

**Housing Commission to Protect and
Preserve Dynamic and Diverse Neighborhoods
Policy and Infrastructure Subcommittee**

Tuesday, April 12, 2016

1:00 PM – 2:30 PM

1400 South Flores

Call to Order – 1:02 PM

Present: Jennifer Gonzalez, Jim Bailey, Carol Rodriguez, Noah Garcia, Natalie Griffith, Rod Radle, Mu Son Chi (arrived 1:15)

Absent: None

• **Staff Present:**

Michael Taylor, Department of Planning & Community Development
Ramiro Fernandez, Department of Planning & Community Development
Christopher Lazaro, Department of Planning & Community Development
Jonathan Lane, Department of Planning & Community Development
Nancy Sheppard, Department of Planning & Community Development
Catherine Hernandez, Development Services Department
Ramiro Gonzales, CCDO

1. Approval of March 8, 2016, Policy and Infrastructure minutes.

COMMITTEE ACTION:

The motion was made by Natalie Griffith and seconded by Noah Garcia to approve the March 8, 2016, Policy and Infrastructure Subcommittee minutes as submitted.

AYES: Gonzalez, Bailey, Rodriguez, Garcia, Griffith, Radle

NAYS: None

THE MOTION CARRIED

2. Continuation of briefing and discussion on a policy and program assessment

Chris Lazaro provided updates on RFP.

Inclusionary Housing

Ramiro Gonzales, CCDO, presented on CCDO Development Incentive Programs, ICRIP and CCHIP.

Natalie Griffith stated a problem with the ICRIP program is that the SAWS waiver fee seems to be that you're waiting on a list.

Ramiro Gonzales stated at any point a person interested in getting a waiver can submit an application. Larger projects tend to have a larger lead time and apply 1-2 years out.

Jennifer Gonzalez asked how much of 2016 money has been allocated to projects.

Ramiro Gonzales stated all 2016 money has been allocated.

Jim Bailey stated this needs to be looked at very closely. Has SAWS really looked into who's bearing the burden. As a committee, we need to look into how the ICRIP was established and has anyone in CCDO studied what it would really cost to run a half mile of sewer/water in the ETJ versus replacing aging infrastructure in the inner-city.

Ramiro Gonzales stated there is a task force that is made up of developers and they provide feedback. Recently a subcommittee of that task force was created to specifically talk about CPS and a subcommittee for SAWS.

Carol Rodriguez asked if the waiver programs can be used for any project.

Ramiro Gonzales stated any project can apply.

Natalie Griffith stated that is a big issue. We are competing against high end development.

Carol Rodriguez stated in terms of process, how does the committee recommend changes?

Michael Taylor stated staff will put together a packet and funneled up to the full commission and voted on.

Rod Radle stated there has to be a different financial way to fix the issue of the deteriorating infrastructure throughout the city.

Natalie Griffith stated she would like to move forward and address a recommendation that a for profit developer in fee waivers that same amount is available for not for profit.

Carol Rodriguez asked if the 2017 monies have been committed.

CCHIP

Ramiro Gonzales, CCDO, presented. CCHIP was adopted in 2012 and has a sunset provision of June 2016.

Jim Bailey stated that the Centro study and the task force committee do not have the same goals as that our commission has.

Rod Radle stated he would like a dialog before changes are taken to council.

Rod Radle stated there may be a need for a special meeting to continue the discussion.

Schedule a special Policy & Infrastructure meeting May 3, 2016 at 11:00-1:00.

Jonathan Lane, Economic Development Coordinator, presented on Tax Increment Financing.

Rod Radle when the new guidelines were put in place, fees increased dramatically. The committee should be looking at how a tool could be helpful.

3. Continuation of briefing and discussion on a framework for a possible inclusionary housing program

Adjournment – 2:38 PM