A. Welcome
   a. Announcement of April 7 Housing Task Force Public Input Meeting at Sam Houston High School from 8:30am-12pm.
   b. Request to identify your Council district on the sign in sheet. Information requested by a Councilperson.

B. Review of meeting goals
   a. Final recommendations to the Task Force will not be decided today.
   b. Focus of the day on narrowing down the draft policy statements and identifying major themes that the group considers to be most important to relay to the Housing Task Force as the group’s top priorities.

C. Around the room: what are your top priority recommendations from the draft policy recommendations list? Looking for one or two per person. Purpose: to identify themes/diversity of priorities within the group.
   a. A few minutes given for WG members to review the draft list individually.
   b. Report out by each WG member present. See below for full list of priorities identified through the report out.

D. Group conversation: Summarization of top priorities
   a. Noel worked with the group to identify major priorities/themes heard during the report out.
   b. After 7 main priorities were identified, the group looked individually at each to further break down the components to be considered for inclusion in each priority statement. Not all priorities were discussed in depth due to time constraints.
   c. Priorities identified:
      i. Defining affordability
         1. 60% and below is truly affordable
         2. Looking at development of a city policy to guide city incentives
            a. Public dollars should create public benefit (could be affordability or something else)
         3. Consideration of rent restrictions – rent no more than 30% of income
ii. Land banking and publicly owned land
   1. Consideration: there is limited inventory – how do we accommodate for growth in the future?

iii. Required city fees and infrastructure improvements
   1. Ex: SAWS, TIRZ
   2. Understanding calculation of infrastructure fees
   3. Identify funds to mitigate the risk of developing affordable housing (unexpected infrastructure expenses, etc.)

iv. Connectivity to transportation infrastructure and opportunity
   1. Transportation access is a solution to the barriers of affordable housing
   2. Can’t overlook cultural connectivity issues
   3. We want to create choices – includes affordable housing in different areas of town

v. Support preservation, maintenance, and affordability of existing housing
   1. Particular focus on preservation of expiring LIHTC
   2. A preservation focus would help people stay in their current communities
   3. Streamline development code (DSD), compliance infrastructure

vi. Address labor force and small businesses needed to develop affordable housing
   1. Invest in this to improve ability to maintain housing quality

vii. By-right zoning for affordability
   1. Bonus density

d. Facilitators will work to expand these priorities into statements that can be further reviewed by the group for final identification of priorities to share with the Housing Task Force.

E. Wrap up
   a. Next meeting will be focused on identifying the final policy priorities we would like to provide to the Housing Task Force.
      i. Meeting will be Tuesday, April 24 at the San Antonio Area Foundation.
Report out of policy recommendation priorities – around the room

Some WG members identified topics, others listed specific policy recommendations from the draft list (lettered alphabetically).

1. Affordable land – land banking, using available land for affordable housing, incentivizing for affordable housing
2. L – develop a policy that targets the preservation of existing single family homes
3. O and P – issue of transportation/cost of transportation, it’s not efficient; aligning with VIA plan.
4. A and G
5. H and deferred maintenance
6. O and P – Affordable housing; R – developing a tool for measurement, identification of relevant areas incentivized for affordable housing and/or close to jobs
7. GG – below market rate housing
8. HH
9. F and W – publicly owned land
10. O and P
11. AA – someone to coordinate everyone’s ideas
12. Impact fees – how they are calculated (ex: SAWS extending meters); impact of an urban project – metrics need to be re-evaluated
13. O, G, and I
14. O, F, and W
15. K-N
16. LL – reinvesting in homes
17. HH and S
18. B-D – small business, labor
19. X and Z – incentivizing mixed-use, lack of workforce housing
20. G, K, and HH – land banking, tax policy that helps people stay in their homes
21. A – what does affordability mean; F, G, and H – focus on expiring LIHTC properties
22. II – inflation of market flippers, predatory investors doing sub-par work

Totals
O – 5
G – 4
F, P, and HH – 3
H, K, L, W – 2

Removing Barriers to Housing Affordability & Supply Working Group
Meeting 3: March 27, 2018