

**HOUSING COUNCIL COMMITTEE  
MEETING MINUTES  
WEDNESDAY, JANUARY 27, 2016  
1:00 P.M.  
MEDIA BRIEFING ROOM**

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

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**Members Absent:** Councilmember Cris Medina, *District 7*

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**Staff Present:** Lori Houston, *Assistant City Manager*; Lisa Biediger, *Assistant City Attorney*; John Dugan, *Director, Planning and Community Development*; Rene Dominguez, *Director, Economic Development Department*; Melody Woosley, *Director, Department of Human Services*; Adrian Perez, *Assistant to the Director, Economic Development Department*; Thomas Morgan, *Grants Administrator, Department of Planning and Community Development*

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**Others Present:** Debra Guerrero, *NRP Group*

**Call to order**

Chairman Gallagher called the meeting to order.

**1. Approval of Minutes from the December 15, 2015 Housing Committee Meeting**

Councilmember Saldaña moved to approve the minutes of the December 15, 2015 Housing Council Committee Meeting. Councilmember Nirenberg seconded the motion. Motion carried unanimously by those present.

**Briefing and Possible Action on**

**2. A Briefing and Possible Action on the Fiscal Year 2017 and Fiscal Year 2018 Consolidated Funding Process for Human and Workforce Development Services and Proposed Improvements. [Maria Villagomez, Assistant City Manager; Melody Woosley, Director, Department of Human Services]**

Melody Woosley stated that since 2005, the City began a two-year Consolidated Funding Request for Proposals (RFP) for Human and Workforce Development Services. She noted that the Consolidated Funding Process streamlines the application process for eligible agencies and facilitates the contract monitoring process. She stated that said process was coordinated by Human Services and the Economic Development Department and strategic investments supported City Initiatives and priorities. She noted that the City Council prioritizes investments and provides policy guidance. She stated that the City of San Antonio currently funds 65 Agencies and 104 Programs through said process. She noted that said process included an agency match requirement whereby a percentage of agency funding would be acquired from

other sources. She stated that funding of less than \$1 million required a 50% match and funding of \$1 million or more required a 35% match. She reported that City Council approved the Fiscal Year (FY) 2016 Budget which included \$12.1 million for consolidated funding, \$5.86 million for Haven for Hope, \$2.74 million for the Afterschool Challenge Program and \$0.25 million for new Delegate Agencies. She stated that funds were allocated to the following programs in the funding categories: 1) \$9.29 million (44%) for Family Well-Being; 2) \$5.95 million (28%) for Education; and 3) \$3.20 million (16%) for Community Safety. She reviewed the timeline for the Funding Process which is from February 2016 through September 2016. She stated that City Council policy direction proposed the following funding categories:

<b>Proposed Fiscal Year 2017</b>	
<b>Category</b>	
<b>Children &amp; Family Services</b>	After School Challenge Early Childhood
<b>Youth Services</b>	Youth Services At Risk Youth
<b>Community Safety Net</b>	Homeless Basic Needs Financial Security Domestic Violence/Child Abuse Prevention Seniors
<b>Workforce Development</b>	Long-Term Job Training/Short Term Services

Ms. Woosley stated that the proposed funding categories defined several categories and were aligned with City Initiatives. She noted that staff would provide a briefing on the Consolidated Funding Process and a survey would be distributed to City Council on February 10, 2016. She stated that the City Council would provide feedback on the funding categories and other policy areas.

She stated that the City Council would provide policy direction for continued designated funding for the following non-competitive awards:

- Haven for Hope and Center for Health Care Services - \$5.86 M
- After School Challenge - \$2.74 M

She noted that the City Council would provide policy direction for continued set-aside funding for new agencies (\$250,000), agency input, and the communication process. She stated that the City's Ethics Code Solicitation Policy prohibited agencies from contact with City Council and City Staff regarding their proposals during the application period (RFP to when item is posted to the agenda). She noted that the two Public Input Sessions would be held before the RFP was issued and two Public Input Sessions would be held after the City Budget for FY 2017 was posted. She reported that applications would be evaluated by staff of the Finance Department, Evaluation Teams, the Department of Human Services and the Economic Development Department. She presented the following next steps of the Consolidated Funding Process:

February 10, 2016	“B” Session Briefing and Calendar; begin funding priority discussion
February 17, 2016 March 2, 2016	Delegate Agencies Public Input Sessions
March 9, 2016	“B” Session – City Council provides policy direction on funding priorities for FY 17 & FY 18
March 15, 2016	RFP issued
April 14, 2016	Applications due

Councilmember Nirenberg suggested that programs for Seniors be included in the Children & Family Services Category. He suggested that Homelessness, Child Abuse and Domestic Violence be clustered together. He stated that the information disseminated during the Public Input Sessions was not adequate to make informed decisions and six months was too long for a blackout period. He suggested a panel to filter discussions to those that were focused.

Councilmember Gallagher commented that there was enough time for Council Members to adequately communicate with each agency which applies.

Councilmember Saldaña asked who would vet the agencies and programs. Ms. Woosley replied that agencies and programs were asked to provide a narrative in their applications which could include information on the program such as their mission, goals, performance commitments and performance measures. Rene Dominguez stated that the Evaluation Team included experts on the funding categories.

Councilmember Treviño requested establishment of good communications with the delegate agencies.

Councilmember Nirenberg moved to approve and forward the proposed Consolidated Funding Process to the full City Council at “B” Session on February 10, 2016. Councilmember Saldaña seconded the motion. Motion carried unanimously by those present.

### **3. An Item Recommending a “Resolution of Support” for 11 Multi-Family Rental Housing Development Projects Applying for Housing Tax Credits from the Texas Department of Housing and Community Affairs. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]**

John Dugan stated that staff recommended a “Resolution of Support” for 11 Multi-Family Rental Housing Development Projects. He noted that a Request for Applications (RFA) for each was issued by the Texas Department of Housing and Community Affairs (TDHCA) in December 2015 with the applications due to the TDHCA in January 2016. He stated that the applications were received by the Department of Planning and Community Development and evaluated according to the following evaluation criteria which were approved last year.

Points	
20	1. Experience (General Partner & Property Manager)
10	2. Nonprofit Ownership Participation

20	3. REnewSA Target Areas
16	4. Inner City Reinvestment Infill Area
16	5. TDHCA Housing Opportunity Area (Schools, Income, Poverty)
20	6. Project Feasibility (Rents, Assumptions, Reserves)
10	7. Project Site Characteristics (Land Use, Zoning)
28	8. Project Transit Amenities (Prox. To Parks, Transit, Retail, Medical & Social Service)
10	9. Project Readiness (Site Control and Environmental)
15	10. Resident Services (Resident Service Program, Childcare)
165	MAXIMUM POINTS

Mr. Dugan stated that 17 applications were submitted, and 6 applications were withdrawn. He noted that the scoring threshold was 85 points with 9 recommended for “Resolutions of Support”.

He stated that the **Senior Villas at Emerald Forest** was located at approximately 495 feet north of N. Loop 1604 East on Emerald Forest Drive, San Antonio, Texas 78259, in Council District 10. He noted that this project would be developed by Franklin Development Properties, Ltd. and the 130-unit would exclusively assist households at 60% or below of Area Median Income (AMI). He reported that this project scored 103 points.

He stated that the **Thousand Oaks Apartments** were located at 3500 & 3763 Thousand Oaks, San Antonio, Texas 78247, in Council District 10. He noted that this project would be developed by Housing & Community Services, Inc. (dba Prospera Housing Community Services) and the 120-unit development would exclusively assist households at 60% or below of AMI. He reported that this project scored 103 points.

He stated that the **East Meadows (Wheatley Family Phase 2)** were located at 1411 N. Walters, to be known as 1223 N. Walters, San Antonio, Texas 78202, in Council District 2. He noted that the project would be developed by McCormack Baron Salazar, Inc. and the San Antonio Housing Authority (SAHA) and the 117-unit development would assist 62 households at 60% or below of AMI. He reported that this project scored 128 points.

He stated that the **Hausman Apartments** were located at approximately 8130 W. Hausman Road, San Antonio, Texas 78249, in Council District 8. He noted that this project would be developed by The NRP Group LLC and the 125-unit development would assist 17 households at 60% or below of AMI. He reported that this project scored 102 points.

Mr. Dugan stated that **Laurel Glen** was located at 11043 North Loop 1604, San Antonio, Texas 78254, in Council District 7. He noted that this project would be developed by 1604 Laurel Glen, Ltd. and the 88-unit would assist 82 households at 60% or below of AMI. He reported that this project scored 86 points.

He stated that the **Tezel Apartments** were located at approximately 7800 Old Tezel Road, San Antonio, Texas 78250, in Council District 7. He noted that this project would be developed by The NRP Group, LLC and the 125-unit development would assist 104 households at 60% or below of AMI. He reported that this project scored 93 points.

He stated that the **Northwest Apartments** were located at approximately 8000 Old Tezel Road, San Antonio, Texas, 78250, in Council District 7. He noted that this project would be developed by the NRP Group, LLC and the 117-unit would assist 104 households at 60% or below of AMI. He reported that this project scored 98 points.

He stated that the **Easterling Culebra Apartments** were located at approximately 9936 Culebra Road, San Antonio, Texas, 78251, in Council District 6. He noted that this project would be developed by The NRP Group, LLC and the 118-unit development would assist 104 households at 60% or below of AMI. He reported that this project scored 97 points.

He stated that the **Rogers Road Apartments** were located at approximately 5400 Rogers Road, San Antonio, Texas, 78251, in Council District 6. He noted that this project would be developed by The NRP Group, LLC and the 114-unit development would assist 103 households at 60% or below of AMI. He reported that this project scored 92 points.

He provided the following unit summary:

- 918 Affordable Units
- 136 Other Units
- 1,054 Total Units

Mr. Dugan stated that each project would cost approximately \$1.5 million with a maximum of three to be awarded in our region and a maximum of \$4.5 million available for the region.

Councilmember Saldaña moved to recommend and forward “Resolutions of Support” for the Senior Villas at Emerald Forest, Thousand Oaks Apartments, East Meadows (Wheatley Family Phase 2), Hausman Apartments, Laurel Glen, Tezel Apartments, the Northwest Apartments, the Easterling Culebra Apartments and Rogers Road Apartments to the full City Council for consideration on February 18, 2016. Councilmember Treviño seconded the motion. Motion carried unanimously by those present.

## **Adjourn**

There being no further discussion, the meeting was adjourned at 1:55 p.m.

*Respectfully Submitted,*

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*Mike Gallagher, Chair*

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*Brandon Smith  
Office of the City Clerk*