

**COMPREHENSIVE PLAN COUNCIL COMMITTEE
MEETING MINUTES
WEDNESDAY, MARCH 21, 2018
10:00 AM
MUNICIPAL PLAZA B ROOM**

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| Members Present: | Councilmember Shirley Gonzales, Chair, <i>District 5</i> Councilmember Roberto C. Treviño, <i>District 1</i> Councilmember William Cruz Shaw, <i>District 2</i> Councilmember Rey Saldaña, <i>District 4</i> Councilmember John Courage, <i>District 9</i> |
| Members Absent: | <i>None</i> |
| Staff Present: | Peter Zanoni, <i>Deputy City Manager</i> ; Verónica R. Soto, <i>Director, of Neighborhood and Housing Services Department</i> ; Alicia K. Beckham, <i>Office of the City Clerk</i> |
| Others Present: | Natalie Griffith, <i>Habitat for Humanity</i> ; Michael Taylor, <i>Cross Timber Homes</i> ; Louis Bernardy, <i>Mc Cormack Baron Salazar, Inc.</i> ; Jean Latsha, <i>Pedcor Investments, LLC</i> |

1. Approval of the Minutes for the February 21, 2018 Comprehensive Plan Committee Meeting

Councilmember Courage moved to approve the Minutes for the February 21, 2018 Comprehensive Plan Committee Meeting. Councilmember Saldaña seconded the motion. Motion carried unanimously by those present.

Councilmember Treviño entered the meeting at this time.

2. Briefing and Progress Report from SA2020. [Molly Cox, President & CEO, SA2020; Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning Department]

Molly Cox reported that the San Antonio Community prioritized 11 Cause Areas that ranged from Education to Sustainability which created the SA2020 Vision. She stated that SA2020 measured success using the 61 Indicators and she noted that 70% of those Indicators had improved since 2010:

- 10 Indicators - met or exceeded (16%)
- 11 Indicators - on track (18%)
- 22 Indicators - progress (36%)
- 17 Indicators - flat/getting worse (28%)
- 1 Indicator - baseline only

Ms. Cox noted the indicators were drafted by the community and they outlined progress made. She noted that four new indicators were added based on the City’s SA Tomorrow Plan process. She provided a briefing on the SA2020 2017-Annual Report and noted the challenges in Civic Engagement, Economic Competitiveness, Education, Environmental Sustainability, Family Well-Being, Health Fitness, Neighborhoods, and Transportation. Ms. Cox added that some Indicators were based on the City’s need to improve equitable and affordable housing.

Councilmember Courage asked if the data could be tracked monthly and Ms. Cox responded that data from performance measures, rather than Indicators would be tracked monthly.

No action was required for Item 2.

Councilmember Shaw entered the meeting at this time.

Item 4 was considered at this time.

4. Consideration of Substantial Amendment #2 to the FY 2018 Action Plan and Budget to reprogram Community Development Block Grant (CDBG) Funds in an amount not to exceed \$908,000; HOME Investment Partnerships Program (HOME) Funds in an amount not to exceed \$1,820,000; Neighborhood Stabilization Program (NSP) Funds in an amount not to exceed \$465,000 to eligible activities consistent with the Five Year Consolidated Plan. [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services Department]

Verónica R. Soto reported the U.S. Department of Housing and Urban Development (HUD) required a 30-day Public Comment Period to undergo a Substantial Amendment Process that started on March 12, 2018. She stated the substantial amendment would reprogram the FY-2018 Action Plan and Budget. She noted it would address refunding to Community Development Block Grant (CDBG) Funds, HOME Investment Partnerships Program (HOME) and Neighborhood Stabilization Program (NSP) to eligible activities consistent with the Five-Year Consolidated Plan. She stated that when the Public Comment Period has ended staff would bring it forth for consideration to the full City Council.

Ms. Soto noted that the approved FY 2018 Action Plan and Budget allocated \$12.2 million in CDBG Funding and \$4.9 million in HOME Funding. She stated staff had identified \$908,000 in CDBG funds as a result of program savings and cancelled activities. She added said savings from the CDBG Fund would be utilized as follows:

- \$542,000 to Short-Term Emergency Rental Assistance Program (City-Wide)
- \$150,000 to address Lead-Based Paint Program (City-Wide)
- \$60,000 in Respite Care Lead Based Paint Remediation Project (Council District 1)
- \$55,000 Code Enforcement Activities (Council District 3)
- \$50,000 Summer Youth Program (Council Districts 1-7)
- \$41,000 Late Night Hoops Program (Council Districts 2, 3, 5, and 6)
- \$10,000 Community Centers Extended Hours (Council Districts 1-7)

Ms. Soto stated staff had identified an additional \$1,820,000 in HOME Funds as a result of program savings and noted that \$1.5 million in HOME Funding would be allocated to East Meadows Phase II and \$320,000 in HOME Funding would be allocated to assist low-to-moderate income homebuyers. She added staff had also identified \$465,000 in NSP Funds as a result of program savings and program income increases. She mentioned \$455,000 would be allocated to Cross Timber Homes to acquire land and install infrastructure for Infill Single-Family Housing Development in the NSP Target Areas. She stated that the City's Neighborhood and Housing Services Department proposed utilizing \$10,000 for contract labor to assist in the monitoring and administration of the NSP Acquisition, Rehabilitation, and Resale Program.

Chairperson Gonzales called upon the citizens to be heard.

Natalie Griffith asked the Committee to approve the allocations of \$450,000 NSP Funds to Cross Timber Homes.

Michael Taylor spoke in support of Cross Timber Homes building single family homes in the City.

Chairperson Gonzales asked of the cost of the Cross Timber Homes and Mr. Taylor replied that the first six homes cost an average of \$149,500 each. Ms. Soto noted there was opportunity for City Councilmember input as to where the funds should be allocated. Chairperson Gonzales noted the lack of housing opportunities for low income families.

In response to Councilmember Courage, Ms. Soto responded that the home buyers would be eligible for home buyer incentives.

Councilmember Courage moved to have staff recommendation be forward to the full City Council for consideration. Councilmember Treviño seconded the motion. The motion carried unanimously.

Item 5 was considered at this time.

5. Resolution of No Objection for Pedcor Investments, LLC's application to the Texas Department of Housing and Community Affairs for non-competitive 4% Housing Tax Credits program for the development of Culebra Creek Apartments, a 308-unit multi-family rental housing development located at the NW corner of FM 1560 (Steubing Rd) and FM 471 (Culebra Rd) in Council District 6 [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, NHSD]

Verónica R. Soto reported that Pedcor Investments, LLC was seeking a Resolution of No Objection for its Application to the Texas Department of Housing and Community Affairs (TDHCA) for a non-competitive 4% Housing Tax Credits Program. She stated it would be for the development of Culebra Creek Apartments, a 308-unit multi-family rental housing development located in Council District 6. She noted that it was 100% affordable housing. The TDHCA Tax Credit Award would be approximately \$21,727,660.00 and the total development cost for the project would be approximately \$58,220,198.00.

Ms. Soto stated that the TDHCA required a Resolution of No Objection from the local governing body for a 4% Housing Tax Credits Project. She noted that the 4% Housing Tax Credit Application would be submitted Summer 2018 and anticipated it to be considered by the TDHCA Governing Board in Fall 2018. She added that if the project was approved, it would commence December 2018 and would be completed by April 2021.

Councilmember Courage asked what the median income would be and Ms. Soto replied that 308 units would be restricted to 60% of area median income and a family of four's income could not be over \$38,100.

Councilmember Courage motioned to approve the Resolution of No Objection for Pedcor Investments, LLC's Application to the Texas Department of Housing and Community Affairs for non-competitive 4% Housing Tax Credits Program. Councilmember Treviño seconded the motion. The motion carried unanimously.

Item 3 was not addressed.

Adjourn

There being no further discussion, the meeting was adjourned at 11:31 a.m.

Respectfully Submitted,

Shirley Gonzales, Chairperson

*Alicia K. Beckham,
Office of the City Clerk*