

**COMPREHENSIVE PLAN COUNCIL COMMITTEE
MEETING MINUTES
WEDNESDAY, SEPTEMBER 20, 2017
10:00 AM
MUNICIPAL PLAZA BUILDING, B ROOM**

Members Present:	Councilmember Shirley Gonzales, Chair, <i>District 5</i> Councilmember Roberto C. Treviño, <i>District 1</i> Councilmember John Courage, <i>District 9</i>
Members Absent:	Councilmember William Cruz Shaw, <i>District 2</i> Councilmember Rey Saldaña, <i>District 3</i>
Staff Present:	Peter Zanoni, <i>Deputy City Manager</i> ; Bridgett White, <i>Director of Planning & Community Development</i> ; Verónica Soto, <i>Director of Neighborhood and Housing Services</i> ; Brencia Berry, <i>Chief of Staff, District 2</i> ; Alicia K. Beckham, <i>Office of the City Clerk</i>
Other:	Jennifer Gonzalez, <i>Alamo Community Group</i> ; Michael Shackelford, <i>Alamo Community Group</i> ; Debra Guerrero, <i>NPR Group</i> ; Natalie Griffith, <i>Habitat for Humanity</i> ; Scott Fregonese, <i>Fregonese Associates</i> ; Brian Buchanan, <i>VIA Metropolitan Transit</i>

1. Approval of the Minutes for the August 16, 2017 Comprehensive Plan Committee Meeting.

Councilmember Courage moved to approve the Minutes for the August 16, 2017 Comprehensive Plan Committee Meeting. Councilmember Treviño seconded the motion. Motion carried unanimously by those present.

Item 3 was addressed at this time.

3. Consideration of the allocation of \$2,545,000.00 in FY 2018 HOME Entitlement funds and reprogramming \$1,437,000.00 in cancelled activities from previous year's HOME funds. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services Department]

Verónica Soto stated that staff was seeking approval of the FY 2018 Home Investment Partnerships Program (HOME) Funding Recommendations and Substantial Amendment #1 (Reprogramming) to the FY 2018 Action Plan and Budget, to forward to the full City Council. She noted that there were three HOME Funding Recommendations:

1. \$1.6 million to Multi-family Rental Housing Development
2. \$2.259 million to Community Housing Development Organization (CHDO) Single-Family New Construction Development
3. \$123,000 to CHDO Operating Expense Funding

Ms. Soto reported that previous activity cancellations allowed for an additional \$1.437 million in funding for reprogramming and noted that \$4,898,909 was budgeted for FY 2018. She added that for the HOME Funding Recommendations, there was a Request for Application process in May 2017 and public comment began in September 2017.

Ms. Soto stated that there were three Housing Developmental Proposals Recommendations

1. \$1.6 million for Lord Road Apartments
2. \$1.659 million for Lenwood Heights Subdivision Phase III
3. \$600,000 for Tarasco Neighborhood

Ms. Soto stated that the Funding Recommendations, for CHDO Operating Expenses were \$75,000 for Habitat for Humanity and \$48,000 for the Alamo Community Group.

Chairperson Gonzales called upon the citizens register to speak.

Jennifer Gonzalez stated that Tarasco Gardens offered affordable homes for working families earning 80%-100% of the median income. She noted that the single family homes were available to two working parents that supported two dependents earning a combined income of \$50,000 annually or two full-time employees each earning \$12.45 hourly. She added that a single working parent with three dependents that was earning an annual income of \$50,800 or a single parent that was earning \$24.42 hourly also qualified.

Michael Shackelford stated that he would like for staff to reassess their recommendation to fairly reallocate funds because the City was over funding Habitat for Humanity.

Natalie Griffith asked that the Committee supported staff's recommendation to fund 167 additional homes. She noted that the Habitat for Humanity average family makes \$30,000 annually.

Debra Guerrero stated that the NPR Group was in support of staff's recommendation. She noted that the Lenwood Heights Subdivision would provide housing for families with a median income of 60% and higher.

Councilmember Treviño stated that he supported staff's recommendation.

Chairperson Gonzales asked if the District 2 Councilmember was in support of staff's recommendation. Brencia Berry stated that Councilmember Shaw was in support of staff's recommendation. In response to Chairperson Gonzales, Ms. Soto stated that the recommendations would fund new housing developments. She stated that all the housing projects were evaluated and approved by the Affordable Housing Policy and would be go before the full City Council on October 5, 2017.

In response to Councilmember Courage, Ms. Soto stated that there were reprogramming opportunities in November and December of 2017 but funding was limited.

Councilmember Treviño moved that the recommendation be forwarded to the full City Council. Councilmember Courage seconded the motion. The motion carried unanimously by those present.

2. Briefing and Discussion on the SA Corridors Strategic Framework Plan. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning Department]

Bridgett White reported that the SA Corridor was led by the Planning Department and VIA Metropolitan Transit. She stated that it was a study of 12 corridors in the SA Tomorrow Comprehensive Plan and VIA's Vision 2040 Plan for enhanced bus, Bus Rapid Transit (BRT), or Light Rail Transit investments. She noted that SA Corridors Project objectives would:

- Create a unified Future Land Use Map
- Ensure that local zoning incentives bring in developers
- Encourage inter-agency coordination

Scott Fregonese provided a highlight of the project timeline for adoption. He stated that the drafted project plans would go before the Planning Commission on September 27, 2017 and that staff would come back to the Committee with recommendations from the Commission on October 18, 2017. He noted that staff would go present to the full City Council in November 2017.

Mr. Fregonese reported that the future layers of land use were designed to consider neighborhood plans, sector plans, VIA's Vision, and scenario planning. He noted that the map identified 17 Community Areas. He added that the transit supportive land use allowed for higher density in transit appropriate areas and a greater mix of transit usage. He stated that area stationaries were evaluated on urban form and market strength to determine development incentives.

Mr. Fregonese stated that in order to clear development in high capacity transit corridors; there were policies that required changes. He noted that staff was seeking ways to utilize current policies for areas around the corridors. He added that they were exploring the reasons why more developers were not utilizing Transit Oriented Development Zones.

In response to Councilmember Treviño, Ms. White stated that the projected land use map did not suggest that current landmarks would no longer exist but that the map detected potential investments along the corridors. Councilmember Treviño suggested that staff be mindful of conceptualizing the future land use map because stakeholders would recognize that current landmarks were not on the future land use map. He noted that the projected land use map must work in unison with the City's financial capacity to successfully complete the projects. He added that staff should ensure that development would not extend into neighborhoods because there were neighborhoods that were concerned with new development not matching its character.

Councilmember Courage stated that he would like to see VIA expand more on the southside and eastside of the City. He noted that he would like for transportation to be extended into underdeveloped areas because it would encourage developers to build in those areas. Ms. White noted that the southeast-side and the east-side were on the FY 2018 plans to communicate their needs.

Chairperson Gonzales stated that VIA would let the City decide on the SA Corridor Plans and that there was no funding for infrastructure. In response to Chairperson Gonzales, Brian Buchanan stated that the 5309 Capital Investment Program was a federal grant program for major transit capital investment projects. He noted that the approval City staff was seeking would directly support VIA's application to the federal government for capital funding. He added that the federal government would contribute 50% in the form of a Small Start Grant Program and the remaining 50% would come from local funding. He mentioned that the 5309 Capital Investment Funding was competitive and that VIA had to have commitment from local funding to match federal funding. Chairperson Gonzales asked if BRT projects required a vote. Mr. Buchanan replied that under the City Ordinance, a vote was not required; however, there could be a City vote needed for BRT funding.

Councilmember Courage asked of the City's projected funding contribution. Mr. Buchanan responded that the City's contribution could be as much as \$500 million for Light Rail Infrastructure and BRT. He noted that VIA would try to use \$80-\$100 million per mile for light rail construction and that the BRT cost was 65% less.

No action was required for Item 2.

Adjourn

There being no further discussion, the meeting was adjourned at 11:09 a.m.

Respectfully Submitted,

Shirley Gonzales, Chairperson

*Alicia K. Beckham,
Office of the City Clerk*