

# Inner City Reinvestment Infill Policy Fee Waiver Guidelines

## 1. Reinvestment: Policy Statement

It is the policy of the City of San Antonio to promote growth and development in the heart of the City, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets. It is the intent of this policy to coordinate public initiatives within targeted areas in order to stimulate private investment in walkable urban communities that are the building blocks of a sustainable region. To accomplish the objectives of the Inner City Reinvestment / Infill Policy (ICRIP), the entire range of public incentives is made available under this policy, including regulatory, procedural, and financing incentives.

## 2. Goals

The goals of the Inner City Reinvestment / Infill Policy are:

1. Increase new development (housing and commercial) on vacant lots
2. Increase redevelopment of underused buildings and sites through rehabilitation, upgrade, and adaptive reuse of existing buildings
3. Improve maintenance of existing buildings and sites
4. Increase business recruitment and assistance

## 3. Eligibility Criteria

1. The following projects are eligible under these Guidelines for the specified ICRIP City fee waivers (attached):
  - a. The following projects within the ICRIP are eligible for the City fee waivers specified for the ICRIP,
    - i. Residential/Mixed-Use Development
    - ii. Commercial/Industrial Development
2. The following project types are specifically excluded for City Fee Waivers incentives:
  - a. Projects over the Edwards Recharge or Contributing Zones.
  - b. Retail stores such as; check cashing agencies, automotive part retailers, tire shops, non-bank financial retail outlets, nightclubs, bars, liquor stores, convenience stores, gun shops, pawnshops, gas stations, tattoo parlors, tanning salons, adult novelty stores, tobacco/tobacco-like accessories establishments, temporary structure, mobile vending structure, kiosks and sexually oriented businesses.
  - c. Hotels and Motels.
  - d. Entertainment facilities, specifically theme park and destination resorts, as defined in the City's Unified Development Code.

- e. Projects built by and funded with state or federal appropriations on federal or state land, including projects on military installations.
- f. Construction of any sectarian or religious facility.
- g. Market-rate single-family or two-family dwellings are excluded, unless:
  - Projects are located in an RPA; or
  - Project costs are valued at fifty (50) percent or more of the latest BCAD improvement value; or
  - Project is reconstruction of structures destroyed or ruined by flooding, fire, windstorm or other natural disaster.

Retail projects except for certain retail identified above in Section 2b may be evaluated and qualified for ICRIP fee waivers using the criteria below to ensure all retail projects seeking City and fee waivers are aligned with the policy's goals.

The following criteria may be used in evaluating requests for fee waivers for retail projects.

- Retail projects must show some public benefit to the ICRIP target area such as a provider of goods or services currently not available, catalytic retail concept, blight elimination, etc.
- Level of investment, project financing and analysis of the financial gap requiring public assistance
- Fiscal and economic impact
- Public improvements from the project
- Consistency with existing master plans and/or neighborhood plans
- Ability to improve shopping discontinuity, create critical mass of retail and retail market potential
- Job creation

Geographic indicators within the ICRIP target area, such as HUB Zone, Empowerment Zone, Tax Increment Reinvestment Zone, Neighborhood Commercial Revitalization, Community Plan Areas, Texas Enterprise Zone, and HUD Neighborhood Stabilization Tracts may be used in evaluating requests for fee waivers for retail projects. The close proximity of a retail project from one of the following educational institutions: UIW, OLLU, St. Mary's University, St. Phillip's College, UTSA- Downtown, Trinity, SAC, Palo Alto College, and Westside Education and Training Center may be utilized as an evaluation factor for retail projects.

**Note:** The City reserves the right to decide on a case-by-case to exclude retail businesses which the City believes do not benefit the health, safety and welfare of the community and / or do not meet the objectives of the Inner City Reinvestment Infill Policy.

#### **4. Other requirements:**

- a. Projects must be initiated within 6 months of receipt of an approved application and verification certificate from the City's Center City Development Office (CCDO).
- b. Recipient must claim any waivers and pay any fees due to City as required by the verification certificate, unless extended by the City.

#### **5. Application Process:**

- a. Applicant must fill an application on-line or in writing to the City's Center City Development Office.
- b. Staff will review application and verify project is eligible for waiver.
- c. Once project is approved, a verification certificate is issued by the CCDO to the applicant for presentation to City departments to obtain the waiver.

**This policy is not retroactive to any projects that have already incurred a fee, have any permits in processing or permits that have been issued.**