

**COMPREHENSIVE PLAN COUNCIL COMMITTEE
MEETING MINUTES
WEDNESDAY, JANUARY 16, 2019
10:00 AM
PLAZA DE ARMAS GALLERY**

Members Present:	Councilmember Shirley Gonzales, Chair, <i>District 5</i> Councilmember Roberto C. Treviño, <i>District 1</i> Councilmember Art Hall, <i>District 2</i> Councilmember Rey Saldaña, <i>District 4</i> Councilmember John Courage, <i>District 9</i>
Members Absent:	<i>None</i>
Staff Present:	Peter Zanoni, <i>Deputy City Manager</i> ; Verónica R. Soto, <i>Director of Neighborhood and Housing Services</i> ; Allison Shea, <i>Senior Management Analyst</i> ; Alicia K. Beckham, <i>Office of the City Clerk</i>
Others Present:	Jim Lane, <i>Versa Development Corporation</i>

1. Approval of the minutes for the December 12, 2018 Comprehensive Plan Committee.

Councilmember Courage moved to approve the Minutes for the December 12, 2018 Comprehensive Plan Committee Meeting. Councilmember Saldaña seconded the motion. Motion carried unanimously by those present.

Councilmember Hall entered the meeting at this time.

2. Resolution of No Objection for the VDC SA-Alsbury, LP application to the Texas Department of Housing and Community Affairs non-competitive 4% Housing Tax Credits program for the construction of Alsbury Apartments, a 240 unit affordable multi-family rental housing rehabilitation, located at 231 Nobelwood Drive in City Council District 2. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Verónica Soto reported that Versa Development Corporation (VDC) SA-Alsbury was seeking a Resolution of No Objection for its application to the Texas Department of Housing and Community Affairs (TDHCA) for the Non-Competitive 4% Housing Tax Credits Program for the development of Alsbury Apartments. She stated that the affordable multi-family housing development would have 240 units and serve families at 60% and below Area Median Income (AMI). She noted that staff recommended forwarding a Resolution of No Objection for the development of Alsbury Apartments to the full City Council for consideration. She added that the project would commence in April 2019 and be completed by September 2020. Additionally, she noted that the property was located in Council District 2. She highlighted the following unit mix for the project:

Unit Mix	Number of Units	Monthly Rent	AMI Served
Studio	12	\$646	60% and below
One Bedroom	68	\$682	60% and below
Two Bedroom	120	\$814	60% and below

Three Bedroom	32	\$937	60% and below
Four Bedroom	8	\$1,036	60% and below

Councilmember Courage asked how often the AMI was increased. Mrs. Soto stated that with the permission of the TDHCA Housing and Urban Development (HUD), the AMI could increase once per year. She noted that she would contact HUD to identify how often they increased the AMI. Councilmember Courage asked who provided the funding. Mrs. Soto responded that the funding was distributed through the TDHCA and that the Internal Revenue Service Code was the funding source.

Councilmember Saldaña moved to forward the Resolution of No Objection for the development of Alsbury Apartments to the full City Council. Councilmember Treviño seconded the motion. The motion carried unanimously.

3. Briefing and staff recommendations on City Council Letters of Support or No Objection for 20 9% Competitive Housing Tax Credit projects in response to the City’s Request for Application Process established to guide the issuance of such letters for the Texas Department of Housing and Community Affairs Competitive 9% Housing Tax Credit Program. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Verónica Soto reported that the Texas Department of Housing and Community Affairs’ (TDHCA) Housing Tax Credit (HTC) was awarded to eligible participants to offset a portion of their federal tax liability in exchange for the production or preservation of affordable rental housing. She noted that the Competitive 9% HTC Program awarded application points for a Resolution from a governing body of a municipality showing local government support of a development. She mentioned that the City issued a Request for Applications on December 3, 2018 for Multi-Family Rental Housing Development Projects seeking a City Council Letter of Support or Letter of No Objection in connection with the TDHCA HTC Program.

Mrs. Soto reported that applicants were required to score at least 70 points within the City’s 100-point scoring system to be recommended for a Resolution of Support; and applicants earning between 50 and 69 points could receive a Letter of No Objection. She stated that 20 applications were received and two applicants had withdrawn. She noted that projects requesting City Council Letters of Support would compete in Region 9 with four other counties: 1) Comal; 2) Guadalupe; 3) Kendall; and 4) Medina. She added that receiving a Letter of Support would not guarantee funding because funding was competitive at the State Level.

Mrs. Soto stated that staff recommended that the City Council provide 17 Letters of Support and one Letter of No Objection for the Competitive 9% HTC Program and to be forwarded to the full City Council for approval at the City Council Meeting on February 14, 2019.

Chairperson Gonzales entertained that the Committee approve a Letter of Support for the Alazan Lofts Project and the remaining 17 applications receive a Letter of No Objection.

Councilmember Hall moved to approve a Letter of Support for the Alazan Lofts Project, and 17 Letters of No Objection for the Competitive 9% Housing Tax Credit Program and that same be forwarded to the full City Council for approval.

Councilmember Treviño made a friendly amendment to forward a Letter of Support for the Alazan Lofts Project; Letters of No Objection for the 11 Urban Core Applicants; and no support for the remaining six applications for the Competitive 9% Housing Tax Credit Program to the full City Council for approval. The friendly amendment was not accepted.

Councilmembers Courage and Saldaña stated that they would like for applicants outside of the Urban Core to have an opportunity to be awarded a HTC.

Councilmember Saldaña seconded the motion by Councilmember Hall to approve a Letter of Support for the Alazan Lofts Project, and 17 Letters of No Objection for the Competitive 9% Housing Tax Credit Program and that same be forwarded to the full City Council for approval. The motion carried unanimously.

4. Briefing on the City's Affordable Housing Business Plan progress for the first quarter of Fiscal Year 2019. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Item 4 was not addressed.

5. Briefing on the initial developing concepts of the staff draft for the Risk Mitigation Policy that is intended to guide the utilization of the \$1,000,000 Risk Mitigation Fund included within the Fiscal Year 2019 Budget. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Verónica Soto stated that the purpose of a Risk Mitigation Policy was to establish a comprehensive policy for mitigating displacement across the City. She noted that the Policy would govern the requirements and procedures for relocation assistance. She added that staff coordinated various outreach activities to receive input on the direction of the plan from September 2018 through January 2019.

Mrs. Soto stated that the Policy Priority advocated for staff to explore the following solutions: the City should offer financial assistance to households facing emergency situations; and the City should provide relocation assistance for households being displaced due to redevelopment. She noted that the Fiscal Year 2019 Budget allocated \$1 million for Risk Mitigation and that the Policy was part of a 3-year business plan for Neighborhood and Housing Services. She added that the Policy was intended to:

- Create a standardized and efficient Relocation Program
- Ensure those displaced can be relocated to an equivalent home
- Add flexible dollars to current relocation programs

Mrs. Soto reported that there were five community meetings, three technical focus groups, 10 stakeholder meetings, 235 survey responses and a total of 1,618 participants. She provided community feedback on:

- Relocation Assistance
- Housing Navigators

- Emergency Assistance
- Property Tax Increases
- Housing Education and Support
- One-Stop Support

Mrs. Soto stated that staff would go before City Council in late February 2019 or early March 2019. She added that there would be continued outreach on January 16, 2019 and January 28, 2019 to present draft concepts on the following Risk Mitigation Policies:

- Resident Relocation Assistance Program (RRAP)
- Relocation for Rapid Neighborhood Change
- Emergency Assistance
- Rental Incentive Fund

Councilmember Courage asked how many community meetings staff had held to-date. Mrs. Soto replied that there were three meetings and a Housing Summit held prior to the Comprehensive Plan Committee Meeting.


Chairperson Gonzales asked who would benefit the most from the program. Mrs. Soto stated that she would return to the Committee with examples of the type of circumstances and people the services would benefit.


No action was required for Item 5.

Adjourn

There being no further discussion, the meeting was adjourned at 11:28 a.m.

Respectfully Submitted,


Alicia K. Beckham,
Office of the City Clerk


Shirley Gonzales, Chairperson