

City of San Antonio



Minutes

Planning and Community Development Committee

Monday, November 8, 2021

10:00 AM

Municipal Plaza, B Room

Chair Rocha Garcia opened the meeting at 10:07AM.

Members Present:	Councilmember Adriana Rocha Garcia, <i>Chair, District 4</i> Councilmember Mario Bravo, <i>District 1</i> Councilmember Phyllis Viagran, <i>District 3</i> Councilmember Teri Castillo, <i>District 5</i> Councilmember John Courage, <i>District 9</i>
Members Absent:	None

Public Comment

Brad McMurray with Prospera spoke in favor of Item 4 and thanked the Committee for considering the funding for their organization.

Approval of Minutes

1. Approval of the minutes for the October 28, 2021 Planning and Community Development Council Committee Meeting.

Councilmember Viagran moved to approve the minutes of the October 28, 2021 Planning and Community Development Meeting. Councilmember Courage seconded the motion. The motion prevailed by the following vote:

Aye: Rocha-Garcia, Viagran, Castillo, Courage

Abstain: Bravo

Consent Agenda

Item 6 was addressed at this time.

- 6 **Briefing and Possible Action on Briefing and possible action on the Status of Poverty**

in San Antonio Report. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

Patrick Steck, Assistant Director, Department of Human Services, provided an overview of the Poverty Report released in December 2019, recommendations from the Report, review of 2020 Census Data impact, and next steps on the plan. Steck reviewed the Report statistics related to race and ethnicity, educational attainment, gender and overview of implemented recommendations and outcomes. Steck provided an overview of the City of San Antonio funding investments from the FY 2022 Budget and Recovery and Resiliency Plan.

Chair Rocha Garcia asked if there would be a general recommendation report and updates from staff on meetings and exercises. Steck stated that it would be provided on a quarterly basis.

Councilmember Courage stated that the report provided valuable information but asked if AMI data would be included in the report. Steck stated that AMI data had not been considered. Councilmember Courage expressed the importance of including AMI demographics in the report and could identify other correlations.

Councilmember Castillo supported the recommendation from Councilmember Courage.

Councilmember Viagran supported AMI consideration and stressed that women needed to be included and represented in reporting of poverty impacts due to inequity in pay.

Councilmember Bravo also supported the inclusion of AMI data in the report.

Assistant City Manager Lori Houston stated that the HUD categories for AMI were included but that the City's goals for AMI were associated with the policy goals.

2. Briefing and possible action related to recommended changes to the City's policy for the issuance of Resolutions of Support and Resolutions of No Objection for applicants seeking Housing Tax Credits from the Texas Department of Housing and Community Affairs.

[Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Veronica Soto, Director, Neighborhood and Housing Services Department, provided a briefing on the Housing Tax Credit Policy and overview of the housing tax credits definition, application process, City Council approval process, and review process by the Texas Department of Housing and Community Affairs (TDHCA). Soto reviewed the Policy Input Plan timeline, overlap with the Strategic Housing Implementation Plan (SHIP), practitioner survey and meeting feedback, SA Speak Up survey feedback and public meeting feedback. Soto stated that City Council feedback was implemented into the process. Soto reviewed staff's recommendation that prioritized City initiated bond project(s) awarded before the annual 9% application round opened.

Chair Rocha Garcia observed that Council District 7 and 8 were not included in feedback consideration. Soto stated that staff had reached out to the Council Districts and would reschedule meetings in order to incorporate their feedback. Chair Rocha Garcia asked for clarification on additional funding sources and subsidies available to applicants. Soto reviewed other funding options.

Chair Rocha Garcia asked how SHIP identified issues such as street projects, transportation impact and other housing amenities would be addressed. Soto stated that the SHIP built into recommended meetings with developers and community to identify community needs and requests.

Councilmember Castillo stated that the topic of affordability needed to include parking requirements in housing developments and tax credits needed to consider parking requirements in awarding the credits. Councilmember Castillo submitted for the record amendments to the Tax Credit Awards (copy attached to minutes).

Councilmember Bravo asked how the point system for tax credits were assessed to developers and noted that points for non-profit organizations were not sufficient and should be further evaluated. Councilmember Bravo asked for information on additional affordability criteria for deeper affordability. Soto reviewed the point system and assessment to developers for proposed housing units. Soto noted that the proposed amendment would make it more difficult for developers to gain more information. She stated that she would provide additional data for Committee Member review.

Councilmember Viagran did not support the amendment because the public had not provided feedback on the proposed amendment. She stated that deeper affordability was not always sought for by residents and required additional conversations by Councilmembers and the public.

Assistant City Manager Houston stressed that this application process was the most important component in awarding tax credits and that the award of points did not mean that the project was to be further funded. Houston stated that tax credits were vital for project success and she stressed that staff would review the recommendations and would provide additional feedback to the Committee at the next meeting. Houston reiterated that the tax credits were crucial in providing affordable housing and amenities to neighborhoods.

Councilmember Courage was sympathetic to the proposed amendments but welcomed additional information to be provided by staff.

Councilmember Castillo noted that it was important to focus on the report provided by staff and to have the conversation on the amendments. Councilmember Castillo stressed that the language for housing affordability had not been revised since 2018 and needed to be readdressed.

Councilmember Viagran asked that a vote be taken to move the item forward without amendments to the full City Council for consideration. Councilmember Viagran stated that if Councilmembers did not agree with what staff brought forward, the full City Council meeting would be the appropriate place to discuss.

Chair Rocha Garcia asked for clarification on next steps. Houston stated that staff would provide additional feedback at the next meeting with revised recommendations prior to going to City Council for review. Houston stated that it was important to keep the schedule set by the State in order to not hinder the ability to award projects.

Councilmember Bravo thanked Houston for the clarifications and stressed the importance of

continued conversations. Councilmember Bravo asked if lower barriers would assist in awarding project tax credits. Houston stated that it was important to get as many projects as possible in the application process and staff would still review all projects for housing affordability which was the initial threshold for consideration. Houston stressed the importance of considering what the community sought.

Councilmember Courage asked why it was important that this policy be set by November 18th. Houston stated that it was important to set the date in order to meet TDHCA set deadline of December 1, 2021. Soto stated that the initial deadline would be set for the developers to meet their future deadlines. Councilmember Courage motioned to delay.

Councilmember Bravo supported the delay.

Councilmember Viagran expressed her concern for a delay and her ability to attend the meeting next week.

Councilmember Castillo moved to delay consideration of Item 2 for full City Council consideration to the PCDC meeting on November 15, 2021. Councilmember Courage seconded the motion. The motion carried as follows:

Aye: Rocha Garcia, Bravo, Castillo, Courage
Nay: Viagran

Houston stated that it was important to note that the staff recommendation would remain the same at the next meeting but staff would provide additional data on information gathered and any other feedback gained. Councilmember Courage asked why new recommendations would not be provided, Houston stated that while additional information would be provided, the timeline would not allow for different recommendations.

3. Briefing and possible action on program policies for HUD-funded affordable housing activities.
[Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Veronica Garcia, Deputy Director, NHSD, provided an overview of program policies for HUD-funded affordable housing activities background, proposed changes to the owner occupied rehabilitation and reconstruction programs, down payment assistance programs, homeowner housing development and policy review timeline.

Chair Rocha Garcia asked how the proposed changes related to the SHIP. Garcia stated that it was aligned with the SHIP recommendations. Chair Rocha Garcia asked how the policy assisted individuals at 80% Average Median Income (AMI). Garcia stated that families of four with an AMI of \$59,000 would fall into this category and would be eligible for assistance.

Councilmember Courage asked what assistance would be provided for homeownership down payments. Garcia stated that 10% would be provided for assistance. Councilmember Courage asked why Federal Housing Administration (FHA) loans were not being considered for assistance since FHA allowed for a 3% down payment. Soto stated that the City could not mandate what funding could be used by applicants and different financing options were used by applicants.

Garcia stressed that staff should recommend FHA financing since the greater assistance was provided under FHA. Soto clarified that not all individuals were able to qualify for FHA financing and funding limitations allowed for greater flexibility of financing assistance.

Michael Taylor with Habitat for Humanity and Cross Timber Homes stated that while it was more difficult to obtain conventional loans, they did have lower interest rates, and while FHA loans were easier to obtain, they had higher interest rates. Taylor stated that many individuals were not able to obtain the conventional loans and FHA loans were sometimes more expensive in the long run.

Councilmember Castillo asked if there were any on-going UTSA and architecture conversations. Garcia was not aware of any current conversations but would coordinate discussions to incorporate participation with UTSA.

Councilmember Viagran supported the item and possible future conversations with UTSA.

Councilmember Bravo asked for clarification on housing assistance changes and what activities were included in each program. Garcia provided clarification on the different programs associated with homeowner occupied rehabilitation and minor repair programs and associated program goals and balance of program funding. Houston stated that the City Council assisted in providing balance of programs based on the type and number of applications received from individuals.

Councilmember Viagran moved to approve and forward Item 3 to the full City Council for consideration. Councilmember Courage seconded the motion. The motion carried unanimously.

4. Briefing and possible action on the FY 2022 Community Housing Development

Organization Funding. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Veronica Garcia provided an overview and acknowledged non-profit partner organizations present at the meeting. Garcia provided a briefing on the background, timeline, evaluation, and staff recommendations of the Community Housing Development Organizations (CHDO). Garcia reviewed the four 2021.11.08 non-profits identified for funding: Habitat for Humanity, Neighborhood Housing Services of SA, Our Casas Resident Council and Prospera HCS.

Chair Rocha Garcia asked for clarification on the number of applicants for the available funding. Garcia stated that four entities had applied and all had been selected for funding. Chair Rocha Garcia asked for clarification on the AMI ranges served by the organizations. Garcia noted that individuals served included those at 30% AMI.

Councilmember Castillo asked if ARPA funding could be used for housing gaps. Houston stated that ARPA funding was tied to COVID impacted items but could be considered based on findings.

Councilmember Viagran moved to approve and forward Item 4 to the full City Council for consideration. Councilmember Courage seconded the motion. The motion carried unanimously.

5. Briefing and possible action on the SA Tomorrow Sustainability Plan [David McCary,

Assistant City Manager; Douglas Melnick, Chief Sustainability Officer]

Sustainability Officer Doug Melnick provided an overview of the SA Tomorrow Sustainability Plan and SA Climate Ready Plan development. Melnick reviewed the Sustainability Plan focus areas, cross-cutting themes and technical documents. Melnick provided an overview of the City's efforts in support of the Paris Climate Agreement and its commitment to climate goals by developing the SA Climate Ready Plan. Melnick reviewed Climate Equity impacts and adaptation for extreme events, Climate Equity Screening Tool, proposed climate engagement and communications, implementation, and associated governance. Melnick closed his presentation by reviewing the FY 2022 workplan associated with the SA Climate Plan.

Chair Rocha Garcia asked if there was any alignment with the SA Climate Plan and the Hazard Risk Mitigation Plan. Melnick stated that there was alignment and discussed leverage and coordination of the plans. Chair Rocha Garcia stressed that it was important to continue to consider vulnerable Council Districts in noting climate readiness. Chair Rocha Garcia asked of the status of the Climate Readiness Tool updates. Melnick responded that updates would be provided by June 2022.

Councilmember Courage observed that the City had been addressing the SA Plan since 2017 and stressed the importance of providing a report on strategies addressed and the associated implementations. Melnick stated that a dashboard had been created and would provide the link to the Committee for review. Councilmember Courage stressed the importance of reporting data to City Council and the community and asked if Youth Commission Members were included in stakeholder meetings. Melnick stated that this was a separate council that focused on climate but did recognize that youth had a growing interest in climate issues.

Councilmember Castillo requested a meeting to discuss the Cool Pavement Pilot. Councilmember Castillo stressed that parking requirements were important to consider on impacting climate change. Councilmember Castillo asked of policy associated with tree canopy and tree removal/replanting. Melnick stated that a conversation on the tree policy had not yet occurred but future conversations would be facilitated.

Councilmember Bravo asked for clarification on an available dashboard and stressed that it was important that the dashboard provided information on both the SA Tomorrow and the Climate Readiness Plan in order to motivate individuals to be engaged on the issues. Councilmember Bravo asked for information on how possible transportation improvement impacted climate. Melnick stated that he would schedule a meeting to discuss the impacts and recommendations for climate readiness.

Chair Rocha Garcia requested a briefing on the possible transportation recommendations.

No action was required for Item 5.

Adjournment

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

Respectfully Submitted

Dr. Adriana Rocha Garcia, Chairperson

Aurora Perkins, Deputy City Clerk

DRAFT