

# City of San Antonio



## **AGENDA** **City Council B Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

**Wednesday, August 14, 2019**

**2:00 PM**

**Municipal Plaza Building**

The City Council of San Antonio convened in the “B” Room of the Municipal Plaza Building. City Clerk Leticia Vacek took the Roll Call noting a quorum with the following Councilmembers present:

PRESENT: Mayor Nirenberg, Trevino, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

### **RECONVENED**

Mayor Nirenberg reconvened the Budget Worksession from August 13, 2019 at 2:09 pm to include comments from Councilmember Perry.

Councilmember Perry asked why the city match increased from \$75,000 to over \$100,000 for Federal Programs in the Department of Human Services. Colleen Bridger stated that she would provide him with that information.

### **ADJOURNMENT**

Mayor Nirenberg adjourned the Budget Worksession from August 13, 2019 at 2:23 pm.

Councilmember Viagran recognized the women who presented yesterday and today.

1. Staff presentation of the FY 2020 Proposed Budget focusing on, but not limited to, the following City Departments or Initiatives: [Erik Walsh, City Manager; Justina Tate, Director, Management and Budget]

### **NEIGHBORHOOD AND HOUSING SERVICES – AFFORDABLE HOUSING**

Veronica Soto reported that the mission of the Neighborhood and Housing Services Department was to create stable and diverse neighborhoods through the delivery of programs focused on providing safe and affordable housing for our community. She noted that the following were included in the department: 1) Neighborhood Engagement; 2) Coordinated Housing System; 3) Tax Increment Financing; and 4) Grants Administration. She stated that the following were included in the Coordinated Housing System:

1) Homebuyer Incentive Program; 2) Owner Occupied Rehab Program; 3) Under One Roof Program; and 4) Fair Housing Program. She reviewed the FY 2020 proposed Budget of \$32.6 million and noted that it was based on funds from the General Fund and Federal Grants. She stated that the department partnered with 345 registered Neighborhood Associations, graduated 65 Neighborhood Leadership Academy participants, hosted two Home Owner Association (HOA) Workshops, participated in 231 community events, and co-hosted a Neighborhood Day event attended by 105 residents. She noted that Tax Increment Financing (TIF) assisted the City in financing development that would otherwise not occur. She stated that the City had nine city-initiated Tax Increment Reinvestment Zones (TIRZ) and 11 which were developer/petition initiated. She added that currently there were 100 active TIRZ Projects and there was \$21.4 million in TIF Funds available for new projects in FY 2019. She stated that staff administered 50 projects representing \$27.4 million in grants. She noted that grant funds were utilized for: 1) Rental and Homeownership Housing Development; 2) Rehab Programs; 3) Down Payment Assistance Program; 4) After School and Financial Literacy Program; and 5) Homeless and Supportive Services. She stated that Fair Housing Staff assisted 2,100 families and Risk Mitigation Policy was developed and assisted 197 families. She noted that the equity metric was applied to housing production programs and in FY 2020, a departmental equity assessment would be performed and the data would be utilized to serve communities of color and engage target populations. She noted that FY initiatives included: 1) ForEveryoneHome Initiative; 2) Neighborhood Association Registration Policy; and 3) Coordinated Housing System.

Lori Houston presented the results of the FY 2019 Affordable Housing Funding Plan and noted that staff would focus on strengthening the Coordinated Housing System in FY 2020. She stated that the FY 2019 Budget for affordable housing was \$26.15 million and the Mayor's Housing Policy Framework identified targets for affordable housing needs. She listed the internal departments and the external partners in this effort and noted that 18,700 housing units were needed in the next 10 years. She stated that 6,299 were needed for owner occupied units and 12,382 were needed for renter occupied units. She reviewed the 10-year targets for various Average Median Income (AMI) and the percentage of the 10-year target met for owner occupied and rental occupied units. She noted that 35% of the single family inventory fell within the SA Tomorrow Regional Center Plans and 65% of the multifamily inventory fell within the SA Tomorrow Regional Center Plans. She reviewed the financing and incentives for the affordable housing and the Center City Housing Incentive Policy (CCHIP) pipelines. She stated that in FY 2020 the proposed Budget was \$34.4 million plus leveraging four city properties. She noted the following goals for FY 2020: 1) Enhance the Coordinated Housing System; 2) Protect and preserve neighborhoods; 3) Develop strategies and tools which facilitate sustainable home ownership and future housing opportunities; and 4) Increase owner occupied and rental occupied housing. She reviewed the FY 2019 actuals and the FY 2020 goals by Taskforce priorities, rental unit production, rehabilitation, preservation, owner occupied production, rehabilitation, and preservation.

## **PLANNING**

Bridgett White reported that the Planning Department's engaged in citywide planning, regional planning, and rezoning. She noted that the department's mission was to work collaboratively to guide growth and development, protect our history and resources, and promote an equitable and sustainable city accessible to all San Antonians. She stated that the department was focused on implementation of the SA Tomorrow Comprehensive Plan, oversight of the City's growth policy efforts, and fostering strong partnerships with internal and external agencies. She noted that the department's proposed FY 2020 Budget was approximately \$5.38 million which included an increase of \$260,000 from FY 2019. She stated that the SA Tomorrow Comprehensive Plan (Plan) was adopted by City Council in 2016 to help guide growth in ways that align with citywide quality of life, land use, environmental, and transportation

goals. She noted that there were 13 regional and 17 community areas included in the Plan as well as 12 priority corridors. She stated that to date, two new Area Regional Center Plans have been adopted and the City Council would consider the UTSA and the Medical Center Area Regional Center Plans in fall 2019. She noted that those would be followed by the Downtown Area Regional Center Plan and the Westside Community Area Plan. She reviewed Phase 2 and Phase 3 of the SA Tomorrow Comprehensive Plan and noted that the plan adoption for Phase 2 and Phase 3 were anticipated to begin in the summer of 2020 and 2021 respectively. She reviewed Phase 4 and Phase 5 of the SA Tomorrow Comprehensive Plan and stated that the plan adoption for Phase 4 and Phase 5 were anticipated to begin in the summer of 2022 and 2023 respectively. She provided details of the Bandera Road Corridor Plan which was anticipated to be adopted in the summer of 2021. She stated that equity efforts included translation of the Subarea Plans into Spanish, and expanded notification to include tenants and business owners.

Mayor Nirenberg asked of the number of projects which were utilizing the new CCHIP Policy which included affordability criteria. Ms. Houston replied that four projects were in the pipeline with an affordability component. Mayor Nirenberg asked if the Owner Occupied Rehab Program was applied to those with 30% AMI. Ms. Houston replied that the Owner Occupied Rehab Program was limited to those with 60%-80% AMI and was rarely applied to those with 30% AMI. Mayor Nirenberg asked of efforts to address the category of 50% AMI and below. Ms. Houston replied that income averaging, the charter amendment, and land banking would be utilized to address the category. Mayor Nirenberg asked of the progress of drafting Community Plans and Regional Plans. Ms. White stated that staff anticipated that the adoption of the plans would begin in the Summer of 2023.

Councilmember Viagran asked if staff reviewed potential disposal of property to ensure that it wasn't needed for affordable housing. Erik Walsh replied that it would.

Councilmember Gonzales asked of the number of staff positions which were grant funded. Ms. Houston stated that 43 staff positions were grant funded.

Councilmember Treviño pointed out that the cost to relocate someone was approximately \$5,000 and the right to counsel could cost as little as \$500. He spoke of the benefits of the Under One Roof Program.

Councilmember Jada Andrews-Sullivan asked if properties which were rent to own were eligible for the Owner Occupied Rehab Program. Ms. Soto replied that rent to own properties would not be eligible for the Owner Occupied Rehab Program but homeowners could apply for gap financing and rehab a single-family home.

Councilmember Sandoval asked if housing targets were based on City Median Income (CMI). Ms. Houston replied that they were based on Area Median Income (AMI). Councilmember Sandoval requested housing targets based on CMI.

Councilmember Perry asked of the budget amount for the Housing Plan in FY 2019. Ms. Houston stated that the budget for the Housing Plan in FY 2019 was \$26.1 million. Councilmember Perry asked of the budget amount for the FY 2020 Housing Plan. Ms. Houston noted that the budget for FY 2020 Housing Plan was \$34.4 million but funds above the \$26.1 million were provided by Local Initiatives Support Corporation (LISC), San Antonio Housing Authority, Public Facilities Corporation (PFC), and the Tax Increment Reinvestment Zone (TIRZ). Councilmember Perry asked for the balances of the Inner City, Houston Street, Mission, Midtown, and Westside TIRZ.

Councilmember Courage stated that he would like to see the City adopt stronger policies with the building and development community to make housing more affordable.

Councilmember Adriana Rocha Garcia spoke of the need for targeted marketing to the neediest employees for home buyer incentives for City employees. She requested more information on the Neighborhood Empowerment Zones.

Erik Walsh stated that a report on the response to questions from August 13-14, 2019 would be distributed to the City Council by close of business on Friday.

### **EXECUTIVE SESSION**

Councilmember Rocha Garcia announced that the Executive Session would be held on August 15, 2019 City Council A Session after the business portion of the meeting.

### **CITIZENS TO BE HEARD**

Mayor Nirenberg called upon the citizens registered to speak.

John Bachman distributed a handout to the City Council. He spoke of a study conducted by Animal Care Services which recommended improvements which have not been implemented.

Elizabeth Franklin suggested that a Renter's Commission be created with one representative from each Council District and the Mayor's Office. She stated that she supports the addition of \$500,000 be added to the Budget for the Ella Austin Community Center for deferred maintenance.

Nazarite Ruben Flores Perez spoke about the Book of Revelations and noted that a war was coming and there would be a worldwide earthquake.

Aaron Arguello spoke in support of allocating funds for a Right to Counsel Program.

Wendy Long stated that roaming animals were a problem and advocated for more funding for Spay/Neuter Programs in the Budget.

Matt Garcia stated that there was an eviction crisis in San Antonio and spoke of the long-term impacts to renters due to eviction.

Sam Woody spoke in support of a Right to Counsel Program. He submitted a pilot program that he designed for same.

Deanna Lee spoke in support for increased funding for Spay/Neuter Programs.

Angie Alderete spoke of a broken curb which a lady tripped on causing her death.

Yolanda Lacy stated that Animal Care Services should sponsor more Spay/Neuter Programs and the Feral Cat Coalition.

### **ADJOURNMENT**

There being no further discussion, the meeting was adjourned at 6:35 p.m.

**APPROVED**

**RON NIRENBERG**  
MAYOR

Attest:

**LETICIA M. VACEK, TRMC/CMCMMC**  
City Clerk