



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 4

Agenda Date: October 24, 2024

In Control: Planning and Community Development Committee

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing on a Community Land Trust Designation Policy

SUMMARY:

Briefing and possible action related to a Strategic Housing Implementation Plan (SHIP) strategy to establish a Community Land Trust through the creation of a Community Land Trust Designation Policy.

BACKGROUND INFORMATION:

The Strategic Housing Implementation Plan (SHIP) includes a strategy to establish or empower a non-profit to establish a Community Land Trust (CLT).

CLTs are organizational structures which facilitate collective ownership of land, and permanently restrict its resale value, ensuring lasting affordability for homeowners who are part of the

trust. This model is used to help stabilize neighborhoods and build wealth for homeowners who would otherwise be unlikely to buy a home.

ISSUE:

CLTs work by removing property from the speculative market and must be appraised differently. In Texas, prospective CLT organizations must receive a designation from the municipality they operate in for their properties to be appraised as CLTs.

Neighborhood and Housing Services Department (NHSD) drafted a policy for outlining the threshold requirements to receive a CLT designation from City Council including organizational information, affordability levels, financial viability, and community impact.

The Community Land Trust Designation Policy also outlines how a CLT can request a 50% city tax exemption if they provide a complete audit. After initial designation, CLTs are required by the State to complete an annual redesignation to receive continued CLT appraisal treatment and maintain any tax exemptions. This process can be handled administratively and the policy recommends that NHSD complete redesignations without additional Council action.

The policy draft has been reviewed by non-profits currently considering CLT designation, Housing Commission, and other stakeholders.

FISCAL IMPACT:

The fiscal impact is dependent on the number of eligible CLT organizations and eligible properties.

ALTERNATIVES:

PCDC may recommend changes to the policy. PCDC may also recommend not forwarding the policy to City Council which will prevent CLTs from receiving appropriate appraisal treatment.

RECOMMENDATION:

Staff recommends PCDC forward the Community Land Trust Designation Policy to City Council for consideration.