HOW IT WORKS

SAWS budgets credits

City determines eligibility and awards credits to projects

SAWS Credit Allocation by Fiscal Year

Millions

$0 $1 $2 $3 $4 $5 $6


$28 million total
THREE PROGRAMS SUPPORTED

SAWS Impact Fee Waivers

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
ICRIP, as Amended 1/10/2013
18.02% or 84.08 Sq. Mi. of CoSA
FORMER SAWS FEE WAIVER ADMINISTRATION

**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)

- City and SAWS Fee Waivers
- Tax Reimbursement Grant
- Low-Interest Development Loan
- Mixed-Use Forgivable Loan

Incentive Package
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
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

472 Projects Assisted

$14.6 million spent to date

- Residential: 58%
- Commercial: 22%
- Mixed-Use: 12%
- Other: 8%

- Affordable: 48%
- Market-rate: 52%
FUNDING AWARDS BY PROGRAM
OCTOBER 2012 – SEPTEMBER 2020

ICRIP 24%
CCHIP 52%
Priority Economic Development Projects 24%

$28 million total
FY2018 SAWS IMPACT FEE WAIVER DEMAND

FY2018 Demand

- World Heritage Office
- Economic Development
- CCHIP
- ICRIP
- Affordable Housing

FY2018 Unmet Need

- FY2018 SAWS Need: $3,609,535
- Current Uncommitted SAWS Funds: $1,630,465

Demand and Unmet Need:

- $0
- $1,000,000
- $2,000,000
- $3,000,000
- $4,000,000
- $5,000,000
- $6,000,000
SAWS IMPACT FEE WAIVER PROGRAM

SARAH ESSERLIEU
SENIOR MANAGEMENT ANALYST
AUGUST 9, 2017
6,193 Housing Units Incented

Since June 2012

- Market Rate (Sale) 10%
- Market Rate (Rent) 65%
- Affordable 15%
- Preserved Rates 6%
- Student Housing 4%

CCHIP HOUSING UNITS INCENTED
## CCHIP NON-MARKET RATE HOUSING PROJECTS

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