



City of San Antonio

Agenda Memorandum

File Number:16-3313

Agenda Item Number: 3.

Agenda Date: 5/24/2016

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

DEPARTMENT: Department of Planning and Community Development

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing and possible action on an interim measure for the Inner City Reinvestment Infill Policy (ICRIP)

SUMMARY:

This item will include a staff briefing and possible Housing Commission action on an interim measure for the Inner City Reinvestment Infill Policy (ICRIP).

BACKGROUND INFORMATION:

The Policy and Infrastructure Subcommittee was established on October 27, 2015 to discuss relevant items on the Housing Commission's FY 2016 Work Plan and to develop recommendations to bring back to the Commission for possible action. According to the FY 2016 Work Plan, the Policy and Infrastructure Subcommittee is tasked with:

- Reviewing existing City policies and programs to determine impacts on displacement, loss of affordable housing, and neighborhood change;
- Developing 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; and
- Developing policy recommendations for proposed relocation assistance and inclusionary housing.

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 provision 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.)

The Policy and Infrastructure Subcommittee continues to explore a framework for a possible inclusionary housing program. As an interim measure, however, the Subcommittee requests that the Housing Commission recommend an additional allocation of SAWS fee waivers in the amount of \$1.25 million for FY 2017 for the exclusive purpose of incentivizing affordable housing development.

ALTERNATIVES:

The alternative is for the Housing Commission not to recommend the interim measure as proposed by the Policy and Infrastructure Subcommittee.

FISCAL IMPACT:

Housing Commission action to approve the Policy and Infrastructure Subcommittee's recommendation will result a one-time request for SAWS fee waivers in the amount of \$1,250,000.00 for the exclusive purpose of incentivizing affordable housing development during FY 2017. A source of funds has not been identified by the Housing Commission.

RECOMMENDATION:

This item will include a staff briefing and possible Housing Commission action on an interim measure for the Inner City Reinvestment Infill Policy (ICRIP).