



OFFICE OF THE CITY COUNCIL

COUNCIL CONSIDERATION REQUEST

TO: Debbie Racca-Sittre, City Clerk

FROM: Councilmember Teri Castillo, District 5

COPIES: Erik Walsh, City Manager; Andy Segovia, City Attorney; Joe Frank Picazo, Interim Assistant to the City Manager; Emily McGinn, Assistant to the City Council

SUBJECT: Community Land Trust Tiered Affordability Policy

DATE: Friday, June 7, 2024

Issue for Proposed Consideration

After coordinating this Council Consideration Request (CCR) with the City Manager, I respectfully request for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

Requesting the consideration of creating a formalized policy of disposing city owned land to local community land trusts to create deeply affordable housing.

Brief Background

Over the past near decade, the City of San Antonio’s downtown core has experienced significant growth, including through new housing units, commercial development, university expansion, and even infrastructure improvements. These developments, while key to growing our downtown footprint, have led to spikes in the cost of housing for residents in the surrounding neighborhoods, especially for working class residents. To mitigate these housing cost increases, preserve current affordable housing stock *permanently*, and to prepare for future major downtown development initiatives, it is crucial that the City works to support efforts by local community land trusts in these vulnerable areas.

By creating a formalized policy on how the Office of Urban Redevelopment disposes of its acquired land to local community land trusts that provide deeply affordable housing, a Community Land Trust Tiered Affordability Policy will compliment efforts made thus far by the Neighborhood Housing Services Department and the Housing Commission in creating a

CASE - CITY CLERK
JUN 12 4:09:30



OFFICE OF THE CITY COUNCIL

community land trust recognition policy, land banking policy, and transit-oriented development policies.

Request

Create a policy for the Office of Urban Redevelopment and San Antonio Affordable Housing Inc. that upon disposing of City owned land to local community land trusts there is priority in selecting the community land trust for land disposal so long as:

- the local community land trust has a history of or intent to develop deeply affordable housing
- the local community land trust has the capacity to redevelop such properties into deeply affordable housing units within a specific timeframe;
- the local community land trust has a governing structure that provides effective representation and governing powers for tenants of community land trust units, staff of the community land trust, and residents of the community land trust area boundaries.

The policy should create a tiered priority disposal system that prioritizes development proposals from local community land trusts based on the proposed development's residential unit affordability in the following order:

- Highest priority to developments that would serve households earning 30% and below the fiscal year's average median income.
- Next priority to developments that would serve households earning 50% and below the fiscal year's average median income.
- Next priority to developments that would serve households earning 60% and below the fiscal year's average median income.
- Next priority to developments that would serve households earning 80% and below the fiscal year's average median income.
- Lowest priority to developments that would serve households earning above 80% the fiscal year's average median income.



OFFICE OF THE CITY COUNCIL

Submitted for Council consideration by: Teri Castillo

Councilmember Teri Castillo

Supporting Councilmembers' Signatures (exactly 4)

District

| | | |
|----|---------------------|----------|
| 1. | <u>[Signature]</u> | <u>4</u> |
| 2. | <u>John Courage</u> | <u>9</u> |
| 3. | <u>J-M-R</u> | <u>2</u> |
| 4. | <u>[Signature]</u> | <u>8</u> |