

## Urban Affairs Council Committee Minutes

Monday, October 9, 2006

5:00 p.m.

Municipal Plaza B Room

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

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

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**Staff Present:** Jelynn Burley, *Deputy City Manager*; Martha Sepeda, *1<sup>st</sup> Assistant City Attorney*; Emil Moncivais, *Planning Director*; Andrew Cameron, *Housing & Community Development Director*; Janie Cantu, *Purchasing Director*; Paula Stallcup, *Neighborhood Services Assistant Director*; Trey Jacobson, *Mayor's Office*; Denise Monday, *Assistant City Attorney*; Teresa Redel Schuller, *Assistant City Attorney*; Stephen Whitworth, *Assistant City Attorney*; Ignacio Perez, *Assistant City Attorney*; Yonnie Blanchette, *City Manager's Office*; Milo Nitschke, *City Manager's Office*; Alberto Solorzano, *Housing & Community Development*; Paul Jimenez, *District 2 Staff*; Emily Arvizo, *District 5 Staff*; Brandon Smith, *Office of the City Clerk*

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**Others Present:** Tom Breaton, *City-County Service Integration*; Patrick Bourcier, *SAHA*; Leti Martinez, *SAHA*; Deborah Flack, *SAHA*; Melanie Villalobos, *SAHA*; Jackie Pepper, *Kings Court Housing*; Ryan Wilson, *Franklin Development*; Christina Castro, *St. Henry's COPS*; Socorro Valdez, *St. Henry's COPS*

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### A. Regular Business:

#### ❖ Call to Order

Chairperson Radle called the meeting to order.

At this time the Committee addressed Citizens to be Heard.

Christina Castro informed the Committee of construction foundation complaints from Neighborhood Action Department (NAD) Rehabilitation Program recipients: Maria Flores, Trinidad Velasquez, and Socorro Valdez. She noted that a NAD representative was notified and directed the complainants to file charges with the Attorney General against the contractors. Ms. Castro stated that NAD should take legal action against the contractors on behalf of the complainants. She also asked for clarification on the declaration of Grants and Deferred Forgivable Loans as taxable income. Andrew Cameron responded that City Funds allocated through the program are Deferred Forgivable Loans and are not categorized as taxable income; however, Grants are categorized as taxable income. He added that the City does not allocate Grants.

Jelynn Burley stated that information regarding said issues will be added to program intake process and she requested the addresses of the complainants so that staff can inspect the foundation complaints.

**B. Update from Glen Hartman on Consolidation of City/County Public Housing**

Tom Breaton reported that County representatives chose not to participate in Task Force discussions regarding the integration of a City-County Housing Authority. He noted that State Law does not provide for the integration of a City-County Housing Authority; therefore, a Bill was drafted regarding City-County consolidation of a Housing Authority. He added that Glen Hartman presented the draft legislation to Senator Uresti who is in support of the proposed Bill and would like to introduce the Bill into legislation. He requested direction to proceed with the proposed legislation.

Chairperson Radle directed staff to prepare same for presentation in a B Session and also directed Jelynn Burley to prepare recommendations for City direction regarding said item. She also directed staff to obtain clarification of the County's position on the consolidation of a City-County Public Housing Authority.

**C. Briefing on section 3 and efforts to promote neighborhood Businesses**

Patrick Bourcier, Director of Procurement, San Antonio Housing Authority

Patrick Borcier presented information on SAHA's Section 3 Program. He outlined SAHA's Section 3 plans and activities, and detailed a chart signifying jobs filled and created through Section 3. Andrew Cameron detailed information regarding the Section 3 Policy adopted by the Department of Housing and Community Development. He cited a three year history of activity of Section 3 residents that have been trained and employed in connection with Section 3 Projects through Federal Assistance received by the City of San Antonio.

**D. Discuss the Housing Affordability Rate in Various Geographic Areas in the City**

Paula Stallcup, Assistant Director, Neighborhood Services Department

Jelynn LeBlanc Burley, Deputy City Manager

Paula Stallcup presented demographic data on households that pay over 35% of their income on housing expenses. She explained that all rental properties that receive federal assistance (Section 8, CDBG, HOME) are required no more than the Fair Market Rental Rates published by the U.S. Department of Housing and Urban Development.

Chairperson Radle directed staff to propose language for legislation regarding said issue. She noted that she would like to mention this issue at the next B Session.

**E. Waiver of One Mile Rule for Artisan at Salado Creek**

Andrew W. Cameron, Director, Housing and Community Development

Jelynn LeBlanc Burley, Deputy City Manager

Mr. Cameron presented the proposed request by Councilmember Sheila McNeil to waive the State mandated "One Mile Rule" for the Artisan and Salado Creek Project. He noted that there were no

neighborhood associations in the area and that the Judson School District had no comment on the proposal. He added that the project was authorized for a 4% Tax Credit funding in September of 2006. Mr. Cameron noted that staff would recommend against the proposed waiver because 62% of the residents in that Census Tract are designated low to moderate incomes. The addition of the proposed project would raise the low income population to 70 %.

Councilmember McNeil stated that there is no housing in the area and that the project is in the vicinity of Fort Sam Houston. She noted that she would like to provide housing for the military families conveniently located near the army base.

Councilmember McNeil moved to forward said item to the full City Council for consideration. Councilmember Herrera seconded the motion. The motion carried unanimously by those members present.

Mr. Cameron requested approval of the Tax Exempt Multifamily Revenue Bonds for the Artisian at Salado Project.

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

**F. Tax Exempt Multifamily Housing Revenue Bonds for Artisian at Salado Project and Costa Mirada Apartments Project**

Andrew W. Cameron, Director, Housing and Community Development  
Jelyne LeBlanc Burley, Deputy City Manager

Mr. Cameron presented the proposed request by the San Antonio Housing Corporation to issue Tax Exempt Multifamily Revenue Bonds in the amount not to exceed \$13,000,000 for the Costa Mirada Project located in District 4.

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

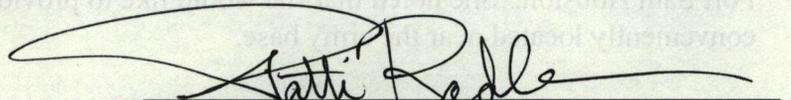
**❖ Approval of Minutes from the August 14, 2006 Urban Affairs Council Committee Meeting**

Councilmember Herrera moved to approve the minutes from the August 14, 2006 Urban Affairs Council Committee Meeting. Councilmember McNeil seconded the motion. Motion carried unanimously by those present.

**G. Adjournment**

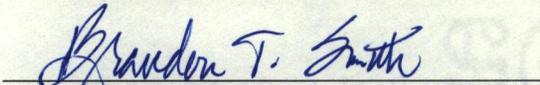
**There being no further discussion, the meeting was adjourned at 6:55 p.m.**

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



**Patti Radle, Chairperson**

**Respectfully Submitted,**



**Brandon T. Smith**

**Administrative Assistant II**

**Office of the City Clerk**