



City of San Antonio

Agenda Memorandum

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Agenda Item Number: 3

Agenda Date: 4/12/2016

In Control: Housing Commission to Protect and Preserve Dynamic and Diverse Neighborhoods

DEPARTMENT: Department of Planning and Community Development

DEPARTMENT HEAD: John Dugan

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Continuation of briefing and discussion on a framework for a possible inclusionary housing program

SUMMARY:

This item will include the continuation of a briefing and Subcommittee discussion on a framework for a possible inclusionary housing program.

BACKGROUND INFORMATION:

On October 27, 2015 the Housing Commission to Protect and Preserve Dynamic and Diverse Neighborhoods established the Policy and Infrastructure Subcommittee in order to discuss relevant items on the Commission's FY 2016 Work Plan and to develop recommendations to bring back to the Commission for possible action. The Subcommittee includes seven (7) members from the Housing Commission: Jennifer Gonzalez - Chair, Jim Bailey - Vice Chair, Carol Rodriguez, Noah Garcia, Natalie Griffith, Rod Radle, and Mu Son Chi.

According to the FY 2016 Work Plan, the Policy and Infrastructure Subcommittee will:

- Review existing City policies, programs, and board/ commission actions to determine impacts on displacement, loss of affordable housing, and neighborhood change.
- Develop policy recommendations to reduce development costs and eliminate regulatory barriers to encourage more affordable housing production with a focus on alternative housing types such as duplexes, small multifamily developments, accessory dwelling units, and small lot subdivisions.

- Develop policy recommendations for proposed relocation assistance and inclusionary housing programs.

ISSUE:

Inclusionary housing is the practice of requiring affordable and/or workforce housing units as a portion of a market-rate residential development. While mandatory provision of affordable units is required in many U.S. cities, such mandates are currently prohibited in Texas.

The Mayor's Task Force for Preserving Dynamic & Diverse Neighborhoods recommended that the Housing Commission explore two potential inclusionary housing programs:

1. Mandated participation for City-incented developments as a means of ensuring that city-based incentives result in equitable development activities within the city limits; and,
2. Mandated participation for all housing developments. (The second option would require a modification by the State Legislature. The Task Force recommends that the Commission explore a legislative agenda that includes this modification.)

This item will include a continuation of the briefing and Subcommittee discussion on a framework for a possible inclusionary housing program, including a briefing on housing incentive programs administered by the City, such as the Inner City Reinvestment Infill Policy (ICRIP), Center City Housing Incentive Program (CCHIP), and Tax Increment Reinvestment Zones (TIRZ).

ALTERNATIVES:

This item is for briefing purposes only

FISCAL IMPACT:

This item is for briefing purposes only

RECOMMENDATION:

This item will include the continuation of a briefing and Subcommittee discussion on a framework for a possible inclusionary housing program.