

**HOUSING COUNCIL COMMITTEE  
MEETING MINUTES  
THURSDAY, AUGUST 25, 2016  
2:00 P.M.  
MEDIA BRIEFING ROOM**

<b>Members Present:</b>	Councilmember Mike Gallagher, <i>Chair, District 10</i> Councilmember Roberto Treviño, <i>District 1</i> Councilmember Rey Saldaña, <i>District 4</i> Councilmember Ron Nirenberg, <i>District 8</i>
<b>Members Absent:</b>	Councilmember Cris Medina, <i>District 7</i>
<b>Staff Present:</b>	Peter Zaroni, <i>Deputy City Manager</i> ; Lori Houston, <i>Assistant City Manager</i> ; Bridgett White, <i>Interim Director of Planning and Community Development</i> ; Ed Guzman, <i>Assistant City Attorney</i> ; Richard Keith, <i>Assistant Director of Planning and Community Development</i> ; Jaime Camero, <i>Project Manager</i> ; Kimberly Flowers, <i>Contracts Manager</i> ; Andrew Trexler, <i>District 1</i> ; Paul Jimenez, <i>District 10</i> ; Rebecca Podowski, <i>District 10</i> ; M’Kynzi Newbold, <i>City Manager’s Office</i> ; Denice F. Trevino, <i>Office of the City Clerk</i>
<b>Others Present</b>	John D. Hernandez, <i>San Antonio Housing Trust</i> ; Nicole Collazo, <i>San Antonio Housing Trust</i> ; Gabe Lopez, <i>San Antonio Housing Trust</i> ; John Kenny, <i>San Antonio Housing Trust</i> ; Gavin Rogers, <i>San Antonio Housing Trust</i> ; Patty Gibbons, <i>San Antonio Housing Trust</i> ; Hazem Rasheda, <i>UTSA</i>

**Call to Order**

Chairman Gallagher called the meeting to order.

**1. Approval of Minutes from the June 22, 2016 Housing Committee Meeting**

Councilmember Treviño moved to approve the minutes of the June 22, 2016 Housing Council Committee Meeting. Councilmember Saldaña seconded the motion. The motion carried unanimously by those present.

**2. Briefing and Update on the Under 1 Roof Program to provide results of a Roof Replacement Pilot Program in City Council District 1.**

Ms. Bridgett White provided a status update of the Under 1 Roof Program. She reported that the goal of the Program was to replace failing roofs for disadvantaged homeowners in City Council District 1 with an energy-efficient light colored roof. This will address home maintenance issues, improve energy efficiency and reduce utility bills, and demonstrate benefits of light colored roofs to builders and residents. She stated that the first and second quarters of the year were spent identifying and qualifying applicants. She highlighted the Qualification Process to include a

review of the property. She noted that in addition to the geographic eligibility criteria; Program Applicants would also have to meet one of the following conditions: a) Over 65 years old; b) Military Veteran; c) At or below 80% of Area Median Income; or d) Disabled. She highlighted the Program Timeline and provided examples of properties that had been renovated as part of the Program.

Councilmember Treviño expressed the need to include the Program in the upcoming Budget. Mr. Peter Zanoni explained that the current Fiscal Year Budget included \$200,000 for the Pilot Program but that there was no funding allocated for the Proposed FY 2017 Budget. Councilmember Treviño stated that the Program had a significant impact on the quality of homeownership in San Antonio and highlighted various benefits to home owners. Mr. Hazem Rasheda provided an overview of benefits to the Program to include decreased energy costs associated with maintaining house temperatures.

Councilmember Nirenberg asked if there had been efforts to include CPS Energy in the Program. Ms. White confirmed that discussions were underway to determine how best to collaborate with CPS Energy for future projects. Councilmember Nirenberg noted that it was important to continue research into the Program and ensure that the resulting data was accessible.

Councilmember Saldaña asked of additional recommendations for funding the Program. Mr. Zanoni replied that the item could be discussed as part of the upcoming Budget Work Session on August 30, 2016.

Councilmember Treviño moved to forward the item to the upcoming Budget Work Session for consideration. Councilmember Saldaña seconded the motion. The motion carried unanimously by those present.

**3. Briefing and Possible Action authorizing the San Antonio Housing Trust (Trust) Board of Trustees to issue a Request for Applications (RFA) to allocate \$1 million in available funding to eligible Affordable Housing Development Projects.**

Ms. Bridgett White reported that the purpose of the Trust was to assist with the City's Revitalization Strategy and provide funding support to Residential Projects, which may not be addressed by the standard Housing and Urban Development (HUD) Program Funds to due to Eligibility Requirements. She stated that said item would authorize the Housing Trust to allocate \$1 million in available funding to eligible Affordable Housing Development Projects, as required by the Rules and Regulations of the Trust. She added that the Housing Trust also requested approval of the Evaluation Criteria for scoring Affordable Housing Development Projects as outlined in the Request for Applications. She noted that the Trust was created in 1988 with a corpus of \$10 million. She explained that once funds accumulated from interest earned, loan repayments, and contributions exceed \$1 million; a Funding Round is held.

Ms. White stated that the after initial City Council Approval, the Request for Applications (RFA) would be released, submissions would be reviewed and selected, and funding recommendations would be provided to the City Council for final approval. She noted that an alternative option

would be to delay the issuance of the RFA in order coordinate the use of available funds if the Bond is passed next May by voters.

Councilmember Saldaña moved to forward the item to the full City Council for consideration. Councilmember Treviño seconded the motion. The motion carried unanimously by those present.

**4. Briefing and Possible Action authorizing the Allocation of \$1,250,000 in FY 2017 HOME Investment Partnership Program (HOME) funding for the development of Lord Road Apartments, and the allocation of \$174,400 in FY 2017 HOME Community Housing Development Organization (CHDO) funds for the Our Casas Resident Council Scattered Sites Project. Additionally, the allocation of \$1,045,600 in FY 2017 HOME CHDO Funds in combination with a reprogramming of \$484,400 in FY 2016 HOME Funds for the development of Lenwood Heights Subdivision-Phase II Project.**

Ms. Bridgett White presented an overview of the allocation of:

- ❖ \$1,250,000 in FY 2017 HOME Investment Partnership Program Funding for the development of Lord Road Apartments
- ❖ \$174,400 in FY 2017 HOME Community Housing Development Organization (CHDO) funds for the Our Casas Resident Council Scattered Sites Project
- ❖ \$1,045,600 in FY 2017 HOME CHDO Funds in combination with a reprogramming of \$484,400 in FY 2016 HOME Funds for the development of Lenwood Heights Subdivision-Phase II Project

Ms. White reported that the Developer for the Lord Road Apartments anticipated construction to begin in April 2017 with completion estimated in February 2019. She stated that the objective of the Our Casas Project was to affordably house 5 first time home buying families with the target population to serve low and moderate income families. She noted that construction of the first 2 units was anticipated for October 2016 with completion estimated for May 2017. She explained that the total development cost was estimated at \$400,000. She highlighted the third Development Project and indicated that it was a Habitat for Humanity Project with the goal of providing affordable housing 45 first time home buying families in need of decent shelter. She added that infrastructure construction was scheduled to begin in November 2016 with a Project Closeout Date of December 2019. She mentioned that the total development cost was \$4,905,000 and that City Staff recommended the allocations be forwarded to the full City Council for consideration.

Councilmember Nirenberg asked for detail regarding pricing structures. Mr. Richard Keith reported that Program Requirements determined initial prices.

Councilmember Treviño highlighted the positive impact of Project Longevity and asked that the information be included in future presentations.

Councilmember Nirenberg moved to forward the item to the full City Council for consideration. Councilmember Treviño seconded the motion. The motion carried unanimously by those present.

### **Adjourn**

There being no further discussion, the meeting was adjourned at 2:39 p.m.

*Respectfully Submitted,*

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*Mike Gallagher, Chair*

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*Alexander J. Pytel  
Office of the City Clerk*