

**Urban Affairs Council Committee  
Minutes**

**Tuesday, February 13, 2007**

**5:00 p.m.**

**Municipal Plaza B Room**

**Members Present:** Councilmember Patti Radle, *Chair, District 5*  
Councilmember Roger O. Flores, *District 1*  
Councilmember Sheila McNeil, *District 2*  
Councilmember Delicia Herrera, *District 6*

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**Members Absent:**

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**Staff Present:** Jelynn Burley, *Deputy City Manager*; Frances Gonzalez, *Assistant City Manager*; T.C. Broadnax, *Assistant City Manager*; David Garza, *Housing & Neighborhood Services Director*; Shawn Eddy, *Asset Management Director*; Rose Arredondo, *Grants Monitoring & Administration Interim Director*; Kenneth Bennight, *Assistant City Attorney*; Teresa Rachel Scheller, *Assistant City Attorney*; Melinda Cerda, *City Manager's Office*; Jenetta Tinsley, *Grants Monitoring & Administration*; Tad Wille, *Office of Management & Budget*; Kevin Ayarzagotia, *Office of Management & Budget*; Sonny Torres, *District 6 Staff*; Paul Jimenez, *District 2 Staff*; Brandon Smith, *Office of the City Clerk*

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**Others Present:** Bobby Perez, *Shelton & Valadez*; Jacquelyn Pepper, *Kings Court*; Marcie Ince, *S.A. Conservation Society*; Ignacio Perez, *Consultant*

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**A. Regular Business:**

❖ **Call to Order**

Chairperson Radle called the meeting to order.

❖ **Approval of Minutes from the January 9, 2006 Urban Affairs Council Committee Meeting**

Councilmember Flores moved to approve the minutes from the January 9, 2007 Urban Affairs Council Committee Meeting. Councilmember Herrera seconded the motion. Motion carried unanimously by those present.

**New Business:**

**B. San Juan Square, Phase II Multi-Family Housing Construction**

Rose U. Arredondo, *Interim Director, Grants & Monitoring Administration*:  
T.C. Broadnax, *Assistant City Manager*

Rose Arredondo informed the Committee of the Resolution to allow the development and construction of the San Juan Square Phase II Multi-Family Housing Construction Project located in District 5. She noted that if the Resolution was approved, the San Antonio Housing Authority would be authorized to develop the San Juan Phase II Project within one linear mile of a similar project. She added that Council's approval of this project would allow the State application process to move forward. Staff recommended approval of said item.

Councilmember Herrera moved to forward said item to the full City Council for consideration. Councilmember Flores seconded the motion. Motion carried unanimously.

At this time, the Committee addressed item E.

**Old Business:**

**E. Emergency Housing Repair Update**

David D. Garza, Director, Housing & Neighborhood Services;  
T.C. Broadnax, Assistant City Manager

David Garza informed the Committee that there were two respondents to the RFP for Non-Profit Housing Partners for the Emergency Housing Repair Program. He noted that upon Council approval, project construction through the program would start in April of 2007. He added that 152 applications were submitted for the Emergency Housing Repair Program and 86 applicants were qualified. Mr. Garza reported that funding for the Program was through public/private partners and foundations and there would be no fiscal impact on the City's General Fund.

**F. Owner-Occupied Rehabilitation Program Update**

David D. Garza, Director, Housing & Neighborhood Services;  
T.C. Broadnax, Assistant City Manager

Mr. Garza reported that the Housing and Neighborhood Services Department received a total of \$4,403,614 in HOME and CDBG funds for the implementation of the Owner-Occupied Rehabilitation Program. He informed the committee that the HNSD had qualified 61 applicants for the Program and that there was a 15% increase in production.

**New Business:**

**C. Consolidated Human Development Services Fund Performance Update**

Dennis J. Campa, Director, Department of Community Initiatives;  
Frances A. Gonzalez, Assistant City Manager

Dennis Campa presented an update on the status of the Consolidated Human Development Services Fund. He gave an overview of the funds invested in Family Strengthening, Youth Development, Workforce Development, and Community Safety Net. He noted that the City Council allocated additional funds to the delegate agency process which altered the percentage of funds invested in the priority areas. Mr.

Campa reported that there were over \$21 million in requests for support from the Consolidated Human Development Services Fund and \$12.7 million in services have been purchased.

Chairperson Radle requested an update on the Mayor's Initiatives on Homelessness. She expressed interest in the 10-Year Plan, objectives, and the status on locating a safe outdoor sleeping area.

**D. Update on Precious Street**

Henry A. Alvarez III, President & CEO, San Antonio Housing Authority

Citizens to be Heard:

George Allejos, LULAC, addressed the Committee regarding the poor construction of homes on Precious Drive. He stated that LULAC will monitor SAHA for compliance.

Henry Rodriguez, LULAC, requested reports from the City of San Antonio regarding the Precious Street issue. He also requested that independent inspectors evaluate complaints.

Janet Ahmad addressed the Committee regarding foundation construction complaints and expressed concerns with HUD funding eligibility.

Cynthia Inman, 463 Precious Drive, addressed the Committee regarding the deplorable condition of the homes in question and requested help from the City Council.

Janet Reyna, homeless, stated that she was evicted and presently living with relatives. She noted the poor condition of the homes on Precious Drive and added that vacant homes are not maintained.

Bill Martinez, friend of Precious Drive resident, addressed the Committee regarding deplorable conditions, slopping yards, collapsed soil, and faulty construction. He requested help for the residents and noted that cosmetic improvements were made prior to an inspection.

Councilmember McNeil announced that she had to leave the meeting to attend several other neighborhood meetings. She expressed concerns regarding the issue and noted that she would work with residents to resolve the matter.

Edward O'Campo addressed the Committee on behalf of Cristal De Los Santos, 506 Precious Drive, regarding concerns with the health of her children due to mold in the home. He noted that the child had been prescribed numerous medications.

Luis Cintron, Villa De Fortuna resident, informed the Committee that he was a seven year resident of Villa De Fortuna and expressed concerns with the necessity to water the foundation of this home.

Ed O'Campo, 402 Precious Drive, informed the Committee that he resided in a Lease to Purchase Home for the handicapped. He noted that he had received numerous evictions notices due to computer error and expressed concerns with foundation problems and with the center of gravity of his home. Mr. O'Campo complained that his messages left with the San Antonio Housing Authority (SAHA) are never returned.

Patricia Cabrera, Villa De Fortuna resident, informed the Committee that grass had grown in her home and that mold had spread throughout the house. She noted insults from SAHA that she was an unclean resident. She requested a refund from SAHA.

Antonio Romo, 507 Precious Drive, informed the Committee that the previous owner of his home hired an inspector that reported that the cost of repairs were more than the value of the home. He expressed concern for the health of his child due to the current condition of his home.

David Garcia, Villa De Fortuna resident, informed the Committee of a crack in the foundation of this home. He requested assistance from the Urban Affairs Committee in resolving the issue with SAHA regarding the poor condition of homes.

Sarah Olivares, Villa De Fortuna resident, informed the Committee of pipes bursting and the spread of mold throughout the entire house.

Randy Zaragoza, Blue Ridge resident, informed the Committee of foundation issues, erosion, vandalism and mold. He questioned what could be done with a multitude of homes in such poor condition.

Henrietta De Hoyos, Sunflower Street resident, informed the Committee that she received water bills in excess of \$500 due to leaks in the piping under her home. She noted that she complained to SAHA regarding the matter and was harassed, terrorized and eventually evicted.

Raquel Martinez, Villa De Fortuna resident, informed the Committee of numerous payments misplaced by SAHA, flooding due to sewage issues, and grass growing in her home. She requested that SAHA refund her money.

Mary Rojas, Blue Ridge resident, informed the Committee of excessive water bills due to watering the foundation. She explained that SAHA only made repairs when aware of an investigation or inspection.

Stephanie Battle, 448 Precious Drive, informed the Committee of her concerns with the health of her children due to the spread of mold throughout her home. She noted that the hinges to her back door were on the outside of her house and of numerous cracks in the walls. She suggested that the homes be demolished.

Ralph Velasquez suggested to the Committee that the homes be re-evaluated back to the original cost of approximately \$45,000 to allow for disposable income for the residents.

Steve White referenced "Integrity of Structure" warranty guaranteed by KB Homes. He questioned why repairs were not addressed through the warranty.

Mr. O'Campo presented a video of the sub-standard condition of the homes on Precious Street. In his presentation, he detailed specific structural issues referred to by the residents.

Henry Alvarez referenced a structural report prepared by Accutech Consultants, LLC entitled, "Mirasol Hope VI Revitalization Program Single Family Housing Design/Build Project". He noted that cracks, grass intrusion, and erosion issues were observed. He added that the structural problems observed were

cosmetic with the exception of a property that indicated a uniform tilt that was referred to KB Homes to be addressed.

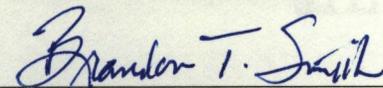
Councilmember Herrera stated that she observed numerous substandard conditions in the homes during a visit to the area. She directed staff to pursue an independent study and review of the poor conditions of homes in the Mirasol Hope VI Revitalization Program. Chairperson Radle concurred and noted the importance of an independent assessment and recommendation to resolve the issue.

### **G. Adjournment**

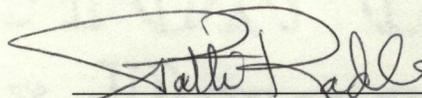
**There being no further discussion, the meeting was adjourned at 7:55 p.m.**

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**