

**PLANNING AND LAND DEVELOPMENT
COUNCIL COMMITTEE MEETING MINUTES
MONDAY, NOVEMBER 9, 2020
2:00 PM
VIDEOCONFERENCE**

Members Present:	Councilmember Shirley Gonzales, Chair, <i>District 5</i> 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>
Staff Present:	Lori Houston, <i>Assistant City Manager</i> ; Jameene Williams, <i>City Attorney</i> ; Verónica R. Soto, <i>Director, Neighborhood & Housing Services</i> ; Ian Benavidez, <i>Assistant Director, Neighborhood & Housing Services</i> ; Sara Wamsley, <i>Housing Policy Manager, Neighborhood & Housing Services</i> ; Jaime Damron, <i>Housing Bond Administrator, Neighborhood & Housing Services</i> ; Nancy Cano, <i>Office of the City Clerk</i>
Others Present:	David Schwartz, <i>Principal, Economic & Planning Systems</i> ; Sasha Hauswald, <i>Director of State & Local Policy, Grounded Solutions Network</i>

1. Approval of the Minutes for the February 10, 2020 Planning & Land Development Council Committee Meeting.

Councilmember Courage moved to approve the Minutes of the February 10, 2020 Planning & Land Development Council Committee Meeting. Councilmember Andrews-Sullivan seconded the motion. The motion carried unanimously by those present.

2. Briefing on the City’s Strategic Housing Implementation Plan progress including the draft recalibrated affordable housing goals, definition of affordability, and implementation strategies to include a Source of Income Discrimination Ordinance. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

Ian Benavidez reported that the City’s Housing Policy Framework allowed residents to live with dignity, age in place, rehabilitate their housing, and preserve the integrity of their neighborhoods. He stated that the Strategic Housing Implementation Plan (SHIP) was a continuation of that framework and provided specific strategies and 10-year target goals centered around housing equity principles of affordability, quality, accessibility, and choice. He reported that SHIP served two main groups: (1) Residents most vulnerable to displacement and homelessness; and (2) Residents with housing and affordability insecurities. He described these two groups as residents that lived paycheck to paycheck, had high housing and transportation costs, poor access to critical resources such as education, healthy foods, and jobs, and lived in overcrowded or deteriorating homes.

Mr. Benavidez reported that SHIP would be developed in collaboration with community and housing stakeholders and applicable COSA departments. He stated that four stakeholders forums were created to

provide feedback on the SHIP progress: Residents and Community Advocates, Real Estate & Developers, Affordable Housing Developers, and Housing Policy.

Mr. Benavidez reported that there were 500,000 households in Bexar County and identified a subset of households that were cost burdened (paying 30% or more of their income on housing). He identified 96,000 most vulnerable households by affordable average median income ranges (AMI), housing needs by region, and vulnerability factors, and presented a density map.

Mr. Benavidez reported that SHIP recalibrated housing target goals over the next 10 years to 47,685, as determined by benchmarking with other peer cities and through needs analysis. He stated that HUD affordability criteria would be adjusted downward to more closely align with the needs of the targeted vulnerable, using data from the Census while still utilizing HUD information on AMI as a yardstick to 60% AMI for rental housing and 100% AMI for homeownership. He added that this topic was still being reviewed by the Housing Commission which was also considering the impact other household expenses, including utilities and transportation, had on housing needs.

Mr. Benavidez reported that one of the draft implementation strategies was the creation of a Source of Income Discrimination Ordinance (SOID). He explained that property managers currently could use an applicant's source of income as a reason to deny housing, specifically those receiving federal assistance to make rent payments in the form of Federal housing vouchers. He noted that the City included language with those protections for most funding including CDBG, HOME, and the City's affordable housing fund. He stated that a possible SOID Ordinance would require that developments receiving any City funding or incentives could not deny any applicant the ability to rent based solely on their income source, including Federal vouchers. He noted that the proposed Ordinance would have no impact on the unit qualifying for the Federal program and would not require developments to accept vouchers if they were not eligible for other reasons. He added that staff would work with the City Attorney's Office to ensure any ordinance was legal and enforceable; thereafter, the stakeholders forums would reconvene during November and December, and staff would return to the Housing Commission and the Committee in January 2021 to provide additional updates.

Chairwoman Gonzales voiced the concern of residents that housing voucher amounts had not increased along with housing rental price increases and requested further information. Mr. Benavidez confirmed that voucher allowances did not keep pace with rents and noted that the rules for the Federal vouchers would still be dictated by HUD and the proposed ordinance could not intervene with Federal regulations.

Councilmember Treviño asked if 2030 projections of 200,000 cost-burdened households would need to be updated and what would the percentage of cost-burdened renters be. Mr. Benavidez stated that the current data from the Administration for Children and Families (ACF) would change and the impact of COVID-19 on cost-burdened households would not be seen until next year's Census. Mr. Schwartz reported that the 2030 projections were included in the analysis for the recalibration and renters would account for 72% of all 200,000 cost-burdened households in the City in 2030.

Councilmember Andrews-Sullivan asked if SAHA provided additional housing vouchers for homeless youth and veterans during COVID-19. Mr. Benavidez stated that SAHA was a partner with the City in the critical continuum of housing and homelessness during COVID-19 and he would provide further information regarding vouchers for veterans.

Councilmember Viagran requested information on economic mobility interventions such as financial empowerment and job training. Mr. Benavidez stated that other forms of prevention such as property tax relief or job training would allow for an increase in income so that housing was more affordable for vulnerable residents.

Councilmember Courage requested an actual number of local households that were cost-burdened and emphasized that the net incomes and average median incomes (AMI) of cost-burdened families needed to be considered when developers priced housing units. He asked if developers that received incentives from the City could be required to accept vouchers. Mr. Benavidez replied that number could be calculated using the approximately household size in San Antonio which was 3 people and he would research other underlying data to determine how many households were represented. He stated that staff would confer with the City Attorney's Office to determine any incentives that could apply to a proposed SOID ordinance.

3. Briefing and possible action on the ForEveryoneHome anti-displacement and inclusive growth policy strategy, including an Ordinance approving a memorandum of agreement with Grounded Solutions Network for consulting services, and authorizing a co-investment in the Initiative from the City in the amount of \$120,000.00 to be funded from the FY 2020 Neighborhood and Housing Services Department General Fund Budget. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood & Housing Services]

Verónica Soto reported that the ForEveryoneHome (FEH) initiative was a nationwide anti-displacement and inclusive growth effort undertaken by Grounded Solutions Network (GSN) and sponsored by the Ford Foundation. She stated that the initiative's goal was to help cities develop sound anti-displacement and inclusive growth policies before displacement pressures became too great. She noted that San Antonio was one of three cities competitively selected to participate, along with Winston-Salem, NC and Indianapolis, IN.

Ms. Soto reported that since the initiative was a pure learning opportunity that included a needs assessment, an anti-displacement and inclusive growth agenda, and an implementation plan that would guide outreach and policy decisions in other City initiatives, including SHIP. She stated that the program was designed to help lower-income residents, vulnerable communities, and communities of color to counter the impacts of long-term systemic housing disparities, redlining, foreclosure, displacement, and gentrification with a focus on a housing policy developed through a racial equity lens, and an emphasis on lasting affordability. She noted that the initiative was co-led by the community and presented a list of team member agencies, grassroot community advocates, organizations that were partners in the effort.

Ms. Soto reported that FEH initiative was launched in July 2019 and Phase I was completed in January 2020 with a needs assessment presented to the Housing Commission in February 2020 which examined displacement drivers for renters, homeowners, and mobile home park residents, and included research, interviews, and focus groups feedback. She presented Phase 1 key findings that determined that displacement was a racial equity issue, AMIs for Black and LatinX families were lower, and home assessed values and sales prices had significantly increased in former red-lined areas.

Ms. Soto reported that Phase 2 was Community Engagement on Policy Ideation and took place from February 2020 through July 2020. She stated the FEH team partnered with the Center for Community Progress for its unique expertise in code enforcement and preservation. She indicated that public outreach was conducted through online surveys with oversampled residents with lived experience of eviction, foreclosure, and housing insecurity. She added that the survey was supplemented with two focus groups of renters and small landlords, respectively.

Ms. Soto reported that Phase 3 was Anti-Displacement Agenda. She stated that Phase 3 launched in August 2020 with a completion date of January 2021. She outlined a list of policy ideas under consideration as follows:

- Reduce the frequency of evictions
- Preserve existing affordable housing stock
- Ensure investments and developments do not create displacement pressure
- Establish more resources for affordable housing preservation and creation

Ms. Soto reported that the timeline would be extended for additional community engagement and additional implementation plan items that were delayed due to COVID-19. She indicated that from April 2021 through June 2021, GSN would develop implementation plans for two high priority agenda items. She noted that in FY 2021, City would invest an additional \$120,000 in FY 2021 and GSN would contribute an additional \$77,000.

Chairwoman Gonzales requested more data regarding Black and LatinX households located in former redlined areas where sales prices had significantly increased, as the average sales price in Council District 5 three years ago was \$59,000. Sasha Hauswald replied that multiple listing service (MLS) maps and data obtained from the local realtors association was overlaid with old redlining maps to analyze the real estate information and sales prices. She said she would provide further data.

Councilmember Courage noted that the City could not build its way out of the housing problem and called for alternatives to assist residents to maintain the integrity of their homes to avoid deterioration and gentrification.

Councilmember Viagran voiced concern for legacy homeowners of 40-50 years that could be displaced due to the renaissance of their neighborhoods and noted that policies and budgets should include proper sidewalks, drainage and street reconstruction. Ms. Soto stated that the FEH initiative looked for areas that could be made more attractive for investment development such as the San Pedro Creek area. She noted that for affordable housing preservation and creation, policy initiatives could ensure that the City had available land for future development in areas that could become less affordable in the future.

Councilmember Andrews-Sullivan asked for the number of legacy homeowners, legacy homeowners that were foster care providers, and any foster youth that had had been displaced due to rising house costs and rising tax appraisals. She requested the development of a program that would allow legacy homeowners to remain in their homes when behind on their property taxes and asked of the legal parameters involved. Ms. Soto replied that direct data regarding displaced legacy homeowners was not available, but areas experiencing housing pressures were tracked by zip code and census and she would provide itemized data by Council District. Jameene Williams reported that City programs would have to

be tied to a legitimate purpose and duly enacted stated policies could be implemented into the FEH initiative, so long as the tax funds utilized were for a sufficient public purpose.

Councilmember Treviño noted that residents needed further education on offsets for property taxes such as senior deferments for those aged 65; residents needed to be mindful that they had the responsibility to fight and protest their taxes; and the tax appraisal office and tax assessor office provided education and assistance with payment plans. He requested in-depth analysis of the Building Standards Board that had unchecked demolition powers and urged the selection of responsible Board Members as their roles were crucial and they should actively connect displaced residents with proper services and resources.

Councilmember Treviño moved to approve Item 3. Councilmember Courage seconded the motion. The motion carried unanimously.

4. Staff briefing on the status of 2017-2022 Neighborhood Improvements Bond Program. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

Jaime Damron reported that \$20 million was approved by the voters for the 2017 Neighborhood Improvements Bond Program. She stated that the funds were used to purchase distressed properties in 12 eligible areas for housing development, and three projects were selected through a Request for Proposal (RFP) process, as follows:

- Park at 38THIRTY (Wurzzbach Rd.): \$37.7 million, 196 family-sized units at 60%AMI, located in Council District 8, opening December 2021
- West End on Frio: \$4.5 million, 24-unit multi-plex with ½ of units at 80% AMI, located in Council District 5, opening in April 2021
- GreenLine North (7402 S New Braunfels): \$51.4 million, 292 family-sized units with ⅔ of units at 60% AMI and 15% at 30-50% AMI, located in Council District 3, opening in March 2022

Ms. Damron reported that .95 acres of vacant land at 419 and 425 San Pedro was purchased for \$2 million for the future development of rental units where at least ½ must be affordable and reserved for households earning 80% AMI or below. She noted that RFP responses were due on November 18, 2021 and would be forwarded to City Council in February 2021.

Councilmember Courage asked if the properties were initially to be sold to developers to recuperate the costs for the City with the proceeds used to finance other housing projects. Ms. Damron replied that the developers were partners with the San Antonio Housing Trust (SAHT) and would return the investment back to the City over a course of 10-15 years.

Councilmember Viagran asked if the San Pedro project would be subsidized. Ms. Damron explained that an initial extensive underwriting process would take place to validate and reduce any gap in construction financing needed by the developer before the bid was forwarded to City Council for approval.

Adjourn

There being no further discussion, the meeting was adjourned at 4:02 pm.

Shirley Gonzales, Chairwoman

Respectfully submitted,

Nancy Cano
Office of the City Clerk