



CITY OF SAN ANTONIO  
**CENTER CITY DEVELOPMENT  
& OPERATIONS DEPARTMENT**

# SAWS IMPACT FEE WAIVER PROGRAM

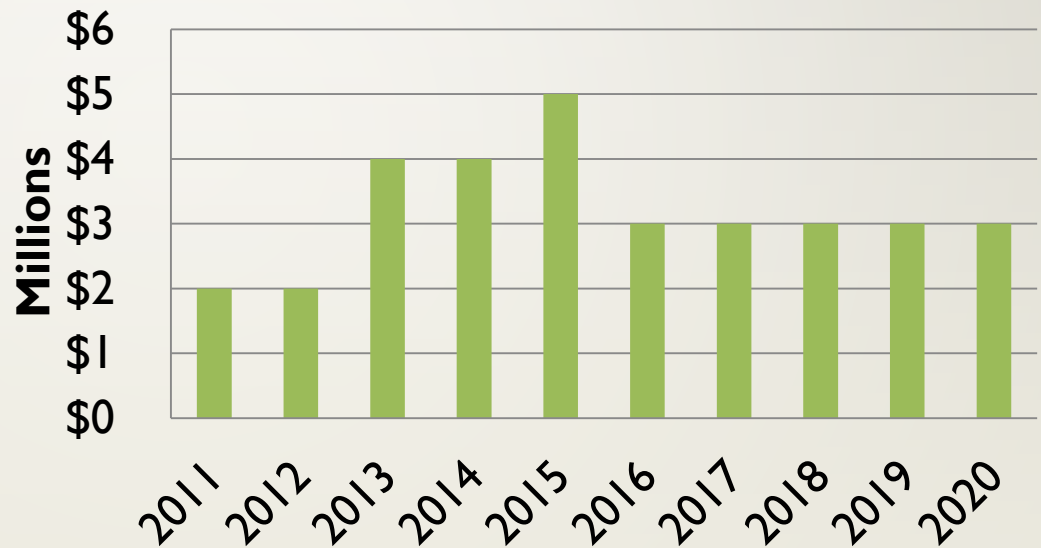
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SARAH ESSERLIEU  
SENIOR MANAGEMENT ANALYST  
AUGUST 9, 2017

# HOW IT WORKS



### SAWS Credit Allocation by Fiscal Year



\$28 million total

# THREE PROGRAMS SUPPORTED

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SAWS Impact Fee  
Waivers

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graph TD; A[SAWS Impact Fee Waivers] --- B[ICRIP Fee Waiver Program]; A --- C[Center City Housing Incentive Policy (CCHIP)]; A --- D[Priority Economic Development Projects];
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ICRIP Fee Waiver  
Program

Center City  
Housing Incentive  
Policy (CCHIP)

Priority Economic  
Development  
Projects

# ICRIP FEE WAIVER PROGRAM

## Eligibility

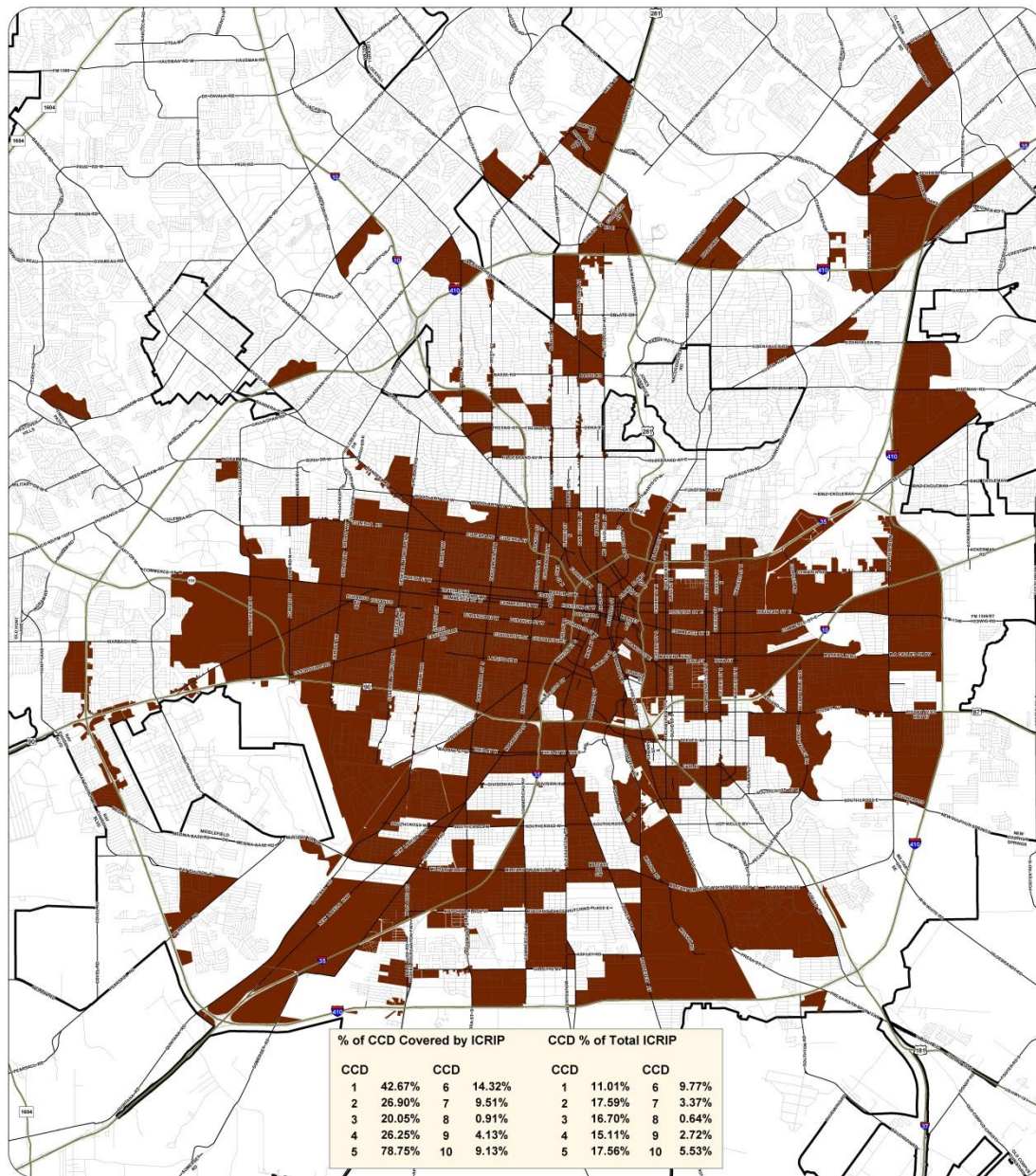
- Location in program boundary
- Zoning verification

## SAWS waivers awarded

- Active for 6 months
- Eligible to renew
- 1% of total project investment (\$5k - \$99k)

## Most projects eligible

- Affordable housing and nonprofit projects are eligible anywhere in the City regardless of location in program boundary



Map prepared by City of San Antonio Planning & Economic Development, 2013. Source: GIS, Street, Aerial, and Other Data. All rights reserved. No part of this map may be reproduced without the prior written permission of the City of San Antonio. The City of San Antonio is not responsible for any errors or omissions on this map. The City of San Antonio is not responsible for any damages, including consequential damages, arising from the use of this map. The City of San Antonio is not responsible for any claims, including consequential claims, arising from the use of this map. The City of San Antonio is not responsible for any claims, including consequential claims, arising from the use of this map.

## ICRIP, as Amended 1/10/2013 18.02% or 84.08 Sq. Mi. of CoSA



City of San Antonio  
 City Planning Department and  
 Economic Development  
 2013 Data  
 San Antonio, TX 78205

# FORMER SAWS FEE WAIVER ADMINISTRATION

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## Project Prioritization

- Waivers awarded on a first come, first served basis

## Wait-List

- Denied applications may apply next fiscal year

## Renewals

- Unlimited

# RECENT CHANGES

## Prioritize Projects

- 50% affordable housing and other nonprofit projects
- 50% all other requests allocated by category
- Weighted by demand

## Introduce Wait-List

- Two rounds of funding
- Unfunded projects may reapply and be prioritized next fiscal year

## Limit Renewals

- Up to 3 renewals for a total of 2 years per waiver

# BENEFITS



Strategic use of funds



Assists a variety of projects



Prioritizes projects with a public benefit



# CENTER CITY HOUSING INCENTIVE POLICY (CCHIP)

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City and SAWS Fee  
Waivers

Tax Reimbursement  
Grant

Incentive Package

Low-Interest  
Development Loan

Mixed-Use Forgivable  
Loan

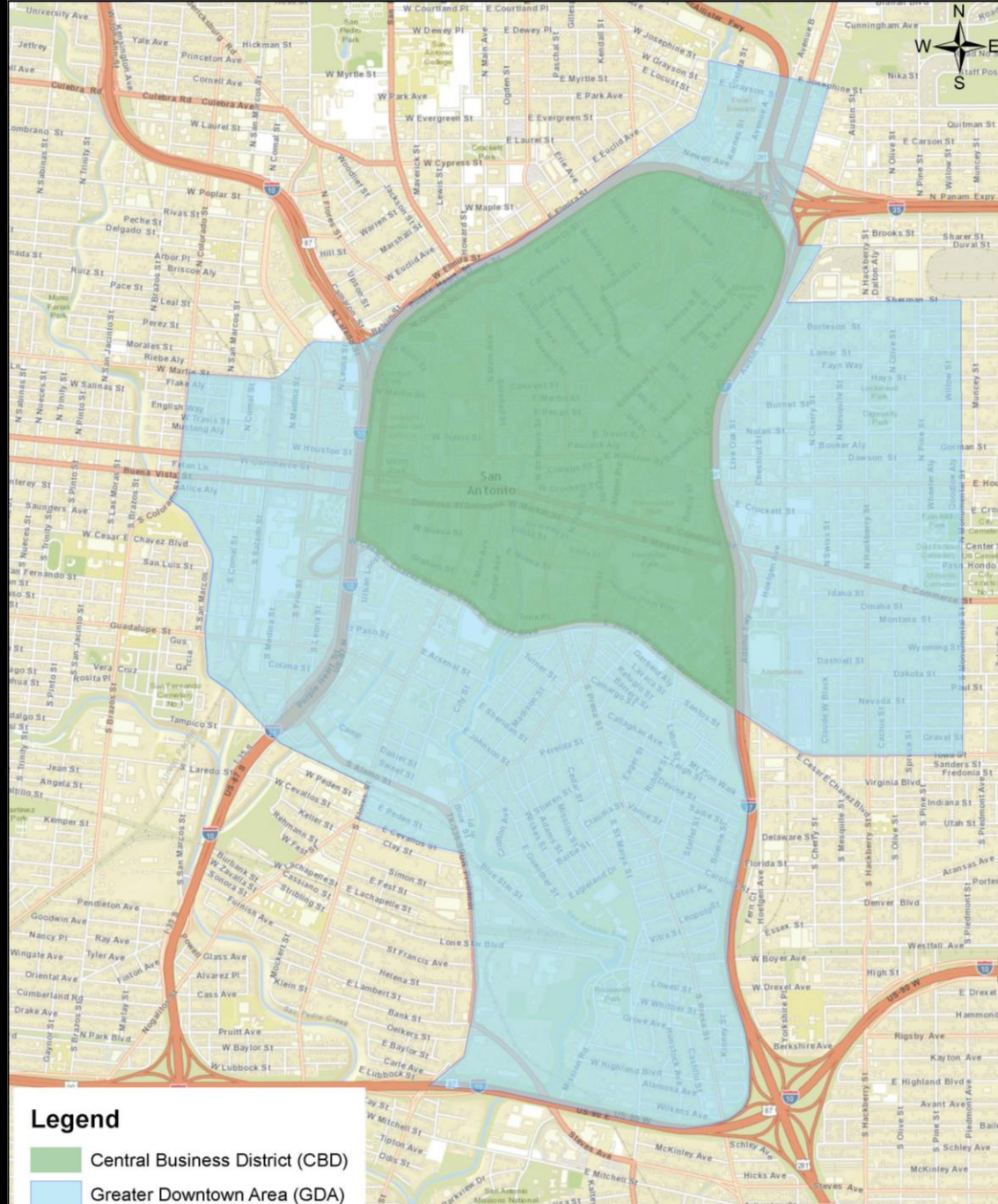
# CCHIP ELIGIBILITY

## Residential Density

- 8 units per acre for adaptive reuse
- 16 units per acre for all other projects
- Eligible for up to 100% of impact fees

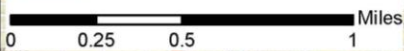
## Location

- Greater Downtown Area
- Central Business District



**Legend**

- Central Business District (CBD)
- Greater Downtown Area (GDA)



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

# PRIORITY ECONOMIC DEVELOPMENT PROJECTS

## Economic Development

- Business recruitment, retention, expansion

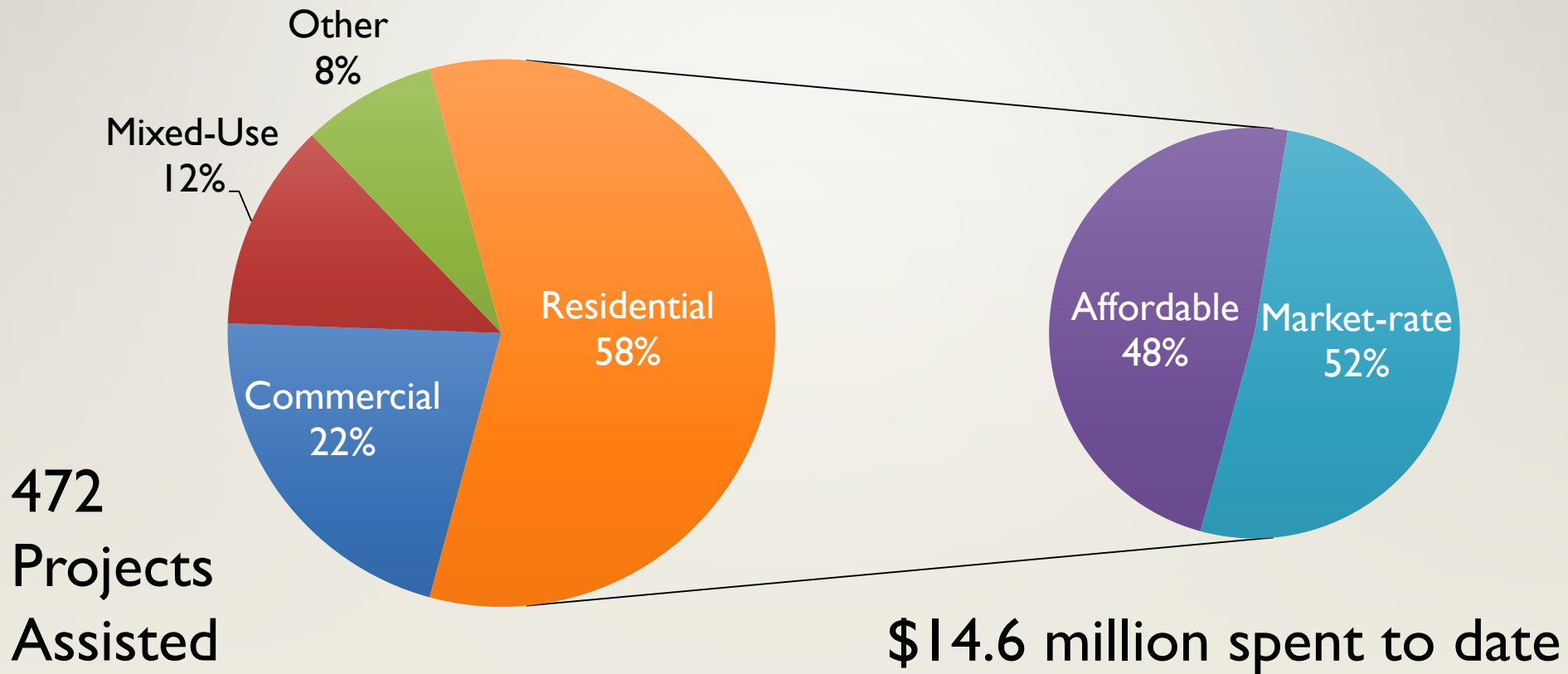
## Downtown Development

- Primarily housing projects outside of CCHIP
- A few commercial developments

Require City Council approval

# FUNDS SPENT BY PROJECT TYPE

OCTOBER 2012 - JULY 2017

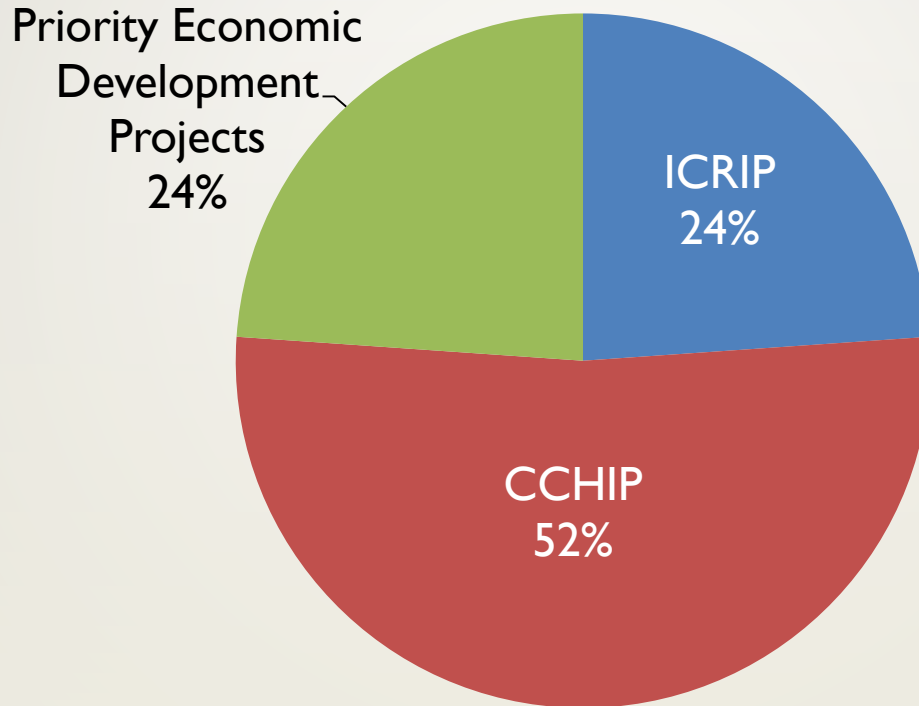


# FUNDING AWARDS BY PROGRAM

OCTOBER 2012 – SEPTEMBER 2020

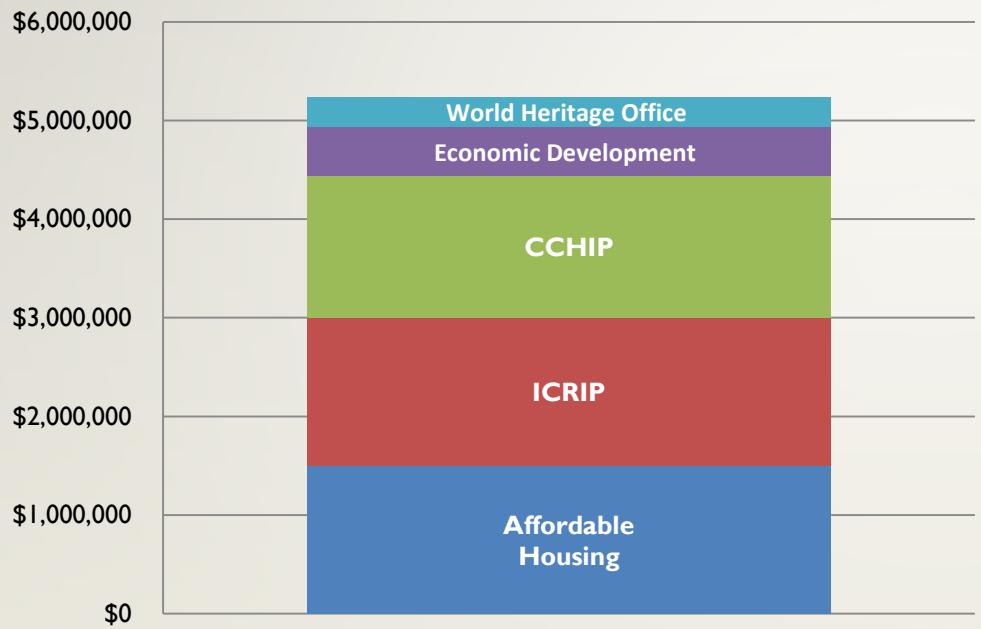
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\$28 million total

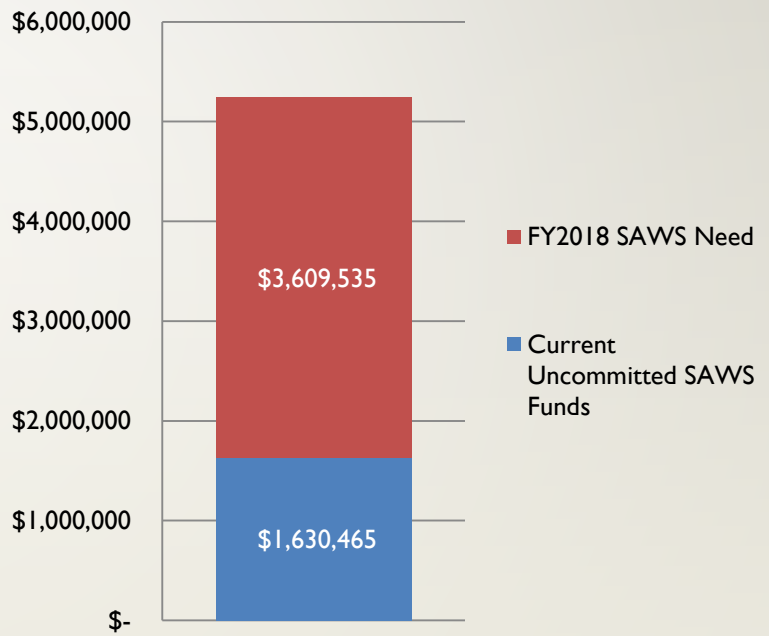


# FY2018 SAWS IMPACT FEE WAIVER DEMAND

## FY2018 Demand



## FY2018 Unmet Need





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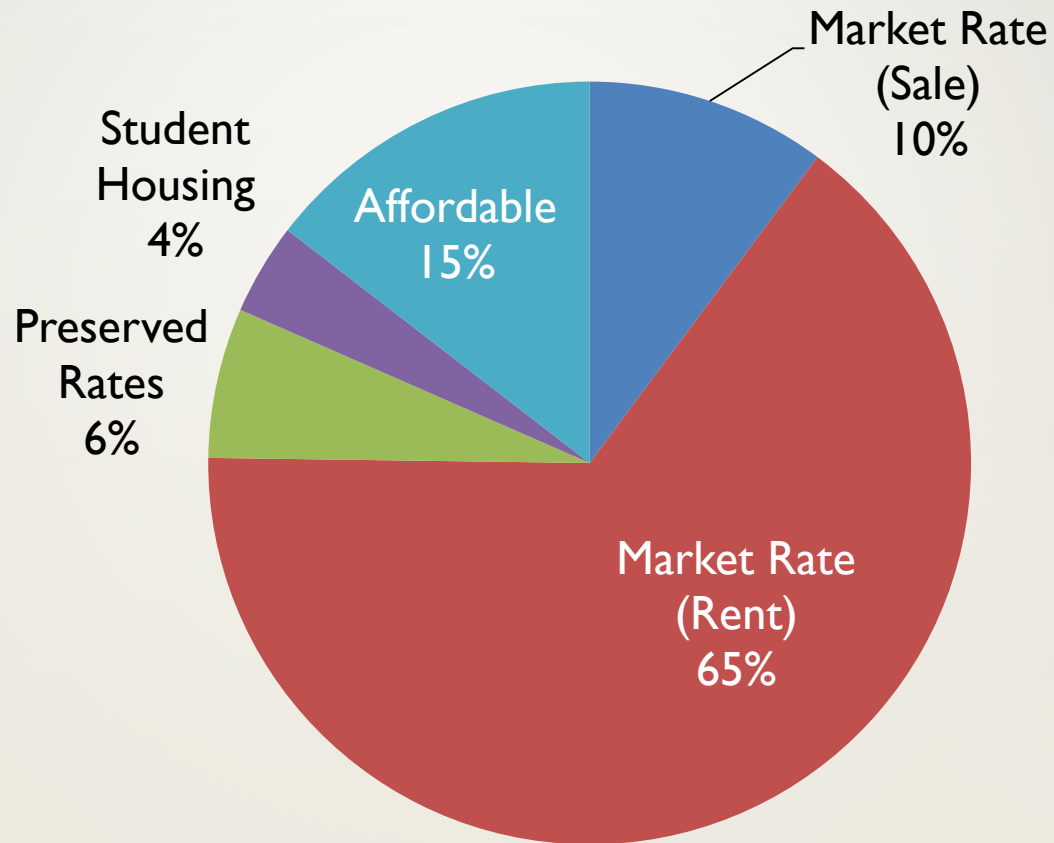
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# CCHIP HOUSING UNITS INCENTED

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**6,193**  
Housing  
Units  
Incented

Since June 2012

# CCHIP NON-MARKET RATE HOUSING PROJECTS

Project	Developer	Total Units	Affordable Units	SAWS Awarded
Oscar Eason Senior Apartments	Merced Housing	33	33	\$97,179
Victoria Commons	San Antonio Housing Authority	215	82	\$573,794
Wheatley Courts	San Antonio Housing Authority	300	236	\$971,770
Crockett Street Lofts	NRP (partnership with PFC)	272	136	\$500,000
San Juan	San Antonio Housing Authority	252	252	\$310,000
Sutton Oaks	San Antonio Housing Authority	208	162	\$455,223
Tobin Lofts	NRP, student housing for SAC	225	225	\$537,229
<b>TOTAL:</b>		<b>1,505</b>	<b>1,126</b>	<b>\$3,445,195</b>