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COUNCIL CONSIDERATION REQUEST

TO: Debbie Racca-Sittre, City Clerk
FROM: Councilmember Marc K. Whyte District 10
COPIES: Erik Walsh, City Manager; Andy Segovia, City Attorney
SUBJECT: Comprehensive review of all developmental fees applied to residential projects.
DATE: February 13, 2025

Issue for Proposed Consideration

After coordinating this Council Consideration Request (CCR) with the City Manager, I respectfully request for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

Requesting consideration of a comprehensive review of all developmental fees applied to residential projects.

Brief Background

Developmental fees are a critical component of the regulatory framework governing residential construction. These fees contribute to essential infrastructure, public services, and administrative costs. However, cumbersome, expensive and lengthy permitting processes often make development of housing more time consuming and expensive for the developer – which then makes the cost of the final product to the San Antonio resident more expensive.

Making housing more affordable in San Antonio is one of our top priorities. Accordingly, it is imperative to periodically assess the required development permits and fees in order to analyze their necessity and impact on housing affordability and project feasibility. A comprehensive review will provide clarity on the cumulative costs imposed on residential developments and identify potential areas for adjustment or streamlining.



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Request

The City Council directs City Staff to undertake a thorough analysis of all developmental fees associated with residential projects. This review should include:

1. **Inventory of Fees:** A comprehensive list of all fees, including impact fees, permitting fees, inspection fees, and any other charges applicable to residential developments, along with a list of all programs funded with these fees.
2. **Comparative Analysis:** A benchmarking study comparing local fees with those in similar jurisdictions to assess competitiveness.
3. **Economic Impact Assessment:** An evaluation of how these fees affect housing affordability, home prices, the construction timeline, and development feasibility.
4. **Transparency & Justification:** A review of the methodology used to calculate fees and whether they are proportionate to the services provided.
5. **Stakeholder Engagement:** Consultation with developers, builders, and community members to gather input and address concerns.
6. **Recommendations for Adjustments:** Identification of potential fee reductions, exemptions, or restructuring to support housing production, cost control and a more efficient construction process - while maintaining necessary funding for infrastructure and services.

By undertaking this analysis and making necessary adjustments, our City government will be promoting housing affordability throughout the City.



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Submitted for Council consideration by: _____

Councilmember Marc K. Whyte

Supporting Councilmembers' Signatures

District

1.

2.

3.

4.