

# City of San Antonio



## Minutes

### Planning and Community Development Committee

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**Monday, November 8, 2021**

**10:00 AM**

**Municipal Plaza, B Room**

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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 18<sup>th</sup>. 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.

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*Dr. Adriana Rocha Garcia, Chairperson*

## **Respectfully Submitted**

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*Aurora Perkins, Deputy City Clerk*

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November 8th, 2021

Good morning, everyone. Welcome to Planning and Community Development meeting for November the eighth. We will start off with the approval of minutes for October the 28th, 2021. Oh, I am so sorry, yes.

Councilman Bravo. [Roll call taken]

Madam, we have a quorum.

Chair: Thank you everyone for being here, we have a few items on the agenda. Two of them are follow up items, that is number 2, and number 3, which we will be looking for action to forward either to B session or to full council. We have action item also number 4 and two briefings. One is on the sustainability plan and then the last one is on specifically the status of poverty report update that will be presented by Laura Houston. And so we will start off by public comment and then we will go on to our items. So there is one person signed up to speak and that is Mr. Brad McMurray. Mr. McMurray. I don't have you three minutes.

Good morning. My name is Brad McMurray and I am with prosper, a local nonprofit housing provider. And just really wanted to thank staff for recommending us. We are on item 4 for the Dichoto operating funds and we are over the third of the work, either low income residents or the represent low income areas. And just wanted to the thank staff as well, there are quite a number of things on the agenda today, but



just the way that it involved the nonprofits and also the development community and some of these proposals and some of these programs that they are sharing with you today to, and we just wanted to thank you for having a seat at the table and we appreciate you approving this organization. Thank you very much.

Chair: Thank you so much, Mr. McMurray. And there was a request by one of our colleagues and thank you all again, I mentioned that we would have two extra meetings, one extra one in November, or a couple in November, and then an extra one possibly in December, because there is a catchup, if you will, from the summer and from the time that we had to figure out where to get people in committee, so apologies to our colleagues for taking some additional time on your schedule. There has been a request by Councilman Courage to see if quick take us the status of poverty report first as a briefing item. That way we can make some decisions on the action items based on the status of poverty report. Are my colleagues okay with that?

Okay. Wonderful, thank you so much, then we will start with that but we have the approval of the minutes, which I skipped over, approval of the minutes for October the 28th for PCDC.

I make a motion to approve.

There is a motion. There a second?

Second.

There has been a motion and a second. Let's take a vote. All in favor.

Aye.

Any opposed?

Any abstentions?

Are you abstaining, councilman?

Councilmember bar

We will take up item six on the status of poverty report and this again is just a briefing item.

Good morning, councilmembers. Patrick stack assistant director can of the city human services. This is a briefing item on to the status of poverty report. We will bring up the slides here, but I want to give a background on the 2019 poverty report. This came out in 2019 at the end of the year, just before the pandemic. We will go over some of the recommendations from that plan. The majority of which were included in the COVID recovery and resiliency plan. And I will talk a little bit about the data that we do have out from the Census Bureau that could update this plan going forward so we do have some new data but talk a through what we do and don't have.

And then some next steps for this report.

Just for background, the poverty report was distributed to the counsel in December of 2019, just three, four months before the pandemic really started, we began taking the this to council committees on the recommendations a briefing the council committees in early 2020 when the pandemic started. Here is the slide that includes an analysis of poverty report, poverty data from the Census Bureau and other cities, city investments at the time that were going towards alleviating poverty in San Antonio, determinants of health, employment and wages, education, housing and homelessness, food insecurity, so the report looked at all of those domains that is correlated with poverty in every community. We are applying 2019 report also came out just about the same time from the asset funds network, that report recommendations were incorporated in the in our report as I mentioned we divided the recommendations across seven different council committees at the time and started digging into that and question are going to launch a public input process

when the pandemic started. So thinking back to that time a number of things were put on the back burner but this one actually was, as I mentioned incorporated into the recovery resiliency plan, so we will walk through some of those recommendations later and talk about the progress that we did make through the pandemic the so this chart shows you from the 2019 report, the red line is the poverty rate in San Antonio for 2013 through 2018, so this is data question had at the time of the report, San Antonio's poverty rate consistently exceeding the poverty rate of Texas and of the United States. The big upshot from the 2019 report was about 29 percent were living in poverty. Over half of those were headed by single women, head of households, substantially, disproportionate, 11 percent were single men head of households, 34 percent were two parent households. At the other big take away from the report, 27 percent of children living under eight a teen were living in poverty, so child poverty in San Antonio higher than the overall poverties at this rate disproportionate impact on women that, is the consistent nationwide and across the state and our rate is consistently higher than the state and the country. This is a little hard to see, but disaggregating by rate race and ethnicity, poverty in San Antonio disproportionately affecting Hispanics and black people, relative to white non Hispanic the population information San Antonio.

As I mentioned the 2019 report looked at several determinants of health. This is and the educational obtain. Slide from the poverty report, showing by geography, you can see the dark red rates are percent with high school diplomas, the highest level of education, and as I mentioned this is correlated with poverty, correlated with other domains that are in that report, and so the recommendations in the report really spoke to those social the determinants of health associate requested high poverty rates, here are some of our accomplishments we were able to implement, recommendations from the poverty report, incorporated in the recovery and resiliency plan, we expanded empowerment centers to have benefit navigators in is something DHS has done and work closely with the emergency housing assistance program and HSD to receive referrals for people who need a little bit of extra assistance. We know they are seeking housing assistance but other programs and benefits out there, we want to and a half gate and enroll people appropriately. Referral systems, the referral system technology signifies something that Alamo area community network has worked a part of that to help get folks again to the right services, the right programs and cross refer interagency. We made significant investment in that and are continuing our work with that program. Workforce

training as council knows has been a huge investment, and was a recommendation of the poverty report plan, legal services, this report forecasted or before the pandemic even a talked about a evict thin cause I see and the need to get involved with that. And low cost financial products and services was a recommendation and something question included to direct folks to low cost, consumer friendly banking products, things that are low fees to no fees, you don't need a high balance in your account to main the contain things like that so we have a certification agency for financial empowerment that certifies certain the only products. We market that in our financial counselors and benefit navigators are able to use that as tool to assist folks so they are not using predatory or high interest rate financial products. And finally investments in planning for affordable housing, the poverty report touched on that, and this committee has been well briefed on the activities of the shift and a other house, affordable housing activities. So just to walk through in detail, these on the left side are, or from the 2019 poverty report these are the strategies outlined. The as I mentioned we are closely aligning this whether with the COVID recovery and resiliency plan to include, promote equity throughout that plan. We are expending investments for financial empowerment and navigating program that is part of the financial and housing recovery center launched during the pandemic. Our referral system technology is Alamo area community network. We have nurtured peer learning and innovation through our delegate agencies by holding quarterly meetings. These were put on hold during the pandemic, but we want to get these started 15 with our agencies to cross refer, work better together across systems and foster innovation in our social services programs. Investing in wraparound financial report for single mothers, this was called out in the plan for single mothers attending job training, so training for jobs SA provided that stipend and we though yeah ready to work will in the include wraparound cases that is so important to couple with our workforce training. Simply investing in workforce development training, you are training a for jobs SA and ready to work program, that was approved by the voters, legal services for debt claims and evictions, the HSD court teams responded throughout the year for eviction cases. Financial coaching and counseling, the budget, this year was adopted, included that additional can benefits navigators to make that a permanent part of our testimony empowerment center, as well as financial counselors for seniors, so older adults will have specialized financial counselors for the specific needs of that population to avoid scams and help them through specific, unique needs of the older adult population, availability of low cost financial products this is the bank on program, I mentioned directing folks to those

low cost the consumer friendly products, there something we got a grant from the city for financial empowerment to do. We had the website up and benefit navigators are referring folks to that. The alternate to tax time loans is something we piloted in the season in partnership with River City credit union to get folks into a zero percent interest refund anticipation loan. It sounds like a small thing but it can save one dreads of dollars in interest fees to get their refund check just a few weeks earlier from the IRS. Equity budgeting process is continuing to be a focus of the city and we have also worked with United Way on our strategic investments and safety net programs. The 2019 report outlined or recommended working with the legislative contingent on pushing back on predatory marketing practices. Also increasing funding for things like down payment assistance and tax preparation and financial coaching, that's ongoing and we will continue working with GPA on any federal and state legislative initiatives around that area. Focusing on the long term funding consumer engagement, this has been something that we have worked on with United Way as one of the funders as well as other foundations and also something that is included in the shift is to focus on this long term financial counseling and wrapping services in with affordable housing we know is very important. And last investing in organizational and staff capacity. This is going to continue being a challenge in response to the pandemic but something we will work with our agencies on.

This is a quick cut at the current year's budget investments in those domains that we talked about in the poverty report, so the 2019 report included investments at the time, this is the 2020 investments in things like community health and violence prevention, affordable housing, human services programs, workforce developments, and education through things like preK and head start. You can see too our recovery contingency plan is a substantial investment as well to stave off those safety net needs during the pandemic, a lot of that is the \$322 million as an EHAB workforce development and small business funding in response to the pandemic. So a little bit about the data that we do have and don't have that we can update this report on, so the 2027 us is first was taken last year, redistricting data has been released so for state and local governments to redraw political boundaries, that data is available by small geography and of course city and other jurisdictions are going through that process. The income and poverty data from the 2020 census has been released

nationally but not at the local level. So we don't have San Antonio 2020 census data yet. The latest data in we do have for San Antonio poverty data is the 2019 American Community Survey, normally we would have 2020 data on that, but due to the pandemic the census has modified their data collection and report processes. We are hoping for some experimental data here later this month actually to update the poverty report on the latest American community survey data, so we will look forward to that in November and census data at the scaled level will come out early next year we are anticipating. And this is just for this committee specifically, you know, we talk a lot about affordable housing and HUD Lang and talk about area median income so to crosswalk area median income with the poverty level, I wanted to show this slide of what the poverty level is on average for families of one through 5, you can see the numbers there on the screen for a family of four, the poverty level in 2020 is \$26,496 with some variation depending on age of the adults in the household or the number of children versus head of household. Generally speaking, it all aligns with about 30 percent of the area median income, and that chart there is on the right side. So when we are talking about 30 percent AMI roughly that's the poverty level but there is variation by household size and number of children, as I mentioned. As for next steps as I mentioned we do need that census data to come out early next year. We can update the poverty report. Based on that, and share with this council, we do want to suggest to this committee, reengaging in that public input process, seeing what recommendations we do need to continue to push on, what new needs we know there are needs in this community based on who is accessing our services of course but you know, we want to continue to listen up with that community input that we envisioned but open to suggestions from this committee and I would be happy to answer any questions from you, thanks.

Chair: Thanks, thank you, Patrick. I am not sure if medical is getting the update. Sorry about my hesitation earlier. Great job. And I know we have, there is stability or income instability really affects the way that people are able to participate in local government, so thank you for your thoughtful consideration on that, and for your recommendation to keep engaging our stakeholders really and one of the things that the one of the things that I continue to ask for is maybe Saturday a, Saturday morning events or just so people can get some additional involvement in the decision making process. The backup that you have talk about recommendations from this report going to various committees, and I am wondering is there a write up or a general idea of what recommendations have gone through what committees? I

know some of them have come here but then also how often will we get updated in general?

So, yes, the backup slide you are referring to is where the recommendations, were the recommendations? 2019.

Yes.

So some of these committees don't even exist anymore. So we could reevaluate where each recommendation makes sense to correlate with. We can to through that exercise and the work with the chairs on where that would look, where that would work and talk as well about the frequent frequency of the updates.

Wonderful. I think that would be great.

Councilman Courage I will turn it over to you. I know you requested this item. Go ahead.

Courage: Thank you, chair. I think it was important to get an update on [Off mic]

Can you determine what the average median income is for a family of four, that live in the City of San Antonio?

Yes. I may have to ask NHSD for help on this one. So do we normally use county or city level? So MSA. So we don't have the city of San Antonio level. That is

Courage: Yeah. I always look at that as being very valuable when we talk about building affordability for people who live in the city. I think that is where our SHIP program is geared at to develop properties in the City of San Antonio, and when we look at AMIs like, well, for example on building new houses from 80 to 120 percent, you know, we are looking at a larger income because we are talking about places outside of to city. And so I think it is valuable for us to make it relative to the people who live in the city by understanding what is 100 percent of those residents' median annual income and what is 80 percent of those and what is 60 percent of those? And what is 50, 40, and 30 percent of those? So that we are talking about comparing what we want to do when we develop housing for needs of the people who actually

live in the city and we want to be building for. So that's what I wanted to point that out by having us go through this report. But otherwise I think it was very informative and I appreciate you taking it up. Thank you, chair. That's all.

Chair: Thank you, councilman, do any of my other colleagues have questions on this? Councilwoman Castillo, go ahead.

Thank you.

Castillo: I wanted to ask you, Councilman Courage, ask we use the city's AMI going forward when it comes to housing production in particular. I think we also need to include that as well when we have conversations whether the poverty is increasing or decreasing. Is it because we have new folks moving in with higher skill set? I think that's an important factor to factor in as well. But thank you for the presentation.

Chair: Thank you, Councilwoman Castillo. Councilwoman Viagran.

Viagran: Thank you. I do echo we need to look at I think specifically about my district which is about \$11 an hour. Thank you, Habitat for Humanity, which is about \$24,000 a year. So when I look at when I look at this and in terms of poverty, I think we really need to focus on that 5 percent which is women, single women, and I think what I am going to be looking for is when we go out to the public that our participants at the meetings are at least 55 percent or half of that is women in attendance can at the meetings sharing their concerns and their worries. So I appreciate the update. I think there is a long road of work ahead of it, but I know what my district has and what they need and it is equal pay for women, and I will be working for that cause. Thank you.

Chair: Thank you, Councilwoman Viagran. Councilman Bravo.

Bravo: I also would like to see city median income going forward. You know, when I think about how we are trying to work towards deeper affordability when we use the area median income, we are dealing with a much significantly higher income level. That, I think that is working against the deeper affordability. I think by looking at a city median income we can really that's another tool where we can put towards



deeper affordability. Thank you. The.

Chair: Thank you, the Councilman Bravo. Lori wants to add something.

On the AMI levels, when we are going the strategic housing implementation plan, we are using the HUD AMI categories, however, our goals for housing reflect the city's AMI categories, because we have several nonprofit partners in here and several of our housing partners, we have to use the federal definitions and those standards but our goals reflect what the San Antonio need is, so we all know that 80 percent AMI defined by HUD is more like 60 percent AMI locally, so our goals reflect more in the city percent AMI need, but we don't we have not redefined what the AMI categories are based on San Antonio's income levels. But our goals reflect what San Antonio needs within those AMIs.

Thank you, Lori forks that clarification. It sounds like you have a majority of us voicing some support for consideration. So thanks for the clarification. If there is no other comments we will move on to item number 2.

Which is the it is briefing and possible action on recommendations of changes to the city's policy for issuance of resolutions of support and resolutions of no objection for applicants seeking housing tax credits under the Texas Department of housing and community affairs. And Beto is here to give us a presentation. Thank you, Beto. The floor is yours.

Thank you very much. Good morning. I am with the neighborhood and housing services department. So it feels like we have come every month for the last few months since you started meeting to talk about our house and tax credit policy. And low income housing tax credits or housing tax credits are one of the ways in which we can build a lot of affordable housing, not just in San Antonio but throughout the country. So this is a federal program that has been available since the eighties, and locally it is the state of Texas through the Texas Department of housing and community affairs who administers this program. And there is a role for to the city to have a say in the location of the supportable housing developments, but really DCH who sets the major scoring and eventually the awards for these. We can have both rehab and new reconstruction through housing tax credit, and as we have mentioned there are two kinds of housing tax credits, a very competitive the and

noncompetitive four percent. We base our schedule on the competitive nine percent round, which has date certain timelines, whereas the four percent is on a rolling basis, so the timeline you see in front of you shows by when we have to have our policy updated. Now our policy gets updated every two years, and so this is the time to update it, and we go on the schedule for the nine percent, where we have to, where we have to have our policy adopted before the end of this calendar year so that for the new fiscal year anyone applying for nine percent can meet the timeline to submit their application, get a resolution, which is what the state requires them to obtain, and then have a complete application in March so that an award for the nine percent program can be made in July. And then the four percent, again, our whole policy starts rights after this, so anyone submitting rolling placings for the four percent meets the same criteria. To get here, the question had a long and expensive public input process with many meetings with practitioners and not just a survey but one on one conversations to ensure that the clients who use this gave us feedback. Also, we had an SA speak up survey from the community that showed us what the community feels are necessary or amenities they would like to see in these housing tax credits. And of course we have had a lot of input sessions with all of you in addition to the various briefings we have provided you every step of the way. So in July is when we started this process. We brought it the last couple of the months to this committee and now we have a recommended policy that we hope you are able to move forward so that we can move it to city council and adopt it. And that's what we are doing here today. One of the requests from the last time was to make sure we showed what overlap there is with this housing implementation plan, and so that is what this slide is. You have heard us talk a lot about this SHIP and about how this is our ten year plan for affordable housing. And affordable housing tax credits are one way in which to meet the goals we have outlined. Construction and rehab of affordable units and allows us to have deeper affordability and we can get a lot of affordable housing there 2 federal housing tax credits. The process we are going through also prioritizes deeper affordability. That means that we have more units that are able to be rented for families that have lower incomes, typically families who are making at 30 percent of the AMI and typically nine participant projects do have units at 30 percent AMI. We also have some protections when it comes to displacement and ten than the protection. That is mentioned in the SHIP and that applies to low income housing tax credits as well. We do not allow for permanent displacement; when we give a resolution of support we ensure that anyone who gets a resolution is able to accept housing choice vouchers and we also make sure that

those who receive a resolution follow the nondiscrimination ordinance and the notice of tenants rights ordinance. Those are protections that were enacted over the last couple of years for tenants. We also of course focus on residents services and meaningful services through this. That also is in the SHIP. And then of course we use some points for location and access, so that we can have some of these affordable housing developments in areas that have transportation routes, that serve the development and the families that eventually will leave at this facilities, but also to have access with job centers. So this is some of the overlap that the low income housing tax credits have with our strategic housing implementation plan. Really, quick feedback on the practitioner meetings, again, we had a survey, a series of four sessions with developers to ensure we heard are them how we can make the process better and what we needed to improve upon. We also had here is a summary of the feedback that we received. We also had an SA spec up survey and again this was for the community to tell us what kind what kind of amenities they would have in low housing tax credits. Almost 100 respondents, and a clear preference to have more units with mixed incomes or deeper affordability for units. And then we had a public meeting as well with virtual and in person option, and this is a summary of what we heard at that public meeting in September. And then of course we visited with all of the counsels to make sure they were aware of the update to the policy and get their feedback into the draft and what we are going to share. So this is just a summary of not just your feedback as this council committee but the rest of your peers, making sure that we capture what was important for the councilmembers as they adopt this policy. So we do have a staff recommendation and there is something that is a part of this that I want to highlight a little bit when it comes can to housing bond deals that are nine percent. And this impacts the CRP community revitalization points, so in this instance, we do prioritize city initiated bond projects before the nine percent annual round opens, if there are projects awarded. Obviously that process had just started and we don't have any projects for 2022, but in the future that would be manager that goes in here, and that ask how a development can get additional points. So this is the recommendation, and what I am showing you here is what our current policy is, and that's the 2020 points, so two years ago we adopted the policy that had these categories and this scoring, and our recommendation after all of that extensive feedback from the community, from practitioners, from councilmembers ask what you see on the right, we are adding different categories so we have transportation as its own area, its own category with 10 points allotted for that, and we took a few points from the owner general partner management experience

category, we also have the use of local business and contractors as its own category, so that we can target our local folks and of course you know, we did take some points away from the project visibility and readiness for this. So this is the recommendation that we have in front of you. And that is the presentation unless you all have any questions. The thank you, thank you by the way for meeting with the councilmembers. I notice that seven and eight, D 7 and D 8 you don't have feedback for yet, will you reach out to Councilwoman Sandoval and Councilman Pelaez still or

Yes. We did, and I think we had scheduled it and for some reason they canceled but yes, we will try again.

Okay. Thank you No. problem. Thank you, also for adjusting and I know you met with us in adjusting the scoring, and it is not you have been here three times in a row, so this is your fourth time, so this is just kind of an update and I really appreciate that you took into account everything that we said, adding the transportation line, et cetera. So thank you so much for that. And I want to in particular thank you because I was concerned that D 4 and some of the other areas like D 3 on the south side were not included as geographic areas and so they would not score as high. So thank you or adjusting that so they wouldn't be left out. Can you talk a little bit about the process and requirements for developments that were that would use this type of tax credit without COSA help and the ones that would level up assistance?

Sure. So what we are talking about today is a policy by which to grant a resolution of support or no objection. There is no funding associated with this. So this is just one requirement at the state level. It allows an applicant to proceed. There is no funding associated. They still any developer still tries to maximize their points at the state and the state use as different scoring system than we do locally. And so there is no funding associated. It is just the policy by which we grant those resolutions. And someone who gets an award later could come back and ask for financial support to have deeper affordability or if we find they still have a gap. So some of these could come and ask for home or certificate funding in the future once they secure the state funding. It could be that they want to have more affordable or deeper affordable units and so they seek that additional subsidy, so they could come and ask for that support later. Some developments sometimes ask for TIRZ to make their project for affordable and that would happen at a later time but there is a process for then to

submit an application at this state and hopefully be awarded at the state.

Chair: Thank you. And I know this policy has to be adopted before the end of the calendar year so thank you for making sure you meet with Paul of to the councilmembers and get their input so we could move forward. The overlap with SHIP, I appreciate that you gave us that overlap. I think it is going to be important to consider that. On your practice I am sorry your SA Speak Up the impacts on traffic, construction timelines, alignment with neighborhood plans, number of units, and then even amenities. And so can you tell me how you will be achieving can that?

Sure. So one of the requirements we do as we go through this process is in the application we ask for all of this information. We do ask the developers to reach out to the council office it is, whenever they have a proposal, but also we encourage them, not required, uh we encourage them to have community meetings, specifically if there is neighborhood associations in the area where they are proposing to location locate this and so that information is shared. But when we visit request the council districts we let them know all of this information, here is the amenities proposed. Here is the transportation impact. We do ask you know, where are the nearest amenities, including grocery stores? So the council offices would have all of that info and it is information we do ask of all applicants.

Chair: Thank you. And I notice in the public meeting feedback from September 30th they also talked about amenities. I was ahead they talked about care centers that is critical and then also highlighting innovating or novelty in the projects is great, especially in with regards to for instance the adaptation plan. And then partnerships with nonprofit organizations. So it sounds like the residents that you heard from are on the same page that we are, so that's reassuring. I will turn it over to Councilwoman Castillo now followed by Councilman Bravo.

Castillo: Thank you, chair. Thank you, Beto for the presentation. I wanted to focus on one thing before we enter this into the record for to the clerk. I have been writing this up in the last few meetings we have had. And I had the briefing around 4:30 or 5:00. Thanks for having that briefing with me. I think when we talk about affordability and now we all have the in SHIP and have reviewed if the and can use it as a guiding document, that we need to look at parking requirements and how one of those factors drive housing development costs. I am glad that I see the mission

reach project as an example used, and what we learned from the animal community group is that the average cost to build a single parking space and multifamily development is roughly \$25,000. And the museum reach saved 3.5 million on parking spaces, which translated to units at 30 to 40 percent AMI. So moving forward, with the housing tax credits I think we need to tie these two things together and I understand that is going to be something done through the ADC processes where we could go to address that, but I think that? Something we need to put on our radar we can look at parking requirements to drive down that deep affordability. But I wanted to enter this into the record. One list the policy in the information section along with the city's nondiscrimination ordinance. The city the housing choice voucher policy and the housing tax credit policy. Again, rights now that we have the SHIP as a guiding document and we have reviewed it I think it is important that we lean on that and ensure we are putting tenant protections with every housing tax credit application. So again it is important to have these protections. And the second amendment is for deeper affordability. An amendment for the deeper affordability section to state up to 15 points will be awarded to developments that reserve at least 15 percent of their units for households with less than or equal to 30 percent of the area median income, and 20 points will be awarded to developments that reserve at least 20 percent of units households with less than or equal to 30 percent area median income. 15, right now we have the SHIP, let's lean on that document to ensure we are being intentional with future developments that we are having that deeper affordability. So I move to send the city's 2022 policy of resolution of support and resolution of no objection for applicants seeking housing tax credits from the Texas Department of housing and community affairs, council with amendment it is that I listed.

Chair: We have a motion on to the table. Is there a second?

A second.

Chair: There is a motion on to the table and a second so we will continue can with discussion, where we take up the vote and Councilman Bravo is next.

Bravo:.. [[Off mic] [Sorry. I really like to hear that you are breaking down the points categories. And that's something I am really interested in seeing. And let me start by saying, you all met with me several times to get my feedback. And you know, one of

my one of my points was, hey, project amenities and resident services you all have sustainability and energy efficiency in there. They should be broken out. Those shouldn't be in the same category, you know, I don't want someone to say well I could get these points for putting solar panel on ten roof or instead I could put some barbecue pits up, radio submitting and that's why they shouldn't be in the same category. And you all address that and you actually came up with a better solution than what I was proposing, so thank you very much for listening and for doing that. I am interested in understanding better how the people can achieve these the full points on these different points category or how they can get to what Councilmember Castillo is proposing. You again 15 points if you do this and the full 20 points if you do that. You know, I am curious, like transportation 10 points, you know, if you are within three blocks of a major bus line or corridor, do you get 80 percent of those ten points or get the full 10 points? You know, how many blocks do you have to be within in order to get the full 10 points? I am interested in because I think you know, if I am bidding on this I am going to be looking at this and saying, how can I get the most points? Where do I want to focus my efforts? And I want to know as somebody who is helping to design the points categories I am wanting to know how many points do I have to put in each category in order to move the needle to get them to make sure that they are going to that they are going to focus on that points category or that they are going to do enough to get them where we want them to be when it comes to these projects?

And I am not convinced that we have enough points in the nonprofit organization participation categories of five points. I am still interested in seeing more over there, you know, and this is one of those situations where we have the staff recommendation, so there are points on the board and so we have to take away from something now, right? Which is always a challenge. And so if I knew what it took to get the full 20 points, let's say for deeper affordability, if I knew somebody was going to do that, for just 18 points, then I know I can take two points away from there. Right? So I am just I am understanding the exactly how do you get the full 10 points versus half of them versus 80 percent of them or whatever, that helps me know can I take a few points away from this, and a few points away from that to get to, let's say use local business and contractors because two points might not move anybody, right? And so why even have that category if we can't move anybody? And so I think what will be helpful is for us to be able to see what the specific cry over the I can't is to get what borings of those recommendations points in each, recommended

points in each category.

Sure. Maybe I can use the deeper affordability category. I think I will go to the backup slides. So I will go to the slide number 40 so you can see how the points in the staff recommendation are distributed. Let's see.

Can I get the backup? Sorry. We have a lot of backup that shows how the deeper affordability is the scored. So currently, to get the 20 points and any developers, developers are always trying to get the points they need to get a resolution, so they are not always looking to try to get 100 points. It will be almost impossible for someone to try to get 100 points, but they are all looking to get at least that 70 points, so that's the goal that they want to get there through the different scoring systems, so for the affordability currently, to get the 20 points, they have to have ten percent of the units at 30 percent AMI. These are all or. Or they have to have 50 percent of the units at 40 percent AMI or they have to have 40 percent of the units at 50 percent AMI. And so there is a broad range, we the end to have nine percent get ten percent of the units at 30 percent AMI. So that is how someone maximizes the 20 points there. To get 15 points, they only have to have five percent of the units at 30 percent AMI. Or ten percent of the units at 40 percent AMI or 30 percent of the units at 50 percent AMI. So that is if distinction. With the amendment proposed, the point system would vary. Councilwoman Castillo, you wanted was it 20 percent of the units at 30 percent AMI?

Castillo: The motion was amend the deeper affordability section up to 15 points that will be awarded to with developments that reserve at least 15 of their unit households with less than or 30 percent of the average AMI and 20 points awarded to developments that reserve at least 20 point of the units with less than or equal to 30 percent of the AMI.

So that change means that it will be harder for someone to get those 20 points unless they have the deeper affordability. So that is how that would work. So someone would not be able to get those 20 percent points unless they have that many units. So that's how the scoring works. And every application looks at the particular details of that application, the number of units, the number of units at different AMIs, the amenities specific to that, so it is very tailored one we get the applications and review it. But that is one example of how the points work.



Great.

So can you send us those slides? I feel the devil is in the details.

Sure.

And if somebody is only going for 70 points, if somebody? Only going for 70 points to be able to get where they need to be they will leave 30 points on the table and we need to make sure that we are putting in points in each category to make sure that we are getting the intended result that we want. Thank you, chair.

Chair: Thank you F Councilman Bravo and I think that Veronica was pointing at the scoring categories as they are right now.

Yes. This is the recommendation and the amendment would change it, so instead of the 20 points it would have to be the 20 percent units at 13th percent AML.

I think was this in the backup documents?

They are in my backup.

Chair: Yes, I don't have it.

It was not

Chair: Yes. Thank you for providing I know you said you would provide them to us so thank you. Councilwoman Viagran followed by Councilman Courage.

Viagran: Thank you, thank you, Veronica. I have seen that slide before but we talk a lot, because I have a lots of developments in district 3. And I do not feel comfortable moving forward an amendment that did not go to the public and did not go to the rest of our council colleagues, I understand meaning this terms of moving it with SHIP, but my concern is the feedback we are going to get from the public, because I know you took this out to the public and that's how we got that deeper affordable slide, so I also think and it is my understanding, so we can do a letter of support or a

letter of recommendation, most of the time they come I think about the projects in district 3, they normally come and talk to the councilperson and their zoning person and have meetings about what we are looking for as they are pursuing these tax credits can from the state; is that correct?

Yes, ma'am. That is correct. We ask them to meet with the council offices about any housing tax credit development.

Viagran: So normally what my office will do and what we have done in the past is we have made them go out to the community and have meetings with the community and there is where I am very familiar with district 3 is we have had some neighbors come out and say we don't want 30 percent AMI. We will take 40 to 60 but we don't want a development with 30 percent AMI. And I try to work with I will try and work with the residents. I know that the formal councilwoman did also to let them know that deeper affordability doesn't necessarily mean what they want to attribute to that. And I know you have been there, Beto. I can think of many projects that we have done close to Brooks about that too. So I think, I think as it is right now, I really appreciate the work you have done and coming and talking to me over and over and over again as I have had questions, because this does impact the development and my committee. So I will be not supporting these amendments because I think, amendments because I think if we were going to amend it we need to talk to the rest of our council colleagues and talk to those groups that you talked to before. So thank you for presentation. I am looking forward to more development coming in the district and meeting with those who want to write deeper affordability. And I know they are out there, because I have had conversations with them already. Thank you.

Chair: Thank you, Councilwoman Viagran. I think Lori wants to chime in with a response here and then go to Councilman Courage.

Thank you. I want to stress this is probably the most important application process for our affordable housing projects and this is the process where people decide, where we get to decide whether or not you know, they get resolution of support, with no only, it is, objection. It does it is an initial vetting. It doesn't mean they get the tax credits. In the event they do get the tax credits they typically come back to the city for something else. And that is time for additional vetting, because as Councilwoman Viagran mentioned, some council districts don't want that deeper

affordability, mainly because they might have too much in a certain area, and they need higher AML categories, and so at this time, staff would not recommend these amendments, however that we will do is we will take the next week and we can work with our development partners, get more input on this and come back with the next meeting with what we have heard, if that is okay. And with another or final recommendation, but given these amendments were made today, we need more time to review them and this the impact they will have to the overall affordability plan. This could be detrimental to what we get, detrimental to what we get and we need to work with our partners to make sure this doesn't kill their financing. I mean, Councilmember Courage, you know most of these four percent and nine percent deals come to the housing trust for something. They come to the city for grant funding or additional resources and that is the time for us to buy down or get more affordability. But during this initial barrier is going to hurt our ability to get more affordability, but let douse some more research on that and come back to it next week's meeting with a final recommendation.

Chair: Thank you, Lori. Let's listen to Councilman Courage now and followed by Councilwoman Castillo and then make a decision.

Courage: Thank you, chair. You know, I will say I really am sympathetic to what has been proposed for some changes, but I understand what Lori is saying too and I think I think it would be useful for us to get a little more input. This committee can make a decision. They can make a recommendation, but that doesn't mean the council can't change it when it goes to the council as well. Maybe it is better to even make these proposals to the full council can to get its support after we have had a little more input. But at the same time, you know, I was a teacher for 27 years and to me, a 70 is you know, a C. That is average. You know, not even average nowadays. It is below average. I don't know why we are not saying you know, to get a letter of support or agreement somehow from the city you shouldn't be striving to get 75 or 80 points rather than just 70.

Let me correct myself. It is 75. I am sorry.

Courage: Oh, okay.

70 was 2018. Councilman.

Courage: Courage can okay. So the recommendation is at least 75?

Yes, sir.

Okay. Well senate C plus but it is still a long way from an A or a B.

Courage: So anyway, I am a little more satisfied to hear 75. But I just believe the more we can ask the developers to include more, for example, one thing a lot of them don't like to do is do out reach. They don't want to go out and talk to the community. But that is such an important part of the decision making process because just as you were saying, Councilwoman Viagran, sometimes, a community doesn't want certain things in there and if you don't talk to them it leads to more problems down the line. So anyway, I will end my conversation with that, but I would be willing to look at more feedback from the community based on the requests that were made today. Thank you.

Chair: Thank you, Councilman Courage. Councilwoman Castillo. Thank you, chair.

Castillo: I think it is important we ground ourselves on the first presentation that we just had, and to prioritize not this my backyard behavior, and you know, when we just received a presentation about the need to produce deep affordability but oh people don't like for people so let's not support deep affordability that is just wrong. But in addition that, that's the purpose of a committee is for us to have these conversations before they go to full council. So I think it is important that we do have this conversation and make the connection with that poverty report that we just had, radio submitting single moms who are living below poverty, having access to find deep affordable housing and we need ensure we are not just rhetoric, that we are coming in with the support when it comes to housing support and development. But in addition to that I think it is important we have a conversation about the language for affordability for the housing tax credits hasn't been updated stipulates last conversation we had in the housing tax credits can so this is our opportunity to ensure we do produce that deep affordability. So I stand by the amendments. Thank you.

Chair: Chair thank you, the Councilwoman Castillo. Councilwoman Viagran.

Viagran: I say we call this to vote and just because someone disagrees with you doesn't mean that they don't care about poor people. So but I say we call this to vote.

Chair: Okay. There is a motion to call the question, but I just want to get clarification. So I am sorry. The opportunity was given to us to come back next week, Lori, with some additional research.

Go ahead.

We do have this joint council 70; is that correct? Or the

It is next Monday.

Next Monday.

And so we would like some time to look at these amendments and the impact. I understand the desire to get, do more affordability but we want to make sure we can still get more affordability with these changes. Because it could really kill can any project's ability to get the tax credits or even be able to get financing. And so let us come back next Monday, reviewing the councilwoman's amendments with our final recommendations, hopefully that would sway district 7 and district 8 and we will come back what? Okay. Then we can come back with recommendations before it goes to council. Regardless, it goes to council, these amendments, staff most likely will come back with our own recommendation. It can not be delayed because we have a schedule. This is a schedule that is set by the state, and that is a problem, as I mentioned earlier, a lot of these projects come back to the city after they know they get their tax credits and then they ask for more affordability or more money to get more affordability. You put this at this first barrier we are not going to have that opportunity to vet as many projects. The.

Chair: Councilman Bravo.

Bravo: Thank you for some of those clarifications, Lori. And thank you, Councilwoman Castillo for presenting these amendments. These are these are the

conversations that I want to be having here, because I feel like looking at how people get, achieve those points, not just seeing how many points are possible in each category, but looking at what it takes to get all of those points is really important. Lori was stating you know, how important these four percent, nine percent tax credits is, this is just an incredibly important policy and because of that we need to have more of these conversations and get into these details and I am perfectly fine with whether we extend these you know, amend it now or not, but I do want to support the idea of having more of these conversations before we go to the full council and possibly more of these conversations at full council. So maybe somebody only needs to get 75 points and that's fine and it doesn't matter, maybe we need to keep the barrier low enough that people can qualify as that first step, right?

The goal is to get as many people moving forward trying to get these tax credits can. The state has other requirements that go even further.

Bravo: So I support that. However, I want to make a sure we get each point category just right, because when those individuals, once they pass our initial test and the state test and they come back and they say you know what? We could use some more money, we will probably go back and look, well, how many points did they score? And somebody might have scored 85, somebody might have scored 88 and like that could factor into it when they come back to us. So that is why I am really concerned about how we you know, just within each points category how we get there and what constitutes getting the full points in each category.

And often times the project has changed a little bit, and it, they have done more community work so we typically don't come back to the scoring. We really look at the project, because they may be doing ten percent, 30 percent AMI, but then we are going to say, if you want \$2 million in gap funding you need to go to 20 percent at 30 percent AMI and that's where our moving money is going toward so that's where we get the opportunity when we are using our money to really change their project and get more affordability. This is the initial threshold to even give them a chance to compete for these credits.

Bravo: Do we have something, then, that we look at that, where there is going to be council consensus when they come back to us to say, well, these are we are looking at the project and this is where we feel like they need more or this is where they

really excelled and that's why we are going to support them on this?

That is staff's recommendation, so when this he come to us and we do a competition, we typically do all of our solicitations through

Bravo: What is that based on?

It is based on the proposal and then we look at what others have submitted.

Bravo: Right.

And we negotiate from there. And we will have certain thresholds that we have developed based on what we have heard from the SHIP, what we heard from the Housing Commission, what we heard from this committee and then we make a recommendation, but I am going stress what Councilwoman Viagran said is right on. It is really what the community wants, we want to listen to them and balance that, and so sometimes usually what the community wants is in line with what the councilmember wants.

Bravo: I am all for that. I guess I am just want to make sure we are not looking at these on a case by case basis but we come up with a set of guiding principles and we have council agreement or consensus on that. Which is also going to be based on what the community wants as well.

Chair: Thank you, Councilman Bravo. I am sorry. There was actually a motion to call a question. I didn't hear a second to call the question. Was there a second? Okay. So we will continue the discussion, but my apologies, was there a second? And I just missed? It okay. Councilman Courage. So I do have the alternative right now would be to move forward with the amendment and the proposal that Lori is considering can for anybody's motion, if anybody wants to make the motion to come back next week. I know Councilwoman Viagran you will not be attendance, but that would be the other alternative. Councilmember Courage, go ahead.

Courage: Thank you. Lori, I want to clarify why is the deadline for these by that the

Because we need to submit our RFP, our call for people to submit requests for these letters of resolution, and they need enough time once they get those letters of resolution to submit their application to the State of Texas. And so TDHC has a deadline and so this backs into that deadline to give them enough time.

What is that deadline?

So TDHC open their application portal December 1 and they close it the first week in January. So that is a deadline at the state. But they open the portal December 1. For us, our deadline for someone to apply for the resolutions is the Monday after that deadline, so developers can focus on their application at the state and then they submit to us after a that. And then we have to work very diligently to get the resolutions to council before March so that they can have them, because the whole application is due March, say March 30th, March 1st. So we have essentially January, February to do our work, so that we get the resolutions to them, otherwise, we are hurting affordable housing developments if this he don't get the resolutions in time.

Madam chair, I respect the request and I think Lori has indicated what they could do to try and get a little more information.

Courage: And you know, I am sorry if the councilwoman may not be able to make it. It may happen in any meeting some of us may not be able to make. I will make a motion that this issue be postponed until the next committee meeting to hear further report on what kind of feedback we get with the recommendation that was made by the councilwoman on changing the 20 points to where you can get 15 points or you can get 20 based on how many 30 percent units you build in.

Chair: okay there is a motion and a second on the floor so we will take this motion first. And then so councilman, did you want to add something? Okay. All right. Councilmember, go ahead.

I just want to say I will support this motion with the idea this is not going to be final whatever we go on next week and we are going to take it to the council and be able to have further discussion about any amendments that any of us bring forward.



Chair: Councilwoman Viagran.

Viagran: I just don't know any minds are going to change before the presentation. I think I think you can go to you can go do the research but I think you will have this list and I think it will have to two to full council and debate it there also, but the only reason I would want to be here is because my vote would be a no for this, and but I can't, so chair a chair thank you, Councilwoman Viagran. All right we will take up the motion on the council to postpone until the next meeting of the planning community development committee. So all a in favor, please say aye. Any against? We have the one person against. All right. So Lori, go ahead.

I just want to add that the agenda will post this week for next week's meeting. We will state staff's recommendation but the memo will reflect this discussion and how on Monday O's meeting. But at this time, staff is not changing the recommendation from what you saw today. And Monday will there will be an opportunity for more discussion and we anticipate

we will have an a opportunity to speak on this item as well.

Courage: I thought you said you will talk to people between now and then.

We absolutely will but I don't want to get an opportunity to get this on the agenda so you may not have a final recommendation. Just the proposed amendments will be discussed.

Courage: Okay. Thank you.

Chair: Thank you. Thank you all so much. We will move on then to item number 3, with I have possible action on program policies for HUD funded affordable housing activities. This is going to be presented by Veronica. Go ahead.

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GOOD MORNING, COUNCIL MEMBERS. DEPUTY DIRECTOR FOR NHSD. THIS MORNING I HAVE FOR YOU OUR ITEM WHICH LOOKS AT PROPOSED UPDATES TO OUR HUD FUNDING HOUSING ACTIVITIES. THE CITY RECEIVES ENTITLEMENT FUNDS

EVERY YEAR FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THIS INCLUDES FUNDING FOR HOUSING ACTIVITIES THROUGH OUR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, OUR HOME PARTNERSHIP FUNDS AND OUR NEIGHBORHOOD STABILIZATION PROGRAM. WE HAVE DEVELOPED OUR POLICIES TO ENSURE OUR FUNDED ACTIVITIES ARE IN LINE WITH THE FEDERAL REQUIREMENTS AND THIS IS BASED ON THESE POLICIES THAT WERE APPROVED BY COUNCIL MEMBERS BACK IN OCTOBER 2019. SO TODAY'S REQUEST IS TO INCREASE THE ASSISTANCE LIMITS FOR HOUSING ACTIVITIES FOR EACH OF THESE PROGRAMS AND I WILL GO THROUGH EACH OF THESE ITEMS. FIRST IS OUR OWNER OCCUPIED AND REHAB AND RECONSTRUCTION PROGRAM. THIS PROGRAM IS VERY IMPORTANT TO PRESERVING THE AFFORDABLE HOUSING WE DO HAVE IN OUR CITY. THROUGH THIS, WE ARE ABLE TO HELP HOMEOWNERS AT 80% OF THE AREA MEDIAN INCOME OR BELOW, AND WE, THROUGH THIS, WE DO MANY THINGS TO HELP THEM STAY IN THEIR HOMES. WE CAN REDO PLUMBING, REDO ELECTRICAL, PUT ON NEW ROOFS, WINDOWS, ALL OF THAT IS DONE THROUGH THIS PROGRAM. WITH TODAY'S ITEM, WE ARE [ LAPSE IN AUDIO ] WE HAVE SEEN, LIKE MANY OTHERS IN THE CONSTRUCTION INDUSTRY, WE HAVE SEEN RISING COSTS ASSOCIATED, LABOR INCREASING PRICING, SHORTAGE OF MATERIALS, ALL OF THAT HAS MADE OUR CONSTRUCTION ACTIVITY THROUGH THESE PROGRAMS GO UP. EACH PRICE THAT WE SPEND BEFORE THE PANDEMIC ON EACH HOME WAS AROUND \$90,000, AND THIS PAST YEAR, WE ARE SPENDING MORE LIKE \$106,000 TO REHAB AND RECONSTRUCT HOMES. SO ALSO, TO GIVE YOU FURTHER CONTEXT, PRE PANDEMIC, WE HAD TWO HOMES THAT EXCEEDED OUR MAXIMUM ASSISTANCE AMOUNTS AND WE CAN, THROUGH OUR DIRECTOR'S APPROVAL, GO AHEAD AND SPEND BEYOND THAT AMOUNT, BUT IT DOES REQUIRE ADDITIONAL PAPERWORK WHICH OF COURSE MEANS MORE TIME BEFORE WE CAN ACTUALLY MAKE THE REPAIRS TO THE HOME. SO SINCE THE PANDEMIC, WE HAVE HAD 18 HOMES THAT HAVE NEEDED A WAIVER OF THESE MAXIMUM ASSISTANCE SO ALLOWING US TO INCREASE THE MAXIMUM AMOUNT PER HOME HELPS US GET TO HOMES AND REPAIR THEM TO THE LEVEL THAT THEY NEED TO BE PRESERVED IN A MORE TIMELY FASHION. THE OTHER REQUEST THAT WE ARE ASKING TODAY IS TO HELP INCREASE THE MAXIMUM AMOUNTS AWARDED TO FIRST TIME HOME BUYERS THROUGH OUR DOWN PAYMENT ASSISTANCE PROGRAM. WE OFFER HELP WITH DOWN PAYMENT ASSISTANCE AS WELL AS CLOSING COSTS FOR HOME BUYERS AT 80% OF THE AREA MEDIAN INCOME OR BELOW, SO THAT TRANSLATES TO THE MAX HOME PRICE WE CAN ASSIST SOMEONE WITH BUYING IS \$196,000 AND THAT IS SET THROUGH HUD.

SO THROUGH OUR PROGRAM, WE ARE ASKING TO INCREASE THE AMOUNT WE CAN GIVE A FIRST TIME HOME BUYER UP TO \$30,000. SINCE THE PANDEMIC, WE HAVE SEEN THE AVERAGE MEDIAN SALES PRICE INCREASE BY OVER 20% AND THAT MEANS THAT HOME BUYERS ARE HAVING TO HAVE MORE CASH UP FRONT AVAILABLE TO PURCHASE A HOME IN TODAY'S HOME MARKET AND INCREASING THE ASSISTANCE WE CAN PROVIDE TO EACH HOMEOWNER WILL BRING US CLOSER IN LINE TO WHAT OUR OTHER CITIES IN TEXAS ARE OFFERING THROUGH THEIR HOME BUYER PROGRAMS. SO THAT'S UP TO \$30,000. THE LAST PROGRAM WE WANT TO MAKE ADJUSTMENTS TO IS OUR HOME OWNERSHIP HOUSING DEVELOPMENT PROGRAM. THROUGH THIS PROGRAM, WE ARE ABLE TO HELP OUR NON PROFIT PROVIDERS WHO ARE CONSTRUCTING NEW SINGLE FAMILY HOUSING FOR FIRST TIME HOME BUYERS AT 80% OF THE AREA MEDIAN INCOME OR BELOW. JUST LIKE WE HAVE SEEN IN OUR CONSTRUCTION PROGRAMS, THEY, TOO, ARE SEEING INCREASING COSTS TO CREATE NEW SINGLE FAMILY AFFORDABLE HOMES IN OUR MARKET SO WITH THIS ACTION, WE ARE ASKING TO INCREASE THE SUBSIDY PER UNIT UP TO \$75,000 AND BY HAVING THIS INCREASED SUBSIDY PER UNIT, WE ARE HELPING OUR NON PROFIT PROVIDERS COVER THE COSTS OF RISING HOMES AND PASSING THOSE COSTS ON TO HOMEOWNERS SO THEY CAN KEEP THOSE HOME PRICES AT AN AFFORDABLE PRICE. TO MAKE THESE CHANGES, WE DO HAVE TO GO THROUGH A PUBLIC PROCESS, SO WE DID BRIEF THE HOUSING COMMISSION LAST MONTH. WE HAVE AN OPEN PUBLIC COMMENT PERIOD RIGHT NOW. THESE CHANGES ARE ON OUR WEBSITE, AND WITH YOUR APPROVAL TODAY, WE CAN GO TO CITY COUNCIL ON NOVEMBER 18TH TO HAVE THESE ASSISTANCE LIMITS ADJUSTED. THAT CONCLUDES THE PRESENTATION. HAPPY TO ANSWER ANY QUESTIONS YOU MAY HAVE.

CHAIR: THANK YOU. I APPRECIATE THE WORK THAT YOU DID. HOW DO THESE INCREASES IN THIS PROGRAM FIT INTO THE SHIP?

OUR SHIP PRIORITIZES PRESERVATION. WE KNOW THAT WE DON'T JUST NEED TO PRODUCE NEW HOUSING BUT WE ALSO NEED TO PRESERVE THE HOUSING THAT WE HAVE. THE SHIP ALSO TALKS ABOUT THE IMPORTANCE OF SUPPORTING OUR NON PROFIT PROVIDERS AND INCREASING CAPACITY OF THEM. SO INCREASING OUR SUBSIDY LIMITS TO OUR NON PROFITS THAT ARE BUILDING HOUSING AS WELL AS INCREASING THE SUBSIDY LIMITS THAT WE CAN USE TO PRESERVE HOMES AND HELP HOME BUYERS BUY HOMES IS ALWAYS IN THE SHIP. WE HAVE ALSO HEARD

THROUGH OUR COMMUNITY INPUT PROCESS THAT WHEN WE DO HELP HOMEOWNERS, WE NEED TO LOOK AT AMOUNTS, ONE 20% AND BELOW WITH EMPHASIS ON BELOW THAT, SO THESE PROGRAMS ALL HELP HOME BUYERS AT 80% OF THE AREA MEDIAN INCOME OR BELOW.

CHAIR: THANK YOU. CAN YOU HELP ME EXPLAIN THE NEED TO HELP FAMILIES IN THE PROGRAM AT 80% AMI? THAT WOULD BE, FOR EXAMPLE, \$53,000 FOR A FAMILY OF THREE, AM I UNDERSTANDING CORRECTLY?

YES. EXACTLY. THAT IS THE HOMEOWNERS THAT ARE IN THAT INCOME LEVEL AND WHAT WE HAVE HAD THROUGH THE SHIP PROCESS IS LOOKING AT THAT ONE 20% OR BELOW SO THIS BRINGS US ALL THE WAY DOWN TO HOMEOWNERS AT 80%. SO THAT MEANS FOR A FAMILY OF FOUR, \$59,000.

CHAIR: THANK YOU. I WILL OPEN IT UP TO ANY QUESTIONS FROM MY COLLEAGUES. COUNCIL MEMBER COURAGE?

COURAGE: YES, THANK YOU. WHEN WE TALK ABOUT THE MAXIMUM SALES PRICE PER HUD, NOW, THAT'S BASED ON 80% AMI?

YES, IT IS. FOR FIRST TIME BUYERS.

COURAGE: NOW, WE'RE TALKING ABOUT INCREASING ASSISTANCE FROM \$15,000 TO \$30,000. WHAT IS THAT ASSISTANCE? WHAT DOES IT COVER?

IT COVERS DOWN PAYMENT, SO THEY CAN HAVE A DOWN PAYMENT FOR THE HOME AS WELL AS HELPS TOWARD CLOSING COSTS. RIGHT NOW, THAT'S ONLY \$15,000.

COURAGE: OKAY. WHAT'S THE USUAL DOWN PAYMENT?

10% OF A HOME.

COURAGE: DOESN'T FHA'S OWN FINANCING OFFER A MUCH LOWER DOWN PAYMENT? IT USED TO BE 3%. IS IT STILL 3%? OR HAS IT GONE UP?

I SEE NODS FROM OUR TEAM.

COURAGE: WHY AREN'T WE FINANCING THESE WITH FHA AND SAVING THE HOMEOWNER AND US INSTEAD OF DOING COMMERCIAL CONVENTIONAL FINANCING?

SO THESE ARE NOT ALL FHA. SOME OF THEM WILL BE, BUT THEY'RE NOT ALL FHA. SO A CLIENT STILL HAS TO GET A MORTGAGE. WE DON'T DIRECT THEM TO A PARTICULAR [ LAPSE IN AUDIO ] SOME OF THEM MAY BE FHA BUT IT'S WHOEVER THEIR LENDER IS THAT LENDS THEM THE MONEY. THE MORE ASSISTANCE WE CAN PROVIDE, IT MEANS THE LOWER THEIR MORTGAGE PAYMENT IN THE END, BECAUSE INSTEAD OF BORROWING, SAY THEY BUY A HOUSE FOR \$200,000, JUST USING VERY SIMPLE MATH. IF THEY HAVE 30K DOWN, THEIR MORTGAGE IS NOT GOING TO BE \$200,000. THEIR MORTGAGE IS GOING TO BE \$1,700 SO THEIR MONTHLY PAYMENT WILL NOT BE \$2,000, IT WILL BE \$1,700. THAT'S VERY SIMPLE MATH. \$1,700 IS WAY MORE AFFORDABLE THAN \$2,000 PER MONTH. THAT'S HOW WE CAN HELP A FAMILY.

COURAGE: OKAY. I AGREE WITH THAT BUT ALSO, IF YOU USE FHA LOANS, YOU GET A LOWER INTEREST RATE THAN IF YOU USE A CONVENTIONAL LOAN. THAT MEANS THE INTEREST RATE [ LAPSE IN AUDIO ] \$30,000 IS A LOT OF MONEY AND IT SEEMS TO ME HELPING CONVENTIONAL BANKS MAKE MORE MONEY THAN WE ARE HELPING THE PROPERTY OWNER AND HELPING OURSELVES. CAN'T WE SIMPLY SAY WE'LL HELP ANYBODY WHO USES FHA FINANCING? BUT IF YOU ARE GOING TO GO CONVENTIONAL YOU NEED TO HAVE YOUR OWN MONEY? REALLY, IT PUTS THE ONUS NOT NECESSARILY ON THE BUYER, UNLESS THEY CAN'T QUALIFY FOR FHA AND THEN I THINK IN THAT CIRCUMSTANCE, WE MIGHT BE ABLE TO WORK WITH THEM, BUT IF THEY ARE A VET OR IF THEY QUALIFY FOR FHA, IT SAVES THEM INTEREST, IT SAVES THEM COSTS BECAUSE THEY DON'T HAVE TO PAY PRIVATE MORTGAGE INSURANCE, AND IT SAVES US A LOT OF MONEY BECAUSE WE'RE NOT PUTTING IN \$15,000 TO \$30,000.

WHERE WE CAN ENCOURAGE THOSE FHA LOANS, WE DO THAT. BUT AGAIN, IT'S INDIVIDUAL, FIRST TIME HOME BUYER WHO MAY NOT HAVE THE OPPORTUNITY TO SAVE, YOU KNOW, SAY THEY'RE BUYING A HOUSE, I'M GOING TO USE SIMPLE MATH AGAIN, \$200,000. TYPICALLY, YOU DO PUT 10% DOWN SO THAT'S \$20,000. \$20,000 IS STILL MORE THAN OUR CURRENT LIMIT OF 15K. SO IT'S STILL A LOT MORE THAN

WHAT WE OFFER. SO IT DOESN'T MEAN WE ALWAYS PROVIDE \$30,000. WE STILL LOOK AT THE CIRCUMSTANCES OF THAT FAMILY. WE STILL LOOK AT THEIR MORTGAGE. BUT PEOPLE STILL HAVE TO QUALIFY FOR A MORTGAGE. ALL KINDS OF FACTORS GO INTO THAT, NOT JUST WHAT MORTGAGE THEY HAVE BUT WHAT THEIR CURRENT DEBT RATIOS ARE, WHAT THEIR CURRENT CREDIT IS, AND FOR A LOW INCOME FAMILY, IT IS MUCH HARDER TO QUALIFY FOR A MORTGAGE. WE'RE DEALING WITH FAMILIES AT 80% AMI. SO ANYONE WHO IS WILLING TO GIVE THEM A MORTGAGE AND BECOME A FIRST TIME HOME BUYER, BUILDS THAT EQUITY THAT A LOW INCOME FAMILY MAY NOT HAVE AN OPPORTUNITY TO HAVE.

COURAGE: I HEAR WHAT YOU'RE SAYING BUT I THINK YOU'RE JUST SUPPORTING THE CONVENTIONAL MORTGAGE MARKET BY DOING THIS. THERE'S NO REASON WHY WE CAN'T SAY IF YOU WANT CITY MONEY, YOU HAVE TO GET AN FHA LOAN IF YOU'RE ELIGIBLE, OR IF YOU ARE A VA LOAN IF YOU'RE ELIGIBLE. WE CAN PUT OUR OWN RECOMMENDATIONS ON HOW WE SPEND OUR MONEY TO SUPPORT PEOPLE BUYING HOMES. IT IS EVEN MORE DIFFICULT TO GET A CONVENTIONAL LOAN. THE RESTRICTIONS ON YOUR INCOME AND CREDIT HISTORY, EVEN MORE DIFFICULT ON A CONVENTIONAL LOAN. WHY ON EARTH WOULDN'T WE JUST SAY THIS WILL HELP PEOPLE WITH FHA HOMES, THEY ARE THE MOST AFFORDABLE, THE EASIEST TO QUALIFY.

I THINK IT'S ABOUT FLEXIBILITY. WHEN YOU ARE TRYING TO GO FOR THAT FIRST TIME HOME AND GET A MORTGAGE, HOWEVER WE CAN HELP IS THE FOCUS OF THE PROGRAM.

CHAIR: THANK YOU. WE HAVE MICHAEL HERE FROM CROSS TIMBER AND I WOULD LIKE TO SEE IF HE COULD HELP US UNDERSTAND THE QUESTION AT HAND AND JUST MAYBE FROM YOUR EXPERIENCE, SPEAK A LITTLE OF WHAT YOU'VE SEEN. PLEASE COME UP. THANK YOU.

THANK YOU, COUNCILWOMAN. MICHAEL TAYLOR WITH HABITAT FOR HUMANITY, SAN ANTONIO, AND ALSO CROSS TIMBER HOMES. THANK YOU FOR THE OPPORTUNITY. ON THE CROSS TIMBER SIDE, WE ACTUALLY WORK WITH BUYERS WHO DO HAVE TO GET FINANCING FROM A THIRD PARTY SO EITHER A BANK OR MORTGAGE BROKER. OF COURSE, ON THE HABITAT SIDE, HABITAT IS THE LENDER. BUT WITH OUR EXPERIENCE WITH CROSS TIMBER, I CAN SPEAK A LITTLE BIT TO

YOUR POINTS, COUNCILMAN COURAGE. YOU ARE RIGHT, IT IS MUCH MORE DIFFICULT TO GET A CONVENTIONAL LOAN AND BECAUSE OF THAT, CONVENTIONAL LOANS ARE ACTUALLY LESS EXPENSIVE. FHA LOANS ARE DESIGNED FOR BUYERS WITH LOWER CREDIT SCORES, LOWER AMOUNTS THEY CAN PUT DOWN, BUT BECAUSE OF THAT, THEY ARE MORE EXPENSIVE. GENERALLY, WHEN YOU ARE LENDING MONEY TO A RISKIER BUYER, IT'S GOING TO BE A MORE EXPENSIVE LOAN. SO THE INTEREST RATES ON FHA LOANS ARE ALWAYS HIGHER. IF YOU GO TO BANKRATE.COM OR A SITE LIKE THAT, IT WILL SHOW YOU THE INTEREST RATES FOR A CONVENTIONAL LOAN AND FHA, AND FHA IS ALWAYS HIGHER ON AVERAGE. BUT FHA LOANS ALSO HAVE MORTGAGE INSURANCE, SO MORTGAGE INSURANCE, INSURANCE IS GENERALLY A GOOD THING, YOU THINK ABOUT IT BEING A GOOD THING, BUT MORTGAGE INSURANCE IS ACTUALLY INSURANCE FOR THE LENDER. IT MAKES THEM WHOLE IN THE EVENT OF DEFAULT. SO WITH AN FHA BORROWER, THERE'S A HIGHER CHANCE THAT THEY WILL DEFAULT BECAUSE THEY ARE RISKIER IN GENERAL WITH LOWER CREDIT SCORE, LESS DOWN PAYMENT, SO THE BORROWER HAS TO PAY AN EXTRA AMOUNT PER MONTH, GENERALLY ABOUT \$100, FOR MORTGAGE INSURANCE. SO NOT ONLY ARE THEY PAYING A HIGHER INTEREST RATE, THEY ARE ALSO PAYING THIS MORTGAGE INSURANCE EVERY MONTH. SO THEIR MONTHLY PAYMENT IS GOING TO BE HIGHER THAN ON A CONVENTIONAL LOAN. AT CROSS TIMBER, WE ARE SERVING FAMILIES THAT ARE 70% TO 110% AMI IN GENERAL, AND FOR OUR BUYERS, WE ALWAYS TRY AND GET THEM TO GET A CONVENTIONAL LOAN, IF POSSIBLE, BECAUSE IT IS GOING TO BE LESS EXPENSIVE. MANY OF THEM DON'T HAVE THAT OPTION. SO THEY WILL GO FHA. AND IT IS A GOOD PROGRAM FOR SOMEONE WHO DOESN'T QUALIFY FOR CONVENTIONAL, BUT IT IS GOING TO BE MORE EXPENSIVE FOR THEM.

CHAIR: THANK YOU FOR SHARING THAT. COUNCIL MEMBER CASTILLO?

CASTILLO: I'M LOOKING AT THE HOME REHAB FUNDING. DO WE HAVE ANY ONGOING CONVERSATIONS WITH THE ARCHITECTURE DEPARTMENT TO MAYBE DRIVE DOWN COSTS OF THESE PROJECTS?

CHAIR: NOT AWARE THAT WE HAVE ONGOING CONVERSATIONS BUT WE CAN CERTAINLY REACH OUT TO THEM.

CASTILLO: THANK YOU.

CHAIR: THANK YOU. I WOULD AGREE WITH THAT. THANK YOU FOR BRINGING THAT UP. COUNCILWOMAN VIAGRAN?

VIAGRAN: THANK YOU. I LOOK FORWARD TO VOTING WITH THIS AT COUNCIL. DO I NEED TO MAKE A MOTION THAT WE MOVE IT FORWARD? I MAKE A MOTION WE MOVE THIS FORWARD TO THE FULL COUNCIL FOR NOVEMBER 18TH. I'M REALLY EXCITED ABOUT THE REHAB PROGRAM. ANYTHING WE CAN DO TO WORK WITH UTSA OR ANY OTHER OF THE UNIVERSITIES OR COLLEGES THAT ARE DOING CONSTRUCTION, I LOOK FORWARD TO SEEING THAT. I DO LOOK FORWARD TO INCREASING THIS. I KNOW THAT AS WE HAVE A SHORTAGE IN HOUSING, IT'S VERY IMPORTANT THAT FIRST TIME HOME BUYERS GET THAT FUNDING AND WHATEVER WE CAN DO TO HELP THEM GET INTO THESE HOMES IS GREATLY APPRECIATED. I LOOK FORWARD TO THEO MEADOWS AND ALL THE OTHER DEVELOPMENTS COMING UP IN DISTRICT 3. THANK YOU.

CHAIR: THANK YOU. WE HAVE A MOTION. IS THERE A SECOND? TO SEND THIS TO FULL COUNCIL?

I WILL SECOND IT.

CHAIR: PERFECT. IS THERE ANY FURTHER DISCUSSION? COUNCILMAN BRAVO, GO AHEAD.

BRAVO: I HAVE QUESTIONS WHEN IT COMES TO PRESERVING HOUSING. I SAW IN THE HOME REPAIR CATEGORY, THE RECOMMENDATION IS TO GO UP TO \$100,000 IN HOME REPAIRS AND YOU KNOW, FIRST THING THAT JUMPED INTO MY MIND IS WELL, HABITAT FOR HUMANITY CAN BUILD A BRAND NEW HOUSE FOR \$95,000, RIGHT? AT THE SAME TIME, I APPRECIATE THE FACT THAT WE WANT TO PRESERVE EXISTING HOUSING STOCK, AND I THINK BACK TO PRESENTATIONS THAT WE HAVE BEEN GIVEN BY PUBLIC WORKS LOOKING AT ALL THE DIFFERENT WAYS THAT THEY TRY TO IMPROVE ROADS, SO SOMETIMES THEY ARE GOING TO GO AND SPEND A LITTLE BIT JUST SEALING THE CRACKS. SOMETIMES THEY WILL DO A COMPLETE OVERLAY OF THE ROAD. SOMETIMES THEY WILL TEAR UP THE ROAD AND REBUILD AN ENTIRELY NEW ROAD. I'M WONDERING WHERE DO WE FALL IN THAT, BECAUSE I WOULD IMAGINE THAT ONCE SOMEBODY'S ROOF HAS PROBLEMS, THEN IT CAN



LEAD TO A LOT OF THE HOUSE GOING INTO DISREPAIR. I'M THINKING THAT WE COULD PROBABLY REPAIR 20 ROOFS, COMPLETELY REDO 20 ROOFS, FOR \$130,000. SO HOW MUCH ARE WE DOING, ARE WE PUTTING INTO WHAT WOULD BE THE EQUIVALENT OF THE CRACK SEALS AND PREVENTING HOUSES FROM GOING INTO DISREPAIR, YOU KNOW, WITH SMALLER SPENDS AS OPPOSED TO A FULL \$130,000 REMODEL?

WE DO HAVE A SEPARATE PROGRAM JUST FOR ROOF REPAIR. IF THAT'S ALL THE HOME NEEDS, WE HAVE UNDER ONE ROOF AND THIS YEAR, OUR GOAL IS 450 ROOFS. WE DO HAVE ABOUT \$5 MILLION, THAT'S OUTSIDE OF THIS HUD PROGRAM, TO DO JUST ROOFS ON HOMES AND THAT COULD BE REPAIRING A HOME AND THAT'S TO HELP MAKE IT MORE ENERGY EFFICIENT SO ALL THOSE TYPES OF THINGS GO THROUGH THAT PROGRAM. FOR THE POLICY UPDATES THAT WE ARE RECOMMENDING TODAY, IT'S TWO DIFFERENT PROGRAMS. THE OWNER OCCUPIED REHAB PROGRAM WHICH HAS A GOAL THIS YEAR OF DOING 80 PROJECTS, AND THEN THE MINOR REPAIR PROGRAM, IT'S A SEPARATE PROGRAM, WE HAVE A GOAL OF DOING 175 PROJECTS. SOME HOMES, TO PRESERVE THEM, JUST NEED SOME WINDOWS, MINOR THINGS TO THEM. FOR OUR OWNER OCCUPIED REHAB AND RECONSTRUCTION, WHICH IS THE 80 HOME GOAL THIS YEAR, THAT IS THE ONE PROGRAM THIS SPEAKS TO. THOSE ARE HOMES THAT NEED MUCH MORE EXTENSIVE EFFORT. FOR THE HOME YOU SEE IN THIS PICTURE RIGHT HERE, THAT IS IN DISTRICT 3, COUNCILMAN VIAGRAN'S DISTRICT, AND WE SPENT ABOUT \$120,000 TO MAKE REPAIRS TO THAT HOME. IT NEEDED NEW ELECTRICAL, PLUMBING, COMPLETELY INSULATED, BRAND NEW KITCHEN, THEY GOT A RESTROOM, THEY GOT HVAC, THEY HAD NO CENTRAL HVAC. THEY HAD TO INSTALL ALL THAT. THEY GOT A WHOLE NEW ROOF. THE FRONT PORCH IS BRAND NEW. SOMETIMES HOMES NEED TO PRESERVE THEM AND THAT HOME WAS BUILT IN 1920. SO SOME OF OUR HOMES ARE HISTORIC. THEY DO REQUIRE QUITE A BIT UNDER THE REHAB PROGRAM. FOR HOMES THAT ARE TOO FAR GONE, WE DO ACTUALLY DO A WHOLE RECONSTRUCTION. SO IT'S A BALANCE BUT WE DO HAVE OTHER PROGRAMS OUTSIDE OF THIS ONE THAT DO MORE SIMPLER MINOR REPAIRS OR JUST ROOFS.

BRAVO: I GET THAT IT'S A BALANCE. I GET THAT WE HAVE DIFFERENT PROGRAMS BUT HOW DO WE PRIORITIZE? YOU KNOW, WHERE WE ARE INVESTING MORE? IS THERE SOME WAY IN WHICH WE ARE BEING STRATEGIC ABOUT WHERE WE INVEST?

HOUSTON: THAT REALLY COMES FROM COUNCIL. THIS COUNCIL FOUGHT HARD TO GET MORE MONEY IN MINOR REPAIR AND UNDER ONE ROOF PROGRAMS DURING THIS BUDGET SEASON. WE REALLY HEAR FROM YOU ALL, THEN IT'S AN APPLICATION PROCESS. SO IT'S NOT THAT WE ARE PICKING. IT'S PEOPLE ARE APPLYING FOR THESE PROJECTS OR WE HEAR FROM OUR COUNCIL MEMBERS THAT THEY HAVE CONSTITUENTS THAT ARE LIVING IN SUBPAR LIVING CONDITIONS SO WE WORK WITH THEM TO APPLY FOR THE PROGRAM. I WANT TO ADDRESS SOMETHING YOU SAID ABOUT IT COSTS \$95,000 TO DO A HABITAT HOME. WE ARE DOING \$130,000. THIS IS NOT JUST ABOUT PRESERVING THE HOME FOR THE FAMILY. IT'S ABOUT PRESERVING THE NEIGHBORHOOD. IF WE DO NOT SPEND THAT 130 ON THAT HOME, AND WE PUT THEM, SAY WE PUT THEM IN A BRAND NEW HOME, SOMEONE HAS TO SPEND 130 ON THAT HOME AND IF IT'S NOT THE FAMILY, BECAUSE THEY CAN'T AFFORD IT, IT'S GOING TO BE PRIVATE SECTOR, PRIVATE DEVELOPER, NEW FAMILY, AND THAT COULD COMPROMISE THE NEIGHBORHOOD. WE HEAR A LOT ABOUT PRESERVING NEIGHBORHOODS, PROTECTING FROM GENTRIFICATION. THIS IS A TOOL TO HELP WITH THAT.

CHAIR: THANK YOU. THERE'S A MOTION TO MOVE THIS FORWARD TO COUNCIL, FULL COUNCIL CONSIDERATION, AND THERE'S A SECOND. LET'S TAKE A VOTE. EVERYONE IN FAVOR? ANY AGAINST? OKAY. NO ABSTENTION. MOTION CARRIES. THANK YOU SO MUCH FOR THE PRESENTATION. WE WILL MOVE ON NOW TO THE NEXT ITEM WHICH IS ITEM NUMBER 4, AN ACTION ON THE FISCAL YEAR 2022 COMMUNITY HOUSING DEVELOPMENT ORGANIZATION FUNDING. THIS IS ALSO BY VERONICA.

THANK YOU. THIS ITEM IS TO RECOMMEND FUNDING FOR OUR CHDO PARTNERS I WILL TAKE THIS MOMENT TO RECOGNIZE MANY THAT ARE IN THE ROOM TODAY. WE HAVE REPRESENTATIVES FROM HABITAT FOR HUMANITY, NATALIE GRIFFITH, THE PRESENT CEO, MICHAEL TAYLOR, AND WE HEARD EARLIER FROM BRAD. WE DO HAVE MANY OF OUR PARTNERS IN THE ROOM TODAY THIS FUNDING WILL IMPACT. OUR CITY THIS YEAR MADE AVAILABLE \$275,000 WITH OUR 2022 ACTION PLAN WHICH WAS APPROVED BY COUNCIL MEMBERS THIS PAST AUGUST. OUR NON PROFIT CHDO PARTNERS ARE VERY IMPORTANT BECAUSE AS WE HAVE MENTIONED IN PREVIOUS PRESENTATIONS, CITY STAFF DO NOT BUILD AFFORDABLE HOMES. WE RELY ON ALL OUR NON PROFIT PARTNERS TO ACTUALLY DELIVER THOSE AFFORDABLE HOMES TO OUR COMMUNITY. SO THIS ITEM DOES HELP US PROVIDE

FUNDING TO THEM, IT HELPS US GROW THEIR CAPACITY AND HELPS THEM DO THE WORK THEY DO WHICH IMPACTS EVERYTHING THAT WE DO. WITH THESE FUNDS, THEY CAN USE THEM FOR OPERATING DOLLARS AND THE ONLY EXPECTATIONS THEY WILL BE USED WITHIN 24 MONTHS OF AWARD. THESE DOLLARS CAN BE USED TO HELP WITH SALARIES, TRAINING PROGRAMS, RENT, MATERIALS, ANYTHING THEY NEED TO HELP THEIR NON PROFIT FUNCTION. THE TIMELINE FOR THIS FUNDING RELEASED AN RFP BACK IN AUGUST AND PROPOSALS WERE OUT FOR ABOUT 30 DAYS. OUR EVALUATION COMMITTEE MET IN OCTOBER AND ASSESSED EACH PROPOSAL BASED ON EXPERIENCE, CAPACITY AND THEIR ABILITY TO DELIVER AFFORDABLE HOUSING. WE DID RECEIVE FOUR APPLICATION WITH FUNDING REQUESTS TOTTALLING OVER \$371,000 AND IF APPROVED TODAY, WE WILL GO BEFORE CITY COUNCIL ON DECEMBER 2ND TO AWARD THESE FUNDS TO THE NON PROFITS. THE COMMITTEE REVIEWED TWO DIFFERENT CATEGORIES WHICH EACH HAD SUB CATEGORIES. NON PROFITS WERE RANKED BASED ON THEIR EXPERIENCE, WHICH WAS UP TO 50 POINTS AND THE PROPOSED PLAN WHICH WAS ALSO UP TO 50 POINTS. WE DID TAKE EQUITY INTO CONSIDERATION WHEN EVALUATING THE PROPOSALS AND WE LOOKED AND UTILIZED THE CITY'S ATLAS MATRIX AS WELL AS THE IDENTIFICATION OF EACH PROJECT SO IN ORDER TO BE CONSIDERED FOR FUNDING, EACH NON PROFIT HAD TO STATE WHICH AFFORDABLE HOUSING DEVELOPMENT THEY WERE WORKING ON OR WOULD BE WORKING ON, SHOULD THEY RECEIVE THE FUNDING. SO WE LOOKED AT WHERE THOSE PROJECTS WERE PROPOSED. FOR SINGLE FAMILY DEVELOPMENTS, WE PROVIDED PRIORITY POINTS TO ANY PROJECT THAT WAS IN A HISTORICALLY RED LINED AREA AND FOR OUR MULTI FAMILY PROJECTS, WE PROVIDED PRIORITY POINTS TO ANY DEVELOPMENT THAT WAS INCLUDING UNITS AT 30% OF THE AREA MEDIAN INCOME OR BELOW. THE FOUR ENTITIES THAT APPLIED WERE ON THE LIST TODAY. HABITAT FOR HUMANITY, NEIGHBORHOOD HOUSING SERVICES OF SAN ANTONIO, CASAS RESIDENT PANEL PROSPERA. PROSPERA RANKED THE HIGHEST SO THEY ARE RECOMMENDED FOR THEIR FULL AWARD. THE OTHER THREE ENTITIES TIED FOR SECOND PLACE. THE EVALUATION COMMITTEE IS RECOMMENDING FUNDING FOR HABITAT IN THE AMOUNT OF \$85,000. NEIGHBORHOOD HOUSING SERVICES FOR \$66,000. AND THE COUNCIL FOR \$50,000. PROSPERA IS RECOMMENDED FOR THE FULL \$74,000. FOR MOST OF THESE ORGANIZATIONS, THIS FUNDING IS AT A HIGHER LEVEL THAN WHAT THEY WOULD HAVE RECEIVED LAST YEAR. IF YOU HAVE ANY QUESTIONS, I'M HAPPY TO ANSWER THEM. I WILL SAY THAT WE HAVE SHARED THESE PROPOSED FUNDING AMOUNTS WITH EACH OF THE NON PROFITS AND THERE IS A BLACKOUT PERIOD SO

THEY ARE NOT ALL ABLE TO COME TODAY AND THANK YOU IN PERSON, BUT I WILL PASS ON THEIR SINCERE APPRECIATION FOR THE ANNUAL FUNDING THAT OUR CITY PROVIDES THEM. IT DOES HELP THEM DELIVER THE WORK THEY NEED TO DO.

CHAIR: THANK YOU SO MUCH. SO HOW MANY TOTAL DID YOU MENTION APPLIED? YOU MENTIONED TWO TIED?

ALL FOUR OF THEM APPLIED AND PROSPERA RANKED THE HIGHEST. HABITAT

CHAIR: THANK YOU. I HAVE THE CHART HERE. THANK YOU. WHAT ARE THE AMI LEVELS FOR THESE DEVELOPMENTS?

FOR HABITAT, THEY SERVE HOMEOWNERS AT 80% OF THE AREA INCOME OR BELOW. YOU MET MICHAEL TAYLOR. HE IS AFFILIATED WITH THEIR OTHER ENTITY WHICH IS CROSS TIMBER. THEY SERVE HOMEOWNERS FROM 70% TO 110% AMI. NEIGHBORHOOD HOUSING SERVICES SERVES POPULATIONS AT 120% AMI OR BELOW. THEY HAVE LOWERED THEIR TARGET AUDIENCE BASED ON THE FUNDING SO SOMETIMES WE CAN PROVIDE GAP FUNDING OR ADDITIONAL FUNDS, THEN THEY WILL TARGET FAMILIES AT A LOWER AMI DEPENDING ON THE PROJECT. OUR CASOS BUILD SINGLE FAMILY HOMES AND PROSPERA WAS OUR ONE MULTI FAMILY PARTNER THAT APPLIED AND THEY SERVE THOSE AT 80% OF THE AREA MEDIAN AND BELOW BUT THEY DO ALSO FOCUS ON INCLUDING FAMILIES ALL THE WAY DOWN TO 30% WHEN IT'S POSSIBLE.

CHAIR: ARE THESE PROJECTS ALREADY MEETING RECOMMENDATIONS PRESENTED BY THE SHIP?

YES. YES, THEY ARE. THEY DID, PROSPERA'S PROJECT INCLUDED SOME FAMILIES AT 30% WHICH IS OF COURSE GREATLY NEEDED, HABITAT WORKS WITH FIRST TIME HOME BUYERS, THEY ARE SERVING SOME OF THE HIGHEST NEED HOMEOWNERS IN OUR COMMUNITY AND THE OTHER ENTITIES ALSO DEMONSTRATED THEY ARE MEETING HELPING US PRESERVE AND PRODUCE NEW AFFORDABLE UNITS WHICH IS ONLINE WITH THE SHIP.

CHAIR: MY FINAL QUESTION IS WHAT ADDITIONAL REGULATIONS DO WE HAVE IN SCORING THESE PROJECTS THAT IS NOT ALREADY INCLUDED IN HUD

REQUIREMENTS?

THAT'S NOT IN HUD REQUIREMENTS? HUD DOESN'T REQUIRE US TO LOOK, TO RATE LOCATION OF THE PROJECT OR TAKE INTO CONSIDERATION EQUITY SO THAT WAS OUR STAFF RECOMMENDATION.

CHAIR: WONDERFUL. THANK YOU. I WILL TURN IT OVER TO COUNCILMAN VIAGRAN FIRST.

VIAGRAN: I'M FAMILIAR WITH THESE APPLICANTS AND I'M EXCITED ABOUT THE WORK THEY DO. THEY HAVE DONE SOME GREAT WORK IN DISTRICT 3. SO I MAKE A MOTION TO MOVE THIS FORWARD TO THE FULL COUNCIL ON NOVEMBER 18TH.

CHAIR: WONDERFUL. THERE'S A MOTION. IS THERE A SECOND?

COURAGE: SECOND.

CHAIR: IS THERE ANY FURTHER DISCUSSION? COUNCILWOMAN CASTILLO?

CASTILLO: I'M PLEASED TO SEE OUR CASOS ON THE LIST. THEY HAVE A GREAT HISTORY OF ENGAGING THE SURROUNDING NEIGHBORHOODS WITH THEIR PROJECT. CAN ARPA DOLLARS BE USED TO ADDRESS THE SHORTFALL THAT MANY NON PROFITS ARE SEEING?

ARPA DOLLARS ARE TYPICALLY USED TO IMPACT THOSE THAT ARE ADDRESSED BY COVID RELATED ISSUES. WE WOULD HAVE TO LOOK TO SEE IF THERE WERE LOSSES, SO WE CAN LOOK INTO THAT AND WE CAN ADDRESS IT BEFORE NEXT WEEK.

CASTILLO: THANK YOU.

CHAIR: WE HAVE A MOTION AND A SECOND ON THE TABLE. LET'S GO AHEAD AND TAKE A VOTE. SEEING NO FURTHER DISCUSSION. ALL IN FAVOR, SAY AYE. ANY OPPOSED? ANY ABSTENTIONS? LOOKS LIKE THE MOTION CARRIES TO MOVE THIS INTO COUNCIL. THANK YOU. LAST BUT NOT LEAST, IT'S BRIEFING AND POSSIBLE ACTION ON THE SA TOMORROW SUSTAINABILITY PLAN. WE HAVE DOUG MELNICK PRESENTING THIS MORNING.

GOOD MORNING. THANK YOU, MADAM CHAIR AND COMMITTEE MEMBERS. I WILL TRY TO BE BRIEF. I KNOW WE ARE GETTING TO THE LUNCH HOUR. I JUST WANT TO PROVIDE YOU AN OVERVIEW OF THE SA TOMORROW SUSTAINABILITY PLAN, LITTLE BIT OF HISTORY AND REALLY, HOW IT FITS INTO THE CLIMATE WORK THAT WE ARE DOING. THIS IS THE SECOND OF THREE PRESENTATIONS YOU WILL GET, TRANSPORTATION WILL BE NEXT. SO WHAT IS A SUSTAINABILITY PLAN? FOR MORE CONTEXT, WHEN I GOT HERE IN 2014, THE FIRST THING I WANTED TO DO WAS FIND OUT WHAT'S THE STATE OF SUSTAINABILITY PLANNING. THE CITY'S FIRST TRUE SUSTAINABILITY PLAN WAS MISSION VERIDAE AND IT WAS APPROVED IN 2009 BUT IT NEVER REALLY STUCK. IT WAS TOUGH TO FIND. [ LAPSE IN AUDIO ] IT DID BRING A LOT OF INVESTMENT PARTICULARLY AROUND THE PRODUCTION OF SOLAR LOCALLY. IT WAS REALLY ABOUT DRIVING THE LOCAL RENEWABLE ENERGY ECONOMY. SO A LOT OF GOOD CAME OUT OF IT BUT IT REALLY NEEDED TO BE REFRESHED, SO I MET WITH THE MAYOR THEN, DIFFERENT COUNCIL MEMBERS. WHAT WE REALLY NEEDED WAS A CLIMATE PLAN. THAT WAS THE EMERGING PRACTICE AROUND THE COUNTRY. WE WEREN'T QUITE THERE YET. SO HOW DID I GET ALL THE WAY OVER THERE? I'M SORRY. THERE WE GO. SO WE DESIGNED THE SUSTAINABILITY PLAN TO SORT OF BE LIKE A CLIMATE PLAN LIGHT. IT WASN'T A CLIMATE PLAN BUT IT HAD A LOT OF THE ELEMENTS. OH, MY GOSH. OKAY. I'M NOT TOUCHING IT. SO BASICALLY, THE PLAN WAS ADOPTED IN AUGUST 11, 2016 AND IT'S REALLY LOOKING ABOUT THAT GROWTH. WHEN YOU'RE LOOKING AT A MILLION PEOPLE BY 2040, THERE'S A LOT OF IMPLICATIONS. MORE CARS. MORE DEMANDS FOR WATER AND NATURAL RESOURCES. THIS PLAN BEGAN LEADING US DOWN THAT ROAD TO FIGURE OUT HOW DO WE MAKE SURE WE TAKE ACTIONS TO MITIGATE THOSE IMPACTS AS WELL AS PREPARE FOR THEM. SO THESE ARE THE FOCUS AREAS IN THE PLAN. ONE OF THE THINGS, I HAVE A SLIDE IN A FEW MINUTES THAT TALKS ABOUT THE CLIMATE PLAN. A LOT OF THE SIMILAR CATEGORIES. ONE OF THE THINGS THAT WE REALLY WANTED TO MAKE SURE THAT WE BEGAN WORKING ON OUR CLIMATE WORK, THAT WE WEREN'T JUST DISCARDING ALL OF THIS WORK. IT WAS FOCUSED ON ENERGY, FOOD SYSTEMS, PUBLIC HEALTH, NATURAL RESOURCES, LAND USE, TRANSPORTATION, SOLID WASTE RESOURCES AND GREEN BUILDINGS AND INFRASTRUCTURE. ONE THING THAT'S A LITTLE DIFFERENT ABOUT THIS PLAN, WE REALLY WANTED TO LEVERAGE ALL THE DIFFERENT CO BENEFITS WITH STRATEGIES. JUST BECAUSE WE HAVE A STRATEGY THAT'S FOCUSING ON BUILDINGS, IT MAY TICK OTHER BOXES SO WE IDENTIFIED THESE VARIOUS CROSS CUTTING THEMES WE ASSESSED ALL OF OUR

STRATEGIES. YOU WILL SEE THE MIDDLE, YOU HAVE EQUITY. I DON'T KNOW IF THAT WAS THE FIRST TIME WE REALLY STARTED TRYING TO FOCUS EQUITY, AN EQUITY CONVERSATION WITHIN THE ORGANIZATION, BUT DEFINITELY IT WAS TRYING TO HIGHLIGHT THERE'S EQUITY ISSUES AND WE NEED TO FOCUS ON THEM. YOU WILL SEE THE BOTTOM CHART, BASICALLY THAT'S FROM THE COMPREHENSIVE PLAN SO I THINK ONE OF THE SUCCESSES WAS BRIDGETTE AND HER TEAM TOOK SOME OF THESE SUSTAINABILITY THEMES AND PRIORITIES AND INTEGRATED IT INTO HER FINAL COMPREHENSIVE PLAN. I THINK THERE'S A GOOD INTEGRATION THERE. THE OTHER THING WHEN I MENTIONED ABOUT BEING A CLIMATE PLAN LIGHT, THESE ARE SOME OF THE THINGS THAT WE DEVELOPED IN THE PLAN, CLIMATE TRENDS AND SAN ANTONIO REPORT THAT WAS CONDUCTED BY DR. KATHERINE HEJHO. WHAT HAS BEEN GOING ON AND IT DID SHOW IT WAS GETTING HOTTER, GETTING DRIER, AND WE WERE SEEING MORE SEVERE PRECIPITATION. WE HAD OUR FIRST GREENHOUSE GAS INVENTORY FOR THE COMMUNITY MUNICIPAL OPERATIONS AND WE CONDUCTED A BRIEF CLIMATE VULNERABILITY ASSESSMENT. BASED UPON THOSE CLIMATE PROJECTIONS, WHAT ARE THOSE THREATS TO OUR ORGANIZATION AND THE COMMUNITY. SO NOW I'M GOING TO SHIFT JUST INTO SA CLIMATE READY AND TALK A LITTLE ABOUT HOW WE GOT THERE. SO BACK IN 2015, THAT WAS THE SIGNING OF THE PARIS CLIMATE AGREEMENT. YOU SEE SA TOMORROW SUSTAINABILITY PLAN WAS ADOPTED AUGUST 11TH, 2016 AND LESS THAN A YEAR LATER, COUNCIL PASSED A RESOLUTION IN SUPPORT OF THE PARIS CLIMATE AGREEMENT DIRECTING STAFF TO CREATE A CLIMATE PLAN. SO WE WERE AT A POINT WHERE WHAT DO WE DO WITH THE SUSTAINABILITY PLAN, BECAUSE THE SUSTAINABILITY PLAN IS A LITTLE BIT DIFFERENT THAN A CLIMATE PLAN. THE CLIMATE PLAN HAS A LOT MORE DETAILED INFORMATION. BASICALLY, WE INTEGRATED IT. WE LOOKED AT ALL THE STRATEGIES AND WANTED TO MAKE SURE WE WERE CAPTURING THAT AND CARRYING IT FORWARD INTO THE CLIMATE PLAN. THIS IS A REALLY SMALL SLIDE BUT BASICALLY, YOU CAN SEE IF YOU REMEMBER THE CLIMATE PLAN HAS TWO COMPONENTS. HOW DO WE REDUCE EMISSIONS AND THE OTHER SIDE IS HOW DO WE PREPARE OUR INFRASTRUCTURE AND OUR COMMUNITY. YOU CAN SEE, IF YOU REMEMBER THE SUSTAINABILITY PLAN WAS LOOKING AT BUILDINGS AND NATURAL RESOURCES AND TRANSPORTATION. THOSE HAVE ALL CARRIED FORWARD INTO THE CLIMATE PLAN. I THINK WHAT THE CLIMATE PLAN BRINGS IS A VERY CLEAR METRIC AROUND GREENHOUSE GASES THAT WE TRACK AND IT HAS VERY SPECIFIC TARGET REDUCTIONS WHICH THE SUSTAINABILITY PLAN DIDN'T HAVE. THE SUSTAINABILITY PLAN HAD A GREENHOUSE GAS INVENTORY

BUT IT DOESN'T SAY WHAT IS OUR TARGET TO REDUCE IT. THAT'S WHERE THE CLIMATE PLAN PICKS UP. YOU CAN ALSO SEE THAT WE WORKED WITH A PROFESSOR FROM UTSA TO DO SOME ACTUAL DOWN SCALED CLIMATE PROJECTIONS FOR SAN ANTONIO WHICH ARE CONSISTENT WITH SOME OF THE NATIONAL TRENDS. WE UPDATED OUR GREENHOUSE GAS INVENTORY FOR THE COMMUNITY AND MUNICIPAL ORGANIZATION AND WE ACTUALLY UPDATED OUR VULNERABILITY ASSESSMENT LOOKING AT CLIMATE. SO I SEE THIS AS A GROWTH, OUTGROWTH OF THE SUSTAINABILITY PLAN AND A CONTINUATION. HERE ARE JUST SOME OF THE CLIMATE PROJECTIONS AS I MENTIONED. YOU WILL SEE TWO PATHWAYS, LOW EMISSIONS AND HIGH EMISSIONS PATHWAY. LOTS OF CONVERSATIONS AROUND GLASGOW AND WE ARE TRENDING TOWARD THE HIGH EMISSIONS SCENARIO. ARE WE AS A GLOBAL COMMUNITY REDUCING OUR EMISSIONS FAST ENOUGH. YOU CAN SEE IT'S GOING TO GET MUCH HOTTER, IT'S NOT GOING TO COOL OFF AT NIGHT. YOU CAN SEE IT GETS DRIER BUT WHEN WE DO EXPERIENCE EVENTS, THEY ARE MORE SEVERE. THE ONE THING THAT'S INTERESTING, IF YOU LOOK AT OUR CLIMATE VULNERABILITY ASSESSMENT, NOBODY TALKS ABOUT COLD. THAT WAS NOT ON ANYONE'S RADAR, BUT THAT'S THE CHALLENGE WITH CLIMATE IS WE DON'T KNOW NECESSARILY WHAT COULD BE NEXT. SO NOW WE DO KNOW THAT CLIMATE IS DISRUPTING JET STREAMS, SO THAT IS A THREAT. I THINK CONTINUING TO EVALUATE SCIENCE AND MAKE SURE THAT WE'RE RESPONDING TO WHAT THOSE IMPACTS ARE. I JUST WANT TO TALK REALLY BRIEFLY ABOUT CLIMATE EQUITY. THAT'S THE KEY WHEN WE START TALKING ABOUT CLIMATE CHANGE. WE KNOW THOSE WHO ARE ON THE FRONT LINE, THOSE WHO ARE GOING TO BE EXPERIENCING THE MOST IMPACTS REALLY CONTRIBUTE THE LEAST TO THOSE IMPACTS, BUT THEY ARE GOING TO GET THOSE IMPACTS THE HARDEST. YOU CAN SEE THERE'S LOTS OF RISK FACTORS, PUBLIC HEALTH IMPACTS, IMPACTS ON UTILITY COSTS, IMPACTS NOT HAVING THE PROPER INFRASTRUCTURE IN THEIR COMMUNITY, ACCESS TO FOOD ARE ISSUES, ALL OF THAT WILL BE EXACERBATED DUE TO CLIMATE CHANGE. YOU CAN SEE THE COMMUNITIES OF COLOR, LOW INCOME POPULATIONS, SENIORS AND PEOPLE WITH DISABILITIES ARE PART OF THOSE COMMUNITIES THAT WE REALLY NEED TO MAKE SURE WE ARE TALKING TO AND RESPONDING TO. THEN HERE'S JUST SOME BASIC ILLUSTRATION OF WHAT WE HAVE BEEN LOOKING AT, SOME MAPPING SHOWING OUR MOST VULNERABLE POPULATIONS ON THE BOTTOM LEFT BASED UPON SOCIAL VULNERABILITY INDEX. YOU OVERLAY THE HOTTEST PARTS OF THE CITY REGARDING URBAN HEAT ISLAND AND THEN THE AREAS WITH THE LOWEST TREE CANOPY, THEY OVERLAP. THIS DATA



NEEDS TO DRIVE OUR ACTION. WHERE ARE WE GOING TO MAKE INVESTMENTS TO ENSURE THAT WE ARE IMPROVING THE ADAPTIVE CAPACITY IN THOSE NEIGHBORHOODS. THE OTHER THING THAT THE TOOL THAT THE CLIMATE PLAN HAS IS A SCREENING TOOL AND BASICALLY THE INTENT IS BEFORE WE BRING ANY POLICY OR PLAN OR PROJECT TO THE COMMUNITY OR TO THE COUNCIL, WE NEED TO ASK KEY QUESTIONS. THIS TOOL IS BEING COMPLETELY REVAMPED. IT IS WAY TOO LONG. IT IS NOT USABLE. SO WE HAVE AN ADVISORY COMMITTEE THAT HAS A CLIMATE EQUITY ADVISORY COMMITTEE CREATED A SUBCOMMITTEE THAT'S JUST TACKLING THIS AND LOOKING AT ALL THE BEST PRACTICES. WHAT'S INTERESTING, I PUT A NOTE OUT TO OUR NORTH AMERICAN NETWORK OF PEER CITIES THAT WE WORK WITH SAYING IS ANYBODY WORKING ON SOMETHING LIKE THIS. THERE'S ABOUT 10 CITIES WE JUST STARTED TALKING AND EVERYONE'S IN THE SAME BOAT. I THINK EVERYONE LOOKS AT PORTLAND, OREGON DID THIS, THEN SEATTLE DID A LITTLE BIT OF THIS, BUT WE ARE ALL TRYING TO FIGURE OUT HOW DO YOU ACTUALLY DO THIS. SO I THINK WE ARE JUST TRYING TO LEARN FROM EACH OTHER. THIS IS GOING TO BE KEY BECAUSE WE DO HAVE SOME POLICIES AND PROGRAMS THAT WE ARE STARTING TO WORK ON AND WE NEED TO MAKE SURE WE ARE ASKING THE QUESTIONS. THE OTHER KEY THING WITH THIS IS IT'S NOT, IN MY OPINION, TALKING TO OUR SUBCOMMITTEE, IT'S NOT JUST ABOUT THE CITY ANSWERING THESE QUESTIONS. WE NEED TO MAKE SURE WE ARE ASKING THE COMMUNITY TO ANSWER THESE QUESTIONS FOR US AND PROVIDE US THE FEEDBACK BECAUSE WE MAY HAVE A DIFFERENT PERSPECTIVE ON POTENTIAL IMPACTS THAN PARTICULAR COMMUNITY MEMBERS MIGHT. THEN SOME OTHER EQUITY WORK WE HAVE BEEN DOING. YOU MAY ALL REMEMBER ABOUT A YEAR, IS IT A YEAR AGO? CITY COUNCIL APPROVED A CONTRACT WITH TEXAS CREATIVE TO BEGIN DEVELOPING A COMMUNICATIONS PROGRAM AROUND CLIMATE CHANGE. THIS WHOLE YEAR HAS BASICALLY BEEN DOING OUTREACH. ONE OF THE THINGS THAT'S COUNCIL APPROVED IS A SET ASIDE STARTING WITH 20% COMMITMENTS TO FUND NON PROFIT GRASSROOTS ORGANIZATIONS TO WORK WITH TEXAS CREATIVE TO ACTUALLY DO ON THE GROUND ENGAGEMENT. YOU CAN SEE THAT THEY ARE WORKING WITH DISABILITY SA, MARTINA STREET WOMEN'S CENTER AND THEY ARE ACTUALLY OUT ON BASICALLY THE STREET ASKING QUESTIONS AND GIVING US FEEDBACK, SO THAT'S ALL GOING TO BE FOLDED INTO THE COMMUNICATIONS AND ENGAGEMENT STRATEGY. YOU WILL ALSO SEE WE HAVE THE HEALTH COLLABORATIVE LISTED. WE JUST ENTERED INTO A SMALL AGREEMENT WITH THEM ABOUT A COUPLE MONTHS AGO TO FOCUS ON ENGAGING WITH HEALTH

PROFESSIONALS AROUND CLIMATE AND WHAT'S REALLY EXCITING IS THEY WILL BE WORKING TO HELP US IDENTIFY SPECIFIC CLIMATE METRICS THAT WE SHOULD BE TRACKING FOR SAN ANTONIO. WHETHER IT'S DIFFERENT PUBLIC HEALTH OUTCOMES OR FOOD ACCESS, BUT THAT'S THE ONE THING WE DON'T HAVE. HOW DO WE MEASURE CLIMATE EQUITY AND HOW DO WE TRACK IT AND KNOW WHETHER OR NOT WE ARE ADDRESSING IT. THEN FINALLY, THIS IS OUR SECOND YEAR OF CONTRACTING WITH AN ORGANIZATION CALLED ECO RISE THAT ESTABLISHED A MAYOR'S USE COUNCIL FOR CLIMATE INITIATIVES AND IT'S BEEN WILDLY SUCCESSFUL. I BELIEVE AT THIS POINT, THIS NEW COHORT, EVERY COUNCIL DISTRICT HAS AT LEAST TWO REPRESENTATIVES. THESE ARE SOME OF THE SMARTEST KIDS THAT I HAVE EVER MET AND THEY ARE REALLY INTERESTED IN ENGAGING ON THIS. I THINK ONE OF THE THINGS WE ARE REALLY GOING TO WANT TO DO IS MAKE SURE THAT THEY ARE CONTACTING COUNCIL OFFICES AND GETTING ENGAGED AND LETTING YOU ALL KNOW THEIR THOUGHTS. SO I JUST WANT TO TOUCH REALLY QUICKLY BEFORE WRAPPING UP, THE CLIMATE PLAN CALLED FOR THE CREATION OF SOME IMPLEMENTATION MECHANISMS. YOU WILL SEE THE TECHNICAL COMMUNITY ADVISORY COMMITTEE AND CLIMATE EQUITY COMMITTEE. THOSE ARE THE COMMUNITY EXPERTS, INSTITUTIONS, RESIDENTS, BUSINESS COMMUNITY MEMBERS. [ LAPSE IN AUDIO ] TO BASICALLY HELP PROVIDE US GUIDANCE AND HELP US PRIORITIZE HOW WE MOVE FORWARD. THE CLIMATE EQUITY COMMITTEE [ LAPSE IN AUDIO ] IMPLEMENTING THESE THINGS AND YOU WILL SEE ON THE RIGHT THERE'S TWO INTERNAL FACING TEAMS THAT HAVE BEEN CREATED WITHIN COSA, AN EXECUTIVE TEAM FOCUSED ON IMPLEMENTING THE CLIMATE PLAN AS WELL AS A SERIES OF DELIVERY TEAMS. FOR INSTANCE, ONE OF THE THINGS THAT WE'LL BE WORKING ON OVER THE NEXT FEW MONTHS IS A RENEWABLE PROCUREMENTS FOR COSA. WE HAVE A TEAM SET UP FOR THAT. SO THE GOAL FOR THESE DELIVERY TEAMS IS TO CREATE AN INTERDEPARTMENTAL COORDINATED PROCESS. INSTEAD OF US TRYING TO REACH OUT TO EVERY DEPARTMENT INDIVIDUALLY TO HAVE A CONVERSATION ON SOLAR, WE ARE DOING IT TOGETHER. WE ALSO WORKED ON AS AN INTERDEPARTMENTAL TEAM AROUND DEVELOPING A NEW GREEN FLEET POLICY WE HOPE TO BRING TO THE COUNCIL IN THE NEXT TWO WEEKS. WE ARE JUST HOPING THAT SYNERGY WILL IMPROVE EFFICIENCY IN TERMS OF DELIVERING THIS PLAN. HERE FINALLY IS JUST SOME OF THE THINGS WE ARE WORKING ON FOR THIS COMING YEAR. BOND IS SORT OF, OUR COMMITTEE IS REALLY INTERESTED HOW THE BOND COULD POTENTIALLY REALLY MAKE SURE WE ARE HIGHLIGHTING ALL THE BENEFIT THAT'S COMING OUT OF IT AS

WE IMPROVE MOBILITY OPTIONS AS WE CREATE PARKS, AS WE CREATE NEW BUILDINGS, MAKING SURE THEY'RE AS GREEN AS POSSIBLE AND MAKE SURE WE ARE HIGHLIGHTING THE BENEFIT OF THOSE PROJECTS. WE ARE TAKING [ LAPSE IN AUDIO ] AT BUILDING RELATED CODES, WHAT IN THERE ARE GOOD OPPORTUNITIES TO STRENGTHEN AND REALLY MAKE SURE THAT WE ARE MOVING THE CLIMATE PLAN FORWARD. AND THEN THE LATEST ONE, THE LAST ONE I WILL MENTION ON THE LEFT IS FEDERAL FUNDING OPPORTUNITIES WITH THIS NEW INFRASTRUCTURE BILL THAT PASSED. THERE'S MONEY IN THERE THAT'S DIRECTLY GOING TO HOPEFULLY BENEFIT US. WHETHER IT'S SUPPORTING CPS IN THEIR TRANSITION OR WHETHER IT'S ADDITIONAL FUNDING FOR ELECTRIC VEHICLE INFRASTRUCTURE, THAT'S GOING TO BE A KEY THING WE ARE GOING TO WANT TO MAKE SURE WE ARE REALLY AWARE OF. THEN ON THE RIGHT, JUST SOME CLIMATE EQUITY PROGRAMS SUPPORTING OEM AND RESILIENCE WORK OR JUST GENERAL RESILIENCE, I MENTIONED BLACK AND INDIGENOUS PEOPLE ENGAGEMENT. THERE ARE A COUPLE CITIES, PHOENIX AND LOS ANGELES ARE PROBABLY THE LEADERS IN THIS WHERE FOR THE PAST COUPLE YEARS, THEY HAVE BEEN TESTING COOL PAVEMENT, A LIGHT COLORED PAVEMENT WITH THE SAME ATTRIBUTES AS REGULAR PAYMENT BUT WHEN DEPLOYED STRATEGICALLY, CAN REDUCE SURFACE TEMPERATURES. THERE IS PRETTY IMPRESSIVE WORK OUT OF L.A. SO WE WILL BE PILOTING ONE SMALL BLOCK WITH PUBLIC WORKS OVER I BELIEVE THE NEXT FEW WEEKS. WE DEFINITELY WANT TO MAKE SURE YOU ARE AWARE OF IT BECAUSE IT MAY HAVE REALLY GOOD IMPLICATIONS IN ADDRESSING HEAT. THAT'S GOING TO BE ONE OF OUR BIG VULNERABILITIES. THEN ENDING ON THE HEAT VULNERABILITY ASSESSMENT TOOL. WE WORKED WITH UTSA TO TAKE BASICALLY SATELLITE DATA AND CREATE A MAP BY WHICH WE REALLY CAN GET DOWN TO PRETTY GOOD BLOCK LEVEL, WHERE YOU CAN START SEEING WHERE EXTREME HEAT IS THE WORST. SO THE GOAL IS LOOKING AT THAT TOOL, WORKING WITH DIFFERENT CITY DEPARTMENTS, WHETHER WE'RE LOOKING AT WHERE DO WE DEPLOY TREES, CANOPIES, COOL PAVEMENTS, HOW DO WE START MITIGATING EXTREME HEAT, PARTICULARLY STARTING AT THOSE AREAS FOCUSING ON THE EQUITY ATLAS. WHAT WE HAVE BEEN WORKING ON IS TRYING TO DEVELOP A LOT OF THE TOOLS. NOW THE KEY IS HOW TO START DEPLOYING THEM AND LEVERAGING THE RESOURCES WE ALREADY HAVE ACROSS THE ORGANIZATION. WITH THAT I WILL STOP AND HAPPY TO ANSWER ANY QUESTIONS.

CHAIR: THANK YOU. I APPRECIATE THE PRESENTATION. IS THERE ANY CROSSOVER COLLABORATION BETWEEN THE HAZARD RISK MITIGATION PLAN AND PUBLIC

WORKS? IT SOUNDS LIKE THERE IS. I WANT TO HEAR IT FROM YOU.

THERE ABSOLUTELY IS. I THINK WHEN WE DEVELOPED OUR VULNERABILITY STUDY, I WAS JUST LOOKING AT IT BEFORE I CAME UP HERE, WE HAD OEM AT THE TABLE, WE HAD HEALTH, WE HAD PARKS. BASICALLY IT IS A COLLABORATIVE PROCESS. I THINK THE KEY IS HAVING THAT, EVERYONE TENDS TO WORK ON THEIR OWN THING AND I THINK THAT'S THE ROLE THAT WE HAVE TO PLAY, MY OFFICE, AS A CONVENER TO MAKE SURE WE ARE LEVERAGING AND COORDINATING. BUT YES, I THINK WHEN YOU START LOOKING AT IMPLEMENTING THAT PLAN, YEAH, THAT COORDINATION IS GOING TO BE KEY TO MAKE SURE WE ARE TAKING ADVANTAGE OF ALL THE OPPORTUNITIES.

CHAIR: WONDERFUL. THANK YOU. ON PAGE 8, YOU HAVE SOME ADAPTATION ACTIONS TO HELP REDUCE NEGATIVE EFFECTS OF CLIMATE CHANGE. FOUR OF THE ONES WE KIND OF EXPERIENCED LATELY, PUBLIC HEALTH SYSTEMS, EMERGENCY MANAGEMENT, PROTECTING LOCAL FOOD SECURITY AND INFRASTRUCTURE RESILIENCE. I THINK WE STARTED ADDRESSING SOME OF THEM FASTER BECAUSE OF WHAT HAPPENED IN THE LAST 18 MONTHS OR SO. THANK YOU FOR YOUR WORK ON THAT. ON SLIDE 11, YOU SEE, THIS IS WHY I'M ALWAYS WORRIED AND THE REASON WE CAN'T WAIT, WE KEEP SEEING THE SAME DISTRICTS OVER AND OVER AGAIN, 2, 3, 4 AND 5 THAT CONTINUE TO BE NOT ONLY THE MOST VULNERABLE BUT THE HOTTEST AND OF COURSE, TREE CANOPY AS WELL. SO THANK YOU FOR YOUR PARTICULAR ATTENTION TO THOSE DISTRICTS AND TO CONTINUING THE WORK FOR THAT. ON THE CLIMATE EQUITY SCREENING TOOL, THANK YOU FOR REACHING OUT TO OTHER CITIES AND TRYING TO SEE HOW THEY ARE MEASURING, IF YOU WILL, INTO THE COMMUNITY. WHEN WILL WE GET THE UPDATE?

WE SPOKE WITH OUR SUBCOMMITTEE LEAD. HE'S PLANNING ON BEING ABLE TO BRIEF OUR FULL COMMITTEE NEXT MONTH. THE WAY WE ARE SORT OF LOOKING AT IT, BASED UPON SOME OF THE BEST PRACTICES, MORE THAN LIKELY THE GOAL IS WHAT ARE THE KEY FOUR QUESTIONS, WHAT ARE THE KEY FIVE QUESTIONS. I'M HOPING THAT WE WILL HAVE SOMETHING THAT WE'LL BE ABLE TO BRING TO YOU ALL FOR REVIEW, BUT AT THE START OF NEXT YEAR.

CHAIR: WONDERFUL. I ALSO WANT YOU TO I DON'T KNOW IF THERE'S AN OPPORTUNITY TO SEE WHAT PRIVATE FOLKS ARE DOING, SO I KNOW THE SPURS

VISITED CLIMATE PLEDGE ARENA IN SEATTLE ALREADY. I HAD MENTIONED THAT AS THEY WERE DEVELOPING THEIR HUMAN DEVELOPMENT INSTITUTE, ET CETERA. I KNOW THEY VISITED OTHER PLACES. LET'S TAKE INTO CONSIDERATION [ LAPSE IN AUDIO ] THEY HAD GREAT PRESENTATIONS. I WAS ABLE TO PARTICIPATE IN A PRESENTATION, I THINK IT WAS EARLIER THIS YEAR. YOU'RE RIGHT, THEY ARE SOME OF THE MOST IMPRESSIVE KIDS I HAVE EVER MET WITH. VERY, VERY SHARP ABOUT EVERYTHING CLIMATE RELATED. CONGRATULATIONS TO YOUR TEAM FOR CONTINUING TO ENGAGE THEM AND HAVING THEM ENGAGE WITH OUR OFFICES. I WILL TURN IT OVER TO MY COUNCIL COLLEAGUES FOR ANY QUESTIONS THEY MAY HAVE. COUNCILMAN COURAGE?

COURAGE: THANK YOU, CHAIR. I GUESS OBSERVATION AS MUCH AS QUESTIONS, BUT WE HAVE BEEN INTO THIS PLAN NOW FOR FOUR YEARS AND

BEEN FOUR YEARS ALREADY?

COURAGE: YEAH. WE HAD 93 OR 94 STRATEGIES WE CAME OUT WITH, SOME OF THEM FOR THE CITY, SOME OF THEM FOR THE COMMUNITY. A LOT OF THEM FOR THE COMMUNITY. I THINK IT WOULD BE USEFUL FOR US TO HAVE SOME KIND OF REPORT ON WHICH STRATEGIES WE HAVE DISCOVERED SOME KIND OF STEPS TO TAKE OR SOLUTIONS THAT WE FOUND THAT WE HAVE IMPLEMENTED. OTHERWISE, WE DON'T KNOW, THERE'S NO WAY OF TRACKING THE PROGRESS WE'RE MAKING. YOU MAY COME AND TELL US ABOUT SOMETHING GOOD. YOU MAY COME AND TELL US ABOUT SOMETHING NEW, SOMETHING WE'RE WORKING ON, BUT THAT DOESN'T REALLY GIVE US A PICTURE OF THESE STRATEGIES THAT ARE PART OF THAT PLAN. I WOULD REALLY LIKE TO SEE THAT YOU OR SOMEONE FROM YOUR OFFICE IN FUTURE MEETINGS COME AND SAY LOOK, THESE ARE THE 96 STRATEGIES. WE HAVE WORKED ON STRATEGY X, Y, A, B, C, THIS IS WHAT WE FOUND, THIS IS WHAT WE THINK IS WORTH IMPLEMENTING, THIS IS WHAT WE'RE STILL LOOKING AT. OBVIOUSLY, THERE WILL BE NEW STRATEGIES YOU WILL HEAR ABOUT AS YOU DO THE RESEARCH, AS THESE TEAMS WORK TOGETHER, AND I THINK IT WILL BE IMPORTANT TO SAY AND WE WANT TO INTRODUCE ANOTHER STRATEGY OR TWO OR THREE THAT WE HAVE LEARNED ABOUT OVER THE YEARS THAT WE THINK WILL HAVE VALUE. SO I WOULD REALLY LIKE TO SEE US DO THAT.

IF I COULD INTERRUPT, I'M SORRY, I APOLOGIZE, WE DO HAVE A DASHBOARD, I WILL

SEND YOU THE LINK. IT'S A PUBLICLY ACCESSIBLE DASHBOARD FOR OUR SUSTAINABILITY WORK AND THERE IS A SECTION THAT HAS STATUS FOR STRATEGIES SO YOU CAN AT LEAST SEE WHAT'S BEEN INITIATED, BUT I THINK WHAT YOU'RE LOOKING FOR WILL BE MORE DETAILED. WHAT IS THE ACTUAL STATUS FOR THESE STRATEGIES. THAT'S SOMETHING WE HAVE AND WE CAN GET TO YOU GUYS.

COURAGE: RIGHT. YOU KNOW WHAT, EVEN IF YOU HAVE IT ON A DASHBOARD, YOU CAN COME AND PUT THE DASHBOARD UP ON THE SCREEN AND HIGHLIGHT A FEW THINGS. I THINK THAT HELPS US KNOW WE ARE REALLY MAKING PROGRESS. ONE OF THE THINGS I HAVE HEARD, TOO, IS BUSINESS COMMUNITY THAT'S VERY CONCERNED THAT ARE ALL OF THESE STRATEGIES MEAN THERE'S MORE COST FOR ME TO DO MY BUSINESS, I'M GOING TO HAVE TO MAKE CHANGES, IT'S GOING TO IMPACT HOW I DELIVER MY SERVICE. I THINK IT'S IMPORTANT FOR US TO BE ABLE TO GO THROUGH A LOT OF WHAT WE'RE DOING, WHAT WE'RE WORKING ON, AND MAYBE REASSURE BUSINESSES THAT IF ANYTHING, THIS IS GOING TO HELP YOU BECAUSE IT HELPS THE CITY AND IT PROVIDES A BETTER QUALITY FOR WHAT EVERYBODY'S DOING. ANYWAY, THOSE ARE A COUPLE THINGS I WOULD LIKE TO SEE A LITTLE MORE OF. ONE OTHER THING YOU HAD ON SLIDE 13, THE MAYOR'S YOUTH ENGAGEMENT COUNCIL. I KNOW THE MAYOR HAS A YOUTH COUNCIL. HAVE WE TAKEN ALL OF THOSE PEOPLE AND PUT THEM INTO THIS?

THIS IS A SEPARATE COUNCIL, JUST FOCUSED SPECIFICALLY ON CLIMATE. IT'S FUNDED BY THE PALM & PRICE FOUNDATION, A LOCAL FOUNDATION, CONTRACTED WITH ECORISE, TO MANAGE THIS GROUP. THEY FOCUS ON CLIMATE AND WHAT'S INTERESTING IS NOW THERE'S OTHER OF THESE, AUSTIN WAS INTERESTED, I THINK DEFINITELY WE HAD A JUMP START ON THIS BUT WE ARE SEEING A GROWING MOVEMENT OF YOUTH ACROSS THE COUNTRY WHO WANT TO WEIGH IN.

COURAGE: I CERTAINLY AGREE WITH YOU BUT I DON'T RECALL APPOINTING ANYBODY TO THAT COMMITTEE FROM MY DISTRICT.

IT DOESN'T HAVE ANY APPOINTMENTS. WHAT WE DO IS WE DO WORK THROUGH YOUR OFFICES, HOPING TO GET THE WORD OUT, BUT THERE WASN'T A FORMAL APPOINTMENT PROCESS. WHAT WE CAN DO, WE CAN FOLLOW UP AFTER AND LOVE FOR YOU TO GET IN TOUCH.

COURAGE: I THOUGHT YOU SAID THERE WERE TWO MEMBERS FROM EVERY COUNCIL DISTRICT. THAT'S WHY I SAID THAT. ARE THERE ACTUALLY TWO PEOPLE THAT LIVE IN MY DISTRICT WHO ARE ON THIS?

YEAH. WE WILL FOLLOW UP, LET YOU KNOW WHO THEY ARE.

COURAGE: THANK YOU.

CHAIR: THANK YOU, COUNCILMAN COURAGE. I DON'T KNOW IF YOU HAVE THE RECORDER PRESENTATIONS FROM EARLIER WHAT THE STUDENTS PRESENTED, BUT AS AN EDUCATOR, I THINK COUNCILMAN COURAGE WOULD BE SO IMPRESSED. ONCE WE FIND OUT WHO HIS FOLKS ARE, THE PRESENTATION LIKE I SAID, I JUST COULDN'T BELIEVE IT, THAT THEY WERE HIGH SCHOOL STUDENTS. COUNCILMAN CASTILLO?

CASTILLO: THANK YOU, CHAIR. I'M REALLY INTERESTED TO LEARN MORE ABOUT THE COOL PAVEMENT PILOT. IF YOU COULD SET UP A BRIEFING WITH THAT.

ABSOLUTELY.

CASTILLO: IF YOU EXPLORED ANY ALTERNATIVES FOR GREEN DRAINAGE, I WOULD LIKE TO LEARN ABOUT THAT AS WELL. I WANT TO GO BACK TO THE POINT ABOUT PARKING AND HOW THAT OVERLAPS WITH ENVIRONMENTALISM AS WELL. NOT ONLY CAN YOU BIND DOWN AFFORDABILITY WITH NEW DEVELOPMENT BUT IT'S BETTER FOR THE ENVIRONMENT BECAUSE YOU HAVE LESS CARS ON THE ROAD, SO I THINK IT'S IMPORTANT WE MAKE THOSE CONNECTIONS WHEN IT COMES TO PARKING AND DEVELOPMENT. BUT IN ADDITION TO THAT, I HAD A QUESTION AND A CONCERN I GUESS, MORE OF A CONCERN. WHEN I LOOK AT THE MAP WITH THE HEAT ISLAND EFFECT, WHAT I'M SEEING IN MY DISTRICT WITH NEWER DEVELOPMENT THAT WE HAVE TREES, A LOT OF THOSE TREES ARE GOING SO IS THERE OPPORTUNITY THROUGH THE UDC AMENDMENT WAIVING THE FEE IF A DEVELOPER INTENDS TO KEEP THE TREE? IS THAT A CONVERSATION THAT'S TAKEN PLACE?

THAT HASN'T HAPPENED YET BUT I THINK WE CAN SORT OF FACILITATE A CONVERSATION TO FIND OUT WHAT THE OPPORTUNITIES ARE.

CASTILLO: GREAT. THANK YOU. MY DISTRICT IS IN RED AND I WANT TO ENSURE WE ARE KEEPING THOSE TREES, IF WE CAN. THANK YOU.

ONE THING I WOULD SAY IS WHEN WE LOOK AT THE NEED FOR TREES IN THE INNER CITY, I THINK A LOT OF IT COMES DOWN TO THE STREET TREES AND HOW DO WE FACILITATE INCREASED STREET TREES, THE COST, THE MAINTENANCE. BUT WE DEFINITELY CAN HAVE MORE CONVERSATIONS ON THAT.

CASTILLO: THANK YOU.

CHAIR: THANK YOU. COUNCILMAN BRAVO?

BRAVO: THANK YOU. DOUG, WHEN YOU SAID THERE'S A DASHBOARD WHERE YOU CAN SEE THE UPDATES IN PROGRESS, IS THAT FOR THE SAN ANTONIO, SA TOMORROW SUSTAINABILITY PLAN OR SA CLIMATE READY?

FOR SA CLIMATE READY. SA SUSTAINABILITY.COM.

BRAVO: I THINK IT WOULD BE IMPORTANT TO BE ABLE TO GET AN UPDATE ON WHERE WE ARE ON ALL OF THE DIFFERENT RECOMMENDATIONS FOR SA TOMORROW SUSTAINABILITY PLAN. AND THE REASON SPECIFICALLY FOR THAT IS I THINK IT'S IMPORTANT FOR US TO HAVE FOLLOW THROUGH ON PROCESSES THAT WERE DEVELOPED WITH COMMUNITY ENGAGEMENT BECAUSE I REMEMBER WHEN I WAS ON ONE OF THE WORKING GROUPS FOR THE CURRENT CLIMATE PLAN THAT WE HAVE, SOME PEOPLE WERE NOT SURE THAT THEY WANTED TO PARTICIPATE AND TOLD ME I WAS HERE AND I HELPED DEVELOP THE PLAN, THEN I CAME HERE AND I WAS IN DIFFERENT WORKING GROUPS TO HELP DEVELOP THE SA TOMORROW PLAN, NOW YOU'RE ASKING ME TO COME AND BE HERE FOR THE SA CLIMATE READY PLAN AND I HAVEN'T SEEN WHAT HAS BEEN DONE WITH THOSE PREVIOUS PLANS, DO THEY JUST END UP ON A SHELF SOMEWHERE. I THINK IF WE WANT PEOPLE TO ENGAGE IN THE FUTURE, IN PUBLIC PARTICIPATION, WE HAVE TO SHOW THEM WHAT WE HAVE DONE WITH THEIR PREVIOUS ENGAGEMENT AND WHAT THE RESULTS OF THAT WERE. THE COOL PAVEMENT CAUGHT MY ATTENTION. I THINK AND THAT OF OTHERS IN THE ROOM. I GUESS I'M INTERESTED IN LEARNING MORE ABOUT IT, WHAT WOULD IT TAKE FOR US TO IMPLEMENT IT ON CURRENT PROJECTS



THAT ARE UPCOMING LIKE FREDERICKSBURG ROAD, NORTH ST. MARY'S STRIP, BROADWAY, ARE THERE OPPORTUNITIES TO DO THAT, WHAT WOULD THE ADDITIONAL COST BE, ARE THERE IS IT A SPECIAL SKILL OR CAN ANY CONTRACTOR APPLY, JUST A MATTER OF GETTING A DIFFERENT MATERIAL, AND WHAT ARE HOW MUCH COOLER DOES IT MAKE THE AREA?

WE CAN SET UP A SEPARATE BRIEFING AND BRING PUBLIC WORKS IN. BASICALLY, IT'S STILL RELATIVELY A NEW EMERGING PRACTICE. I MENTIONED PHOENIX AND L.A. HAVE REALLY BEEN THE LEADERS, FOCUSING ON SMALLER RESIDENTIAL STREETS AS OPPOSED TO LARGER THOROUGHFARES. IT'S COST COMPARATIVE. SOME OF THE FEEDBACK WE'VE RECEIVED IS IT ACTUALLY HELPS WITH LONGEVITY BECAUSE IT'S A COOLER PAVEMENT, YOU GET LESS OF THE CRACKS. AND NO STORM WATER ISSUES, THERE'S NO CHEMICALS IN IT. IT'S JUST A LIGHTER COVERED, LIGHTER COLORED MATERIAL. IT DOESN'T REQUIRE ANY SPECIAL SKILLS. IT'S JUST, BUT YEAH, WE WILL FOLLOW UP AND

BRAVO: MY OTHER QUESTION, I WOULD LOVE TO HAVE A PRESENTATION ON THAT. MY OTHER QUESTION IS, YOU KNOW, DOES IT MAINTAIN THAT REFLECTIVITY OR COOLNESS? WHEN YOU LOOK AT A COMMERCIAL ROOF, A FLAT WHITE ROOF, YOU OFTEN HAVE TO GO AND CLEAN THOSE ROOFS BECAUSE DIRT AND DEBRIS AND DUST WILL SETTLE ON THERE, AND IT WILL LOSE ITS REFLECTIVITY OVER TIME SO WHEN CARS DRIVE OVER AND LEAVE RESIDUE FROM THE TIRES AND DIRT AND EVERYTHING, IS IT GOING TO LOSE THAT? DOES IT HAVE TO BE ON A LITTLE BIT OF A SLOPE AND WILL IT SELF WASH WHEN IT RAINS?

THOSE ARE QUESTIONS WE HAD WITH ALL THESE OTHER CITIES. IT DOES OVER TIME GET DISCOLORED. BUT THAT ITS REFLECTIVITY DOES REMAIN. IF YOU REMEMBER, THESE ARE ONLY PILOTS THAT HAVE BEEN GOING ON FOR A COUPLE YEARS. THAT'S WHY WE WANT TO GET ONE UNDER OUR BELT AND SEE HOW IT PERFORMS.

BRAVO: SOUNDS GREAT. THANK YOU.

CHAIR: THANK YOU. JUST TO ADD TO THAT CONVERSATION, I WOULD LOVE TO ALSO HAVE A BRIEFING ON THAT. I UNDERSTAND THERE'S ABOUT A 15% EXTRA COST ON THAT. HOWEVER, I THINK THAT IT'S A GOOD OPPORTUNITY BECAUSE WE HAVE ONE UDC AMENDMENTS COMING UP AND TWO, BOND, SO TRYING TO SEE IF THERE'S

POTENTIAL AREAS THAT WE CAN WORK THIS INTO THE BOND AND MAYBE USE THOSE AS PILOT AREAS. [ LAPSE IN AUDIO ] AS I UNDERSTAND, SO THANK YOU FOR MY COLLEAGUES. WE WRAPPED UP FASTER THAN OUR PAST THREE MEETINGS. THANK YOU VERY MUCH FOR YOUR PREPARATION. SEE YOU ALL NEXT MONDAY. THANKS, EVERYONE.

# Planning and Community Development Committee

Mon, Nov 8 10:00 AM

Planning and Community Development Committee - Agenda Comments

No comments to report for this meeting's agenda