

# GOVERNANCE COUNCIL COMMITTEE MEETING MINUTES

DECEMBER 12, 2017 at 12:00 PM  
CITY HALL, MEDIA BRIEFING ROOM

Committee Present:	Mayor Ron Nirenberg, <i>Chair</i> Councilmember Roberto Treviño, <i>District 1</i> Councilmember Rebecca Viagran, <i>District 3</i> Councilmember Rey Saldaña, <i>District 4</i> Councilmember Ana Sandoval, <i>District 7</i>
Staff Present:	Sheryl Sculley, <i>City Manager</i> ; Andy Segovia, <i>City Attorney</i> ; Leticia Vacek, <i>City Clerk</i> ; Kevin Barthold, <i>City Auditor</i> ; Peter Zanon, <i>Deputy City Manager</i> ; Maria Villagomez, <i>Assistant City Manager</i> ; Rod Sanchez, <i>Assistant City Manager</i> ; Lori Houston, <i>Assistant City Manager</i> ; Michael Shannon, <i>Development Services Director</i> ; Camila Kunau, Ed Guzman, Scott Zimmerer, Alma Lozano, & Susan Guinn, <i>City Attorney's Office</i> ; Doug Melnick, <i>Chief Sustainability Officer</i> ; Craig Hopkins, <i>Chief Information Officer</i> ; Melody Woosley, <i>Department of Human Services Director</i> ; Veronica Soto, <i>Neighborhood &amp; Housing Services Director</i> ; Trey Jacobson, Marissa Bono, & Victoria Gonzalez, <i>Mayor's Staff</i> ; Lina Rodriguez, <i>Executive Assistant to the City Clerk</i> ; John Peterek, <i>Assistant to the City Manager</i> ; Liza Meyer, <i>Special Projects Manager</i> ; Jay Podjenski, <i>District 1 Staff</i> ; Lauren Bartholomew, <i>District 2 Staff</i> ; Dan DeBauche, <i>District 3 Staff</i> ; Tim Salas, <i>District 4 Staff</i> ; Jennifer Falcon, <i>District 5 Staff</i> ; Greg Jefferson & Bianca Maldonado, <i>District 7 Staff</i> ; Derek Roberts, <i>District 9 Staff</i>
Others Present:	Maria Berriozabal, <i>Former Councilmember</i> ; Roger Arriaga, Lily Lowder, Annette Prosterman, & Diane Rath, <i>Alamo Area Council of Governments</i> ; Leroy Allowey, Priscilla Ingle, & Eloy LaQue, <i>VIA Transit</i> ; Robert Flores, <i>Veteran Housing</i> ; Ben Olive, <i>FoloMedia</i> ; Erin Bley, <i>Kaufman &amp; Killen</i> ; Summer Greathouse, <i>Golden, Steves, &amp; Gordon</i> ; Jeanne Geiger, <i>Alamo Area Metropolitan Planning Organization</i> ; Patrick Middleton, <i>SAWS</i> ; Brian Gordon, <i>Southwest Workers Union</i> ; Maria Nelson, <i>Centro San Antonio</i> ; Hillary Lilly, <i>San Antonio River Authority</i> ; Cullen Jones, <i>Citizen</i> ; Liz Franklin, <i>Citizen</i>

## CALL TO ORDER

Mayor Nirenberg called the meeting to order.

## **1. Approval of Minutes for City Council Governance Committee Meeting of November 1, 2017.**

Councilmember Sandoval moved to approve the Minutes of the City Council Governance Committee Meeting of November 1, 2017. Councilmember Viagran seconded the motion. The motion carried unanimously.

## **2. A briefing and possible action on a City policy for the issuance of Resolutions of Support or No Objection for applicants seeking Low Income Housing Tax Credits from the Texas Department of Housing and Community Affairs [Peter Zanoni, Deputy City Manager; Veronica R. Soto, Director, Neighborhood and Housing Services].**

Deputy City Manager Peter Zanoni presented staff recommendations for revisions to the City policy concerning the issuance of Resolutions of Support or No Objection for applicants seeking Low Income Housing Tax Credits from the Texas Department of Housing and Community Affairs. Mr. Zanoni highlighted the recommended revisions to be made to the previously adopted policy. The point scale changed from a maximum score of 165 to a maximum score of 100. Previously, a score of 85 would deem an application eligible for a Resolution of Support, earning 52% of the total possible points. Using the revised criteria, an applicant must score at least 70 points (70% of the total possible points) to be recommended for a Resolution of Support. Under the revised criteria, applicants earning fewer than 50 points (50% of the total possible points) would not be recommended for a Resolution of Support or No Objection.

It was stated that applicants may earn points toward the city's application for holding a developer-initiated public meeting to inform the public about the proposed development. To earn the applicable points, the public meeting would be required prior to staff consideration of the developer's application. Staff will verify that the public meeting meets all the required criteria set forth in the policy and the Request for Applications (RFA). A form would be added to the city's application requiring a signature by the Councilmember (or designated staff) in which the proposed development is located; certifying that the Council office has been made aware of the proposal. The form is intended to confirm notice of the application only; it is not for the purpose of determining a Councilmember's support or opposition to a proposed project.

Mr. Zanoni stated that city staff, respective City Councilmember's office, neighborhood associations or community organizations within one-half mile of the project site (as registered with the City), plan team members, and property owners within 200 linear feet of the project site must receive written notice of the meeting at least seven calendar days in advance of the scheduled meeting date. Finally, applications in the Extra Territorial Jurisdiction (ETJ) would be considered although not in the previous policy.

### Mr. Zanoni referred to the draft Evaluation Criteria:

Owner/General Partner/Property Management Experience (15 points)

Nonprofit Organization or SBEDA/HUB Participation (5 points)

Targeted Reinvestment Areas (10 points)

Project Amenities & Resident Services (20 points)

Area Income Criteria (10 points)

Project Site Characteristics (10 points)

Project Feasibility & Readiness (20 points)

Public Engagement (10 points)

**Total of 100 points**

Minimum score needed for a Resolution of Support is 70 points.

Minimum score needed for a Resolution of No Objection is 50 points.

Mayor Nirenberg stated his support for the recommended revisions including the boost in scoring for SBEDA, the addition of the ETJ review, which aligns with the SA Tomorrow Plan and the Regional Center Concept. He inquired about how staff would guide the proposed Public Engagement criteria. Mr. Zanoni responded that staff would not be directly involved with public engagement for any specific project but would develop a tool-kit for potential developers with all pertinent information. Mayor Nirenberg asked for a brief background on these recommendations. Mr. Zanoni noted that the State has strict deadlines to apply for Housing Tax Credits and the City's intention is to have the new Evaluation Criteria in place in order to provide the Letters of Support or No Objection in a timely manner. He further stated that the City's involvement with the process would help alleviate some of the City's need for affordable housing.

Councilmember Sandoval stated the objective of the Public Engagement Criteria is to foster coordination among the residents, the developers, and the stakeholders, with transparency and accessibility to the public. She explained her own experience with Affordable Housing Projects in District 7 and the prevalence of misinformation, fear, and confusion that leads to the loss of public trust among citizens. She stated her support for the revisions as they will ease fear and confusion among residents.

Councilmember Treviño noted the need for a mechanism to understand the full impact that the changes might have. He stated that he supports the intention of the revisions, but requested regular updates regarding the community-wide impact of said changes to aid in transparency and accessibility.

Councilmember Viagran also stated her support of Councilmember Treviño's request for regular updates on how the policy is impacting the City. She reiterated the importance of community engagement and regular communication between the City and the citizens to ease fear and confusion.

Councilmember Saldaña stated his initial hesitation in supporting the proposed revisions was overcome by the need for the community to know what projects may be happening in their area and how it could affect them. He noted that the revised point system would incent the developers to properly communicate with residents and aid in transparency.

Mayor Nirenberg recognized his Housing Policy Task Force's work in proactively realizing the City's need for affordable housing and helping to address same with the recommended policy revisions.

Councilmember Sandoval moved to approve and forward to full City Council the staff recommendations for revisions to the City policy concerning the issuance of Resolutions of Support or No Objection for applicants seeking Low Income Housing Tax Credits from the Texas Department of Housing and Community Affairs. Councilmember Viagran seconded the motion. The motion carried unanimously.

**3. A briefing and possible action on a Council Consideration Request from Councilman Rey Saldaña (District 4) on creating a City-appointed Higher Education Student Advisory Committee. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Department of Human Services].**

Assistant City Manager Maria Villagomez presented a CCR regarding the creation of a City-appointed Higher Education Student Advisory Committee. The Mayor and City Council would each select and nominate one member from a pool of students nominated by local higher education institutions, for a total of 11 members on the advisory committee. The following local colleges and universities would each nominate three students for the committee: University of Texas at San Antonio, Texas A&M University-San Antonio, University of Incarnate Word, St. Mary's University, Our Lady of the Lake University, Trinity University, San Antonio College, Northwest Vista College, Northeast Lakeview College, Palo Alto College, and St. Philip's College.

The committee would meet during each month of the academic year (September to May). The committee's two tasks are: (1) Provide input and recommendations regarding six priority issue areas: Multi-Modal Transportation, Environmental Sustainability and Public Health, Housing and Affordability, Jobs and Economic Development, Public Safety, and Arts, Culture, and Recreation.

(2) Consider the following questions and issue an annual executive summary of recommendations to City Council: What steps can San Antonio take to retain local students and attract students from outside the San Antonio area to our colleges and universities? What steps can San Antonio take to support college students from all areas of the city and ensure equity in educational opportunity? What amenities, programs, or future developments would make college students interested in living in San Antonio for the long-term? How can San Antonio ensure that students are supported when making the transition from education to the workforce?

Currently in San Antonio, the University of Texas at San Antonio Student Government Association supports the San Antonio Higher Education Representative Assembly (SAHERA). Members from the student government associations of all higher education entities in the city serve on SAHERA, which is comprised of those student government presidents and one additional representative. SAHERA would continue to exist if the City of San Antonio's Higher Education Student Advisory Board is approved.

Councilmember Saldaña stated that his intention was to tap into the wealth of knowledge in young college students where they are exploring new ideas and new concepts. He noted the effort to keep college educated citizens invested in making San Antonio their home. He requested that they have the opportunity to present to Council at a B Session.

Councilmember Viagran noted her support for the creation of this new committee. She inquired of the route through the Department of Human Services (DHS) instead of the Office of Equity. Ms. Villagomez stated that DHS has an Education Coordinator who coordinates all education efforts for the City. Councilmember Viagran requested that the Office of Equity be brought into discussion for said efforts.

Councilmember Treviño noted his support for the creation of the Higher Education Student Advisory Committee, which he believes will produce more innovation and challenge old concepts.

Mayor Nirenberg suggested removing the Mayor and City Council from the appointment process to allow the students to elect their own representatives. He noted his support for the youth voice and a briefing at B Session.

Councilmember Saldaña moved to approve the creation of a Higher Education Student Advisory Committee and forward to full City Council. Councilmember Treviño seconded the motion. The motion carried unanimously.

**4. A briefing and possible action on a Council Consideration Request from Councilmembers Rey Saldana (District 4) and Ana Sandoval (District 7) on creating a City program for developing and executing Transportation Demand Management (TDM) strategies to increase use of mass transit, carpools, and other alternatives to the "one-person one-vehicle" daily commute pattern. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Transportation & Capital Improvements].**

Mr. Zanoni presented a CCR regarding the creation of a City program for developing and executing Transportation Demand Management (TDM) strategies to increase use of mass transit, carpools, and other alternatives to the "one-person one-vehicle" daily commute pattern. He noted the City's Multi-Modal Transportation Plan and Sustainability Plan have goals to reduce vehicle-miles travelled as well as strategies to incentivize transportation alternatives. Mr. Zanoni stated the staff recommendation is to create a singularly

focused entity on TDM to reduce the dependency of single occupancy vehicles. Staff recommends that the City's Transportation & Capital Improvements (TCI) Department establish a working team with partner agencies to focus on alternative transportation options and create a singular plan for the City. This working team would report to the Transportation Committee with updates.

Councilmember Saldaña noted that an article claimed that San Antonio ranks second, behind Forth Worth, in an analysis of how many people subscribe to the "one-person one-vehicle" daily commute pattern, approximately 80% of the population. He stated that doing nothing and putting money into highway projects has not worked thus far and the proposed CCR would proceed with hiring professionals to examine our transportation and traffic issues. He noted the underfunding of the City's mass transit system and noted this will aid in the future population growth and sprawl of the City.

Councilmember Sandoval commented on the projected growth of the City and increased congestion of the roadways that will follow. She stated the timing for these ideas to be implemented is now because USAA is moving a large number of employees downtown bringing opportunities to engage USAA with alternatives to the "one-person one-vehicle" commute pattern. She applauded the effort to work closely with the private sector and how this will tie into the SA Tomorrow Plan.

Councilmember Viagran stated her support for new proactive ideas regarding transportation that do not include putting more money into highway projects. She also noted the need in beginning discussions about a rail system for the City. She noted the necessity of a transportation analysis to be conducted to better understand how we can improve and lead by example.

Mayor Nirenberg added his support for the initiative and proactive ideas.

Councilmember Saldaña moved to approve staff recommendation that TCI establish a working team with partner agencies to focus on alternative transportation options and create a singular plan for the City with updates to the Transportation Council Committee. Councilmember Sandoval seconded the motion. The motion carried unanimously.

**5. A briefing and possible action on a Council Consideration Request from Councilman Brockhouse, District 6, regarding review of city incentives for residential and commercial projects [Lori Houston, Assistant City Manager].**

Assistant City Manager Lori Houston presented a CCR regarding the review of city incentives for residential and commercial projects. As background, the Center City Development & Operations (CCDO) Department administers both the Inner City Reinvestment and Infill Policy (ICRIP) and Center City Housing Incentive Policy (CCHIP). The ICRIP purpose is to promote growth and development through incentives in areas underserved by residential and commercial real estate markets. Qualified projects within the ICRIP boundary are eligible for City and SAWS fee waivers, tax abatements, and other economic development tools. Affordable housing projects are eligible for ICRIP incentives even if the project is not within the ICRIP boundary. Additionally, priority economic development projects may receive ICRIP incentives provided they are approved by City Council. The current ICRIP boundary is based on 13 socioeconomic indicators and input from City Council. It covers 84 square miles representing historically disinvested areas of the city. The boundary touches every City Council District with the largest portions of the ICRIP covering Council Districts 2, 3, and 5.

Following SA2020, City Council adopted the Center City Implementation Plan. The foundation of the Plan was "Housing First" and it established a goal of an additional 7,500 housing units in the downtown area by 2020. To reach the goal, the Plan recommended that the City establish a predictable incentive system for housing in

the downtown area. Thus, the City created the Center City Housing Incentive Policy (CCHIP) to encourage high-density housing in the downtown area. In 2016, City Council extended the program to June 2018. The City is currently at 85% of the goal that was established in 2012.

Ms. Houston explained that the City was already undergoing a housing study in preparation for CCHIP review to look at the success and market economics such as rent, land prices, and construction prices. She reiterated the need for the review of these incentives must be in line with the SA Tomorrow Plan.

Councilmember Brockhouse thanked the Committee for hearing the CCR and reiterated a small business in his district that attempted to grow and encountered roadblocks with city fees. Through the journey to help this small business, he realized the need and benefit from a review. He requested that updates be brought to the Economic Workforce & Development Council Committee.

Mayor Nirenberg clarified that housing incentives including CCHIP are being reviewed in conjunction with the Housing Policy Taskforce. He noted that lack of control that City Council has regarding CCHIP projects and the lack of projects with affordable housing. Mayor Nirenberg proposed a moratorium on CCHIP projects not currently in the development pipeline until a report and the review of the incentives is complete.

Councilmember Treviño stated his support for reevaluating all incentives. He proposed that when reviewing incentives particularly for downtown, to be inclusive of renters, land valuation, and the change that comes from improvement of the Center City. He also recommended that an extensive review of incentives be brought to B Session for discussion with the full Council.

Councilmember Viagran stated her support to bring reports of the review of incentives to the Economic Workforce & Development Committee as they also work with legacy businesses and generational businesses. She proposed looking at the change in home value when reviewing incentives.

Councilmember Saldaña noted the goal is to produce more affordable housing and by placing a moratorium on the CCHIP projects allows Council to have more control to approve projects that are more in line with their goal for affordable housing.

Councilmember Sandoval inquired about the methodology for determining a goal number of housing units for downtown. Ms. Houston stated that over 10,000 housing units are what is needed to sustain a local grocery store and increase retail infrastructure. Councilmember Sandoval requested a briefing of a full review of ICRIP and its goals at the Community Health & Equity Council Committee.

Councilmember Viagran moved to forward the moratorium on CCHIP projects not currently in the development pipeline to full Council. Councilmember Sandoval seconded the motion. The motion carried unanimously.

**6. A briefing and possible action on a Council Consideration Request by Councilmembers Sandoval, District 7, and Shaw, District 2, regarding potential amendments to the Unified Development Code relating to the establishment of Viewshed Protection Districts. [Roderick Sanchez, Assistant City Manager; Shannon Miller, Director, Office of Historic Preservation].**

Assistant City Manager Rod Sanchez presented a CCR regarding potential amendments to the Unified Development Code relating to the establishment of Viewshed Protection Districts. He stated the current provisions of the UDC limit the types and opportunities for viewshed protection. For instance, the provisions do not currently allow for more than one view to be protected from a single site. The UDC also does not consider natural views and requires that protected sites be buildings with a “front door.” Other structures, such as bridges or public art pieces, are not currently considered. Viewshed Protection Districts function as a zoning

overlay. With a district in place, individual projects within the district are reviewed for conformance with any imposed height restrictions as part of the development review process. Any amendments to the designation criteria would not automatically result in a new district or associated regulations for the listed sites. With direction from Council, staff would further explore the best approaches for each site and work with the public to propose and adopt any new zoning districts. He stated the staff recommendation is to form a committee to review the proposed changes to the UDC, report to the Arts, Culture, & Heritage Committee, and forward to the full City Council.

Councilmember Sandoval stated her support in protecting the wonderful views and vistas of the City.

Councilmember Viagran noted her support for revisions to the UDC and requested more collaboration with the Office of Historic Preservation in regards to Downtown Design Guidelines.

Councilmember Saldaña inquired about the “front door” of a bridge such as the Hays Bridge. Mr. Sanchez reiterated that section of the UDC would have to be revised to account for structures that do not fit within the criterion.

Councilmember Sandoval moved to approve staff recommendation to form a committee to review the proposed changes to the UDC, report to the Arts, Culture, & Heritage Committee, and forward to full Council. Councilmember Viagran seconded the motion. The motion carried unanimously.

**Next Scheduled Meeting: January 17, 2018.**

It was stated that the next Governance City Council Committee Meeting will be January 17, 2018.

## **ADJOURNMENT**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 2:03 pm.

**ATTEST:**

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***Ron Nirenberg, Mayor***

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***Leticia M. Vacek, TRMC/CMC/MMC***  
***City Clerk***