

City of San Antonio



Minutes Planning and Community Development Committee

2021 – 2023 Council Members

Dr. Adriana Rocha Garcia, Dist. 4
Phyllis Viagran, Dist. 3 | Teri Castillo, Dist. 5
Rosie Castro, Dist. 7 | John Courage, Dist. 9

Thursday, April 27, 2023

10:00 AM

Council Briefing Room

The Planning and Community Development Council Committee convened a regular meeting in the City Hall Media Briefing Room beginning at 10:06 AM. Deputy City Clerk Aurora Perkins took the Roll Call noting a quorum with the following Committee Members present:

Members Present: Dr. Adriana Rocha Garcia, *Chair*
Phyllis Viagran, *Member*
Rosie Castro, *Member*
John Courage, *Member*

Members Absent: Teri Castillo, *Member*

Approval of Minutes

1. Approval of minutes from March 20, 2023 Planning and Community Development Committee

Councilmember Castro moved to Approve the minutes of the March 20, 2023 Planning and Community Development Committee meeting. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

Councilmember Viagran entered the meeting after the Minute vote was taken.

Briefing and Possible Action on

- Briefing and possible action on the Strategic Housing Implementation Plan (SHIP) Implementation** [Lori Houston, Assistant City Manager; Mark Carmona, Chief Housing Officer, City Manager's Office; Veronica Garcia, Director, Neighborhood and Housing

Services Department]

Assistant City Manager Lori Houston introduced the Item and the City's Housing Officer Mark Carmona and Neighborhood and Housing Services Department (NHSD) Director Veronica Garcia who provided an update on the SHIP.

Carmona noted that the SHIP was a shared vision to stabilize households at risk for housing instability. He noted that the current State legislative session had several bills of interest in the areas of property taxes, accessory dwelling units, public facility corporations and Landlord/Tenant rights. He noted that the City did not support HB 2 and SB 3 associated with property taxes. Carmona stated that the City did not support HB 2789 and SB 1412 associated with accessory dwelling units and HB2071 and SB 1278 associated with Public Facility Corporations.

Carmona reviewed the Operation Rebuild Program and stated that a large degree of work had been completed under the Program and expanded social worker services were added to the Program.

Carmona stated that an increase in the number of accessory dwelling units resulted in a closer look by City staff on how to address these units and what caused the increase in them. Carmona spoke to the building of Federal relationships with the U.S. Department of Housing and Urban Development (HUD) and the United States Interagency Council on Homelessness (USICH). He stated that it was important to have higher level discussions with these agencies and noted how Federal funding could be used to improve housing challenges. Carmona reviewed high level coordination discussions with different agencies at the State, local and Federal level.

Garcia reviewed the progress toward the SHIP 10-year goals through March 2023 and stated that 9,500 homes were in the housing pipeline, 10,155 homes were under construction and 2,992 homes were completed. She stated that the 10-year goals were projected to be met.

Garcia provided an overview of strategy outlines in the areas of home repairs with the development of Home Maintenance Workshops which were created in partnership with LIISC San Antonio and housing partners. She noted that these workshops addressed interior and exterior home repairs and maintenance which were crucial for healthy home habitation.

Garcia noted that staff had created a housing dashboard which provided up to date information on SHIP housing goals. She stated that NHSD had released a housing annual report on all housing efforts completed by the City. She added that staff had conducted its first SHIP event which provided a day long series of housing workshops, housing affordability and associated subjects.

Garcia noted that staff had moved closer to creating a digital one stop shop called Housing Base which launched on April 10, 2023. She stated that the website helped people find affordable housing that fit budget and lifestyle needs. She added that the City was working closely with San Antonio Community Resource Directory (SACRD) and their portal to assist in the delivery of services and housing navigation resources. Garcia stated that jointly with SACRD, residents would be able to access housing, mental health, social health and other resources to assist them in gaining quality housing.

Garcia reviewed a property tax help campaign in collaboration with NHSD, San Antonio Legal Services Association (SALSA), Texas RioGrande Legal Aid (TRLA) and the Bexar County Appraisal District to assist residents in homestead and other tax exemptions and property tax protests.

Garcia noted that the Housing Assistance Program (HAP) had been extended with applications being accepted from May 15, 2023 through June 5, 2023.

Garcia stated that an additional 288 Permanent Supportive Housing (PSH) units had been created through approved Federal grants. She introduced Ed Hinojosa with Opportunity Home who the City partnered with to build the PSH units. He introduced Lorraine Robles with Opportunity Home who provided an overview of the PSH unit expansions at the Alazan Apache Court Housing and Victoria Plaza Apartments. Robles reviewed work completed in the Westside Reinvestment Initiative which built affordable single-family homes for low to moderate income families who sought to be homeowners and move out of rental units.

Robles reviewed work completed at the Snowden Senior Apartments which was new construction for senior residents over the age of 62. She added that the facility had amenities for senior housing and social activities. She stated that it would be completed by October 2024.

Peter Alanis, Director of the San Antonio Housing Trust, provided updates of services provided by the San Antonio Housing Trust (SAHT) to include adoption of the Tenant Emergency Assistance Matters (TEAM) Program which provided services to housing residents. He stated that SAHT was evaluating two community land trust proposals and had placed in service 448 residential units in the 2nd quarter of the fiscal year. He reviewed the units under construction, housing workshops delivery, negotiation of property acquisitions for future housing needs and preliminary discussion with Foster Youth related entities on housing needs.

Chair Rocha Garcia thanked all of the organizations and the City team who provided housing programs. She expressed concern of housing bills being presented in the State legislative session and their impact to housing programs and asked how the team was working to address concerns. Carmona stated that staff and stakeholder groups worked closely with their intergovernmental teams and lobbyist to discuss impacts of these bills and housing needs within the City.

Chair Rocha Garcia noted her support of tax exemption and social worker services provided at area workshops. She asked how Operation Rebuild services could be expanded into future years. Garcia stated that the Program had proved to be very successful in keeping individuals in their homes and it was important to identify future funding to keep the Program into the upcoming years.

Chair Rocha Garcia asked how individuals who did not have access to digital resources could be reached in gaining services for housing tax exemptions and protests. Garcia stated that staff worked closely with service delivery agencies and other City departments to provide computers and services to gain education on housing needs and services.

Chair Rocha Garcia asked how the City of Houston had gained a high degree of housing services delivery in their community. Carmona stated that the City of Houston had much more experience

in permanent supportive housing delivery and San Antonio had reached out to them to gain best practices and experiences for delivery of services.

Councilmember Castro asked to what degree had green building standards been utilized. Garcia stated that staff had researched energy efficiency standards in all builds for insulation, roofing and other materials. She added that NHSD worked with other departments such as Parks and Development Services for code standards and delivery. Ed Hinojosa with Opportunity Home added that housing projects had a priority of energy efficiency in new builds and renovations projects. Councilmember

Castro thanked staff for their efforts in energy efficiency but noted challenges of placement of housing units and acceptance within communities of the additional housing constructions.

Councilmember Courage asked for clarification on housing strategy categories and sections. Garcia provided clarification on housing category definitions and delivery.

Councilmember Courage asked for clarification on delivery of services in the Operation Rebuild Program and feasibility challenges in updating homes. Carmona stated that home rebuilds followed all building code requirements and staff worked closely with the Development Services Department to meet code standards in an economical and efficient manner. Councilmember Courage expressed concern on ADUs being established for commercial purposes and noted that affordable housing needs should be addressed.

Councilmember Courage expressed concerns on the definition of average minimum income (AMI) for the San Antonio area and stated that he had addressed this concern on visits to Washington, DC.

Councilmember Viagran asked how the digital divide issue had been addressed to meet the needs of residents and if discussions were held with the Office of Innovation. Garcia stated that staff worked closely with the Office of Innovation and developers to meet digital divide concerns and expansion of services. Councilmember Viagran encouraged staff to support the Operation Rebuild Program.

Councilmember Viagran noted challenges of vacant properties and zoning and asked if staff worked with the SAHT or Opportunity Home to land trust properties for future affordable housing. Garcia stated that staff did have discussions with SAHT and Opportunity Home to identify properties and currently SAHT was in negotiations to acquire properties for future affordable housing.

Councilmember Courage asked for clarification on how housing goals were established. Garcia stated that the previous housing goals were reviewed by a consultant and reviewed with housing level needs and income levels. Councilmember Courage asked when the next 10-year plan would be updated. Garcia stated that metrics would be reviewed at the five year mark and compared goals met and if they needed to be updated.

Councilmember Courage asked if staff worked closely with the Texas Organizing Project (TOP) and COPS Metro to market education delivery of services. Garcia stated that staff did work closely with stakeholders but that the home rehabilitation workshop was intentionally kept small to provide

quality services to those in the Home Rehabilitation Program.

No action was required for Item 5.

3. **Briefing and possible action on a funding recommendation for the YWCA of San Antonio Women's Live and Learn Campus, totaling up to \$2,320,000, including up to \$1,400,000 from Community Development Block Grant funds, \$250,000 in City and SAWS fee waivers, and a \$670,000 forgivable loan from the Inner City Incentive Fund. To facilitate the funding award, Substantial Amendment #1 to the FY 2023 Annual Action Plan and Budget is required for the reprogramming of funds from the U.S. Department of Housing and Urban Development (HUD).** [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood & Housing Services Department]

Ian Benavides, Deputy Director for NHSD, provided an update on funding recommendation for the YWCA of San Antonio Women's Live and Learn Campus totaling up to \$2,320,000. Benavides stated that the project had been previously briefed to the Committee but had been delayed so that YMCA could obtain additional funding. He noted that the YWCA had reached their funding goals and support for the project which had previously been a religious convent.

Benavides reviewed the Phase 1 scope of work for the project which included renovation and construction of the facility to deliver services for young women between the ages of 16 and 24 who were not in school and were seeking medical services. Francesca Rattray, Director of YWCA, expressed her gratitude of funding for the supportive housing for young women and had been working with partner stakeholders to identify women for the Program. She noted that the YWCA Program was enrolled in the foster system and the Ready to Work Program to deliver services to young women.

Councilmember Castro expressed her support for the Program and the associated funding agreement. She stated that she felt projects such as this would expand other economic improvements to the area.

Councilmember Courage noted his support for the project and asked if there was a funding gap for the completion of the project. Rattray stated that there was a funding gap, but the YWCA had applied for grants and grant awards had been awarded which had decreased the gap greatly for several areas of service. Councilmember Courage noted that PreK4SA had funding available, and that funding should be considered.

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

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

4. **Briefing and possible action on the City's Tenants Rights Awareness Campaign** [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood & Housing Services Department]

Chair Rocha Garcia allowed for Public Comment at this time for the Item.

Texas Organizing Projects (TOP) members Kevin Lemelle, Deborah Watts, Maria Victoria De La Cruz, Sylvia Flores, Marcia Wilcot and Joann Rolon spoke in support for a strong tenant bill of rights and maintenance of facilities to current code programs.

PRESENTATION

Assistant City Manager Lori Houston stated that staff held a number of meetings to discuss the Tenant's Rights Campaign and she introduced Veronica Gonzales, Assistant Director with NHSD. Gonzales stated that the Tenant Bill of Rights was in line with the SHIP in the areas of public information campaigns in housing and system-wide eviction education and foreclosure processes.

Gonzales stated that the Tenants' Rights Awareness Campaign had three elements which included: 1) To live in safe decent quality housing, 2) Live free of retaliation and discrimination and 3) Exercise their right under local, State and Federal Fair Housing laws.

Gonzales stated that the Resolution on tenant rights consolidated and affirmed local, State and Federal tenant protections in the areas of civil rights, domestic violence protections and other civil liberties. She noted that there were several stakeholder groups who were engaged with their input of the campaign deliverables and policies. She noted that several information and data gathering sessions were held and she reviewed the themes from the stakeholder groups.

Gonzales provided updates to the Resolution which provided the addition of a Proactive Apartment Inspection Ordinance and Title VI of the Civil Rights Act. Additionally, the Resolution provided protection addressing retaliation and rights to organize as tenants. She reviewed campaign education material deliverables and stated that there was still a need for continued engagement in the delivery of campaign through City and stakeholder channels.

Gonzales reviewed the campaign timeline which included City Council consideration anticipated on May 4, 2023. She stated that staff recommended forwarding the Resolution and revised Notice of Tenant Rights document to the City Council for consideration.

Chair Rocha Garcia thanked the NHSD team and community stakeholders for their diligent work on the campaign and Resolution. She stated that it was important to have materials available in different languages and for the inclusion of the Office of Diversity, Inclusion and Equity to be involved in the delivery of materials and education.

Chair Rocha Garcia asked if the Tenant Bill of Rights delivery at the time of submission of the application was a mandatory requirement. Gonzales stated that it was a voluntary requirement but that educational sessions stressed the sharing of data. Assistant City Manager Lori Houston stated that much of the educational materials were available at the State level and that staff was working with the State to mass language for City documents and the City would pay for reprinting of educational materials.

Councilmember Courage expressed his support for the Item and educational efforts for the

Program.

Councilmember Castro asked for clarification on whether the Tenant of Bill of Rights would be mandated to be delivered at the time of lease signing. Gonzales stated that the Resolution was voluntary, and landlords were strongly advised to provide them to tenants. Gonzalez recognized challenges for delivery, so staff was working with stakeholders to provide education on the bill of rights.

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

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

Consent Agenda

- 5. Resolution of No Objection for Culebra Road Apartments, LP's application for 2023 Non-Competitive 4% Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) for the development of a 199-unit affordable multi-family rental housing development named Culebra Road Apartments, located at 4740 Culebra Road in Council District 5 and acknowledgment that more than 20% of the total housing in the Census Tract is supported by HTC. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]**

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

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

- 6. Resolution of No Objection for Palladium San Antonio II, Ltd.'s application for 2023 Non-Competitive 4% Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) for the construction of a 271-unit affordable multi-family rental housing development named Palladium Crestway, located at 5319 Crestway Drive in Council District 2. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]**

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

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

- 7. Resolution of No Objection for Palladium San Antonio, Ltd.'s application for 2023 Non-Competitive 4% Housing Tax Credits (HTC) from the Texas Department of**

Housing and Community Affairs (TDHCA) for the construction of a 288-unit affordable multi-family rental housing development named Palladium San Antonio, located at 4770 Military Drive West in Council District 4. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

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

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

Adjournment

There being no further discussion, the meeting was adjourned at 12:14 PM.

Approved

Adriana Rocha Garcia, Chair

Debbie Racca-Sittre, City Clerk