

**State of Texas
County of Bexar
City of San Antonio**



**DRAFT
Meeting Minutes
City Council B Session**

City Hall Complex
114 W. Commerce
San Antonio, Texas 78205

Wednesday, April 29, 2015

2:00 PM

Municipal Plaza Building

The City Council of San Antonio convened in the “B” Room of the Municipal Plaza Building with the following Councilmembers present:

PRESENT: 11 - Mayor Taylor, Trevino, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier, and Gallagher

1. A Briefing on the recommendations of the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods. [Carlos Contreras, Assistant City Manager]

Jackie Gorman presented recommendations on behalf of the Mayor’s Task Force on Preserving Dynamic and Diverse Neighborhoods. She stated that the Task Force was established in July 2014 by Mayor Castro and was now chaired by Mayor Taylor. She noted that it was comprised of Community Advocates, Academics, Non-Profit Housing Partners, Developers, and Elected Officials. She recognized the Task Force Members and thanked them for their work.

Ms. Gorman stated that the Task Force was charged with identifying policies and programs that encourage investment in Inner City Neighborhoods but minimize or prevent displacement of people or adverse impacts related to History, Culture, and Quality of Life of unique neighborhoods. She reported that their purpose was to: 1) Review current

policies; 2) Review best practices from other communities; 3) Identify short-term and long-term recommendations; 4) Seek community input and discuss scope of issue with the community; and 5) Be inclusive of varying perspectives. She noted that the Task Force had discussed a range of topics on areas related to the Task Force's Charge, many of which warrant further discussion.

Ms. Gorman highlighted the policy goals that include strengthening the fabric of existing neighborhoods so that current homeowners may remain in their homes amidst economic reinvestment and neighborhood revitalization. Another goal was to create vibrant, diverse, and inclusive neighborhoods where new residents and businesses thrive alongside current residents and established businesses. She added that they would like to provide for the protection of the most vulnerable residents from the adverse impacts of neighborhood change. She outlined short-term recommendations such as creating a San Antonio Housing Commission, Amending the Zoning Change Notification Process, and Planning and Hosting an Annual Housing Summit. She mentioned long-term recommendations noting that they would develop a Plan and Timeline for the Issuance of a Housing Bond and Explore the Development of a Community Land Trust.

Ms. Gorman stated the Success Measures: 1) Decrease the number of renter households displaced without adequate notification and compensation, per year; 2) Increase number of mixed-income neighborhoods; 3) Increase funds raised and leveraged for fulfilling Task Force Goals; 4) Decrease percentage of households that pay 30% or more of gross income on Housing; and 5) Decrease percentage of occupied units with severe physical deficiencies as defined by Housing and Urban Development (HUD). She invited everyone to attend the Housing Summit that would be held on May 15, 2015.

Mayor Taylor thanked the Task Force Members for their work. She stated that there were many challenges due to the housing factors such as the Real Estate and Financial Markets, Private Property Ownership, and the History, Cultural, and Emotional Attachment that people have toward their neighborhoods. She noted that the goal was to establish safe, stable, mixed-income neighborhoods.

Councilmember Saldaña spoke of the work of the Task Force and stated that they had done a great deal of work. He noted that the city was growing and changing rapidly and that they had made recommendations based on thoughtful debate and deliberation. He highlighted the recommendation of Issuing a Housing Bond noting that it would be a great investment to increase Workforce and Affordable Housing.

Councilmember Gallagher commended the Task Force for their efforts and asked of the changes to the Zoning Notification Process. John Jacks of Planning and Community

Development replied that they had discussed requiring a property owner to provide a list of renters if the property they are zoning includes renters. He noted that they had also discussed increasing the signage posted on properties being rezoned to include more information. Councilmember Gallagher requested that neighborhoods be notified of zoning requests and asked of the Systemic Assessment of City Ordinances and Policies. Mr. Contreras replied that they would review various City Boards that dealt with these issues such as the Building Standards Board and Historic and Design Review Commission, as well as review ordinances such as the Vacant Properties Ordinance. Councilmember Gallagher asked of amending the Unified Development Code (UDC). Michael Taylor of Planning and Community Development stated that they would like to review the requirements for Mixed-Income Communities to see if there was anything that could be done to lessen the cost of developing these Alternative Housing Types.

Councilmember Viagran thanked everyone for their work on the Task Force and stated that it was a first step in their continuing efforts to address Housing Issues. She noted that the creation of the Housing Commission was very important and that there would still be additional work for them to do.

Councilmember Gonzales thanked the Task Force for their work and asked of the Community Land Trust. Mr. Taylor replied that it was an opportunity to hold down the cost of a home by having the land owned by a Trust. He stated that the owner of the home owned the house but the Trust owned the land. Councilmember Gonzales asked of the Neighborhood Empowerment Zone. Mr. Edward Guzman of the City Attorney's Office stated that Neighborhood Empowerment Zones were designed via the Local Government Code and provide tax abatements, multifamily housing, commercial and mixed use development to deteriorating communities. Councilmember Gonzales stated that they had struggled with the cultural and human aspects but was proud of what the Task Force was able to accomplish.

Councilmember Warrick also thanked the Task Force for their work and asked of the issue with renters being displaced. Mr. Taylor replied that they did not track that information and that it was difficult to locate renters that were displaced. Councilmember Warrick asked if they would look at increasing funds raised by the private sector to meet their goals. Mr. Taylor confirmed that they were working on a program to provide access to private capital funds. Councilmember Warrick asked if the Housing Commission would look at other issues that have caused blight and disrepair within neighborhoods. Mr. Taylor responded that the Housing Commission would review development issues in neighborhoods.

Councilmember Nirenberg thanked the Task Force for their work and stated that he was pleased to see the recommendation regarding zoning notification. He spoke of the many

renters throughout the city and stated that their rights were very important. He asked of the renter assistance provided. Melody Woosley of the Human Services Department stated that they operated a Fair Housing Counseling Program funded by the Federal Government that was focused on providing assistance to renters. She noted that they also provided Foreclosure Prevention for Homeowners and offered assistance on relocation. Councilmember Nirenberg asked when the Housing Commission would be implemented. Mayor Taylor stated that she would like to implement same after the Housing Policy Conference scheduled for May 15, 2015. Councilmember Nirenberg stated that he would like to integrate the Housing Commission conversation into the Comprehensive Plan. John Dugan noted that one of the working groups in the Comprehensive Plan was focused on Housing Issues and that another Committee would focus on Fostering Healthy Communities and both would address housing. Councilmember Nirenberg spoke of the issue of relocation and stated that he hoped that in addition to assistance; they could also work on relocation prevention.

Councilmember Treviño stated that he was pleased to have served on the Task Force and thanked everyone for their work. He noted that he hoped that this was the first step in the strategic approach to how the city addresses Housing Issues.

Councilmember Lopez thanked the Task Force for their work and asked of lessons learned from the Land Bank Program. Mr. Taylor replied that the Land Bank was part of Renew SA and that the program identified areas on the cusp of redevelopment or revitalization where affordable housing and preservation was most important. He stated that they hoped to encourage private sector investment and that the goal was to create mixed income neighborhoods. Councilmember Lopez asked if there was any legislation that could assist with their goals. Mr. Contreras replied that there was no funding available at the State Level but there could potentially be some Federal Funds available.

Mayor Taylor thanked everyone for their input and asked of the Consolidated Plan. Mr. Dugan replied that the Five-Year Consolidated Plan would be presented to the City Council for approval in June. Mayor Taylor requested that the Plan be scrutinized by the Quality of Life Council Committee as she did not want anything to preclude them from implementing their recommendations. She thanked the public that provided input on the Report and noted that Appendix D included comments from the community.

2. A Briefing on Staff recommended changes to the 2008 Tax Increment Financing Policy and Implementation Manual. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

John Dugan provided an update on the Tax Increment Finance (TIF) Program Policy. He stated that they had received feedback from Stakeholders, Advisors, and Tax Increment Reinvestment Zone (TIRZ) Board Members since October 2014 and were now requesting feedback from the City Council. He explained that a TIF was a tool used to promote investment and redevelopment in a designated geographical area. He stated that it set aside growth in property tax revenues in the designated area for reinvestment back into that area. He noted that at the end of the TIF; all tax revenues were returned to taxing entities. He mentioned that there were 20 TIRZ in San Antonio and outlined the years that active TIRZ were designated from 1998 through 2014. He added that 12 of the 20 were Developer-Initiated, while 8 were City-Initiated. He reported that since 2005, \$72 Million in realized Tax Increment was reinvested into TIRZ.

Mr. Dugan stated that there were currently 8 TIRZ Staff of which 6 focused on the Planning and Community Development Component and 2 were Finance-Related Positions. He highlighted the TIF Special Revenue Fund and noted that historically, fee collections have not covered the cost of managing the TIF Program. He mentioned that they had corrected Audit Findings from April 2014 which included creating a TIF Governance Committee and Updating the TIF Program Policy. He noted that the TIF Policy was created in 1998 but had been revised five times since then. He outlined the recommended policy changes: 1) Separate Policy from Administrative Procedures; 2) Alignment with Adopted Plans; 3) Blends TIRZ Eligibility with demographic and market factors; and 4) Modifies existing fees. He detailed each of the recommendations and noted that staff would present the item for City Council Approval on May 14, 2015.

Mayor Taylor thanked staff for the presentation.

Councilmember Saldaña asked if funding could be used for affordable housing units. Mr. Dugan confirmed that they could use TIRZ to incentivize affordable developments. Councilmember Saldaña stated that it was important tool and thanked staff for their work. Councilmember Warrick asked if there were any future TIRZ they were working on through the Comprehensive Planning Process. Mr. Dugan replied that there were not any at this time.

Mayor Taylor thanked Mr. Dugan for the update.

EXECUTIVE SESSION

Mayor Taylor recessed the meeting into Executive Session at 3:40 pm to discuss the following:

- A. Deliberations regarding economic development negotiations and discuss related legal issues pursuant to Texas Government Code Sections 551.087 (economic development) and 551.071 (consultation with attorney).
- B. Deliberate the purchase, exchange, lease or value of real property and discuss related legal issues pursuant to Texas Government Code Sections 551.072 (real property) and 551.071 (consultation with attorney).
- C. Discuss legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- D. Discuss legal issues related to a lawsuit styled Northern Hills Management Company v. City of San Antonio, et al pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E. Discuss legal issues relating to litigation involving property at 2140 Babcock, San Antonio, Texas pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- F. Discuss legal issues relating to State Legislative matters pursuant to Texas Government Code Section 551.071 (consultation with attorney)

RECONVENED

Mayor Pro Tem Warrick reconvened the meeting at 6:00 pm and announced that no action was taken in Executive Session. He announced that the Executive Session would resume the following day after the City Council Meeting.

CITIZENS TO BE HEARD

Mayor Pro Tem Warrick called upon the citizens registered to speak.

Philip Sevilla expressed concern with the Planned Parenthood Facility located at 2140 Babcock Road and petitioned the City Council to support a Pro-Life Resolution.

Mark Perez expressed concern with facilities operating without the proper permits throughout the city.

Danny Petri spoke against the zoning of the Planned Parenthood Facility located at 2140 Babcock Road.

Mike Knuffke spoke against the impact and zoning of the Planned Parenthood Facility located at 2140 Babcock Road noting its close proximity to the neighborhood.

Patrick Von Dohlen spoke against the zoning and land use of the Planned Parenthood Facility located at 2140 Babcock Road.

Paul DiGiovanni spoke on IdeasForCOSA, an online input box, as an effective method of civic engagement.

Miriam Castillo spoke of environmental quality and the negative impact to public health in the Stablewood Subdivision.

Sylvia Villarreal spoke against the zoning of the Planned Parenthood Facility located at 2140 Babcock Road.

Theresa Berlanga expressed concern for the lack of responsibility among young parents and spoke of abortion-related issues.

Charles English stated that he was the Founder and President of the Jefferson Heights Neighborhood and spoke of the lack of respect in the neighborhood.

Nettie Hinton expressed concern for the dangers of gentrification and noted that she was not in support of the recommendations presented at the B Session by the Mayor's Task Force on Diverse and Dynamic Neighborhoods.

Faris Hodge, Jr. submitted written testimony regarding the 300-Year Celebration of the City that would occur in 2018. He wrote of the polluted dirt at Hemisfair Park. He highlighted the concert by John Mellencamp at the Tobin Center for Performing Arts. He wrote that a Syrian Civil War was entering its fifth year and was especially challenging for children.

RECESSED

There being no further discussion, Mayor Pro Tem Warrick recessed the meeting at 6:48 pm.

APPROVED

IVY R. TAYLOR
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/MMC
CITY CLERK