



City of San Antonio

Agenda Memorandum

File Number:17-1839

Agenda Item Number: 4.

Agenda Date: 2/28/2017

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:

Briefing and Commission discussion on an analysis of development costs and policies related to the creation of affordable infill housing

SUMMARY:

This item includes a briefing and Housing Commission discussion on an analysis addressing the impact of policies and their associated costs related to site/utility engineering and right-of-way issues on the creation of affordable infill housing.

BACKGROUND INFORMATION:

The Comprehensive Housing Needs Assessment, a 2013 report completed for the City, identified a current need for 153,000 units of affordable housing in San Antonio. Several barriers exist for the creation of these housing units including such issues as limited availability of urban land for development and lack of capital funding for construction.

The Mayor's Task Force included in its 2015 report that existing policies may also limit the ability of nonprofit and private developers to meet demand for affordable housing in the region. As such, the Task Force recommended that the City and the Housing Commission "conduct a systematic assessment of policies, programs, and City boards/commissions to determine their impact on displacement, loss of affordable housing, and neighborhood change." These policies include, but are not limited to, the Unified Development Code (UDC), San Antonio Property Maintenance Code (SAPMC), and current incentive programs.

ISSUE:

According to an analysis conducted by a local engineering firm, civil infrastructure costs for developing housing in infill locations has an adverse effect on the ability for developers to provide affordable housing opportunities when compared to greenfield development. A presentation will provide an overview of this analysis, including a comparison of costs for providing infill housing with costs for building housing on greenfield sites, addressing factors such as water/sewer infrastructure, vehicle access/parking, drainage, impact fees, electrical service, rough proportionality, right-of-way/easements, and platting fees.

ALTERNATIVES:

This item is for briefing purposes only.

FISCAL IMPACT:

This item is for briefing purposes only.

RECOMMENDATION:

This item includes a briefing and Housing Commission discussion on an analysis addressing the impact of policies and their associated costs related to site/utility engineering and right-of-way issues on the creation of affordable infill housing.