



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 5

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:

Council Consideration Request on creating a Community Land Trust Tiered Affordability Policy

SUMMARY:

District 5 Councilmember Teri Castillo filed a Council Consideration Request (CCR) on creating a formalized policy of disposing City-owned land to local community land trusts to create deeply affordable housing. The purpose of this briefing is to provide an analysis on the CCR and get feedback from the Planning and Community Development Committee (PCDC).

BACKGROUND INFORMATION:

On June 12th, District 5 Councilmember Teri Castillo filed a Council Consideration Request (CCR) which was signed by Districts 2, 4, 8, and 9. The CCR requests consideration of creating a formalized policy of disposing City-owned land to local community land trusts to create deeply affordable housing. The CCR was assigned to the Neighborhood and Housing Services

Department, and presented at the Governance Committee meeting on August 16, 2024. Following Governance, the CCR was assigned to the Planning and Community Development Committee.

ISSUE:

City staff is requesting feedback from the PCDC on creating a Community Land Trust Tiered Affordability Policy. An initial analysis of the request identified the following:

- Community Land Trusts (CLT's) are one tool for preserving permanent affordability in neighborhoods near the center city.
- The City currently works with partners including the Public Works Department, San Antonio Affordable Housing (SAAH) and the San Antonio Housing Trust (SAHT) to acquire and hold properties for affordable housing.
- The Strategic Housing Implementation Plan (SHIP) includes a strategy of supporting Community Land Trusts through technical assistance, incentives, and access to vacant land.
- NHSD is currently developing a CLT Designation policy which would enable CLTs to qualify for tax benefits that are critical to their long-term operational sustainability.
- NHSD has engaged a consultant (Center for Community Progress) to assess the City's existing acquisition tools and recommend additional strategies for land acquisition and disposition for affordable housing.
- Land alone is not enough to stimulate and sustain affordable housing development, including those owned and operated by CLTs. Additional incentives and tools may be needed to ensure properties are successfully developed.
- Affordability tiers are likely to differ between owner-occupied and renter-occupied CLTs, both of which are needed in the community.

FISCAL IMPACT:

This item is for briefing purposes only.

ALTERNATIVES:

This item is for briefing purposes only.

RECOMMENDATION:

No recommendations will be made at this time. The purpose of this briefing is to get feedback from PCDC. Based on feedback, staff will work on a proposal prior to returning to PCDC with a recommendation.