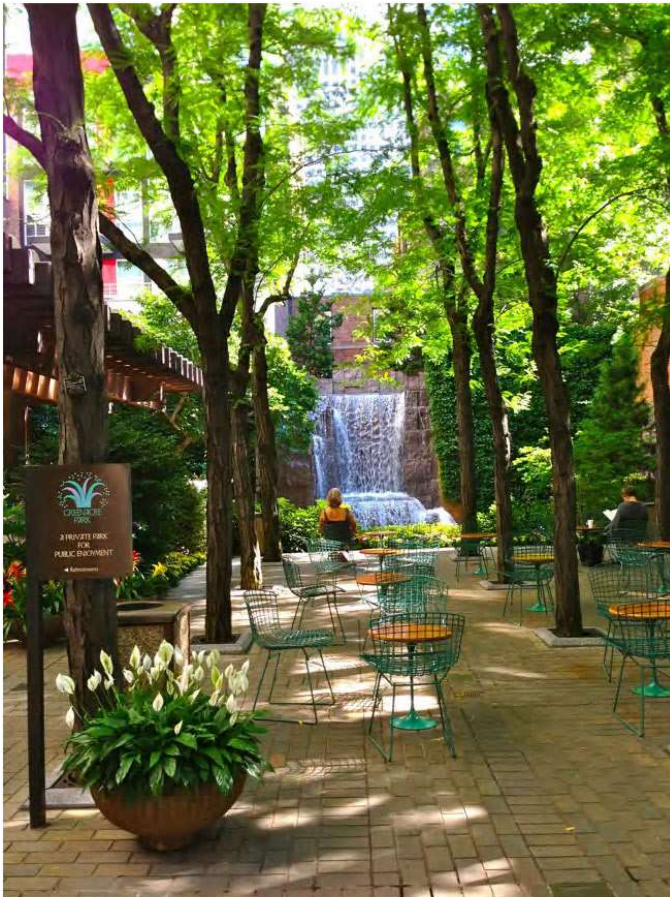
ADMIN BUILDING & YMCA SITE CONCEPTUAL PLAN



REZONING



VICTORIA COMMONS – OPEN SPACE OPTIONS



Pocket Parks



Housing Courts



Enhanced Streetscapes

VICTORIA COMMONS CONCEPTUAL IDEAS



Multi-Family “Wrap” Apartments



VICTORIA COMMONS CONCEPTUAL IDEAS



Detached Zero Lot Line "Garden Homes"

VICTORIA COMMONS CONCEPTUAL IDEAS

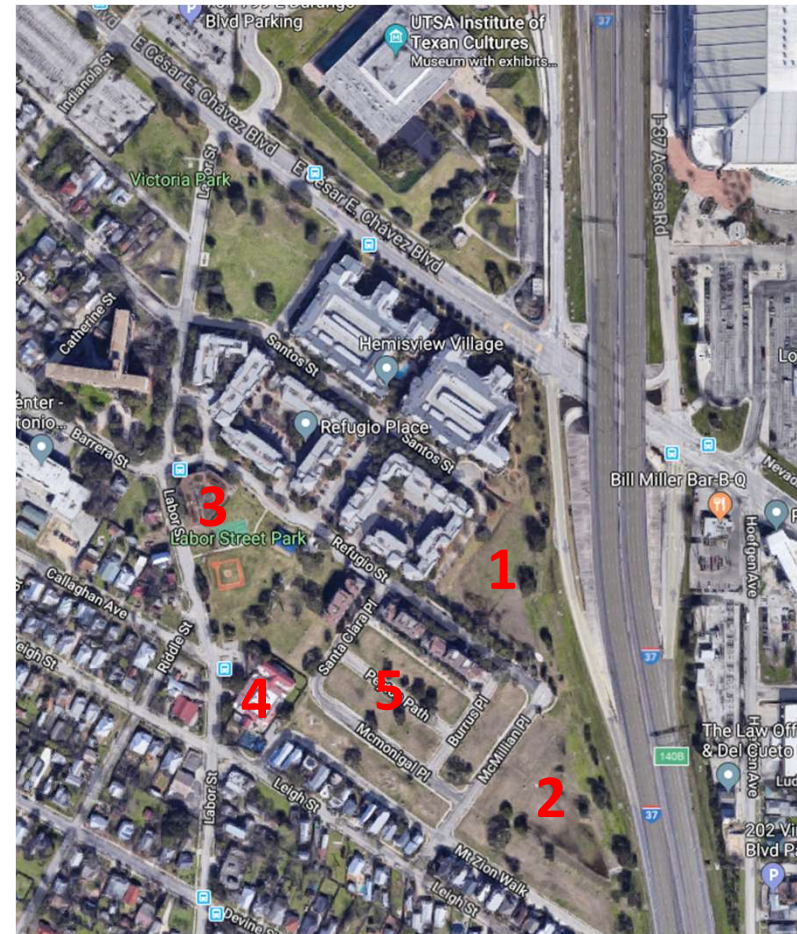


Street and Courtyard-Oriented Row Houses

PROPOSED HOUSING MIX



| | Project | Total units | % Affordable |
|---|---------------------------------|-------------|--------------|
| 1 | North multi-family | 180 | 85% |
| 2 | South multi-family | 200 | 15% |
| 3 | Admin Bldg site mixed-use | 108 | 10% |
| 4 | Childcare site multi-family | 102 | 10% |
| 5 | Townhomes | 64 | 0% |
| | Future residential units | 654 | 31% |



TOTAL AFFORDABLE MIX



| Units by Income Levels | Current Housing Mix | Additional Housing Mix | Total Housing Mix |
|-------------------------------|---------------------|------------------------|-------------------|
| 30% | 214 | 18 | 232 |
| 50% | 99 | 45 | 144 |
| 60% | 82 | 141 | 223 |
| 120% | 5 | 0 | 5 |
| Total affordable units | 400 | 204 | 604 |
| Market units | 501 | 450 | 951 |
| Total housing units | 901 | 654 | 1555 |
| Affordable- % of total units | 45% | 31% | 39% |

AFFORDABILITY LEVELS

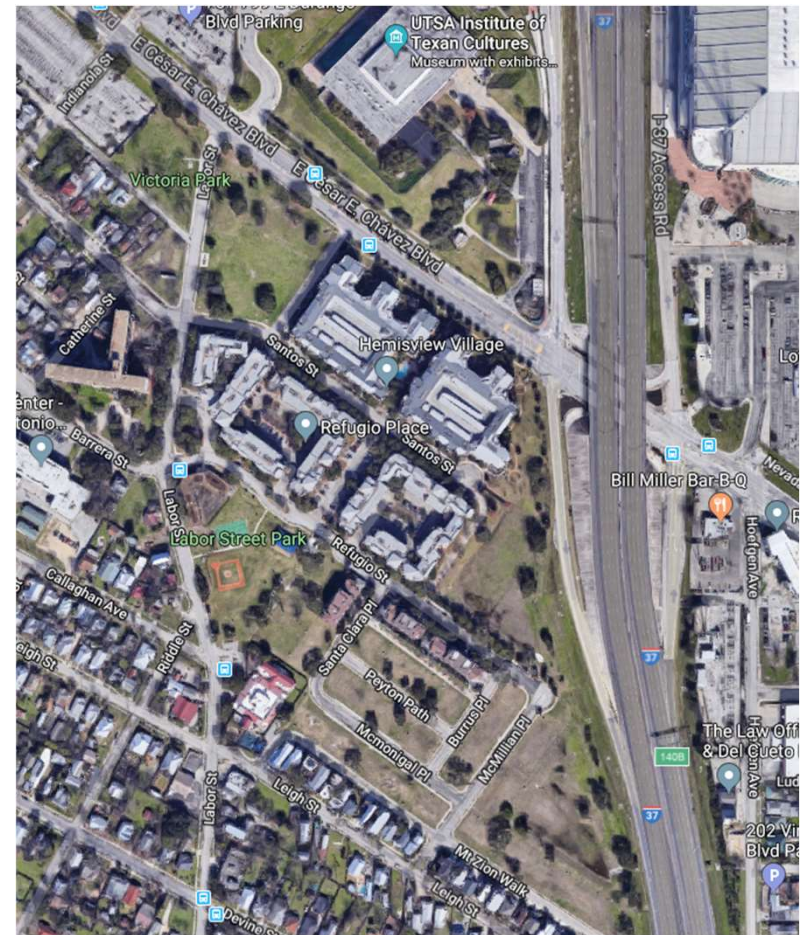


| HUD Adjusted Median Income Levels (AMI) by family size (2020) | 30% | 50% | 60% | 80% |
|---|----------|----------|----------|----------|
| One person | \$15,100 | \$25,200 | \$30,250 | \$40,300 |
| Two persons | \$17,300 | \$28,800 | \$34,550 | \$46,100 |
| Three persons | \$19,450 | \$32,400 | \$38,900 | \$51,840 |
| Four persons | \$21,600 | \$36,000 | \$43,200 | \$57,600 |

| Employment (typical San Antonio) | Annual income |
|----------------------------------|---------------|
| Minimum wage | \$15,080 |
| Hotel Housekeeper | \$16,000 |
| Office Asst | \$27,040 |
| Medical Specialist | \$28,933 |
| Warehouse worker | \$31,335 |
| Customer Service Rep | \$32,491 |
| Teacher's aide | \$34,736 |
| UPS driver | \$37,440 |
| Retail sales | \$39,296 |
| Vocational nurse | \$46,696 |
| Adm. Services Mgr | \$53,587 |

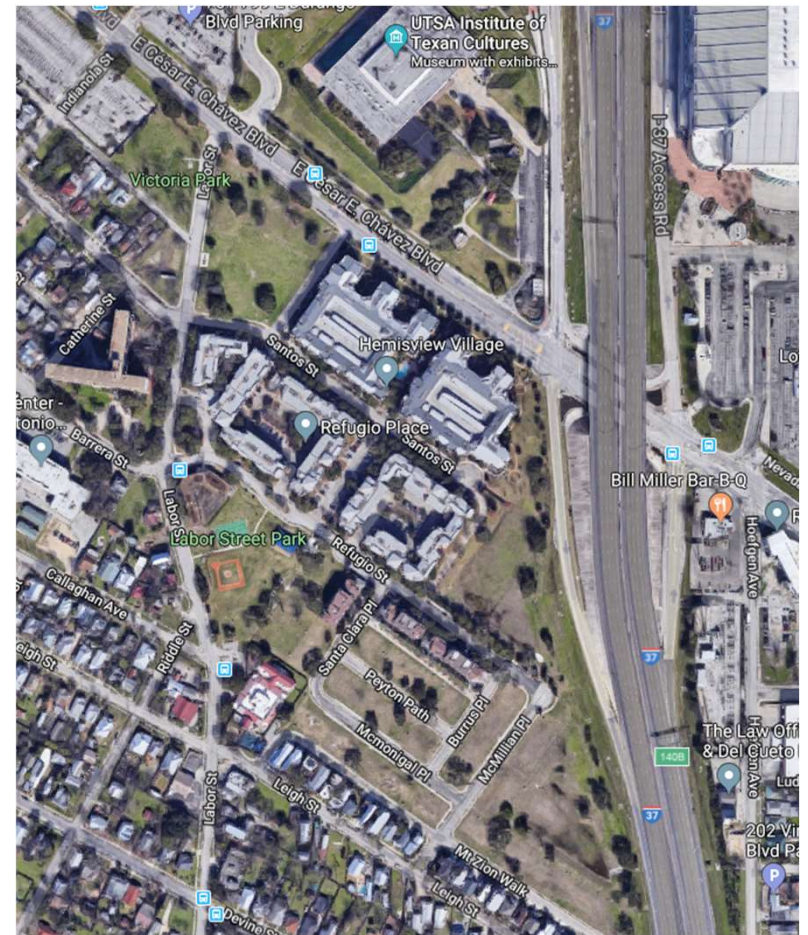
Project Status

- The SAHA Board has been briefed on the Conceptual Master Plan
- Rezoning and master plan amendment applications to be submitted in late September
- Final Conceptual Master Plan and Master Development Agreement terms to be reviewed with Board – Oct/Nov
- Infrastructure construction May 2021 – May 2022



Other Issues Raised

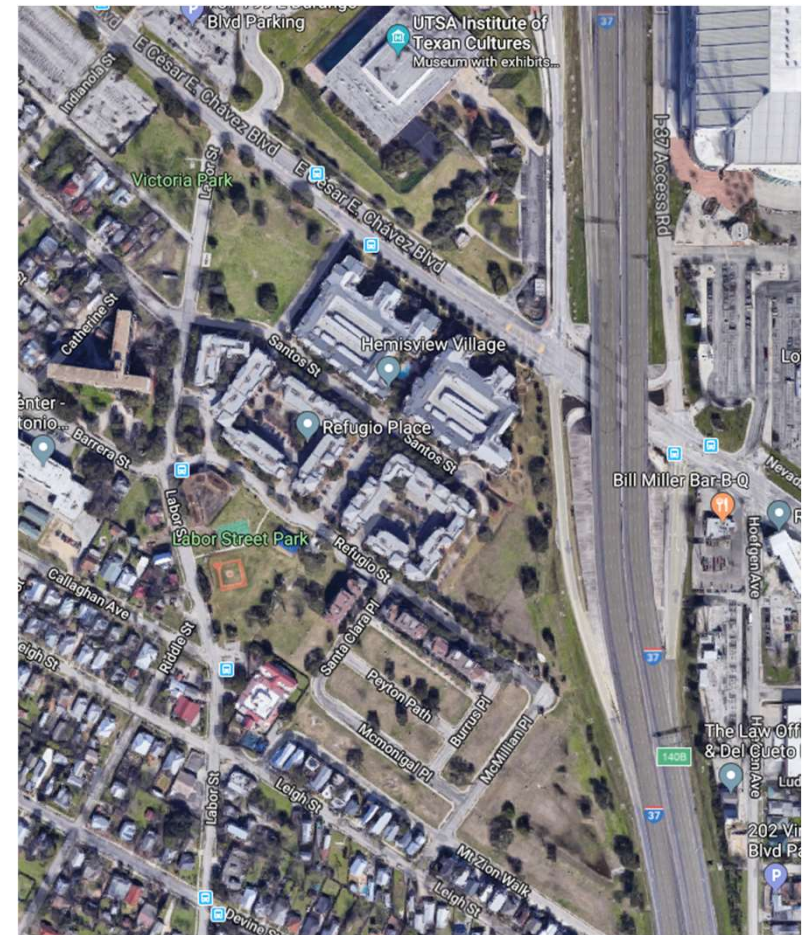
- Intersection at Chavez & Labor
 - Action: Meet with City to discuss improvements
- Transit connections
 - Action: Meet with VIA to discuss routes
- SAISD plans to reopen elementary school
 - Action: Meet with SAISD to review plans



Community Input Opportunities



- Green space
- Labor Street Park improvements
- Walking trails
- Design guidelines





QUESTIONS