

**State of Texas
County of Bexar
City of San Antonio**



**Meeting Minutes
City Council Special Session**

Council Briefing Room
City Hall
100 Military Plaza
San Antonio, Texas 78205

2023 – 2025 Council Members

Mayor Ron Nirenberg

Dr. Sukh Kaur, Dist. 1 | Jalen McKee-Rodriguez, Dist. 2
Phyllis Viagran, Dist. 3 | Dr. Adriana Rocha Garcia, Dist. 4
Teri Castillo, Dist. 5 | Melissa Cabello Havrda, Dist. 6
Marina Alderete Gavito, Dist. 7 | Manny Pelaez, Dist. 8
John Courage, Dist. 9 | Marc Whyte, Dist. 10

Thursday, June 13, 2024

1:00 PM

Council Briefing Room

The City Council convened a Special Session meeting in the Council Briefing Room beginning at 1:07 PM. Deputy City Clerk Aurora Perkins took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 9 – Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Whyte

ABSENT: 2 - Rocha Garcia, Courage

ITEMS

1. Briefing by the San Antonio Water System on the Draft 2024 Water Management Plan. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

Donavan Burton, SAWS Sr. Vice President of Water Resources and Governmental Affairs, provided an overview of the San Antonio Water System (SAWS) draft Water Management Plan (WMP). He spoke to the Aquifer Storage and Recovery Program and noted that SAWS had

been recognized as a leading utilities company and as a top employer in the San Antonio area.

Burton stated that the WMP was the guiding document to meet long-term water needs while taking into consideration population projections, water demands, conservation programs and goals, and existing water supplies.

Burton noted that San Antonio was one of the fastest growing regions in the Nation and had over five million neighbors that benefited from SAWS. He reviewed population projections for the region and stated that the WMP took into consideration political, legal, and regulatory matters in providing services. He added that the WMP addressed all extreme conditions and scenarios. Burton stated that population projections predicted that there would be 617,000 people in the SAWS service area by 2040 and over 1.4 million more by 2075 (67% increase).

Burton reviewed climate change data and its impact to drought planning and stated that assumptions for the Drought Plan included data from 1950 and trends and stated that 2022 was the driest year on record and 2023 was the hottest summer on record. He stated that extreme drought conditions would continue in 2024 and that SAWS continued to address drought planning efforts.

He noted that the WMP addressed preparations for supply disruptions and conservation efforts with minimal disruptions to water service delivery and the planning for future water supplies. He spoke to the 50% decrease in water usage and water conservation achieved by SAWS dating back to 1982. He noted that SAWS planned on a 10% decrease during high drought season events to further increase gallons per capita per day (GPCD) output.

Burton noted that the WMP also addressed a Strategic Energy Management Plan development which assisted in water conservation efforts and forecasting of energy needs which supported reducing energy intensity, the San Antonio Climate Action Plan, and the CPS Energy demand reduction efforts.

Burton spoke to the water supply diversification and stated that SAWS had 13 different water supply projects from seven different water sources. He reviewed the Vista Ridge Water Supply Project which had a long-term supply source for the next 50 years. He noted that the Vista Ridge site was the newest water supply for the overall water system and was developed under a Private-Public Partnership which transferred risk to the private sector.

Burton reviewed the Three Water Sources at H2Oaks Project site which encompassed three different water sources. He stated that the site housed SAWS operations for Aquifer storage and recovery, desalination operations, and the Local Carrizo groundwater source. He noted that the site would be a major source for future water supply.

Burton stated that the 2024 WMP's planned regional projects included expansion of the local Carrizo Water Site, Brackish Desalination Phases 2 and 3, and the regional Wilcox Brackish Desalination projects which expanded water conservation efforts. He noted that conservation efforts and reduction of water loss were the focus for projects within the next 10 years. Burton spoke to water equity efforts which supported marginalized and vulnerable communities by addressing rate structure equities, and providing programs that assisted individuals and families with

water bill payments or home repairs. He added that addressing and improving water infrastructure would, in the long, run assist all with equitable water delivery.

Burton noted that the WMP expected results included the planning for a population of 3.5 million while reaching a conservation goal of 87 GPCD. He stated that this would be accomplished by expanding new technologies, identifying, and maintaining diverse water supplies, efforts to reduce water leaks, and addressing resiliency and security standards.

Burton spoke to on-going and conducted community engagement for water services and to gain community input on water services. He stated that the next steps included compiling public input to develop recommendations for final SAWS Board approval.

DISCUSSION

Councilmember Cabello Havrda stated that it was important to address the water supply in San Antonio due to the growing population. She asked how the WMP addressed the growing population for areas and projections. Burton spoke to the analysis conducted for projecting future water needs and water supply for the planning of future projects. He spoke to 2024 WMP expansion projects that would be implemented at the H2Oaks site.

Councilmember Cabello Havrda asked how projects were prioritized for infrastructure improvements. Burton stated that conservation, maintenance, and supply were continuously analyzed to address issues including increasing water sources and addressing water mains.

SAWS President, Robert Puente stated that under the SAWS Budget, 102 positions (utility technicians, equipment operators, and field utility coordinators) were recently added to the Budget within the last two years to address water loss and capital spending on water main replacements. He stated that significant Budget additions (46%) were added to the 2023 and 2024 Budgets to address conservation and water loss in a timely manner. He noted that the 2025 Budget had more than a 90% increase from the 2019 to 2023 average Budgets to address infrastructure and water loss.

Councilmember Cabello Havrda asked if mapping was used to identify need areas. Puente confirmed that mapping was continuously used for project identification but stated that many factors were also taken into consideration including the addition of other utilities to include fiber optics. Councilmember Cabello Havrda expressed her support of the efforts and conservation.

Councilmember Cabello Havrda requested additional conversations on rate structure at a future date.

Councilmember Alderete Gavito asked how SAWS worked with developers under WMP to address the development projects' impact on the Edwards Aquifer water source. Burton stated that there were current City Ordinances that addressed protection of the water quality and water quantity of the Edwards Aquifer that addressed conservation easements and regional planning. He stated that SAWS had a Habitat Conservation Plan which addressed the Edwards Aquifer's water quality and water species existence.

Councilmember Alderete Gavito noted that water main breaks and the time needed to repair them were concerning. She asked if future investments would address response time to water breaks. Burton stated that future investments to include additional crews would improve water main response times and the Water Main Replacement Program. Puente spoke to water main break response times and the addition of 24-hour crews and other expenditures to respond around the clock and in a timelier manner.

Councilmember Alderete Gavito asked what was being done to address old mains and main breakage vulnerabilities. Puente stated that SAWS had an asset management plan that categorized all pipe materials. He added that SAWS had hired outside consultants/companies to assess water lines to identify weak points and infrastructure plans.

Councilmember Kaur asked if there were any limits to desalination efforts. Burton stated that the SAWS Brackish Desalination System was one of the best in the State but that some State regulations could be refined for brackish desalination efforts. He stated that energy sources were always being addressed since desalination efforts used a large amount of energy and it was important to address energy legislation.

Mayor Nirenberg stated that the City was in a good place addressing drought concerns and future water source planning. He asked in terms of conservation, what was planned for the 87 GPCD in future years and water supply projections. Burton stated that SAWS efforts had been successful to date and goals were to be expected to meet the 87 GPCD goal by 2027. Burton stressed that conservation efforts were crucial during drought events to meet any goals or obtain water goals.

Mayor Nirenberg asked what was being done for planned projects from outside sources and regionally. Burton stated that regional projects such as those at Canyon Lake were being refined but stressed that water needs were being addressed through all SAWS water sources.

Mayor Nirenberg asked for clarification on desalination efforts for Phases 1, 2, and 3. Burton stated that the Phase 1 system was working well even though it did have some challenges in the early stages. He spoke to desalination maintenance and water management sustainment efforts to address water source goals to include sustained levels. Mayor Nirenberg asked for clarification on Aquifer Storage and Recovery (ASR) Treatment expansion efforts. Burton spoke to ASR levels and maintenance which was crucial to maintain recharge levels and water supply during drought events.

Mayor Nirenberg recognized the innovation and efforts for water conservation and noted the efforts needed by the City Council to address development concerns.

2. Briefing by the San Antonio Water System on proposed changes to Chapter 34 of the City Code on the updated drought and conservation rules, including the addition of a Non-Compliance Charge and an update to the existing Drought Surcharge. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

Karen Guzman, SAWS Vice President of Conservation, provided an overview of the SAWS Drought Plan. She added that it was important to update the Drought Plan due to increased

drought conditions in 2022 and 2023. She noted that 90% of customers followed the rules for conservation but SAWS had not met the 10% reduction goal for water.

Guzman noted that 2024 was the 5th year of drought for the region and that the Edwards Aquifer was expected to drop below year 2000 levels. She spoke to the five proposed drought rule changes which included: 1) Non-Compliance Charge, 2) Drought Surcharge, 3) Drip Irrigation regulation, 4) Proposed Irrigation Inspections, and 5) Allowed watering times.

Guzman reviewed the improved compliance with once a week watering rules to ensure that all SAWS customers were subject to the same rules whether they resided in the City limits or not. She stated that it was proposed to have the same enforcement mechanisms for all customers with structured non-compliance charges to increase for repeat water violations. She noted that the structured non-compliance charges were to be higher to influence very large landscape irrigation customers to comply.

Guzman reviewed the change from citation to non-compliance charge recommendation for all SAWS service locations. She stated that updates to SAWS' Utility Service Regulations were to align with City Code changes authorized by the City Council. She noted that the established fee structure for one-time violation charges were to be added to SAWS bills which was an alternative to current criminal charges. She stated that base violation charges were to recover the cost of enforcement and that a system for easy access to violation information would be developed for customers. Guzman added that SAWS recommended the appointment of a Dispute Resolution Committee of non-SAWS employees to review disputed violation cases no longer going to court.

Guzman reviewed the proposed charge structure for associated levels of violations and consumption for less than one million gallons per year and greater or equal to one million gallons per year. She noted that the charge for the first violation started at \$137 for less than one million gallons and increased to \$500 for over one million gallons usage. She stated that the charge for the second violation would be \$225 and \$625 respectively by gallons usage; and the charge for the third violation was \$500 and up to \$1,250 respectively. She noted that first-time violators with single-family customer accounts were eligible to have their first violation waived for taking an on-line "When to Water" course.

Guzman provided scenarios for when more savings in severe drought occurrences for Stage 3 watering restrictions were needed. She stated that Stage 3 would address the highest use violators of over 20,000 gallons/month in peak months. She noted that current Stage 3 watering restrictions imposed twice per month watering on all SAWS customers and stated that plants could survive this type of watering compliance but it could be challenging.

Guzman reviewed the proposed Stage 3 savings from the top 5% of water users if new standards were set. She noted that the new standards would be triggered when the Edwards Aquifer reached Stage 3 and would push twice per month watering to Stage 4 which would be triggered in emergencies. She stated that education would be provided to residential users on water usage levels and she spoke about the benefits of top 5% users coming into compliance and lowering the possibility of deeper water restrictions.

Guzman reviewed the 2022 high-use accounts by council district and the establishment of a

surcharge residential rate table and spoke to the high usage of water during summer months.

Guzman reviewed the Surcharge Commercial Rate Table and levels of usage and residential rate charges which was \$10.37 per 1,000 gallons for usage over 20,000 gallons during Stage 3. She stated that above-average usage of water was found at all property sizes and not just large lots. She noted that the indoor average in winter months was under 5,000 gallons per month and the existing leak adjustment policy was available to pause the surcharge while leak usage was being determined.

Guzman reviewed the Surcharge Commercial Rate Table which was also at \$10.37 per 1,000 gallons but took into consideration different meter sizes found at diverse properties. She stated that depending on meter size and property size, surcharges were based on meter and water irrigation pipe sizes.

Guzman addressed the challenges of water irrigation drip systems and regulations of those systems. She spoke to proposed drip system regulations and implementation of operational inspection for new irrigation systems. Guzman reviewed a comparison of irrigation systems for newer to older home systems and noted that newer home systems used much more water than older systems. She stated that SAWS proposed a phased-in water drip irrigation four-stage program beginning with three days a week during stage 1 restrictions and one day a week during Stage 4 restrictions.

Guzman spoke about the implementation of a SAWS operational inspection process for new irrigation systems to ease poorly designed projects. She noted that 27% of violations in 2023 were from new home builder accounts and spoke to the current lack of plan review and operations inspections meaning that Texas irrigation quality standards were not always met. Guzman noted that newer homes were in violation of water usage more so than older homes and that this was primarily due to water irrigation systems. She stated that if the City Council approved phased-in water restrictions it would provide developers ample time to meet requirements and ultimately save water resources for all customers.

Guzman spoke to updating watering hours for stage 2 which was currently from 7:00-11:00 a.m. and 7:00 p.m. to midnight. She stated that the proposed Stage 1 watering hours would be before 10:00 a.m. and 9:00 p.m. to midnight. She stated that current Stage 2 watering hours were 7:00-11:00 a.m. and 7:00-11:00 p.m. The proposed Stage 2 hours would be from 5:00-10:00 a.m. and 9:00 p.m. to midnight. She added that a variance was available for hose-end sprinkler users from 7:00-10:00 p.m. She added that this was done to reduce high demand on the energy grid during the evening hours.

Guzman provided an overview of outreach efforts of the proposed changes and stated that it had addressed residents during 85 community presentations. She stated that a website was established to centralize information which included a survey on the main proposals, draft Ordinances, and documents, and added that the survey showed that most were in favor of all proposals.

Guzman spoke to the next steps including bringing the Item before the full City Council on June 20, 2024 to request adoption of an Ordinance related to the proposed Conservation and Drought

Rule updates to Chapter 34 of the City Code.

DISCUSSION

Councilmember Castillo thanked SAWS for their continued conservation efforts and communications. She asked if compliance charges would be added to current or upcoming bills. Guzman stated that residents were given 21 days to respond to charges and that staff would work with them to address issues and charges, if applied, would be placed on future bills. Councilmember Castillo expressed her support of working with residents to educate them on conservation and options for compliance.

Councilmember Alderete Gavito asked of the number of violators for commercial and residential users. Guzman stated that for each category there were proportionately about 10%.

Councilmember Alderete Gavito asked for clarification on the implementation of restrictions and inspection of new irrigation systems. Guzman stated that the proposed changes included a review of proposed irrigation system plans at the plan level and on project sites to discuss water conservation and the true need for water irrigation. She noted that previously there were no inspections conducted of water irrigation systems, but the new process would allow for better communication and education.

Councilmember Alderete Gavito welcomed SAWS to neighborhood association meetings in her council district in order to educate residents on the proposed changes.

Councilmember Whyte asked for clarification on irrigation inspection timing and if there was sufficient personnel to ensure that projects were not delayed. Guzman stated that the hiring of three additional staff would be implemented immediately to meet plan review compliance and review of systems. She noted that in Year 2 of the Plan, additional staff would be added based on demand and SAWS had received approval to hire nine new personnel. Councilmember Whyte expressed concern about the number of staff and the quantity of development projects within the City and the possible impact on projects. Guzman stated that these inspections would not delay the construction of homes/structures since irrigation components were one of the last items to be completed on projects.

Councilmember Whyte asked how the \$10.30 surcharge was arrived at for conservation restrictions. Guzman reviewed the process which took into consideration staff time, use of water, and other factors which was used to develop the fee. Councilmember Whyte asked if the proposed fees were the least restrictive measures that could be taken to achieve the desired results. Guzman stated that if water restrictions were not changed, the cost would be spread to all users and the new proposed system puts the costs to those using the most water while maintaining current watering restrictions.

Councilmember Kaur stated that it was crucial to identify water conservation efforts to include a formalized water mitigation plan. She requested outcomes data on water usage levels for residents within her council district.

Councilmember Kaur asked if there were Xeriscaping or water repair assistance programs.

Guzman stated that SAWS had a “Plumbers to People” Program that provided water leak repair assistance for individuals at 125% of the poverty level and repairs for free. She noted that this program was very successful in assisting individuals and prevented them from getting into a cycle of high-water billing. Councilmember Kaur requested data on the program’s utilization.

Councilmember Kaur asked if the City had ever gone beyond Stage 4 water restrictions regarding the environment. Guzman clarified that the City had never gotten to Stage 3 or 4 water restrictions but that the Aquifer level had reached Stage 4 water restrictions but had not had Stage 5 restrictions since 1990.

Councilmember McKee-Rodriguez asked what the environmental impact was from going to watering one day a week versus three days a week. Guzman stated that the system would save less water going to three days a week and that it was more impactful to water one day a week in a deeper method than watering more often. She stated that SAWS had always recommended a one-day-a-week deeper watering practice and would work to educate residents of the benefits of a deeper watering practice.

Councilmember McKee-Rodriguez stated that he would request that his City Council colleagues consider a one-day-a-week program. He reiterated that it was important to have developers address watering restrictions. Councilmember McKee-Rodriguez asked if any HOAs prohibited Xeriscaping. Guzman stated that State statutes prohibited the limitation of Xeriscaping and that Saint Augustine grass had been prohibited for developers to use on projects since 2006.

Mayor Nirenberg complimented SAWS for their work on these items and the input from the community and HOAs. He acknowledged the State statutes that addressed conservation and noted that the City Council needed to address irrigation system regulations for correct usage. He stressed the need for education to the community on water drip irrigation systems and conservation practices.

Mayor Nirenberg stated that the current expanded drought made it difficult to meet 87 GPCD goal and it was important to address irrigation policy and drought management implementation into policy. Guzman stated that while conservation goals were sometimes difficult to maintain, great strides had been made since the 1990s and achievable levels had been gained. Mayor Nirenberg acknowledged levels achieved but stressed the need for broader discussions on new development standards and irrigation system reviews.

Puente emphasized that water conservation since 1990 had gained great levels of water conservation and cost savings and that this was a priority for SAWS leadership. Mayor Nirenberg stressed that great strides had been made for water conservation inside a home but water irrigation system guidelines were crucial to conservation and land development at the regional level. Burton added that water reclamation and recycling system efforts were crucial in conservation efforts.

Mayor Nirenberg recognized the innovation and efforts for water conservation and noted the efforts needed by the City Council to address development concerns.

No action was taken on this Item.

3. Post-solicitation briefing on recommendations from the release of three 2022 – 2027 Affordable Housing Bond solicitations for Permanent Supportive Housing (PSH), Rental Housing Production and Acquisition and Rental Housing Acquisition, Rehabilitation and Preservation estimating a total value of \$34.9 million. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services Department]

City Manager Erik Walsh introduced the Item and the status of current affordable housing efforts through City programs and Veronica Garcia, Neighborhood and Housing Services (NHSD) Director who would provide the overview of the Item.

Garcia reviewed the goals of the 2022-2027 Affordable Housing Bond Program which had been approved by voters for \$150 million. She noted that the funding was spread across five programs under the Strategic Housing Implementation Program (SHIP) including the Housing Rehabilitation and Preservation Program (\$45 million), Rental Housing Acquisition, Rehabilitation and Preservation Program (\$40 million), Rental Housing Production and Acquisition Program (\$35 million), Permanent Supportive Housing Program (\$25 million), and the Homeownership Production Program (\$5 million).

Garcia noted that the Bond Program utilized creative projects encompassing land banking, community land trust, accessory dwelling units (ADU), mobile home park conversions, and demolition diversion efforts. She stated that \$62 million in Bond funds were used for 21 active projects with 2,040 homes in the pipeline and 1,566 homes currently under construction.

Garcia provided an overview of the Area Median Income (AMI) population levels served and associated incomes and family size. She noted that the Affordable Housing Bond Program prioritized projects with deeper affordability which included projects for families up to 50% AMI, rental housing, public housing, and income-based housing projects. She stated that 39% of Housing Bond funded homes (1,406) had deeper affordability in line with housing bond priorities. She reviewed the current AMI projects which included over 1,000 units at the 30% AMI level.

Garcia reviewed the three Requests for Proposals (RFP) for each Program to include Rental Housing Production and Acquisition, Rental Housing Rehabilitation and Acquisition, and Permanent Supportive Housing. She noted that Bond and Federal funds were made available for these projects totaling \$34.9 million. She stated that the RFPs followed criteria established by the City Council which included: 1) Priority for projects located near transit; 2) Ensured development teams were in good standing with City standards and good actors without DART history; 3) Continued to leverage other funding such as Low Income Tax Credits) and 4) In alignment with FY 2024 HUD Annual Action Plan and Budget Plan and the SHIP. She added that the RFPs were released on March 1, 2024.

She stated that the RFPs were open for 45 days and staff recommended funding of \$21.5 million which would fund 729 new units and she reviewed the proposed units by AMI levels. She stated that funding included recaptured Bond funding from projects that were unable to continue due to not meeting requirements. She noted that all projects had affordability covenants of 40 years.

Garcia reviewed the evaluation criteria and committee members for the Rental Housing Production

& Acquisition RFP. She noted that SBEDA was waived for the RFP and the location of projects and community fiscal impact were taken into consideration.

Garcia stated that there were seven respondents to the RFP and staff recommended Palladium San Antonio for the award. She noted that staff would have exit meetings with the respondents not selected. She reviewed the Palladium Project which included 288 units and an award of a \$6,250,000 0% interest payable loan was recommended.

Garcia reviewed the Rental Housing Rehabilitation & Acquisition RFP evaluation criteria and committee. She noted that SBEDA was applied to the RFP. She stated that there were four respondents to the RFP and staff recommended an award to The Preserve at the Port which was located in Council District 5. Garcia reported that the developer was Port SA Redevelopment, LP. She indicated that the project included 360 units with an award of \$5.5 million for a 0% interest loan.

Under the Permanent Supportive Housing (PSH) RFP, Garcia reviewed the evaluation criteria and committee reviewing the RFP submittals. She noted that SBEDA was applied to the RFP which included 17% MWBE and 2% AABE requirements. She added that the RFP considered Opportunity Home funding and the acceptance of housing vouchers to be included in the award.

Garcia reviewed the recommended award to Towne Twin Village (Phase 3) submitted by the Housing First Community Coalition, Inc. which was located in Council District 2. She added that the project included 200 PSH units with an award of \$6.4 million.

Garcia reviewed the additional recommended project of The Commons at Acequia Trails in Council District 3 from San Antonio Metropolitan Ministry (SAM Ministries). She noted that the project included 201 studios and 1-bedroom units and provided services to residents.

Garcia provided an overview of the overall Bond impact of the 24 projects under the Housing Bond Program which included 4,344 housing units produced or preserved, 156 homeownership opportunities, and 4,188 rental units available. She added that the total investment was \$727 million with \$79 million in Bond Funds, \$18.5 million in Federal funds, and \$147,118 in private contributions per unit.

Garcia reviewed the timeline of the RFP evaluation and scoring and noted that it would be brought before the full City Council for consideration on June 20, 2024.

DISCUSSION

Mayor Nirenberg thanked staff and the partners who supported affordable housing efforts. He spoke about the dedicated efforts of the City to address affordable housing and the vision and goals of the \$150 million Housing Bond. He noted that the Housing Repair Program funding under the Bond provided crucial services for residents who were able to stay in their homes.

Mayor Nirenberg noted that two years prior the housing market and residents were experiencing challenges of higher market costs, increased interest costs, insurance, and construction costs. He noted that the Housing Bond had created a path forward for new and current homeowners with the

Bond Projects' successes. He thanked his City Council colleagues, staff, and partners for their coordinated support of affordable and safe housing for all.

Councilmember McKee-Rodriguez asked for clarification of available additional funding for the Commons and Town Twin projects. Garcia stated that Town Twin Villages had applied for \$6.4 million but had applied for grants that could assist them with their project. She stated that if they did get grant funding, the difference in their grant funding would be provided to The Commons Project.

Councilmember McKee-Rodriguez asked for the status of Phase 1 and Phase 2 of the Housing Bond. Garcia stated that five projects didn't meet their funding milestones so the City was able to recapture the unused funds and then move towards other projects that needed additional funding. She noted that if other projects were not able to meet project timelines, there would be discussions with those developers to adjust timelines or recapture that funding.

Councilmember McKee-Rodriguez asked if other projects had challenges and that staff would seek to recapture funds. Garcia stated that there were approximately six projects that were seeking adjusted timelines and that staff was working with them to get them back on track for construction starts. Councilmember McKee-Rodriguez expressed concern regarding time allowed for shovel-ready projects within his council district that still had housing gaps and asked staff to be mindful of housing gaps and the needs in future RFPs. He did express support for the staff recommendations.

Councilmember Whyte expressed his support of affordable housing projects and the progress achieved.

Councilmember Alderete Gavito expressed her support for affordable housing efforts and asked if it was standard practice to move people into Towne Twin Village while construction was still going on. She supported getting new residents into homes and off the street. Garcia stated that there were several phases of funding at Towne Twin which used different funding such as the first phase which used TIRZ awards and private funding. She noted that the second and third phases had bond funding and were underway and would move residents into homes as they were completed.

Councilmember Castillo stated that she was excited to see the recommended project of the Preserve at the Port in her council district and to see the impact and strides under the Housing Bond to address housing gaps. She spoke to programs and initiatives such as the SHIP-supported public housing and home rehabilitation to keep families in their homes. She noted that she and her staff had met with the City of Austin's Housing Director to learn more about their accelerated permanent supportive and affordable housing programs and suggested that staff meet with City of Austin staff to learn more about their programs. She stated that she was hopeful for future bond projects in her council district and thanked staff for their efforts.

Councilmember Kaur expressed her support of the projects and stated that she wanted to see more projects expanding affordable homes for all, especially in the downtown area while keeping the Downtown Strategic Plan in mind.

The item was for briefing purposes only.

EXECUTIVE SESSION

Executive Session was not held.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 3:00 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**