

**HOUSING COUNCIL COMMITTEE
MEETING MINUTES
TUESDAY, NOVEMBER 17, 2015
2:00 P.M.
MEDIA BRIEFING ROOM**

Members Present:	Councilmember Mike Gallagher, <i>Chair, District 10</i> Councilmember Rey Saldaña, <i>District 4</i> Councilmember Ron Nirenberg, <i>District 8</i>
Members Absent:	Councilmember Roberto Treviño, <i>District 1</i> Councilmember Cris Medina, <i>District 7</i>
Staff Present:	Peter Zanonì, <i>Deputy City Manager</i> ; Lori Houston, <i>Assistant City Manager</i> ; Maria Villagomez, <i>Assistant City Manager</i> ; Hollis Young, <i>Deputy City Attorney</i> ; Denise Frederick, <i>Assistant City Attorney</i> ; Shreya Shah, <i>Assistant City Attorney</i> ; Melody Woosley, <i>Director, Human Services</i> ; John Dugan, <i>Director, Planning and Community Development</i> ; Bridgett White, <i>Assistant Director, Planning and Community Development</i> ; Thomas Morgan, <i>Grants Administrator, Planning and Community Development</i> ; Denice F. Trevino, <i>Office of the City Clerk</i>
Others Present:	Phillip Stoffregen, <i>EVP&COO, Pedcor</i> ; Craig H. Lintner, <i>Senior VP of Development, Pedcor</i> ; Nancy Hard, <i>CEO, Family Service</i> ; Meghan Oswald, <i>Executive Director, CHR Partners</i> ; Mike Hogan, <i>President, Home Spring</i>

Call to order

Chairman Gallagher called the meeting to order.

1. Approval of the October 6, 2015 Housing Committee Meeting Minutes

Councilmember Nirenberg moved to approve the minutes of the October 6, 2015 Housing Council Committee Meeting. Councilmember Saldaña seconded the motion. Motion carried unanimously by those present.

Briefing and Possible Action on

2. Briefing on Mayor's Challenge to End Veteran Homelessness. [Maria D. Villagomez, Assistant City Manager; Melody Woosley, Director, Department of Human Services]

Melody Woosley stated that in January 2015, Mayor Taylor kicked-off the Local Mayor's Challenge to End Veteran Homelessness. She noted that the White House announced the creation of the Joining Forces Initiative (Initiative), supported by the United States Department of Housing and Urban Development (HUD), the United States Department of Veteran Affairs (VA), the United States

Interagency Council (IAC) on Homelessness and the National League of Cities (NLC). She stated that the initiative challenges cities to end Veteran Homelessness to ensure that: 1) No Veterans were sleeping on the street; 2) Every Veteran had access to permanent housing; and 3) Communities have the capacity to improve housing stability for Veterans that become Homeless or are at risk of becoming Homeless. She noted that the Department of Human Services convened the Homeless Veteran Collaborative (Collaborative), comprised of local Homeless and Veteran providers. The Collaborative set the goal of housing all Homeless Veterans by December 2015 and reaching Functional Zero for Homeless Veterans by March 2016. She stated that on October 1, 2015; the IAC, VA and HUD set criteria and issued benchmarks that communities must meet in order to declare Functional Zero by March 2016. She noted that declaring Functional Zero would require the Collaborative to: 1) Identify all Homeless Veterans; 2) Remove Homeless Veterans from the streets; 3) Provide supportive services and limited transitional housing; 4) Provide sufficient capacity to permanently house Veterans within 90 days; and 5) Commit to housing first. She reviewed the causes of Veteran Homelessness and community partners. She reported that the collaborative utilized a variety of strategies to resolve barriers such as:

- Create Homeless Veteran Community Collaborative
- Reprioritize resources to support initiative
- Implement Navigator Support System
- Identify and increase permanent, supportive and affordable housing

Chairman Gallagher asked if Homelessness of Veterans was increasing. Ms. Woosley replied that it was.

Councilmember Nirenberg asked if the tools created to reduce the number of Homeless Veterans could be applied to other groups such as Homeless Children. Ms. Woosley replied that said tools could be utilized to address Homeless Children and other groups.

No action was required for Item 2.

3. A Recommendation Approving Revisions to the City's Affordable Housing Policy Guidelines for the Home Investment Partnerships Program, Community Development Block Grant, and the Neighborhood Stabilization Program. [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

John Dugan stated that the revisions to the City's Affordable Housing Policy Guidelines for the Home Investment Partnerships Program (HOME), Community Development Block Grant (CDBG), and the Neighborhood Stabilization Program (NSP) were recommended to ensure consistency with the recently adopted Five-Year Consolidated Plan and compliance with the Housing and Urban Development (HUD) HOME Final Rule. He noted that the policy improvements reflect technical assistance provided by the HUD Office of Community of Planning and Development via their OneCPD Consultant, the National Association for Latino Community Asset Builders (NALCAB). He reported that the following were utilized as a foundation for the current Affordable Housing Policy for CDBG and HOME which incorporates the City's Goals and Objectives:

1. HUD Regulations
2. The City's Consolidated Plan, FY 2016 – FY 2020
3. The Strategic Plan for Community Development
4. The Inner City Reinvestment Incentive Policy (ICRIP)
5. REnewSA Objectives

Mr. Dugan stated that staff recommended the following revisions to the City's current Owner-Occupied Housing Program:

- Increase maximum assistance
From \$50,000 to \$75,000 and for rehabilitation projects
From \$85,000 up to \$120,000 for reconstruction projects
- Adjust the current loan structure to replace perpetual liens with liens having a duration which more reasonably approximated the physical, economic and functional life extension to the property resulting from the rehabilitation.
- Other technical changes due to HUD HOME changes

Mr. Dugan stated that staff recommended the following revisions to the City's current Rental Housing Production Programs:

- Merge two existing programs into a single program
- Modify loan terms
- Technical changes due to HUD HOME changes

He stated that staff reviewed both programs subject to the Affordable Housing Policy for changes necessary due to the HUD HOME Final Rule. He noted that the necessary changes identified were technical and would ensure compliance with Federal Requirements without a major change in the City's delivery of the program.

Councilmember Nirenberg moved to recommend and forward the revised City of San Antonio Affordable Housing Policy to the full City Council on December 10, 2015 for consideration. Councilmember Saldaña seconded the motion. Motion carried unanimously by those present.

4. A Recommendation for a Resolution of No Objection for the Oak Valley Apartments Project Application to the State's 4% Tax Credit Program Located in Council District 10.
[Peter Zanon, Deputy City Manager; John Dugan, Director, Planning and Community Development]

Mr. Dugan stated that the Texas Department of Housing and Community Affairs (TDHCA) Housing Tax Credit (HTC) Program was one of the primary means of directing private capital toward the development and preservation of affordable rental housing for low-income households in the State of Texas. He reported that Pedcor Investments, LLC intended to apply for non-competitive (4%) Housing

Tax Credits to develop the Oak Valley Apartments Project which would be a 192-unit multi-family rental housing development located at 12613 Judson Road in City Council District 10. He noted that the 4% Housing Tax Credit Program was available year round; unlike the 9% Housing Tax Credit Program which had a single annual application period.

Councilmember Saldaña moved to recommend and forward approval of a Resolution of No Objection in connection with the Oak Valley Apartment Project's non-competitive (4%) HTC Application to the TDHCA to the full City Council for consideration. Councilmember Nirenberg seconded the motion. Motion carried unanimously by those present.

5. A Recommendation for a Resolution of No Objection for the Freedom Hills Ranch Apartments Project Application to the State's 4% Housing Tax Credit Program; Located in Council District 4. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

Mr. Dugan stated that the Texas Department of Housing and Community Affairs (TDHCA) Housing Tax Credit (HTC) Program was one of the primary means of directing private capital toward the development and preservation of affordable rental housing for low-income households in the State of Texas. He reported that Freedom SA Apartments intended to apply for non-competitive (4%) Housing Tax Credits to develop the Freedom Hills Ranch Apartments Project which would be a 252-unit multi-family rental housing development located at 6010 Ray Ellison Drive in City Council District 4. He noted that the 4% HTC Program was available year round; unlike the 9% HTC Program which had a single annual application period.

Councilmember Saldaña moved to recommend and forward approval of a Resolution of No Objection in connection with the Freedom Hills Ranch Apartment Project's non-competitive (4%) HTC Application to the TDHCA to the full City Council for consideration. Councilmember Nirenberg seconded the motion. Motion carried unanimously by those present.

Adjourn

There being no further discussion, the meeting was adjourned at 3:02 p.m.

Respectfully Submitted,



Denice F. Treviño
Office of the City Clerk



Mike Gallagher, Chair