

City of San Antonio



Minutes

Planning and Community Development Committee

Thursday, February 24, 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 January 24, 2022 Planning and Community Development Committee Meeting

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

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

Consent Agenda

5. Resolution of No Objection for the Alamo Community Group's application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of the Cattleman's Square Lofts, a 140 unit affordable multi-family rental housing development, located at 811 W. Houston Street in Council District 5; allowing the construction of the development to be located within one linear mile or less from another development; acknowledging the development will result in more than 20% of total housing units in the proposed census tract being supported by housing tax

credits; and acknowledging the high poverty rate in the census tract the proposed development will be located in and authorizing the development to move forward. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

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

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

- 6. Resolution of No Objection for PV Country Club Village, L.P.'s application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the rehabilitation and construction of Country Club Village, a 270-unit multi-family rental housing development, located at 3500 Magic Drive in Council District 7** [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

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

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

- 7. Resolution of No Objection for River Trails Apartments, L.P.'s application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the rehabilitation of River Trails Apartments, a 220-unit multi-family rental housing development, located at 2914 Roosevelt Avenue in Council District 3 and acknowledging the high poverty rate in the census tract the project is located in and authorizing the rehabilitation to move forward** [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

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

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

- 8. Resolution of No Objection for Fairfield Bethel Place, L.P.'s application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the rehabilitation of Rosemont at Bethel Place, a 250-unit multi-family rental housing development, located at 535 South Acme Road in Council District 6 and acknowledging the high poverty rate in the census tract the project is located in and authorizing the rehabilitation to move forward** [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

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

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

- 9. Resolution of No Objection for Fairfield Sorento, L.P.'s application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the rehabilitation of The Sorento, a 248-unit multi-family rental housing development, located at 2803 Fredericksburg Road in Council District 7 [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]**

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

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

Briefing and Possible Action on

- 2. Consideration of Applicants to the Building Standards Board (4 At-Large Seats)**
[Debbie Racca-Sittre, Interim City Clerk]

Director of Development Services Department, Michael Shannon provided an overview of the purpose, composition, and applicant status of the Building Standards Board. The following applicants provided a written statement: Robert Tapia and Ann Winer. Applicants Shirish Gupte and Micah Harper attended in person and provided a two-minute opening statement and were interviewed by the Committee.

EXECUTIVE SESSION

Chair Rocha Garcia recessed the meeting at 10:36 AM into Executive Session to deliberate the appointment of the Building Standards Board at-large members pursuant to Texas Government Code Section 551.074 (personnel matters), and discuss related legal issues, pursuant to Texas Government Code Section 551.071 (consultation with attorney).

RECONVENED

Chair Rocha Garcia reconvened the meeting at 11:11 AM and announced that no action was taken in Executive Session.

Councilmember Viagran moved to approve the recommendation of the Committee to reappoint Robert Tapia to the At-Large position (architect with adaptive re-use experience category) for an unexpired term expiring on May 31, 2023. Councilmember Courage seconded the motion. The motion carried by the following vote:

Aye: Rocha Garcia, Viagran, Courage

Abstain: Bravo, Castillo

Councilmember Viagran moved to approve the recommendation of the Committee to appoint

Shrish Gupte to the At-Large position (retired over 64 category) for an unexpired term expiring on May 31, 2023. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

Councilmember Viagran moved to approve the recommendation of the Committee to appoint Micah Harper to the At-Large position (professional property manager category) for an unexpired term expiring on May 31, 2023. Councilmember Courage seconded the motion. The motion failed by the following vote:

Aye: Viagran

No: Rocha Garcia, Castillo, Courage

Abstain: Bravo

Councilmember Viagran moved to approve the recommendation of the Committee to appoint Ann Winer to the At-Large Position (health professional category) for an unexpired term expiring on May 31, 2023. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

3. **Briefing on Tax Increment Financing Program and Potential Policy Updates** [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
Assistant City Manager Lori Houston provided an overview of the criteria necessary to create a Tax Increment Reinvestment Zone (TIRZ), the types of TIRZ, and existing TIRZ. Houston provided proposed updates to the Tax Increment Financing (TIF) policy that clarified applicant requirements, guided staff, set priorities for use of TIRZ, analyzed housing need and impact of displacement, as well as streamline the application. Houston described the next steps which included more Committee and stakeholder meetings and a plan for City Council consideration in June 2022.

Chair Rocha Garcia requested a list of the TIRZ zones to include the date of inception, closure and the membership of each. Chair Rocha Garcia stated that even though the policy was not designed to spur affordable housing, she would like to see affordable housing referenced in more than one sentence.

Councilmember Courage asked if the City could establish a new process for approval of a TIRZ for affordable housing. Houston replied that it could in several different ways.

Councilmember Castillo stated that the TIRZ impacted more people than realized. Councilmember Castillo looked forward to updates and making recommendations.

Councilmember Bravo was interested in making sure that there was alignment of the TIRZ

with master plans and city policies.

Councilmember Courage asked if each TIRZ Board could reorganize their plans. Houston stated that they did, but it would have to be approved by the City Council.

No action was required for Item 3.

4. Briefing on San Antonio Affordable Housing, Inc.'s OPERATION Rebuild Pilot Program.

[Lori Houston, Assistant City Manager; Mark Carmona, Chief Housing Officer]

Chief Housing Officer Marc Carmona provided an overview of the program and outlined the process and timeline for a pilot program.

DISCUSSION:

Chair Rocha Garcia opened the discussion and expressed support for the program.

Councilmember Castillo emphasized that the program only addressed a symptom of a much larger problem. Councilmember Castillo recommended changing the name of the program to Demolition Diversion Program instead of Operation Rebuild as it better explained the purpose of the program. Councilmember Castillo noted that the program was created partially by Council District 5 residents to address their concerns with too many demolitions moving forward from the Building Standards Board.

Councilmember Courage expressed concern that homes could be rebuilt, and a family moved out, an owner died, or the family needed to sell their home before the 20-year loan was completed. Councilmember Courage recommended that staff communicate to the community and participants, so they understood all possible implications of the program such as tax increases.

Jameene Williams, Assistant City Attorney, clarified that the contracts provided the City with remedies to protect the City's interest such as restrictive covenants, deeds of trust or other items to allow the City to foreclose on the loan and recover its funds. Carmona explained that the Housing Benefits Navigator was expected to provide information to the applicant.

No action was required for Item 4.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 12:09 PM.

Approved

Respectfully Submitted

Adriana Rocha Garcia, Chair

Debbie Racca-Sittre, Interim City Clerk