

**COMPREHENSIVE PLAN COUNCIL COMMITTEE  
MEETING MINUTES  
WEDNESDAY, DECEMBER 13, 2017  
11:00 AM  
MUNICIPAL PLAZA BUILDING, B ROOM**

<b>Members Present:</b>	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 John Courage, <i>District 9</i>
<b>Members Absent:</b>	Councilmember Rey Saldaña, <i>District 4</i>
<b>Staff Present:</b>	Peter Zanoni, <i>Deputy City Manager</i> ; Verónica Soto, <i>Director of Neighborhood and Housing Services</i> ; Arthur Reinhardt, <i>Assistant Director of TCI</i> ; Laura Salinas-Martinez, <i>Grants Administrator</i> ; Alicia K. Beckham, <i>Office of the City Clerk</i>
<b>Other:</b>	<i>None</i>

**1. Approval of the Minutes for the October 18, 2017 Comprehensive Plan Committee.**

Councilmember Shaw moved to approve the Minutes for the October 18, 2017 Comprehensive Plan Committee Meeting. Councilmember Courage seconded the motion. Motion carried unanimously by those present.

**2. Consideration of the updated Program Policies for HUD-Funded Affordable Housing Activities**  
[Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services Department]

Verónica Soto reported that staff was seeking approval for the updated Program Policies for HUD-Funded Affordable Housing Activities (Program Policies) to be forwarded to the full City Council. She stated that the funding would assist low to moderate income households through community development and affordable housing activities. She noted that the City had developed the Program Policies to allocate and oversee the funding listed below:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Program (HOME)
- Neighborhood Stabilization Program (NSP)

Ms. Soto stated that the City initiated a review and update to the Program Policies. She noted that the Program Policies ensured that the City's Policies were comprehensive and in compliance with HUD Regulations. She added that the guidelines provided flexibility for the implementation of federally funded affordable housing activities; and for the applicant waiver and appeal process. She mentioned that public and affordable housing providers had the opportunity to provide feedback on the City's Program Policies in accordance with HUD's Citizen Participation Process.

Ms. Soto stated that modifications made to the Program Policies included:

- Additional loan term options for Community Housing Development Organizations to conduct multi-family housing activities
- Expanding third party underwriting requirements to single-family new construction and CDBG-funded multi-family housing rehabilitation activities

She stated that a public notice was published on November 22, 2017 in the San Antonio Express News to obtain citizen input. She noted that the public input session would be held on December 13, 2017 and would end the public comment period. She added that this item would go before the full City Council on January 11, 2018.

Chairperson Gonzales asked of responses to the public comment period. Ms. Soto replied that primarily developers of affordable housing provided comments. In response to Chairperson Gonzales, Laura Salinas-Martinez stated that the updated Policy Program was more flexible than the 2015 version.

Councilmember Courage asked of the amount of funding that was available for all housing activities. Ms. Soto responded that there was \$12 million in federal funds allocated and an additional \$1.5 million in nonfederal funding. Peter Zaroni stated that the City was using \$4 million for debt obligations. Councilmember Courage asked how close the City was to concluding the debt. Ms. Salinas-Martinez replied that it would be 10 years. Councilmember Courage asked of other grant opportunities. Ms. Soto stated that there were other competitive opportunities for grants.

Councilmember Treviño moved that the staff recommendation be forwarded to the full City Council. Councilmember Courage seconded the motion. The motion carried unanimously by those present.

**3. A Briefing to the City Council Comprehensive Plan Committee on the SA Tomorrow Multimodal Transportation Plan (Plan) and policy related actions necessary for future Plan implementation.** [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director/City Engineer, Transportation & Capital Improvements]

Art Reinhardt provided an update on the SA Tomorrow Multimodal Transportation Plan (Plan). He stated that the Plan was the framework for developing transportation policies. He noted that there were 58 plans listed under 11 categories to be implemented over five years. He added that the Cross Sections for Roadway Classifications, Access Management, and Traffic Impact Analysis (TIA) Exemptions were policies that should be reviewed for future UDC Amendments.

Mr. Reinhart reported that to implement the Plan, staff focused on the 2017-2022 Bond Program Guiding Principles, Infrastructure Management Program (IMP), and leveraging funds. He stated that through the Guiding Principles, there was direct support to implement SA Tomorrow Plan and Vision Zero Initiatives. He noted that the IMP supported the upgrade of existing bike lanes for safety and traffic calming. He added that the leveraged funding supported SA Tomorrow Corridor Mobility Planning.

Mr. Reinhart outlined the existing policy barriers in the UDC. He stated that the amendment for the Cross Section for Roadway Classifications would be modified to right-size the right-of-way and pavement widths to facilitate a variety of cross sections. He noted that the modifications for Access

Management would include techniques designed to increase the capacity of the roads, manage congestion, and reduce crashes. He added that changes to the TIA Exemptions would require all developments to perform a TIA to identify impacts on the existing transportation system improvements due to the developments.

Chairperson Gonzales asked why staff chose three policy barriers to bring before the Committee. Mr. Reinhart responded that the three policies were a high level of concern. Chairperson Gonzales expressed concern that the policies did not directly affect pedestrians and cyclist and asked how a TIA would help. Mr. Reinhart replied that it would help determine how the City could strengthen its Multimodal Transit.

Councilmember Courage suggested that staff point out any adjustments to be considered. He asked what the requirements were for a multifamily development. Mr. Reinhart responded that any development that exceeds 76 Peak Hour Trips (PHT) would be required to perform a TIA. He stated that developments with 120 units or higher would be expected to conduct a TIA. He added that the City used the Institute of Transportation Engineers Generation to determine the PHT.

No action was required for Item 3.

### **Adjourn**

There being no further discussion, the meeting was adjourned at 12:00 p.m.

*Respectfully Submitted,*

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*Shirley Gonzales, Chairperson*

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