



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: {{item.number}}

Agenda Date: October 23, 2024

In Control: San Antonio Housing Commission Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing and discussion on a Community Land Trust Designation Policy.

SUMMARY:

Briefing and discussion related to a Strategic Housing Implementation Plan (SHIP) strategy to support Community Land Trusts 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 & Housing Services Department (NHSD) drafted a policy for issuing CLT designations to organizations which seek one through City Council action. Applicants will need to provide information about their organization and approach including, but not limited to, 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 from City Council. 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 and other stakeholders.

FISCAL IMPACT:

The fiscal impact is unknown at this time and will be analyzed as the program is developed. The amounts will be determined and monitored.

ALTERNATIVES:

Housing Commission may recommend Planning and Community Development Committee (PCDC) request changes be made to the policy before approval.

RECOMMENDATION:

Staff will receive input and feedback from the Commission on this item.