

1.16.2024 RBSC Meeting Summary

Present: Melanie Cawthon, Michael Taylor, Seema Kairam, Jim Bailey, Pete Alanis, Taylor Beaver, Meredith Siegel

Absent: Nikki Johnson, Jordan Ghawi

Staff: Teresa Myers, Juan Valdez, Sara Wamsley, Jacob Floyd, Krystin Ramirez-Ponce, TC Heydon, Joyce Palmer, Rachel Parrish (DSD), Jason Gray (DSD), Stephen Stokinger (DSD)

Start of meeting

Item #5 – Briefing on City of Austin’s Equitable Transit-Oriented Development (ETOD) Policy Plan (Joyce and Jacob)

- **Request to hear from VIA at a future meeting on their goals for station areas (ex. grow ridership, increase population density)**
- Policy Toolkit
 - Housing Affordability
 - Financing Tools
 - Land Use Strategies
 - Determine how Austin maintains affordable units over time (deed, agreements, other?) - **will follow up with Austin** (Rachel)
 - Soft density – similar to Austin’s HOME code update from December 2023
 - Homeownership Support & Tenants' Rights
 - Preference Policy
 - Unsure about how this could be implemented in Texas; in Washington, residents received housing preference in neighborhood if they could prove they were displaced (Sara, answering Jim’s question on implementation)
 - To incorporate preference policy for housing in San Antonio, would likely need to be part of tenant selection criteria (Pete)
 - **Will reach out to Austin for more information on their Preference Policy pilot program**
 - Mobility
 - Shared parking program including public parking
 - Land Use and Urban Design
 - Complete Community Policies
 - Not aware of any laws limiting cities in Texas from implementing minimum density requirements (Jacob, answering Jim)
 - **Staff will confirm Texas law requirements on whether minimum intensities are permitted**

- Incentives, Standards, & Regulations
- Invest in Public Realm
 - Urban Forest Industry – switching to tracking trees – no longer using canopy as an indicator, but other methods that are more stable (ex. trunks on the ground) (Stephen)
 - (Jim) one of first RBSC meetings - tried to tackle tree canopy/tree needs
- Action Plan
- Discussion
 - Austin staff would probably meet to answer questions if needed (Sara)
 - **Will put documents provided by Austin on shared drive**
 - Understand goal is to calibrate the SHIP to meet TOD goals (Jim)
 - Keep in mind that Austin is working with existing station areas; San Antonio is working on a new corridor and may need to work differently to get to typologies (Pete)
 - ETOD Policy goals adopted by Austin City Council (Jacob, answering Taylor)
 - San Antonio has Council-adopted goals in existing plans (Comprehensive Plan, Complete Streets, and others) - may be a starting point for TOD goals
 - Important to include people- and market-oriented categories
 - If use Displacement Impact Assessment (DIA) tool, keep accessibility in mind - producing an affordable home that isn't accessible isn't what we need (Melanie)
 - DIA tool
 - Tool is now updated and can query areas (such as the transit corridor)
 - Not necessarily using DIA tool, but it provides some data that can be used to start typology work
 - Caution about using Austin's planning tools because Austin and San Antonio markets are dramatically different; ensure adapt and incentivize tools and policies to meet San Antonio-specific market and needs (Michael)
 - Appreciate time to process and mentally map new information to scope discussed last month (Seema)
 - Recommend RBSC think on this between now and next meeting; review staff updates on possible paths forward at next meeting (Jim)
 - **Staff will review Austin's tools and other cities' tools and consider how to apply locally (Sara)**
 - If available, consider using data and vulnerability index from when created SHIP; this could help visualize clusters of vulnerability, and allow RBSC and staff to tailor strategies to meet the needs of these areas (Juan)
 - Want to ensure keep plans and station area typologies generic enough to be applicable city-wide (Jim)

- When planning, city-wide applicability a goal of VIA (Krystin)
- Be aware of changing baselines as Advanced Rapid Transit (ART) develops (Rachel)
- Appreciate soft density and overlay options because they give opportunities to finesse and take different approaches (Meredith)
- Would like a summary of what Austin did for community engagement – understand basic fundamental elements of community engagement at beginning of process to ensure its included from start of process (Pete)
 - Community engagement will be part of meeting TC Heydon is convening for Mark Carmona (Sara)
 - Reminder going out this week (TC)
 - **Compile and share brief list (bullet points) of what Austin did for community engagement ahead of meeting that TC is organizing**
 - **Will share Chicago's ETOD model in shared folder**

Item #4 SHIP Update- TOD-Related Strategies (Sara)

- Transportation
 - CIH 5: Establish land banking program
- Anti-Displacement
 - CHS 6, CIH 1, CIH 2, CIH 3, PPN 1, PPN 2, PPN 4, EAP 3
 - Begin to incorporate "implement community-centered" strategy – this strategy was started with UDC update
- Creating Affordable Housing
 - HPRP 7, CHS 2, HPRP 2, HPRP 6
- Discussion
 - Go through policy doc and organize policy initiatives and figure out how they fit into the SHIP framework (Jim)
 - Organize policy so SHIP is guiding principle, and want to do these specific things along the ART
 - Look at neighborhood level to determine what's most appropriate (Pete)
 - Look at triggers (ex. Large Area Rezoning (LAR) unlocks all these (TOD) policy options for neighborhoods) (Jim)
 - Ensure policy is robust and has teeth - also know **when** it will take effect
 - Think the 3-indicator analysis used by Austin gets at not having a blanket set of policies, but reacting to specific condition(s) that are met (Meredith)
 - Ensure clear understanding and distinction between TOD and SHIP (ex. people may feel concern that SHIP-led TOD is diverting general SHIP resources) (Seema)
 - If zoning or land use is a trigger, should not come as surprise to community – community should be able to share concerns and goals, feedback goes through groups/task force(s), staff/task force can come back to community and say

based on what you want to see in the community, here's what City can and cannot do to meet those needs, and why (Pete)

- To Seema's point, important to establish vulnerability criteria; make clear whether the task is to calibrate the SHIP to TOD, or calibrate TOD to SHIP strategies (Juan)
 - If calibrating TOD to SHIP strategy, have set of tools from the SHIP that can be tailored for TOD policy
 - Leverage existing stakeholder structures (ex. work with other departments and their networks to engage and implement)
 - Plan to start with SHIP because it's already adopted, but TOD will reference SHIP (Jim)
 - What is RBSC's end goal? (Juan)
 - Goal to provide advantages to residents within walking distance of ART corridors by providing long-term benefits and allowing residents to utilize these benefits while maintaining/reducing housing and transit costs; increase number of people near and utilizing transit (Pete)
 - Outcome goal: more affordable housing/living options through more affordable transit options (Meredith)
 - Also keep in mind resistance to affordable housing and making clear to community that their neighborhood will still be their neighborhood (fabric maintained, still affordable for them) (Meredith)
 - How did Austin choose the two goals (for ETOD policy)? (Taylor)
 - Iterative process; existing goals within Comprehensive Plan and other plans can be used to find language and goals appropriate to TOD (Jacob)
 - Consider term "livability" (Sara)
 - **First agenda item for next meeting is to wordsmith goals** (Jim)
 - Ensure vetting language against Working toward Affordable Housing (Melanie)
 - Vision for policy already in existing plans and discussions, just need to gear towards TOD (Pete)
 - **By next meeting:**
 - Go through next iteration of organizing SHIP strategies and organizing documents
 - Go through Austin policies/tools and make a list of what's applicable in San Antonio
 - Bullet point summary of Austin's engagement process
 - Language/wordsmithing goals (Jacob will try to pull some initial ones based on what's come up at previous meetings)

Item #3 Strategic Property Acquisition (SPA) (Krystin)

- Note on ADU Initiative: working with Jason's team and home rehab team, as well as stakeholders and community members, to understand common issues on infill and redevelopment to guide scope and next steps
- For SPA, set up framework adjacent to land banking tools available today
 - San Antonio Affordable Housing (SAAH) - acquire city's surplus land and issue RFQs; more single-family-focused; typically not strategically acquired
 - ILA (interlocal agreement) from 2014 - working with County and SAISD to update
 - Based on vacant building program and ICRIP (now sunset) policy
 - Function through SAAH and use to acquire land for single-family-focused affordable housing
 - San Antonio Housing Trust (SAHT) - TWG/RBSC determining criteria, which will inform how SAHT will acquire land to develop affordable multi-family and subdivision-level single-family development
- Meeting pending to discuss whether these are the right tools, or whether additional or different tools are necessary
- Still in preliminary stages, but will provide more information to RBSC in future
- Discussion
 - A current barrier is insufficient funds - have the tools and ability to act quickly, but limited funding (about \$10 million) (Pete)
 - Is city leading decision on where and how/when choose to purchase land? (Seema)
 - Currently on hold, pending criteria from TWG; SHIP gives some guidance, but want to ensure able to incorporate TOD-based input (Krystin)
 - Important to select land that public will need to own long-term, which will provide opportunities for permanent affordability (Pete)
 - Several tax-credit-driven developers have historically pushed back on location-based criteria - likely expect additional pushback (Jim, answering Juan)
 - Focus on properties where development is unfeasible for tax-credit-driven developers, or areas that are not yet considered attractive to market (by developers) (Pete)
 - Need to consider scoring criteria to ensure developers aren't getting affordability bonuses for units that force residents to own a car or use VIA Link (too far from bus stop/other transit options) (Jim)
 - Revitalization on west side of Atlanta (near stadium) - used new market tax credits (Juan)
 - **Will provide case study - Westside Future Fund**
- **Next meeting: at Merced, February 20**