



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 6

Agenda Date: August 16, 2024

In Control: Governance Committee Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Council Consideration Request on Affordable Housing Bonus Programs to support affordable housing development

SUMMARY:

On June 20, 2024, Councilmember Castillo issued a Council Consideration Request for Affordable Housing Bonus Programs

BACKGROUND INFORMATION:

On June 20th a Council Consideration Request (CCR) recommended increasing affordable housing development through the creation of new density or development bonus programs. According to the CCR, San Antonio is experiencing a supply gap in housing of the deepest level of affordability, with residents of every council district impacted.

The CCR requests staff work with Removing Barriers to Affordable Housing Development and

Preservation Subcommittee (RBSC) of the Housing Commission. RBSC reviews development code and other programs and policies to recommend changes to remove barriers to affordable housing production and preservation.

ISSUE:

Staff is asked to work with the Removing Barriers Subcommittee of the Housing Commission to:

- Create three density bonus programs: Affordability Unlocked Density Bonus, Equitable Transit-Oriented Development Density Bonus, University Neighborhood Density Bonus
- Explore potential creation of additional density bonus programs to include the boundaries of the PID, the Downtown Business District as defined by UDC Section 35–310–11, and SA Tomorrow Regional Center Plan Areas
- Explore feasibility of Fees in Lieu of Production for density bonus program zones in PID, Downtown Business Districts, and SA Tomorrow Regional Center Plan Areas
- Explore feasibility of Fees in Lieu of Production funding to San Antonio Housing Trust Fund and/or the Opportunity Home Accessibility and Modernization Fund

Under the current Unified Development Code (UDC) Section 35-360: Bonus Density and UDC Section 35-372: Affordable Dwelling Units, affordable housing can be built in exchange for increased density allowances. These UDC provisions are voluntarily, as mandatory inclusionary zoning is preempted by state law. However, the current UDC provisions are seldom used.

FISCAL IMPACT:

This item is for briefing purposes only.

ALTERNATIVES:

This item is for briefing purposes only.

RECOMMENDATION:

Staff recommends this CCR go to the Planning & Community Development Committee for review.