

MEMORANDUM

To: City of Seguin Mayor and Council Members
Steve Parker, City Manager

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Assistant City Manager

Subject: Request from Habitat for Humanity to increase the number of houses annually in which building fees are waived

Date: August 11, 2020

Habitat for Humanity is growing and proposing to assist additional families with affordable housing in the years to come. The Seguin City Council previously approved waivers for building permit fees, impact fees, and other related fees for the construction of up to two houses per year. State law allows cities to waive impact fees for qualifying affordable housing units such as those constructed by Habitat for Humanity. The only impact fees that the City does not waive is the Schertz-Seguin Local Government Corporation water impact fees.

Habitat for Humanity has requested to increase the waiver to include up to four houses per year as they expand their efforts to provide affordable housing to more Seguin residents. The new houses are typically constructed on infill lots in existing residential neighborhoods, providing new housing in neighborhoods where older homes have been demolished. Staff strongly supports the initiatives of the organization and finds it in the best interest of the City to partner with Habitat for Humanity by allowing the existing fee waivers to be increased from two houses to four houses per calendar year.