



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-5231

**Type:** Staff Briefing - Without Ordinance

**In control:** Housing Committee

**On agenda:** 10/6/2015

**Title:** Briefing on the Housing Commission to Protect and Preserve Dynamic and Diverse Neighborhoods. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Department of Planning & Community Development]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Housing Commission Roster, 2. Proposed FY 2016 Housing Commission Work Plan

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

**DEPARTMENT:** Planning and Community Development

**DEPARTMENT HEAD:** John Dugan

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Briefing on the new Housing Commission

**SUMMARY:**

This item includes a briefing on the Housing Commission to Protect and Preserve Dynamic and Diverse Neighborhoods. The briefing will provide background information on the new Commission and the proposed FY 2016 work plan. Many of the Housing Commission recommendations that will be developed over the next fiscal year will be brought before the City Council Housing Committee for consideration.

**BACKGROUND INFORMATION:**

On May 14, 2015 City Council approved a resolution accepting the Mayor’s Task Force on Preserving Dynamic and Diverse Neighborhoods Report and an ordinance establishing the San Antonio Housing Commission to Protect and Preserve Dynamic and Diverse Neighborhoods. The Housing Commission is an advisory board to City Council.

The new Commission is initially tasked with developing and implementing the five short-term and eight long-term recommendations included in the Task Force Report. The broader charge of the Commission is to be a coordinating body that makes recommendations to City Council on workforce/affordable housing preservation and production as well as policies to minimize displacement and mitigate the effects of neighborhood change.

With the ordinance City Council approved the composition of the Commission and the appointment process. Staff coordinated a drawing of categories for the Mayor and Council Members at the B-Session meeting on Wednesday, June 17, 2015 in accordance with the appointment process outlined in the Ordinance. DPCD staff worked with the Mayor and Council Members over the summer to appoint the new Commissioners.

The 15-member Commission includes members representing ten different categories that comprise the spectrum of housing stakeholder groups. The appointed Commissioners are reflective of the broad range of interests and values in the community. The Commission roster is included as an attachment to this memo. Commission meetings are scheduled for the fourth Tuesday of the month.

## **ISSUE:**

The first meeting of the new Commission was held on Tuesday, September 22, 2015 at Municipal Plaza. Mayor Ivy R. Taylor appointed Jennifer Gonzalez as Commission Chair and Mike Hogan as Vice-Chair. Ms. Gonzalez serves as president of Alamo Community Group, one of the largest providers of affordable housing in San Antonio and Bexar County. Mr. Hogan is the founder, president and director of Hogan Property Company, Inc. The Chair and Vice-Chair and other members of the Commission were sworn in at the September 22 meeting.

The first meeting included the following agenda items:

1. Introduction of Commissioners to include Mayor's Chair and Vice-Chair appointments
2. Briefing and discussion on the roles and responsibilities of the Commission
3. Briefing on boards and commissions rules, procedures, and ethics
4. Briefing on the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods Final Report
5. Briefing and discussion on the FY 2016 work plan for the Commission

The proposed FY 2016 work plan for the Commission includes a timeline for implementing the five short-term and eight long-term recommendations included in the Task Force Report. The recommendations are listed below. The draft work plan based on the timelines included in the Mayor's Task Force Report is attached to this memo. At the first meeting the Commission members discussed revising the timelines for some of the recommendations to better reflect the priority of needs in the community. A revised FY 2016 work plan will be presented for consideration at the October 27, 2015 Commission meeting.

### Short-Term Recommendations

1. Create a San Antonio Housing Commission to Increase Workforce and Affordable Housing Preservation and Production and Implement Task Force Recommendations
2. Amend the Zoning Change Notification Process to Include Notification for Renter Households and Commercial Tenants
3. Designate the City Housing Counseling Program and the Fair Housing Council of Greater San Antonio as Primary Resources for Vulnerable Residents to Minimize Displacement and Mitigate the Effects of Neighborhood Change

4. Develop a Relocation Assistance Policy for Circumstances When Displacement Cannot be Avoided
5. Plan and Host an Annual Housing Summit

Long-Term Recommendations

1. Conduct a Systematic Assessment of Policies, Programs, and City Boards/ Commissions to Determine their Impact on Displacement, Loss of Affordable Housing, and Neighborhood Change
2. Explore and Implement Workforce/ Affordable Inclusionary Housing Policies for Residential Development
3. Develop a Plan and Timeline for the Issuance of a Housing Bond for the Rehabilitation, Preservation, and Creation of Workforce/ Affordable Housing
4. Identify Ongoing Sources of Funds to be Utilized by the San Antonio Housing Trust and Nonprofit Housing Providers for the Rehabilitation, Preservation and Creation of Workforce & Affordable Housing
5. Amend the Unified Development Code to Support the Rehabilitation and Creation of Alternative Housing Types
6. Explore the Development of a Community Land Trust to Construct, Acquire, Rehabilitate, and Resell Housing
7. Explore Community Land Trust and Other Tools for the Protection of Existing Mobile/ Manufactured Home Communities and Residents
8. Explore the Creation of a Neighborhood Empowerment Zone and Other Tools to Provide Targeted Property Tax Relief for Long-Time Residents, Preserve and Create Workforce/ Affordable Housing, Increase Economic Opportunities, and Improve Services to Residents

The proposed agenda for the October 27, 2015 meeting includes a staff briefing and discussion on the Comprehensive Housing Needs Assessment and Strategic Housing Plan prepared for the City through a technical assistance grant from HUD and final discussion and action on the FY 2016 work plan for the Commission.

Housing Commission recommendations developed will be brought before the City Council Housing Committee for consideration.

**ALTERNATIVES:**

This item is for briefing purposes only.

**FISCAL IMPACT:**

This item is for briefing purposes only.

**RECOMMENDATION:**

This item is for briefing purposes only.