



City of San Antonio

Agenda Memorandum

File Number: 17-2887

Agenda Item Number:

Agenda Date: 5/9/2017

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, including a review of UDC Section 35-372, a supplemental use regulation pertaining to affordable dwelling units. The section currently provides a density bonus where the developer may exceed the permissible dwelling units in the zoning classification should low income or very-low income units be included. The Subcommittee will review possible changes that may reduce barriers to providing affordable housing in high cost neighborhoods.

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.