



City of San Antonio

Agenda Memorandum

File Number:17-3972

Agenda Item Number: 5.

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 Housing Commission recommendation on potential changes to the Unified Development Code (UDC) in support of affordable housing

SUMMARY:

This item includes a staff briefing and possible Housing Commission recommendation on policy amendments related to the Unified Development Code.

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, Jim Bailey, 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 Unified Development Code are proposed as a result of the Policy & Program Assessment.

ISSUE:

At its June 13, 2017 meeting, the Policy & Infrastructure Subcommittee discussed potential revisions to the Unified Development Code (UDC) that promote housing affordability as well as housing and neighborhood stability, including 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 reviewed possible changes that may reduce barriers to providing affordable housing in high cost neighborhoods.

The Subcommittee recommends that the City consider amendments to Section 35-372 of the San Antonio UDC in support of the development of affordable housing.

ALTERNATIVES:

The Housing Commission may elect not to recommend changes to the Unified Development Code.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

This item includes a staff briefing and possible Housing Commission recommendation on potential amendments to the Unified Development Code in support of the creation of affordable housing.