

# City of San Antonio



## Minutes Planning and Community Development Committee

### 2023 – 2025 Council Members

Dr. Adriana Rocha Garcia, Dist. 4  
Phyllis Viagran, Dist. 3 | Teri Castillo, Dist. 5  
Manny Pelaez, Dist. 8 | John Courage, Dist. 9

Friday, February 7, 2025

1:00 PM

Council Briefing Room

The Planning and Community Development Council Committee convened a regular meeting in the City Hall Council Briefing Room beginning at 1:00 p.m. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Committee Members present:

**Members Present:** Dr. Adriana Rocha Garcia, *Chair*  
Phyllis Viagran, *Member*  
Teri Castillo, *Member*  
Manny Pelaez, *Member*  
John Courage, *Member*

**Members Absent:** None

### Approval of Minutes

#### 1. Approval of minutes from the January 23, 2025 Planning and Community Development Committee Meeting

Councilmember Castillo moved to Approve the minutes of the January 23, 2025 Planning and Community Development Committee meeting. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Rocha Garcia, Castillo, Courage  
**Absent:** Viagran, Pelaez

### Public Comment

There were no public comments.

**Briefing and Possible Action on**

- 2. Designation of a petition-initiated tax increment reinvestment zone to be named Tax Increment Reinvestment Zone Number Forty-One Rosillo Creek TIRZ located southeast of the intersection of Loop 410 and New Sulphur Springs Road, partially within Council District 3.** [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Ian Benavidez, Deputy Director of Neighborhood and Housing Services Department (NHSD), described the location as approximately 1,854.6 acres located Southeast of the intersection of Loop 410 and New Sulphur Springs Road in City Council District 3 and in the East Central Independent School District. He noted that the project was within the vicinity of major employers: HOLT CAT San Antonio, HEB Distribution Center, and APEX Sign Group.

Benavidez reported that the eastern half of the property (approximately 795.5 acres) was currently outside of the City's boundaries with no assigned zoning. He stated that the property was currently taxed under an agriculture exemption and was proposed to be annexed into the City of San Antonio and categorized as Urban Mixed-Use and Business/Innovation Mixed-Use concurrently with TIRZ designation at the February 20, 2025, City Council A Session.

The proposed \$1.2 billion project, according to Benavidez, included a mix of uses such as single-family and multi-family residential, commercial, and industrial, with amenities such as a community park and open green space phased over 30 years to include: 1,122.7 acres of residential with 5,239 of market rate homes averaging \$315,000 in price, 67.1 acres of multi-family development, 170.7 acres of commercial development, 424.6 acres of business park, and 330 acres of green/open space. Benavidez stated that the developer was seeking a Tax Increment Reinvestment Zone (TIRZ) that would reimburse over \$156 million in public infrastructure costs for roadways, sewer, water, and power.

Benavidez stated that the project would donate approximately 49.5 acres of land to the San Antonio Housing Trust (SAHT) for future affordable housing development which was in alignment with the Strategic Housing Implementation Plan (SHIP) strategy of land banking to ensure that affordability was incorporated into all areas of the City. The property was suitable for both single and multi-family and would be developed once infrastructure and amenities had been built, according to Benavidez.

Benavidez reported that staff had completed their review and financial analysis of the proposed Rosillo Creek TIRZ and found that it aligned with the Tax Increment Financing (TIF) Program Policy as the project met the goals of the City's Comprehensive Plan, specifically the Southeast Community Plan, by converting the underdeveloped property to include a mix of uses including quality residential housing, commercial areas, public improvements, and park/open space area. He indicated that the project would help accommodate future population growth of the City and promoted the City's Transportation and Connectivity goals by improving major corridors (Loop 410 and New Sulphur Springs Road), constructing north-south and east-west arterial roadways, and adding parks and greenways to provide additional modes of mobility throughout the development.

Additionally, Benavidez stated that the project promoted the City's Universal Design and

Accessibility goals by requiring all homes constructed within the TIRZ boundaries to comply with the City's Universal Design Policy and with 50 acres of land being made available for the future development of affordable housing units, the project was in alignment with the City's SHIP. Therefore, staff recommended the creation of a 25-year TIRZ at a 70% rate of participation by the City of San Antonio with a maximum reimbursement to the developer of \$156 million. Benavidez noted that the TIRZ assumed a 3% annual growth rate and a 98.5% collections rate.

Benavidez recommended that the Committee refer the proposed TIRZ Number Forty-One, City of San Antonio, Texas – Rosillo Creek TIRZ to City Council for final consideration.

#### DISCUSSION:

Chair Rocha Garcia was pleased with the progress made on the project and supported the nearly 50 acres set aside for SAHT and the additional set aside for greenspace. She asked whether the project would bring utilities to the SAHT property. Benavidez explained that the infrastructure would be extended to the SAHT property but not on the SAHT property; utilities on the property would be the responsibility of the developer of the SAHT property. Chair Rocha Garcia thanked staff and the development team for their work and was pleased that there were sidewalks planned to help ensure pedestrian safety.

Councilmember Viagran mentioned that South Side infrastructure was lacking but was pleased with the opportunity that the project afforded the area and the SAHT. She expressed concern with increased building prices, so she wanted to move forward with the TIRZ to help bring more development to the area and encouraged creativity to bring affordability to the new homes.

Councilmember Castillo stated that she typically expected growth to pay for growth, however, in this instance, there had been underinvestment in infrastructure such as streets, sidewalks, drainage, and sewer so she supported the TIRZ especially with the 50 acres for SAHT. She expressed concern with the construction of charter schools within the TIRZ that could negatively impact public schools. Paul Basildon, with the developer group, mentioned that they had discussed properties for an elementary school to be built by East Central Independent School District and potentially a middle school.

Councilmember Courage expected a strong commitment to support the public schools. He asked if there could be an opportunity to create a Public Improvement District (PID) for the Project and how the TIRZ might be different or if economic development taking place would have a reduction in property taxes. Benavidez stated that the property within the TIRZ would be subject to the agreement, there was no discount to the businesses that built facilities on the property and 70% of their tax increment would be rebated back to the developer, not the business. Councilmember Courage wanted to ensure that the City would get 100% of the sales tax revenue for those businesses. Benavidez explained that with annexation of the property, businesses would be within the City and would pay sales taxes.

Councilmember Pelaez was pleased with the investment being made on the South Side of town. He supported the project and the work of Council District 3 Councilmember Viagran.

Councilmember Viagran moved to Approve to recommend and forward the Item to the full City

Council for consideration. Councilmember Castillo seconded the motion. The motion carried by the following vote:

**Aye:** Rocha Garcia, Viagran, Castillo, Pelaez, Courage

**3. FY 2024 Annual Homeless Report.** [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

Patrick Steck, Assistant Director of the Department of Human Services (DHS), provided an overview of the report. He stated that the response to homelessness was coordinated with multiple departments, the United States Department of Housing and Urban Development (HUD), and other funders. He noted that Close to Home, the lead continuum of care agency, coordinated the large HUD grant, homeless point-in-time count, and tracked services. Steck added that DHS also partnered with Bexar County, United Way, and other non-profits.

The role of DHS, according to Steck, was to provide planning, coordination, and oversight of the City's homelessness investments with five funding sources and over 15 non-profits for outreach, shelter, housing, and other services. He listed seven DHS direct service teams including: 1) Community Connections Hotline, 2) Homeless Street Outreach, 3) Encampment Response Team, 4) Homeless Veteran Coordination, 5) Homeless Youth Assistance, 6) Data Reporting, Dashboards, & Policy Research, and 7) Communications.

Steck reported that the inventory of shelter and housing included 1,012 beds in low barrier shelters, 1,656 emergency shelter beds, 363 transitional housing beds, and permanent housing units such as: Rapid Rehousing and Permanent Supportive Housing (PSH) on scattered sites (1,973 units), site-based PSH (124 units), Public Housing (6,070 units), and Deeply Affordable housing (1,598 units).

The Bexar County Area Homeless Point-in-Time Count was conducted two weeks ago, according to Steck, and showed a total of 3,372 homeless persons of which 2,484 were in shelters and the rest lived on the streets.

Steck shared a comparison of the change in homelessness per 10,000 population since 2015: the United States (U.S.) was up 10.7%, Travis County, Dallas County, and Tarrant County were up 15.3%, 24.8% and 32% respectively, however, the City of San Antonio was relatively flat with an increase of only 0.4%. He noted that Harris County had a 35.1% decrease in homelessness mostly due to rebuilding after hurricane disasters with a focus on utilizing Federal emergency funding on affordable housing.

Steck cited national increases in homelessness of 33.8% since 2014, but he noted that San Antonio had an increase of 16.6% over the same period. He explained that the San Antonio unsheltered count decreased by 25% over the past five years, while the U.S. had seen an increase of 29.7%. Steck noted that the chronically homeless represented 20% of the nation's homeless population, compared to 14% of San Antonio's. He reported that family homelessness had increased in San Antonio by 11.7% between 2023 and 2024, while nationally it increased by 39.4%.

Steck provided a snapshot of the online dashboard which demonstrated the fluidity of the system by tracking unsheltered individuals, sheltered individuals that had been housed, new homeless entries, and returns to homelessness. He added that the dashboard illustrated a continued need even though 1,627 individuals had been assisted out of homelessness in FY 2024.

Steck provided a table of City investments which included a breakdown of direct and indirect investments in FY 2024 with a grant total expenditure of \$48,864,595. He broke down the investments by strategic priority. Steck listed system accomplishments in FY 2024; accomplishments including expansion of the SAMM low barrier shelter from 45 to 200 rooms in November 2023; serving 330 individuals in FY 2024; partnership with Haven for Hope which had resulted in over 500 individuals served between January and September of 2024; launching of the online Dashboard in April 2024; and additional resources for DHS and Solid Waste Management Departments to outreach and abate 1,286 homeless encampments; 95% of encampments were abated within two weeks.

Steck reported that PSH was a collaboration between DHS and the Neighborhood and Housing Services Department (NHSD) to open 41 new PSH site-based units in FY 2024. He noted that the Staff Training Network and Skilled Nursing Pilot Program were partnerships with the non-profit Close to Home. He stated that DHS participated in the “90 Families in 90 Days Challenge” from December 2023 to February 2024, focused on expediting family housing placements and he reported that the partnership with Haven for Hope resulted in serving 95 families within 95 days.

The Creation of a Homeless Community Court in partnership with Municipal Court, the District Attorney’s office, and Judge Melissa Vara provided alternatives to jail and fines by connecting unhoused persons with service providers was an accomplishment in FY 2024, according to Steck. He also cited a partnership with Corazon San Antonio to provide 24-hour medical care beds for previously unsheltered clients and street psychiatric care in partnership with the Christian Assistance Ministry (CAM).

Steck reported that eight top objectives had been identified for FY 2025 for the community partners: 1) Prevent homelessness and reduce inflow, 2) Expand housing options and accelerate housing placements, 3) Strengthen homeless response and services for Youth and Young Adults (YYA), 4) Improve coordination and access to domestic violence services, 5) Improve access to healthcare services, 6) Strengthen street outreach coordination, 7) Effectively address equity and accessibility, and 8) Strengthen system and partner capacity.

Steck concluded his presentation by listing the following City of San Antonio Strategic Priorities for 2025: create an annual report on the City’s homeless response efforts, develop a community connections hotline, increase housing options, respond to 1,300 encampments, exceed 500 clients placed through centralized shelter coordination, maximize opioid treatment programs for unsheltered clients, and advise on an updated strategic plan process to be led by Close to Home.

#### DISCUSSION:

Chair Rocha Garcia stated that she appreciated the work of DHS and its partners. She noted that she had participated in the Homeless Point-in-Time Count and told the story of a 40-year-old homeless man who had been on the streets for 14 years; she expressed concern with persons

returning to homelessness after being helped. Chair Rocha Garcia was supportive of providing pet food for unsheltered persons as many of them had dogs and they did not want to leave their animals to go into a shelter. She mentioned that a recent news report indicated that San Antonio had the highest number of homeless persons. Steck reported that the City had the second highest homeless population in Texas but had a flat rate of growth and other cities had higher growth, except for the City of Houston (Harris County). Assistant City Manager Lori Houston clarified that San Antonio had more sheltered homeless, and our unsheltered population was lower than most other large cities in Texas including the City of Houston.

Chair Rocha Garcia requested a plan for funding after the COVID 19 Pandemic response funding through the American Rescue Plan Act (ARPA) was exhausted. Steck stated that the largest ARPA investment was the San Antonio Metropolitan Ministries (SAMM) Shelter, and those funds would run out this year, however, the HUD funding was longer-term and the department would continue to advocate for Federal funds. Chair Rocha Garcia requested a map of where shelters and services for homeless were located and was particularly concerned about the Marbach Road/Loop 410 area.

Councilmember Courage looked forward to seeing the final numbers for FY 2025 so they could be compared with FY 2024. He asked for information on the number of homeless preventions by paying rent or through other services and asserted that the City had helped thousands of families during the COVID 19 Pandemic. Councilmember Courage requested information on the total investment by all partners in the community to fight or address homelessness.

Councilmember Castillo mentioned that in 2021, she had submitted a request for a psychiatrist to help the homeless population and was pleased that CAM was now providing mental health services. She recommended a full B Session briefing on the state of homelessness. Councilmember Castillo commented that in the 2024 Haven for Hope newsletter, the City of Leon Valley had partnered with the agency to establish policies and programs for the homeless, noting that Haven for Hope was located in Council District 5. Steck indicated that Leon Valley's homeless population had increased, and Bexar County was working with suburban cities as well as contributing to Haven for Hope. Councilmember Castillo requested the county's level of investment in Haven for Hope.

Councilmember Castillo stated that services to homeless individuals was a priority identified in our community survey and suggested that more infrastructure was needed to address the issue and provide services. She noted that public housing stock had declined and warned that disinvestment in public housing would result in more homelessness and even if they were in shelters, they should be in permanent housing instead.

Councilmember Viagran was pleased to see a focus on housing in the continuum of care and stressed that this was key in moving forward. She recommended bringing in Code Enforcement to ensure that people did not live in dangerous squatting situations. Councilmember Viagran also supported the request for the number of investments by other suburban cities and Bexar County. She requested information on daily and weekly rate hotels that might be housing people that were homeless and suggested that those hotels needed more regulation as they preyed on the elderly and the disabled on social security.

Councilmember Viagran suggested that people might be moving south from other states because of

our warmer weather, and she expressed concern with individuals that might have mental illness or drug issues that cause them to lose housing within their families. She mentioned that homeless encampments were very visible and other situations might be less visible.

Councilmember Pelaez commented that this was a human decency and compassion issue, not just a numbers problem. He requested data on Haven for Hope's success rates to transition people out of homelessness and not just feeding and housing them in shelters. Councilmember Pelaez commented that part of the challenge was getting individuals on the streets to want to go to a shelter or to accept services. He recommended more public education on how individuals could help and expressed concern that the new Presidential Administration was previously hostile to housing first programs and they had embraced a housing fourth and velvet hammer model of accusing homeless persons of being lazy.

Houston commented that people did not realize how many children were living with homelessness and there were many homeless people that worked but were at risk of losing their jobs because they did not have access to showers. She asserted that this was a low-wage and affordable housing issue. Councilmember Pelaez clarified that every homeless person was someone's child, parent, or sibling.

Councilmember Castillo emphasized the need to be honest with the community about discharge policies and the numbers of beds, including beds for families and detox beds, which could keep homeless people out of shelters. She noted that Haven for Hope could not house everyone and suggested that there needed to be more resources.

Councilmember Rocha Garcia asked if the Homeless Report would be brought before the full City Council. Houston confirmed that the report was scheduled for a B Session briefing on February 26, 2025.

Item was for briefing only so no action was taken.

## **Consent Agenda**

## **Adjournment**

There being no further discussion, the meeting was adjourned at 2:22 p.m.

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*Adriana Rocha Garcia, Chair*

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*Debbie Racca-Sittre  
City Clerk*