

STATE OF TEXAS

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**CENTER CITY HOUSING  
INCENTIVE POLICY AGREEMENT  
OF THE CITY OF SAN ANTONIO**

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COUNTY OF BEXAR

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This Center City Housing Incentive Policy Agreement (hereinafter referred to as this "Agreement") is made and entered into by and among the City of San Antonio (the "CITY"), a municipal corporation of the State of Texas, acting by and through its City Manager or her designee, the Westside Tax Increment Reinvestment Zone #30 (the "TIRZ"), acting by and through its Board of Directors and CEVALLOS URBAN HOMES, LLC (hereinafter referred to as "DEVELOPER") and whom together may be referred to as the "Parties".

**RECITALS**

**WHEREAS**, DEVELOPER is engaged in an economic development project that will be located within the city limits of San Antonio and within the boundaries of the TIRZ that will consist of the construction of EIGHT (8) single family residences for sale units to be located at 232 and 236 E. Cevallos Street, San Antonio, TX 78204 (the "Project Site"), as more specifically described in **Exhibit A**; and

**WHEREAS**, once completed, the Project is anticipated to result in the investment of approximately ONE MILLION NINE HUNDRED NINETY-TWO THOUSAND NINE HUNDRED SIXTY DOLLARS AND 0 CENTS (\$1,992,960.00) in real property improvements, less land acquisition costs, within the boundaries of the TIRZ AND City Council District 5; and

**WHEREAS**, DEVELOPER is seeking economic incentives from the CITY and the TIRZ to undertake and complete the Project; and

**WHEREAS**, the CITY and the TIRZ have identified funds to be made available to DEVELOPER in the form of a economic development program grant and certain fee waivers (the "Incentives") for use in undertaking and completing the Project in accordance with the terms and conditions of this Agreement; and

**WHEREAS**, pursuant to Chapter 380 of the Texas Local Government Code and Section 311.010(b) and Section 311.010 (h) of the Texas Tax Code, the CITY and the TIRZ are authorized to grant and loan funds to promote state or local economic development and to stimulate business and commercial activity in the municipality and within the TIRZ; and

**WHEREAS**, the City Council has authorized the City Manager or her designee to enter into this Agreement in accordance with the City's Center City Housing Incentive Policy (the "Policy"), **Exhibit B**, as approved by City Ordinance No.2012-06-21-0501, passed and approved on June 21, 2012, to grant and loan certain funds as described herein and to waive certain fees; and

**WHEREAS**, the Board of Directors of the TIRZ, by resolution dated June 19, 2012, has authorized the TIRZ to enter into this Agreement for the limited purpose of authorizing Tax Increment Funds

(“TIF”), which, pursuant to Section 311.004, Texas Tax Code, are certain funds established by the CITY for the TIRZ, to be used as a funding source for the Incentives; **NOW THEREFORE:**

The Parties hereto severally and collectively agree, for the consideration herein set forth, and by the execution hereof are bound, to the mutual obligations herein contained and to the performance and accomplishment of the tasks hereinafter described:

### **ARTICLE I. AGREEMENT PURPOSE**

DEVELOPER shall undertake the Project which is anticipated to promote local economic development and to stimulate business and commercial activity in the City of San Antonio and in the TIRZ. The CITY and TIRZ are supporting the Project through this Agreement to provide Incentives to be used to defray costs associated with the Project.

### **ARTICLE II. AGREEMENT PERIOD**

This Agreement shall commence upon the Effective Date listed on the signature page and shall terminate upon the earlier of: (A) December 31, 2031; (B) the full-payment of Incentives by CITY and/or TIRZ to DEVELOPER, as limited by this Agreement and subject to funding availability; or (C) termination of this Agreement as otherwise provided herein (the “Term”).

### **ARTICLE III. PROJECT REQUIREMENTS**

#### **A. The Project.**

1. Investment. DEVELOPER shall invest approximately ONE MILLION NINE HUNDRED NINETY-TWO THOUSAND NINE HUNDRED SIXTY DOLLARS AND 0 CENTS (\$1,992,960.00) (the “Minimum Investment”) in an economic development project that will be located within the city limits of San Antonio and within the boundaries of the TIRZ that will consist of the construction of EIGHT (8) single family residences for sale units located at the Project Site (the “Project”). The Minimum Investment shall include expenditures in: land acquisition; design; base building construction costs; public improvement costs; taxes and insurance; administrative and financing costs; and DEVELOPER fees, as described in DEVELOPER’s CCHIP Application, **Exhibit C**.

2. Construction. DEVELOPER shall commence construction and demolition, if applicable, at the Project Site on or before March 1, 2015 (“Commencement Date”), and shall use commercially reasonable efforts to complete construction no later than December 31, 2016 (the “Completion Date”), subject to Force Majeure as defined in this Agreement. The Commencement Date shall be determined by the issuance of a building permit for the Project Site and CITY’s receipt of correspondence from the general contractor for the Project certifying that construction has commenced. The Completion Date shall be determined by the issuance of a Certificate of Occupancy for the Project Site by CITY, not to be unreasonably withheld.

a. DEVELOPER shall provide progress reports to City on the Project and Project Site on a quarterly basis from the Commencement Date through the Completion Date (the "Construction Period"). In addition to the quarterly progress reports, should CITY request an interim progress report during the Construction Period, DEVELOPER shall provide such progress report within fifteen (15) business days.

b. DEVELOPER shall comply with all applicable Federal, State and local laws and regulations, including federal Environmental Protection Agency (EPA), Texas Department of State Health Services (TDSHS) and Texas Commission on Environmental Quality (TCEQ) rules and regulations and all other regulations and laws relating to the environment, Asbestos Containing Materials (ACM), Hazardous Substances or exposure to ACM and Hazardous Substances as applicable and shall develop and operate the Project in accordance with the terms and conditions of this Agreement.

c. No streets, sidewalks, drainage, public utility infrastructure, or other public improvements ("Public Improvements") with a lien still attached may be offered to the CITY for dedication. If any lien or claim of lien, whether choate or inchoate (collectively, any "Mechanic's Lien") is filed against DEVELOPER regarding the Public Improvements on the Project by reason of any work, labor, services or materials supplied or claimed to have been supplied by, or on behalf of, DEVELOPER, or any of its agents or Contractors, DEVELOPER shall cause the same to be satisfied or discharged of record, or effectively prevent the enforcement or foreclosure against the Project's Public Improvements by injunction, payment, deposit, bond, court order or otherwise.

d. DEVELOPER is responsible for complying with all applicable City Code provisions, including provisions of the Unified Development Code, enforced pursuant to the CITY's subdivision platting authority, and as amended, including, but not limited to, those provisions related to drainage, utilities, and substandard public street rights-of-ways for development and construction of the Project including the Public Improvements. In addition, DEVELOPER shall exercise commercially reasonable efforts to follow the Urban Neighborhood recommendations of the applicable Master Plan, if any, and shall consider incorporating low impact development strategies for water quality, storm water and drainage where appropriate for the Project. This Agreement in no way obligates City to approve any subsequent permits or requests for the Project as DEVELOPER is still responsible for acquiring all necessary permits and/or approvals as needed for the Project.

3. If a Project is a market rate rental project it is required to maintain 10% of its housing units at the Project's first year rental rate per square foot, adjusted for inflation in accordance with the Consumer Price Index (CPI) for the 0300 South Urban area, for the term of the Grant.

## ARTICLE IV. ECONOMIC DEVELOPMENT PROGRAM INCENTIVES

The Incentives offered by the CITY to the DEVELOPER in this Agreement shall be in compliance with the Policy in effect as of the Effective Date of the Agreement, which Policy may be amended from time to time. Should the Incentives provided in this Article exceed the maximum amount authorized in the Policy, then that award shall be automatically amended to provide only the amount authorized by the Policy.

Economic Development Program Incentives. CITY and TIRZ are providing DEVELOPER with Incentives in a cumulative amount of approximately, but not limited to, ONE HUNDRED EIGHTY FIVE THOUSAND FIVE HUNDRED SIXTEEN DOLLARS AND 0 CENTS (\$185,516.00), as summarized in the attached CCHIP Agreement Term Sheet, **Exhibit D**.

No disbursement of Incentives, other than fee waivers, shall be made until the following:

- (a) Execution of the Agreement by all Parties; and
- (b) Receipt of evidence of the issuance of a building permit from the CITY of San Antonio for the Project's location on or prior to the Commencement Date; and
- (c) Commencement of construction on the Project to be evidenced by the submission and receipt of a letter confirming commencement by the general contractor to CITY on or prior to the Commencement Date; and
- (d) Receipt by the CITY of evidence in the form of a letter from a qualified financial institution confirming DEVELOPER has funds available on deposit or under an existing credit facility or construction loan sufficient to complete the Project on or prior to the Commencement Date.

A. Annual Real Property Tax Reimbursement. Subject to the terms and conditions of this Agreement and the Payment Conditions (defined below), for each tax year commencing with the Initial Reimbursement Tax Year and then continuing annually for fifteen (15) consecutive tax years throughout the remainder of the Term of this Agreement, CITY and TIRZ shall provide DEVELOPER, no later than forty-five (45) business days following submission of a tax invoice by DEVELOPER indicating full payment of all taxes owed by DEVELOPER on the Project, an annual grant for the Term of this Agreement in the cumulative amount of approximately, but not limited to, , ONE HUNDRED FORTY-ONE THOUSAND SIX HUNDRED SIXTY DOLLARS AND 0 CENTS (\$141,660.00).

- (a) The amount of the annual grant (the "Annual Incremental Property Tax Reimbursement") shall be equal to 90% of:
  - (i) the actual amount of real property taxes paid to CITY with respect to the Project Site for the immediately preceding Tax Year, *less* the amount of real property taxes paid

to City with respect to the Project Site for the tax year ending December 31, 2015 (the “Base Year”) **Exhibit E**.

- a. The “Initial Reimbursement Tax Year” shall be defined as the first tax year in which actual project completion occurs, for which reimbursement under this section can be sought.
  - b. The “Base Year” shall be defined as the immediately preceding tax year from the date of execution of this agreement.
- (b) Payment of the Annual Incremental Property Tax Reimbursement to DEVELOPER shall occur in accordance with the following conditions (collectively, the “Payment Conditions”):
- (i) For each tax year during the Term of this Agreement, CITY and TIRZ shall pay the Annual Incremental Property Tax Reimbursement to DEVELOPER provided the CITY has deposited funds into the TIF for that particular tax year, pursuant to Section 311.013 of the Texas Tax Code. DEVELOPER further understands that the level of participation in the TIRZ by participating governmental entities may be less than 100%.
  - (ii) For any particular tax year during the Term of this Agreement, if no tax increment is realized within the TIRZ, then the TIRZ shall defer payment of the Annual Incremental Property Tax Reimbursement that is due to DEVELOPER under this Article, during that tax year.
  - (iii) For any particular tax year during the Term of this Agreement, if insufficient tax increment is realized within the TIRZ to permit the full payment of the Annual Incremental Property Tax Reimbursement due to DEVELOPER under this Article, the TIRZ shall pay as much of the Annual Incremental Property Tax Reimbursement to DEVELOPER, as possible, and the TIRZ shall defer payment of any unpaid balance of the Annual Incremental Property Tax Reimbursement due to DEVELOPER under this Article during that tax year.
  - (iv) It is expressly agreed that all deferred Annual Incremental Property Tax Reimbursements (the “Deferred Amounts Due”) shall accrue without interest and shall be payable at the earliest reasonable opportunity to DEVELOPER by the TIRZ upon the availability of tax increment in the Tax Increment Fund during the Term of this Agreement.
  - (v) DEVELOPER acknowledges that unless the TIRZ is extended, payments will cease upon termination of the TIRZ and reconciliation of all accounts. Once the TIRZ terminates, CITY may be liable for

obligations regarding the Annual Property Tax Increment Reimbursement. However, should City undertake payment of the Annual Incremental Property Tax Reimbursement, then such payment shall be reduced annually to sixty-two point six percent (62.6%) of the annual incremental property tax paid by DEVELOPER.

- (vi) The DEVELOPER understands and agrees that any expenditure made by the DEVELOPER in anticipation of reimbursement from tax increments shall not be, nor shall be construed to be, financial obligations of the CITY or the TIRZ. The DEVELOPER shall bear all risks associated with reimbursement, including, but not limited to: incorrect estimates of tax increment, changes in tax rates or tax collections, changes in state law or interpretations thereof, changes in market or economic conditions impacting the Project, changes in interest rates or capital markets, changes in building and development code requirements, changes in CITY policy, and/or unanticipated effects covered under legal doctrine of force majeure.
- (vii) Any and all amounts payable by the TIRZ under this Agreement are payable solely from the TIRZ Tax Increment Fund, and no claim for payment of any amount outside of this contribution shall be made, claimed or permitted against any other funds, properties, assets or the general credit of the TIRZ and/or the CITY.
- (viii) Any fees associated with the administration of the TIRZ shall take priority of payment over DEVELOPER's reimbursement.

(c) Obligation to Pay Taxes. It is understood that DEVELOPER shall continue to pay all taxes owed on the Property Site as required by law. Taxes owed shall be determined by the Bexar County Appraisal District. Prior to the CITY disbursing TIRZ funds under this Agreement, DEVELOPER must provide to CITY evidence indicating that all taxes owed by DEVELOPER on the Property Site have been paid in full for the tax year for which payment of the Annual Incremental Property Tax Reimbursement is sought, subject to DEVELOPER's right to protest taxes as permitted by law. If, during the Term of this Agreement, DEVELOPER allows its ad valorem taxes due on the Property Site to become delinquent and fails to timely and properly follow the legal procedures for the protest and/or contest of the taxing value, then the CITY and TIRZ's remedies under this Agreement shall apply.

B. Fee Waivers. CITY is providing DEVELOPER with Fee Waivers in the cumulative amount of FORTY-THREE THOUSAND EIGHT HUNDRED FIFTY-SIX DOLLARS AND 0 CENTS (\$43,856.00). The cumulative amount represents both City fee waivers in the amount of FOUR THOUSAND SIX HUNDRED EIGHTLY-EIGHT DOLLARS AND 0 CENTS (\$4,688.00) and SAWS fee waivers in an amount not to exceed THIRTY-NINE THOUSAND ONE HUNDRED SIXTY EIGHT DOLLARS & 0 CENTS (\$39,168.00). The Fee Waivers are administrative in

nature and are effective as of the date they are issued as reflected in the attached Fee Waiver Transmittal, **Exhibit F**.

## **ARTICLE V. CITY AND TIRZ OBLIGATIONS**

A. In consideration of full and satisfactory performance of activities required by this Agreement, CITY and TIRZ will pay DEVELOPER in accordance with Article IV above.

B. Neither CITY nor TIRZ will be liable to DEVELOPER or any other entity for any costs incurred by DEVELOPER in connection with this Agreement.

C. The CITY agrees to act as the fiscal agent on behalf of the TIRZ by making disbursements from the TIF for the Project pursuant to this Agreement. Additionally, the CITY shall monitor DEVELOPER's compliance with the terms and conditions of this Agreement and provide updated information to the TIRZ regarding the progress of the Project.

## **ARTICLE VI. RETENTION AND ACCESSIBILITY OF RECORDS**

A. DEVELOPER shall maintain the fiscal records and supporting documentation for expenditures of Incentives associated with this Agreement. DEVELOPER shall retain such records and any supporting documentation for the greater of: (1) five [5] years from the end of the Agreement period; or (2) the period required by other applicable laws and regulations.

B. DEVELOPER shall, following reasonable advance written notice from the CITY, give the CITY, its designee, or any of their duly authorized representatives, access to and the right to examine all material records related to the cost of Project (the "Records") and the expenditure of the Incentives. CITY's access to the Records will be limited to information needed to verify that DEVELOPER is and has been complying with the terms of this Agreement. Any information that is not required by law to be made public shall be kept confidential by the CITY. DEVELOPER shall not be required to disclose to the CITY or TIRZ any information that by law DEVELOPER is required to keep confidential. Should any good faith dispute or question arise as to the validity of the data provided, the CITY reserves the right to require DEVELOPER to obtain an independent firm to verify the information. This certified statement by an independent firm shall be provided at the sole cost of DEVELOPER. The rights to access the Records shall continue as long as the Records are retained by DEVELOPER. Failure to provide reasonable access to the Records to authorized CITY representatives shall be cause for CITY and/or TIRZ to provide notice of intent to suspend or terminate this Agreement as provided for herein, or any portion thereof, for reason of default. Notwithstanding Section A above, all Records shall be retained by DEVELOPER for a period of five (5) years after all performance requirements are achieved for audit purposes until such audits or other administrative, civil or criminal matters including, but not limited to, investigations, lawsuits, administrative inquiries and open record requests are completed.

## **ARTICLE VII. MONITORING**

The CITY reserves the right to confirm DEVELOPER's compliance with the terms and conditions of this Agreement. The CITY will provide DEVELOPER with a written report of the monitor's findings. If the monitoring report notes deficiencies in DEVELOPER's performances under the terms of this Agreement, the monitoring report shall include a listing of requirements for the correction of such deficiencies by DEVELOPER and a reasonable amount of time in which to attain compliance. Failure by DEVELOPER to take action specified in the monitoring report within a reasonable amount of time may be cause for suspension or termination of this Agreement, in accordance with Articles VIII and IX herein.

### **ARTICLE VIII. DEFAULT/CURE PERIOD/SUSPENSION**

A. Notwithstanding the provisions of Chapter 2251 of the Texas Government Code, in the event DEVELOPER fails to comply with the terms of this Agreement such non-compliance shall be deemed a default. CITY shall provide DEVELOPER with written notification as to the nature of the default (the "Notice of Default") and grant DEVELOPER a sixty (60) day period from the date of CITY's written notification to cure such default (the "Cure Period"). Should DEVELOPER fail to cure the default within the Cure Period, CITY may, upon written notification (the "Notice of Suspension"), suspend this Agreement in whole or in part and withhold further payments to DEVELOPER. Such Notice of Suspension shall include: (1) the reasons for such suspension; (2) the effective date of such suspension; and, (3) in the case of partial suspension, the portion of the Agreement to be suspended.

B. In the case of default for causes beyond DEVELOPER's reasonable control, which cannot with due diligence be cured within the Cure Period, CITY may, in its sole discretion, extend the Cure Period provided that DEVELOPER shall: (1) immediately upon receipt of Notice of Default advise CITY of DEVELOPER's intention to institute all steps necessary to cure such default and the associated time frame; and (2) institute and thereafter prosecute to completion with reasonable dispatch all steps necessary to cure same.

C. A suspension under this Article VIII may be lifted only at the sole discretion of the CITY upon a showing of compliance with or written waiver by CITY of the term(s) in question.

D. CITY shall not be liable to DEVELOPER or to DEVELOPER's creditors for costs incurred during any term of suspension of this Agreement.

### **ARTICLE IX. TERMINATION**

A. Should DEVELOPER fail to timely meet the Commencement Date for the Project in accordance with Article III.A.2 above, at CITY's sole discretion, and with 30 days notice to DEVELOPER, CITY may terminate the Agreement, in which instance any and all Incentives offered to DEVELOPER by CITY and TIRZ shall extinguish.

B. CITY and/or TIRZ shall have the right to terminate this Agreement for cause should DEVELOPER fail to perform under the terms and conditions herein, or should DEVELOPER fail to cure a default after receiving written notice of such default with sixty (60) days opportunity to cure.

CITY and TIRZ may, upon issuance to DEVELOPER of written notice of termination (the “Notice of Termination”), terminate this Agreement for cause and withhold further payments to DEVELOPER. A Notice of Termination shall include: (1) the reasons for such termination; and (2) the effective date of such Termination.

C. Should CITY and/or TIRZ terminate this Agreement for cause, then CITY shall have the right to recapture any and all disbursed funds made under, as applicable, the Economic Development Program Annual Incremental Property Tax Reimbursement, and/or any and all disbursed Incentive Loan Funds. CITY shall be entitled to the repayment of the recaptured funds within sixty (60) calendar days from the date of the Notice of Termination.

D. In addition to the above, this Agreement may be terminated by written agreement of the Parties as follows:

1. By the CITY (with the consent of DEVELOPER) in which case the two parties shall agree upon the termination conditions, including the repayment of funds and the effective date of termination; or
2. By the DEVELOPER upon written notification to CITY, setting forth the reasons of such termination, a proposed pay-back plan of all funds disbursed, and the proposed effective date of such termination.

Notwithstanding the foregoing, DEVELOPER shall not be relieved of its obligation to repay any and all disbursed funds made under this Agreement, nor shall DEVELOPER be relieved of any liability to CITY for actual damages due to CITY by virtue of any breach by DEVELOPER of any terms of this Agreement.

E. Other Remedies Available. The City shall have the right to seek any remedy at law to which it may be entitled, in addition to termination and repayment of funds, if DEVELOPER defaults under the material terms of this Agreement and fails to cure such default within the cure period set forth above.

## **ARTICLE X. NOTICE**

Any notice required or permitted to be given hereunder by one Party to the other shall be in writing and the same shall be given and shall be deemed to have been served and given if: (a) delivered in person to the address set forth herein below for the Party to whom the notice is given; (b) placed in the United States mail with postage prepaid, return receipt requested, properly addressed to such Party at the address hereinafter specified; or (c) deposited, with fees prepaid, into the custody of a nationally recognized overnight delivery service such as FedEx, addressed to such Party at the address hereinafter specified. Any notice mailed in the above manner shall be effective two (2) business days following its deposit into the custody of the United States Postal Service or one (1) business day following its deposit into the custody of such nationally recognized delivery service, as applicable; all other notices shall be effective upon receipt. From time to time, either Party may designate another address for all purposes under this Agreement by giving the other Party no less

than ten (10) calendar days advance written notice of such change of address in accordance with the provisions hereof.

If intended for CITY, to:

City of San Antonio  
Attn: Director  
Center City Development Office  
P.O. Box 839966  
San Antonio, TX 78283-3966

If intended for TIRZ, to:

Planning & Community Development Dept.  
Cliff Morton Development & Business  
Service Center  
Attn: Tax Increment Finance Unit  
1901 S. Alamo Street  
San Antonio, TX 78204

If intended for DEVELOPER, to:

Cevallos Urban Homes, LLC  
PO Box 830405  
San Antonio, TX 78283

## **ARTICLE XI. SPECIAL CONDITIONS AND TERMS**

A. Termination of TIRZ. The Parties agree that, in the event that the CITY, acting in accordance with State law, terminates the TIRZ or adopts an ordinance that causes the termination date of the TIRZ to occur on a date earlier than provided in the ordinance that initially established the TIRZ or by subsequent CITY ordinance, the DEVELOPER may petition the CITY to amend this Agreement, in its sole discretion, to provide for the payment of the Annual Property Tax Increment Reimbursement in accordance with the material terms and conditions of this Agreement. However, should the Project become located in another TIRZ, DEVELOPER may alternatively petition for assignment to said TIRZ in accordance with Article XXI.B.

B. Employment. DEVELOPER, in accordance with Chapter 2264 of the Texas Government Code, agrees not to knowingly employ any undocumented workers at the Project during the Term of this Agreement. If DEVELOPER is convicted of a violation under 8 U.S.C. Section 1324a (f), then DEVELOPER shall repay the CITY or TIRZ the Incentives paid under this Agreement for the tax year(s) covered under this Agreement during which such violation occurred. Such payment shall be made within 120 business days after the date DEVELOPER is notified by the CITY of such violation. The CITY, in its sole discretion, may extend the period for repayment herein. Additionally, DEVELOPER shall pay interest on the amounts due to CITY or TIRZ at the rate periodically announced by the Wall Street Journal as the prime or base commercial lending rate, or if the Wall Street Journal shall ever cease to exist or cease to announce a prime or base lending rate, then at the annual rate of interest from time to time announced by Citibank, N.A. (or by any other

New York money center bank selected by the CITY) as its prime or base commercial lending rate, from the date of such violation notice until paid.

## **ARTICLE XII. CONFLICT OF INTEREST**

A. DEVELOPER shall ensure that no employee, officer, or individual agent of CITY shall participate in the selection, award or administration of a subcontract supported by funds provided hereunder if a conflict of interest, real or apparent, would be involved. Such conflict of interest would arise when: (1) the employee, officer, or individual agent; (2) any member of his or her immediate family; (3) his or her partner; or, (4) any organization which employs, or is about to employ any of the above, has a financial or other interest in the firm or person selected to perform the subcontract and the relationship calls for payments to be made to such subcontractor on terms which are greater than those which are customary in the industry for similar services conducted on similar terms. DEVELOPER shall comply with Chapter 171, Texas Local Government Code as well as the CITY's Code of Ethics.

B. City may terminate this Agreement immediately if the DEVELOPER has offered, conferred, or agreed to confer any benefit on a City of San Antonio employee or official that the City of San Antonio employee or official is prohibited by law from accepting. Benefit means anything reasonably regarded as pecuniary gain or pecuniary advantage, including benefit to any other person in whose welfare the beneficiary has a direct or substantial interest, but does not include a contribution or expenditure made and reported in accordance with law. Notwithstanding any other legal remedies, the City may obtain reimbursement for any expenditure made to the DEVELOPER resulting from the improper offer, agreement to confer, or conferring of a benefit to a City of San Antonio employee or official.

## **ARTICLE XIII. NONDISCRIMINATION AND SECTARIAN ACTIVITY**

A. As a condition of entering into this Agreement, DEVELOPER represents and warrants that it will comply with the CITY's Commercial Nondiscrimination Policy, as described under Section III. C. 1. of the SBEDA Ordinance 2010-06-17-0531. As part of such compliance, DEVELOPER shall not discriminate on the basis of race, color, religion, ancestry or national origin, sex, age, marital status, sexual orientation, or on the basis of disability or other unlawful forms of discrimination in the solicitation, selection, hiring or commercial treatment of subcontractors, vendors, suppliers, or commercial customers funded in whole or in part with funds made available under this Agreement, nor shall DEVELOPER retaliate against any person for reporting instances of such discrimination. DEVELOPER shall provide equal opportunity for subcontractors, vendors and suppliers to participate in all of its public sector and private sector subcontracting and supply opportunities, provided that nothing contained in this clause shall prohibit or limit otherwise lawful efforts to remedy the effects of marketplace discrimination that have occurred or are occurring in the CITY's relevant marketplace. DEVELOPER understands and agrees that a material violation of this clause shall be considered a material breach of this Agreement and may result in termination of this Agreement, disqualification of DEVELOPER from participating in City contracts, or other sanctions as provided by applicable law. This clause is not enforceable by or for the benefit of, and creates no obligation to, any third party.

B. None of the performances rendered by DEVELOPER under this Agreement shall involve, and no portion of the Incentives received by DEVELOPER under this Agreement shall be used in support of, any sectarian or religious activity, nor shall any facility used in the performance of this Agreement be used for sectarian instruction or as a place of religious worship.

C. DEVELOPER shall, to the best of its knowledge and belief, include the substance of this Article in all agreements entered into by DEVELOPER associated with the funds made available through this Agreement.

#### **ARTICLE XIV. LEGAL AUTHORITY**

A. Each Party assures and guarantees to the other that they possesses the legal authority to enter into this Agreement, to receive/deliver the Incentives authorized by this Agreement, and to perform their obligations hereunder.

B. The person or persons signing and executing this Agreement on behalf of each Party or representing themselves as signing and executing this Agreement on behalf of a Party, do hereby guarantee that he, she or they have been duly authorized to execute this Agreement on behalf of that Party and to validly and legally bind that Party to all terms, performances and provisions herein set forth.

C. CITY will have the right to suspend or terminate this Agreement in accordance with Articles VIII or IX if there is a dispute as to the legal authority of either DEVELOPER or the person signing this Agreement, to enter into this Agreement, any amendments hereto or failure to render performances hereunder. DEVELOPER is liable to CITY for all Incentives it has received from CITY under this Agreement if CITY suspends or terminates this Agreement for reasons enumerated in this Article.

#### **ARTICLE XV. LITIGATION AND CLAIMS**

A. DEVELOPER shall give CITY immediate notice in writing of any action, including any proceeding before an administrative agency, filed against DEVELOPER arising out the performance of any activities hereunder. Except as otherwise directed by CITY, DEVELOPER shall furnish immediately to CITY copies of all pertinent papers received by DEVELOPER with respect to such action or claim. DEVELOPER shall notify the CITY immediately of any legal action, known to DEVELOPER, filed against the DEVELOPER or any subcontractor thereto, or of any known proceeding filed under the federal bankruptcy code to which DEVELOPER or any subcontractor is a party. DEVELOPER shall submit a copy of such notice to CITY within 30 calendar days after receipt. No Incentives provided under this Agreement may be used in the payment of any costs incurred from violations or settlements of, or failure to comply with, federal and state regulations. The above notwithstanding, DEVELOPER is not required to notify CITY of claims or litigation which arise out of DEVELOPER's operations on the Project, including, without limitation, landlord tenant disputes, personal injury actions (e.g., slip and falls), and other operational activities or relationships.

B. DEVELOPER acknowledges that CITY is a political subdivision of the State of Texas and is subject to, and complies with, the applicable provisions of the Texas Tort Claims Act, as set out in the Civil Practice and Remedies Code, Section 101.001 *et seq.*, and the remedies authorized therein regarding claims and causes of action that may be asserted by third parties for accident, injury or death.

C. This Agreement shall be interpreted according to the Constitution and the laws of the State of Texas. Venue of any court action brought directly or indirectly by reason of this Agreement shall be in Bexar County, Texas.

#### **ARTICLE XVI. ATTORNEY'S FEES**

A. In the event DEVELOPER should default under any of the provisions of this Agreement and the CITY should employ attorneys or incur other expenses for the collection of the payments due under this Agreement or the enforcement of performance or observance of any obligation or agreement on the part of DEVELOPER herein contained, DEVELOPER agrees to pay to the reasonable fees of such attorneys and such other expenses so incurred by the CITY.

B. In the event CITY or TIRZ should default under any of the provisions of this Agreement and the DEVELOPER should employ attorneys or incur other expenses for the collection of the payments due under this Agreement or the enforcement of performance or observance of any obligation or agreement on the part of CITY or TIRZ herein contained, CITY and TIRZ agrees to pay to the DEVELOPER reasonable fees of such attorneys and such other expenses so incurred by the DEVELOPER.

#### **ARTICLE XVII. CHANGES AND AMENDMENTS**

A. Except as provided below, any alterations, additions, or deletions to the terms of this Agreement shall be by amendment hereto in writing and executed by all Parties to this Agreement. Any amendments to this Agreement which change or increase any of the Incentives to be provided DEVELOPER by CITY and/or TIRZ must be approved by CITY ordinance, with TIRZ Board approval, and in accordance with an official amendment of the TIRZ Project Plan and Financing Plan by the governing body of the TIRZ and CITY.

B. It is understood and agreed by the Parties hereto that performance under this Agreement shall be rendered in accordance with the laws and rules governing the Economic Development Program as set forth in Texas Local Government Code Chapter 380, and the terms and conditions of this Agreement.

C. Any alterations, additions, or deletions to the terms of this Agreement required by changes in state law or regulations are automatically incorporated into this Agreement without written amendment hereto, and shall become effective on the date designated by such law or regulation.

#### **ARTICLE XVIII. SUBCONTRACTING**

A. DEVELOPER shall use reasonable business efforts to ensure that the performance rendered under subcontracts entered into by DEVELOPER complies with all terms and provisions of this Agreement as if such performance were rendered by DEVELOPER.

B. DEVELOPER, in subcontracting any of the performances hereunder, expressly understands that in entering into such subcontracts, neither CITY nor TIRZ is liable to DEVELOPER's subcontractor(s).

C. DEVELOPER assures and shall obtain assurances from all of its contractors where applicable, that no person shall, on the grounds of race, creed, color, disability, national origin, sex or religion, be excluded from, be denied the benefit of, or be subjected to discrimination under any program or activity funded in whole or in part under this Agreement.

#### **ARTICLE XIX. DEBARMENT**

By signing this Agreement, DEVELOPER certifies that it will not award any Incentives provided under this Agreement to any party which it knows to be debarred, suspended or otherwise excluded from or ineligible for participation in assistance programs by the CITY.

#### **ARTICLE XX. RIGHTS UPON DEFAULT**

It is expressly understood and agreed by the Parties hereto that, except as otherwise expressly provided herein, any right or remedy provided for in this Agreement shall not preclude the exercise of any other right or remedy under any other agreements between DEVELOPER and the CITY or TIRZ or under any provision of law, nor shall any action taken in the exercise of any right or remedy be deemed a waiver of any other rights or remedies. Failure to exercise any right or remedy hereunder shall not constitute a waiver of the right to exercise that or any other right or remedy at any time.

#### **ARTICLE XXI. ASSIGNMENT**

A. This Agreement is not assignable by any Party without the written consent of the non-assigning Parties. Notwithstanding the foregoing, DEVELOPER may assign this Agreement to a parent, subsidiary, affiliate entity or newly created entity resulting from a merger, acquisition or other corporate restructure or reorganization of DEVELOPER. In such cases, DEVELOPER shall give CITY no less than thirty (30) days prior written notice of the assignment or other transfer. Any and all future assignees must be bound by all terms and/or provisions and representations of this Agreement as a condition of assignment. Any attempt to assign the Agreement without the notification and subsequent consent of CITY and TIRZ, if consent is required under this Article, shall release CITY and TIRZ from performing any of the terms, covenants and conditions herein. Any assignment of this Agreement in violation of this Article shall enable CITY to terminate this Agreement and exercise its rights under Article IX of this Agreement.

B. The CITY and DEVELOPER also authorize the TIRZ to assign to any other Tax Increment Reinvestment Zone ("Zone") should this Project be included in the boundaries of said Zone and the

Board of said Zone agrees to the assignment of all the duties, rights and obligations of the TIRZ as evidenced by a Board resolution. City staff and/or TIRZ shall be responsible for providing DEVELOPER written notice no less than 30 days prior to the proposed assignment.

C. Any restrictions in this Agreement on the transfer or assignment of the DEVELOPER's interest in this Agreement shall not apply to and shall not prevent the assignment of this Agreement to a lending institution or other provider of capital in order to obtain financing for the Project. In no event, shall the CITY or TIRZ be obligated in any way to said financial institution or other provider of capital. The City, acting as fiscal agent for the TIRZ, shall only issue checks or any other forms of payment made payable to the DEVELOPER.

**ARTICLE XXII. ORAL AND WRITTEN AGREEMENTS**

All oral and written agreements among the Parties to this Agreement relating to the subject matter of this Agreement that were made prior to the execution of this Agreement have been reduced to writing and are contained in this Agreement.

**ARTICLE XXIII. AUTHORIZED RELIEF FROM PERFORMANCE (*Force Majeure*)**

The CITY may grant temporary relief from any deadline for performance of any term of this Agreement if the DEVELOPER is prevented from compliance and performance by an act of war, order of legal authority, act of God, or other unavoidable cause not attributed to the fault or negligence of the DEVELOPER. The burden of proof for the need for such relief shall rest upon the DEVELOPER. To obtain relief based upon *force majeure*, the DEVELOPER must file a written request with the CITY. CITY will not unreasonably withhold its consent.

**ARTICLE XXIV. INCORPORATION OF EXHIBITS**

Each of the Exhibits listed below is incorporated herein by reference for all purposes as an essential part of the Agreement, which governs the rights and duties of the Parties.

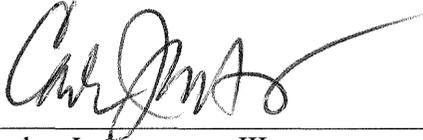
- |           |   |
|-----------|---|
| Exhibit A | Legal Description of Property                   |
| Exhibit B | Center City Housing Incentive Policy            |
| Exhibit C | Developer's CCHIP Application                   |
| Exhibit D | CCHIP Agreement Term Sheet                      |
| Exhibit E | Evidence of Base Year Ad Valorem Property Taxes |
| Exhibit F | Fee Waiver Transmittal                          |

*Signatures appear on next page.*

WITNESS OUR HANDS, EFFECTIVE as of February 9, 2015  
(the "Effective Date"):

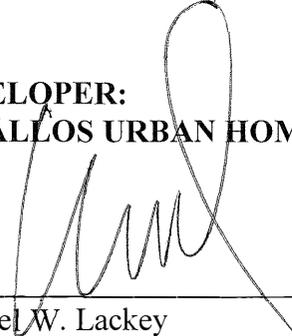
Accepted and executed in three duplicate originals on behalf of the City of San Antonio pursuant to Ordinance Number 2012-06-21-0501, dated June 21, 2012, and by DEVELOPER pursuant to the authority of its Managing Partner.

**CITY OF SAN ANTONIO,**  
a Texas Municipal Corporation



\_\_\_\_\_  
Carlos J. Contreras, III  
Assistant City Manager

**DEVELOPER:**  
**CEVALLOS URBAN HOMES,**  
**LLC**



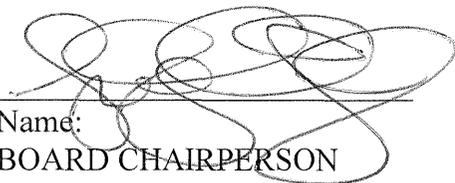
By: \_\_\_\_\_  
Michael W. Lackey  
Managing Partner

**APPROVED AS TO FORM:**



\_\_\_\_\_  
CITY ATTORNEY

**WESTSIDE TAX INCREMENT  
REINVESTMENT ZONE #30:**



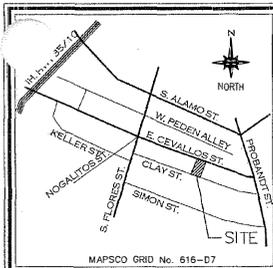
\_\_\_\_\_  
Name:  
BOARD CHAIRPERSON

Exhibit A

SUBDIVISION PLAT  
ESTABLISHING

CEVALLOS URBAN SUBDIVISION  
(IDZ)

BEING A 0.402 ACRE TRACT OF LAND ESTABLISHING LOTS 23 THROUGH 30, N.C.B. 2569, OUT OF AND PART OF CIR. 2, N.C.B. 2569, VOLUME 7447, PG. 1484, REAL PROPERTY RECORDS, BEJAR COUNTY, TEXAS AND CIR. 3, ARB. A9, N.C.B. 2569, VOLUME 3073, PG. 415, DEED RECORDS OF BEJAR COUNTY, TEXAS.



CITY PUBLIC SERVICE NOTES

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEMS CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRE, CABLES, CONDUITS, PIPES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH RIGHT OF ACCESS AND EGRESS OVER GRADUATED ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PLANTS, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUSINESS, COMMERCE, SIGNS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS ENERGY ADVERSE LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AVOID ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS, UNLESS LOTS ARE SERVED ONLY BY REAR LOT (UNDERGROUND) ELECTRIC AND GAS UTILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

NOTES

- 1) 1/2" IRON RODS AT ALL CORNE
- 2) DIMENSIONS SHOWN HEREON ARE PLANE COORDINATE SYSTEM, S.O.
- 3) RESIDENTIAL FIRE FLOW REQUIREMENTS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE, 30-304 (0/05).
- 4) IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE PROVIDED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE MARSHAL.
- 5) IRRIGABLE PRIVATE HOUSING ACCESS, WATER AND SEWER CADDRESSES TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.) FOR THE SALE USE OF LOTS 23-30, N.C.B. 2569.

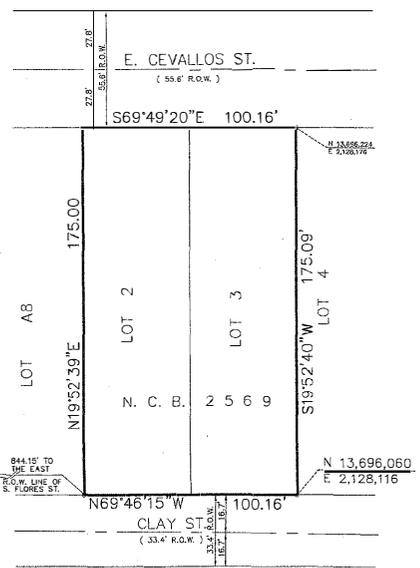
WASTEWATER EDU NOTE:  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE NOTE:  
WATER AND/OR WASTEWASTE IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

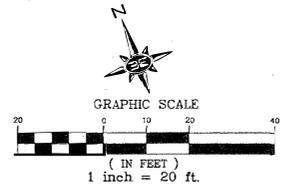
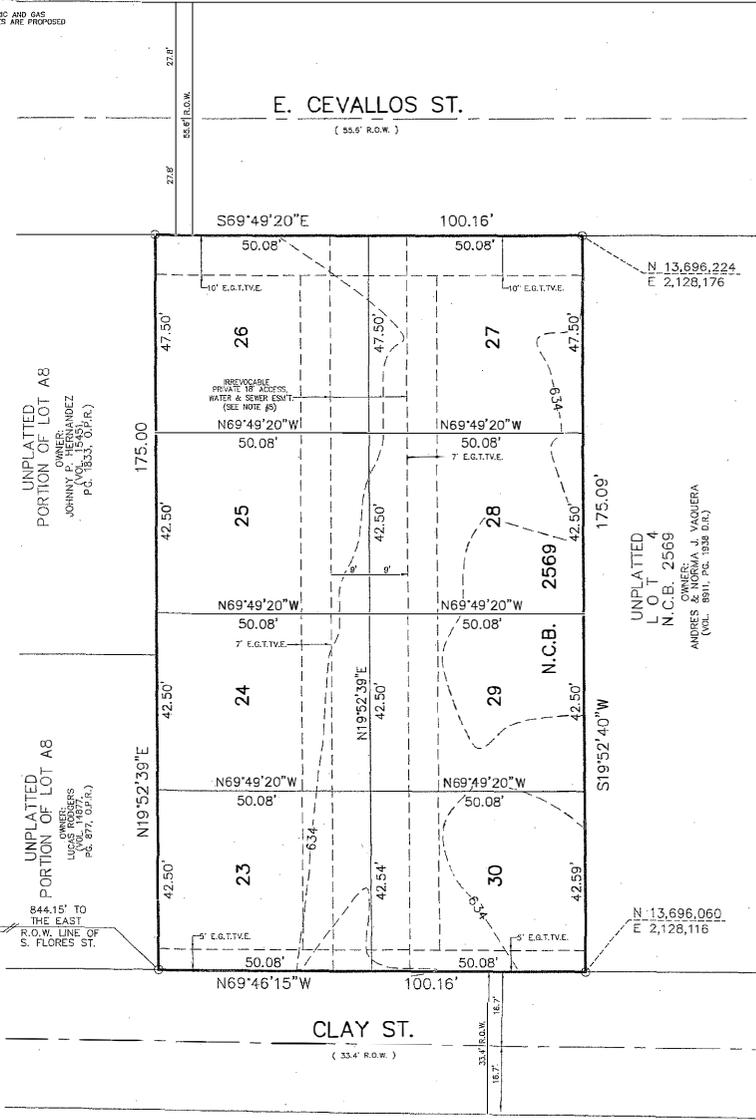
LOCATION MAP NOT TO SCALE

- LEGEND
- D.A.P. = DEED & PLAT RECORDS
  - D.R. = DEED RECORDS
  - O.P.R. = OFFICIAL PUBLIC RECORDS
  - E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
  - FND. LR. = FOUND IRON ROD
  - R.C.R.P.R. = BEJAR COUNTY REAL PROPERTY RECORDS
  - R.P.R. = REAL PROPERTY RECORDS
  - V.N.E. = VEHICULAR NON-ACCESS EASEMENT
  - C.V.E. = CLEAR VISION EASEMENT
  - W.D. = WARRANTY DEED
  - (---) = PROPOSED CONTOURS
  - (---) = EXISTING CONTOURS

LOT #	SF.
23	2,128
24	2,128
25	2,128
26	2,376
27	2,376
28	2,128
29	2,128
30	2,132



SUBJECT AREA  
BEING ARBITRARY LOTS 2 & 3, N.C.B. 2569



**BRIONES**  
CONSULTING & ENGINEERING LTD.  
8116 BROADWAY  
SAN ANTONIO, TX 78209  
TYPE FIRM REG. NO. F-30228  
(210) 828-1431  
(210) 828-1432

**BLS** BARRERA LAND SURVEYING  
7715 MARLAND #114  
SAN ANTONIO, TEXAS 78260  
(210) 837-4328 PHONE  
EBINSATX@YAHOO.COM

STATE OF TEXAS  
COUNTY OF BEJAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF A PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, DRAINAGE, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREOF EXPRESSED.

OWNER: MICHAEL W. LACKEY

DULY AUTHORIZED AGENT:

STATE OF TEXAS  
COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL W. LACKEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26 DAY OF Nov. 20 13.

JOSE R. GONZALEZ  
MY COMMISSION EXPIRES  
NOVEMBER 25, 2015

NOTARY PUBLIC, BEJAR COUNTY, TEXAS

OWNER/DEVELOPER:  
MICHAEL W. LACKEY  
P.O. BOX 830405  
SAN ANTONIO, TEXAS 78283  
TELEPHONE: (210) 7053735

THIS PLAT OF CEVALLOS URBAN SUBDIVISION (027) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SAID COMMISSION BY ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS  
COUNTY OF BEJAR

I, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. AT M. AND DULY RECORDED THE DAY OF A.D. AT M. IN THE DEED AND PLAT RECORDS OF SAID COUNTY, IN BOOK VOLUME PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20

COUNTY CLERK, BEJAR COUNTY, TEXAS

BY: DEPUTY



STATE OF TEXAS  
COUNTY OF BEJAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAID OUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Brian A. Crowell  
LICENSED PROFESSIONAL ENGINEER

David Barrios  
REGISTERED PROFESSIONAL LAND SURVEYOR

## Exhibit B

**City of San Antonio  
Center City Housing Incentive Policy  
(Approved by City Council June 21, 2012)**

**Section 1. Background and Eligibility:**

In spring 2011, the Centro Partnership San Antonio initiated the creation of a Downtown Strategic Framework Plan. In an effort to ensure the execution of the Framework Plan, the Center City Development Office created the Center City Implementation Plan.

The Center City Implementation Plan provided recommendations on how to best implement the Downtown Strategic Framework Plan through increased public investment, creation of a housing finance strategy, coordinated management, and regulation of development. The Implementation Plan recommended that the City establish a predictable housing incentive system for housing in the Center City. Such a system would assist in normalizing land values, provide greater certainty, increase the speed of approvals, and reduce the risk associated with infill development. Therefore, the Center City Development Office developed the Center City Housing Incentive Policy (CCHIP).

The CCHIP incorporates the goals and objectives of the Implementation Plan and provides greater incentives to housing projects within the Targeted Growth Areas identified in the Downtown Strategic Framework Plan and prioritizes the Downtown Core. The Policy encourages historic rehabilitation, adaptive reuse, brownfield's redevelopment, and transit oriented development. Finally, the policy rewards good urban design and encourages mixed use and mixed income development and redevelopment.

The CCHIP applies to multi-family rental and for sale housing projects (Projects) within the Community Revitalization Action Group (CRAG) Target Area. Eligible Projects will receive City Fee Waivers, SAWS Impact Fee Waivers, Real Property Tax Reimbursement Grants, Inner City Incentive Fund Loans, and Mixed Use Development Forgivable Loans based on the terms outlined in the CCHIP.

**Section 2. Definitions:**

Adaptive Reuse – The reuse of a building or structure, usually for a purpose different from the original. The term implies that certain structural or design changes have been made to the building in order for it to function in its new use.

Brownfields Redevelopment - Abandoned or underutilized properties where expansion, renovation or redevelopment is complicated by real or perceived environmental contamination.

Community Use - A Project that includes one or more of the following community-serving amenities: a plaza or open space that is accessible to the public and designed and maintained to the City's urban design standards; ground-floor retail space for neighborhood-supporting retail; office or other commercial space offered to non-profit organizations; or educational, health, recreational, or other essential neighborhood services.

Community Revitalization Action Group (CRAG) – defined as the San Antonio city limits prior to 1940, which is a 36 square mile area, with the center being the dome of the San Fernando Cathedral. Hildebrand Avenue to the north, Division Street to the south, Rio Grande Street to the east, and 24th Street to the west.

High-rise Residential Development – A Project that is at least 75 feet.

Historic Rehabilitation - The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property that are significant to its historic, architectural and cultural values.

Inner City Reinvestment/Infill Policy (ICRIP) – A 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 a walkable urban community that are the building blocks of a sustainable region. The ICRIP identifies a range of public incentives, including regulatory, procedural, and financing incentives.

Low Impact Development (LID) - Site development features such as rain gardens, bioswales, pervious pavement and other methods provide a functional use of vegetation or permeable surfaces to retain storm water and filter its pollutants before the water is diverted to a storm water collection system.

Market-Rate Housing – A Project in which more than 85% of the units are priced for rental or sale subject to market conditions, without temporary or permanent pricing restrictions.

Mixed Income Housing – A Project in which at least 15% of the housing units are priced for rental or sale to households or persons at or below 80% of the Area Median Income.

Project – A multifamily rental or for sale housing development within the CRAG that creates multiple new housing units (1) on a single lot; OR (2) at a density of at least 16 housing units per acre.

Structured Parking - Parking facilities that are constructed in or as part of a Project. Does not apply to surface parking.

Student Housing – A Project in which the majority of the housing units are occupied by full time students registered at an accredited post secondary institution.

Targeted Growth Areas - The Downtown Strategic Framework Plan identified 8 Targeted Growth Areas for housing redevelopment. These areas are well positioned for residential growth and mixed use development based on an assessment of market momentum, physical capacity for growth, and proximity to areas with established neighborhood character. The 8 Target Growth Areas include Midtown/River North, Downtown Core, Cesar Chavez/Hemisfair Corridor, Near River South, Medical District, Civic Core, Near East Side, and Near West Side.

Transit Oriented Development - A Project designed to maximize access to public transport. Often incorporates features to encourage transit ridership.

### **Section 3. Geographic Area**

The level of incentives provided by the CCHIP is based on the Project's location within the CRAG (Exhibit A). The level of incentive will increase if the Project is within 1 of the 8 Targeted Growth Areas'. The 8 Targeted Growth Areas include Midtown/River North, Downtown Core, Cesar Chavez/Hemisfair Corridor, Near River South, Medical District, Civic Core, Near East Side, and West Side Multimodal/UTSA (Exhibit B).

In an effort to simplify the Policy, the Targeted Growth Areas have been re-classified into 4 Incentive Tiers. Exhibit C illustrates each of the 8 Targeted Growth Areas and the 4 Incentive Tiers and also includes a boundary description for each area.

1. Tier 1 – Downtown Core
2. Tier 2 – Near West Side, Near East Side, Civic Core, Cesar Chavez/Hemisfair, Medical District, Civic Core, and Near River South
3. Tier 3 – River North
4. Tier 4 - Midtown

### **Section 4. Fee Waivers**

Projects within the CRAG will receive City Fee Waivers as permitted by the Inner City Reinvestment Infill Policy.

Projects within the CRAG will receive a SAWS Fee Waiver equal to 100% of their SAWS water and impact fees. The SAWS Fee Waiver is contingent upon funding availability. SAWS allocates funding on an annual basis for this incentive program.

### **Section 5. Real Property Tax Reimbursement Grant**

Projects within the CRAG will receive a Real Property Tax Reimbursement Grant (Grant). The City's real property tax increment generated as a result of the Project is the funding source of the Grant. If a Project is within a Tax Increment Reinvestment Zone it will receive a rebate up to 100% of the previous year's real property tax increment remitted to the City over a period of time that is determined based on the Projects geographic location or type. The rebate is based on the City's participation level in the Tax Increment Reinvestment Zone where the Project is located. If a Project is not within a Tax Increment Reinvestment Zone it will receive a rebate of 66% of the previous years real property tax increment remitted to the City over a period of time that is determined based on the Project's geographic location or type.

The period over which the Grant will be disbursed will be either 10 or 15 years depending on the Project's geographic location or type. A Project will receive a Grant that is disbursed for 10 years if it is located within the CRAG. A Project will receive a Grant that is disbursed for 15 years if it is located within 1 of the 4 Tiers or if it is an Adaptive Reuse or Brownfields Redevelopment Project in the CRAG.

Additionally, if the Project qualifies for a Historic Tax Exemption or Historic Tax Credit per the Office of Historic Preservation. The Tax Rebate Grant and the Tax Credit or Exemption will be used together when possible in order to maximize the incentive.

If a Project is a market rate rental project it is required to maintain 10% of its housing units at the Project's first year rental rate per square foot, adjusted for inflation in accordance with the Consumer Price Index (CPI) for the San Antonio-New Braunfels MSA, for the term of the Grant.

## **Section 6. Inner City Incentive Fund Loan**

Projects within 1 of the 4 Tiers qualifies for an Inner City Incentive Fund Loan (Loan) if the Project meets certain Categories. Project Categories include the following:

1. Mixed Income
2. Community Use
3. Adaptive Reuse
4. Brownfield Redevelopment
5. Historic Rehabilitation
6. High-rise Residential Development
7. Student Housing
8. Transit Oriented Development within ¼ mile of the West Side Multi-Modal Center or Robert Thompson Transit Center

The total Loan amount is calculated per housing unit and varies based on the Tier that a Project is located in and is as follows:

Tier 1 – A Project in Tier 1 will receive \$3,000 per housing unit for each of the Categories it meets and will not exceed \$6,000 per housing unit.

Tier 2 – A Project in Tier 2 will receive \$1,500 per housing unit for each of the Categories it meets and will not exceed \$3,000 per housing unit.

Tier 3 - A Project in Tier 3 will receive \$1,000 per housing unit for each of the Categories it meets and will not exceed \$2,000 per housing unit.

Tier 4 – A Project in Tier 4 will receive \$500 per housing unit for each of the Categories it meets and will not exceed \$1,000 per housing unit.

If the Project meets the Mixed Income or Student Housing Category it must remain Mixed Income or Student Housing for the term of the Real Property Tax Reimbursement Grant.

Additionally, a Project qualifies for a Loan bonus equal to \$1,000 per housing unit if it includes structured parking that accommodates the housing units and \$500 per housing unit if it incorporates Low Impact Development features. The per unit Loan bonus amount is the same for all Tiers.

Rate on the Loan is a fixed rate equal to the one year LIBOR Rate on the date the loan is executed plus 75 basis points with interest compounding annually through the repayment in year 7. The Loan will be disbursed upon proof of the following: (1) receipt of a building

permit and (2) project financing. However, Loans are contingent upon available funding. City Council allocates Inner City Incentive Funds (ICIF) through the annual budget process.

### **Section 7. Mixed Use Forgivable Loan**

A Project will receive an 0% Inner City Incentive Fund Forgivable Loan for retail and commercial tenant finish-out improvements in an amount equal to \$20 per square foot of total first floor retail and \$10 per square foot of total commercial office space. 20% of the entire Forgivable Loan amount will be forgiven annually over a 5 year period provided the space is leased for at least 80% of the term and that the Forgivable Loan is a direct pass-through to the initial tenant of the space to be used exclusively for tenant finish-out improvements. However, Forgivable Loans are contingent upon available funding. City Council allocates Inner City Incentive Funds through the annual budget process.

### **Section 8. CCHIP Exceptions**

Any exceptions to the CCHIP require City Council approval.

### **Section 9. CCHIP Review and Term**

The City will initiate a housing study for the CCHIP area every three years to inventory the total number of housing units, monitor the rental rates and sales values, and identify any necessary adjustments to the policy. Unless the City Council extends and or amends the terms of the CCHIP it will expire on July 1, 2016.

### **Section 10. Recapture Provisions**

CCHIP Agreements will include a provision for the recapture of the incentives (e.g. grants and loans) in the event Agreement terms and requirements are not met. These recapture provisions will survive any subsequent assignment of the Agreement.

### **Section 11. Administration of the CCHIP**

The Center City Development Office will administer the CCHIP.

### **Section 12. Legal Documents**

The legal documents used to officiate this policy include the CCHIP Application and the CCHIP Incentive Agreement as described in Exhibits D and E. The City Attorney's Office, in conjunction with the City Manager or her designee, may negotiate additional terms of the agreement as long as those terms do not change the total incentive amount. The City Manager or her designee will be the signatory of the agreement.

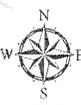
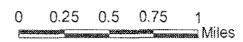


- Expressways
- Major Roads
- Streets
- CRAG



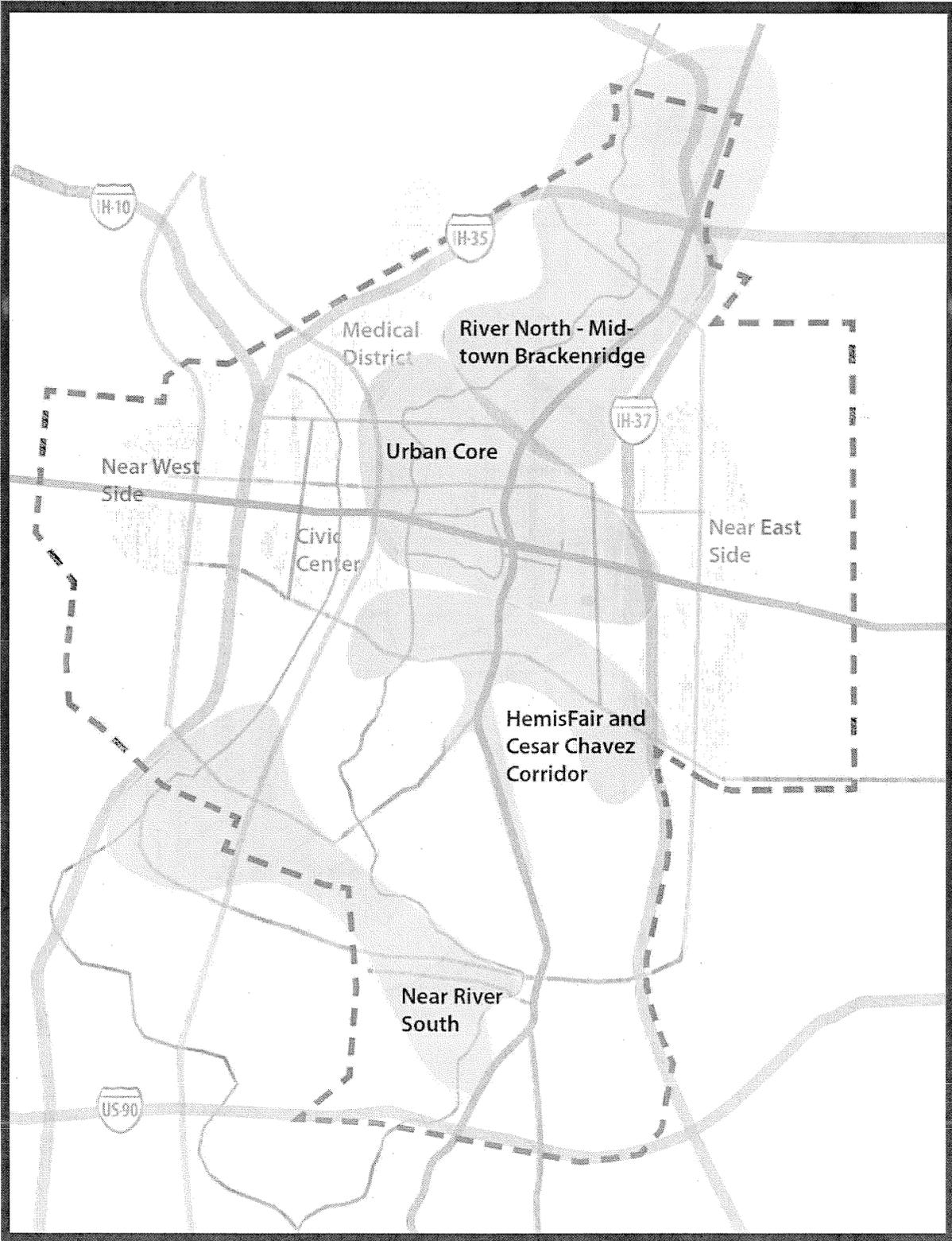
# Community Revitalization Action Group (CRAG) Area (Original 36 Sq. Mi.)

City of San Antonio

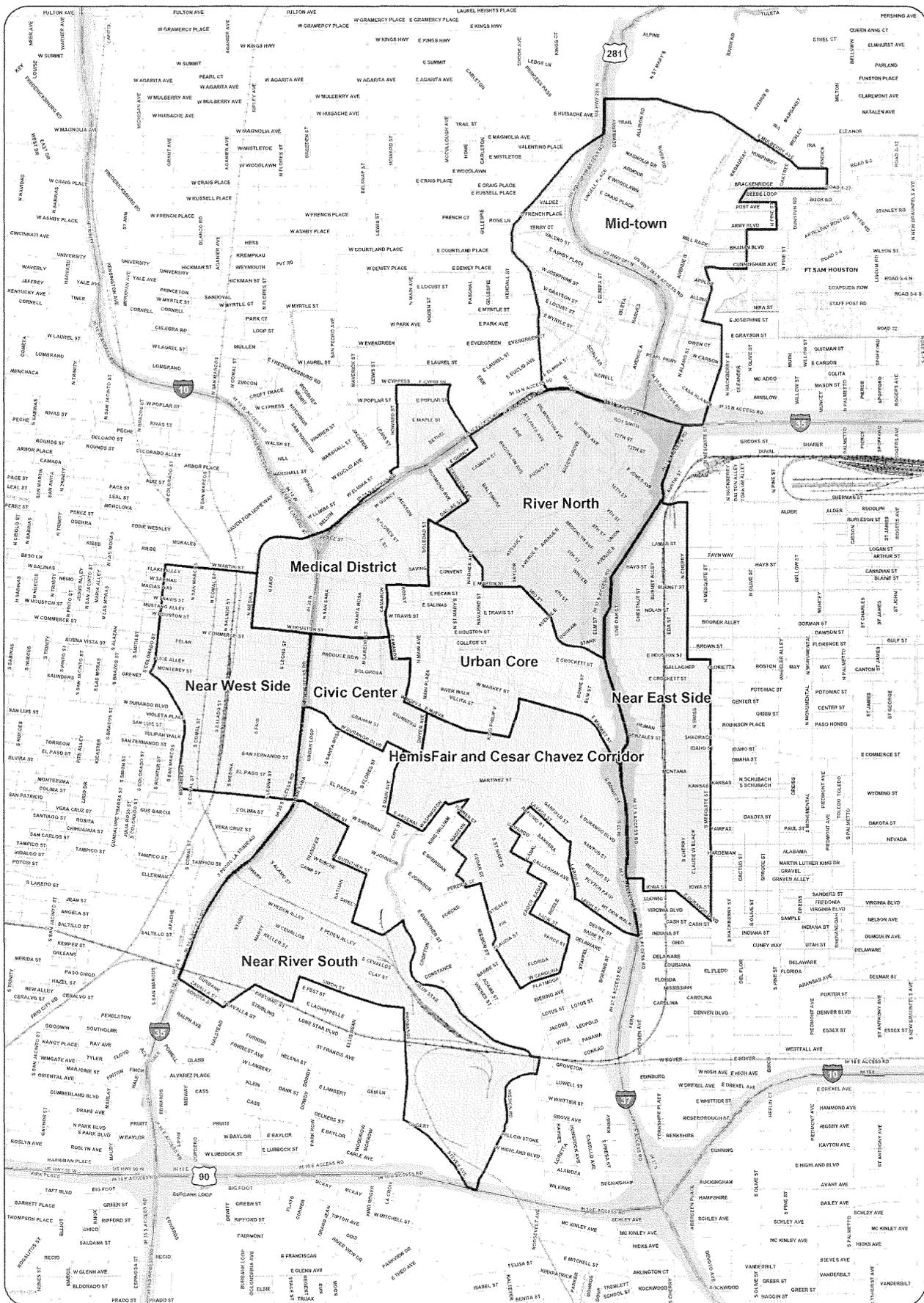


City of San Antonio, City of San Antonio Enterprise GIS, San Antonio GIS, Sewer Approval District  
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City of San Antonio  
 Planning and Development  
 Services Department  
 Development and Business  
 Services Center  
 901 S. Alamo  
 San Antonio, TX 78244



**DOWNTOWN STRATEGIC FRAMEWORK PLAN  
TARGET GROWTH AREAS**



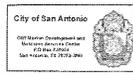
City of San Antonio  
 1400 N. Loop West, Suite 1400  
 San Antonio, TX 78205  
 210.207.4000  
 www.sanantonio.gov

Tier 1
  Tier 2
  Tier 3
  Tier 4



## City of San Antonio

Target Growth Areas and Incentive Tiers



# Street Boundaries for Housing Growth Areas

## Tier 1

---

### **Urban Core**

The area bounded by Navarro St. from Soledad St., southeast to E. Martin St. continuing southeast along 3<sup>rd</sup> St. to Bonham St., east along Houston St. to IH 37 / US Hwy 281, south to E. Market St., north and west along E. Market St. to S. Alamo St., south to E. Nueva St., west to S. Flores St., north to Commerce St., west to Camaron St., north to W. Martin St., east to Soledad St., and north to Navarro St.

## Tier 2

---

### **Medical District**

The area bounded by W. Cypress St. from Howard St., east to McCullough Ave., south to E. Quincy St., west to Lexington Ave., south to Dallas St., west to Navarro St., north to Soledad St., south to Martin St., west to Camaron St., south to W. Houston, west to N. Medina St., north to N. Frio St continuing as Perez St. to the IH 10 / IH 35 Junction, northeast along IH 35 to San Pedro Ave., north to W. Elmira St., east to Howard St., and north to W. Cypress St.

### **Near West Side**

The area bounded by W. Martin St. from N. Colorado St., east to N. Medina St., south to W. Houston St., east to IH10 / IH35, south to Guadalupe St., west to Alazan Creek, north and west to S. Colorado St., and north to W. Martin St.

### **Civic Center**

The area bounded by IH10 / IH35 from W. Houston St., east to Camaron St., south to W. Commerce St., east to N. Flores St., south to W. Nueva St., east to Dwyer Ave., south to Old Guilbeau St., west to S. Flores St., south to Cesar Chavez Blvd., west to IH10 / IH35, and north to W. Houston St.

### **Near East Side**

The area bounded by N. Cherry St. from Sherman St., south to Nolan St., east to N. Mesquite St., south to E. Durango Blvd., west to Iowa St., west to Hoefgen Ave., north to Parsons, west along Parsons to IH37 / US Hwy 281, north along IH37 / US Hwy 281 to E. Jones Ave., east across Austin St. and the Union Pacific Railroad tracks to Sherman St., and east to N. Cherry St.

**Hemisfair and Cesar Chavez Corridor**

The area bounded by E. Nueva St. from Dwyer Ave., east to S. Alamo St., north to E. Market St., east to IH37 / US Hwy 281, south to Leigh St., west along Leigh St. to Labor St., north to Lavaca St., west to Matagorda St., southwest to Camargo St., east to San Arturo St., south to Callaghan Ave., east to Canal St., south to Leigh St., east to Eager St., south to Sadie St., east to Labor St., south to Carolina St., west to Cedar St., north to Pereida St., west to Mission St., north to S. Alamo St., east to Beauregard St., west to Madison St., northeast to Turner St., west to King William St., north to Washington St., southwest along Washington St. to Turner St., west to Washington St., southwest to E. Arsenal St., west to S. Main Ave., north to Old Guilbeau St., east to Dwyer Ave., and north to E. Nueva St.

**Near River South**

The area bounded by Guadalupe St. from IH10 / IH35, east to S. Flores St., south to W. Guenther St., east to S. Main Ave., south to S. Alamo St., east then north along S. Alamo St. to the San Antonio River, southeast along the San Antonio River to the Union Pacific Railroad, east to S. St. Mary's St., south to Mission Rd., west and south along Mission Rd. to IH10 / US Hwy 90, west to Steves Ave., north to Probandt St., north to Simon St., west to S. Flores St., south to W. LaChapelle St., west to Nogalitos St., south to W. Zavalla St., west to IH10 / IH35, and north and east along IH10 / IH35 to Guadalupe St.

**Tier 3**

---

**River North**

The area bounded by IH 35 N from McCullough Ave, north and east to the US Hwy 281 Junction, south along US Hwy 281 to E. Houston St., west to 3<sup>rd</sup> St., north and west along 3<sup>rd</sup> St. continuing west as Martin St. to Navarro St., north and west to Dallas St., east to Lexington Ave., north to E. Quincy St., east to McCullough Ave., and north to IH 35 N.

**Tier 4**

---

**Midtown**

The area bounded by E. Mulberry Ave from US HWY 281, east to Tendick St., south to Brackenridge Ave., west to the eastern boundary of parcel 1079569, south to the northern boundary of parcel 148441, east along the northern boundaries of parcels 148442 – 148453 to N. Pine St, south to Army Blvd, west to Haywood Ave., south to Cunningham Ave, west to Broadway, south along N. Alamo St to E. Josephine St, south along Austin St. to IH 35, west to N. St. Mary's St., north and east to US Hwy 281, and west and north along US Hwy 281 to E. Mulberry Ave.

# Center City Housing Incentive Policy (CCHIP) Scoring Matrix

Minimum eligibility: Project must be located in the CRAG and create at least two housing units (1) on a single lot or (2) at a density of 18 units per acre. See table below for additional eligibility requirements.

Incentive	Description	Other Eligibility Requirements	Incentive Terms		
Fee Waivers	Waiver of City of San Antonio fees and SAWS impact fees	None	Waiver of eligible City fees and 100% of SAWS water and sewer impact fees		
Tax Reimbursement Grant*	Annual rebate to developer of taxes paid to the City on the improved value of the property. Rebate percentage based on TIRZ participation.**	None	Located in CRAG only	10 years	
			Located in Incentive Tier	15 years	
			Brownfield or Adaptive Reuse project located in the CRAG	15 years	
ICIF Loan	Low interest, 7-year loan calculated per housing unit.***	Located in an Incentive Tier AND classified in at least one project category****	Incentive Tier	One Category	Two or More Categories
			Tier 1	\$3,000	\$6,000
			Tier 2	\$1,500	\$3,000
			Tier 3	\$1,000	\$2,000
			Tier 4	\$500	\$1,000
ICIF Loan Bonus	Low interest, 7-year loan calculated per housing unit.	Located in an Incentive Tier AND includes structured parking AND/OR includes low impact development features	Includes structured parking	\$1,000	
			Includes low impact development	\$500	
Mixed-Use Forgivable Loan	0%, 5-year forgivable loan for tenant finish out improvements.*****	Located in an Incentive Tier AND includes retail and/or commercial office space on first floor.	Includes retail space	\$20 per square foot	
			Includes commercial office space	\$10 per square foot	

\* Historic Exemption Tax Credit, if applicable, to be applied in parallel - no taxes in years 1-5, 50% taxes in years 6-10. Tax Reimbursement Grant will rebate any payment made over the base during years 1-15, as applicable based on project location. Project must maintain first year rental rate for 100% of units throughout grant term.

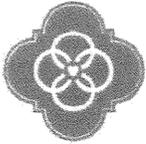
\*\* Projects not located in a TIRZ would receive a rebate of 66% of the taxes paid to the City. TIRZ projects would be rebated based on participation level of the TIRZ.

\*\*\* Loan rate is fixed equal to the one year LIBOR rate plus 75 basis points, with interest compounding annually.

\*\*\*\* Project Categories: Mixed Income, Community Use, Adaptive Reuse, Brownfield Redevelopment, Historic Rehabilitation, High-rise Residential Development, Student Housing, Transit-oriented Development within 1/4 mile of the West Side Multi-modal Center or Robert Thompson Transit Center.

\*\*\*\*\* Forgivable over 5 years at 20% per year. Loan proceeds must pass-through to tenant and space must remain leased for at least 80% of the term.

Exhibit C



# Center City Housing Incentive Program (CCHIP) Application

### Applicant Information

Name: Michael W. Lackey Title: Managing Partner  
 Company: Cevallos Urban Homes, LLC  
 Project Role: Owner  
 Address, City, ST, ZIP: 301 E. CEVALLOS #429, SAN ANTONIO, TX 78204  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

### Project Information

Project Owner / Developer: Cevallos Urban Homes, LLC  
 Other Associated Entities and Roles: Terramark Contractors, LLC dba Terramark Urban Homes, Builder  
;Terramark Interest , Project developer  
 Project Name: Cevallos Urban  
 Project Site Address: 232 & 236 E. Cevallos  
 Start Date: 10/2014 Completion Date: 10/2015  
 Cost of public improvements: \$0.00  
 Estimated total project cost: \$1,992,960.00 (including public improvements)  
 Housing units created: 8  Rentals  For Sale  
 Housing units per acre: 19.9  
 Target rental price per square foot: \$ \_\_\_\_\_ / Target sales price per square foot: \$180.00  
 Square feet of retail space: 0 Square feet of commercial office space: 0  
 Estimated number of new jobs to be created, if any: N/A

### Geographic Location

Project must be located in the CRAG. Additional consideration will be given to projects in one of the four subareas targeted for multi-family development.

- Located in CRAG and Tier1: Urban Core
- Located in CRAG and Tier 2: Near River South, Hemisfair/Cesar Chavez, Near East Side, Near West Side, Civic Core, Medical District
- Located in CRAG and Tier 3: River North
- Located in CRAG and Tier 4: Midtown
- Located in CRAG only and no Tier
- Located in a Tax Increment Reinvestment Zone (TIRZ), specifically: None Westside

**Project Categories**

- Historic Rehabilitation
- Mixed Income (80%-100% AMI)
- Adaptive Reuse
- Community Use
- Within ¼ mile of Robert Thompson Transit Center or West Side Multi Modal Center
- Brownfield Redevelopment
- High-Rise Residential Development
- Student Housing

**Other Project Features**

- Low Impact Development
- Mixed Use (at minimum: first floor retail/office)
- Structured Parking

**Site Information**

City Council District #: 5 Current Zoning: IDZ

Bexar County Appraisal District Information ([www.bcad.org](http://www.bcad.org))

Property ID#: 133397 & 133398 Acreage: .0402

Current Value: Land: \$ 138,000.00 Improvements: \$ 0.00

**Additional Information**

1. Has the project owner/developer or any of its affiliates been cited, currently under investigation, or have litigation pending for any violations of Federal, State, County and/or City laws, codes or ordinances?

- No
- Yes (please indicate nature/status of the violations on additional page(s))

2. SAWS Impact Fees (if seeking waiver)

39,168.00

Estimate of water and sewer impact fees: \$ (must obtain written estimate SAWS)

Projected time to install water/sewer services: (season and year) 4TH QUARTER 2014

3. Other than City incentives, what are the funding sources for the project?

- Equity
- Conventional Bank Financing
- Other: \_\_\_\_\_
- Housing Tax Credits
- HUD Loans

**Required Attachments**

- Cover letter describing project and summarizing details. Explain project features and categories marked above.
- Corporate Information (history, urban development experience, etc.)
- Site plans and renderings
- SAWS Impact Fee Estimate (Contact Brian Rodriguez at SAWS: 210-233-2985 or [brian.rodriguez@saws.org](mailto:brian.rodriguez@saws.org))
- Project Proforma

# CCHIP INCENTIVE ESTIMATOR

Project Input	
<b>Location</b>	
Incentive Tier	2
Located in a TIRZ	YES
TIRZ Participation Level	90%
<b>Type</b>	
Brownfield or Adaptive Reuse	NO
Project Categories Met	NONE
<b>Details</b>	
Base Value	138,000
Projected End Value	1,992,960
Number of Housing Units	8
Office Space (SF)	0
Retail Space (SF)	0
Stuctured Parking	NO
LID	NO

## INCENTIVE CALCULATION

<b>City Fee Waiver</b>	\$ 4,688	User Entry
<b>SAWS Fee Waiver</b>	\$ 39,168	User Entry
<b>Tax Reimbursement Grant</b>	\$ 141,660	
<b>ICIF Loan</b>	\$ -	
<b>ICIF Loan Bonus</b>	\$ -	
<b>Mixed Use Loan</b>	\$ -	
<b>TOTAL CCHIP INCENTIVES</b>	<b>\$ 185,516</b>	

Applicable Tax Rate	.00565690
Applicable Tax Rebate Term	15



[DSD Home](#)

**PLAN FEE ESTIMATOR**

Commercial/Residential: RESID ▼  
 Type of Work: NEW ▼  
 Tree Affidavit Option: A1 ▼  
 # of Lots: 8  
 Valuation: 1992960.00

Tree Option:	Description:
A1	Has no Protected, Significant, Heritage, or Historic trees
A2	Has protected trees, but this work will in no way cause damage to or the destruction of said trees
A3	Exempt/Vested from the 1997 Tree Preservation Ordinance
A4	Has Protected, Significant, Heritage or Historic trees that will be removed
PAID	Preservation fees paid and a previous plan has been approved for this site.

*Note: Although every attempt is made to ensure the accuracy of these calculations, they should be used as estimates only. For estimates on multiple commercial buildings, please call 207-0143.*

**Minimum Fees Due at Time of Submission:**

**Minimum Fees Due for Permit Issuance:**

Fee Type	Fee Amount
PLAN REVIEW FEE	\$1,087.69
TREE CANOPY - RESIDENTIAL	\$120.00
AFFIDAVIT FEE RESID TREE PRESERV	\$280.00
TECH SURCHARGE	\$32.63
DEV SVC SURCHARGE	\$32.63
<b>TOTAL:</b>	<b>\$1,552.95</b>

Fee Type	Fee Amount
PERMIT FEE BUILDING	\$2,957.50
TECH SURCHARGE	\$88.73
DEV SVC SURCHARGE	\$88.73
<b>TOTAL:</b>	<b>\$3,134.96</b>

\$4,687.91 Total

# Cevallos Urban

Lone Star District, San Antonio, Texas



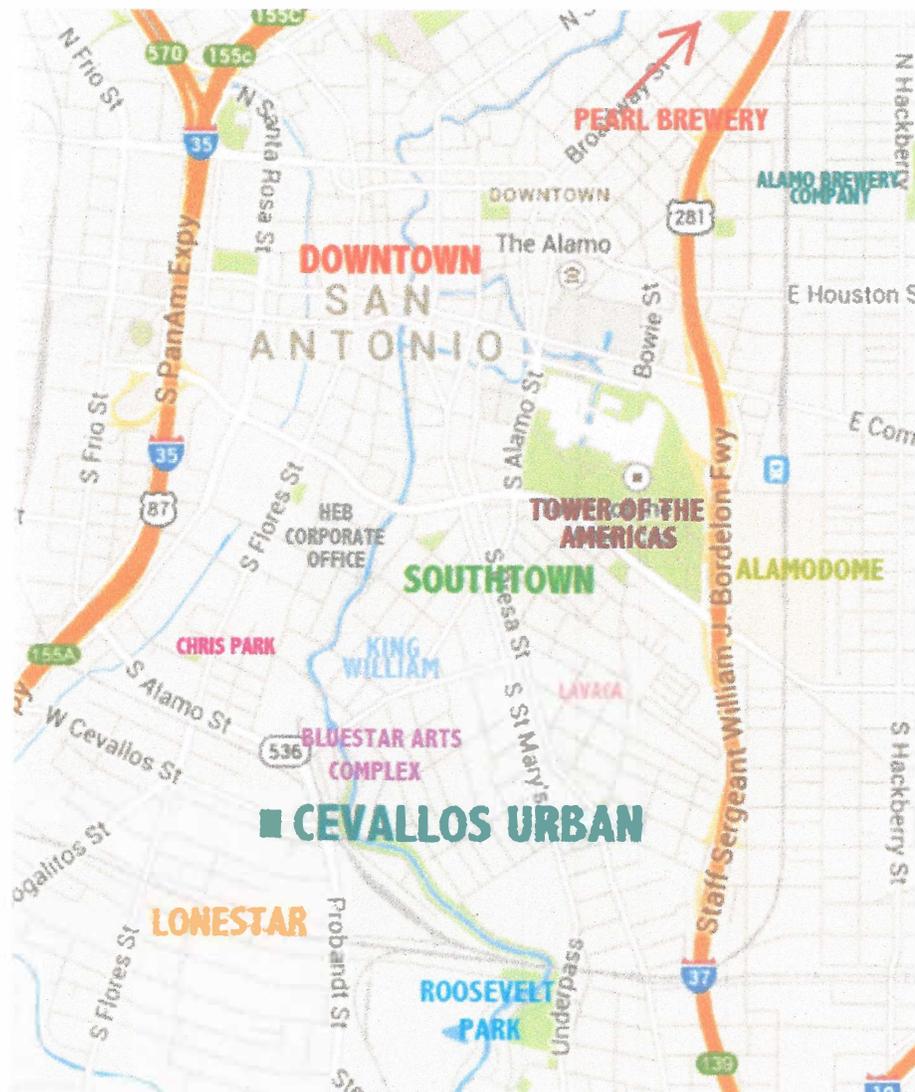
Cevallos Urban Homes, LLC

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## NEIGHBORHOOD AND LOCATION

Cevallos Urban offers a location and lifestyle where places to dine, shop, and play are all available within a short walk, bike, or drive. Cevallos Urban offers the best urban lifestyle at a price you can afford. See life as you want it at Cevallos Urban.

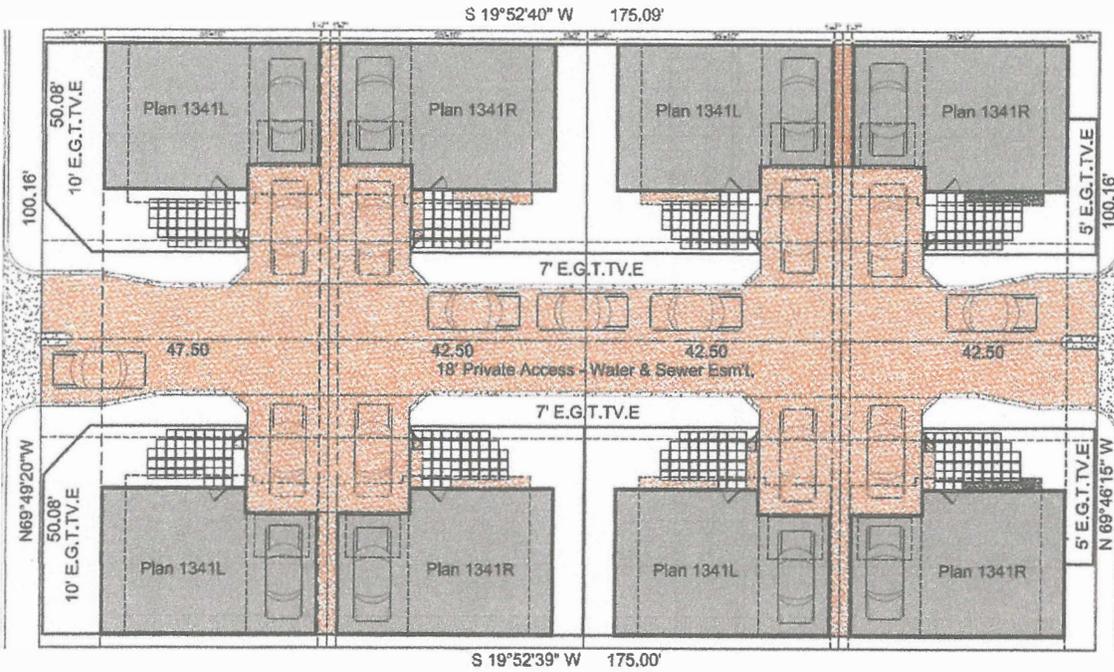
The location of Cevallos Urban provides walkable access to the River Walk's hike and bike trails, Blue Star Arts Complex, and the area's art galleries, restaurants, bars and shops. Cevallos Urban's unique neighborhood consists of historic houses, converted warehouses, modern loft-style apartments and new construction homes.





# PROPOSED SITE PLAN

E. Cevallos Street



Clay Street

# BEXAR COUNTY APPRAISAL DISTRICT PROPERTY INFORMATION

PROPERTY ID#133397

## Property

### Account

Property ID: 133397      Legal Description: NCB 2569 BLK LOT CIR 2  
 Geographic ID: 02569-000-0190      Agent Code:  
 Type: Real  
 Property Use Code: 099  
 Property Use Description: VACANT LAND

### Location

Address: 232 E CEVALLOS      Mapsco: 616D7  
 SAN ANTONIO, TX 78204  
 Neighborhood: NBHD code10092      Map ID: 10092  
 Neighborhood CD: 10092

### Owner

Name: LACKEY MICHAEL      Owner ID: 2724334  
 Mailing Address: PO BOX 830405      % Ownership: 100.000000000000%  
 SAN ANTONIO, TX 78283-0405

[Exemptions:](#)

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COB	Commercial Office Building	0.1951	8500.00	50.00	170.00	\$68,000	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$0	\$68,000	0	68,000	\$0	\$68,000
2013	\$0	\$68,000	0	68,000	\$0	\$68,000
2012	\$0	\$42,500	0	42,500	\$0	\$42,500
2011	\$26,840	\$42,500	0	69,340	\$0	\$69,340
2010	\$3,810	\$42,500	0	46,310	\$0	\$46,310
2009	\$3,810	\$42,500	0	46,310	\$0	\$46,310

# BEXAR COUNTY APPRAISAL DISTRICT PROPERTY INFORMATION

**PROPERTY ID# 133398**

## ▼ Property

### Account

Property ID:	133398	Legal Description:	NCB 2569 BLK LOT CIR 3 ARB A9
Geographic ID:	02569-000-0200	Agent Code:	
Type:	Real		
Property Use Code:	099		
Property Use Description:	VACANT LAND		

### Location

Address:	236 E CEVALLOS SAN ANTONIO, TX 78204	Mapsc0:	616D7
Neighborhood:	NBHD code10092	Map ID:	10092
Neighborhood CD:	10092		

### Owner

Name:	LACKEY MICHAEL W	Owner ID:	2801815
Mailing Address:	PO BOX 830405 SAN ANTONIO, TX 78283-0405	% Ownership:	100.0000000000%

[Exemptions:](#)

## ▼ Improvement / Building

No improvements exist for this property.

## ▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COB	Commercial Office Building	0.2009	8750.00	50.00	175.00	\$70,000	\$0

## ▼ Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$0	\$70,000		0	70,000	\$0
2013	\$0	\$70,000		0	70,000	\$0
2012	\$49,280	\$43,750		0	93,030	\$20,572
2011	\$13,030	\$43,750		0	56,780	\$0
2010	\$13,030	\$43,750		0	56,780	\$0
2009	\$13,030	\$43,750		0	56,780	\$0

# CURRENT ZONING



Cevallos Urban Homes, LLC

**STREET VIEW OF PROPERTY**



Cevallos Urban Homes, LLC

---

# SAWS IMPACT FEE ESTIMATE



## SAWS IMPACT FEE ESTIMATE

Date September 15, 2014 Applicant \_\_\_\_\_

Phone No. \_\_\_\_\_

Service Address Cevallos Lots 8 Houses

WASTEWATER EDUs			
TYPE	Criteria	#	EDU
Residential Single F	# of homes	8	8

	DATE	ZONE	METER	EDU	Total
Domestic	6/09/2014-NOW (SAWS & DSP)	LOW	0.625 in	8.00	\$27,128.00
Irrigation					\$0.00
Fireline					\$0.00
Wastewater	6/09/2014- Current	Lower WW		8.0	\$12,040.00
Local Benefit					\$0.00

Total Service Cost Estimate **\$39,168.00**

Remark \_\_\_\_\_

*All installation charges shall be in accordance with current San Antonio Water System Regulations for water and wastewater service. This estimate is not intended to be an invoice for fees due to SAWS for water/wastewater service. Final costs may include other fees not identified in this estimate.*

Nate Chamberlain  
 San Antonio Water System  
 Counter Services  
 nathan.chamberlain@saws.org  
 210-233-2325

Cevallos Urban Homes, LLC

Exhibit D



Exhibit E

# BEXAR COUNTY APPRAISAL DISTRICT PROPERTY INFORMATION

PROPERTY ID#133397

## ▼ Property

### Account

Property ID: 133397      Legal Description: NCB 2569 BLK LOT CIR 2  
 Geographic ID: 02569-000-0190      Agent Code:  
 Type: Real  
 Property Use Code: 099  
 Property Use Description: VACANT LAND

### Location

Address: 232 E CEVALLOS      Mapsco: 616D7  
 SAN ANTONIO, TX 78204  
 Neighborhood: NBHD code10092      Map ID: 10092  
 Neighborhood CD: 10092

### Owner

Name: LACKEY MICHAEL      Owner ID: 2724334  
 Mailing Address: PO BOX 830405      % Ownership: 100.000000000000%  
 SAN ANTONIO, TX 78283-0405

Exemptions:

## ▼ Improvement / Building

No improvements exist for this property.

## ▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COB	Commercial Office Building	0.1951	8500.00	50.00	170.00	\$88,000	\$0

## ▼ Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed	
2014		\$0	\$88,000	0	\$8,000	\$0	\$88,000
2013		\$0	\$88,000	0	\$8,000	\$0	\$88,000
2012		\$0	\$42,500	0	\$2,500	\$0	\$42,500
2011	\$26,840	\$42,500	0	\$9,340	\$0	\$69,340	
2010	\$3,810	\$42,500	0	\$6,310	\$0	\$48,310	
2009	\$3,810	\$42,500	0	\$6,310	\$0	\$48,310	

Cevallos Urban Homes, LLC

# BEXAR COUNTY APPRAISAL DISTRICT PROPERTY INFORMATION

PROPERTY ID# 133398

▼ Property

Account

Property ID: 133398      Legal Description: NOB 2559 BLK LOT DIR 2 ARB A9  
 Geographic ID: 02569-000-0200      Agent Code:  
 Type: Real  
 Property Use Code: 099  
 Property Use Description: VACANT LAND

Location

Address: 236 E CEVALLOS      Mapsc0: 616D7  
 SAN ANTONIO, TX 78204  
 Neighborhood: NBHD code10092      Map ID: 10092  
 Neighborhood CD: 10092

Owner

Name: LACKEY MICHAEL W      Owner ID: 2801815  
 Mailing Address: PO BOX 83040E      % Ownership: 100.000000000000%  
 SAN ANTONIO, TX 78283-040E

Exemptions:

▼ Improvement / Building

No improvements exist for this property.

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COB	Commercial Office Building	0.2009	8750.00	50.00	175.00	\$70,000	\$0

▼ Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed	
2014	\$0	\$70,000		0	70,000	\$0	\$70,000
2013	\$0	\$70,000		0	70,000	\$0	\$70,000
2012	\$49,280	\$43,750		0	93,030	\$30,572	\$62,458
2011	\$13,030	\$43,750		0	56,780	\$0	\$56,780
2010	\$13,030	\$43,750		0	56,780	\$0	\$56,780
2009	\$13,030	\$43,750		0	56,780	\$0	\$56,780

Exhibit F



[ICRIP Home](#) | [Search](#) | [Active SAWS Waivers Report](#) | [About To Expire Report](#)

ICRIP ADMIN **Welcome Aurora**

ADMIN	Submitted Date	Est. Claim Date	Request Status	Status Date	Approval
	12/23/2014 1:17:32 PM		Approved	12/23/2014 1:25:55 PM	<input checked="" type="checkbox"/> City <input checked="" type="checkbox"/> SAWS <input type="checkbox"/> Council Approved <input type="checkbox"/> Special Expiration <input type="checkbox"/> EDD Project <input checked="" type="checkbox"/> CCHIP Project <input type="checkbox"/> Other CCDO Project
renewal of earlier project					
<a href="#">Back To Home</a>					

SAWS  
SAWS Waived Amount:

CITY  
City Waived Amount: 4698.45

**ICRIP Fee Waiver Form Information WaiverId For 1155.**

City Status: **ACTIVE**  
SAWS Status: **ACTIVE**

**APPLICANT INFORMATION**

Project Owner: Cevallos Urban Homes

Developer Type: ForProfit

Other Developer Type:

**APPLICANT POINT OF CONTACT**

Project Role: Owner/Developer

Other Project Role:

Name: Mike Lackey

Title: Manager

Company Name: Cevallos Urban Homes, LLC

Applicant Address: 301 E Cevallos, Suite 429

City: San Antonio

State: TX

Zip Code: 78204

Phone:

Fax:

Email:

**PROJECT INFORMATION/DESCRIPTION**

Project Address: 232 and 236 East Cevallos

City Council District: 8

Property/Parcel ID: 133397

Acreage: 0.4

Proposed Land Used of Project:

Residential

Other Proposed Land Used of Project:

Housing Units Created: 8

Project Description: Eight (8) single family, fee simple residences of approximately 1400 square feet each

Proposed Level of Investment: \$2,000,000.00

Project Start Date: 12/1/2014

Project Completion Date: 12/31/2015

Current Zoning of Project Site: IDZ

Applied for Other Incentive?:  Yes  No

If so, what Dept(s)?:

SAWS Sewer and Water Impact Fee?:  Yes  No

SAWS Amount: \$39,168.00

No attachment record was found.

Request Submitted By: Web User

Request Submitted Date: 12/23/2014 1:17:32 PM

Last Modified By: 130732

Last Modified Date: 2/3/2015 9:50:29 AM

Request Status: Approved

Status Date: 12/23/2014 1:25:55 PM

Status Reason: renewal of earlier project

SAWS Waived Amt:

SAWS Waived Date:

SAWS Who Waived:

City Waived Amt: \$4,698.45

City Who Waived: 130732

City Waived Date: 12/23/2014 1:22:32 PM

Council Approved: No

Est. Claim Date:

City Approved: Yes

SAWS Approved: Yes

City Expiration Date: 12/23/2015

SAWS Expiration Date: 12/21/2016

Special Expiration: No

EDD Project: No

CCHIP Project: Yes

Other CCDO Project: No

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