

Housing Ad Hoc Committee 2024

2024 Ad hoc Committee Members: Vice Mayor Ed Lauing (Chair); Mayor Greer Stone

2024 Activities:

San Antonio & Downtown Housing Plans: Reviewed the San Antonio Area Plan Request for Proposals (RFP) project scope. Engaged in discussions involving the Downtown Housing Plan, including providing feedback on the Community Advisory Group representation and appointments, and the boundaries of the plan area.

Housing Element Implementation: Engaged in informal conversations with developers; reviewed concepts and provided feedback to staff on the HIP; ECR Focus Area; and RHNA goals.

Affordable Housing Notice of Funding Availability (NOFA): In alignment with Council Priority HS&EB 43, the ad hoc provided input on the City's strategy for utilizing affordable housing funds. These funds, sourced from impact fees, in-lieu fees, and State matching funds, resulted in the release of a NOFA for approximately \$5 million in September 2024. Proposals for funding are scheduled for City Council before the end of the year.

Affordable Housing Funding Strategy

- In alignment with Council Priority HS&EB 42, the ad hoc has explored various strategies to secure substantial funding to meet the City's affordable housing goals. These discussions have focused on identifying new financial resources and optimizing existing funding mechanisms to enhance the City's ability to support affordable housing development.
- Discussed potential revenue options such as a local transfer tax and residential vacancy tax, both designed to create dedicated funding sources for affordable housing. Bond initiatives were discussed noting that the Bay Area Housing Finance Agency Regional Affordable Housing Bond was withdrawn from the 2024 ballot and Proposition 5 intended to reduce the voter threshold for approving public infrastructure and affordable housing taxes and bonds from two-thirds to 55%, failed.
- Considered philanthropic options and roles individual Councilmembers could leverage connections to support specific projects.

Renter Protection Policy Discussions

- Provided policy guidance in regard to the City's fair chance future policy, which seeks to reduce barriers to housing opportunities for individuals with criminal histories in certain circumstances.
- Reviewed and provided feedback on the administrative guidelines and online registration portal for the Rental Registry Program. The first year of the registry was launched in October 2024 and will close in January 2025.
- Discussed Anti-Rent Gouging with key considerations, including City resources to support a program and potential unintended consequences.

Below Market Rate Waitlist: Reviewed and provided feedback on the staff plan to open the Below Market Rate Housing Program waiting list. The waiting list has been closed to new applications since October 2016.