

**CULTURE & NEIGHBORHOOD SERVICES
COUNCIL COMMITTEE MEETING MINUTES
MONDAY, OCTOBER 5, 2020
2:00 PM
VIDEOCONFERENCE**

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|-------------------------|---|
| Members Present: | Councilmember Roberto Treviño, <i>Chair, District 1</i> Councilmember Jada Andrews-Sullivan, <i>District 2</i> Councilmember Rebecca Viagran, <i>District 3</i> Councilmember John Courage, <i>District 9</i> Councilmember Clayton Perry, <i>District 10</i> |
| Staff Present: | Lori Houston, <i>Assistant City Manager</i> ; Jameene Williams, <i>Assistant City Attorney</i> ; Lisa Biediger, <i>Assistant City Attorney</i> ; Michael Shannon, <i>Director, Development Services Department</i> ; Debbie Racca-Sittre, <i>Director, Arts and Culture</i> ; Veronica Soto, <i>Director, Neighborhood & Housing Services</i> ; Razi Hosseini, <i>Director, Public Works</i> ; Shanon Shea Miller, <i>Director, Office of Historic Preservation</i> ; Melissa Ramirez, <i>Assistant Director, Land Development, Department of Development Services</i> ; Edward Gonzales, <i>Assistant Director, Neighborhood & Housing Services</i> ; Diana Hidalgo, <i>Cultural Affairs Administrator, Arts and Culture</i> ; Ian Benavidez, <i>Housing Administrator, Neighborhood & Housing Services</i> ; Sara Wamsley, <i>Housing Policy Manager, Neighborhood & Housing Services</i> ; Phil Laney, <i>Senior Special Projects Manager, Development Services Department</i> ; Nancy Cano, <i>Office of the City Clerk</i> |
| Others Present: | Sashal Hauswald, <i>Director of State & Local Policy, Grounded Solutions</i> |

Call to Order

Chairman Treviño called the meeting to order.

Public Comment

None.

1. Approval of the minutes from the August 17, 2020 Culture & Neighborhood Services Council Committee Meeting.

Councilmember Courage moved to approve the Minutes from the August 17, 2020 Culture & Neighborhood Services Council Committee Meeting. Councilmember Perry seconded the motion. The motion carried unanimously.

2. Approval of the minutes from the September 14, 2020 Culture & Neighborhood Services Council Committee Meeting.

Councilmember Courage moved to approve the Minutes from the September 14, 2020 Culture & Neighborhood Services Council Committee Meeting. Councilmember Perry seconded the motion. The motion carried unanimously.

3. Briefing and possible action on policies related to Public Art, Design Enhancement, and Art in Private Development. [Lori Houston, Assistant City Manager; Debbie Racca-Sittre, Director, Department of Arts & Culture]

Ms. Racca-Sittre reported that for over 20 years, the City allocated public art funding as part of its capital improvement strategy and established policies and procedures for public art in 2001. She reported that the City allocated 1% of the capital improvement budget for public art in 2011 and the proposed Council Consideration Request (CCR) submitted by Councilmember Treviño would increase the funding to 2%. She cited individual project exclusions: Total project budgets less than \$500,000, real estate acquisition-only projects, demolition only projects, equipment and IT purchases, below grade water/storm-water, and maintenance and repair projects.

Ms. Racca-Sittre cited benefits of public art: It was free and accessible to all, promoted economic growth, enhanced cultural understanding and connectivity, and created cultural identity and a sense of belonging.

Ms. Racca-Sittre reported that the Department of Arts & Culture conducted a survey of 1,000 residents in 2019. She reported that 88% of residents stated that seeing and experiencing art was important and a strong majority of residents stated that art made San Antonio competitive with other major cities, stimulated the local economy, aesthetically improved the appearance and experience of public facilities and open spaces, made art accessible to the public, created open dialogue, connected arts and culture to neighborhoods to tell their stories and provided landmarks.

Ms. Racca-Sittre provided current and revised options for the proposed 2% investment in public art, as follows:

| Current: 2022 General Obligation Bond - \$675,000,000 | | |
|--|--------------|---------------------|
| | Total Amount | \$675,000,000 |
| Public Art | 2% | \$13,500,000 |
| Public Art Capital Administration* (Oversight) x 5 years | \$770,000 | \$3,850,000 |
| Total cost of Public Art + Oversight | 2.6% | \$17,350,000 |

*Note: Cap Admin is paid outside the 2%, per the current model established in 2008

| Revised: Proposed 2022 General Obligation Bond - \$675,000,000* | | |
|--|--------------|--------------------|
| | Total Amount | \$675,000,000 |
| Public Art | 2% | \$13,500,000 |
| Public Art Capital Administration Oversight) x 5 years | \$770,000 | \$3,850,000 |
| Amount available for Art | 1.4% | \$9,650,000 |

*Note: \$675m is only an example; 2022 GO Bond amount has not yet been determined

Ms. Racca-Sittre provided Public Art Policy recommendations, as follows:

- Increase the investment in public art from 1% to 2% of capital projects, including tax increment financing (TIF) collections
- Clarify definitions of eligible projects – no substantive change
- Update name of Department and Arts Commission
- Streamline procedures, provide transparency and equity
- Create canvassing process for community art on City property

Ms. Racca-Sittre reported that the CCR proposed a Design Enhancement Program which would allow for at least seven artists from a pre-qualified list to work collaboratively with the Public Works Department on 19 selected Design Enhancement Pilot Projects located across all Council Districts to enhance, buildings, streets, drainage, and parks. She added that review of the pilot program results and further development of proposed guidelines would be presented to the Culture and Neighborhood Services Council Committee in six months.

Ms. Racca-Sittre reported that the Art in Private Development component proposed that developers include art or design enhancements in their projects or pay a fee in lieu of on-site art. She noted that it was the decision of the Governance City Council Committee that this proposal be considered as part of the Unified Development Code (UDC) amendment process. She stated that a review of the pilot project results, stakeholder holder discussions, and feedback would be presented to the Planning and Community Development Council Committee and this Committee in six months.

Councilmember Viagran asked of the 2% amount of public art funding for Austin. She requested further discussions on equitable distribution of artwork across all Council Districts. She asked of the impact on art funding if projects ran over budget. She requested community input to determine the cultural significance of public art within their local community. She requested that an update be presented to the Committee in four months. Ms. Racca-Sittre stated that she would provide further data on Austin art funding. Razi Hosseini affirmed that if a project ran over budget, public art funding would not be affected.

Councilmember Courage asked of the number of staff in the Arts & Culture Department and noted the administration cost represented a high salary average of \$770,000 for six employees. He stated that the City would be in a much better financial position in two years and/or with the next bond project to initiate any increase in public funding. He requested a list of the 19 Design Enhancement Pilot Programs. Ms. Racca-Sittre stated that six staff members worked in public art and each project manager managed 3 - 5 art projects at any given time. She noted that there were currently two vacancies on the Public Art Team and staff cost was approximately \$550,000, with the rest allocated for cost of operations such as hardware, advertising, IT charges, and other budget line items. She stated she would provide further information on the 19 pilot programs.

Chairman Treviño clarified that public art funding currently consisted of 1% plus administrative costs and the proposal would increase the funding by 4/10 %. He noted that it was an important time to provide a roadmap for artists in our community to recover quickly.

Councilmember Perry noted that public art was not “free” as it was taxpayer-funded and requested that the presentation slide be revised to remove the word “free.” He stated that the City was under financial straits and noted that the City Manager suggested that COVID-19 recovery could take anywhere from 3 – 5 years. He requested that the presentation slides provide more transparency as to source funding. He noted that public art was also funded by Bexar County and the amounts for those tax-payer funded projects should be included for consideration. He noted that SAWS and CPS Energy were involved with many vertical construction projects and suggested both utilities be approached with the proposal for a small percentage of their projects to be allocated for public art. He requested a Council District mapping of public art funded projects and allocation of funds per Council District.

Chairwoman Treviño reported that CPS Energy partnered with Council District 1 for the “Time Capsule Reflections of Our Changing Community” public art displayed on the precast concrete walls surrounding the CPS Energy Dresden Station at Blanco Road. He noted that the community faced a serious crisis and public art had generated opportunities and revenue for local artist residents in each

Council District. He noted that there was time to implement the proposal before the next bond project and requested that staff provide the Committee with an in-depth analysis and further data on the proposed increase. He requested that the Design Enhancement Pilot Program move forward and noted that the pilot would not impact any of the 19 pilot project budgets.

4. Briefing regarding proposed local historical markers programs. [Lori Houston, Houston, Assistant City Manager; Shanon Miller, Director, Office of Historic Preservation]

Shanon Miller reported that the Office of Historic Preservation (OHP) was prepared to launch a local markers program that was a version of the State Historical Markers program. She explained that the markers would highlight and celebrate both personal stories and histories that impacted the City's culture and development and the program was entitled, "There's a Story Here" (TSH). She added that individuals would be allowed to submit their stories online and a community-driven review board process would identify stories to be included on local markers. She noted that the TSH markers would have a QR code and a website link for the viewer to access the stories associated with the highlighted site.

Ms. Miller reported that the TSH markers would be 18" x 24" and were very affordable at an approximate cost of \$200 - \$250 each and sponsorships and partnerships would be included so that the associated cost would not preclude resident participation. She added that the markers would be location-enabled so that once a site was pulled up, the viewer could see a discovery map of all available nearby TSH sites; additionally, an explorer map would enable the viewer to access all pending cases under review by the Historic Design and Review Commission (HDRC), to include case history and survey photos.

Councilmember Perry asked of the administrative cost of the TSH Program and if it would impact the City Budget or the OHP Budget. He asked of the formation of the review board. Ms. Miller reported that administrative costs would be handled within the existing OHP Budget. She added that the signs could be produced for \$150 and adding an extra charge would provide for normal maintenance and replacement contingencies. She stated that many residents stated they would be more than happy to pay for the marker program and donations would be accepted to offset costs. She noted that the review board would be composed of 20 volunteer-driven members based on organization affiliation and would include subject matter experts.

Councilmember Courage noted that the community had very strong historical roots to the Battle of San Antonio which preceded the Battle of the Alamo and noted historical trails could be promoted through the TSH Program.

Councilmember Viagran suggested that the story of the Donkey Lady Bridge located in Council District 3 be shared on a TSH marker. She asked of the impact of TSH markers on property that could be sold. She noted that many local streets were named after noteworthy families and citizens and were worthy of TSH markers. She requested that TSH markers and program outcomes should be considered in the Alamo Master Plan. Ms. Miller stated that the TSH markers were purely educational and were not tied to zoning designations or restrictions.

Councilmember Andrews-Sullivan suggested that the Martin Luther King, Jr. Park located in Council District 2 be shared on a TSH marker as the origination of the Martin Luther King, Jr. March.

5. Briefing and possible action on the ForEveryoneHome Anti-displacement Initiative with Grounded Solutions Network, including a proposed memorandum of agreement in the

amount of \$120,000.00 to increase public outreach and the development of an additional anti-displacement implementation strategy. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood & Housing Services]

Chairman Treviño stated that Item 5 would be tabled at this time so that Item 6 could be addressed. Assistant City Manager Lori Houston stated that individual briefings would be provided to each Committee Member for Item 5.

6. Briefing and discussion on Emergency Housing Assistance Program eligibility. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood & Housing Services]

Verónica Soto reported that a nationwide moratorium on evictions was issued by the Centers for Disease Control and Prevention (CDC) through the Public Health Service Act, effective September 4, 2020 through December 31, 2020. She stated that to qualify for protection, tenants must be a tenant, lessee, or a resident of a residential property, to include homes, buildings, mobile homes, or land in a mobile home park. She noted that the moratorium did not cover hotel, motel, or short-term rentals such as Airbnbs and the moratorium would not relieve the obligation to pay rent or comply with a lease, and the landlord could charge fees, penalties, and interest under the contract. She stated that tenants must have an annual income below \$99,000 (single) or \$198,000 (couple), and must also provide a CDC Declaration to their landlord.

Ms. Soto reported that the Texas Supreme Court issued an Order that clarified local court actions on the CDC eviction moratorium process, as follows:

- Landlords must state if they have received a CDC Declaration when filing an eviction.
- Local Courts must provide a CDC Declaration template to Defendants
 - Defendants can use the Declaration to prevent an eviction at any point in the process

Ms. Soto reported that Right to Counsel (RTC) Attorneys recommended due diligence for residents to complete a CDC Declaration. She encouraged residents to provide screenshots of their Emergency Housing Application Program (EHAP) status in support of their CDC Declaration.

Ms. Soto reported that EHAP funds were distributed as follows: Phase 1: April 1, 2020 - \$25.6 million; Phase 2: June 1, 2020 - \$26.9 million; and Phase 3: October 1, 2020 - \$24.1 million. She stated that as of September 30, 2020, a total of \$48,800,000 was issued in EHAP assistance to over 17,140 individual residents and their households and was distributed as follows: Rent or Mortgage: \$41.2 million; CPS Energy: \$3.3 million; SAWs: \$600,000; Internet: \$100,000; and Cash Assistance; \$3.6 million. She noted that each resident received an average of \$2,871 in housing assistance, average area median income (AMI) was 29.7 %, and 85% of the applicants were renters. She provided an itemized breakdown by Council District. She provided AMI data for rental and mortgage EHAP clients.

Ms. Soto reported that 3,400 families located in census tracts with equity scores of 8, 9, or 10 were contacted by Workforce Solutions Alamo (WSA) for workforce development retraining and job opportunities. She reported that as EHAP applications continued to come in, additional families would be contacted weekly by WSA.

Chairman Treviño reported that members of the community shared his concerns about three recent changes to EHAP funding that merited further consideration by the Committee: Reinstating the inclusion of 81% - 100% AMI families; reinstating the previous award criteria; and the creation of a

special housing assistance fund for college/university students. He indicated that if residents were not fully assisted, landlords could charge late fees and eventually evict them after the new year. He noted that the CDC eviction moratorium covered residents that made up to 175% AMI locally, and yet local EHAP eligibility only covered up to 80% AMI. He reported that area college/university students were struggling to meet the EHAP application criteria and needed assistance getting out of leases they could not afford while laid off, and private student apartment complexes were not willing to work with students in dire need of housing.

Chairman Treviño proposed that the EHAP tiered approach be edited to acknowledge those most in need in the 0% - 80% AMI range, while setting aside some funding for those in the 80% or above AMI range and to provide housing assistance and legal aid for college/university students, as follows:

| AMI Level | % of Total Funding | Amount of Funding |
|------------------|---------------------------|--------------------------|
| Under 30% | 57.75% | \$13.86 million |
| 31% - 50% | 22.75% | \$5.46 million |
| 51% - 80% | 14.75% | \$3.54 million |
| 81% - 100% | 2.75% | \$660,000 |
| Students | 2% | \$480,000 |
| Total | 100% | \$24 million |

Chairman Treviño reported that there was a demonstrated need to fill in unintended funding gaps through a different tiered approach. He highlighted that the program was designed to assist residents and remove barriers to support, not to become a barrier.

Councilmember Andrews-Sullivan asked if funds were added for seniors and for young residents that aged out of foster care. Ms. Soto reported that funds were utilized to provide assistance to residents across the spectrum. She confirmed that many seniors received assistance. She indicated that students also received assistance and some did not qualify due to parent income or lack of proper hardship documentation needed to verify for leasing information and student and/or parent income. She referenced the Neighborhood and Housing Department Services (NHDS) Dashboard that provided demographic information on EHAP assistance served. Assistant City Manager Lori Houston stated that further information would be provided to the Committee regarding student assistance and obtaining necessary hardship documentation from schools or leasing offices.

Councilmember Perry requested comparison data that aligned Chairman Treviño's proposed program edits with the current tiered approach that would illustrate a cost difference and projected expending rates. He voiced his support of a plan that would provide different levels of funding per AMI levels and not equal funding to all.

Councilmember Viagran requested that proposed changes to EHAP funding be further discussed at a City Council B Session where local college and university leaders could outline their student emergency assistance programs. She requested comparison data that aligned Chairman Treviño's proposed program edits with the current tiered approach to further examine any disproportionate levels. She noted that Council District 5 had the least amount of approved EHAP funds. Assistant City Manager Houston

noted that there were many public housing units in Council District 5; therefore, not many residents applied for EHAP, as they already received vouchers or public housing assistance.

Councilmember Courage made the recommendation to continue to move forward to help as many families as possible and nothing was more important than keeping people safe in a home. He noted that there would be no more eviction moratoriums after December 2020 and suggested the City Manager may be able to locate additional emergency funding in the interim.

Chairman Treviño stated that it was important to lessen the impact of COVID-19 so that residents would not suffer. He asked for further information on reports that some local courts were not fully accepting all CDC Declarations. He requested that college/university students be included in any further discussions at a City Council B Session. Ian Benavidez reported that one local court was only accepting CDC Declarations through in-person drop-offs and would not accept faxed or emailed deliveries. He stated that staff would approach Bexar County Officials in a coordinated effort to remove barriers to accepting CDC Declarations.

Adjourn

There being no further discussion, the meeting was adjourned at 4:17 pm.

Roberto Treviño, Chairman

Respectfully Submitted,

Nancy Cano, Office of the City Clerk