

**COMPREHENSIVE PLAN COUNCIL COMMITTEE
MEETING MINUTES
WEDNESDAY, OCTOBER 18, 2017
10:00 AM
MUNICIPAL PLAZA BUILDING, B ROOM**

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| Members Present: | Councilmember Shirley Gonzales, Chair, <i>District 5</i> Councilmember Roberto C. Treviño, <i>District 1</i> Councilmember William Cruz Shaw, <i>District 2</i> Councilmember Rey Saldaña, <i>District 4</i> Councilmember John Courage, <i>District 9</i> |
| Members Absent: | <i>None</i> |
| Staff Present: | Peter Zaroni, <i>Deputy City Manager</i> ; Verónica Soto, <i>Director of Neighborhood and Housing Services</i> ; Rudy Niño, <i>Assistant Director of Planning & Community Development</i> ; Laura Salinas-Martinez, <i>Grants Administrator</i> ; Jacob Floyd, <i>Planning Coordinator</i> ; Alicia K. Beckham, <i>Office of the City Clerk</i> |
| Other: | Cynthia Speilman, <i>Tier 1</i> ; Butch Hayes, <i>Tier 1</i> ; Ricky Kushner, <i>Tier 1</i> ; Paula Bondurant, <i>Tier 1</i> ; Jason Rodriguez, <i>VIA Metropolitan Transit</i> |

1. Approval of the Minutes for the September 20, 2017 Comprehensive Plan Committee Meeting.

Councilmember Saldaña moved to approve the Minutes for the September 20, 2017 Comprehensive Plan Committee Meeting. Councilmember Courage seconded the motion. Motion carried unanimously by those present.

Chairperson Gonzales entered the meeting at this time.

2. Staff presentation and committee discussion and possible action for a Partial Neighborhood Stabilization Program Loan Forgiveness for the Gillette Square Apartments, located in City Council District 3. [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services Department]

Verónica Soto stated that staff was seeking approval for a Partial Neighborhood Stabilization Program Loan Forgiveness for the Gillette Square Apartments, located in City Council District 3, to forward to the full City Council. She reported that in the year 2009, the San Antonio Alternative Housing Corporation (SAAHC) No. 17 received a loan for \$2.57 million in Neighborhood Stabilization Program Funds and 643 units were built. She noted that 43 units were affordable housing units but that 40 units were built to house people who had an income level of 50% of the area median income and 3 units were built to house people who had an income level of 120% of the area median income.

She reported that the SAAHC No. 17 asked that \$136,487.69 of the loan be forgiven. She stated that SAAHC No. 17 had received a loan for \$1,699,838 in 2009 and \$818,000 in 2010. She noted that a

portion of the loan was forgivable. She added that the remaining balance on the loan was \$736,487.69 and that SAAHC No. 17 would pay \$600,000 toward the balance. She mentioned that the loan forgiveness would allow SAAHC No. 17 to continue to maintain the units without any economic hardship.

Councilmember Courage asked of the criteria that staff used to determine the amount that would be forgiven. Ms. Soto responded that the City Investment Committee reviewed SAAHC No. 17's budget performance and noted that they were struggling to make the debt repayment. Councilmember Courage suggested that the City could have received the \$600,000 and deferred the remaining balance on the loan for another 24 months. Laura Salinas-Martinez responded that SAAHC No. 17 could only afford \$450,000 of debt. She stated that Texas Capital Bank would be providing SAAHC No. 17 the loan for the \$600,000 but could not provide a loan with a second lien or a deferment. She noted if the City did not approve the loan forgiveness amount; the property could risk being foreclosed. She added that the alternative was for the City to approve the loan forgiveness and reinvest the \$600,000. In response to Councilmember Courage, Ms. Salinas-Martinez stated that the nonprofit organization and parent company was SAAHC and that the Gillette Square Apartments-SAAHC No. 17 was the single purpose entity.

Chairperson Gonzales asked how old the property was. Ms. Salinas-Martinez responded that the property was a part of the acquisition and rehabilitation in 2010 but she did not have the information on the year the property was built.

Councilmember Saldaña moved that the staff recommendation be forwarded to the full City Council. Councilmember Treviño seconded the motion. The motion carried unanimously.

3. Staff Briefing and Committee discussion and possible action on the SA Corridors Plan. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning Department]

Rudy Niño briefed the Committee on the SA Corridors Strategic Framework Plan. He reported that the Planning Commission approved the staff recommendation to forward the SA Corridors Strategic Framework Plan to the full City Council. He stated that the Framework was the implementation of SA Tomorrow Comprehensive Plan and VIA Vision 2040 planning efforts. He noted the three SA Corridors Objectives:

- 1.) Getting our regulations and incentives right
- 2.) Creating a unified future land use plan
- 3.) Promoting greater inter-agency coordination

Mr. Niño stated that VIA Metropolitan Transit intended to have recommendations by the end of 2018 for the next rapid transit line. He noted that a successful grant application would need to show a strong land use and transportation connection. He added that 12 corridors were identified for Primo Rapid Transit or light rail; and that the Strategic Framework Plan assisted in defining future land use around the corridors.

Mr. Niño stated that Transit Supportive Land Use (TSLU) was building with less parking; a mix of uses; high quality infrastructure for pedestrians and bikes; and dense where appropriate. He noted TSLU did not have large amounts of surface parking; was homogeneous; lacking in sidewalks and safe crossings; and low density. He added that there had been over 30 outreach efforts. He mentioned that the SA Corridor did not modify existing adopted plans; change zoning; affect historic districts; or change neighborhood conservation districts.

Mr. Niño reported that as part of the Unified Development Code Update for the SA Tomorrow Comprehensive Plan, the following were recommended policy changes:

- Development Incentives
- Infrastructure
- Station Area Planning
- Affordable Housing

Mr. Niño stated that the Strategic Framework Plan would allow for expansion of existing incentives to station areas and to develop more housing focused incentives. He noted that Transit Oriented District (TOD) was a tool that would be used for station area planning. He added that there were bonuses offered to developers to encourage affordable housing development. He mentioned that the City would consider developing an Affordable Housing Preservation to reserve funding for Class B and C Apartments.

Chairperson Gonzales called upon citizens to be heard.

Cynthia Speilman stated that the City should use incentives and policy tools to keep existing residences from being displaced; and that the policies for the downtown neighborhood appeared to benefit developers. She asked that the Committee wait for the Housing Commission's recommendation before moving forward with TOD Plans.

Butch Hayes stated that having a transportation plan for San Antonio was a necessity and how said plan was developed would be important. He noted that there need to be more communication to inform and educate the community on the aspect of the plan.

Ricky Kushner suggested that the City hold off on the TSLU Framework until the City worked out its pending glitches with zoning, land use, and incentives.

Paula Bondurant stated that she had been to some outreach events and it appeared that staff was communicating the plan instead of engaging with the community. She noted that she questioned if the Strategic Framework Plan would not affect historic districts.

Chairperson Gonzales acknowledged the citizens that spoke on Item 3. She asked staff to address how the SA Tomorrow Comprehensive Plan and VIA Vision 2040 worked together. Mr. Niño responded that the two plans intended to modernize corridors and provide communities with high capacity transit. He stated that it would improve the quality of life for those who would be transit dependent. Jason

Rodriguez noted that to receive funding from the Federal Transit Administration (FTA) for a capital project; VIA would have to provide project justification criteria that identified a system in place that allowed for an appropriate density and a mix of land uses associated with the project. Chairperson Gonzales asked which corridor would meet the criteria. He noted that VIA had identified four corridors that would be suited for a rapid transit project. In response to Chairperson Gonzales, he stated that community support was a criteria and VIA would not be willing to move forward with a project without community support. He noted that no zoning had to be changed for any property along a corridor.

Councilmember Treviño asked if there could be community round tables as an alternative to presentation during community engagements. Mr. Niño stated that staff had made the Draft Plan Comments available online until October 20, 2017; and that staff had made themselves available for invites and questions. He noted that community outreach had been conducted since June 2017. In response to Councilmember Treviño, Mr. Niño stated that staff could extend the community engagement and outreach timeline. Councilmember Treviño stated that he wanted to insure that the City would be taking the extra mile to engage with the community.

Councilmember Courage stated that he would like more time so that he could meet with staff to get a better understanding of the Strategic Framework Plan.

Councilmember Saldaña stated that he understood that the Strategic Framework was a prediction of what the corridors and land use potential would be. He noted that the City had control over the infrastructure and VIA had control over how frequent it provided service. He added that he needed more time to be briefed on the matter.

Chairperson Gonzales asked of VIA's timeline with the application to federal funding. Mr. Niño responded that as long as staff brought the item back to the Committee and City Council by the end of the year; City staff and VIA would have enough time to engage with the community and City Council.

Councilmember Shaw stated that he supported the continuation of this Item for the purpose of briefing.

Chairperson Gonzales suggested that staff simplify the presentation for community presentations and engagement.

No action was required for Item 3.

4. A Briefing on the SA Tomorrow Multimodal Transportation Plan policy related actions necessary for future Plan implementation. [Peter Zaroni, Deputy City Manager; Art Reinhardt, Assistant Director, Transportation & Capital Improvements]

Item 4 was tabled to the next meeting.

Adjourn

There being no further discussion, the meeting was adjourned at 11:41 a.m.

Respectfully Submitted,

Shirley Gonzales, Chairperson

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

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