



City of San Antonio

Agenda Memorandum

File Number:18-1232

Agenda Item Number: 1.

Agenda Date: 1/9/2018

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 a draft relocation assistance policy

SUMMARY:

This item will include a staff briefing on a draft policy framework to address relocation for residents in instances in which City incentives are granted and displacement cannot be avoided, followed by Subcommittee discussion and possible action.

BACKGROUND INFORMATION:

The Mayor's Task Force on Preserving Dynamic & Diverse Neighborhoods convened from October 2014 to April 2015, and was established for the purpose of identifying "policies and programs that encourage investment in inner city neighborhoods but minimize or prevent displacement of people or adverse impacts related to history, culture, and quality of life of unique neighborhoods." The 2014-2015 Task Force met with the intent to:

- Review current policies
- Review best practices from other communities
- Identify short-term and long-term recommendations
- Seek community input/educate community on scope of issue
- Be inclusive of varying perspectives

City Council approved the Mayor's Task Force on Preserving Dynamic & Diverse Neighborhoods Final Report on May 14, 2015, which included a recommendation that the City "Develop a Relocation Assistance Policy for

Circumstances When Displacement Cannot be Avoided.” An excerpt from the Report reads:

“The Task Force recommends that developers or property owners provide relocation assistance for tenants displaced by projects receiving City incentives (i.e. SAWS and City Fee Waivers, Tax Abatements and Refunds, Tax Increment Financing, Inner City Incentive Funds, etc). The Commission should work with stakeholders including private developers, public sector representatives, affected community members, and the community-at-large to determine the appropriate amount of financial assistance.”

Following City Council acceptance of the Final Report in May 2015, the City established the Housing Commission to Protect and Preserve Dynamic and Diverse Neighborhoods, in part, to address the recommendations in the report.

ISSUE:

Staff will present the Policy & Funding Subcommittee with a draft framework for a relocation assistance policy, which outlines the minimum assistance a developer or owner must provide in cases of unavoidable displacement for a project which receives City incentives (i.e. SAWS and City Fee Waivers, Tax Abatements and Refunds, Tax Increment Financing, Inner City Incentive Funds, etc).

The policy framework will address:

- Applicability to owner-occupied and renter-occupied units (including mobile homes), and conversions
- Minimum requirements and procedures for notification
- Minimum requirements and procedures for financial assistance
- Other assistance
- Enforcement
- Alternative compliance provisions

Staff convened a working group in summer 2017 to discuss local case studies involving displacement and relocation, as well as relevant experience and best practices. The working group included staff from Development Services Department (DSD), Center City Development and Operations (CCDO), Neighborhood and Housing Services (NHSD), Metropolitan Health District, Department of Human Services (DHS), Transportation and Capital Improvements (TCI), San Antonio Police Department (SAPD), and the San Antonio Fire Department (SAFD). The comments of the working group were incorporated into the draft policy being presented to the Subcommittee.

ALTERNATIVES:

The Policy & Funding Subcommittee may elect to take immediate action on the staff proposal by forwarding it to the Housing Commission for consideration.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

This item will include a staff briefing on a possible policy framework to address relocation for residents in instances in which City incentives are granted and displacement cannot be avoided, followed by Subcommittee discussion and possible action.