

Urban Renewal Agency of
the City of San Antonio
City Hall
Agency Conference Room
Luncheon Meeting
May 28, 1959

MEMBERS PRESENT : Commissioners Henry A. Guerra, Sr., Rev. J. A. Kemple, E. C. Parker, Dr. Waldemar D. Schaefer, Edwin Schroeder, Frank Valdez and Roy Baines.

MEMBERS ABSENT : Commissioners R. A. Nelson and Clarence Thorne.

AGENCY STAFF : Mr. M. Winston Martin, Urban Renewal Administrator, Mr. Tom Cano, Research Assistant, and Mrs. Singleton, Agency Secretary.

CITY STAFF: Mr. Jack Shelley, Assistant City Manager, and Mr. John Miller, Traffic Division.

GUESTS OF THE AGENCY : Mr. Ellis M. Wilson, Chairman of the Greater San Antonio Committee of the Chamber of Commerce, Mr. William L. Barrett, Jr., Urban Renewal Committee of the Chamber of Commerce, Mr. C. F. McLeod, Director of the Federal Housing Administration, and Mr. Ramon Galindo from the Mexican Chamber of Commerce, Inc.

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The meeting was called to order at 12:15 o'clock p.m., by Mr. Roy Baines, Chairman of the Urban Renewal Agency Commission.

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Invocation was offered by Mr. Baines.

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Following luncheon, the Agency Secretary called the roll.

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Minutes of the Agency meeting of April 16, 1959, were read and the

following action was taken.

On MOTION of Mr. Parker, seconded by Dr. Schaefer, the minutes of the Urban Renewal Agency meeting of April 16, 1959, were approved as read. All Agency Members voted in the affirmative, MOTION CARRIED.

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MINIMUM HOUSING

Before reading a resolution requesting the City Council of the City of San Antonio to make a thorough review of existing codes and ordinances, methods of enforcement and staff utilization of the Minimum Housing Ordinance, to instigate studies to correct, strengthen and increase powers and methods of enforcement of the ordinance where found lacking, and to authorize the Urban Renewal Agency to include sites and areas, following studies, which are suitable and in need of block-by-block enforcement of the Minimum Housing Ordinance, the Executive Secretary noted that the resolution was similar to a resolution now before the Chamber of Commerce for presentation to the City Council. Mr. Martin stated that the Minimum Housing Ordinance had been in the hands of the Building Inspection Department for approximately two years and that Mr. Frank Lozano had been primarily responsible for its enforcement.

Following the reading of the resolution by the Executive Secretary, the Chairman expressed the opinion that the Agency is working on a redevelopment project which is only a part of a total urban renewal problem. The Local Agency now working with Federal funds, recognize the spirit and tenet behind the law, and this program, is that the Federal government is willing to help only on the condition a City is willing to help itself. Most of those concerned are aware of the fact that San Antonio is qualified as far as HHFA is concerned, we are not, however, doing the job of slum prevention that could be done. Personnel is necessary to carry out such a program of enforcement. It was for these reasons the Chairman felt that the Agency should make its feelings known to City Council.

Mr. Ellis Wilson, Chairman of the Downtown Committee of the Chamber of Commerce, stated that their committee had passed a similar resolution calling for the enforcement of the housing code. Their first interest was to get rid of the old homes in the business section of San Antonio. Their intent of enforcement of the code was to force the owners of the old homes in the downtown section to either repair the structures or tear them down. Some of the homes inspected by their committee were not fit for habitation and actually constituted a physical hazard.

The Chairman said the primary purpose of the resolution now before the Agency was not to increase the requirements of existing codes and ordinances necessarily, but to strengthen the ability to enforce the ordinances, both legally

and through the employment of additional manpower.

The Chairman asked Mr. Shelley if he would give the Agency a report on the progress being made toward enforcement of these ordinances.

Mr. Shelley replied that the City Council had been making a study of the Plumbing Code for sometime and results of the study would be forthcoming. He further stated that the Electrical Code has been revised as recently as two years ago.

Referring to the discussion of the enforcement of ordinances, Mr. Shelley said there had been some misunderstanding about the extent of the City's right to enforce. There is a question of an individual's right to use his property as he desires, however, under certain conditions, the City has the right to step in for the health and welfare of the community and take set action. The City can only use its power of enforcement within its legal limits. The new Housing and Inspection Department budget, now under review, request additional funds for personnel. Mr. Shelley assured the Agency that the City would do everything possible to attain the desired type of operation.

On MOTION by Mr. Parker, seconded by Mr. Guerra, the Urban Renewal Agency of the City of San Antonio requests the City Council of the City of San Antonio to give their sincere consideration to a thorough review of existing codes and ordinances, methods of enforcement and staff utilization within the Department of Housing and Inspections; that studies be instigated to correct, strengthen and increase powers and methods of enforcement where found lacking within the present ordinances; that in determining budgetary requirements for the forthcoming year, additional funds for necessary staff and administration of the minimum housing program be included; and, that this Agency be authorized to include sites or areas which are suitable for block-by-block enforcement in this Agency's city-wide Program of Urban Renewal and Rehabilitation. ROLL CALL VOTE: Mr. Guerra, Rev. Kemple, Mr. Parker, Dr. Schaefer, Mr. Schroeder, Mr. Valdez and Mr. Baines voting in the affirmative; Mr. Nelson and Mr. Thorne absent, MOTION CARRIED.

(Note: Copy of resolution attached to the original copy of these minutes, original copy of resolution on file in Agency office.)

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HOUSING ANALYSIS CLASS

Mr. Martin stated that while Director of City Planning he had chosen Mr. John Miller, then a member of the Planning staff, to attend the Housing Analysis Class, under the directorship of the American Health and Hygiene Department. Because of lack of City inspection staff, the Agency now has the opportunity to utilize the training and knowledge obtained by Mr. Miller for the purpose of train-

ing their student staff for this work.

Mr. John Miller, Traffic Department of the City of San Antonio, explained the various forms used in housing analysis surveys. Mr. Miller explained that one form would evaluate the frontage on each block, then the inspector would actually go into each structure and dwelling unit covering the shell of the building (floor, roof, etc.). The information is compiled and through the use of a template, with minimum amount of trained personnel, you can quickly evaluate the number of points for a specific dwelling unit within the area.

Mr. Martin pointed out to the Agency that it is recognized that the community is going to have limited personnel available for this type of work. This method of survey is a result of a nation-wide study. The Agency is only able to utilize this method of survey because of the trained personnel (Mr. Miller). The Agency staff has completed the statistical survey of the first project area. That information is now in the Agency office and being computed.

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CITY-COUNTY JAIL SITE

The Agency Commissioners discussed the site recently selected by the City and County for the new police and jail facilities. Brought out during the discussion was the fact that, for the City to participate in the one-third - two-thirds participation costs of the project area, it would be necessary for the Agency to condemn the jail site as a portion of the project area. However, the City could only benefit from the standpoint of land value, the buildings themselves would not be to serve the neighborhood only, but a community service.

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STAFF REPORT REGARDING STATISTICAL SURVEY

Mr. Cano, Research Assistant, stated that all results of the surveys had not been completed but he could give the Agency a brief report on the progress and tabulations which had been made to date.

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FINANCIAL REPORT

The Executive Secretary read a report of Agency expenditures as submitted by the Finance Department of the City of San Antonio. A resolution was presented to the Agency authorizing the reimbursement of the City of San Antonio for the amount of \$7,350.52 for expenses incurred by this Agency during the period of

January 2, 1959 through April 30, 1959.

On MOTION by Mr. Guerra, seconded by Dr. Schaefer, the Agency authorized that all due bills, properly vouchered, submitted by the Finance Department of the City of San Antonio for reimbursement of expenses incurred by the Urban Renewal Agency for the period of January 2, 1959 through April 30, 1959, be paid. All voting in the affirmative, MOTION CARRIED.

(Note: Copy of resolution attached to the original copy of these minutes, original copy of resolution on file in Agency office.)

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The Executive Secretary reported that the first requisition period for the Agency terminated on the 31st of March, however, at the end of this period the Agency did not need additional funds. As of June 1st, the Agency had submitted the second requisition for funds, now in the HHFA Office, based on the need of staff expenditures, supplies, etc. Before submitting the second requisition for funds, the Agency office submitted a copy of the requisition to the Chairman.

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URBAN RENEWAL COMMITTEES

The Executive Secretary stated that the committees appointed by the Agency should be functioning in order that the staff could have the necessary information for their redevelopment work.

The Relocation Committee should have available information as to housing in San Antonio that would meet relocation needs so this office would know where we stand with reference to placement of families in the project area. This program should get underway immediately.

It will be difficult for the Finance Committee to know what type of housing is needed until survey work is completed.

Action taken in the meeting today is a direct result of the Housing Conditions and Minimum Housing Code Committee. Mr. Valdez's committee should begin a review on their own on the Minimum Housing Ordinance.

It is difficult for the Land Acquisition Committee to do anything at this time, however, contact could be made with regard to buyers interested in locating in the area.

The Agency office has information available to the Public Relations Committee that would be of interest to the general public. This information should be brought

to their attention in order that they understand the urban renewal program better.

The Chairman suggested that rather than have individual committee meetings that the Agency Commission set a general meeting at this time and explain the functions of all the committees. The various committees can break into their own groups and decide how they want to go about accomplishing their job.

The Agency Commission instructed the staff to schedule a "dutch treat" luncheon meeting of the joint committees for June 8th, 1959, at the Hilton Hotel.

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GUESTS OF THE AGENCY

Mr. C. F. McLeod, Director of the Federal Housing Administration, an Ex-Officio member of the Urban Renewal Agency, said his Agency was very interested in the Urban Renewal Program, and, were very much a part of it since their Agency set the standards which were followed by the Urban Renewal Agency. It was Mr. McLeod's opinion that the Minimum Housing Code was adequate but badly in need of sufficient staff to enforce the code.

Mr. McLeod told the Agency that the FHA was interested in 100% mortgages for displacement or buildings in the project area that are approved. He had been dealing with this situation since the beginning of urban renewal and thought it was a program greatly misunderstood by most people. There is a lot of effort to house people but very little done to prevent the spread of blight. With the Urban Renewal Program there should be an end in sight to siphon off this growth and we can have a healthier community.

Mr. McLeod told the Agency that the only information he had about the project area was what he had read in the newspapers and added that he personally, as well as his Agency, is very much interested in urban renewal.

In closing, Mr. McLeod said he was very happy to have been included in this meeting and, while his Office had ruled he could not participate as an active member of the Agency committees, he would be most happy to serve in an advisory capacity.

Mr. Ramon Galindo, representative of the Mexican Chamber of Commerce, Inc., asked when the actual acquisition of land would get underway, that many people in his area were seeking this information.

The Chairman replied that because of the work yet to be done by the Agency staff, it would be approximately a year before the actual land acquisition would begin.

Mr. William L. Barrett, Jr., from the Urban Renewal Committee of the Chamber of Commerce thought the clearance program was important, but, just as important was the problem of rehabilitation.

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NAHRO CONFERENCE

The Chairman suggested the Agency pass a resolution authorizing the Urban Renewal Administrator and the Chairman of the Relocation Committee of the Agency attend the NAHRO Conference to be held in Kansas City, Missouri, June 14, 15 and 16, 1959. Relocation being an important problem of the urban renewal project, it was felt the Administrator and Relocation Committee Chairman should attend this convention to discuss problems and ask questions regarding relocation problems that would be of assistance to this Agency in its relocation program.

On MOTION of Mr. Guerra, seconded by Dr. Schaefer, the Urban Renewal Agency of the City of San Antonio approved a resolution authorizing Mr. M. Winston Martin, Urban Renewal Administrator, and Mr. R. A. Nelson, Chairman of the Relocation Committee of the Urban Renewal Agency, to attend the national conference of the National Association of Housing and Redevelopment Officials to be held in Kansas City, Missouri on June 14, 15 and 16, 1959. All voting in the affirmative, MOTION CARRIED.

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PETTY CASH FUND

On MOTION of Mr. Parker, seconded by Mr. Guerra, the Urban Renewal Agency of the City of San Antonio moved to adopt a resolution authorizing a petty cash fund of Twenty-five (\$25.00) dollars per month for the Urban Renewal Agency Office. All voting in the affirmative, MOTION CARRIED.

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(Note: Copies of the foregoing resolutions attached to the original copy of these minutes and original copy of resolutions on file in Agency Office.)

There being no further business before the Urban Renewal Agency Commission, a MOTION was made by Mr. Parker, seconded by Mr. Valdez, that the meeting be adjourned. All voting in the affirmative, MOTION CARRIED. Meeting adjourned at 2:30 o'clock p.m.

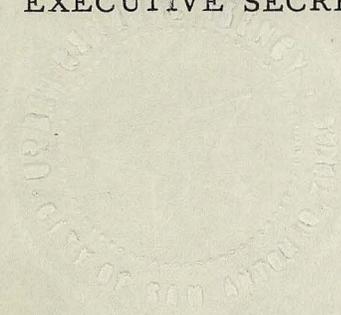
APPROVED:

Ray Baines
CHAIRMAN

ATTEST:

[Signature]

EXECUTIVE SECRETARY



STATE OF TEXAS
COUNTY OF BEXAR
CITY OF SAN ANTONIO

The undersigned, The Executive Secretary of URBAN RENEWAL AGENCY of THE CITY OF SAN ANTONIO in the State and County aforesaid, does by these presents certify that the attached and foregoing is true and exemplified copy of part of the Records, Papers and Books in the office of the Urban Renewal Agency; that I am custodian of such Books, Papers and Records and an Officer of the Urban Renewal Agency.

Given under my hand and Official Seal

This 28th Day of May AD 1959

[Signature]

M. WINSTON MARTIN
EXECUTIVE SECRETARY

