

PLANNING AND LAND DEVELOPMENT COMMITTEE
MEETING MINUTES
MONDAY, FEBRUARY 10, 2020
2:00 PM
MUNICIPAL PLAZA ROOM B

Members Present:	Councilmember Shirley Gonzales, Chair, <i>District 5</i> Councilmember Roberto Treviño, <i>District 1</i> Councilmember Andrews-Sullivan, <i>District 2</i> Councilmember Rebecca Viagran, <i>District 3</i> Councilmember John Courage, <i>District 9</i>
Staff Present:	Colleen Bridger, <i>Assistant City Manager</i> ; Lori Houston, <i>Assistant City Manager</i> ; Jameene Williams, <i>City Attorney</i> ; Bridgett White, <i>Director, Planning Department</i> ; Michael Shannon, <i>Director, Development Services Department</i> ; Melody Woosley, <i>Director, Human Services</i> ; Verónica R. Soto, <i>Director, Neighborhood & Housing Services</i> ; Rudy Nino, <i>Assistant Director, Planning</i> ; Michael Sindon, <i>Assistant Director, Economic Development Department</i> ; Jaime Lalley Damron, <i>Housing Bond Administrator, Neighborhood & Housing Services</i> ; Nancy Cano, <i>Office of the City Clerk</i>
Others Present:	John Butchkosky, <i>Community Liaison, Texas Alliance for Human Needs</i> ; Paul Moore, <i>Development Director, Steele Properties</i>

1. Approval of the Minutes for the January 13, 2020 Planning & Land Development Meeting.

Councilmember Courage moved to approve the Minutes of the January 13, 2020 Planning & Land Development Council Committee Meeting. Councilmember Treviño seconded the motion. The motion carried unanimously.

Items 6 and 7 were addressed at this time.

CONSENT AGENDA

- 6. Resolution of No Objection for Pedcor Investments' application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of Westview Apartments, a 192 unit affordable multi-family rental housing development, located at approximately 6460 Babcock Road in Council District 8.** [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
- 7. Resolution of No Objection for SAHT Pan American LP, LLC's application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the rehabilitation of the Pan American Apartments, a 100 unit affordable multi-family rental housing development, located at 143 NW 36th Street in Council District 5.** [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Councilmember Andrews-Sullivan moved to approve Items 6 and 7. Councilmember Treviño seconded the motion. The motion carried unanimously.

Item 2 was addressed at this time.

INDIVIDUAL AGENDA

2. A briefing and possible action on amending City Code, Chapter 10, by requiring the installation of baby changing stations in new or modified buildings with specific types of use. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Michael Shannon reported on the Baby Changing Station Council Consideration Request (CCR) which was submitted in April 2019 by Councilmember Peláez for the requirement of baby changing stations to be installed in all restroom facilities in new buildings and in all existing buildings when remodeling or altering. He stated that the CCR was unanimously approved by the Building-Related and Fire Codes Appeals and Advisory Board (BRFCAAB) which hears items pertaining to building-related code changes to Chapter 10 of the City Code. He noted that the BRFCAAB recommended a minimum of one baby changing station, accessible to all genders, in the following buildings:

- Assembly (restaurants, theaters, amusement buildings, etc.)
- Mercantile (stores, malls, etc.)
- Hospitals
- City owned buildings (providing services to citizens, having public restrooms)
- Existing buildings (newly built or expanded by more than 50 sq. ft.)

Mr. Shannon reported that the estimated cost was approximately \$450 to \$1,000 per unit (installed).

Chairwoman Shirley Gonzales requested information about the implementation of adult changing stations.

Councilmember Andrews-Sullivan asked of the cost for 50 lb. changing stations. Mr. Shannon stated that approximately 250 feet of space would be required for 50 lb. changing stations and that costs increased as the amount of square feet increased.

Councilmember Treviño asked if any of the Portland Loos portable toilet units currently installed at City parks had baby changing stations and recommended they be retrofitted with baby changing stations. Mr. Shannon replied that he would provide the information.

Councilmember Courage moved to approve Item 2. Councilmember Andrews-Sullivan seconded the motion. The motion carried unanimously.

3. Consideration of a Development Agreement with Terramark Interests, LLC for a \$242,000 forgivable loan to construct a 12-unit multi-family development with six (6) of the units to be available for households earning at or below 60% of Area Median Income (AMI). The rental units will be located at the southwest corner of Frio Street and El Paso Street in Council District 5. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Jaime Lalley Damron reported that the 12 units of the West End Lofts would include 6 units available for households earning at or below 60% of Area Median Income (AMI); and six units would be available within the market range of \$1200 to \$1,604 monthly. She added that on-site amenities would include an outside communal area for tenants to congregate. She stated that staff recommended the approval of a Development Agreement for up to \$242,000 in a forgivable loan for the development of the West End Lofts and that funding would be available from the Fiscal Year 2020 Affordable Housing Budget.

Chairwoman Gonzales voiced her support for the development and noted that an abandoned car wash was located on the project site and there had not been any new development in the area for many years.

Councilmember Courage voice his concern for incentivizing only 11 housing units at the cost of half a million dollars if an alternate project with many more units could be developed.

Councilmember Andrews-Sullivan moved to approve and forward Item 3 to City Council for consideration. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

AYES: Andrews-Sullivan, Treviño, Gonzales

ABSTAIN: Courage, Viagran

4. Briefing on the Growth and Annexation Policy Update. [Lori Houston, Deputy City Manager, Bridgett White, Planning Director.]

Bridgett White provided a summary of the City's process to update its Growth and Annexation Policy. She explained that much of the City's expansion was accomplished through large annexations under previous State Laws. She added that the City adopted an amended Annexation Policy in 2016 to ensure that the annexation evaluation criteria aligned with the goals of the SA Tomorrow Comprehensive Plan. She reported that in 2017, the Texas Legislature significantly limited the annexation powers of cities and counties with over 500,000 people, requiring them to obtain landowner or voter approval of proposed annexations.

Ms. White reported that the City received an influx of requests for Public Improvement Districts (PIDS) or Special Districts (SD), Development Agreements and Annexations from land owners and developers within the City's Extraterritorial Jurisdiction (ETJ) to secure land use flexibility and to minimize financial risks for their projects. She stated that the City hired Economic & Planning Systems (EPS) to recommend an updated annexation policy and overall growth policy for the City's ETJ. She added that the Policy would be developed in two phases: 1) Analysis and research; and 2) Draft of the Policy for City Council consideration. She noted that the project would be completed and presented to City Council for consideration and approval by June 2020.

Ms. White stated that the Consultant engaged external stakeholders for input and feedback throughout the finalization of the Policy. She cited case studies of the Cities of Fort Worth, Austin and Houston referenced for annexation policies and strategies. She identified three major initial policy approach recommendations: Land use controls; infrastructure and service provision; and funding, financing, and fiscal impacts. She stated that policy direction would be based on the location of development: Areas

with no SDs; areas within a SD; and areas within the five-mile military buffer. She cited growth policy tools: Annexation (voluntary); development/non-annexation agreement; military protection areas and joint land use studies (JLUS); SDs; strategic partnership agreements; joint planning efforts; municipal boundary adjustments and ETJ releases. She provided initial strategy recommendations: Create standard policies and procedures for growth policy tools implemented; develop a regional land use plan; and encourage partnerships for coordinated growth.

Councilmember Andrews-Sullivan asked how many PID agreements were in place with the City and how many were pending. Ms. White stated that six PID requests had been accepted over the past two years and that a few more were pending, primarily from the western area of Bexar County.

Councilmember Viagran asked of former PID areas that SAWS had to take control of and why. Rudy Nino explained that the SAWS takeover was due to water failure systems in two areas that needed to be upgraded in the early 1990s. H stated he would provide further information on the locations.

Councilmember Viagran identified a large swath of land on the southside just outside Loop 410 without infrastructure in place for public utilities, water, sewer and transportation. She stated that housing was needed in the area to address growth, with east and west corridor connectors put in place to alleviate congestion. She added that proactive measures were needed to ensure timely development and that developers needed proper fiscal tools to install infrastructure. Ms. White confirmed that no moratoriums were in place and that PID bids were submitted in late December which aligned with the proposed approval of the Policy Update in June 2020. Councilmember Viagran requested a listing of PID bids and Ms. White stated she would provide them.

Councilmember Courage identified small, older communities located within Council District 9 in need of road maintenance for roads built by private developers over 30 years ago. He asked if the Policy Update would provide relief to those communities. Ms. White replied that maintenance issues for roads located within the city limits would be addressed by the Transportation & Capital Improvements Department.

Councilmember Courage asked of the process by which a PID would request to become an independent municipality. Ms. White replied that PIDs must obtain approval from the City to become a municipality and that typical developer agreements required such communities to remain within the ETJ for 30 years before consent was given. She confirmed that the Policy update would also address such PID requests.

5. Staff briefing regarding Status of Poverty Report recommendation related to affordable housing. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Melody Woosley, Director, Human Services]

Melody Woosley reported that the U.S. Census Bureau released 2018 American Community Survey one-year estimate data which ranked San Antonio as having the highest poverty rate among the 25 most populous metropolitan areas. She stated that the Department of Human Services and Metro Health collaborated to develop the Status of Poverty Report (SPR) which was released in December 2019 as follows:

Overview of Poverty in San Antonio:

- Nearly 20% of San Antonio residents live in poverty
- Poverty rate higher for Hispanics and African Americans
- 54% of San Antonio households living in poverty were female
- A higher percentage of San Antonio residents were women, compared to Texas and the US
- The City invests approximately \$454 million to reduce barriers to socioeconomic mobility

Overview of Poverty: Educational Attainment in San Antonio:

- 18% of San Antonio residents do not have a high school diploma
- Only 16% of Hispanics and 25% of African Americans in Bexar County have a Bachelor's Degree
- Lower average educational attainment in the west, south and east areas of the City of San Antonio

Overview of Poverty: Wealth, Assets, and Financial Health in San Antonio:

- San Antonians have low median credit scores, high delinquent debt and limited savings
- Median credit score of residents in predominately non-White zip codes is lower (615) than in predominately White zip codes (721)
- 35% of predominately non-White zip codes have medical debt in collection status, compared to 18% of predominately White zip codes
- The medical debt gap between Whites and Non-Whites is larger in Bexar County than in Texas and the U.S. overall

Overview of Poverty: Affordable Housing in San Antonio:

- 91% of low-income renters in San Antonio are cost-burdened*
- 70% of low-income homeowners are cost-burdened*
- 70% of African American residents and 62% of Hispanics are renters

**Defined as spending more than 30% of income on housing*

Overview of Poverty: Homelessness in San Antonio:

- 6% reduction in overall homelessness, and 12% reduction in unsheltered homelessness from 2018 to 2019
- 28% decrease in number of individuals experiencing chronic homelessness
- 18% increase in homeless families

Overview of Poverty: Affordable Housing in San Antonio: \$29.3 million

- Community Development: \$12.5 million
- Home Investment: \$5.1 million
- Lead Hazard Reduction: \$1.42 million
- Minor Repair: \$1.43 million
- Home Rehabilitation: \$2.0 million

- Risk Mitigation: \$1 million
- Under One Roof Program: \$5.3 million
- Other: \$.71 million

Overview of Poverty: Homelessness Investment in San Antonio: \$36.1 million

- Haven for Hope & Campus Partners: \$10.5 million
- SAPD Mental Health Unit: \$9.2 million
- SAPD Downtown Bike Patrol: \$4.2 million
- SAFD Fire Engine Costs: \$2.9 million
- SAFD EMS Calls: \$2.5 million
- Other: \$6.8 million

Ms. Woosley stated that the SPR included fifteen recommendations across five categories which were focused on equity:

- Focus on highest need geographies and populations
- Foster integration of asset-building and social safety net services
- Enhance safety-net for low-income families
- Expand access to products and services that support asset-building and preservation
- Offer organizational support to non-profits to enhance long-term viability and outcomes

Ms. Woosley provided the recommendation specifically proposed for oversight by the Planning and Land Development Committee:

- Engage with local affordable housing efforts, including County and Federal Officials, to ensure that subsidies and funding benefit those with the highest need, including low-income working families, seniors and single mothers.

Ms. Woosley stated that staff would brief the other City Council Committees and conduct a SASpeakUp Survey with emphasis on outreach to low-income residents. She concluded by noting that final recommendations would be presented to City Council at a B session in April 2020.

Chairwoman Gonzales asked of any special zoning or planning that would be required to expand homeless housing options and requested more briefings on housing options. Ms. Woosley replied that a zoning change that was required through Planning and Zoning Committees for homeless campus designations established in Council District 2, and that only residential zoning would be required for additional permanent, leased housing for homeless; she clarified that transitional group or dorm style options were not categorized as permanent housing.

Councilmember Andrews-Sullivan asked how pilot Second Chance Programs would be addressed in the Policy Update. Ms. Woosley stated that integrating asset building and enhancing the social safety net were the categories that would address Second Chance Programs, to include mental health support. She noted that the Economic Development Department would address workforce issues. Councilmember Andrews-Sullivan asked for information on plans to utilize local flood plan zones for community gardening to address food insecurity. Ms. Woosley stated she would provide the information.

Councilmember Treviño voiced concern that the Under One Roof Program was only available to homeowners and requested that it be expanded to rental properties. He asked for the support of everyone to urge CPS Energy, as a partner agency of the City, to fund the expansion of the Program through a portion of its proceeds from its recently appropriated \$70 million tax-funded STEP Program.

Councilmember Viagran stated that the recommendation to examine use of property tax relief was much needed to provide relief for lower-income homeowners and legacy homeowners. She requested data on senior housing needs in order to assess tax credit options for seniors so that they may age in place and remain in their homes and in the communities they are most familiar with.

Councilmember Courage stated that three main issues to address poverty were education, housing and asset-building. He recommended the continuation of growth of homestead exemptions to enable homeowners to protect the value of their home without paying higher taxes. He asked of the living wage for San Antonio and suggested that City partners provide the same \$15 hourly living wage as the City. Ms. Woosley stated that she would provide national living wage data for reference.

Adjourn

There being no further discussion, the meeting was adjourned at 4:06 pm.

Shirley Gonzales, Chairwoman

Respectfully submitted,

***Nancy Cano
Office of the City Clerk***