

City of San Antonio



Minutes

Planning and Community Development Committee

2021 – 2023 Council Members

Dr. Adriana Rocha Garcia, Dist. 4
Mario Bravo, Dist. 1 | Phyllis Viagran, Dist. 3
Teri Castillo, Dist. 5 | John Courage, Dist. 9

Monday, August 1, 2022

2:00 PM

Council Briefing Room

The Planning and Community Development Council Committee convened a regular meeting in City Hall beginning at 2:02 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Committee Members present:

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 May 26, 2022 Planning and Community Development Committee Meeting

Councilmember Viagran moved to Approve the minutes from the May 26, 2022 Planning and Community Development Committee meeting. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

Public Comment

Fourteen (14) members of the public provided comments and feedback related to Item 4.

Consent Agenda

Briefing and Possible Action on

2. Briefing and possible action on the NE I-35 and Loop 410 Area Regional Center Plan

[Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning Department]

Rudy Nino, Assistant Director of Planning presented the Item by providing a contextual map and information on the SA Tomorrow planning process such as community engagement. Nino outlined the plan framework, goals, element, implementation strategies and timeline.

Chair Rocha Garcia noted the common goals throughout the Plan for every area of the City.

Councilmember Courage requested clarification on whether the plan was regulatory or simply a recommendation. Nino explained that once the plan was adopted, the land use would be regulatory, and all zoning would need to be consistent with the plan or go through the request to re-zone and update the plan.

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

- Aye:** Rocha Garcia, Bravo, Castillo, Courage
- Absent:** Viagran

3. Briefing and possible action on the proposed deconstruction ordinance. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation]

Lori Houston, Assistant City Manager, introduced Office of Historic Preservation (OHP) Director Shannon Miller and Deconstruction Program Manager Stephanie Philips who presented a briefing on the Item. Philips provided an overview of the program along with its benefits and metrics. Philips also presented a timeline for the Deconstruction Initiative which began in 2017 through progress made to date.

Miller outlined the three phases of execution of the program beginning with City executed demolitions which would begin upon adoption of the Ordinance by City Council. Phase Two would expand to private demolitions and Phase Three would further expand the number of demolitions. Miller explained that OHP was already a part of the demolition permit review process but would become more involved. Miller noted that there were several community partners that were already in the business of deconstruction and reuse who would continue to operate and benefit from this program while the new Material Innovation Center would be able to coordinate, store and distribute materials as the volume of deconstruction grew. Miller stated that OHP would continue to provide job training through the Living Heritage Trades Academy and was planning to leverage funding from grants and other partners.

Chair Rocha Garcia stated that she supported the program because it really helped Council Districts 1, 2 and 5 and was pleased that Councilmember Castillo spoke in support of the

Ordinance as a way to meet environmental and workforce development goals.

Councilmember Courage requested that staff outline the cost of the program. Miller stated that there was no additional City funding being allocated to this project adding that there was only one staff and the model was to partner and utilize grant funding. Miller stated that the City of Houston's model cost \$250,000 annually which included a staff person to manage the Center and a few more to manage inventory. She noted that the Deconstruction Contract Training Program was approved through the SA Ready to Work Program and other existing workforce development funds. Councilmember Courage stated that he hoped this program would encourage restoration rather than demolition of working family housing. Miller confirmed that retaining and rehabilitating existing homes was a crucial part of the program.

Councilmember Bravo asked how the program would determine which materials were suitable as home build-dates at Bexar County Appraisal District were not always accurate. Miller stated that they would look at Sanborne Maps which date back to the 1800s to help determine age and appropriateness of materials.

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

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

4. **Briefing and possible action related to the 2022-2027 Housing Bond solicitation process, to include an update on the Request for Proposal (RFP) scoring criteria, timeline, scoring committees and Displacement Impact Assessment (DIA) Pilot for new construction, bond-funded development proposals** [Veronica Garcia, Interim Director, Neighborhood & Housing Services Department]

Assistant City Manager Lori Houston stated that there would be a special session of the Housing Commission and a B Session to discuss the Item later this month.

Veronica Garcia, Interim Director of the Housing and Neighborhood Development Department, provided an overview of the Housing Bond Program which was currently divided into five categories. The first category, Homeownership Rehabilitation (\$45 million) would be managed through existing partnerships and contracts. Garcia explained that the rest of the categories were planned to be accomplished through a Request for Proposals (RFP) process including: Rental Housing Acquisition, Rehabilitation and Preservation (\$40 million); Rental Housing Production and Acquisition (\$35 million) bond funds and (\$4 million) in Community Development Block Grant (CDBG) and HOME Investment Partnership grant funds from the United States Department of Housing and Urban Development; Homeownership Production (\$5 million) Bond and (\$3.17 million) in CDBG and HOME funds.

Garcia noted that construction costs were rising quickly and there were critical housing needs which caused an urgency to get the program started quickly. Garcia listed many changes that were made to the program as a result of the community feedback. Garcia provided a timeline for the

program overall, the RFP and the scoring criteria.

Garcia outlined a joint RFP with the South Alamo Regional Alliance for the Homeless (SARAH) for Permanent Supportive Housing and the timeline for the program. Garcia stated that \$25 million in funding for this program would come from the Bond, \$6.5 million in HOME and American Rescue Plan Act Funds and some funding was expected through the Continuum of Care but the amount was still undetermined.

Sarah Walmsley, Housing Policy Administrator, stated that a Displacement Impact Assessment (DIA) was planned to be conducted prior to awarding any RFPs under the Bond Program. Walmsley stated that the DIA included a review of best practices and the DIA would include a screening of project with a risk assessment for indirect displacement (also known as gentrification) and a scoring mechanism that would place a project at low, medium and high risk. Walmsley displayed a map of the City that showed which neighborhoods were at high risk of displacement. Walmsley outlined the goals and performance indicators for the program.

Chair Rocha Garcia opened the discussion and commented on the extensive community engagement and supported the DIA. Chair Rocha Garcia recommended increasing the points for affordability in the RFP by an additional 5 points to 20 points and to reduce Gap Readiness by 5 points for a total of 10 and suggested that the greatest number of points should be for affordable housing. Chair Rocha Garcia commented that utilizing the school district scores for the project could cause additional disparities and requested a map showing the school district scores to help understand the impacts of utilizing those scores. Chair Rocha Garcia recommended Spanish translation services at all community meetings.

Councilmember Bravo requested a breakdown of the units at 30% AMI and whether the tax credit projects were required to meet those minimums. Interim Director Garcia outlined the different percentages required for affordable housing as well as the tax credit projects. Councilmember Bravo asked how NHSD would be able to manage the DIA. Interim Director Garcia stated that there were some technology tools planned for the future, but that staff would manage it for now. Councilmember Bravo recommended sustainability criteria included in all of the RFP categories because if homes were not energy efficient, they would not be affordable.

Councilmember Castillo supported a role for the San Antonio Housing Trust in the RFP process and recommended more points in the RFP to go toward affordability and supported Chair Rocha Garcia's recommended to reconfigure the points. Councilmember Castillo asked how RFP Evaluation Panel Members were selected. Interim Director Garcia stated that all Bond Committee Members were asked if they wanted to serve and described the process for selection including experience, interest, availability and lack of conflicts of interest. Councilmember Castillo requested a list of individuals who applied to be on the Panel.

Councilmember Courage expressed concern about the school ratings and suggested that the Equity score might not matter so much because no neighborhood really wanted low-income housing, but it had to go somewhere. Councilmember Courage asked about the indicators for the DIA and best practices utilized in New York City (NYC). Walmsley explained that the NYC tool was a model, but it was implemented after a project had been awarded versus the proposed model that would be assessed prior to award. Councilmember Courage recommended dividing the

Federally funded solicitations from the Bond funding in order to keep the local preference and Small Business Economic Development Advocacy (SBEDA) Program for the majority of the funding.

Councilmember Bravo stated that although there was an urgency due to rising construction costs but suggested that climate change and rising costs of energy should also be considered.

Councilmember Castillo expressed concern regarding the equity of the school district scores and supported adding sustainability criteria to all RFPs. Councilmember Castillo asked what would happen if all the money was not allocated at this time. Interim Director Garcia stated there was a second RFP planned for most of the categories. Councilmember Castillo recommended that the Evaluation Panel consider an applicant's negative history of treating their tenants or upkeeping their facilities in the RFP scoring.

Councilmember Courage requested a projection of the number of units that would be created under the Plan. Interim Director Garcia stated that the Strategic Housing Plan included goals and that the requested information would be provided in advance of the B Session. Councilmember Courage supported Chair Rocha Garcia's recommendation to update the scoring criteria.

Councilmember Bravo stated that he would like more information before he supported updating the scoring criteria as proposed.

Chair Rocha Garcia asked for more information and clarification on the sustainability component of the RFP.

No action was required for Item 4.

5. Briefing on the City's Housing Assistance Program [Veronica Garcia, Interim Director, Neighborhood & Housing Services Department]

In the interest of time, Chair Rocha Garcia asked for the Item presentation to be distributed to the Committee and requested a focus on the Seven Oaks Apartment Complex. Veronica Gonzales, Interim Assistant Director of the Neighborhood Housing Services Department shared information about assistance being provided to residents of the Seven Oaks Apartments including that 33 Housing Assistance Program Applications had been received. Chair Rocha Garcia recommended holding the property owner accountable. Mike Shannon, Director of Development Services, stated that 24 citations were issued which totaled more than \$7,000 in fines and these were going to Municipal Court and the Building Standards Board in August 2022.

Councilmember Bravo stated that the quality of housing needed to be maintained and improved for our residents.

Councilmember Castillo expressed concern that some people with barriers such as those with criminal records were being evicted from their homes and left with no options.

Chair Rocha Garcia requested a best practice review for evictions such as requiring landlords to be flexible on move out dates due to weather.

No action was required for Item 5.

Adjournment

There being no further discussion, Chair Rocha Garcia adjourned the meeting at 5:03 PM.

Approved

Adriana Rocha Garcia, Chair

Debbie Racca-Sittre, City Clerk

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