



City of San Antonio

Agenda Memorandum

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Agenda Item Number: 4

Agenda Date: June 22, 2022

In Control: San Antonio Housing Commission Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Interim Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing on Displacement Impact Assessment (DIA) pilot project

SUMMARY:

The Displacement Impact Assessment (DIA) will be released as a limited pilot project on August 19, 2022, as part of the Request for Proposal (RFP) application for new construction, bond-funded development. While the initial release of the DIA is specifically piloted for bond-funded projects, the long-term goal is to expand the assessment to include market-rate housing developments receiving other city incentives.

The DIA will assess the risk of residential displacement of proposed developments. The answers to the questions in the assessment tool will equip staff, Council, and the public with information about the possible residential displacement impact of a proposed development prior to the Council's consideration of an award.

BACKGROUND INFORMATION:

In 2021, though the development of the 2022-2027 Housing Bond, the citizens bond committee included a requirement for all projects to undergo a displacement assessment at the time of project submission.

The City's ForEveryoneHome initiative defined displacement utilizing research from The Urban Displacement Project, partnership between the University of Toronto, UC Berkeley, UCLA, and Portland State. The initiative states:

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.

The DIA will distinguish between temporary and permanent displacement. Displacement is considered permanent if it is for longer than 12 months. Permanent, direct displacement requires different mitigation strategies than temporary displacement and may be prohibited by program guidelines depending on the funding source.

ISSUE:

The proposed Displacement Impact Assessment (DIA) will be released as a limited pilot project as part of the Request for Proposal (RFP) application for Housing Bond-funded new construction developments. While the initial release of the DIA is specifically piloted for the bond-funded, new construction projects, the assessment could be applied more project types and funding sources in future years.

The proposed DIA will assess the risk of residential displacement and the mitigation strategies of proposed developments. The assessment will consist of two parts: an initial three-question initial screening and a more detailed, secondary screening, if necessary. The answers to the questions in the assessment tool will equip staff, Council, and the public with information about the possible residential displacement impact of a proposed development prior to the City's commitment to fund that development.

All applicants will respond to an initial screening, which will determine if more information is needed.

If it is determined that further assessment is needed, the applicant will be required to complete a Secondary Screening which currently includes 28 indicators across six categories:

- Socioeconomic profile
- Housing Inventory Profile
- Tax Exemptions & Affordability
- Built Environment

- Market Activity Profile
- Eviction and Foreclosure

NHSD is in the beginning stages of the DIA tool's development. Staff will hold three public informational meetings regarding the Bond process and DIA pilot. Further community engagement and outreach will be scheduled in the months following the launch of the pilot project.

FISCAL IMPACT:

There is no fiscal impact at this time.

ALTERNATIVES:

This item is for briefing purposes only.

RECOMMENDATION:

This item is for briefing purposes only.