

**HOUSING COUNCIL COMMITTEE  
MEETING MINUTES  
TUESDAY, FEBRUARY 21, 2017  
2:30 P.M.  
MEDIA BRIEFING ROOM, CITY HALL**

|                         |                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Members Present:</b> | Councilmember Mike Gallagher, <i>Chair, District 10</i><br>Councilmember Roberto Treviño, <i>District 1</i><br>Councilmember Rey Saldaña, <i>District 4</i><br>Councilmember Ron Nirenberg, <i>District 8</i>                                                                                                                                                                |
| <b>Members Absent:</b>  | Councilmember Cris Medina, <i>District 7</i>                                                                                                                                                                                                                                                                                                                                 |
| <b>Staff Present:</b>   | Peter Zanoni, <i>Deputy City Manager</i> ; Carlos Contreras, <i>Assistant City Manager</i> ; Ed Guzman, <i>Assistant City Attorney</i> ; Bridgett White, <i>Director, Department of Planning and Community Development</i> ; Richard Keith, <i>Assistant Director, Department of Planning and Community Development</i> ; Denice F. Trevino, <i>Office of the City Clerk</i> |
| <b>Others Present:</b>  | Tim Alcott, <i>San Antonio Housing Authority</i> ; Edgar Sandoval, <i>Franklin Development</i> ; Ryan Wilson, <i>Franklin Development</i>                                                                                                                                                                                                                                    |

**Call to Order**

Chairman Gallagher called the meeting to order.

**1. Approval of Minutes from the January 26, 2017 Housing Committee Meeting**

Councilmember Saldaña moved to approve the minutes of the January 26, 2017 Housing Council Committee Meeting. Councilmember Nirenberg seconded the motion. Motion carried unanimously by those present.

**Briefing and Possible Action on:**

**2. Consideration of Resolutions of Support for Artisan at Old Tezel and Artisan at Potranco, Multifamily Rental Housing Developments by Franklin Development Seeking Competitive 9% Housing Tax Credits with the Texas Department of Housing and Community Affairs.**

Bridgett White explained that there were two types of Housing Tax Credits (HTCs); 4% and 9%. She noted that the current year applications for the 9% HTCs were due to the Texas Department of Housing and Community Affairs (TDHCA) on March 1, 2017. She stated that projects could receive 17 points for a Resolution of Support and 14 points for a Resolution of No Objection. She noted that the city issued a Request for Applications (RFAs) for the period of December 12, 2016 through January 4, 2017. She stated that applications earning at least 85 points were eligible for a Resolution of Support and others earning less than 85 points were eligible for a Resolution of No Objection. She noted that four applications were received from Franklin Development 20 days after the close of the application period. She stated that Franklin Development removed two of the projects and two were recommended for Resolutions of Support: The Artisan at Old Tezel and The Artisan at Potranco. She described the locations of the two projects and stated that if recommended; the two projects would be brought before the full City Council on February 23, 2017 for consideration.

Chairman Gallagher asked of the missed deadline by Franklin Development. Peter Zaroni stated that the process was not material to an award and was set up for the convenience of the community and City Council. He noted that the application was received well within the timeline required by the State.

Councilmember Saldaña stated that he met with the applicant and recommended that they seek support from the neighborhood, which they did. Peter Zaroni stated that both projects received support from the neighborhoods.

Chairman Gallagher stated that Councilmember Lopez expressed support for the Artisan at Old Tezel Project.

Peter Zaroni stated that the projects would include a monetary benefit to the San Antonio Housing Authority (SAHA) who would partner with the developer.

Tim Alcott explained that after 15 years, SAHA would own the development and could expect a return on their investment. He added that the projects to be developed were located in neighborhoods of opportunity as classified by the State.

Councilmember Saldaña moved to recommend and forward Resolutions of Support for The Artisan at Old Tezel and The Artisan at Potranco to the full City Council for consideration. Councilmember Nirenberg seconded the motion. The motion carried unanimously by those present.

#### **Consideration of items for future meetings**

There were no items considered for future meetings.

#### **Adjourn**

There being no further discussion, the meeting was adjourned at 2:46 p.m.

*Respectfully Submitted,*

  
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**Mike Gallagher, Chair**

  
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**Denice F. Trevino**  
**Office of the City Clerk**