RR
05/28/15
Item No. 14

AN ORDINANCE 2015-05-28-0470

AUTHORIZING AMENDMENTS TO THE INNER CITY REINVESTMENT INFILL POLICY (ICRIP) FEE WAIVER GUIDELINES.

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WHEREAS, in an effort to promote inner-city growth and economic development, the City Council approved the Inner City Reinvestment Infill Policy (ICRIP) in February 2010; and

WHEREAS, the ICRIP provides for certain City fee waivers and other economic incentives aimed at stimulating economic activity within the ICRIP boundary; and

WHEREAS, City staff recommends amending the ICRIP to encompass the SAWS Fee Waiver policy and allow for an expanded eligibility standard based upon specific parcel zoning; **NOW THEREFORE**:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Council hereby approves amendments to the ICRIP as described in **Attachment I.**

SECTION 2. This Ordinance shall become effective immediately upon its passage by eight (8) affirmative votes and ten (10) days after its passage on fewer than eight (8) affirmative votes.

PASSED AND APPROVED this 28th day of May, 2015.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek
City Clerk

APPROVED AS TO FORM:

Martha G. Sepeda
Acting City Attorney

Agenda Item:	**14 (in consent vote: 5, 6, 7, 8, 9, 10, 11, 12, 13, 14)**
Date:	05/28/2015
Time:	10:31:19 AM
Vote Type:	Motion to Approve
Description:	An Ordinance approving amendments to the Inner City Reinvestment and Infill Policy (ICRIP) Fee Waiver Program Guidelines. [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development and Operations]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x			x	
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				x
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

ATTACHMENT I

ICRIP Fee Waiver Program Guidelines

1. Policy Statement

It is the policy of the City of San Antonio and the San Antonio Water System (SAWS) to promote growth and development in targeted areas of the City, as described in the City's Inner City Reinvestment and Infill Policy (ICRIP). The ICRIP specifically identifies targeted areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets. It is the intent of the ICRIP to leverage new and existing incentive tools within the ICRIP target area in order to stimulate reinvestment and to foster walkable urban spaces.

2. Program Description

Eligible projects under this program may receive a full or partial waiver of City development fees and/or SAWS water and sewer impact fees. Fee waivers are funded by annual appropriations from the General Fund and from the San Antonio Water System, respectively. All fee waivers are subject to funding availability.

3. Program Goals

Fee waivers will support the overall policy goals of the ICRIP as outlined below:

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

4. Eligibility

1. Eligible projects include: new construction, rehabilitation, repair or maintenance of existing structures, regardless of project cost.

2. Eligible project types include, but are not limited to, residential, commercial, mixed-use, and industrial.

3. Projects must be located within the ICRIP Target Area (Program Area) and be appropriately zoned for the intended use.

    a. Exceptions. The following projects outside the program area may still be eligible for fee waivers:

        i. A targeted-industry project, as defined in the City's Tax Abatement Guidelines, that includes a new capital investment of at least $50 million or creates at least 500 new full-time jobs; or,

        ii. An affordable housing project, defined as a single- or multi-family project in which 50% or more of the units are occupied by a family whose household income does not exceed 80% of the San Antonio Area Median income, as

adjusted for household size and as defined by the U.S. Department of Housing and Urban Development (HUD).

iii. A community service project built by a non-profit or public entity whose mission and goal is to provide community services to the public at no fee with the intent of improving society. Such services include but are not limited to: child care, education, health care, housing, mentoring, crime prevention, and public safety.

4. The following projects are NOT ELIGIBLE for fee waivers:

   a. Projects over the Edwards Recharge or Contributing Zones.

   b. Religious or sectarian facilities.

   c. Surface parking lots that are not part of a larger development or expansion project.

   d. 100% publicly-funded projects. This includes bond-funded projects and projects on military installations.

   e. Projects with 10 or more locations by the same or similar name.

   f. Hotels, motels, pawn shops, nightclubs, bars, gun shops, liquor stores, tattoo parlors, tanning salons, tobacco/tobacco-like related establishments, specified financial institutions (see UDC Section 35-A101), non-permanent structures, kiosks, and sexually-oriented businesses.

5. Waiver Amounts

1. City fee waivers granted under this program are not limited per project.

2. SAWS impact fee waivers granted under this program are limited per project as follows:

   a. Eligible projects **within the program area** may receive a SAWS impact fee waiver equal to 1% of the total project investment, up to a maximum waiver of $500,000.

   b. Eligible projects **outside the program area** may receive a SAWS impact fee waiver equal to 1% of the total project investment, up to a maximum waiver of $100,000.

3. All SAWS impact fee waivers granted under this program have a minimum waiver value of $5,000, regardless of project investment.

4. SAWS impact fee waiver requests of $100,000 or more require City Council approval, not including waivers granted under Section 6.4 below.

6. Additional Requirements and Conditions

1. All projects receiving waivers are subject to verification of project investment.

2. SAWS impact fee waiver requests exceeding $50,000 must be accompanied by a written fee estimate from SAWS.

3. Waivers are not retroactive. Reimbursements will not be granted for fees already paid.

4. Waivers for housing projects under the Center City Housing Incentive Policy (CCHIP) will be granted per the terms of the CCHIP.

5. A processing charge of $100 will be applied for each waiver, City or SAWS, or $200 for both.

6. City fee waivers are valid for one year. SAWS fee waivers are valid for 6 months. Each waiver is eligible for one free renewal. The processing charge of $100 will apply for each renewal thereafter as defined in section 6.5 above.

7. Processing charges are non-refundable. No exceptions. This includes failure to use a waiver before it expires.

7. Application Process

1. Applications will be received and processed through the Center City Development and Operations Department (CCDO).

2. Applicant must complete an online application or call the Center City Development and Operations Department to submit an application over the phone.

3. If approved, applicant will be notified and receive a Waiver ID which will be activated upon payment of the applicable processing charge.

4. Upon activation, the Waiver ID can be presented to the appropriate staff person to waive the applicable development/impact fees.