

City of San Antonio



Minutes

Planning and Community Development Committee

Friday, March 25, 2022

10:00 AM

Municipal Plaza Building

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

Members Absent: None

Approval of Minutes

1. Approval of minutes from February 24, 2022 Planning and Community Development Committee Meeting.

Councilmember Viagran moved to Approve the minutes of the February 24, 2022 Planning and Community Development Committee meeting. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

Briefing and Possible Action on

2. **Briefing on the Highway 151 and Loop 1604 Area Regional Center Plan** [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning Department]

Rudy Nino, Assistant Director of the Planning Department, provided a briefing on the SA Tomorrow Comprehensive Plan project at Highway 151 and Loop 1604 Area Regional Plan Area. Nino provided an overview of the project background, outreach and engagement conducted, project vision and goals. Nino also reviewed the Plan framework, overview of proposed land usage, the Regional Center's focus areas, proposed mobility and amenities, economic development, implementation strategy and timeline.

Councilmember Bravo entered the meeting at this time.

Chair Rocha Garcia expressed her excitement of the proposed project, related amenities and noted that it addressed Potranco Road concerns for mobility. Chair Rocha Garcia asked how many additional regional centers were pending to be addressed. Nino stated that there were four remaining centers. Chair Rocha Garcia asked how the implementation of the plan would be conducted. Nino replied that the Southwest Community Plan was in the fifth phase of the planning process.

Councilmember Courage asked if the plan included the Alamo College campus. Nino confirmed that the plan did include the northwest campus. Councilmember Courage expressed concern regarding the rapid growth of the regional center area to include areas that were not in the City's boundaries. Nino stated that City staff were working on policies that would address the rapid growth in the area to include ETJ areas to include applying fiscal assessments for services that would be provided by the City. Councilmember Courage stated that it was important to make sure that fees assessed would meet the costs of services and to include the Bexar County officials support in assessing fees and needed funding.

Councilmember Viagran asked if there were any TIRZ in the Regional Center area. Nino confirmed that there was not a TIRZ in the area. Councilmember Viagran also agreed with Councilmember Courage in that discussions with Bexar County should be held in order to assess a fiscal partnership for funding shared community services.

Councilmember Viagran asked if homestead exemptions or other tax relief measures would be included in the plan. Nino stated that these exemptions were not currently considered but staff would take them into consideration. Councilmember Viagran asked that staff consider virtual meetings and other communications to assure resident participation.

Councilmember Bravo asked if protected bike lanes would be incorporated into the regional project due to recent events with cyclists in the area. Nino stated that bike lane implementation was receiving a large amount of planning to include protected bike lanes.

Councilmember Courage asked if VIA Metropolitan Transit would be incorporating a park and ride facility in the plan area. Nino confirmed that a park and ride facility was proposed by VIA and would be located west of the regional center in Bexar County.

Councilmember Viagran moved to recommend and forward Item to the full City Council for consideration. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

- 3. Briefing and possible action related to two proposed Ordinances accepting Emergency Rental Assistance 2 (ERA 2) Housing Stability Services grant funds from the Texas Department of Housing and Community Affairs (TDHCA) totaling \$6,729,404 for the period of April 2022 to March 2024, to support a budget and Professional Services**

Agreements with legal services providers in support of the Right to Counsel Program and Resident Relocation Assistance Program and accepting federal funding from the U.S. Department of the Treasury Emergency Rental Assistance (ERA1) Reallocated Funds (Round 2) for the Emergency Housing Assistance Program (EHAP) and/or the Housing Assistance Program (HAP) totaling \$4,262,540. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

Sara Wamsley, Housing Policy Administrator, provided an overview of grant submission and award from the Texas Department of Housing and Community Affairs (TDHCA) and the plan for usage of the awarded funds. Wamsley stated that grant funds would be utilized in the Right to Counsel Programs to assist with legal housing fees for residents. Wamsley reviewed the right to counsel partners and service roles. Wamsley also reviewed services to be provided for housing relocation services, program timeline and associated budget.

Wamsley provided an overview of the US Department of Treasury Emergency Assistance (ERA1) Reallocated Funds (round 2) for the Emergency Housing Assistance Program (EHAP) and/or the Housing Assistance Program (HAP). She noted that these funds were reallocated by the Federal Government from Cities that were not able to utilize awarded funding to the City.

Chair Rocha Garcia asked if the City was still accepting applications for assistance programs. Wamsley stated that the program was not currently accepting resident applications and that currently there were 6,000 applications that would be serviced with these funds and staff would continue to refer residents to available programs.

Councilmember Viagran expressed her support of the housing assistance programs and asked that staff consider implementing a “housing rights week” sessions to provide information on available programs to residents. Wamsley stated that staff would continue to market the programs and would consider the week sessions.

Councilmember Courage asked for clarification on the program participant requirements and if there were legal residence restrictions. Wamsley stated that there were no restrictions of applicants. Councilmember Courage asked if housing assistance applicants’ were required to provide one month of rent funds for appeal process consideration. Wamsley confirmed that the one month rent bond was required but stated that the legal services grant assisted with the bond requirement.

Councilmember Courage asked how many individuals would be assisted with the additional funding. Wamsley stated that approximately 1,000 individuals would be assisted with the additional funding. Councilmember Courage asked if there was a funding gap since applications were no longer being accepted to the EHAP program. Wamsley stated that staff worked closely with partners and they would coordinate navigation for residents with community partners still accepting applications for assistance and other needs.

Councilmember Castillo asked that grant funds be utilized for pet deposits which were

sometimes required for housing. Councilmember Castillo expressed her support of the continued funding of the current EHAP program. Councilmember Castillo asked if internet services would be included in the program. Veronica Gonzalez, Housing Administrator, stated that internet service fees would not be covered in the program. Councilmember Castillo asked that the staff consider funding for internet and digital divide issues.

Councilmember Bravo asked if grant funds could be applied in situations of emergency demolition. Wamsley stated that these funds were limited to renters and not homeowners.

Chair Rocha Garcia summarized the requests of Committee Members to include the development of Housing Week education sessions and working with cable internet providers available programs to provide discounts to senior residents.

Councilmember Viagran moved to recommend and forward Item to the full City Council for consideration for the acceptance of grant funds. Councilmember Bravo seconded the motion. The motion carried by the following vote:

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

4. Housing Dashboard

Assistant City Manager Lori Houston provided an overview of the current Planning And Community Development Committee Dashboard metrics to include received applications, applications processes, funds awarded and total population assisted by City programs. Assistant City Manager Houston noted that a homelessness metric will be added to the dashboard for a future briefing.

Councilmember Castillo asked if there was a projected increase that the City was expected to see for the owner-occupied and the home rehab programs due to the housing bond. Assistance City Manager Houston confirmed that there was an increase last year based on the City Council priority work sessions.

Councilmember Courage asked if costs associated with roof and other costly repairs had risen. Assistant Director Ian Benavides confirmed that costs had increased and that staff continued to monitor fund availability to assure continued assistance to residents.

No Action was required for Item 4.

Consent Agenda

- 5. Resolution of No Objection for the Patriot's Pointe, LP's application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of the Patriot's Pointe, a 320 unit affordable multi-family rental housing development, located at the intersection of Jaguar Parkway & S. Zarzamora Street in Council District 4 and acknowledging the development will result in**

more than 20% of total housing units in the proposed census tract being supported by housing tax credits. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

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

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

Adjournment

There being no further discussion, the meeting was adjourned at 11:06 AM.

Approved

Adriana Rocha Garcia, Chair

Respectfully Submitted

Debbie Racca-Sittre, Interim City Clerk