



City of San Antonio

Agenda Memorandum

File Number:16-5515

Agenda Item Number: 4.

Agenda Date: 10/25/2016

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

DEPARTMENT: Planning and Community Development

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Update on the status of the Neighborhood Improvements portion of the City of San Antonio's proposed 2017-2022 Bond Program

SUMMARY:

This item includes a staff briefing on the status of planning efforts for the proposed Neighborhood Improvements Bond as part of the Proposed 2017-2022 Bond Program, including an overview of the urban renewal planning process and a review of content presented to the Community Bond Committee.

BACKGROUND INFORMATION:

On October 27, 2015, the Housing Commission to Protect and Preserve Dynamic and Diverse Neighborhoods established the Housing Bond and Funding Subcommittee (since renamed to the Housing Funding 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 Housing Bond and Funding Subcommittee first met on November 9, 2015 to begin a facilitated discussion on a framework for a potential affordable housing bond. The Subcommittee has met monthly to continue its facilitated discussion.

On August 2, 2016, the Housing Commission approved the following three (3) recommendations for City Council consideration pertaining to a framework for an affordable housing bond:

1. The Housing Commission recommends a ballot measure in November 2017 to amend the City of San Antonio Charter, eliminating language that restricts the use of general obligation bond proceeds to only public works activities, thereby allowing the City to issue general obligation bonds for housing-related activities.
2. The Housing Commission recommends a ballot measure in May 2017 concerning the City's issuance of general obligation bonds, the proceeds from which would be administered by the Office of Urban Revitalization San Antonio (OUR SA) for purposes of compliance with applicable Texas law (but with oversight and direction from the City regarding such administration), in an amount between \$10 million and \$25 million. The Commission also recommends that (i) OUR SA be restructured if necessary to successfully administer the bond activities and (ii) bond-funded activities under this proposition do not result in the permanent displacement of residents.
3. The Housing Commission recommends a City-led, comprehensive affordable housing bond measure as soon as November 2017, and in conjunction with a Charter amendment proposal, to provide funding for a broader housing initiative. Activities to be conducted under this subsequent bond program are recommended to include the following:
 - a. Gap financing for affordable housing construction;
 - b. Multifamily housing preservation; and
 - c. Emergency repair/accessibility improvements.

ISSUE:

The Housing Commission forwarded its approved recommendations for an affordable housing bond framework to the Mayor and City Council in the form of a memorandum dated August 5, 2016. City Council met in a B Session on August 10, 2016 to discuss the proposed citywide 2017-2022 Bond Program.

A series of propositions are expected to be brought forward to voters during the election scheduled for May 6, 2017, totaling \$850 million. The current bond program categories include:

1. Streets, Bridges & Sidewalks
2. Drainage & Flood Control
3. Parks & Recreation
4. Facilities & Improvements
5. Neighborhood Improvements

Community Bond Committees have been established to prioritize the activities within each of the bond program categories. The Neighborhood Improvements Community Bond Committee consists of thirty (30) members and two (2) co-chairs. The first Committee meeting was held on October 6, 2016, during which staff introduced the Neighborhood Improvements proposition and the process by which activities will be completed, should the voters approve the measure. The Committee's second meeting was held on October 20, 2016. Future meetings are scheduled for November 3, November 17, and December 8, 2016. All Community Bond Committee meetings are open to the public.

Staff will provide an update on the progress of the Neighborhood Improvements initiative as part of the 2017-2022 Bond Program including an overview of the urban renewal planning process and a review of the content presented to the Community Bond Committee during its most recent meetings.

ALTERNATIVES:

This item is for briefing purposes only.

FISCAL IMPACT:

This item is for briefing purposes only.

RECOMMENDATION:

This item will include a staff briefing on the status of planning efforts for the proposed Neighborhood Improvements initiative as part of the City of San Antonio's proposed 2017-2022 Bond Program, including an overview of the urban renewal planning process and a review of content presented to the Community Bond Committee.