

City Council Urban Affairs Committee Meeting Minutes

Tuesday, April 10, 2007

1:00 p.m.

Main Plaza Building, Plaza B Room

Council Present:	Councilmember Patti Radle, <i>Chairperson</i> Councilmember Delicia Herrera, <i>District 6</i> Councilmember Sheila McNeil, <i>District 2</i>
Council Absent:	Councilmember Roger Flores, <i>District 1</i>
Staff Present:	Jelynn Burley, <i>Deputy City Manager</i> ; Frances Gonzales, <i>Assistant City Manager</i> ; T.C. Broadnax, <i>Asst. City Manager</i> ; Leticia M. Vacek, <i>City Clerk</i> ; David Garza, <i>Director, Housing and Neighborhood Services</i> ; Milo Nitschke, <i>City Manager's Office</i> ; Emil Moncivais, <i>Director, Planning Dept.</i> ; Henry Ross, <i>Asst. Director, DCI</i> ; Robert Peche, <i>Director, Economic Development Dept.</i> ; Drew Cameron, <i>Director, Grants Monitoring and Administration</i> ; Paula Stallcup, <i>Director, Downtown Operations</i> ; Fernando DeLeon, <i>Asst. Director, Development Services</i> ; Yonnie Blanchette, <i>City Manager's Office</i> ; Lisa Lopez, <i>Office of the City Clerk</i> ; Lolly Byington, <i>Office of the City Clerk</i>
Others Present:	Maria Cruz; Mimi Moffat; Michael Dean; Rollette Schreckenghost; J.A. Saucedo, Jr.

CALL TO ORDER

Chairperson Patti Radle called the meeting to order.

Ms. Radle stated that the Board of Adjustment (BOA), Item C on the agenda, would be the first item of business.

C. Consideration of Nominees for the Board of Adjustment (4 slots)

Ms. Leticia Vacek, City Clerk, stated that interviews would be held in consideration of four (4) Alternate Member slots on the BOA. She indicated that six (6) applications for said Board had been received by the Office of the City Clerk.

The following individuals were interviewed for the BOA slots: Marian Moffat, Rollette Schrenckenghost, Michael Dean, Maria Cruz and Juan A. Saucedo, Jr. The last applicant, Jesse Jenkins, submitted a letter of interest, but was unable to attend the interview.

Councilmember Herrera made a motion to forward all six names to the full City Council for consideration. Councilmember McNeil seconded the motion. The motion carried unanimously by those present.

B. Downtown Housing Market and Demand Analysis

Mr. Ben Brewer, Executive Director, Downtown Alliance (DA), reported that in 2002, the DA contracted with PKF Consulting (PKF) to study the demand for market rate housing in the downtown area. City staff is partnering with DA to fund an updated study for 2007. Mr. Brewer noted that the City has contributed \$20,000 to the study.

Mr. Brewer spoke regarding previous PKF findings related to a limited supply of both market rate apartments and condominiums. Specifically, relatively undeveloped markets for market rate apartments and condominiums in Downtown San Antonio versus those of other major Texas cities. He described the project goal, which is to estimate future Downtown San Antonio residential market potential, appropriate future housing goals, and to provide data to support future development. He stated that the goal would address three fundamental issues: 1) determine the growth potential for Downtown San Antonio housing within the context of area growth; 2) identify amenities and features necessary to allow Downtown development to capture a higher portion of demand and/or value; and, 3) to determine the current economics of residential development in this market.

Mr. Brewer provided information on comparable downtown Texas markets for apartments, and for Downtown San Antonio apartment markets. He stated that the Downtown apartment market has been under-served, lacking the critical mass that contributes to a vital market. He added that the local housing project will signal the potential of Downtown San Antonio to support higher priced housing alternatives. He added that other observations and factors that have limited Downtown apartment development are the extension of the San Antonio River, redevelopment of the Pearl Brewery and the growth at Fort Sam Houston which should enhance future Downtown apartment demand.

He distributed information pertaining to Estimates of New Downtown Apartment Development Potential, Comparable Downtown Texas Markets and Downtown San Antonio (Condominiums) was made available. Mr. Brewer detailed the Downtown Development Incentives and Summary for the project.

Staff recommendation includes:

- presenting results of the PKF update at a B-Session in May, 2007;
- staff creating an internal Downtown Action Team;
- continue to leverage and offer City incentive program to realize demand for market rate downtown housing;
- utilize incentives to attract commercial projects that will create jobs downtown and demand for housing;
- create a Downtown Local Government Corporation to help facilitate downtown development;
- update Downtown Strategic Plan by September, 2007; and,
- update the Downtown Neighborhood Plan (seek funding in FY 2008 Budget).

In response to Councilmember McNeil, Mr. Brewer stated that the report provides details on incentives that San Antonio has used in order to acquire housing and commercial development.

Councilmember Herrera expressed her concerns relating to turnover demographics within various San Antonio neighborhoods. Mr. Brewer stated that the Downtown Development is a long-time trend where San Antonio will be long sought out for its natural amenities.

Chairperson Radle discussed the issue of affordability of the proposed development and requested a comparison of affordable housing versus market rate housing. She expressed her preference for market rate incentives, affordable units, and inclusiveness for mixed income. Ms. Radle requested that in a future B-Session, information be provided regarding what steps the City must take to insure that these units are affordable.

Councilmember Herrera made a motion to move said item to the May 3, 2007 "B" Session. Councilmember McNeil seconded the motion. The motion carried unanimously by those present.

A. Approval of Minutes from the February 13, 2007 and February 27, 2007 Committee Meetings.

Councilmember McNeil made a motion to approve the minutes of February 13, 2007 and February 27, 2007. Councilmember Herrera seconded the motion. The motion carried unanimously by those present.

D. Aging & Disability Resource Center Update

At this time, Chairperson Patti Radle was obliged to leave the meeting. Councilmember McNeil presided.

Mr. Henry Ross announced the Grand Opening of the Bob Ross Center on April 24, 2007.

Ms. Carol Zernial, Director, Bexar Area Agency on Aging, Alamo Area Council of Governments (AACOG), conducted a presentation on the Alamo Service Connection (ASC). She described the Federal Objectives, Grant Profile and the functions of the ASC. Local Partners for the ASC range from Bexar County entities, the Texas Department of Aging and Disability Services to the United Way 211. ASC's Mission Statement is "Easy, friendly, helpful access to services for older adults, people with disabilities and their families in Bexar County." Ms. Zernial stated that ASC's main goal includes minimizing service fragmentation. Other goals include reducing duplicative paperwork, supporting informed decision-making, enhancing individual choices, and increasing cost effectiveness of long-term care.

Ms. Zernial provided information regarding the points of access for their clients to other helpful entities via telephone, internet or as walk-ins. The entities all share resource and client databases, and are a connection to the public and private pay service options. The Bob Ross Center is one component of the Alamo Service Connection. The Center will have access to the resource database and the central data repository. Staff will host information and referrals, as well as provide benefits counseling services.

Ms. Zernial will return with updates to the Urban Affairs Committee.

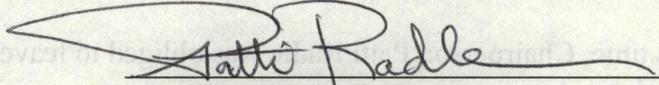
E. Old Business

Mr. David Garza presented information on the Emergency Home Repair and the Owner Rehabilitation status which will be brought to the City Council on April 19. Staff is recommending that the Council Committee approve two contractors, Merced Housing Texas and United Universal Housing to do the actual home construction and repairs.

He referred to a memo dated January 5, 2006 regarding three families who participated in the Owner-Occupied Rehabilitation Program. He noted that they submitted foundation complaints associated with their housing rehabilitation. After a review of each of the cases, Mr. Garza added that it is the responsibility of the homeowners to conduct regular home maintenance. He provided suggestions on how to assist new homeowners upon the completion of the home construction. He recommended the development of a homeowner's maintenance manual; corporate sponsorship to underwrite the manual; a complete review and acknowledgement of the manual and training by the home owner; and to continue the Emergency Repair Program. He added that if additional problems continue to exist, applicants may apply to the Program for assistance.

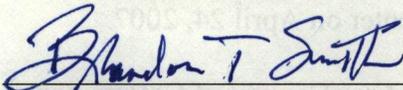
F. Adjourn

There being no further discussion, the meeting was adjourned at 6:20 pm.



Patti Radle, Chairperson

Respectfully Submitted,



**Yolanda Byington
Administrative Assistant II
Office of the City Clerk**