

INNER CITY REINVESTMENT/INFILL POLICY (ICRIP)



ICRIP AMENDMENTS

- Change to **City of San Antonio Fee Waiver Program**
- Fee Waiver Program to only apply to four categories:
 1. **Affordable Housing**
 2. **Owner Occupied Rehabilitation**
 3. **Historic Rehabilitation**
 4. **Business Development/Legacy Businesses**
- No longer a placed based policy.

CITY OF SAN ANTONIO FEE WAIVER PROGRAM

Affordable Housing	Owner Occupied Rehabilitation	Historic Rehabilitation	Business Development
<p>Nonprofits and private developers constructing affordable housing may receive waivers for City and SAWS fees within the city limits.</p>	<p>Participants in home repair/rehabilitation programs through NHSD or non-profit organizations will qualify for City and SAWS Fees.</p>	<p>Owners of residential and commercial structures designated as historic, may receive waivers for City and SAWS fees.</p>	<p>Small Business and Industry applicants and owners of Legacy Businesses meeting specific criteria may receive City and SAWS fee waivers</p>
<ul style="list-style-type: none"> • 100% waiver of eligible City fees • Up to 100% waiver of SAWS fees, \$250,000 max. per project • Affordable unit mix must be comparable to market rate mix <p><small>*Multi-Family - 50% of units must be affordable with half at 80% AMI and half at 60% AMI for multi family. Rents are rent and income restricted.</small></p> <p><small>**For Sale - Must be priced at 120% AMI or below.</small></p>	<ul style="list-style-type: none"> • 100% waiver of eligible City fees • Up to 100% waiver of SAWS fees, \$10,000 max. per project • Exempt from \$100 application fee 	<ul style="list-style-type: none"> • 100% waiver of eligible City fees • Up to 100% waiver of SAWS fees, \$150,000 max. per project • Must qualify for the Local Tax Exemption for Substantial Rehabilitation 	<ul style="list-style-type: none"> • Waiver of eligible City fees • Up to 100% waiver of SAWS fees, \$150,000 max. per project • Maximum fee waiver based on business eligibility criteria

*Projects are not eligible to receive a Short-Term Rental permit



CITY FEE WAIVER PROGRAM GOALS

- Focus on the development needs of the community vs the place.
- Prioritize affordability and affordable housing programs.
- Preserve and protect neighborhoods:
 - Unwanted development
 - Type 2 Short Term Rentals
- Support other City Policies:
 - SATomorrow Comprehensive Plan
 - Mayor's Housing Taskforce Recommendations
- Secure a separate allocation of fee waiver funding for affordable housing, owner occupied rehab, historic preservation, and small business development.



CENTER CITY HOUSING INCENTIVE POLICY (CCHIP)



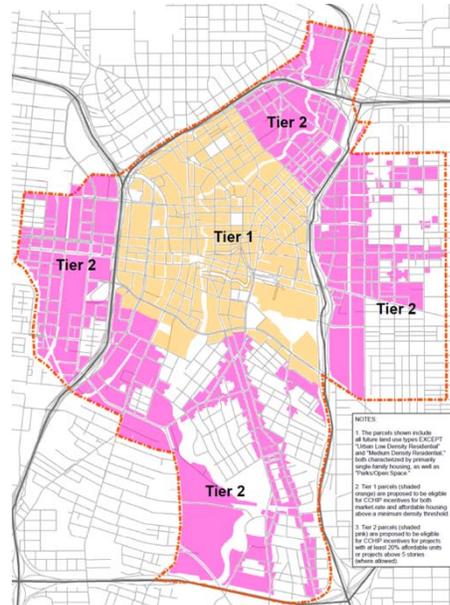
CCHIP PROPOSED BOUNDARY

Size

- 2016 CCHIP – 5.4 Square Miles
- Proposed – 2.64 Square Miles
- Removes areas of “urban low density residential” and “medium density residential”

Tier System

- Market Rate Supply
- Rental Rate Attainment
- Land Price



2016 CCHIP	2018 Proposed CCHIP
Located in program boundary	<i>No change</i>
All projects subject to design review	<i>No change</i>
Projects requiring rezoning from single-family residential are not eligible	<i>No change</i>
<u>Minimum Density:</u> 16 units per acre 8 units/acre for adaptive reuse	<u>Minimum Density:</u> 50 units per acre (Tier 1) 33 units per acre (Tier 2) 18 units/acre for adaptive reuse
	Ineligible for permit through Short Term Rental program
	Agreements posted to publicly accessible online database
	Projects including a hotel component are not eligible

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PROPOSED CCHIP INCENTIVES

2016 Program	2018 Proposed Changes
City Fee Waivers	<i>No change</i>
SAWS Fee Waivers	Maximum waiver amount in CBD
Tax Reimbursement Grant (100% for 10 or 15 years)	Reimbursement limited to 75% of local tax increment, with remaining 25% dedicated to an affordable housing fund
Development Loan & Development Loan Bonus	<i>Not offered</i>
Mixed-Use Forgivable Loan	<i>Not offered</i>
	Infrastructure Grant

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PROPOSED CCHIP INCENTIVES

Incentive	Description	Location	Requirements	Incentive Terms
City Fee Waivers	Waiver of COSA Development Fees	Tier 1	✓	Waiver of eligible City fees
		Tier 2	≥ 20% Affordable units and/or Above 5 Stories in Height	Waiver of eligible City Fees
SAWS Fee Waivers	Waiver of SAWS Impact Fees	Tier 1	✓	100% Waiver of SAWS Impact Fees, up to \$1M
		Tier 2	≥ 20% Affordable units and/or Above 5 Stories in Height	100% Waiver of SAWS Impact Fees, up to \$500K
Tax Reimbursement Grant	Annual Rebate of City Taxes on Improved Value of Property	Tier 1	✓	15-year, 75% rebate
		Tier 2	≥ 20% Affordable units and/or Above 5 Stories in Height	10-year, 75% rebate
Infrastructure Grant	Grant for Project-related Infrastructure Improvements	Tier 1	≥ 10% Affordable units	\$10,000 per affordable unit, up to \$500K
		Tier 2	Not applicable	Not applicable