

**HOUSING COUNCIL COMMITTEE
MEETING MINUTES
TUESDAY, OCTOBER 6, 2015
10:30 A.M.
MUNICIPAL PLAZA B ROOM**

Members Present: Councilmember Mike Gallagher, *Chair, District 10*
Councilmember Roberto Treviño, *District 1*
Councilmember Rey Saldaña, *District 4*
Councilmember Ron Nirenberg, *District 8*

Members Absent: Councilmember Cris Medina, *District 7*

Staff Present: Erik Walsh, *Deputy City Manager*; Lori Houston, *Assistant City Manager*; Maria Villagomez, *Assistant City Manager*; Martha Sepeda, *Acting City Attorney*; Hollis Young, *Deputy City Attorney*; Ed Guzman, *Assistant City Attorney*; Shreya Shah, *Assistant City Attorney*; Stephen Whitworth, *Assistant City Attorney*; Jeff Coyle, *Director, Government and Public Affairs*; Melody Woosley, *Director, Human Services*; Vincent Nathan, *Interim Director, Metro Health*; John Dugan, *Director, Planning and Community Development*; Edward Gonzales, *Assistant Director, Human Services*; Denice F. Trevino, *Office of the City Clerk*

Others Present: Kimberly Granato, *Director of Culinary Arts, San Antonio Food Bank*; Joan Cheever, *The Chow Train*; Bill Holler, *Under the Bridge*; Krystin Ramirez, *Planning & Development Manager, Kaufman & Killen*; Gilbert Garcia, *Express News*; Michael Marks, *San Antonio Current*

Call to order

Chairman Gallagher announced that the meeting would be recessed at 11:00 a.m. so that members could attend the Mayor's National Night Out Press Conference on the steps of City Hall. He noted that the meeting would resume thereafter. He called the meeting to order.

Item 2 was addressed at this time.

Briefing and Possible Action on

- 2. Briefing on the Housing Commission to Protect and Preserve Dynamic and Diverse Neighborhoods.** [Peter Zanoni, Deputy City Manager; John Dugan, Director, Department of Planning & Community Development]

John Dugan stated that the charge of the Housing Commission was to Protect and Preserve Dynamic and Diverse Neighborhoods (Housing Commission) was to: 1) Develop and implement recommendations made by the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods (Mayor's Task

Force); 2) Develop policies to increase Workforce/Affordable Housing preservation and production; and 3) Develop policies to minimize displacement and mitigate the effects of neighborhood change. He reported that the Housing Commission was comprised of members of the Housing Community representing the following categories:

- Housing Law and/or Policy
- Architect or Urban Designer
- Neighborhood/Community Group (4)
- San Antonio Housing Authority (SAHA)
- Non-Profit Housing Provider
- Construction Professional
- Financial Institution (2)
- For-Profit Developer (2)
- Academic/Historian
- Non-Profit Developer

Councilmember Nirenberg entered the meeting at this time.

Mr. Dugan stated that Jennifer Gonzalez of the Alamo Community Group (ACG) was elected as the Chair and Mike Hogan of Hogan Properties Company was elected as the Vice-Chair of the Housing Commission. He noted that a roster of members was distributed to Committee Members and stated that the Housing Commission would meet on the second Tuesday of each month. He stated that funds were budgeted for a Housing Policy Manager and an Administrative Assistant in addition to \$50,000 for technical assistance for the Annual Report and \$25,000 for a Housing Summit. He reviewed the agenda of the first meeting of the Housing Commission which was held on September 22, 2015. He listed the following recommendations made by the Mayor's Task Force:

1. Amend the Zoning Change Notification Process (Courtesy Notice)
2. Designate the City Housing Counseling Program and the Fair Housing Council of Greater San Antonio as primary resources for residents
3. Develop a Relocation Assistance Program
4. Plan and host an Annual Housing Summit
5. Conduct a systematic assessment of City of San Antonio Ordinances and Policies to determine their impact on displacement and neighborhood change
6. Explore inclusionary Housing Policies for Residential Development
7. Develop a plan and timeline for the issuance of a Housing Bond
8. Identify ongoing sources of funds to be utilized by the San Antonio Housing Trust and Non-Profit Housing Providers
9. Amend the Unified Development Code (UDC) to support alternative Housing Types
10. Explore the development of a Community Land Trust
11. Explore tools for the protection of existing Mobile/Manufactured Home Communities and residents
12. Explore the creation of a Neighborhood Empowerment Zone (NEZ) and other tools to provide targeted Property Tax relief for long-time residents

Mr. Dugan reviewed the typical work flow for the recommendations. He stated that the next meeting of the Housing Commission would take place on the third Tuesday in November 2015. He noted that the agenda for said meeting would include the following:

- Housing Needs Assessment based on six Income Categories
- Identify gaps, risks and efficiencies
- Reprioritize recommendations based on Needs Assessment
- Develop subcommittee structure

Councilmember Saldaña asked of the authority of the Housing Commission. Mr. Dugan stated that the Housing Commission was authorized to make recommendations and serve in an advisory capacity to the City Council. Councilmember Saldaña asked who would staff the Housing Commission. Mr. Dugan replied that the staff of the Planning and Community Development Department Staff and two staff members to be named would staff the Housing Commission. Councilmember Saldaña asked of the lead from the City Manager's Office. Mr. Dugan replied that Peter Zanoni would serve as the lead staff from the City Manager's Office. Peter Zanoni stated that Lori Houston and Coleen Swain would also staff the Housing Commission.

Councilmember Treviño stressed the need for public engagement and marketing.

Chairperson Gallagher recessed the meeting at 10:55 a.m. to allow participation by Committee Members in the Mayor's National Night Out Press Conference. He reconvened the meeting at 11:16 a.m.

Councilmember Nirenberg asked how policies developed by the Housing Commission would be developed in agreement with the Comprehensive Plan. John Dugan replied that said policies would be comprehensive and would complement the Comprehensive Plan.

Councilmember Treviño asked of the life-span of the Housing Commission. Mr. Dugan stated that there was no sunset provision for the Housing Commission and the City Council would be responsible for determining when the work of the Housing Commission was complete.

No action was required for Item 2.

Item 1 was addressed at this time.

1. Approval of Minutes of the June 16, 2015 Quality of Life Committee Meeting

Councilmember Nirenberg moved to approve the Minutes of the June 16, 2015 Quality of Life Council Committee Meeting. Councilmember Treviño seconded the motion. Motion carried unanimously by those present.

Item 3 was addressed at this time.

3. Briefing and Possible Action on Proposed Revisions to City Code: Chapter 13 Food and Food Handlers. [Maria Villagomez, Assistant City Manager; Melody Woosley, Director, Department of Human Services]

Melody Woosley stated that in April 2015, the Quality of Life Council Committee requested that staff perform research of the policies of comparable cities regarding Homeless Feeding Regulations and develop policies that would facilitate Charitable Feeding and protect the health and safety of the community for presentation to the full City Council for consideration. She noted that in July 2015, a Charitable Feeding discussion to gather community input on challenges and opportunities was held. She reported that the current regulations followed State Law and the City issued permits to Food Establishments including Mobile and Temporary Food Establishments and set minimum Food Safety Standards. She stated that there were currently no specific policies regarding Homeless Feeding. She noted that the Mobile Food Establishment Permit regulated feeding on Public Property whether or not there was a charge. She stated that there were specific permits for Downtown Mobile Vending. She reported that an analysis of comparable cities revealed that cities differed in the manner that they addressed Homeless Feeding. She noted that Dallas and Houston had minimal regulations for Homeless Feeding. She stated that at the Charitable Feeding discussion held in July 2015; there were 20 organizations and 10 stakeholders in attendance. She noted that the Human Services Department, City Attorney's Office, Center City Development and Operations (CCDO) Department, San Antonio Police Department, and Metro Health were represented at said discussion. She stated that locations and times when Homeless Feeding occurred were discussed. She noted that the following revisions to Chapter 13 were proposed for Homeless Feeding of five or more persons:

- No permits or fees required
- Notice to Health Department within 24 hours
- Removal of undistributed food from site
- Proper trash and waste disposal occurs on site
- One person with Food Handler's Certification (paid for by the Good Food, Good Faith Fund)
- Certification not required if distributing prepackaged foods or whole uncut fresh fruit and vegetables

She stated that the Downtown Mobile Food Truck Vending Program required those performing Homeless Feeding to have a Special Downtown Mobile Food Vending Permit for the program area. She stated that the Department of Human Services, Metro Health and CCDO Department recommended endorsement of the proposed revisions to Chapter 13 by the Housing Council Committee to be brought before the full City Council for consideration in November or December 2015. She noted that upon approval of the revisions; there would be 6-months of outreach and education provided to individuals and organizations which provided Homeless Feeding.

Councilmember Treviño noted the need for more Public Restrooms which were useable and accessible at all times of day. Lori Houston stated that staff of CCDO were partnering with the Department of Parks and Recreation to develop a solution and would require a capital investment.

Councilmember Nirenberg asked of the requirements for Homeless Feeding in the Downtown Area. Ms. Woosley stated that Homeless Feeding in the Downtown Area would require a Downtown Mobile Food Vending Permit from CCDO but would not require a permit from Metro Health.

Councilmember Saldaña called upon Joan Cheever to provide feedback to the Committee. Ms. Cheever stated that stakeholders received the proposed changes to Chapter 13 less than 24 hours ago and would like some time to discuss them. She noted that she did not agree with the 24 hour notification to Metro Health and the map. She stated that the revisions to Chapter 13 mirrored the City of Dallas City Code regarding Homeless Feeding. She noted that City of Dallas lost a lawsuit with Big Heart Ministries and the outcome of said lawsuit did not include a map. Councilmember Saldaña asked Ms. Woosley if a permit would be necessary if Homeless Feeding occurred on private property. Ms. Woosley replied that a permit would not be required. Councilmember Saldaña asked if Homeless Feeders could provide a schedule instead of 24 hour notification for each time Homeless Feeding occurred. Ms. Woosley replied that a schedule instead of 24 hour notification for each time Homeless Feeding occurred would suffice and Dr. Vincent Nathan concurred. Dr. Nathan stated that the 24 hour notification would enable Metro Health to track any foodborne illness, should that occur.

Councilmember Saldaña moved to approve and forward the revisions to Chapter 13 of the City Code to the full City Council at an “A” Session for consideration. Councilmember Treviño seconded the motion. Motion carried unanimously by those present.

Councilmember Gallagher asked if the City Attorney’s Office was included in discussions of the revisions to Chapter 13. Ms. Woosley confirmed that they were.

Councilmember Nirenberg requested that any further revisions made to Chapter 13 be distributed to Councilmembers in advance of the City Council “A” Session.

Erik Walsh noted that the item could be brought before the full City Council at a “B” Session.

Councilmember Saldaña amended his motion to approve and forward revisions to Chapter 13 of the City Code to the full City Council at “B” Session. Councilmember Treviño seconded the motion. Motion carried unanimously by those present.

Ms. Woosley stated that additional revisions would be distributed to Councilmembers prior to City Council “B” Session.

Councilmember Treviño stated that he would like to make a point of personal privilege for San Antonio Goes Orange which was a fundraiser for the San Antonio Food Bank.

Councilmember Nirenberg requested continuation of discussions regarding the Refugee Population which began during meetings of the Quality of Life Council Committee. He asked Ms. Woosley if said continued discussions should be held by this Committee or another Council Committee. Ms. Woosley replied that said discussions could be held by the Economic and Human Development or the Housing Council Committee.

Chairman Gallagher recessed the meeting into Executive Session at 11:42 a.m. pursuant to Section 551.071 of the Texas Government Code (Consultation with Attorney). He reconvened the meeting at 12:02 p.m. and announced that no action was taken in Executive Session.

Adjourn

There being no further discussion, the meeting was adjourned at 12:02 a.m.

Respectfully Submitted,

Mike Gallagher, Chair

*Denice F. Treviño
Office of the City Clerk*