



City of San Antonio

Agenda Memorandum

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Agenda Item Number: 2

Agenda Date: October 12, 2021

In Control: San Antonio Housing Commission Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Verónica R. Soto

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing and possible action related to the formation of a Removing Barriers to Affordable Housing Development subcommittee of the Housing Commission.

SUMMARY:

Briefing and possible action related to the formation of a Removing Barriers to Affordable Housing Development subcommittee of the Housing Commission including the subcommittee's purpose, charge, and composition.

BACKGROUND INFORMATION:

With the acceptance of San Antonio's Housing Policy Framework on September 6, 2018, City Council recommended the Housing Commission become the oversight commission for the Framework implementation.

Per Ordinance 2018-11-15-0919, passed and approved November 15, 2018, Section 9: In order

to support its work, the Commission may also seek voluntary technical or specific professional assistance from individuals in the community representing certain technical disciplines or areas of special expertise.

In 2019, the Mayor’s Office convened a working group to identify barriers to affordable housing and propose amendments to the City’s Unified Development Code (UDC). The Mayor’s Office selected tri-chairs to lead the group as well as 17 stakeholders including a representative from Housing Commission. Working group meetings were led by NHSD and took place from July 2019-February 2020 with robust conversation from stakeholders and community members. However, the meetings were paused in response to COVID-19.

In an effort to better coordinate and streamline housing efforts it is recommended that the Housing Commission form a Removing Barriers subcommittee to continue the work of the Removing Barriers Working Group whose work was paused due to the COVID-19 pandemic.

ISSUE:

NHSD staff, the Removing Barriers Working Group, and the Mayor’s Office created three subcommittees: one to identify barriers in the UDC to develop affordable housing, one with a focus on ADUs, and one focused on public participation & input. All subcommittees were overseen by the tri-chairs, NHSD staff, and the mayor’s office. Prior to the COVID-19 pandemic the following progress was made:

Tri-Chairs:
Cynthia Spielman, Jim Bailey, Steve Poppoon

Regulatory Cost Burden	Accessory Dwelling Units	Public Engagement & Outreach
<p>Identify regulations within the development process that act as barriers to the production of affordable housing. With particular focus on:</p> <ul style="list-style-type: none"> • Street construction standards • Utilites • Storm Water Management • Parks & Open space • Tree Preservation • Parking 	<p>Explore incentives and tools that encourage the production of accessory dwelling units by updating section 35.371 of the UDC.</p>	<p>The Public Engagement & Outreach subcommittee was formed because of conversations during the first meetings of the Removing Barriers. The group placed a high priority on public engagement and wanted to create a subcommittee to focus on this topic so neighborhood engagement and knowledge sharing would be an integral part of this process.</p>
<ul style="list-style-type: none"> • 6 meetings held • Work complete: recommendations complete, no changes to UDC proposed • Next steps: Work with new members to finalize recommendations and bring to 	<ul style="list-style-type: none"> • 9 meetings held • Work complete: most recommendations for this portion of the code were complete • Next steps: finalize recommendations and bring to full removing barriers group for feedback before getting public input 	<ul style="list-style-type: none"> • 7 meetings held • Work complete: standards set for how removing barriers will include public in removing barriers subcommittee meetings

full removing barriers group for feedback before getting public input		<ul style="list-style-type: none">• Next steps: create plan for public feedback on recommendations
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UDC Amendment recommendations are due by February 1, 2022. In order to meet the submission timelines for the UDC, the work of the Removing Barriers Working Group needs to continue under a Removing Barriers Subcommittee of the Housing Commission. This Committee's immediate focus will be on finalizing recommended UDC amendments. The subcommittee can also work with members of the Public Engagement & Outreach subcommittee of the Housing Commission to initiate a public input process on their ADU recommendations and share the work they have completed on public engagement as a working group.

The purpose, charge, and composition of the subcommittee needs to be approved by the Housing Commission. Staff proposes a nine-member subcommittee made up of members of the previous work group and at least one Housing Commissioner. The purpose & charge of this group would be to recommend improvements to the UDC and other City processes to facilitate more affordable housing development. If the Housing Commission votes to establish this subcommittee, Chair and Commissioners will work with staff to identify candidates for appointment at the October 27th regular meeting.

FISCAL IMPACT:

There is no fiscal impact at this time.

ALTERNATIVES:

The Housing Commission may elect not to create and appoint members to the Removing Barriers subcommittee. This will prevent the submission of recommended changes to the Uniform Development Code focused on removing barriers to affordable housing.

RECOMMENDATION:

Staff recommends Housing Commission form the Removing Barriers subcommittee and appoint members to the subcommittee.