



City of San Antonio

Agenda Memorandum

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Agenda Item Number: 3.

Agenda Date: 9/26/2017

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

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Verónica R. Soto, AICP

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing and possible adoption of the revised draft FY 2018 Housing Commission Work Plan

SUMMARY:

This item will include a staff briefing with Housing Commission discussion and possible adoption of the revised draft FY 2018 Housing Commission Work Plan to address policy-related items to be considered for recommendation by the Housing Commission during the upcoming fiscal year. The Work Plan covers the period of October 2017 to September 2018.

BACKGROUND INFORMATION:

On May 14, 2015, City Council approved a resolution accepting the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods Report and an ordinance establishing the San Antonio Housing Commission to Protect and Preserve Dynamic and Diverse Neighborhoods. The 15-member Commission was initially tasked with developing and implementing the five short-term and eight long-term recommendations included in the Task Force Report. The broader charge of the Commission is to be a coordinating body that makes recommendations to City Council on workforce/affordable housing preservation and production as well as policies to minimize displacement and mitigate the effects of neighborhood change.

The FY 2016 Work Plan for the Commission included a timeline for implementing the five short-term and eight long-term recommendations included in the Task Force Report. The FY 2016 Work Plan was presented at the September 22, 2015 Commission meeting and, following input by Commission members, was revised and ultimately approved by the Commission on October 27, 2015.

Due to the detailed nature of many of the topics included in the initial Work Plan, several topics carried over onto the FY 2017 Work Plan, including the review of City policies and programs to determine their impact on household affordability and displacement, known formally as the Policy & Program Assessment, as well as the identification of ongoing funding sources for affordable housing.

The recommendations made by the Housing Commission were primarily developed in one of two subcommittees populated by members of the Commission. The Policy and Infrastructure Subcommittee has met the second Tuesday of each month (except July and December) and focused their efforts on the Policy & Program Assessment as well as the Vulnerable Communities Assessment & Toolkit. The Housing Funding Subcommittee has met the second Wednesday of each month (except July and December) and has focused on identifying possible sources of funding in support of affordable housing creation and preservation.

ISSUE:

In order to streamline the work functions of the Housing Commission, staff proposes a FY 2018 Work Plan that includes the Housing Commission and one subcommittee, consolidated from the two existing subcommittees. This new Policy & Funding Subcommittee would address items remaining from the Commission's FY 2017 Work Plan and any additional items strategic to the work of supporting the creation and preservation of affordable/workforce housing.

During FY 2018, the Housing Commission will continue to support the planning and implementation of the annual Housing Summit as well as receive updates from staff on the status of the Neighborhood Improvements Bond program. Staff proposes removing the Annual Report task from the draft Work Plan.

The proposed Policy & Funding Subcommittee will be primarily responsible for assisting staff with the second phase of the Vulnerable Communities Assessment & Toolkit, which focuses on developing policy responses for communities at risk of loss of affordable housing, which could include:

- Planning for, and incentivizing, the creation of Community Land Trusts (CLTs);
- Exploring targeted property tax relief for long-time residents; and
- Planning for, and incentivizing, alternative housing types to meet local demand.

The Policy & Funding Subcommittee will also be responsible for continuing to identify future funding sources that support the creation and preservation of affordable/workforce housing, such as private equity funds or revolving loan funds.

ALTERNATIVES:

The Housing Commission may request additional amendments to the draft Work Plan or elect not to take action on the FY 2018 Work Plan.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends Housing Commission adoption of the revised draft FY 2018 Housing Commission Work Plan.