



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: 3

Agenda Date: October 27, 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 appointment of members to Removing Barriers to Affordable Housing subcommittee of the Housing Commission.

SUMMARY:

Briefing and possible action related to the appointment of members to the Removing Barriers to Affordable Housing subcommittee of the Housing Commission.

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.

The Housing Commission was asked to form a Removing Barriers to Affordable Housing subcommittee to continue the work of the Removing Barriers Working Group whose work was paused due to the COVID-19 pandemic.

ISSUE:

At the October 12, 2021 Special Housing Commission meeting, the charge, goals, and composition of the Removing Barriers to Affordable Housing subcommittee were approved. Housing Commission approved a nine-member subcommittee that could include members of the previous, ad-hoc working group and two Housing Commissioners. Housing Commissioners were invited to recommend potential appointees who had not participated in the previous working group.

The purpose and charge of the subcommittee is to recommend improvements to the UDC by February 1, 2022, to participate in the UDC amendment process until City Council votes on the UDC changes in 2022, and ensure that other city plans and processes are in alignment with their proposed recommendations to facilitate more affordable housing development and preservation. The subcommittee will work with members of the Public Engagement & Outreach subcommittee of the Housing Commission to initiate a public input process on their recommendations.

Since the timeline to provide recommendations to the UDC is short, the Housing Commission voted to appoint members to the subcommittee from the previous ad hoc working group or others with experience related to the process for the initial appointments. The initial appointees will have a term that expires when City Council votes on the UDC amendments, projected to be in the fall of 2022. After the vote, the Housing Commission will accept applications for non-commission members. The length of future terms will be determined at that time.

The Housing Commission will make recommendations for membership on the subcommittee and will vote to appointment of members to this subcommittee. The appointees will serve an initial term to conclude when City Council votes on the UDC amendments. In subsequent years, an application process will be conducted. Below is a list of recommendations staff has received through October 20, 2021. Housing Commissioners may make additional recommendations during the meeting. The Housing Commission can select up to two Housing Commissioners and up to seven non-Commission members.

If the Commissioners appoint members at this meeting, their first meeting will be held in

November.

The Removing Barriers to Affordable Housing Subcommittee will hold meetings as an extension of the Housing Policy Framework. Therefore, they will be open to the public. All are welcome to speak and comments will be deliberated and/or noted for a parking lot. The process values openness and consensus-based deliberation.

In the first meeting, the group will set ground rules that align with the above.

FISCAL IMPACT:

There is no fiscal impact at this time.

ALTERNATIVES:

The Housing Commission may elect to initiate an application process for members which would delay work on proposed UDC amendments.

RECOMMENDATION:

Staff recommends Housing Commission appoint members to the subcommittee who represent specific areas of expertise that will inform the work of the subcommittee:

Community representatives with technical expertise or knowledge of need (3 positions)

- Nikki Johnson (Housing Commissioner)
- Monique Chavoya
- Pending confirmation from recommended appointee

Architect/Developer (1 position)

- Jim Bailey (to be Chair of the Subcommittee)

Accessibility Expertise (1 position)

- Melanie Cawthon

Development/Affordable Housing Finance Expert (2 positions)

- Pete Alanis (Housing Commissioner)
- Jose Gonzalez II

Small infill/affordable developer (1 position)

- Michael Taylor

Engineer/Utility Representative (1 position)

- Taylor Allen

These members are being recommended because of their specific areas of expertise and knowledge of need and includes Housing Commission representation. These representatives should embody a spirit of public service versus self-service or resume building. They should be willing to commit to regular attendance as there is a great deal of work to be done in a short amount of time. The industry areas recommended align with the composition of the Planning Commission and Technical Advisory Committee (the body that will be reviewing the amendments and is staffed by the Development Services Department):

- 2 Development/real estate

- 3 Registered professional engineers
- 1 Planning professional
- 1 Registered architect
- 1 Environmental/historic preservation interests
- 4 Community at large

In addition, the following boards are represented: Planning Commission, Zoning Commission, Board of Adjustments, Parks and Recreation board