

**COMPREHENSIVE PLAN COUNCIL COMMITTEE
MEETING MINUTES
WEDNESDAY, JUNE 17, 2019
10:30 AM
MUNICIPAL PLAZA BUILDING**

Members Present:	Councilmember Roberto C. Treviño, <i>District 1</i> Councilmember Shirley Gonzales, Chair, <i>District 5</i> Councilmember John Courage, <i>District 9</i>
Members Absent:	Councilmember Art A. Hall, <i>District 2</i> Councilmember Rey Saldaña, <i>District 4</i>
Staff Present:	Lori Houston, <i>Assistant City Manager</i> ; Bridgett White, <i>Director of Planning Department</i> ; Mike Etienne, PhD, <i>Assistant Director of Neighborhood and Housing Services</i> ; Laura Salinas-Martinez, <i>Grants Administrator of Neighborhood and Housing Services</i> ; Denzel Maxwell, <i>Executive Management Assistant</i> ; Alicia K. Beckham, <i>Office of the City Clerk</i>
Others Present:	Noel Poyo, Levar Martin, and Laura Furst, <i>National Association for Latino Community Asset Builders</i>

1. Approval of the Minutes for the March 19, 2019 Comprehensive Plan Committee Meeting.

Councilmember Courage moved to approve the Minutes for the March 19, 2019, Comprehensive Plan Committee Meeting. Councilmember Treviño seconded the motion. Motion carried unanimously by those present.

2. Briefing by the National Association for Latino Community Asset Builders on the organizational assessment and strategic plan findings for the San Antonio Housing Trust, and the San Antonio Housing Trust Public Facility Corporation [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Noel Poyo stated that the National Association for Latino Community Asset Builders (NALCAB) would be providing recommendations and an executive summary of the organizational assessment and strategic plan findings to the San Antonio Housing Trust Foundation Board. He noted that there would be a full report of the San Antonio Housing Trust Foundation Board completed at the end of June 2019. He added that the NALCAB recommended that the San Antonio Housing Trust Foundation Board include nine voting members and one non-voting member that would serve as a delegate from the City Manager's Office. He mentioned that the nine voting members would consist of five Councilmembers that represented the San Antonio Housing Trust Public Facility Corporation (SAPFC) Boards, two industry experts, and two community representatives.

Mr. Poyo stated that the composition for San Antonio Housing Trust Finance Corporation (SAFC) and the SAPFC Board would remain identical. He noted that the participation of San Antonio Housing Trust Foundation Board should be open to Council Districts one through ten. He added that a Chief Executive Officer would support the lead position at the San Antonio Housing Trust Foundation Board.

Chairperson Gonzales asked of the salary requirement. Mr. Poyo responded that the salary would range from \$140,000 to \$150,000 a year. Chairperson Gonzales asked who made the appointments for the SAPFC and the SAFC. Lori Houston replied that the Mayor appointed the members to the San Antonio Housing Trust Foundation Board.

Councilmember Courage suggested that staff provide a final report on the options for funding that could be utilized for Affordable Housing.

Lori Houston stated that the next steps would be to go before the SAPFC, the Housing Commission, and other stakeholders. She noted that staff would return to the Comprehensive Plan Council Committee in August 2019.

No action was required for Item 2.

Item 5 was considered at this time.

5. Consideration of a recommendation to approve the subordination and loan modification of the HOME loans for Babcock North II Apartments located at 11800 Spring Shadow in Council District 8. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Mike Etienne reported that the Babcock Apartments in Council District 8 provided affordable housing and it was owned by Alamo Community Group (ACG). He stated that the ACG requested to extend two HOME Loan Agreements with the City for the purchase and rehabilitation of the property. He noted that the first loan was \$220,000 with interest only payments and that the term was from 2002 to 2043. He added that the second loan was \$50,000 with a 1% interest rate.

Mr. Etienne stated that the U.S. Department of Housing and Urban Development (HUD) was committed to refinancing the property and that HUD had requested that the City subordinate the loan and extend the maturity date. He noted that staff recommended approval of the subordination of the loan and the loan modification requested by ACG. He added that this item required action by the Committee and would go to the full City Council on June 20, 2019.

Councilmember Treviño moved to approve the subordination and loan modification of the HOME Loans for Babcock North II Apartments and forward to the full City Council for consideration. Councilmember Courage seconded the motion. Motion carried unanimously by those present.

Item 3 was considered at this time.

3. Briefing on the SA Speak Up on Housing and Community Initiatives Budget (FY 2020 Action Plan/Budget) [Lori Houston, Assistant City Manager; Veronica Soto, Director, Neighborhoods and Housing Services]

Laura Salinas-Martinez stated that the City received federal entitlement funding from the U.S. Department of Housing and Urban Development (HUD) for housing and community development

activities. She noted that the City allocated \$20.9 million from HUD which was in line with FY 2019 Allocations with a small decrease of \$7,142.

She stated that there were five Consolidated Plan Priorities:

1. Provide Safe Decent Affordable Housing
2. Neighborhood Revitalization
3. Provide for Special Needs Populations
4. Address Housing Services for Homeless Populations
5. Economic Development

She stated that each year, the City undergoes a planning process to develop the Annual Action Plan that would be required by HUD and that the 2019 Annual Action Plan would be adopted on August 15, 2019. She noted that the City had initiated the public engagement campaign SA Speak Up on Housing and Community Initiatives Budget to gather input on how funding should be utilized. She added that the public engagement campaign was initiated on May 22, 2019, and would continue until August 7, 2019.

Councilmember Courage suggested that staff request feedback from communities that had received funding in the past.

Councilmember Treviño suggested that staff distribute a Public Service Announcement to local television and radio stations.

Chairperson Gonzales suggested that staff use language that would be less intimidating to people in an attempt to receive an engaged community response.

No action was required for Item 3.

4. Briefing on the City's Affordable Housing Business Plan Progress through May 2019. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Mike Etienne stated that the FY 2019 Adopted Budget included \$26.1 million for Affordable Housing Initiatives and \$17 million in new funding. He noted that there was a \$1 million donation to the Under 1 Roof Program. He added that the Homebuyers Assistance Program was not on schedule for its implementation, but all other Affordable Housing Initiatives were on schedule.

Mr. Etienne stated that staff had completed 897 units. He noted that the goal was for the San Antonio Housing Authority to address the need for air conditioning units to be installed in 20 SAHA Complexes and that 1200 units had already been installed. He added that the City was one of the three cities selected to participate in the For Everyone Home Initiative.

Councilmember Treviño stated that there was \$5.25 million in the City Budget for the Under 1 Roof Program and the additional \$1 million in donations.

No action was required for Item 4.

Adjourn

There being no further discussion, the meeting was adjourned at 11:56 a.m.

Respectfully Submitted,

DRAFT

Shirley Gonzales, Chairperson

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