

**COMPREHENSIVE PLAN COUNCIL COMMITTEE
MEETING MINUTES
WEDNESDAY, APRIL 17, 2019
10:00 AM
MUNICIPAL PLAZA BUILDING**

Members Present:	Councilmember Shirley Gonzales, Chair, <i>District 5</i> Councilmember Roberto C. Treviño, <i>District 1</i> Councilmember Art A. Hall, <i>District 2</i> Councilmember John Courage, <i>District 9</i>
Members Absent:	Councilmember Rey Saldaña, <i>District 4</i>
Staff Present:	Peter Zanoní, <i>Deputy City Manager</i> ; Verónica R. Soto, <i>Director of Neighborhood and Housing Services</i> ; Michael Rodriguez, <i>Assistant Director of Neighborhood and Housing Services</i> ; Alicia K. Beckham, <i>Office of the City Clerk</i>
Others Present:	Dr. Rogelio Saenz, <i>UTSA</i> ; Jay Johnson, <i>Cohen-Esrey Development Group</i> ; Brad Fisher, <i>Gardner Capital</i> ; Maureen Galindo, <i>Soap Works and Town Center Apartments</i> ; Jessica Guerrero, <i>Housing Commission</i>

Item 2 was considered first.

2. Analysis of the projected one million population increase that is the foundational basis for the City's SA Tomorrow Comprehensive Planning process. [Dr. Rogelio Saenz, Professor of Demography, UTSA]

Dr. Rogelio Saenz stated that the millennial population in San Antonio were economic drivers in calendar years 2016 and 2017. He noted that the Brookings Institute reported that San Antonio ranked second with a growth of approximately 14.4% in population between ages 18 and 34. He added that the millennial population was valuable because they stimulate the economy, cultural, politics and social activity.

Dr. Saenz stated that San Antonio was different from other major cities because no other city among the largest cities had a population that was over 50% Latino. He reported that the millennial population in San Antonio was 64% Latino. He noted that the two majority groups in San Antonio were White individuals over the age of 40 and Latinos under the age of 45. He added that from 2010 to 2017; major growth in San Antonio was due to Latino Population followed by the White Population and African American Population, respectively.

Dr. Saenz reported that between 2016 and 2017; the Bexar County Population increased by 30,830 individuals per month. He stated that the American Community Survey Annual Data indicated that the bulk of the City's growth were migrants that moved from other metropolitan areas. He noted that from 2014 to 2017; there was a net growth of 42,000 individuals and that the largest group was coming from the Austin-Round Rock Metropolitan Area.

Dr. Saenz stated that of the migrants coming to San Antonio; 55% were White, 27% Latino, 10% African American, 8% were Other. He added that over the last decade, there had been a significant

slowdown in the Latino Population due to the economic global recession in 2008, immigration policies, and fertility.

Dr. Saenz stated that Bexar County Population went from 1.7 million in 2010 to about 3.3 million in 2015. He noted that the dynamics behind population growth was due to people being born, minus people who are dying, as well as the interaction between people migrating in and people migrating out.

Chairperson Gonzales asked if mixed race individuals were identified as others. Dr. Saenz stated that it depended on what race a person identified with.

Councilmember Courage stated that this information would help the City understand the economics of the people coming into the community.

Councilmember Treviño asked about international migration in San Antonio. Dr. Saenz stated that there had been a decline due to immigration policies. Councilmember Treviño stated that he would like to see the data on international migration.

Councilmember Hall highlighted that the Asian Population had grown significantly. Dr. Saenz stated that Asian Immigration continues to be the largest coming to the United States.

No action was required for Item 2.

Item 1 was considered at this time.

1. Approval of the Minutes for the March 20, 2019 Comprehensive Plan Committee meeting.

Councilmember Treviño moved to approve the Minutes for the March 20, 2019 Comprehensive Plan Committee Meeting. Councilmember Courage seconded the motion. Motion carried unanimously by those present.

Items 3 and 4 were presented jointly.

- 3. Resolution of No Objection for the Echo East Apartments I, LLC's application to the Texas Department of Housing and Community Affairs non-competitive 4% Housing Tax Credits program for the construction of Echo East, a 211-unit multi-family rental housing development, located at 301 Spriggsdale Avenue in City Council District 2.** [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
- 4. Resolution of No Objection for Cohen-Esrey Development Group's application to the Texas Department of Housing and Community Affairs non-competitive 4% Housing Tax Credits program for the construction of The Walzem, a 200 unit multi-family rental housing development, located at approximately FM 78 and Walzem Road in San Antonio's Extra Territorial Jurisdiction.** [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Verónica Soto reported that Echo East was applying for the Non-Competitive 4% Housing Tax Credits (HTC). She stated that they were proposing 211 units at 60% Area Median Income (AMI). She noted that development cost was \$33.5 million and that the tax credit was worth \$1.5 million. She added that the Cohen-Esrey Development Group was submitting an application for the Non-Competitive 4% (HTC) program for the development of The Walzem noting that the property was outside City limits and that the project would cost \$34 million. She stated that they were proposing 200 units and serving families at or below 60% AMI.

Councilmember Courage asked why there was a \$50 month difference between the two Developments and what the projected size of the units was. Brad Fisher stated the price of The Walzem Development reflected the size upgrade of the units, but that the rent was a reachable amount. Jay Johnson stated that projected size of Echo East's units were 700 square feet (sq. ft.) for one bedroom units, 900 sq. ft. for two bedroom units, and 1,100 sq. ft. for three bedroom units. Mr. Fisher stated that the units at The Walzem Development ranged from 752 to 900 sq. ft.

Councilmember Hall requested that each developer treat everyone equally.

Councilmember Courage asked if the developers were seeking more funding from the Housing Trust and if they had for-profit or non-for-profit partners. Mr. Johnson stated that they had discussion with the Housing Authority of Bexar County and were seeking to fill the financial gap after City Council approval.

Councilmember Hall moved to forward the Echo East and The Walzem Development applications to the Texas Department of Housing and Community Affairs Non-Competitive 4% HTC to the full City Council for consideration. Councilmember Treviño seconded the motion. Motion carried unanimously by those present.

5. Briefing on the City's Affordable Housing Business Plan progress through the second quarter of FY 2019. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Verónica Soto stated that it was important to work on anti-displacement policies noting that staff took immediate steps to address concerns raised by community members and advocates. She noted that they held a meeting with Communities Organized for Public Service (C.O.P.S.) and the Metro Alliance (Metro) to address their expectations on how the City should utilize \$1 million in Risk Mitigation Funds.

Mrs. Soto reported that the Department had hired a part time staff member to assist with existing resources. She stated that the Department had applied for the Displacement Prevention Grant and that the City was in support of Property Tax Protections for Legacy Neighborhoods. She noted that there was an implementation plan flyer distributed to key partners and it was available online. She mentioned that community members helped with outreach and that there would be a Resource Fair so that families could apply for assistance.

Mrs. Soto reported that the Department had tracked nine families that applied for assistance and eight of those applications were pending. She noted that the families were tracked by council district; why they were requesting assistance; the reasons they qualified for the assistance; the type of assistance; and

demographics. She noted that community members and advocates requested that the City shared tracking information on applicants applying for Risk Mitigation Funding.

Citizens to be heard

Chairperson Gonzales called upon the citizens registered to speak.

Maureen Galindo stated that she was in support of a comprehensive way of preventing displacement.

Jessica Guerrero provided an update on the Housing Commission and stated her concerns with the Risk Mitigation Policy.

Councilmember Courage asked if staff could provide the Committee with an estimate of all of the City Funds and a list of agencies that have programs for Risk Mitigation. He asked how much money the City had committed for rehabilitation programs. Michael Rodriguez stated that there was over \$11.05 million dedicated to rehabilitation programs. Councilmember Courage suggested that staff gain a better understanding of how many of the residential properties in this City were below standard.

Councilmember Treviño cautioned the dangers of sending homes to the Building Standards Board that could potentially be demolished.

Chairperson Gonzales stated that the standard for housing was low and that she was an advocate for upgrades San Antonio Housing Authority Facilities.

No action was required for Item 5.

Adjourn

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

Respectfully Submitted,

Shirley Gonzales, Chairperson

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