

Kickstarting Private Investment Through Incentives: Center City Housing Incentive Policy (CCHIP)

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



ABOUT CCHIP

- First adopted in 2012
- As-of-right package of incentives:
 - City development fee waivers
 - Water/sewer impact fee waivers
 - Local property tax rebate (10 or 15 years)
 - Development loans
- Original boundary was 36 square miles



ABOUT CCHIP



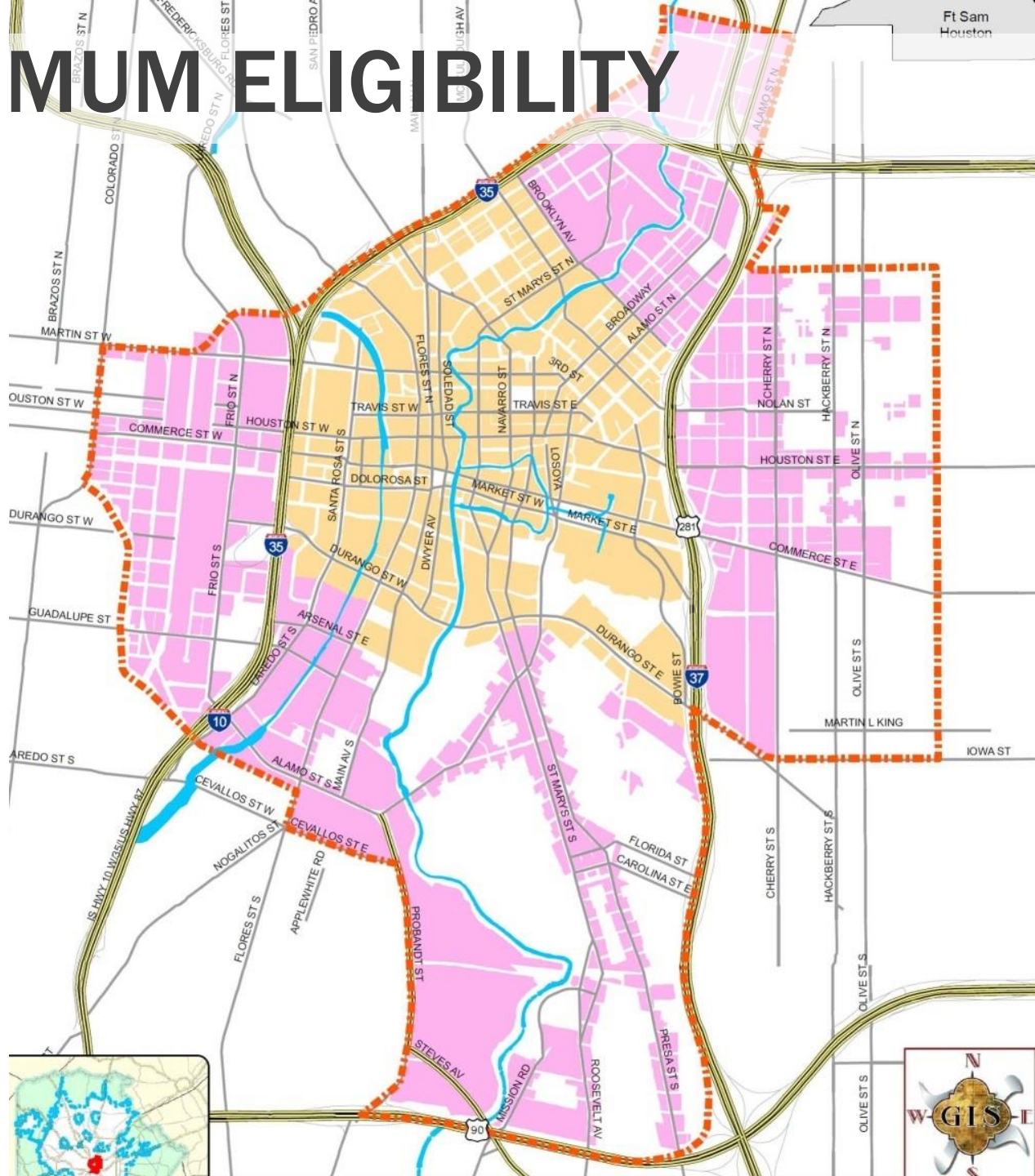
As of late 2018*:

- 64 Projects
- \$1.4 Billion Invested
- \$102 Million in Incentives
- 6,810 Housing Units
 - 1,544 Affordable Units
- 230K Square Feet of Retail
- 28K Square Feet of Office

* Program was amended in December 2018

MINIMUM ELIGIBILITY

- Must be in program boundary
- Projects subject to design review
- Projects requiring rezoning from SF residential not eligible
- Projects in Level 2 areas must include affordable units OR be 6+ stories in height
- Minimum densities:
 - Level 1:
50 units per acre
 - Level 2 or 3:
33 units/acre (rental)
25 units/acre (for-sale)
 - Adaptive Reuse:
18 units per acre
- Maximum rent/sale prices apply





Encore SoFlo

338-Unit Multifamily Project
Total Investment: \$60 M
Under Construction (2019 Completion)

Incentive Package:

- **City Fee Waivers**
- **SAWS Fee Waivers**
- **15-Year City Property Tax Rebate**

The Baldwin

272-Unit Multifamily Project

Includes 136 Affordable Units

Total Investment: \$45 M

Completed in 2018

Incentive Package:

- City Fee Waivers
- SAWS Fee Waivers





SOJO Crossing

27-Unit Townhome Project
Total Investment: \$10.2 M
Completed in 2018

Incentive Package:

- City Fee Waivers
- SAWS Fee Waivers
- 15-Year City Property Tax Rebate

Upcoming Projects





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