



City of San Antonio

Legislation Details (With Text)

File #:	15-2685			
Type:	Staff Briefing - Without Ordinance			
		In control:	City Council B Session	
On agenda:	4/29/2015			
Title:	A Briefing on Staff recommended changes to the 2008 Tax Increment Financing Policy and Implementation Manual. [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning and Community Development]			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	1. 20150416 - 2014 TIF Program Policy Revision - For Executive Management Review			

Date	Ver.	Action By	Action	Result
4/29/2015	1	City Council B Session		

DEPARTMENT: Department of Planning and Community Development

DEPARTMENT HEAD: John Dugan

COUNCIL DISTRICTS IMPACTED: City Wide

SUMMARY:

Staff briefing on recommended changes to the 2008 TIF Policy and Implementation Manual.

BACKGROUND INFORMATION:

The Tax Increment Reinvestment Zone (TIRZ) allows the City of San Antonio to publicly finance allowable project costs necessary to make approved public improvements, enhancements to existing public infrastructure, and to maximize the benefits of other incentive tools. The allowable improvement costs incurred in the reinvestment zone are repaid over a pre-determined time period using future tax increment revenues. Taxes collected on assessed values above the base values established at TIRZ designation provide the TIRZ funding source (tax increment).

The Tax Increment Financing (TIF) Unit currently manages 20 active TIRZs throughout the City. Of the twenty TIRZs eight were City initiated and 12 were Petition initiated through private developers. Since FY 2005, the City has collected tax increment revenues of approximately \$72M for itself and its Participating Taxing Entities (PTE) partners. These partners include Bexar County, University Health Systems, Alamo Colleges, Edgewood

ISD, Southside ISD, and the San Antonio River Authority.

The City Council approved the original TIF Policy and Implementation Manual in 1998. Revised policies were subsequently approved in 2000, 2002, 2004, 2006 and 2008. The City is currently utilizing the 2008 TIF Policy and Implementation Manual approved on October 16, 2008.

On October, 29, 2014, staff provided a briefing at the City Council B session on the proposed Draft 2014 TIF Program Policy. Staff was directed to perform additional analysis and meet with stakeholders. Staff met with the following stakeholders and advisors to obtain feedback regarding policy refinement:

- November through December, 2014:
 - Individual briefings with City Council Members
 - Briefing with TIRZ Board Chairs
 - Letters sent to all TIRZ Board Members
 - North East Corridor Steering Committee
 - CoSA Development Process Task Force
 - Meeting with affordable housing advocate
- December 1, 2014 -San Antonio Real Estate Council
- February 13, 2015 - TIF Governance Committee
- March 25, 2015 - San Antonio Real Estate Council (follow-up)

ISSUE:

Below are key recommended policy changes from the 2008 TIF Policy and Implementation Manual. These include changes suggested by stakeholders and include substantial changes from feedback received by the San Antonio Real Estate Council:

- **Aligns the Policy to advocate the Comprehensive Plan, 1997 Master Plan, SA2020, and REnewSA policies.**
- **Clarifies that Petition Initiated TIRZ must be developed in conjunction with a City adopted plan.**
- **Modifies TIRZ eligibility and selection criteria requirements to address demographic and market factors.**
- **Reinforces that TIF is not an “As of Right” Incentive program.**
- **Encourages mixed use development to improve property diversity.**
- **Encourages mixed income development to reduce income segregation.**

- **Requires an analysis to ensure that potential affordable housing deficiencies in the surrounding area or submarket are addressed.**
- **Modifies the fee structure to reflect associated fiscal, project management, and administrative workload requirements, while enabling TIF Unit to decrease reliance on the General Fund.**
- **Modifies administrative fee structure to be calculated at 20% of annual increment (10% for projects that are at least 51% affordable), but capped at approved maximums.**
- **Significantly reduces initial start-up costs by 50 - 56%.**
- **Clarifies how bank interest will be paid during TIRZ lifespan.**
- **Removes the day to day operating procedures from the TIF Program Policy.**

ALTERNATIVES:

The TIF Unit could continue to use the 2008 TIF Policy and Implementation Manual. This option is not recommended because many city goals and objectives have changed since 2008. Additionally, significant changes in market conditions have altered the development landscape. The proposed policy focuses on creating a balance between market characteristics and demographic characteristics.

FISCAL IMPACT:

This briefing is intended for informational purposes. Staff is recommending changes to the existing TIF Policy to enable the program to work towards self-sufficiency and to decrease reliance on a General Fund operating subsidy.

RECOMMENDATION:

This is a staff briefing. Staff intends to take the updated policy to City Council for consideration on May 14, 2015.