

PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE
MEETING MINUTES
MONDAY, JANUARY 13, 2020
2:00 PM
MUNICIPAL PLAZA ROOM B

Members Present:	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>
Members Absent:	Councilmember Shirley Gonzales, Chair, <i>District 5</i>
Staff Present:	Lori Houston, <i>Assistant City Manager</i> ; Bridgett White, <i>Director, Planning</i> ; Verónica R. Soto, <i>Director, Neighborhood & Housing Services</i> ; Ian Benavides, <i>Housing Administrator, Neighborhood & Housing Services</i> ; Nancy Cano, <i>Office of the City Clerk</i>
Others Present:	Daniel Hendren, <i>Development Associate, Versa Development</i> ; Scott Kriebel, <i>Senior Development Manager, Atlantic Pacific</i>

1. Approval of the Minutes for the December 9, 2019 Planning & Community Development Meeting.

Councilmember Andrews-Sullivan moved to approve the Minutes of the December 9, 2019 Planning & Community Development Council Committee Meeting. Councilmember Treviño seconded the motion. The motion carried unanimously by those present.

2. Consideration of a recommendation to award up to \$5,518,760 in Community Development Block Grant (CDBG) funding; up to \$1,849,000 in HOME Investment Partnerships Program (HOME) funding; and up to \$2,874,000 from the Affordable Housing Fund (TIF Sourced) for certain eligible activities. [Lori Houston, *Assistant City Manager*; Verónica R. Soto, *Director, Neighborhood and Housing Services*]

Verónica Soto presented Affordable Housing Development Funding Recommendations for awards from the following federal funding sources:

- Community Development Block Grant (CDBG): \$5,000,000
- Home Investment Partnerships Program (HOME): \$2,000,000
- Affordable Housing Fund (AHF): \$6,200,000
- Community Housing Development Organization (CHDO): \$150,000

Ms. Soto outlined the Rental and Homeownership Housing Development Request for Applications (RFA) Process utilized for the final selection of eight rental housing applications with a total funding request of \$10,845,000; and three home ownership housing applications with a total funding request of \$3,106,648. Ms. Soto presented developer project recommendations for Rental Housing and for Homeownership Housing by District, Federal funding source, amount awarded, and unit mix.

Ms. Soto outlined the CHDO Operating Request for Applications (RFA) Process for the allocation of \$50,000 each to the final selection of three CHDOs: Habitat for Humanity of San Antonio, District 1; Neighborhood Housing Services of San Antonio, District 3; and Prospera Housing Community Services, District 10.

Ms. Soto presented a proposed Substantial Amendment to the FY 2020 HUD Action Plan and Budget necessary to reprogram CDBG, HOME, and ESG funds to incorporate the projects that would receive Federal funding, and to incorporate four additional activities:

- Avenida Guadalupe Master Plan, District 5: Staff recommended an award of \$75,000.00 in CDBG funding for the Avenida Guadalupe Master Plan.
- Project MEND Facility Development, District 7: Staff recommended an award of \$250,000.00 in CDBG funding for the development of a new Project MEND facility.
- Tarasco Gardens, Alamo Community Group (ACG), District 6: Staff proposed canceling the \$600,000 in existing ACG funding and awarding \$635,000 in CDBG funding as a development subsidy.
- Emergency Solutions Grant Street Outreach, City-wide: Staff recommended converting \$182,001.00 in ESG Prevention funds to Street Outreach.

Councilmember Andrews-Sullivan requested a complete itemized breakdown of all Federally funded projects awarded to District 2 for housing developments and homeownership.

Councilmember Courage noted that a total of \$13.8 million in Federal funding was awarded and only \$11.5 million was distributed. He asked for an accounting of the remaining \$2 million. Ms. Houston replied that an RFA would be issued to fund smaller projects and that it would be presented to the Committee for review and approval prior to issuance.

Councilmember Courage requested a job description for the Vacant Street Outreach Position. Ms. Soto stated that she would provide it.

Councilmember Andrews-Sullivan moved to recommend and forward an award up of to \$5,518,760 in CDBG funding; up to \$1,849,000 in HOME funding; and up to \$2,874,000 from the Affordable Housing Fund (TIF Sourced) for certain eligible activities to the City Council prior to January 30, 2020 for consideration. Councilmember Courage seconded the motion. The motion carried unanimously by those present.

3. Briefing and staff recommendations on City Council Resolutions related to the 2020 Competitive 9% Housing Tax Credit projects submitted in response to the City's Request for Application.
[Lori Houston, Assistant City Manager; Verónica R. Soto, *Director, Neighborhood and Housing Services*]

Verónica Soto presented staff recommendations for Resolutions of Support to be awarded to twenty-three multifamily rental housing development projects by applicants seeking FY 2020 Competitive 9% Housing Tax Credits (HTC) from the Texas Department of Housing and Community Affairs (TDHCA). Ms. Soto stated that developers who submitted applications were required to meet a minimum score of 75 points on their City application in order to be recommended for a Resolution of Support. She noted that the 2020

City Evaluation Criteria was developed by focus groups and adopted as policy on October 31, 2019 by City Council. She added that applications were due to TDHCA no later than February 28, 2020.

Councilmember Viagran asked for further details about Information Packets (IP) and requested a sample. Ian Benavides replied that developer applications submitted to the City were assessed on a 100-point scoring system which awarded 10 points for public engagement to include providing an IP. He explained that an IP contained project detail, developer contact information, project location, amount of units, project timeline, and the hosting of public meetings. The IP was to be distributed to surrounding property owners, surrounding areas, and neighborhood associations located within 200 feet of the project, as well as the respective Council District Office. He stated that he would provide a sample. He added that staff verified engagement by attending public meetings and reviewing developer websites to ensure public meetings were posted.

Councilmember Andrews-Sullivan requested information about the seven applicants that opted not to perform public engagement in order to convey their projects in full transparency to the District constituents. Ms. Soto cited the following information:

DEVELOPER PROJECTS OPTING NOT TO PERFORM PUBLIC ENGAGEMENT:		
Project Name	Developer Name	Council District
Vista at Everest	Atlantic Pacific Companies	1
Valiente Apartments	Versa Development	3
Fishpond at Prospect Hill	Betco Housing Lab	5
Culebra Place Apartments	Chavez Foundation	6
Fiesta Trails	NRP Group	8
Woodstone Reserve	HTG Woodstone	8
<i>Vista at Hamilton Wolfe</i>	<i>Atlantic Pacific Companies</i>	<i>8 (Application withdrawn)</i>
Avanti North Loop	Madhouse Development	9
Vista at Interpark	Atlantic Pacific Companies	9

Ms. Soto noted that public engagement was not required, but was encouraged, through the incentivized scoring system.

Councilmember Viagran requested that senior housing developments be identified. Ms. Soto cited the following information:

SENIOR HOUSING DEVELOPMENT PROJECTS:		
Project Name	Developer Name	Council District
Fishpond at Prospect Hill	Betco Housing Lab	5
Avanti Legacy Med West	Madhouse Development	7
Avanti Legacy at Fredericksburg	Madhouse Development	8
Abbingston Greenway	REA Ventures Group	8
Camelia Place, District 8	JES Dev Co	8
Trailside Creek, JES	JES Dev Co	10

Councilmember Viagran requested that rehabilitation developments be identified. Ms. Soto replied that the rehabilitation development included: The Fishing Pond at Prospect Hill, Developer: Betco Housing Lab, District 5.

Ms. Houston added that an updated list would be provided.

Councilmember Treviño moved to recommend and forward resolutions for multi-family rental housing development projects by applicants seeking FY 2020 9% Competitive Housing Tax Credits from the TDHCA. Councilmember Courage seconded the motion. The motion carried unanimously by those present.

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

Upon consensus of the Committee Members present, Item 4 will be addressed at the next Planning and Community Development Council Committee Meeting.

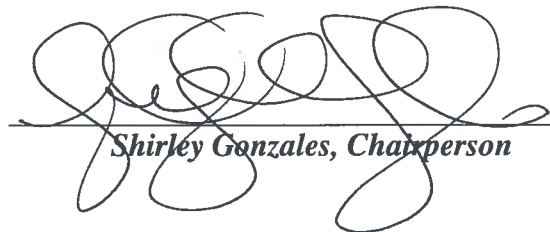
Consent Agenda

5. Amended Resolution of No Objection for Tampico Apartments, LP's application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of Tampico Apartments, a 200 unit affordable multi-family rental housing development, located at 200 Tampico Street in Council District 5. [Lori Houston, *Assistant City Manager*; Verónica R. Soto, *Director, Neighborhood and Housing Services*]


Councilmember Courage moved to approve Consent Agenda Item 5. Councilmember Andrews-Sullivan seconded the motion. The motion carried unanimously by those present.

Adjourn

There being no further discussion, the meeting was adjourned at 3:06 pm.


Shirley Gonzales, *Chairperson*

Respectfully submitted,


Nancy Cano
Office of the City Clerk