



San
Antonio
Water
System

City of San Antonio Infill and Reinvestment Policy

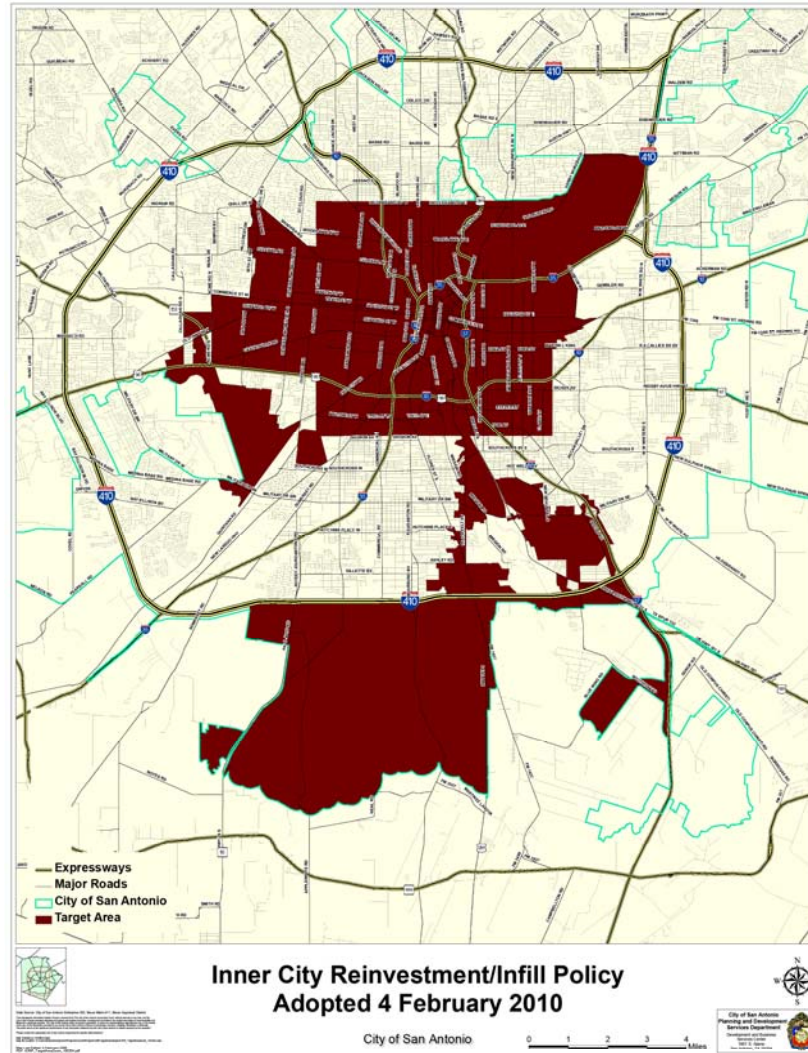
June 30, 2010

Capital Improvements Advisory Committee

Dwayne Rathburn

Manager of Program Planning

Reinvestment Policy Target Area



June 30, 2010

CoSA Infill and Reinvestment Policy



CoSA Infill and Reinvestment Program

- CoSA goals
 - Increase new development on vacant lots
 - Increase redevelopment on underused buildings
 - Increase rehabilitation of existing buildings
 - Increase business recruitment in targeted areas
- SAWS budgets \$2 million annually for impact fee waivers to support city policies
- City intends to distribute the funds to provide greater focus on areas within the RPTA
- City's goal is to allocate 75% of the funds to projects within the RPTA

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CoSA Infill and Reinvestment Policy



CoSA Infill and Reinvestment Program

- Eligibility Criteria
 - All projects located within the RPTA are eligible except for certain ineligible categories
 - Ineligible projects include:
 - Retail stores except those located within the RPTA
 - Market rate housing located outside the RPTA without affordable units
 - Projects outside the RPTA that are not targeted industries
 - Entertainment facilities
 - Projects located in areas identified as high-value areas

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CoSA Infill and Reinvestment Policy



CoSA Infill and Reinvestment Program

- To be an eligible project and located outside the RPTA, the project must be:
 - A targeted industry and include a capital investment of at least \$50 M or create 500 new full-time jobs
 - An affordable housing project
 - A residential housing project with a mix of market rate with less than 50% affordable units is eligible for a waiver equal to the percentage of affordable units
 - A non-profit or public entity performing community service.

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CoSA Infill and Reinvestment Program

- Maximum waiver per project
 - Up to \$500,000 for projects located within the RPTA
 - <\$10M - up to \$100,000
 - \$10 M < \$20 M - up to \$200,000
 - \$20 M < \$30 M - up to \$300,000
 - \$30 M < \$40 M - up to \$400,000
 - \$40 M > \$40 M - up to \$500,000
 - Up to \$100,000 for eligible projects outside the RPTA

CoSA Infill and Reinvestment Program

- Other requirements
 - Projects must be initiated within 6 months of receipt of city verification
 - The policy is not applicable to projects already receiving service from SAWS
 - All waivers greater than \$100,000 must receive City Council approval

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