

**THIS IS A DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED  
ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

**ORDINANCE**

**WAIVING THE MINIMUM PERCENTAGE OF AFFORDABLE HOUSING  
UNITS REQUIRED FOR THE ISSUANCE OF \$165,900.00 IN SAWS FEE  
WAIVERS FOR THE CAROLINE AT LONGHORN QUARRY HOUSING  
PROJECT.**

\* \* \* \* \*

**WHEREAS**, the Caroline at Longhorn Quarry is a 354 unit housing project (“Project”) to be located in District 10; and

**WHEREAS**, the plan for the Project originally proposed 25% of workforce housing units that would be reserved for families earning 60% of the Area Median Income (“AMI”) and 25% for families earning 80% of the AMI, making the Project eligible for SAWS fee waivers under the Fee Waiver policy in effect prior to 2021; and

**WHEREAS**, the developer later determined that under the original Project’s plans, the Project would not be financial viable, requiring the Project plans to be changed, including modifying the percentage and number of workforce housing that would be produced to reserve 177 units (50%) for families earning at or below 80% of the AMI and 10% of the units for families earning at or below 60% of the AMI; and

**WHEREAS**, Neighborhood and Housing Services City Council believes that although the proposed unit mix is below the minimum percentage of affordable housing units required for the Project to receive SAWS fee waivers, the Project will still provide a large number of workforce housing within a redeveloping and growing area of the city, justifying a waiver of the minimum percentage requirements for affordable housing units under the Fee Waiver policy. **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Council waives the requirements for the minimum percentage of units to be reserved for affordable and workforce housing under the city’s Fee Waiver Policy (“Policy”) for the Caroline at Longhorn Quarry housing project (the “Project”) to provide affordable housing for the City of San Antonio’s workforce.

**SECTION 2.** City Council hereby finds that the Project will provide a large number of affordable housing units that justifies waiving the minimum percentage of units under the Policy.

JYW  
11/30/2023  
Item No.

**SECTION 3.** The City Manager or his designee, of the Director of Neighborhood and Housing Services or her designee, are each authorized to execute any and all documents, including contracts, and to take other administrative actions necessary to facilitate the purposes of this Ordinance.

**SECTION 4.** \$165,000 in SAWS fee waivers previously awarded to the Project is hereby ratified and approved as if same had been awarded under the current Fee Waiver policy and no additional funding allocation for the Project is necessary.

**SECTION 5.** This Ordinance shall become effective immediately upon its passage by eight (8) votes or more and upon ten (10) days following its passage if approved by fewer than eight (8) votes.

**PASSED AND APPROVED this 30<sup>th</sup> day of November, 2023.**

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Debbie Racca-Sittre, City Clerk

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Andrew Segovia, City Attorney