



# City of San Antonio

## Agenda Memorandum

**File Number:**  
**{{item.tracking\_number}}**

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**Agenda Item Number:** 2

**Agenda Date:** October 24, 2024

**In Control:** Planning and Community Development Committee

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**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. On August 16th, 2024 the Governance Committee referred the item to the Planning & Community Development Committee for review.

**BACKGROUND INFORMATION:**

On June 20th, Councilmember Castillo issued a Council Consideration Request (CCR) related to 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, and 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 voluntary, 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:**

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**RECOMMENDATION:**

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