

**COMPREHENSIVE PLAN COUNCIL COMMITTEE
MEETING MINUTES
WEDNESDAY, NOVEMBER 14, 2018
10:30 AM
PLAZA DE ARMAS GALLERY**

Members Present:	Councilmember Shirley Gonzales, Chair, <i>District 5</i> Councilmember Rey Saldaña, <i>District 4</i> Councilmember John Courage, <i>District 9</i>
Members Absent:	Councilmember Roberto C. Treviño, <i>District 1</i> Councilmember William Cruz Shaw, <i>District 2</i>
Staff Present:	Peter Zaroni, <i>Deputy City Manager</i> ; Verónica R. Soto, <i>Director of Neighborhood and Housing Services Development</i> ; Douglas R. Melnick, <i>Director of Office of Sustainability</i> ; Nefi Garza, Assistant Director of Transportations ; Alicia K. Beckham, <i>Office of the City Clerk</i>
Others Present:	Steve Graham, <i>San Antonio River Authority</i> ; Leticia Coronado, <i>Ingram Hills Neighborhood Association</i> ; and Pete Araiza, <i>Ingram Hills Neighborhood Association</i> ;

Item 4 was addressed first.

4. Briefing on the status of adopted policies and practices related to SA Tomorrow Sustainability Plan. [Roderick Sanchez, Assistant City Manager; Douglas Melnick, Chief Sustainability Officer, Office of Sustainability]

Councilmember Saldaña entered the meeting at this time.

Douglas Melnick provided an overview of the Sustainability Plan; and how the City's expected population growth would balance with social, economic, and environmental resources. He noted that the key areas of implementation included:

- Energy
- Food System
- Green Buildings & Infrastructure
- Land Use & Transportation
- Natural Resources
- Public Health
- Solid Waste

Mr. Melnick reported that the City was developing the Climate Action & Adaptation Plan and that staff would be seeking council consideration in April 2019. He stated that it involves ways to understand climate change. He noted that they would take action to reduce carbon emissions and develop strategies to adapt to a warming planet. He added that they would create a plan to guide the future plan.

Chairperson Gonzales asked of the water quality in San Antonio. Nefi Garza stated that the City was collaborating with SAWS, San Antonio River Authority, and the Edwards Aquifer Authority to identify

targeted areas in the City to implement strategies that would improve the water quality. He noted that their strategy would be to identify the zones or sub-water sheds. Chairperson Gonzales asked if there were goals to improve the water quality. Mr. Garza responded that there were standards that the City was committed to meet.

Councilmember Courage suggested that staff provide the Committee with the cost, liability, recommendations, and alternatives associated with the implementation of the Plan.

No action was required for Item 4.

Citizens to be heard

Chairperson Gonzales called upon Leticia Coronado and Pete Araiza to speak.

Ms. Coronado and Mr. Araiza to asked the Committee to enter the Memorandum of Understanding between Homespring Realty Partners and The Ingram Hills Neighborhood Association concerning the Majestic Ranch Development into the record.

1. Approval of the Minutes for the October 17, 2018 Comprehensive Plan Committee Meeting.

Councilmember Courage moved to approve the Minutes for the October 17, 2018 Comprehensive Plan Committee Meeting. Councilmember Saldaña seconded the motion. Motion carried unanimously by those present.

2. Consideration of awarding \$1,250,000.00 in FY 2019 HOME Investment Partnerships Program (HOME) funding and \$3,250,000.00 in FY 2019 Community Development Block Grant (CDBG) funding as Rental Housing Development Gap Financing to the following affordable housing development projects: (1) up to \$1,250,000.00 in HOME funding and \$1,100,000.00 in CDBG funding to Alsbury Apartments; (2) up to \$900,000.00 in CDBG funding to Village at Roosevelt; and (3) up to \$1,250,000.00 in CDBG funding to Majestic Ranch Apartments. [Peter Zanon, Deputy City Manager; Veronica Soto, Director, Neighborhood and Housing Services]

Verónica Soto reported that the City received an increase in entitlement funding for FY 2019 and that the department developed the FY 2019 Action Plan and Budget (Action Plan) to increase activities that furthered Priority 1 of the five-year consolidated plan. She stated that the Action Plan set a goal of 111 affordable housing units at or below 60% of Area Median Income (AMI). She noted that the full City Council approved the Action Plan in August 2018 and authorized \$1,250,000.00 in HOME Funding for rental housing development and \$3,250,000.00 in Community Development Block Grant CDBG Funding to support affordable housing development.

Ms. Soto stated that the City issued a Request for Applications (RFA) for Rental Housing Development on August 31, 2018; and on October 2, 2018, the City received five applications totaling \$5,000,000.00 in HOME Funding requests and \$2,950,000 in CDBG Funding requests. She noted that staff recommended funding the three rental housing development projects:

1. Alsbury Apartments (District 2)
2. Village at Roosevelt (District 3)
3. Majestic Ranch Apartments (District 7)

Ms. Soto stated that the City would have 30 HOME-Assisted Units and 300 CDBG-Assisted Units toward the fiscal year performance goal. She noted that the City had leveraged funding to create a total of 577 affordable units. She added that staff recommended the Comprehensive Plan Council Committee forward the awarding of \$1,250,000 in FY 2019 HOME Investment Partnerships Program (HOME) Funding and \$3,250,000 in FY 2019 Community Development Block Grant (CDBG) Funding for rental housing development to the full City Council for consideration.

In response to Councilmember Saldaña, Ms. Soto stated that staff superseded the goal of 111 rental units created to 330 units. Councilmember Saldaña acknowledged the citizens for supporting the Action Plan.

Councilmember Courage suggested that staff provide the cost of the rental units and the value of the AMI in the presentation.

Councilmember Saldaña moved to forward the awarding of \$1,250,000.00 in FY 2019 HOME Funding and \$3,250,000.00 in FY 2019 CDBG Funding for rental housing development to the full City Council for consideration. Councilmember Courage seconded the motion. The motion carried unanimously by those present.

3. Briefing on the City of San Antonio policy for the issuance of Resolutions of Support or No Objection for applicants seeking 2019 Low Income Housing Tax Credits from the Texas Department of Housing and Community Affairs [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]

Verónica Soto briefed the Committee on the City of San Antonio Policy that governs the issuance of the 2019 Resolutions of Support or No Objection by the City Council for applicants seeking Low Income Housing Tax Credits (LIHTC) from the Texas Department of Housing and Community Affairs (TDHCA). She stated that TDHCA Housing Tax Credit Program was the most competitive form of capital to fund affordable housing in the State. She noted that for 2019; the 9% Competitive Application period required applicants to submit completed applications with supporting documents no later than March 1, 2019 and that the pre-applications would be accepted in January 2019.

Ms. Soto reported that each year, the TDHCA was required to develop the Qualified Allocation Plan (QAP) to establish the procedures and scoring requirements related to the allocation of Housing Tax Credits. She stated that once the QAP was submitted and approved by the Office of the Governor; the adopted QAP would be published in the Texas Register. She noted that the Housing Tax Credit Program awarded competitive application points for a Resolution from a governing body of a municipality showing local government support on the following basis:

- Seventeen (17) points for a Resolution of Support; or
- Fourteen (14) points for a Resolution of No Objection

Ms. Soto stated that the City's Policy that addressed the issuance of Resolutions of Support or No Objection was last approved by the City Council on December 14, 2017 and was seeking approval for the same issuance. She added that the staff recommendation maintained the City's current LIHTC Resolution Issuance Policy with minor updates to the application as follows:

- Prioritizing target reinvestment areas
- Realignment of the current scoring
- Addition of the new scoring criteria

Chairperson Gonzales requested that the Alazan Apache Courts be prioritized. Peter Zaroni stated that the Alazan Apache Courts would receive two additional points if the council decided to designate it as a high priority. Chairperson Gonzales stated that Alazan Apache Courts was overdue for redevelopment.

Councilmember Courage suggested that staff elevate the City's scoring process so that applicants with a score of 90 points from the City would receive 17 competitive points; 80 points from the City would receive 16 competitive points; 70 points from the City would receive 15 competitive points; and 50 points from the City would receive 14 competitive points.

Mr. Zaroni noted that the full City Council would have to agree to submit a Letter of Support for the Alazan Apache Courts and it would receive two additional competitive points.

No action was required for Item 3.

Adjourn

There being no further discussion, the meeting was adjourned at 11:50 a.m.

Respectfully Submitted,

Shirley Gonzales, Chairperson

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