

AGENDA ITEM #4

POSTING LANGUAGE: Briefing on an update on the City's Strategic Housing Implementation Plan (SHIP) public input process and timeline [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

MEETING: Planning and Community Development Committee

DATE: November 15, 2021

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Verónica R. Soto, FAICP, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing on the City's Strategic Housing Implementation Plan (SHIP) public input process and timeline.

SUMMARY:

Briefing on the City's Strategic Housing Implementation Plan (SHIP) public input process and timeline.

BACKGROUND INFORMATION:

San Antonio's Housing Policy Framework (HPF), the final report produced by the Mayor's Housing Policy Task Force (MHPTF), has been the guiding document for the City's affordable housing policy since it was accepted by the City Council in 2018. The HPF details a 10-year affordable housing production and preservation goal that was set to prevent the number of cost burdened households from growing. To achieve this vision, the task force offered 24 strategies across five overarching policy areas:

- 1) Develop a Coordinated Housing System
- 2) Increase City investment in Housing
- 3) Increase Affordable Housing Production, Rehabilitation, and Preservation
- 4) Protect and Promote Neighborhoods
- 5) Ensure Accountability to the Public

The Strategic Housing Implementation Plan (SHIP) process was initiated to define affordability for the City, recalibrate the City's affordable housing target goals, create a funding plan to reach those goals and develop implementation strategies to provide more housing and protect neighborhoods. Each strategy builds off the vision of the HPF and other related City planning efforts around affordable housing issues such as Opportunity at Risk, SA Climate Ready, ForEveryoneHome, and the Homeless Strategic Plan. The plans provide details on timelines, partners, specific action steps, and funding approaches.

To develop the recalibrated targets, staff worked with Economic & Planning Systems (EPS), who also worked on the HPF. EPS has developed a vulnerability index that identifies need for the City, ensuring that goals are set in a way that is data-driven. The strategies are being developed in collaboration with community and housing stakeholders, many of whom were part of the technical working groups who developed the HPF. These stakeholders include but are not limited to the San Antonio Housing Trust (SAHT), San Antonio Housing Authority (SAHA), the South Alamo Regional Alliance for the Homeless (SARAH), Local Initiatives Support Corporation (LISC), VIA, Community Housing Development Organizations (CHDOs), Bexar County and applicable COSA departments. This collaboration builds the HPF's values of promoting public participation and valuing both lived experience and technical expertise.

Staff has been providing regular updates to the Housing Commission and the Planning and Community Development Committee (PCDC) on the SHIP's progress for over a year. On September 22, 2021 and October 27, 2021 the Housing Commission reviewed and recommended approval of the SHIP prior to the Planning and Community Development Council subcommittee's review on October 28, 2021. The full City Council was briefed on the plan at B session on November 3, 2021.

ISSUE:

The SHIP will be presented to City Council in December of 2021 for adoption. The document will include four core components: a definition of affordability recommended by the Housing Commission, recalibrated 10-year housing production and rehabilitation targets, a funding plan to achieve those target goals, and implementation strategies developed by stakeholders to create more affordable housing and protect neighborhoods.

The public input process beginning on November 1 includes:

- The full plan and summary documents available in English/Spanish online. Printed copies are available upon request and at public meetings.
- Ability to provide comments through an online tool, via phone, email, or in person at our public meetings
- Four public meetings that include virtual Spanish interpretation and ASL:
 - UTSA Westside Community Center – November 1, 2021 6:00-7:00 pm
 - St. Phillips College – November 4, 2021 6:00-7:00 pm
 - Igo Library – November 9, 2021 (virtual ASL) 6:00-7:00 pm
 - Mission Branch Library – December 4, 2021 (virtual ASL) 10:00-11:00 am
- Ability to sign up for the development of policies included in the plan in the future and added to contact list for updates

In order to provide additional public feedback opportunities and limit overlap with other community public meetings, staff has made updates to our timeline.

- The public comment period will be extended to December 6
- An additional public meeting will be added on December 4 and the Mission Branch Library
- The policy will be brought to Council on December 16, 2021

The Boards of the San Antonio Housing Trust and San Antonio Housing Authority, and leadership at Bexar County, will also receive updates and have the opportunity to provide feedback before their adoption or inclusion into their strategic planning documents.

ALTERNATIVES:

Item is for briefing purposes only.

FISCAL IMPACT:

There is no fiscal impact at this time.

RECOMMENDATION:

Item is for briefing purposes only.