

City of San Antonio Housing Tax Credit Application: Transit Scoring Criteria

Version: 08/1/2025

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Framework

The service VIA included for scoring is based on the following assumptions:

- The Housing Tax Credit Application will be effective December 1, 2025.
- The application will be effective for two years; however, the City may revise/update the application within the effective period.

Transit Service Included in Scoring

- Bus and VIA Link service areas included in scoring were operational on August 18, 2025.

Accessibility Criteria

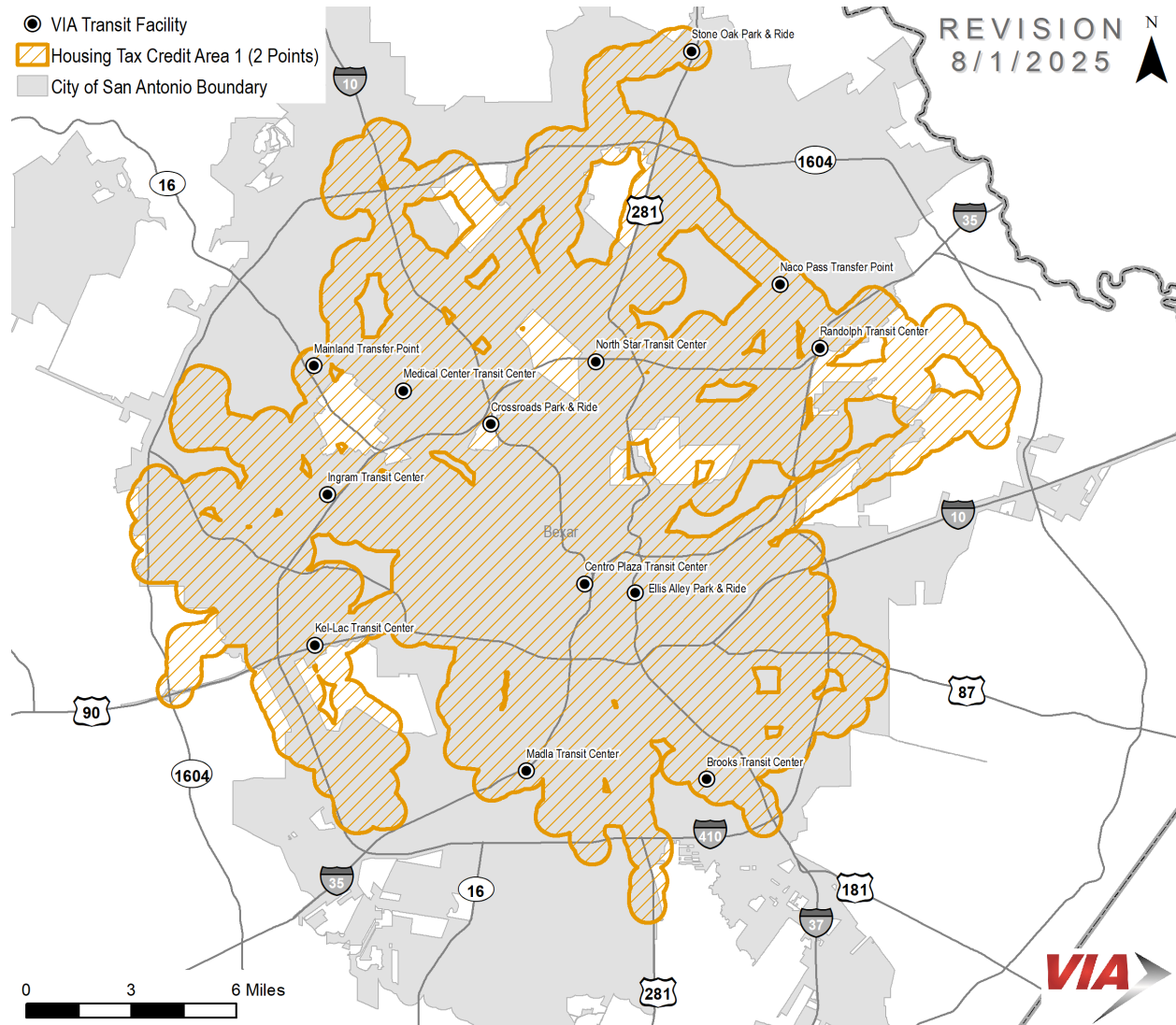
Developer agreement:

- For VIA Link mobility on demand service, developers agree to allow vans to drop off or pick up on their property.
- For fixed route bus service, developers agree that by the time they have a certificate of occupancy, they have ensured:
 - an accessible path to the stop for which they received points; or
 - an accessible path to a sidewalk that connects to the stop for which they received points.

Transit Scoring Criteria

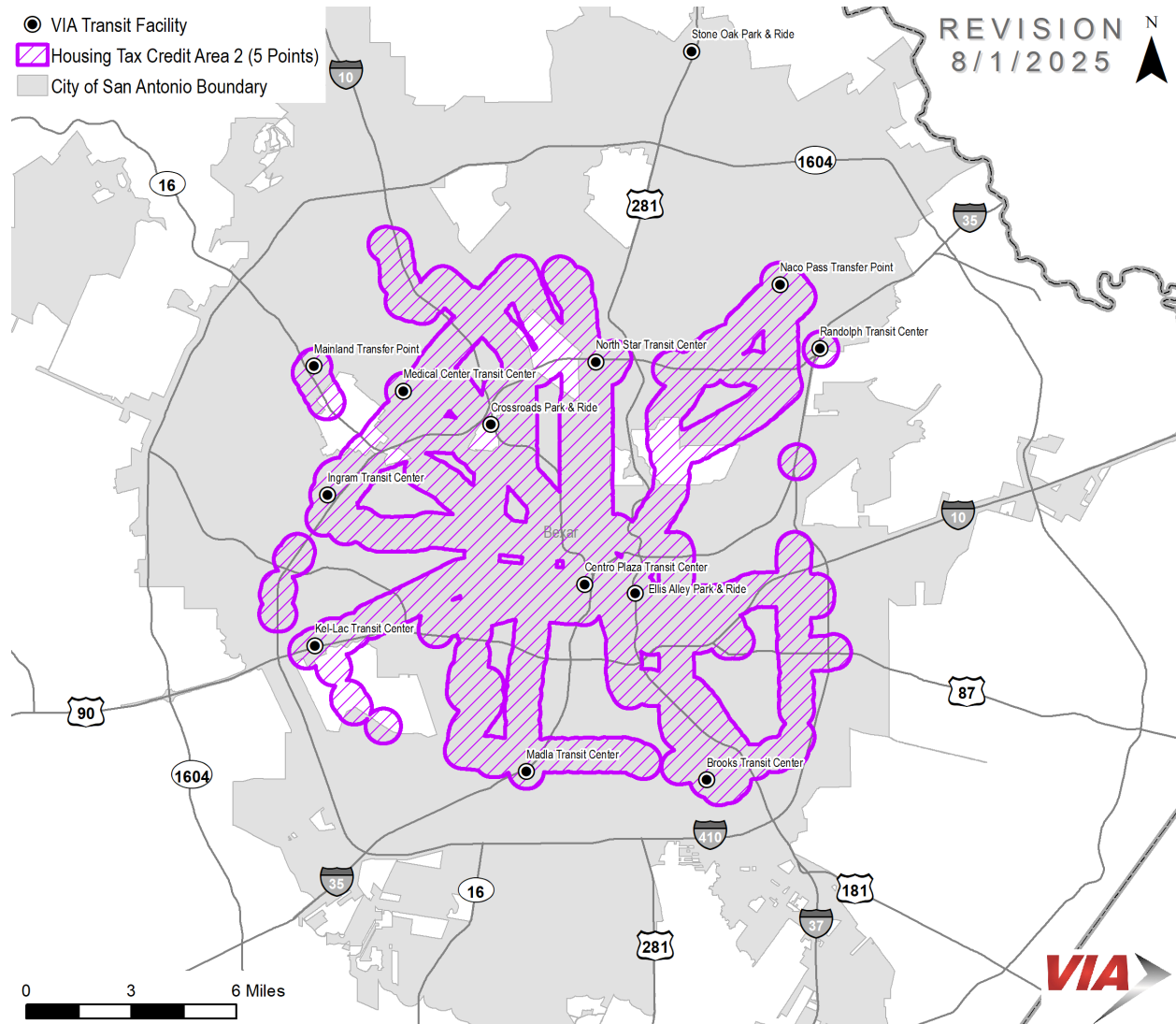
Area 1: 7-Day Service Access to Bus Transit

Add 2 points if the property is within ½ mile of a 7-day service fixed route bus stop that is served by a route with a minimum of 12 hours of service per day.



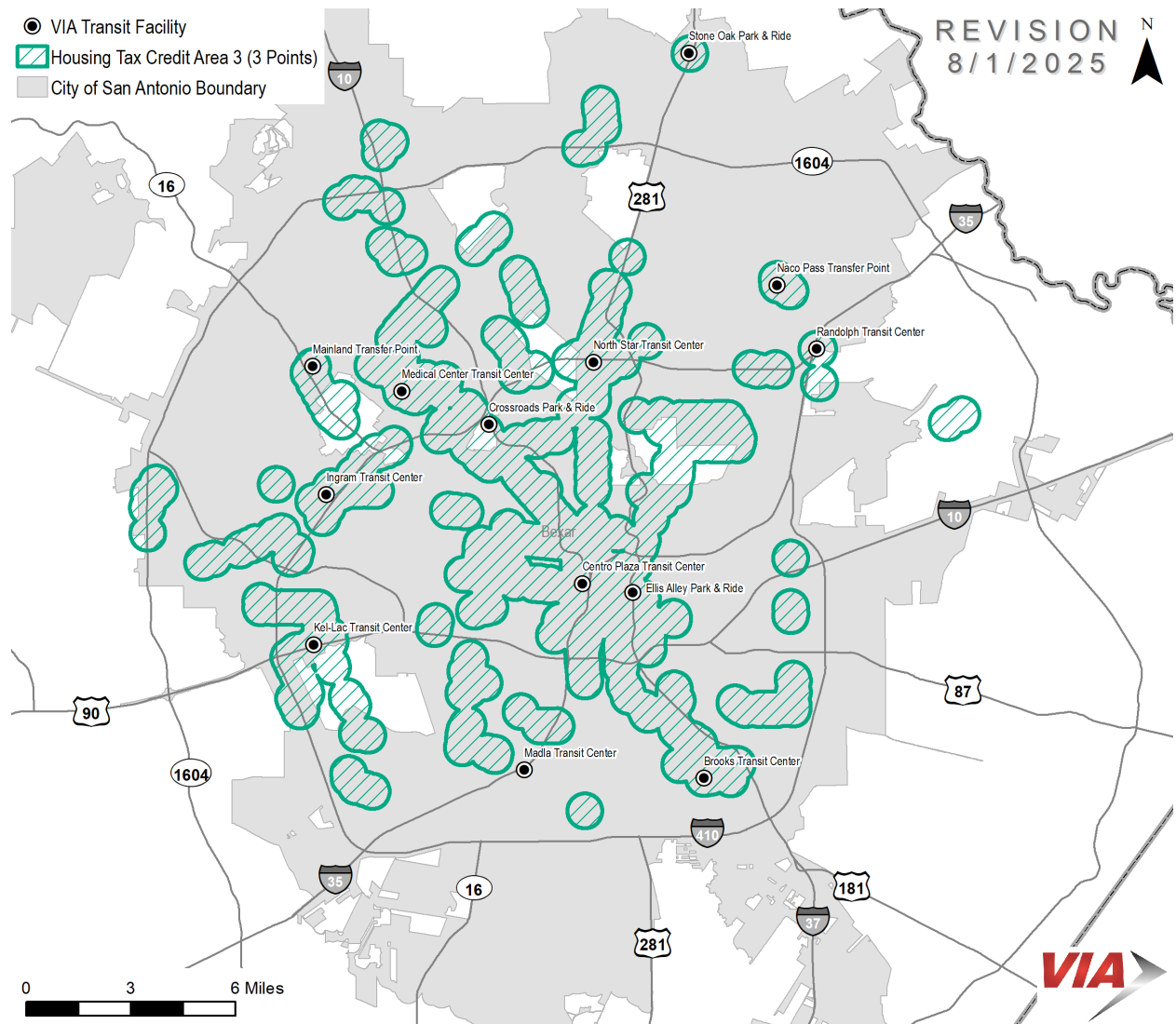
Area 2: Access to Bus Transit with High Frequency

Add **5** points if the property is within ½ mile of a fixed route bus stop that is served by a route with high frequency. High frequency includes transit service that has a frequency of 15 minutes or better during AM peak (6 AM to 9 AM) and PM peak (3 PM to 6 PM) and every 20 minutes or better during the midday (9 AM to 3 PM).



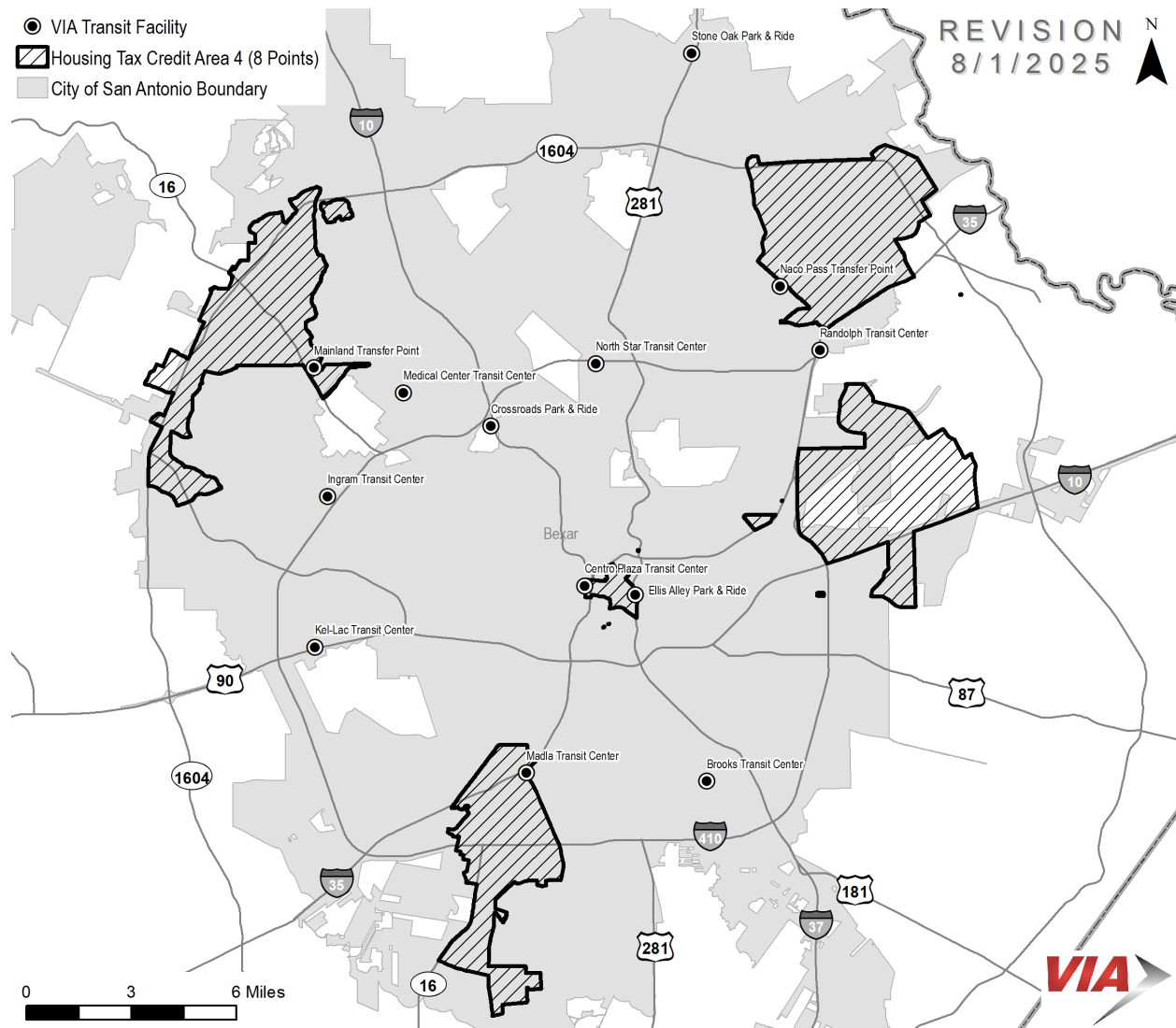
Area 3: Bus Transfer Opportunities

Add **3** points if the property is within ½ mile of a fixed route bus stop that is served by more than one route.



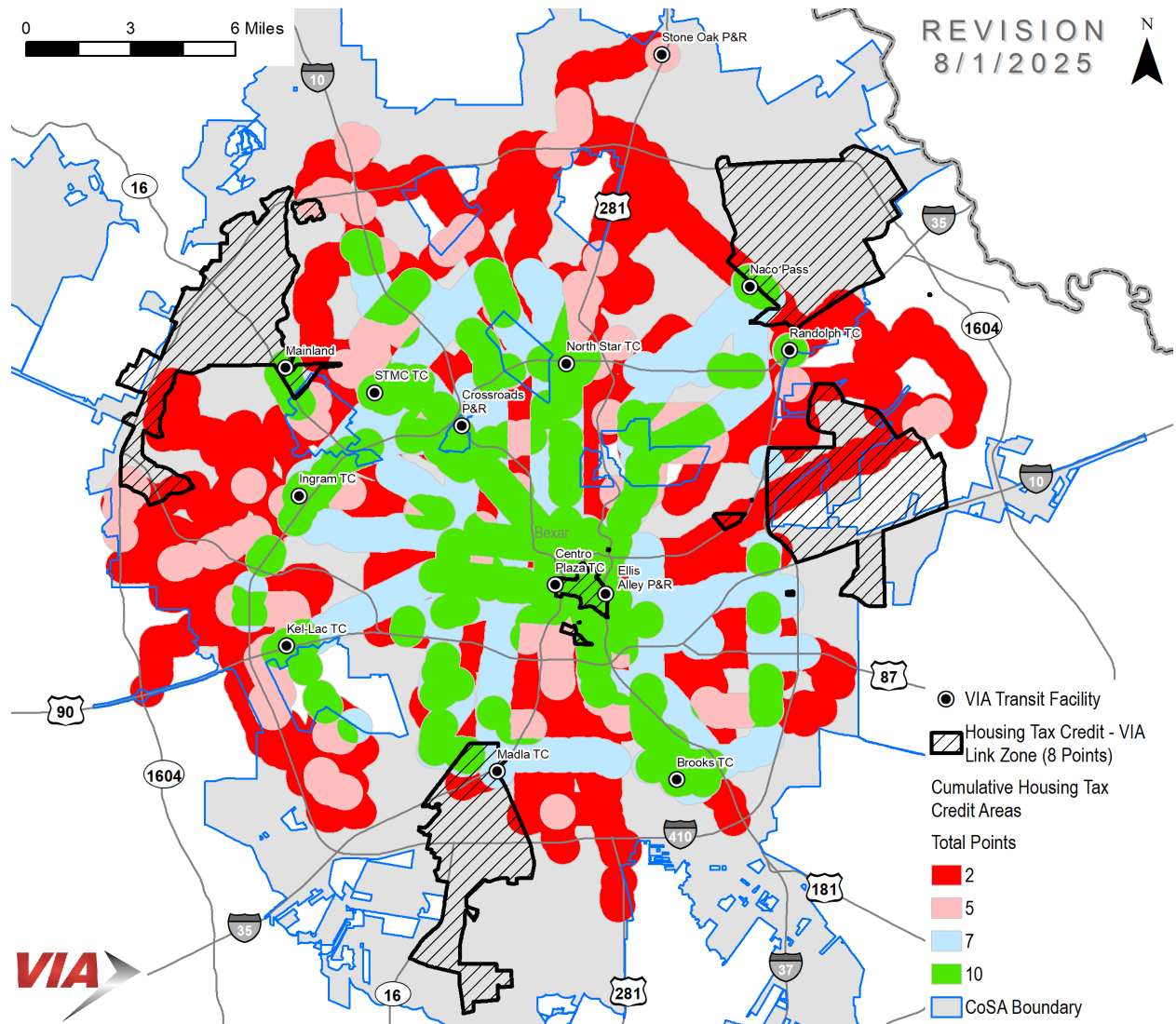
Area 4: Access to VIA Link Service (mobility on demand)

Add cumulative points from areas 1 – 4 **OR** add 8 points if the property is located within a VIA Link zone.



Areas Accumulated

There is a total of **10** points available for bus service and **8** points available for VIA Link (mobility on demand) service.



Revision History

Version 1 (11/05/2021): Updated with VIA's October 2021 Network and point ranking based on City of San Antonio staff recommendation via email from Allison Beaver on October 21, 2021.

Version 2 (12/13/2022): Updated with VIA's August 2022 Network – updated requested via email from Allison Beaver on November 8, 2022.

Version 3 (09/13/2023):

- Allison Beaver requested an update on June 22, 2023, via email. She asked VIA to review and verify the criteria, and she indicated that the City wanted to add in criteria for ART as a targeted area portion of the application.
- VIA updated the transit scoring criteria points to encourage development in high frequency bus services areas within the core transit network.
- VIA initially recommended VIA Link at 6 points but revised at CoSA request to keep VIA Link Service at 8 points.
- VIA removed scoring criteria name “Area 4 Bus Weekend Service” because almost all transit service currently has weekend service.
- As the ART plan is not yet adopted, VIA will revisit ART as a targeted area portion of the application during the next application cycle.

Version 4 (8/1/2025)

- Updated areas using August 2025 Signup network and current VIA Link Zones
- Edited Area 1 with 7-day service bus service conditions to the original criteria

Attachments

- KMZ File: Housing Tax Credit Transit Scoring Criteria Map 2025-8-1