

# FEE WAIVERS: INNER-CITY REINVESTMENT/ INFILL POLICY (ICRIP) & S.A. WATER SYSTEM (SAWS)

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## Program Description:

It is the intent of the City and the San Antonio Water System (SAWS) to support policies that promote growth and development in targeted areas of the City, as described in the City's Inner-City Reinvestment/Infill Policy (ICRIP) Area (See ICRIP Area Map). The ICRIP Area 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 utilize City and SAWS incentives within the ICRIP Area in order to stimulate investment in creating walkable urban communities.

Currently, SAWS commits \$2 million annually in impact fee waivers to be used in the ICRIP Area. It is the City's intent to distribute this available incentive fund in a manner that provides greater focus to the areas within the ICRIP Area, while still allowing the distribution of a portion of this incentive amount in areas that are not within the ICRIP Area. Therefore, the goal is to allocate at least 75% of the SAWS \$2 million annual incentive to projects within the ICRIP Area. Projects outside the ICRIP Area must meet certain job creation and/or capital investment thresholds, except for affordable housing and community service projects.

The award and distribution of City and SAWS fee waiver incentives will follow the goals outlined below.

- (1) Increase new development (housing and commercial) on vacant infill lots.
- (2) Increase redevelopment of underused buildings and sites.
- (3) Increase rehabilitation, upgrade, and adaptive reuse of existing buildings.
- (4) Increase business recruitment and expansion in the City's targeted industries.

Within the ICRIP, the amount of a SAWS Impact Fee waiver can range from \$100K on an investment of up to \$10M, up to a maximum fee waiver of \$500K for a project investment of at least \$40M.

## Program Eligibility Criteria:

The following are eligible for the specified City and SAWS Fee waivers:

- Residential/Mixed-Use Development
- Commercial/Industrial Development

Retail projects will be evaluated on a case-by-case basis, to ensure all retail projects seeking City and SAWS fee waivers are aligned with the policy's goals.

## Other Requirements

- Projects must be initiated within 6 months of receipt of an approved application and verification certificate from the City's Center City Development Office (CCDO).
- Recipient must claim any waivers and pay any fees due to SAWS as required by the verification certificate, unless extended by both the City and SAWS.

**Note:** This policy is not retroactive to any projects that have already incurred a fee, have any permits in processing, or permits have been issued.

## How to Apply:

Applicants must fill an application on-line, or in writing to the City's Center City Development Office.

For a list of the City and SAWS Fee Waivers, please visit the following Web site:

<http://www.sanantonio.gov/ccdo/default.aspx>, or call Ramiro Gonzales, Sr. Economic Development Specialist at (210) 207-3960.

