

City of San Antonio



Minutes Planning and Community Development Committee

2023 – 2025 Council Members

Dr. Adriana Rocha Garcia, Dist. 4
Phyllis Viagran, Dist. 3 | Teri Castillo, Dist. 5
Manny Pelaez, Dist. 8 | John Courage, Dist. 9

Thursday, September 28, 2023

10:00 AM

Council Briefing Room

The Planning and Community Development Council Committee convened a regular meeting in the City Hall Council Briefing Room beginning at 10:03 AM. 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*
Teri Castillo, *Member*
Manny Pelaez, *Member*
John Courage, *Member*

Members Absent: Phyllis Viagran, *Member*

Approval of Minutes

1. Approval of minutes from August 21, 2023 Planning and Community Development Committee Meeting

Councilmember Castillo moved to Approve the minutes of the August 21, 2023 Planning and Community Development Committee meeting. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

Public Comment

There were no members of the public signed up to speak.

Briefing and Possible Action on

2. Briefing and possible action related to Affordable Single-Family & Multi-Family Gap Funding Solicitations [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood & Housing Services Department]

Veronica Gonzalez, Assistant Director of the Neighborhood & Housing Services Department (NHSD), provided an overview of the Item including the background on the annual solicitation for HUD funded rental and for-sale housing development with a focus on deep affordability targeting families earning 30% of the Area Median Income for multi-family and families earning 80% AMI for the Homeownership Program. She stated that \$4.2 million was available for each solicitation. Gonzalez outlined the scope of each Request for Proposals (RFP) and timeline.

Gonzalez provided information on outreach that had been conducted, the scoring criteria and the Evaluation Panel. She stated that priority was given to proposals from non-profit organizations (10 additional points) and five additional points were eligible for Veteran-owned businesses. She added that the Small Business Economic Development Advocacy (SBEDA) and Local Preference Programs were not included in the solicitation because the funding was from Federal sources.

DISCUSSION:

Chair Rocha Garcia asked if the solicitation was specific due to a recent HUD project or was it a regular program and whether other funds would be added to the RFP. Gonzalez stated that this was a regular program which only had HUD funding and no City Bond Funds. Chair Rocha Garcia requested information on the number of units expected. Director of NHSD, Veronica Garcia, estimated that there would be 700 units.

Councilmember Courage asked how the solicitation would help meet the Strategic Housing Implementation Plan (SHIP) goals for the 30% AMI range. Garcia stated that the SHIP had a 10-year goal of 6,900 units of new rental housing at 30% AMI and progress had been made and was currently at 20%. Councilmember Courage asked how the 30% AMI was defined. Garcia stated that the rents would need to be at a level that was affordable to families earning 30% AMI.

Councilmember Courage suggested that more points be given to proposals that were leveraging other funds and providing more than the 10% minimum of their units at the 30% AMI.

Councilmember Castillo emphasized that 10% of the units at 30% AMI was relatively low and agreed this should be higher in order to help meet the goals of the SHIP. She commented that all of the panelists with the exception of one VIA representative were staff of NHSD and suggested adding a representative from the City's Planning Department. Garcia stated that the Housing Commission had suggested including a VIA representative on the panel and she offered to add a Planning Department representative.

Councilmember Castillo asked when the Displacement Impact Assessment (DIA) would be conducted. Garcia stated that the DIA was completed before the application and the results of the assessment were shared with the Evaluation Panel.

Chair Rocha Garcia asked if the Audit Committee had recommended any changes to the scoring

criteria. Garcia replied that the Audit Committee had approved the current point structure which mirrored the RFP scoring for the Housing Bond.

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

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

3. Briefing on Compliance with House Bill 1526, Parkland Dedication. [Roderick Sanchez, Assistant City Manager; Rudy Niño, Jr., Interim Director, Planning; David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

Interim Director of the Planning Department, Rudy Nino, explained that House Bill (HB) 1526 affected the regulation of parkland dedication requirements and calculation of “in-lieu-of dedication” fees and the fee calculation rules would only apply to projects that included multi-family (3 or more dwelling units) and hotels/motels. Nino reported that the State Law did not impact current COSA Ordinances, with the exception of Multi-family as the current 2003 COSA Ordinance did not have parkland dedication requirements for hotel/motel or other commercial uses, however, all other current COSA requirements remained.

Nino stated that HB 1526 did not define the designations and provided no guidance on their application, therefore, staff used the City’s adopted Comprehensive Plan and designated areas based on approved Regional Centers and Community Revitalization Action Group (CRAG) areas. Nino stated that the Unified Development Code (UDC) Section was minimally impacted.

DISCUSSION:

Chair Rocha Garcia was pleased that the new State Law had minimal impact on our UDC and would not impact the process. Chair Rocha Garcia asked where the in-lieu-of dedication fees were deposited. Director of the Department of Parks and recreation, Homer Garcia, stated that the fees were collected by the Development Services Department (DSD) and programmed for spending by the Parks and Recreation Department to augment capital and maintenance projects.

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

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

Consent Agenda

4. Approving the reappointments of Eric Cooper, Jane Paccione, and Antoinette Brumfield to the San Antonio Housing Trust Board of Directors. [Debbie Racca-Sittre, City Clerk]

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

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

5. **Resolution of No Objection for Oso Apartments, Ltd.'s application for 2023 or 2024 Non- Competitive 4% Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA) for the construction of a 336-unit affordable multi-family rental housing development named Oso Apartments, located at 2075 & 2275 Schuwirth Road in the City of San Antonio's Extra Territorial Jurisdiction.** [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services]

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

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

Adjournment

There being no further discussion, the meeting was adjourned at 10:32 a.m.

Approved

Adriana Rocha Garcia, Chair

Debbie Racca-Sittre, City Clerk