

City of San Antonio



Minutes Planning and Community Development Committee

2023 – 2025 Council Members

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

Monday, August 21, 2023

10:00 AM

Council Briefing Room

The Planning and Community Development Council Committee convened a regular meeting in the City Hall Council Briefing Room beginning at 10:00 AM. Deputy City Clerk Aurora Perkins 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 June 29, 2023 Planning and Community Development Committee

Councilmember Courage moved to Approve the minutes of the June 29, 2023 Planning and Community Development Committee meeting. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

Consent Agenda

Briefing and Possible Action on

2. Briefing on the Updated Floodplain Maps by the San Antonio River Authority

Erin Cavazos with the San Antonio River Authority (SARA) provided an overview on the updated Flood Plains maps as prepared by SARA. She noted that the maps assisted in the development of new models to be used for revised flood plains. She stated that SARA worked closely with community partners to include the Federal Emergency Management Agency (FEMA). Cavazos reviewed the current flood plain and the proposed flood plain study area.

Cavazos reviewed the areas with the most changes due to the study. She stated that the areas included Conception Creek located in Council District 5; Slick Ranch Creed Area located in Council District 6; Whispering Oaks located in Council District 8; DeZavala-Huebner (West Fork Olmos Creek) area in Council District 8; Comanche Creek in Council District 4; and Rockwood Creek located in Council District 3.

DISCUSSION

Chair Rocha Garcia thanked SARA for evaluating the flood plains and asked how often flood plain studies were conducted. Cavazos stated that studies were conducted on an as needed basis. Chair Rocha Garcia noted that it was important to address as needed to make sure that residents were aware of possible flooding and impact to their homes.

Councilmember Courage asked what years and atlas data were looked at to conduct studies. Cavazos stated that data was used since 2017 and considered Hurricane Harvey data. Councilmember Courage expressed concern that data was not evaluated on a more frequent timeframe such as every two years.

Councilmember Castillo asked if any Bexar County funding was included in the studies. Cavazos stated that Bexar County provided input but had not contributed any funding thus far. Councilmember Castillo expressed concern regarding Bexar County not contributing fiscally to the studies.

Councilmember Castillo thanked staff for their efforts on the Item but asked for consideration of rehabilitation funding for homes impacted by flooding. Councilmember Castillo asked if SARA was aware of any Federal funding opportunities.

Councilmember Viagran thanked SARA for their efforts and expressed support of continued studies to address flooding needs. Councilmember Viagran noted that she was pleased that the Rockwood Creek area in Council District 3 was being addressed but asked what could currently be done to address possible issues due to flooding. Cavazos reviewed recommendations from FEMA and SARA to address issues from flooding events.

Councilmember Courage expressed concern that timely addressing and communications were important to address flood mitigation concerns. He stressed that a joint communication plan was needed from the City, Bexar County and SARA.

No action was taken on this Item.

3. **Briefing and possible action on the Small-Scale Rental Rehabilitation Pilot Program** [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing

Services]

Erika Ragsdale with NHSD, provided an update on the Small Scale Rental Rehabilitation Pilot Program which provided funding assistance to improve these type of properties. She noted that funding was provided under a \$2 million U.S. Department of Housing and Urban Development (HUD) Economic Development Incentive (EDI) Community Project Funding grant in FY 2022. She stated that \$1 million would be used in owner occupied homes and the other \$1 million would be used for rental properties.

Ragsdale reviewed the property eligibility requirements for properties to be considered for possible funding. She added that qualifying repairs included structural, roofing, electrical and plumbing issues. She stated that half of the available units had to be 60% or below AMI. She reviewed the funding and terms for grants and structure of forgivable loans. She stated that loans/grants would not exceed \$50,000 per structure.

Ragsdale stated that the program included resident protections to include non-eviction rules. She reviewed the next steps of the Pilot Program which included an open application period through October 2023.

DISCUSSION

Chair Rocha Garcia noted that she had concerns that some people that might apply for it were the same people that already knew where to go to get help from the city and might not necessarily need it. She noted particular areas in Council Districts 4 and 5 for possible consideration for multi-home rental assistance.

Councilmember Castillo agreed with Chair Rocha Garcia on multi-home rental homeowner restrictions. She asked if the Pilot Program was run in conjunction with the other home rehabilitation programs. NHSD Director Veronica Garcia stated that the programs would be run in conjunction and reviewed by staff to determine funding.

Councilmember Viagran expressed her support of the program and noted that this program could prove very helpful for senior residents. She asked that neighborhood associations be included in conversations. She expressed concern on short term rental issues and the impact of parking shortage in areas be addressed to assist neighborhoods.

Councilmember Courage expressed concerns on addressing equity issues and making sure that procedures were followed under the FEMA grant. He expressed his support of the program but asked if communications with Bexar County were conducted on awarded properties. Ragsdale reviewed the record process conducted on all properties and associated permits.

Councilmember Courage asked for clarifications on process when improved homes were sold and possible repayment of loans/grants. Garcia reviewed the process for repayment and steps taken with title companies when properties were sold. Councilmember Courage stated that he wanted to ensure that short term rentals were not considered for the program.

Councilmember Courage expressed that property owners should be required to submit a

minimum of 5% toward improvements. NHSD Deputy Director Ian Benavides confirmed that applicants were subject to minimum funding requirements based on income and categories.

No action was taken on this Item.

4. Briefing and possible action on administrative changes to the City's Housing Tax Credit Policy. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Neighborhood and Housing Development Service Assistant Director Veronica Gonzales provided an overview of the City's Housing Tax Credit (HTC) Policy and reviewed administrative updates on the City's role for Texas Department of Housing and Community Affairs (TDHCA) applications approvals for competitive and non-competitive housing tax credits. She explained the City's process for possible waivers and noted that the process was reviewed every two years.

Gonzales reviewed the HTC application process and noted that staff made sure that the program was aligned with the SHIP. She noted that the SHIP was currently in full alignment with the program and worked with applicants with the process.

DISCUSSION

Chair Rocha Garcia stated that the Committee in the past had assisted with input for updating guidelines and expressed her support of the program.

There was no other discussion on the Item.

Councilmember Castillo moved to Approve. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

Consent Agenda

5. Resolution of No Objection for Palladium Old FM 471 W, Ltd.'s application for 2023 Non-Competitive 4% Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) for the construction of a 321-unit affordable multi-family rental housing development named Palladium Old FM 471 W, located at Old FM 471 W and Talley Road in the City of San Antonio's Extra Territorial Jurisdiction and allowing the construction of the development to be located within on linear mile or less from another development. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

Councilmember Pelaez moved to Approve. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

Adjournment

There being no further discussion, the meeting was adjourned at 10:47 AM.

Adriana Rocha Garcia, Chair

Debbie Racca-Sittre, City Clerk