

# QUALITY OF LIFE COUNCIL COMMITTEE MEETING MINUTES

TUESDAY, OCTOBER 16, 2012

10:00 AM

MEDIA BRIEFING ROOM, CITY HALL

**Members Present:** Councilmember Ivy R. Taylor, *Chair, District 2*  
Councilmember David Medina, Jr., *District 5*  
Councilmember W. Reed Williams, *District 8*

---

**Members Absent:** Councilmember Diego Bernal, *District 1*

---

**Staff Present:** Erik Walsh, *Deputy City Manager*; Ed Belmares, *Assistant City Manager*; David Ellison, *Assistant City Manager*; John Dugan, *Director of Planning*; Kathy Davis, *Director of Animal Care Services*; Shreya Shah, *Assistant City Attorney*; Lisa A. Lopez, *Office of the City Clerk*

---

**Others Present:** Dr. Ellen Jefferson, *Executive Director of San Antonio Pets Alive*; Cynthia Martinez, *Director of Operations – San Antonio Humane Society*; Kathy McCormick, *San Antonio Housing Authority*

---

Call to Order

## 1. Citizens to be Heard

There were no citizens to be heard.

At this time, the Committee addressed Item 3.

## INDIVIDUAL ITEMS

### 3. Briefing and Presentation on Neighborhood Stabilization Program Reprogramming John Dugan, Director of Planning; David Ellison, Assistant City Manager

John Dugan, Director of Planning, spoke of the proposed use of the remaining funds from the Neighborhood Stabilization Program (NSP). He explained that the funds could be used for additional purposes that are not already in the program. He stated that the funds must be used by March 2013; otherwise, the remaining funds would be returned back to Housing and Urban Development (HUD). He outlined the amended budget, and introduced Pete Alanis, Program Manager for the Grants Program.

Mr. Alanis reported that \$8.1 million was spent on various NSP Activities, which included: acquisition, rehabilitation and resale of foreclosed single family residential properties; acquisition and rehabilitation of the foreclosed Gillette Square Apartment Complex; construction funding assistance for Sutton Oaks I and Cevallos Lofts Apartments; and down payment and closing assistance for eligible homebuyers.

Chairperson Taylor thanked SAHA for their work and congratulated them on their 75<sup>th</sup> Anniversary.

Councilmember Williams moved to forward said item to the full Council for consideration. Councilmember D. Medina seconded the motion. Motion carried unanimously by those present.

**4. Briefing & Presentation on Reprogramming of HOME Funds to Homeowner Rehabilitation Activities and Revisions to the Related Proposed Housing Policies**

John Dugan, Director of Planning; David Ellison, Assistant City Manager

Mr. John Dugan reported on the reprogramming of HOME Funds. He noted the State did not approve certain tax credit projects which freed up over one million dollars. He further stated that there were also reprogramming funds available from the San Antonio Foster Acres Homebuyer Program. He spoke of the recommendation of a new program within the Home Action Program authorized through HUD, which would allow for minor rehabilitation of systems within houses. He explained that it would be a forgivable loan program up to \$15,000, and confirmed that amending the policy would allow some of those funds to be utilized for a minor repair program. He stated that CDBG Funds would also be available, and explained the difference between CDBG and HOME Funds. He discussed the rationale of the changes to the Housing Policy Guide and noted the importance of changing the policy in order to allow for a forgivable loan program.

Mr. David Ellison added that they had minor repair programs in San Antonio in the past. He noted that one of the initial observations of HUD's Technical Assistance Group was the omission of this kind of emergency minor repair program. He stated that they would target seniors, elderly, handicapped and priority areas to try and leverage resources to have more of an impact.

In response to Councilmember Williams, Mr. Dugan explained that the Texas Department of Housing & Community Affairs (TDHCA) did not approve their tax credit project and spoke of the point system utilized to determine who receives funding. Kathy McCormick, San Antonio Housing Authority (SAHA), clarified that SAHA received the last forward commitment from TDHCA for the Sutton Homes Project, and it was for this year's tax credit allocation. Therefore, TDHCA had already committed this year's funding to the noted project.

Mr. Alanis discussed some of the issues with other projects referenced by Councilmember Williams. He indicated that the grant requirements of the HOME Program had changed and funds must be committed within one year. He confirmed that they cannot carry over funding to other projects. He discussed the eligible activities under the HOME Program.

In response to Chairperson Taylor, Mr. Alanis spoke about the Woodlawn Ranch/Eastside Initiative. He explained that the \$250,000 allotted for the Woodlawn Ranch Project was allocated for the Eastside Initiative. He reiterated that HOME Funds can only be used for eligible activities.

Councilmember Williams expressed his concerns regarding the Homeowner Rehabilitation Program. Chairperson Taylor added that staff was responding to her request that they figure out a strategy related to the home repair program; however, she acknowledged that she also expressed her concerns to staff about the existing program within the City. She noted the importance of homeowner repairs in targeted areas. Mr. Dugan commented that it was a developing program that was needed in the community.

Councilmember D. Medina commented that the new leadership and employees in the department are trying to correctly manage the program. He cited the positive impact that this type of

program could have on neighborhoods and noted the importance of selecting contractors who can perform the job effectively.

In response to Councilmember D. Medina, Mr. Alanis discussed the requirement that a homeowner going through this program has to be the principal resident of the home and what occurs if these circumstances change.

Chairperson Taylor noted that due to time constraints, they would table this item so that they could discuss it further at the next meeting.

At this time, the Committee addressed Item 2.

**2. Approval of minutes of the September 18, 2012 Quality of Life Council Committee Meeting**

Councilmember Williams moved to approve the Minutes of the September 18, 2012 Quality of Life Council Committee Meeting. Councilmember D. Medina seconded the motion. Motion carried unanimously by those present.

**5. Briefing & Presentation on Partnerships with San Antonio Pets Alive, San Antonio Humane Society & Dr. Campbell and Appropriation of ACS Donation Funds**  
Kathy Davis, Director of Animal Care Services; Erik Walsh, Deputy City Manager

Kathy Davis, Director of Animal Care Services (ACS), reported that they have increased their performance at almost every departmental performance measurement. She acknowledged the partnerships that were established in 2012, which she indicated have also contributed to the department's success. She noted that ACS was able to achieve an increase in live releases and improved educational awareness. She stated that ACS submitted a Request for Information (RFI) in 2012 to solicit ideas for a potential High Volume Pet Partnership (HVPP) Program, and based on the responses, they formulated three distinctive approaches to help them rescue over 7,000 pets. She noted that their strategy for 2013 is to continue the success of the program and increase the number of pets rescued. She introduced Cynthia Martinez representing the San Antonio Humane Society, and Dr. Ellen Jefferson representing San Antonio Pets Alive (SAPA). She discussed the contracts with the Humane Society and SAPA, and their strategies for 2013. She also discussed the contracts with seven other rescue partners who are part of the HVPP Program. She addressed the need for a second high volume spay-neuter surgeon, as well as other budgetary expenses.

In response to Councilmember D. Medina, Ms. Davis explained the process involved in the rescue of a pet. Mr. Erik Walsh, Deputy City Manager, also explained what occurs when the pets are taken to the ACS Facility on Highway 151.

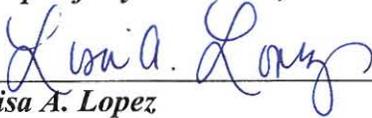
Councilman D. Medina requested data that shows by District where the pets are actually getting picked up from and where they are going once they are adopted. He suggested that they increase the educational component of responsible pet ownership. Mr. Walsh acknowledged that ACS staff is working on next year's marketing campaign and a large part of it is focused on responsible pet ownership.

Councilmember Williams moved to forward said item to the full Council for consideration. Councilmember D. Medina seconded the motion. Motion carried unanimously by those present.

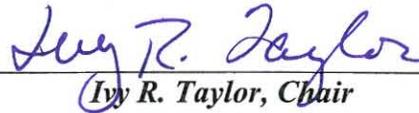
**6. Adjourn**

There being no further discussion, the meeting was adjourned at 11:01 a.m.

*Respectfully Submitted,*



*Lisa A. Lopez*  
*Office of the City Clerk*



*Ivy R. Taylor, Chair*