



City of San Antonio

Agenda Memorandum

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Agenda Item Number: 3

Agenda Date: May 25, 2022

In Control: Governance Committee Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Interim Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Displacement Impact Assessment Policy Development

SUMMARY:

Staff briefing on progress to date towards a displacement impact assessment, as requested by a Council Consideration Request from Councilmembers McKee-Rodriguez and Viagran, supported by Councilmembers Bravo, Castillo, and Courage. Staff will cover the work to date on the impact assessment and next steps.

BACKGROUND INFORMATION:

Concern around displacement is a common theme in housing discourse in San Antonio and around the country. In 2018, the Mayor's Housing Policy Framework (HPF) called for a displacement impact assessment to be conducted for developments receiving over \$15 million in public financing. In response, staff began researching similar tools and best practices around the country, joined the ForEveryoneHome initiative in partnership with Grounded Solutions Network, and

began developing a digital neighborhood change mapping tool in collaboration with Metro Health. The pandemic response shifted work to other efforts, while also deeply improving local understanding of eviction and allowing for improved, collaborative response to displacement events, such as through our Right to Counsel program.

In 2019, San Antonio was selected to participate in the ForEveryoneHome initiative through a competitive process by Grounded Solutions Network with funding from the Ford Foundation. Through ForEveryoneHome, staff worked with a mix of impacted community members, advocates, and institutional partners to define displacement, understand drivers of displacement in San Antonio, and identify solutions with a racial equity focus. Recommendations from the ForEveryoneHome initiative were incorporated into the Strategic Housing Implementation Plan (SHIP.)

The ForEveryoneHome initiative defined displacement as follows, utilizing research from The Urban Displacement Project, a partnership between the University of Toronto, UC Berkeley, UCLA, and Portland State:

- Displacement occurs when an individual or family is forced to move from their home involuntarily. It occurs because of evictions, demolitions, and foreclosures (sometimes called direct displacement), as well as economic factors like large rent increases or rising homeownership costs. Displacement can also occur due to unlivable conditions like mold, utility cutoffs, landlord harassment or pests. Finally, displacement can be the result of building rehabilitation or reconstruction.

In 2019, the Neighborhood & Housing Services Department (NHSD) staff collaborated with Metro Health's Informatics division to create a web-based tool to track key metrics for San Antonio. The prototype tool uses Census tract-level data to track changes in education levels, median income, median rent, median home value, and percent people of color. Using this data, the tool highlights tracts with changes greater than the city-wide averages. The departments plan to use this tool as a component of a displacement impact assessment, and to inform other policy making and outreach efforts much like staff have come to use the Equity Atlas.

The Displacement Impact Assessment recommendation was ultimately carried forward into the Strategic Housing Implementation Plan (SHIP) which was adopted by Council in December 2021. The SHIP strategy calls for the development and implementation of a displacement impact assessment that focuses on preventing displacement and, when necessary, supporting people through their relocation to long-term, stable housing. Work began on schedule in FY 2022.

Additionally, though the development of the 2002-2027 Housing Bond the citizens bond committee included a requirement for all projects to undergo a displacement assessment at the time of project submission.

ISSUE:

On January 11th, 2022, Councilmembers McKee-Rodriguez and Viagran submitted a Council Consideration Request (CCR) requesting City staff determine the feasibility and establish a policy requiring a Displacement Impact Assessment (DIA) earlier in the affordable housing contract procurement process, and prior to City staff providing recommendations to City Council. The CCR

was also supported by Councilmembers Bravo, Castillo, and Courage.

In spring 2022, staff engaged TXP to support this work. TXP is an economic analysis and public policy consulting firm who has worked previously with the City of San Antonio. TXP will support staff from NHSD, Planning, and Metro Health by analyzing current and past development projects and the impact on the surrounding communities. By analyzing this data, staff will be able to create a tool that can assess a project and make a recommendation on potential displacement prior to Council consideration for award.

Following briefing and gathering input from Council, staff plans to begin stakeholder engagement to include impacted community members and advocates, the development community, service providers, citizen bond committee members and Housing Commissioners. Staff recommends that the draft tool be piloted with the upcoming Housing Bond, with engagement throughout the pilot period. Based on the pilot, changes can be made to the tool before it is applied more broadly to other funding sources and project types.

FISCAL IMPACT:

This item is for briefing purposes only. There is no fiscal impact at this time.

ALTERNATIVES:

This item is for briefing purposes only.

RECOMMENDATION:

This item is for briefing purposes only.