

City of San Antonio



Minutes

Planning and Community Development Committee

Thursday, October 28, 2021

10:00 AM

City Hall Briefing Room

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

Members Absent: None

Approval of Minutes

1. Approval of the minutes for the August 26, 2021 Planning and Community Development Council Committee Meeting.

Councilmember Courage moved to approve minutes for the August 26, 2021 Planning and Community Development Council Committee Meeting. Councilmember Bravo seconded the motion. The motion passed unanimously.

2. Approval of the minutes for the September 23, 2021 Planning and Community Development Council Committee Meeting.

Councilmember Courage moved to approve minutes for the September 23, 2021 Planning and Community Development Council Committee Meeting. Councilmember Bravo seconded the motion. The motion passed unanimously.

Consent Agenda

Briefing and Possible Action on

3 Briefing and possible action on the City's Strategic Housing Implementation Plan (SHIP) [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Ian Benavides provided an overview of the City's Strategic Housing Implementation Plan (SHIP). He briefed on the Mayor's Housing Policy Framework and the five key action items and stated that the SHIP set a 10-year housing production and preservation goal of 18,681 units and it was expected that the program would exceed the goals in several Area Median Income (AMI) categories in the next five years. Benavides reviewed the efforts of City staff and community partners such as the San Antonio Housing Authority (SAHA), the San Antonio Housing Trust (SAHT), Bexar County and HUD in meeting the community housing needs for vulnerable populations.

Benavides reviewed recalibrated housing targets under the SHIP and provided an overview of how the set targets would be tracked to include by creation of public dashboard and annual report, monthly updates to the Housing Commission, and quarterly reports to the Planning and Community Development Committee. Benavides also reviewed the 10-year Funding Plan which analyzed the pipeline of existing affordable housing programs, housing targets and available funding sources. He also reviewed the Housing Policy Framework focus areas, strategies, and collaborations with community partners. Benavides reviewed the SHIP approval process, next steps, and timeline. He concluded his presentation with an overview of the SHIP Public Input Plan and staff's recommendation that the committee forward the SHIP to full City Council approval on November 3, 2021.

Chair Rocha Garcia stated the strategies for displacement goal may be too long and recommended a faster timeframe. Benavides explained that there would be short and long term goals in meeting displacement needs. Chair Rocha Garcia asked about demolition practices and meeting the use of Office of Historic Preservation (OHP) program. Benavides stated that NHSD would work closely with the OHP program and other efforts to meet housing improvement needs. She expressed concerns for mobile home resident needs and issues and asked for additional conversation with staff to address her concerns.

Councilmember Rocha Garcia asked for clarification on Permanent supportive housing efforts. Benavides reviewed the department's collaborative efforts with the Department of Human Services (DHS) to move into more stable housing for homeless individuals. Melody Woosley, DHS Director stressed that permanent supportive housing would be focused on the most vulnerable populations and would work on moving into other transitional housing.

Chair Rocha Garcia asked about production and rehabilitation efforts and how it related to the SHIP. Assistant City Manager Lori Houston provided handouts which addressed the issue and she reviewed with the Committee. Houston reviewed the data which provided information by Council District and City-wide. She stated that the information would be provided to the entire City Council prior to the B Session meeting on November 3, 2021.

Councilmember Courage asked if family households of three would be the average target audience and asked what the average family size was for families under 50% AMI. Benavides stated the data followed the census but expected updated Census data would adjust the figures. Councilmember Courage asked for clarification on the need of housing vouchers and available housing. Assistant City Manager Lori Houston provided clarification of pending housing vouchers and availability for individuals. Councilmember Courage asked for clarification on difference between land banking and land trusts. Benavides provided clarification on each. Councilmember Courage asked how many housing units and vouchers were available to individuals for home rehabilitation and of tax implementations at the State level for home rehabilitation efforts and impacts of home improvements property values. Benavides stated that NHSD worked closely with legislature to address needs and concerns.

Councilmember Castillo stressed the importance of recalibrating housing targets and needs and the

importance of sharing information to the full City Council for consideration. She noted that it was important to learn from previous efforts and their successes/failures to make sure we meet the community needs. She asked for the agenda list of legislative items supported by the City. She stated that the city needed to be intentional in the workforce efforts and thanked the community individuals who participated in the SHIP process.

Councilmember Castillo asked for clarification of HUD funds available for SHIP efforts. Benavides reviewed the funding sources and collaboration with community partners such as SAHA. Assistant City Manager Houston provided additional clarification and stated that the City was tracking funding that was received by partners but the City would not be directly receiving the funding. Houston reiterated that the City would track all funding to measure effectiveness of provide housing.

Councilmember Bravo stated that he supported land banking but that the city needed to be thoughtful in its implementation and asked if the SHIP funding strategies impacted the FY 2022 Bond Program. Benavides stated that the Bond Program did not impact the SHIP strategies since analysis was done to determine what funding was available outside the Bond Program. Houston stated that the SHIP would direct how to possibly use Bond Funding and other recalibrated goals.

Councilmember Viagran noted pleasure that the City was taking the lead in displacement services and that community partners were included. She stated that it was important that individuals being assisted be held accountable of the assistance they received and getting them into better housing or higher AMI. She made a motion to move forward to full City Council consideration.

Councilmember Castillo asked if the PaCE Program could be used in collaboration with SHIP programs. Ms. Houston stated that it could be used and Benavides stated that he would provide additional information. Councilmember Castillo asked for additional information on housing affordability at the County level. Benavides stated the information would be provided to the Committee.

Councilmember Courage asked for a status update of the Renter's Commission. Benavides stated that the renter's subcommittee was developed and was currently finalizing the application process for membership.

Rocha Garcia noted that the report provided was very informative and thanked staff for their work.

4 Briefing and possible action on the strategic plan update to respond to homelessness in San Antonio and Bexar County. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

Melody Woosley, Department of Human Services (DHS) Director, provided an overview of the Homeless Services Strategic Plan and reviewed community data and investments, strategic plan development process, key recommendations, time and current status and next steps. Woosley provided expanded specifics of the Strategic Plan priority recommendations, expanded street outreach efforts and coordination which included increases in staffing to address homelessness issues/needs. Woosley reviewed the make-up of the DHS Street Outreach Team and Encampment Outreach Teams and their charge in providing services for homeless individuals and provided update on coordination of a Leadership Impact Group with SARAH and SAMMinistries and associated implementation strategies and timeline.

Chair Rocha Garcia noted her appreciation for emergency services funding to the City's Homelessness efforts. Woosley stated that funding covered Police and EMS services provided when visiting encampments and in addressing safety issues.

Chair Rocha Garcia asked for clarification on associated State requirements for homelessness programs. Woosley noted that the State Legislature required that entities follow their requirements and stated that the already in place City policy mirrored the new requirements and was in good alignment with the State in addressing homelessness issues. Councilmember Rocha Garcia asked how DHS worked encampment issues. Woosley stated that DHS staff worked closely with partners after first evaluating reported sites and to determine if abatement was needed. Councilmember Rocha Garcia asked for clarification on the number of low barrier housing options. Woosley stated that there were many options for low barrier housing to include addressing abatement sites, the new SAMMinistries facility, and facilities at the Salvation Army and Haven for Hope compound.

Councilmember Rocha Garcia asked of the Mobile Shower unit scheduling and services provided. Woosley stated that SAMMinistries had a large shower that was moved regularly to provide services along with the City's smaller unit which was rotated to faith based partners to assist in providing services. Chair Rocha Garcia asked how individuals seeking drug addiction services. Woosley stated that the City coordinated drug detox center slots and then moved individuals to other treatment programs within partner organizations.

Councilmember Viagran asked if the City was keeping track of homeless encampments that were in vacant buildings. Woosley stated that vacant building was being tracked by staff and Councilmember Viagran asked for a report be provided of incidents in Council District 3. Councilmember Viagran stressed the importance of community outreach and education on homelessness issues and occurrences and the true causes of homelessness. She stressed the importance of communicating homelessness efforts and safety concerns. Woosley stated that the Plan strategies included working with a consultant to build and expand communication materials and campaign.

Councilmember Bravo asked of the timeline of the communication plan. Woosley stated that the plan was expected to roll out by December 2021 or January 2022. Councilmember Bravo stressed that the communication plan should be shared with partner's providing services in the community in order to expand reach and asked that communication marketing collateral material be shared with the Council Districts.

Councilmember Bravo asked how DHS worked with other departments when encountering homeless individuals in private owned vacant departments. Woosley stated that DHS worked closely with DSD and public safety personnel.

Councilmember Castillo stressed the importance of offering medical services for physical and mental issues and asked for additional funding for human services rather than policing services. Councilmember Castillo stated that it was important to observe homelessness away from criminalization. And asked if the City's policy needed to be updated on what Police services were provided. Woosley stated that DHS kept the Police Department aware of available services and direction for usage regularly.

Councilmember Courage asked if the Point in Time Survey numbers were consistent in the past years which Woosley confirmed were consistent. Councilmember Courage asked if the consultant based survey provided any recommendations to decreasing area homelessness. Woosley clarified

that the presentation recommendations were based out of the report and the implementation of the recommendations.

Councilmember Courage noted that there had been extensive local, State, and Federal funding utilized for homelessness issues and he expressed his frustration of no significant decrease in homelessness numbers. Councilmember Courage requested on clarification on identifying true homeless and panhandlers. Woosley stated that the department did track the efforts and staff provided services when encountering panhandlers and stated that it was important to communicate to the public not to provide monies or assistance directly to the individuals but to organizations that helped these individuals. Councilmember Courage stated that while he did support the DHS homeless efforts and reiterated his frustration of not reducing homelessness in the community.

Councilmember Castillo stated the American Community Survey stated that there were over 49,000 vacant structures in the City and over twice the number of homeless individuals and that it was importance that the City expand its affordable housing initiatives. Councilmember Castillo stressed that it was importance to hold the SHIP accountable for its proposed implementations and asked if there were additional services provided for women. Woosley stated that partner organizations were showing an equal usage by men and women at 80% and currently did not identify a higher need of services by women.

Councilmember Bravo stated that it was important to include STRAC at the November 3rd meeting in order to obtain their input for full council consideration.

Councilmember Rocha Garcia noted that COVID still played a part of homelessness causes.

5 Briefing and possible action on the Port San Antonio Area Regional Center Plan [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning Department]

Bridget White, Planning Department Director, provided an overview of the SA Tomorrow Implementation Plan for the Port San Antonio Area Regional Center. She reviewed the outreach and engagement process, Plan vision, goals, and plan framework. In addition, White reviewed the land use implementation priorities, focused geographical areas adoption process and timeline.

Chair Rocha Garcia stressed the importance of communications to the area communities and neighborhood associations of the SA Tomorrow plan in order to obtain their feedback.

Councilmember Viagran stated that while she liked the plan, it was important to obtain the neighborhoods input on the plan and impact of light industrial developments. White stated that outreach had already been started and would continue with all the neighborhood groups.

Councilmember Courage asked if neighborhood associations were aware of the light industrial and airport traffic that would be conducted at the site and stressed the importance of community communications. White stated that Port San Antonio had been very engaged in the communication process with neighborhood associations and residents.

Councilmember Castillo asked if based on 3-1-1 calls from the Quintana Road area on drainage issues if drainage considerations were included in the development of the Plan. White stated that the Plan worked closely with the Transportation and Public Works Departments in developing the Plan and impacts of proposed implementations. Councilmember Castillo asked that communications be expanded to individual residents and not just homeowner association.

6 Housing Dashboard Overview

Assistant City Manager Lori Houston provided a brief overview of the Planning and Community Development Committee Dashboard associated with the various City programs and FY 2022 goals.

Chair Rocha Garcia stated that the dashboard update would be provided on a quarterly basis.

Adjournment

There being no further discussion, the Meeting was adjourned at 12:18 PM.

Adriana Rocha-Garcia, Chairperson

Respectfully Submitted

Debbie Racca-Sittre, Interim City Clerk