

Quality of Life Council Committee Meeting Minutes

Tuesday, March 9, 2010
10:00 a.m.

Basement Conference Room – City Hall

Members Present: Councilmember Jennifer V. Ramos, Chair, *District 3*
Councilmember Mary Alice P. Cisneros, *District 1*
Councilmember Ivy R. Taylor, *District 2*
Councilmember David Medina, Jr., *District 5*

Members Absent: *None*

Staff Present: T.C. Broadnax, *Assistant City Manager*; Peter Zaroni, *Interim Assistant City Manager*; David Garza, *Housing & Neighborhood Services Director*; Ramon Mendez, *Housing & Neighborhood Services Assistant Director*; Cindy Schoenmakers, *Community Initiatives Interim Director*; Nina Nixon-Mendez, *Grants Monitoring & Administration Interim Administrator*; Charles Pruski, *Metro Health Assistant Director*; Shreya Shah, *Assistant City Attorney*; Enid Howard, *Assistant City Attorney*; Carri Wiggins, *Office of the City Clerk*; Brandon Smith, *Office of the City Clerk*

Also Present: Chip Haass, *NHS*; Bobby Perez, *Shelton & Valadez*; Vivien Geneser, *Texas A&M*; Debbie Vera, *Texas A&M*; Nancy Sheppard, *NRP Group*; Dan Markson, *NRP Group*; John Kenny, *SAHT*; Jim Plummer, *Fulbright & Associates*; Billy Oliver, *GSABA*; Fred Elsner, *GSABA*; Mishaleen Allen, *TAMU-SA*; Brad McMurry, *SAHA*; Robert Villesenor; Rachel Flores

Call to order

Chairperson Ramos called the meeting to order.

1. Citizens to be Heard

Mishaleen Allen, Texas A&M University – San Antonio, informed the Committee of the Family Services Association - Head Start Program graduate and undergraduate options available through Texas A&M University – San Antonio. She also spoke in support of the appointment of Head Start Policy Council applicants Vivien Geneser and Debbie Vera.

2. Approval of the Minutes for the February 9, 2010 Quality of Life Council Committee Meeting

Councilmember Cisneros moved to approve the Minutes of the February 9, 2010 Quality of Life Council Committee Meeting. Councilmember Taylor seconded the motion. Motion carried unanimously.

3. Consideration of applicants for available slots on the Head Start Policy Council

Presented by Leticia M. Vacek, City Clerk

Leticia Vacek reported that there was one (1) slot vacant in the Community-At-Large category and 2 slots vacant in the Early Childhood Education category on the Head Start Policy Council.

Community-At-Large Category

Robert C. Diaz stated that he had been an employee of Parent Child Incorporated (PCI) for 19 years. He noted that he was supportive of the Head Start Program and would like to see it continue to grow and prosper. He added that the program was beneficial to the students and parents.

Rachel Flores stated that she was interested in the Head Start Program because she was a parent of two young children. She indicated that she had a degree in Business Management that would assist in analysis and review of best opportunities for the program in the future.

Early Childhood Education Category

Vivien Geneser, PhD, stated that she was an Early Childhood Education Assistant Professor at Texas A&M University – San Antonio and provided an overview of her background in Early Childhood Education. She noted her service as a Boy Scout and Girl Scout Leader, Sunday School Teacher, and PTA Member.

Debbie Vera, PhD, Professor – Texas A&M University, stated that her desire was to help children become successful adults by instructing Pre-Service Teachers. She noted that she would like to assist in the collaboration between the pre-school and public school systems.

Ms. Vacek requested that the Committee recommend one applicant in the Community-At-Large category to the Head Start Policy Council. She stated that both Early Childhood Education category applicants would be forwarded for recommendation since there were two vacant slots.

Councilmember Taylor moved to forward the following applicants to the Head Start Policy Council for recommendation: Rachel Flores (Community-At-Large category); Vivien Geneser and Debbie Vera (Early Childhood Education). Councilmember Cisneros seconded the motion. Motion carried unanimously.

4. Head Start Program Update

Presented by Cindy Schoenmakers, Interim Director, Department of Community Initiatives

Cindy Schoenmakers requested approval of the following: 1) Revised Head Start Policy Council (HSPC) By-Laws; 2) 2010-2011 Head Start Training Plan; and 3) Disabilities Enrollment Waiver. She explained that the HSPC By-Laws had been amended to reflect a change in the composition and that an annual training plan was a required component of the Head Start Program. She noted that changes in state and federal legislation had contributed to the City's

inability to meet the 10% disability requirement and that the Disability Waiver had been approved by the Policy Council on March 2, 2010.

Councilmember Medina asked of the inability to meet the 10% disability waiver. Ms. Schoenmakers explained that prior to changes in the Disabilities Act, physical and mental disabilities could be identified. She stated that the revised Disabilities Act would identify only mental disabilities and that mental disabilities were more difficult to identify.

Councilmember Medina expressed concern with the lack of City of San Antonio (COSA) Head Start Program positions filled. Peter Zanoni replied that currently there were three times the number of City staff than prior to the transition from Parent Child Incorporated (PCI). He stated that due to limited budget constraints the strategy was to phase-in positions to operate the current program model. Councilmember Medina requested a written individual update on the five program positions in process.

In response to Chairperson Ramos, Ms. Schoenmakers stated that the HSPC By-Laws had to be revised due to the new model transition from PCI to the City of San Antonio. She stated that the new HSPC was a 22 member council comprised of 14 parents and 8 community representatives.

Councilmember Cisneros moved said item to the full Council for consideration. Councilmember Medina seconded the motion. Motion carried unanimously.

5. Consideration and action to authorize the reprogramming of CDBG and HOME Funds in the amount of \$13,866,227.60

Presented by Nina Nixon-Mendez, Interim Administrator, Grants Monitoring & Administration

Nina Nixon-Mendez reported that the revenues included in the proposed reprogramming were surplus funds from completed, cancelled or inactive projects originally approved and funded by the City Council. She stated that the City could not carry an available fund balance of more than 1.5 times its annual entitlement. She noted that Housing and Urban Development (HUD) strongly recommended that the funds be obligated as soon as possible. She added that the obligation date was September, 2010.

Councilmember Cisneros moved to forward said item to the full Council for consideration. Councilmember Medina seconded the motion. Motion carried unanimously.

6. Consideration and action authorizing the San Antonio Housing Trust Finance Corporation to issue its Multi-family Housing Revenue Bonds (Cevallos Lofts Apartments Project) Series 2010 and the San Antonio Housing Trust Public Facility Corporation to participate in the Cevallos Lofts Apartments Project, including acquiring the acting as a co-developer and general contractor of Cevallos Lofts LTD., acquiring the land for the project and leasing to the partnership, and other matters relating to the proposed 252-unit multifamily housing facility to be located on approximately 10.21 acres at the corner of South Flores and East Cevallos Street

Presented by Nina Nixon-Mendez, Interim Administrator, Grants & Monitoring Administration

Ms. Nixon-Mendez reported that a Multifamily Tax Credit or Bond Project must meet certain criteria required by the Texas Department of Housing and Community Affairs (TDHCA) and

that the need for additional affordable housing units had been determined through market studies. She stated that City of San Antonio approval would allow development of the Cevallos Lofts Apartment Project and would have no impact to the City's General Fund. She noted that the bonds would not be considered a City debt and that the City would not be obligated to provide security for the bonds.

Councilmember Medina moved to forward said item to the full Council for consideration. Councilmember Cisneros seconded the motion. Motion carried unanimously.

7. Consideration and action to authorize the San Antonio Finance Corporation to issue Tax exempt Multifamily Housing Mortgage Revenue Bonds in the amount of \$10,000,000 to provide financing for the construction of the Mirabella Senior Apartments Project located in District 7

Presented by Nina Nixon-Mendez, Interim Administrator, Grants Monitoring & Administration

Ms. Nixon-Mendez reported that a Multifamily Tax Credit or Bond Project must meet certain criteria required by the Texas Department of Housing and Community Affairs (TDHCA) and that the need for additional affordable housing units in District 7 had been determined through market studies. She stated that City of San Antonio approval would allow development of the Mirabella Senior Housing Development and would have no impact on the City's General Fund. She noted that the bonds would not be considered a City debt and that the City would not be obligated to provide security for the bonds.

Councilmember Cisneros moved to forward said item to the full Council for consideration. Councilmember Taylor seconded the motion. Motion carried unanimously.

8. An Ordinance adopting revisions to the existing City of San Antonio Office of Grants Monitoring and Administration Housing Policies to incorporate annual updates mandated by the U.S. Department of Housing and Urban Development (HUD) and proposed changes for utilization in connection with the Community Development Block Grant (CDBG) and (HOME) Programs administered by the City

Presented by Nina Nixon-Mendez, Interim Administrator, Grants Monitoring & Administration

Ms. Nixon-Mendez reported that HUD required annual updates to Housing Policies and must contain current applicable HUD regulations and City policies in relation to federally assisted affordable housing programs. She stated that the new Housing Program Policies would include major systems repair, minor home repair, and historic preservation. She noted that approval would have no impact to the City's General Fund and that the City would not incur any debt.

Councilmember Cisneros moved to forward said item to the full Council for consideration. Councilmember Taylor seconded the motion. Motion carried unanimously.

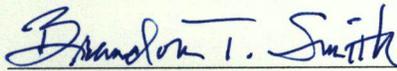
9. Adjournment

There being no further discussion, the meeting was adjourned at 11:30 a.m.



Jennifer V. Ramos, Chairperson

Respectfully Submitted,



*Brandon T. Smith
Office of the City Clerk*