### Proposed 2019-2028 Impact Fee Program Compared to Current Program

**As of 11-28-2018**

<table>
<thead>
<tr>
<th>EDU Definition (gpd)</th>
<th>LUAP (EDUs)</th>
<th>Eligible Equity &amp; CIP ($)</th>
<th>Calculated Fee ($/EDU)</th>
<th>Rate Credit ($/EDU)</th>
<th>Impact Fee ($/EDU)</th>
<th>Fee Change</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Current</td>
<td>Proposed</td>
<td>Current</td>
<td>Proposed</td>
<td>Current</td>
<td>Proposed</td>
</tr>
<tr>
<td><strong>Water Supply</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>313</td>
<td>290</td>
<td>95,817</td>
<td>141,770</td>
<td>$282,391,017</td>
<td>$524,425,881</td>
<td>$2,947</td>
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<tr>
<td><strong>Water Flow</strong></td>
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<tr>
<td>313</td>
<td>290</td>
<td>95,817</td>
<td>141,770</td>
<td>$121,466,247</td>
<td>$186,148,650</td>
<td>$1,268</td>
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<tr>
<td><strong>Water System Development (total)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>313</td>
<td>290</td>
<td>95,817</td>
<td>141,770</td>
<td>$73,696,321</td>
<td>$140,593,237</td>
<td>$769</td>
</tr>
<tr>
<td>High Elevation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8,783</td>
<td>6,845</td>
<td>6,574,789</td>
<td>9,048,556</td>
<td>$923</td>
<td>$1,322</td>
<td>$40</td>
</tr>
<tr>
<td>Middle Elevation</td>
<td>45,265</td>
<td>56,478</td>
<td>64,046,843</td>
<td>$843</td>
<td>$1,134</td>
<td>$44</td>
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<tr>
<td>Low Elevation</td>
<td>41,769</td>
<td>78,447</td>
<td>67,497,837</td>
<td>$657</td>
<td>$860</td>
<td>$38</td>
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<tr>
<td><strong>Wastewater Treatment (total)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>240</td>
<td>200</td>
<td>95,589</td>
<td>131,840</td>
<td>$86,683,968</td>
<td>$109,226,487</td>
<td>$907</td>
</tr>
<tr>
<td>Medio Creek</td>
<td>8,838</td>
<td>15,167</td>
<td>19,820,413</td>
<td>$1,515</td>
<td>$1,307</td>
<td>$86</td>
</tr>
<tr>
<td>Leon/Dos Rios Creeks</td>
<td>86,751</td>
<td>116,673</td>
<td>89,406,075</td>
<td>$845</td>
<td>$766</td>
<td>$59</td>
</tr>
<tr>
<td><strong>Wastewater Collection (total)</strong></td>
<td>240 &amp; 300</td>
<td>200 &amp; 600</td>
<td>131,840</td>
<td>$167,093,734</td>
<td>$249,815,622</td>
<td>$1,748</td>
</tr>
<tr>
<td>Medio Creek</td>
<td>8,838</td>
<td>15,167</td>
<td>13,693,357</td>
<td>$863</td>
<td>$903</td>
<td>$25</td>
</tr>
<tr>
<td>Upper Medina</td>
<td>18,744</td>
<td>11,667</td>
<td>11,011,473</td>
<td>$1,651</td>
<td>$1,504</td>
<td>$86</td>
</tr>
<tr>
<td>Lower Medina</td>
<td>3,762</td>
<td>4,410</td>
<td>9,011,045</td>
<td>$505</td>
<td>$560</td>
<td>$30</td>
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<tr>
<td>Upper Collection</td>
<td>35,689</td>
<td>39,389</td>
<td>39,431,580</td>
<td>$2,666</td>
<td>$3,492</td>
<td>$146</td>
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<tr>
<td>Middle Collection</td>
<td>12,048</td>
<td>21,769</td>
<td>84,225,889</td>
<td>$1,561</td>
<td>$2,171</td>
<td>$92</td>
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<tr>
<td>Lower Collection</td>
<td>16,508</td>
<td>39,438</td>
<td>79,807,458</td>
<td>$768</td>
<td>$793</td>
<td>$49</td>
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<tr>
<td><strong>Totals</strong></td>
<td></td>
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</tbody>
</table>

### Notes:

1. Current = Final Approved 2014 to 2023 impact fee program
2. Proposed = Draft 2019 to 2028 impact fee program presented to the CIAC to date
3. Total Impact Fees ($/EDU) are weighted averages for water system development, wastewater treatment, wastewater collection, and total.
4. Numbers in italics are presented at latest CIAC meeting.
5. Eligible CIP is the prorated amount of existing and proposed infrastructure to serve the LUAP.
6. EDU definition applies as warranted based on average daily flow in gallons per day (gpd) except collection which shows 200 gpd average dry weather flow & 600 gpd per acre Inflow & Infiltration (I/I).
### Maximum Calculated Impact Fees by Service Area

#### Water & Wastewater

**Maximum Fee and % Increase**

- **I-10 West**
  - High/Upper Collection
  - Was $8,167, Now $9,880
  - 21.0% increase

- **Hwy 281N, IH-10 1604**
  - Middle/Upper Collection
  - Was $8,083, Now $9,672
  - 19.7% increase

- **Middle/Upper Collection**
  - Hwy 410/Nacogdoches
  - Minimum Collection
  - Was $6,852, Now $8,138
  - 18.8% increase

  - IH-10/Wurzbach
  - Minimum Collection
  - Was $7,032, Now $8,407
  - 19.6% increase

  - Hwy 37/Hwy 90
  - Low/Lower Collection
  - Was $6,102, Now $6,827
  - 11.9% increase

**Minimum % increase**

- **High/Medio Creek**
  - Was $7,128, Now $7,941
  - 11.4% increase

- **1604/Potranco Rd.**
  - Middle/Upper Creek
  - Was $7,044, Now $7,733
  - 9.8% increase

- **Old Pearsall Rd.**
  - Low/Upper Medina
  - Was $6,948, Now $7,511
  - 8.1% increase

- **Hwy 16**
  - Low/Lower Medina
  - Was $5,858, Now $6,609
  - 12.8% increase

**Minimum Fee**

**Weighted Average Fee**

- Was $7,205, Now $8,070
- 12% increase
Metrostudy San Antonio

![Map showing housing prices in San Antonio](image)

- **San Antonio Area New Home Median Price by Market Area - 2018**
  - **San Antonio Market-wide New Home Median Price**: $269,000
  - **San Antonio Area New Home Median Price**: $8,407, 3.5%
  - **San Antonio Area Market-wide New Home Median Price**: $6,827, 3.3%

- **Metrostudy San Antonio Map**
  - **San Antonio Area New Home Median Price**: $8,407, 3.5%
  - **San Antonio Area Market-wide New Home Median Price**: $6,827, 3.3%

- **San Antonio Market-wide Housing Prices**
  - **$9,880, 2.5%**
  - **$7,941, 3.2%**
  - **$7,511, 3.7%**
  - **$8,407, 2.1%**
  - **$6,827, 3.5%**
  - **$6,827, 3.3%**
  - **$8,407, 3.5%**
  - **$9,672, 2.6%**
  - **$369,000**
  - **$365,000**
  - **$283,000**
  - **$240,000**
  - **$399,000**
  - **$402,000**
  - **$250,000**
  - **$201,000**