

SAN ANTONIO HOUSING COMMISSION TO PROTECT & PRESERVE DYNAMIC & DIVERSE NEIGHBORHOODS
OFFICIAL MEETING MINUTES
April 17, 2018

- The Housing Commission to Protect & Preserve Dynamic & Diverse Neighborhoods of the City of San Antonio met in session at 4:10 P.M., Municipal Plaza B Room
- The meeting was called to order by Jennifer Gonzalez and the roll was called by the Secretary.

PRESENT: Jennifer Gonzalez, Natalie Griffith, Carol Rodriguez, Jackie Gorman (arrived 4:20), Gabriel Velasquez, Jose Gonzalez, Debra Guerrero, Mike Hogan, Gil Piette

ABSENT: Jim Bailey, Richard Milk, Rod Radle, George Balliet

- **Staff Present:**

Erika Ragsdale, Neighborhood & Housing Services Department
 Laura Salinas, Neighborhood & Housing Services Department
 Veronica Soto, Neighborhood & Housing Services Department

1. Approval of minutes – November 28, 2017 Housing Commission minutes

COMMISSION ACTION:

The motion was made by Mike Hogan and seconded by Gil Piette to approve the November 28, 2017 minutes as submitted.

AYES: Jennifer Gonzalez, Natalie Griffith, Carol Rodriguez, Gabriel Velasquez, Jose Gonzalez, Debra Guerrero, Mike Hogan, Gil Piette

NAYS: None

THE MOTION CARRIED

Minutes for January 30, 2018 need to be updated. Minutes will be presented at the next Housing Commission meeting.

2. Citizens to be heard –

Cosima Colvin thanked Jaime Lalley Damron for her outreach and inclusion of the neighborhood associations in respect to the Neighborhood Programs Bond. Cosima also recognized Erika Ragsdale for being consistent and forthcoming when working with the Tier 1 Coalition on common goals of neighborhood engagement.

3. Briefing on the establishment of a Sidewalk Mitigation Fund and a Bicycle Facilities Mitigation Fund by amending the Unified Development Code (UDC) to create two funds allowing developers to pay a fee if there are compelling reasons why the required sidewalk or bicycle facilities could not be constructed with their development project.

Art Reinhardt, Assistant Director, Transportation and Capital Improvements Department presented. The City of San Antonio currently has an extensive street and sidewalk network, with an emerging bicycle network. By comparison, bike facility miles equate to only 4.8% of existing sidewalk miles. In the development of the proposed Bike and Pedestrian Mitigation Program, the current development standards in Section 35-506 “Transportation and Street Design” of the Unified Development Code (UDC) were reviewed. The standards include: Sidewalks and bicycle facilities be included on all Collector and Arterial streets, Some Local B streets if identified as part of the City’s Bicycle Master Plan, Bicycle paths and sidewalks can be combined to provide for a multi-use path. In addition, the UDC allows for the following sidewalk exemptions: Interference with or disruption of existing drainage systems, Public construction requiring sidewalk replacement will take place on the street within 3 years, Others: On Local A streets in residential subdivisions with a density less than 1 residential unit per acre, On streets utilizing the county road cross-section, Preservation of trees warrants the reduction in width or modification to the sidewalk and curb requirements in accordance with the tree preservation standard. Currently, the UDC has zero exemptions for bicycle facilities. The proposed mitigation fund would adhere to the following process: Should the criteria be met, right of way dedicated and an administrative exception approved, the developer pays the fee and the money collected would be set aside in a mitigation fund for future pedestrian or bicycle facility construction within the same Council District the fee was paid. Removed “Mitigation funds collected shall be used within the same Council District as collected.” Removed reference to 35-506(q)(2)(C) and (D). C. On local type A streets in single- or two-family residential subdivisions with a density less than one (1) residential unit per acre. D. On streets utilizing the county road cross-section as allowed in 35-subsection 35-506(b)(1). 35-506(b)(1): ...A county street cross section, which is a street section that has no curb and no sidewalks and utilizes bar ditches to convey storm drainage off the street may be used in the ETJ when the density is less than two (2) units per acre...For rural type developments in which the intent is for the entire community

to not have sidewalks, then you shouldn't need to pay into the fund. This would only be applicable to rural developments (as defined in 35-506(b)(1)) using the county road cross-section (bar ditches with no curb). As a counter example, a development along a TxDOT road or former TxDOT road that has bar ditches and no curb would still be required to build sidewalks or pay into the fund if it isn't a rural type development. Just want to make sure we are all on the same page. Proposed development should pay into the Mitigation Fund if the previous conditions [listed on previous slide] are not met or if construction requiring facility replacement will take place on the street within 3 years. Removed "Mitigation funds collected shall be used within the same Council District as collected."

Natalie Griffith requested clarification on the option of having an exemption on projects that are federally funded. Natalie Griffith suggested there be an exemption from the fee when it is an affordable housing project but that it's proportionate to the affordable housing unit. Example: if there is a development with 50% affordable units, then the exemption should be 50% of the fee.

Mike Hogan stated he sees this as a new construction tax. Mike Hogan stated he opposed to this as it relates to affordable housing.

Gabriel Velasquez stated, related to the affordable section, it would be horrible if a waiver resulted in poor neighborhoods not getting sidewalks.

Art Reinhardt stated Transportation and Capital Improvements Department implements sidewalk projects through a five year infrastructure management program. TCI has forecasted out the proposed projects.

Jackie Gorman stated she is concerned about the idea of paying into the fund and it can be used anywhere in the council district. The districts are geographically large and income level diverse. The concern is that the poorer neighborhoods are going to get left out.

Natalie Griffith stated she is requesting, for affordable housing, instead of having to file a variance to waive the fees, that it is a by right exemption, only if you meet these exemptions. Straight on the proportion of the units.

Jennifer Gonzalez stated she is concerned that this fund would impact the lower income communities negatively and they would end up without sidewalks. I'm supportive of some share cost.

Gabriel Velasquez requested that Art Reinhardt have a conversation on the mitigation fees being targeted toward blighted and low income areas.

Gil Piette stated he sees the value in sidewalks but our focus is to put affordable housing on the ground. We need to find another solution on how to fund sidewalks.

The motion was made by Natalie Griffith and seconded by Debra to have a by right exemption from paying the fee based on the number of affordable units for projects that are funded through tax credits and federal funds.

AYES: Jennifer Gonzalez, Natalie Griffith, Carol Rodriguez, Jackie Gorman, Gabriel Velasquez, Jose Gonzalez, Debra Guerrero, Mike Hogan, Gil Piette

NAYS: None

THE MOTION CARRIED

4. Briefing on the status of the 2017-2022 Neighborhood Improvements Bond

Jaime Lalley Damron, Housing Bond Administrator, Neighborhood & Housing Services Department presented. With the 2017 Bond Program, with City will have invested close to \$2 Billion in infrastructure improvements over the past decade of Bond Programs (including the \$550 Million 2007 and the \$596 Million 2012 Bond Programs). In the prior decade to 2005, the City made Bond Infrastructure investments totaling less than \$350 Million. The \$20 million bond is the first ever housing related bond for the City of San Antonio. The City can issue bonds with voter approval under this Texas statute: Local Government Code Chapter 374, the Texas Urban Renewal Law. It would allow cities to purchase distressed properties, make the properties ready for development and sell them to a developer to create housing under contract with the city. Anticipate no resident displacement and no use of eminent domain. There are 12 council approved areas: Culebra at Callaghan (D7), East Southcross (D3), Edgewood (D6), Lincoln Park-Arena District (D2), Near East (D2), Near West-Five Points (D1, D5), Pearsall (D4), Roosevelt-Mission Reach (D3), South Park (D4), Southeast (D3), West Side (D5) Wurzbach (D8). Staff identified 5 kinds of housing development that may be suitable in the recommended areas: Single-family, Duplex Triplex, Townhouse, Multi-family, and mixed-use. Many of the areas could accommodate different types of development, depending on the properties that are acquired following voter approval of the bond proposition. As the Urban Renewal Plan is drafted, staff will work to identify the criteria that will be used to review applications from developers. Their applications will be scored based not only on the type of development being proposed, but also the number of affordable units being included in the development and the degree to which the development is compatible with the City's goals and neighborhood plans. City Council authorized 17-member Neighborhood Improvements Advisory Committee (NIAC). The committee consists of: 1 Chair appointed by Mayor, 10 Individuals Representing 10 City Council Districts, 5 Individuals residing near Neighborhood Improvement Areas appointed by Mayor, 1 Individual representing a

Housing-related board or commission appointed by Mayor. The Advisory Committee helps to ensure ongoing citizen feedback. The Charge of the Committee is to obtain feedback from community members on site selection and housing development activities related to the Neighborhood Improvements Bond. The NIAC will meet on an ad-hoc basis to advise the City and OUR Sa in selection of proposed projects within the areas designated in the Urban Renewal Plan.

The request for information purpose was to gather input from regarding potential properties for acquisition by the City of San Antonio that would be suitable sites for the development of affordable/Workforce Housing. Sources gathered from residents, neighborhood/homeowner associations, real estate professionals and developers/non-profit developers. They must be from one of the 12 approved Neighborhood Improvement Areas consistent with the City Council adopted 2017 San Antonio Urban Renewal Plan. The request for information was released March 5th, March 20th was the Pre-Submittal Conference and March 23rd was the deadline for submission of written questions. Submissions were due by April 6th 10am. The request for information resulted in 36 submissions with over 400 real estate parcels identified.

Natalie Griffith suggested NIAC not discuss potential deals in open session.

Ed Guzman, City Attorney's Office, stated that there could be a closed NIAC session that would have specific detailed discussion. NIAC is trying to find that line to keep transparency but also the need to protect the integrity of the deal and the properties.

Jennifer Gonzalez asked what the neighborhoods were interested in whether positive or negative.

Jaime Lalley Damron stated the interest in varied from neighborhood to neighborhood. Some neighborhood associations had concern with raised property taxes and some were concerned with increase in affordable housing. Overall, neighborhoods had positive feedback.

Adjournment

The motion was made by Mike Hogan and seconded by Natalie Griffith to adjourn. There being no further business, the meeting adjourned at 5:53 P.M.

AYES: Jennifer Gonzalez, Natalie Griffith, Carol Rodriguez, Jackie Gorman, Gabriel Velasquez, Jose Gonzalez, Debra Guerrero, Mike Hogan, Gil Piette

NAYS: None

THE MOTION CARRIED