

# City of San Antonio Fee Waiver Program

## Background

- Approved by City Council in 2010 to encourage infill activity
- Boundaries were amended in 2011 and again in 2013 using a set of quality-of-life variables and other factors based on City initiatives
- Program guidelines amended in 2015
- Council Consideration Request issued on October 2, 2017 requesting a review of City incentives for residential and commercial developments to include ICRIP and CCHIP

## Proposed ICRIP Revisions

- **City of San Antonio Fee Waiver Program** replaces the Inner City Reinvestment/Infill Policy (ICRIP) as primary tool for offering fee waivers
- Eligible projects must be located within City of San Antonio and meet criteria in one of four (4) categories:
  - Affordable Housing
  - Owner Occupied Rehabilitation
  - Historic Rehabilitation/Legacy Business
  - Business Development

Affordable Housing	Owner Occupied Rehabilitation	Historic Rehabilitation	Business Development
Nonprofits and private developers constructing affordable housing may receive waivers for City and SAWS fees within the city limits.	Participants in home repair/rehabilitation programs through NHSD or non-profit organizations will qualify for City and SAWS Fees.	Owners of residential and commercial structures designated as historic, and owners of legacy businesses, may receive waivers for City and SAWS fees.	Small Business and Industry applicants meeting specific criteria may receive City and SAWS fee waivers
<ul style="list-style-type: none"> <li>• 100% waiver of eligible City fees</li> <li>• Up to 100% waiver of SAWS fees, \$250,000 max. per project</li> <li>• Affordable unit mix must be comparable to market rate mix</li> </ul> <p><small>*Multi-Family - 50% of units must be affordable with half at 80% AMI and half at 60% AMI for multi family. Rents are rent and income restricted.</small></p> <p><small>**For Sale - Must be priced at 120% AMI or below.</small></p>	<ul style="list-style-type: none"> <li>• 100% waiver of eligible City fees</li> <li>• Up to 100% waiver of SAWS fees, \$10,000 max. per project</li> </ul>	<ul style="list-style-type: none"> <li>• 100% waiver of eligible City fees</li> <li>• Up to 100% waiver of SAWS fees, \$150,000 max. per project</li> <li>• Must qualify for the Local Tax Exemption for Substantial Rehabilitation</li> </ul> <p><small>*Projects are not eligible to receive a Short Term Rental permit (Type2).</small></p>	<ul style="list-style-type: none"> <li>• Waiver of eligible City fees</li> <li>• Up to 100% waiver of SAWS fees, \$150,000 max. per project</li> <li>• Maximum fee waiver based on business eligibility criteria</li> </ul>

Category	City Fee Waivers	SAWS Fee Waivers
Affordable Housing	\$800,000	\$700,000
Historic Rehabilitation		
Homeowner Rehabilitation		
Industry Development	\$500,000	\$500,000
Small Business Development	\$200,000	\$300,000
CCHIP	\$1,000,000	\$1,500,000
<b>TOTAL</b>	<b>\$2,500,000</b>	<b>\$3,000,000</b>