



City of San Antonio

Agenda Memorandum

File Number: 17-3971

Agenda Item Number: 4.

Agenda Date: 6/27/2017

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

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing and possible recommendation by the Housing Commission on potential changes to the Inner City Reinvestment Infill Policy (ICRIP) program

SUMMARY:

This item includes a briefing and possible recommendation by the Housing Commission on potential changes to the ICRIP program.

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 includes the following seven members from the Housing Commission: Jennifer Gonzalez, Noah Garcia, Natalie Griffith, Richard Milk, Rod Radle, and Carol Rodriguez.

The Policy and Infrastructure Subcommittee is responsible for conducting a Policy & Program Assessment, 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. Revisions to the

ICRIP program are proposed as a result of the Policy & Program Assessment.

ISSUE:

The Policy & Infrastructure Subcommittee has discussed future recommendations for changes to the City's Inner City Reinvestment and Infill Policy (ICRIP) program as part of its continued discussions on the Policy & Program Assessment. At its June 13, 2017 meeting, the Policy & Infrastructure Subcommittee recommended the following changes to the City of San Antonio's ICRIP program for the purpose of facilitating the development of affordable housing:

- A. At least one-third of annual SAWS impact fee waivers will be set aside for affordable housing units;
- B. Any non-awarded impact fee waivers remaining on August 1st will become available for other community service projects;
- C. Administration of this allocation of fee waivers will be moved to DPCD (other existing programs will remain at CCDO);
- D. Remove the per-unit cap of \$5,000, allowing the entirety of impact fees to be waived;
- E. Include all COSA construction-related fees as eligible line items to be waived under this program; and
- F. Waive existing administrative fees related to the access of fee waivers for affordable housing development.

ALTERNATIVES:

The Housing Commission may choose not to recommend changes to the ICRIP program.

FISCAL IMPACT:

This item is for briefing purposes only.

RECOMMENDATION:

This item includes a staff briefing and possible Housing Commission recommendation on potential changes to the ICRIP program. Staff recommends alternative options to the Policy & Infrastructure Subcommittee recommendation, which will be discussed at the meeting.