



City of San Antonio

Agenda Memorandum

File Number:18-1133

Agenda Item Number: 1.

Agenda Date: 1/30/2018

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 discussion on the Vulnerable Communities Assessment Report

SUMMARY:

This item includes a briefing by the National Association for Latino Community Asset Builders (NALCAB) on the Vulnerable Communities Assessment Report completed by them for the City of San Antonio followed by Housing Commission discussion.

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 Work Plan and to develop recommendations to bring back to the Commission for possible action. Two tasks were assigned to the Policy and Infrastructure Subcommittee for FY 2017: a Policy & Program Assessment and a Vulnerable Communities Assessment & Toolkit. The Vulnerable Communities Assessment & Toolkit was designed to help the City identify those neighborhoods most at risk of displacement due to either prolonged disinvestment or rapid redevelopment pressures and to develop a "toolkit" of policy responses to help mitigate those risks.

The City executed a Professional Services Agreement with the National Association for Latino Community Asset Builders (NALCAB) on March 15, 2017 in the amount of \$49,000.00 for a six-month term to conduct the Vulnerable Communities Assessment. In August 2017, the contract was extended for an additional two months with no increase in budget. The second phase of the task, the Vulnerable Communities Toolkit, will be

completed through a future contract to be executed during FY 2018.

ISSUE:

The Vulnerable Communities Assessment Report provides the City and the Housing Commission with an analysis of the factors that drive declines in affordable housing stock and identifies vulnerable communities within the City by focusing on two aspects of community vulnerability:

- (A) Areas disproportionately affected by disinvestment which are typified by chronically low housing values and low private investment leading to loss of housing stock and high rates of vacancy; and
- (B) Areas that have recently received and are currently receiving disproportionate redevelopment investment which are typified by stronger-than-average investment leading to repositioning of existing housing or replacement with new units.

NALCAB performed a quantitative analysis of several variables that may signal housing vulnerability such as property values and rents, demographics, and proximity to significant public and private investments. NALCAB has prepared a report and presentation outlining which variables were determined to contribute significantly to vulnerability (either independently or in concert with other related variables) as well as the methodology used.

ALTERNATIVES:

This item is for briefing purposes only.

FISCAL IMPACT:

This item is for briefing purposes only.

RECOMMENDATION:

This item includes a briefing by the National Association for Latino Community Asset Builders (NALCAB) on the Vulnerable Communities Assessment Report completed by them for the City of San Antonio followed by Housing Commission discussion. No formal action is required by the Commission.