

**Urban Affairs Council Committee
Minutes**

Monday, August 14, 2006

5:30 p.m.

Municipal Plaza B Room

Members Present: Councilmember Patti Radle, *Chair, District 5*
Councilmember Sheila McNeil, *District 2*
Councilmember Delicia Herrera, *District 6*

Members Absent: Councilmember Roger O. Flores, *District 1*

Staff Present: Frances Gonzalez, *Assistant City Manager*; Emil Moncivais, *Planning Director*; Paula Stallcup, *Neighborhood Services Assistant Director*; Trey Jacobson, *Mayor's Office*; Shreya Shah, *Assistant City Attorney*; Yonnie Blanchette, *City Manager's Office*; Christie Chapman, *Planning*; Marc Castro, *Office of Management & Budget*; Milo Nitschke, *City Manager's Office*; Thomas Guevara, *District 4 Staff*; Paul Jimenez, *District 2 Staff*; Emily Arvizo, *District 5 Staff*; Brandon Smith, *Office of the City Clerk*

Others Present: Henry Alvarez, *SAHA*; Melanie Villalobos, *SAHA*; Deborah Flack, *SAHA*; Michael Bond, *SAHA*; Corina Wilson, *SAHA*; Leti Martinez, *SAHA*; Ron Wilson, *SA Express News*; Jackie Pepper, *Kings Court Housing*; Missy Malacara, *Casiano Homes*; Sandra Garay, *Casiano Homes*; George Alejos, *LULAC*; Ralph Velasquez, *S.A. Construction*

A. Regular Business:

❖ **Call to Order**

Chairperson Radle called the meeting to order.

❖ **Approval of Minutes from the May 8, 2006 and June 12, 2006 and June 21, 2006 Urban Affairs Council Committee Meetings**

Councilmember Herrera moved to approve the minutes from the May 8, 2006, June 12, 2006 and June 21, 2006 Urban Affairs Council Committee Meetings. Councilmember McNeil seconded the motion. Motion carried unanimously by those present.

B. Briefing on Voluntary Request for annexation of an approximately 38 acre tract located near the Southwest corner of Culebra Road and Loop 1604

Emil Moncivais, Director, Planning Department
Jelynn Le Blanc Burly, Deputy City Manager

Emil Moncivais reported that staff's recommendation was to approve the Voluntary Annexation for the 38 acre tract. He noted that the 38 acre tract of land is part of a 117 acre tract proposed for the development of a Shopping Center and that the proposed annexation would bring the entire project into the City limit.

Councilmember Herrera moved forward said item to City Council A Session for consideration. Councilmember McNeil seconded the motion. Motion carried unanimously by those present.

C. Update on the Emergency Housing Repair Program

David D. Garza, Director, Neighborhood Services Department

Jelynn Le Blanc Burley, Deputy City Manager

Paula Stallcup reported on the success of the Pilot Program implemented in December 2005 that assisted 22 families with housing repairs. She noted that an outreach for additional funds yielded \$350,000 in grant funding and \$55,000 from local lenders. She added that the additional funding provided the opportunity to amend to Program Guidelines to qualify properties throughout the City limits for program assistance.

Ms. Stallcup reported the release of an RFP in August and the recommendation for non-profit partners for the Program in September. She noted that applications for program assistance were released at the end of July and accepted to date. She added that funding can assist 90 units and staff will be assigning units to the non-profit partners upon completion of the RFP process.

Councilmember Herrera asked for clarification of Emergency Housing Repair Program qualifications. Ms. Stallcup responded that the applicants must be 57 years of age or older, 30% or below the Average Median Income, and own a home within the City Limits. She added that a maximum of \$4,500 in repairs would be made to each unit.

Councilmember McNeil asked if the Program was advertised. Ms. Stallcup replied that memos were sent to Council members, communication with Neighborhood associations and through local churches.

Councilmember Herrera cited that the implementation of said Program was under the leadership of Chairperson Radle and ACORN. Chairperson Radle acknowledged ACORN for a great job in advocating the program and expressed her appreciation to staff for their responsiveness in expediting the program.

D. Update on SAHA – On Site Management Program and Current Vacancy/Occupancy

Henry Alvarez, President/CEO, San Antonio Housing Authority

Chairperson Radle invited Citizens To Be Heard at this time.

George Alejos, LULAC, expressed concerns with the deplorable conditions at Casiano Homes and suggested that Emergency Repair Funds be channeled into SAHA to address repair issues within SAHA properties. Sandra Garay, Casiano Homes, testified of the deplorable conditions in which she lived at Casiano Homes. She cited the use of stoves for heaters and falling ceilings throughout the property. Ms. Garay requested help for the families at Casiano. Missy Malacara concurred and noted mistreatment of tenants by SAHA/Casiano Homes representatives. Ralph Velasquez referenced the homeless rate and the

implementation of a Living Wage Program. He asked the Urban Affairs Committee to review said issues relating to HUD and SAHA.

Chairperson Radle stated that she would like an update on how SAHA was addressing the issue of rat/rodent infestation. She also stated that she would like a discussion on "Affordable Housing" and the regional and geographical concessions that can be made regarding the issue. She also requested a presentation on Section 3.

Mr. Alvarez stated that he was troubled over the reports of infestation and noted that eight buildings had been exterminated with the remaining buildings completed within thirty days.

Melanie Villalobos referenced a PowerPoint presentation entitled, "San Antonio Housing Authority" and detailed the impact and transition to Site-Based Management. Mr. Alvarez informed the committee that the Federal Government has cut subsidy allocations and housing programs by 20%. He noted that it is the responsibility of the City to get additional funding.

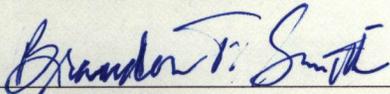
Chairperson Radle directed SAHA staff to update the Committee on the rat/roaches infestation at the various SAHA properties.

E. Adjournment

There being no further discussion, the meeting was adjourned at 6:06 p.m.

Copies of these presentations are made part of the file and are available upon request.

Respectfully Submitted,



Brandon T. Smith
Administrative Assistant II
Office of the City Clerk


Patti Radle, Chairperson