

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



**Meeting Minutes  
City Council B Session**

City Hall Complex  
San Antonio, Texas 78205

**2021 – 2023 Council Members**

Mayor Ron Nirenberg  
Mario Bravo, Dist. 1 | Jalen McKee-Rodriguez, Dist. 2  
Phyllis Viagran, Dist. 3 | Dr. Adriana Rocha Garcia, Dist.  
4 Teri Castillo, Dist. 5 | Melissa Cabello Havrda, Dist.  
6 Ana Sandoval, Dist. 7 | Manny Pelaez, Dist. 8  
John Courage, Dist. 9 | Clayton Perry, Dist. 10

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**Wednesday, November 30, 2022**

**2:00 PM**

**Municipal Plaza Building**

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The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 2:15 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

**PRESENT: 10** – Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage

**ABSENT: 1** - Perry

**ITEMS**

1. Consideration of applicants and possible action related to the selection of up to three candidates to interview to temporarily fill the City Council District 10 office. [Debbie Racca-Sittre, City Clerk]

City Clerk Debbie Racca-Sittre provided an overview of the process for the filling of the vacancy for Council District 10 due to Councilmember Clayton Perry's announced leave of

absence. She provided the timeline for the application process and selection of an applicant for the vacant seat. She stated that 18 individuals had applied for the vacancy and one had withdrawn from consideration, and the 17 applicants provided statements at the B Session and then the City Council would convene in Executive Session to determine up to three applicants for final consideration. Interviews of the three

finalists would be conducted on December 1, 2022 during the posted A Session meeting.

**PUBLIC COMMENT:**

Carl Markle expressed concern that the selected temporary appointee should represent the conservative focus of residents in Council District 10.

The following applicants provided a three minute statement: Charles Daniels, Michael R. Gallagher, Jose F. Garcia, Donald J. Hartshorn, Ezra Johnson, Elise L. Kibler, Laurence Kurth, Christopher Longoria, Bryan Martin, William Peche, Pauline A. Rubio, Andrew Shelnutt, Joel G. Solis, Timothy P. Taylor, and Laura Thompson.

Gracie Farias and Lisa Garcia provided written statements that were provided to the City Council by the City Clerk.

**EXECUTIVE SESSION**

Mayor Nirenberg convened the meeting into Executive Session at 3:16 PM to deliberate and evaluate the applications for the temporary Council District 10 City Councilmember and discuss legal issues pursuant to the Texas Government Code Section 551.074 (personnel matters) and Texas Government Code Section 551.071 (consultation with attorney).

- A. Economic development negotiations pursuant to Texas Government Code Section 551.087 (economic development).
- B. The purchase, exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).
- C. Legal issues related to litigation involving the City pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- D. Legal issues relating to COVID-19 preparedness pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E. Deliberate and evaluate the applicants for the temporary District 10 City Councilmember and discuss legal issues pursuant to Texas Government Code Section 551.074 (personnel matters) and Texas Government Code Section 551.071 (consultation with attorney).

Mayor Nirenberg reconvened the City Council in Open Session at 3:44 PM and announced that

no official action was taken in Executive Session.

Councilmember Cabello Havrda moved to recommend and forward Michael R. Gallagher, Jose Garcia and Pauline Rubio for interviews on December 1, 2022 as the three finalists for the temporary appointment as the Council District 10 Councilmember. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage

**Absent:** Perry

2. Briefing related to the 2022-2027 Housing Bond Request for Proposals. [Lori Houston, Assistant City Manager; Veronica Garcia, Interim Director, Neighborhood & Housing Services Department]

City Manager Erik Walsh thanked the Housing Bond Committee and Chair Shirley Gonzales for their work. City Manager Walsh introduced the Item and the Director of the Neighborhood & Housing Services Department, Veronica Garcia, who presented an overview of the 2022 General Obligation Bond Housing Request for Proposals (RFP) results and recommended projects and partners. Director Garcia stated that the goal for the Housing Bond was to create and preserve 28,000 units of affordable housing over the next 10 years. She stated that the policy prioritized vulnerable populations including those at less than 30% of the area median income (AMI). She provided information on the timeline for the RFP, scoring criteria and panelists.

Staff recommended Rental Production projects included: Alazan Expansion by Opportunity Home (\$8,227,426), Viento Apartments by NRP (\$4,000,000), Cattleman Lofts by Alamo Community Group (\$2,000,000), Fiesta Trails by NRP (\$1,500,000), and Vista at Silver Oaks by Atlantic Pacific (\$3,300,000).

Staff recommended Existing Rental Housing Acquisition, Rehabilitation and Preservation included two projects by Pico Union Housing Corporation: Spanish Pecan (\$4,275,894) and Winston Roselawn (\$4,750,894), Arbos at West Avenue by Prosper (\$2,000,000), and three projects by Opportunity Home: Cottage Creek (\$1,740,069), Pecan Hill (\$428,431), and Woodhill (\$6,794,712).

Staff recommended Homeownership Production projects included: Rancho Carlotta by Habitat for Humanity (\$4,382,366), Westside Reinvestment Initiative by Opportunity Home (\$218,655) and Westside Affordable Homes by Our Casas (\$225,000).

Director Garcia explained that an initial Displacement Impact Assessment was completed for every proposal with an additional screening proposed for selected projects. She summarized the \$43.9 million investment under this first round of RFPs and provided a map of the City showing the location of the projects and provided a timeline for the contracts and projects.

Director Garcia also provided an overview of a newly issued RFP for a total \$45 million investment in Permanent Supportive Housing which was a collaborative effort with Bexar

County.

## DISCUSSION:

Mayor Nirenberg opened the discussion by thanking staff and the Housing Commission for their work and applauded the speed and deliberate efforts as well as the partnerships with Bexar County and the other partners.

Councilmember Rocha Garcia, Chair of the Planning and Community Development Committee (PCDC), thanked the Committee, staff, and partners for their efforts. She highlighted the deep affordability of the recommended projects and some of the projects in Council District 4 and within underserved areas. Councilmember Rocha Garcia recommended consideration in the future for

projects near W. Martin Street and North Medina Street near the VIA Transit Center and recommended that the developer help provide temporary housing for those affected by rehabilitation. Councilmember Rocha Garcia requested that staff add homeownership onto the map and looked forward to recommendations for families out of homes and asked about the timeline for the new program RFP.

Councilmember Sandoval supported units near public transit but expressed concern related to tenants being charged for a parking space even if they did not use it. She recommended protections for renters such as excessive late fees and other hidden costs. Councilmember Sandoval asked if the rent and number of units would change for the West Avenue Project and expressed concern that families who already lived in the units could be displaced. Director Garcia stated that the applicant did not indicate that the rents would increase but there would be more available units.

Councilmember Courage noted that interest rates and construction costs were rising and expressed concern that the projects could be negatively impacted by these economic conditions. Councilmember Courage recommended using the San Antonio AMI instead of the regional AMI standard as it was higher. Director Garcia acknowledged that the San Antonio AMI was lower than the Regional AMI but adjustments had been made in the priorities and the City needed to keep using the Regional AMI because that was what HUD required. Councilmember Courage requested the rental rates for the proposed 2,500 units and the amount that were “market rate.” Councilmember Courage recommended that staff closely monitor the rental rates for the projects to ensure they continued to be affordable. Garcia stated that the projects had a 40 year affordability covenant.

Councilmember Bravo thanked staff and those serving on the PCDC for including energy efficiency in the projects as it helped with affordability. He also stated that he looked forward to Permanent Supportive Housing component.

Councilmember Castillo thanked the community members, Housing Bond Committee, evaluation panelists, and staff for moving this program forward with deep affordability in mind. She spoke in

support of investing in Public Housing and more tenant protections. Councilmember Castillo highlighted affordable housing near the VIA Transit Center as a national model.

Councilmember Viagran thanked all stakeholders and the community for their work on the program and wanted to ensure that multifamily properties were not only affordable but safe. She supported the Rehabilitation Projects in Council District 3 and housing development near employment centers to help make jobs accessible and to improve the digital divide.

## **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 4:42 PM.

**Approved**

**Ron Nirenberg  
Mayor**

**Debbie Racca-Sittre  
City Clerk**