



City of San Antonio

Agenda Memorandum

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Agenda Item Number: 2.

Agenda Date: 8/9/2016

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:

Continuation of briefing and discussion on SAWS and City impact fees

SUMMARY:

This item will include a continuation of the staff briefing and Subcommittee discussion on SAWS and City impact fees for construction of new housing.

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.

ISSUE:

During the May 3, 2016 Policy and Infrastructure Subcommittee meeting, the Subcommittee requested a staff briefing on SAWS and City impact fees. Specifically, the Subcommittee has requested information regarding the authority to impose impact fees, the method for calculating such fees, and the potential effects of such fees to development activity and social equity.

Impact fees are charges authorized under Chapter 395 of the Texas Local Government Code, designed to fund or recoup the costs associated with off-site construction or expansion of infrastructure required by the new development. Improvements funded by impact fees may include water supply, treatment, and distribution facilities; wastewater collection and treatment facilities; stormwater drainage and flood control facilities; and roadway facilities.

An initial briefing was provided to the Subcommittee on June 14, 2016.

ALTERNATIVES:

This item is for briefing purposes only

FISCAL IMPACT:

This item is for briefing purposes only

RECOMMENDATION:

This item includes the continuation of a staff briefing and Subcommittee discussion on SAWS and City impact fees for construction of new housing.