



City of San Antonio

Agenda Memorandum

File Number:17-1981

Agenda Item Number: 2.

Agenda Date: 3/7/2017

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

DEPARTMENT: Neighborhood & Housing Services

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing and Subcommittee discussion on items from the FY 2017 Housing Commission Work Plan to include the Unified Development Code

SUMMARY:

This item includes a staff briefing and Subcommittee discussion on items included in the approved FY 2017 Housing Commission Work Plan to include possible policy recommendations to the Unified Development Code as part of the Policy & Program Assessment.

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 current Work Plan and to develop recommendations to bring back to the Commission for possible action. The Subcommittee currently includes six members from the Housing Commission: Jennifer Gonzalez, Richard Milk, Carol Rodriguez, Noah Garcia, Natalie Griffith, and Rod Radle.

Two tasks have been assigned to the Policy and Infrastructure Subcommittee for FY 2017: a Policy & Program Assessment, and a Vulnerable Communities Assessment & Toolkit. The purpose of the Policy & Program Assessment is to review existing City policies and programs to determine their impacts on displacement, loss of affordable housing, and neighborhood change. The goal is that this Policy & Program Assessment will lead to recommendations that strengthen and stabilize

neighborhoods, fostering more diverse and mixed-income communities throughout San Antonio. The Vulnerable Communities Assessment & Toolkit is designed to help the City identify those neighborhoods and residents most at-risk of displacement due to either disinvestment or rapid redevelopment pressures, and to develop a “toolkit” of policy responses to help mitigate those risks.

ISSUE:

Staff will continue its facilitation of the Subcommittee discussion on potential revisions to the Unified Development Code that promote housing affordability as well as housing and neighborhood stability. Potential revisions being explored include:

- Regulating base residential zoning districts on the basis of minimum setbacks and building height limits rather than through density limits;
- Reducing minimum setbacks for residential districts in areas where greater levels of development are necessary to meet affordability goals; and,
- Removing Super Arterial Type A and Super Arterial Type B from Enhanced Street Design Standards to encourage street design that is safe and comfortable for all users, including those traveling by walking, bicycling, or transit

ALTERNATIVES:

This item is for briefing purposes only.

FISCAL IMPACT:

This item is for briefing purposes only.

RECOMMENDATION:

This item includes a staff briefing and Subcommittee discussion on items included in the approved FY 2017 Housing Commission Work Plan to include the Policy & Program Assessment.