

**COMPREHENSIVE PLAN COUNCIL COMMITTEE
MEETING MINUTES
WEDNESDAY, JANUARY 25, 2018
2:30 PM
CITY HALL MEDIA BRIEFING 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 4</i>
Staff Present:	Peter Zaroni, <i>Deputy City Manager</i> ; Bridget White, <i>Director of Planning Department</i> ; Richard Keith, <i>Assistant Director of Neighborhood and Housing Services</i> ; Rudy Niño, <i>Assistant Director of Planning Department</i> ; Alicia K. Beckham, <i>Office of the City Clerk</i>
Other:	Jennifer Gonzalez, <i>Alamo Community Group</i> ; Ryan Wilson, <i>Franklin Companies</i> ; Scott Fregonese, <i>Fregonese Associates</i>

1. Approval of the Minutes from the December 13, 2017 Comprehensive Plan Committee Meeting

Councilmember Courage moved to approve the Minutes for the December 13, 2017 Comprehensive Plan Committee Meeting. Councilmember Treviño seconded the motion. Motion carried unanimously by those present.

2. Consideration of Resolutions of Support for multifamily rental housing development projects by applicants seeking competitive 9% Housing Tax Credits with the Texas Department of Housing and Community Affairs [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, NHSD]

Richard Keith reported that staff was requesting consideration of Resolutions of Support for 18 multifamily rental housing development projects by applicants seeking competitive 9% Housing Tax Credits with the Texas Department of Housing and Community Affairs (TDHCA). He stated that developers compete for the award of up to 70% of the total funding of a multi-family affordable housing development unit for residents that earn less than 60% of the area median family income. He noted that developers submitted a pre-application to the TDHCA and the TDHCA conducts a preliminary scoring on it. He added that developers were required to submit a full application to the TDHCA by March 1, 2018.

Mr. Keith stated that the Neighborhood and Housing Services Department would use scoring criteria that total a possible 100 points, to consider a developer for recommendation to the City Council. He noted that staff solicited a Request for Applications in December 2017 and applications were due January 2018. He noted that 18 out of 21 applicants were recommended for support.

Mr. Keith stated that the TDHCA would only be awarding two to four projects in this region. He noted that resolutions from a Governing Body of a municipality showing support adversely impact the

developers' score with TDHCA. He added that TDHCA awards 17 points to developers showing a resolution for support from local government on an application and 14 points to developers showing no objection from local government on an application.

Citizens to be heard

Chairperson Gonzales call upon Ms. Jennifer Gonzalez to speak.

Jennifer Gonzalez stated that she was in support of the Museum Reach Loft and Roosevelt Place.

In response to Councilmember Courage, Mr. Keith stated that applications to the State can earn the most favorable points for those developments in an area of census tracts lower than the average poverty rate or within four miles of City Hall. He noted that applicants earning between 50 and 69 points would receive a recommendation for a Resolution of No Objection and applications earning between 70 and 100 points would be recommended for a Resolution of Support. He added that it would be City Council discretion which development they would support.

Councilmember Courage suggested that having the scores that were given from TDHCA would help the Committee determine which development to forward to the full City Council. Peter Zaroni responded that the State scores changed daily but could be reviewed on the TDHCA Website. Ryan Wilson stated that if City Council decided not to support a development; it would eliminate the developer from TDHCA consideration.

Chairperson Gonzales stated that she appreciated that the proposed development requests were located throughout the City.

Councilmember Treviño moved that the staff recommendation of Resolutions of Support for 18 multifamily rental housing development projects by applicants seeking competitive 9% Housing Tax Credits with the Texas Department of Housing and Community Affairs be forwarded to the full City Council. Councilmember Courage seconded the motion. The motion carried unanimously by those present.

3. A Briefing and Action on the SA Corridors Strategic Framework Plan. [Peter Zaroni, Deputy City Manager; Bridgett White, Director, Planning Department]

Rudy Niño stated that staff was seeking an approval to forward the SA Corridors Strategic Framework Plan for consideration to the full City Council. He noted that the SA Corridor Plan would support VIA's future applications for federal funding for transit and land use. He added that the following were SA Corridor Policy Changes:

1. Development Incentives
2. Infrastructure
3. Station Area Planning
4. Affordable Housing

Mr. Niño reported that there was extensive public awareness and engagement with the community that included reaching out to each Councilmember, social media, local community organizations, and additional outreach. He stated that the outreach resulted in revisions that were provided through feedback from outreach engagement. He noted that the proposed revisions mentioned reference to modify updates to the Infill Development Zoning and Transit Oriented Development Zoning. He stated that the updated text would support potential alternatives for Traffic Impact Analysis. He mentioned that the provisions would include clarification of affordable housing rent and income amounts defined by the Department of Housing and Urban Development.

In response to Councilmember Treviño, Mr. Niño stated that the recommendations relating to affordable housing were supportive of preserving affordable housing units. Scott Fregonese stated that the intent of the language was to support vulnerable housing so that there would not be destruction of units. Councilmember Treviño suggested that the intention of the language be clarified. He stated that there should be a significant incentive for developers to want to develop affordable housing units.

Councilmember Courage asked if there was any language in the document that maintained community integrity. Mr. Niño responded that there was language in the plan that clarified the type of density allowed in an area.

Chairperson Gonzales asked if there was a corridor that VIA prioritized. Mr. Niño stated that VIA was involved in the planning process and exploring corridors for a federal funding application.

Councilmember Treviño moved that staff forward the SA Corridors Strategic Frame Work Plan with suggested recommendation from the Committee to the full City Council. Councilmember Courage seconded the motion. The motion carried unanimously by those present.

Adjourn

There being no further discussion, the meeting was adjourned at 3:43 p.m.

Respectfully Submitted,

Shirley Gonzales, Chairperson

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