

QUALITY OF LIFE COUNCIL COMMITTEE MEETING MINUTES

TUESDAY, MAY 15, 2012
10:00 AM

MEDIA BRIEFING ROOM, CITY HALL

Members Present: Councilmember Ivy R. Taylor, *Chair, District 2*
Councilmember Diego Bernal, *District 1*
Councilmember David Medina, Jr., *District 5*
Councilmember W. Reed Williams, *District 8*

Members Absent: *None*

Staff Present: Erik Walsh, *Deputy City Manager*; Ed Belmares, *Assistant City Manager*; Peter Zaroni, *Assistant City Manager*; David Ellison, *Assistant City Manager*; Maria Villagomez, *Office of Management & Budget Director*; John Dugan, *Planning Director*; Gloria Hurtado, *Human Services Director*; Tad Wille, *Grants Administrator*; Barbara Ankamah, *Housing Manager*; Stephen Whitworth, *Assistant City Attorney*; Denise Monday, *Assistant City Attorney*; Gerry Lozano, *Assistant City Attorney*; Ed Guzman, *Assistant City Attorney*; Brandon Smith, *Office of the City Clerk*

Also Present: Bobby Perez, *Shelton & Valadez*; Stephanie Wiese, *Habitat for Humanity*; Kathy McCormick, *SAHA*; Debra Guerrero, *NRP Group*; Natalie Griffith, *Habitat for Humanity*; Jacque Woodring, *HCS*; Jose Mascino, *HCS*

Call to Order

1. Citizens to be Heard

Stephanie Weise, Habitat for Humanity, spoke in support of Habitat for Humanity's request for HOME Funds to acquire land and build infrastructure for 38-40 buildable lots in District 5. She stated that the project was an Inner City Infill Project in Tier One in the heart of the Inner City Reinvestment/Infill Policy (ICRIP) Zone established by the City Council.

Councilmember D. Medina entered the meeting at this time.

Kathy McCormick, San Antonio Housing Authority (SAHA), spoke in support of SAHA's request for HOME Funds to complete Phase III of the redevelopment of San Juan Homes. She stated that the development project would provide affordable rental housing for individuals that work in the community.

2. Approval of Minutes of the April 17, 2012 Quality of Life Council Committee Meeting

Councilmember D. Medina moved to approve the Minutes of the April 17, 2012 Quality of Life Council Committee Meeting. Councilmember Bernal seconded the motion. Motion carried unanimously.

ACTION ITEMS

3. Briefing and Presentation on FY 2013 CDBG, HOME, ESG, and HOPWA Proposed Budget

Tad Wille, Grants Administrator; Maria Villagomez, Budget Director; Peter Zaroni, Assistant City Manager

Tad Wille provided an overview of the proposed budget recommendations for the following Housing and Urban Development (HUD) Grant Programs:

- ✚ Community Development Block Grant (CDBG)
- ✚ Home Investment Partnership Program (HOME)
- ✚ Emergency Solutions Grant (ESG)
- ✚ Housing Opportunities for Persons with AIDS (HOPWA)

Mr. Wille reported that CDBG Funds had been reduced by 27% (\$4.2 Million) over the past two years and that HOME Funds had been reduced by 45% (\$3.2 Million). He stated that ESG and HOPWA Grants remained steady with slight increases and were managed and distributed by the Department of Human Services through the delegate agency request for application process. He noted that agencies receiving funding would be finalized in August, 2012. He spoke of CDBG and HOME Fund reductions and the impact to city positions. He stated that the City reduced positions from 87 to 62 (25 total) for FY 2012. He noted that staff recommended reducing 8 additional city positions (2 filled, 6 vacant) for FY 2013. He added that staff was working with the Human Resources Department to place the two filled positions. He provided the next steps for the Budget process, indicating that a second public hearing was scheduled for June 21, 2012. He added that a presentation of HUD Grant Program recommendations would be presented to the full Council for consideration.

Councilmember Williams expressed concern with the HUD annual loan repayment and requested that staff explore additional options. He spoke of the components of the \$2.9 Million CDBG Facilities and Neighborhood Revitalization recommendations and asked of the addition of the Railroad Crossing Quiet Zone safety improvements. It was stated that the quiet zone safety improvements were a much needed project in District 1 and that Mayor Castro had approved including said improvements in the investment. Councilmember Bernal described the location of quiet zone between Districts 1 and 5. Councilmember Williams stated that he would like to see the quiet zone completely connected between both Districts. He asked of the appropriation of \$2 million for Educational Facilities and expressed concern with the "and/or" City Library and Literacy Center Facility Improvements. Peter Zaroni replied that the primary recommendation was to utilize the funding for Education Facilities if approved by voters in November, 2012. He explained that the "and/or" City Library and Literacy Center Facility Improvements recommendation was included in the event that the Educational Facilities Initiative did not pass in November. Councilmember Williams stated that it would be more transparent to reallocate funds and spoke in opposition to the "and/or" recommendation. Mr. Zaroni stated that staff would proceed as directed. With regard to the Tax Credit Set Aside and/or Housing Rehabilitation (\$1.47 M) Options 1 and 2, Councilmember Williams stated that he needed additional information on Option 2 before considering said options.

Councilmember Bernal asked of the reduction in staff due to HOME Fund reductions. Mr. Wille stated that staff was working with Human Resources for placement of the filled positions. Mr.

Ellison explained the difference between grant funded and non-grant funded positions and the placement options between the two.

Councilmember D. Medina asked of the proposed projects included in the Tax Credit Set Aside and/or Housing Rehabilitation Option 1. Mr. Wille responded that there were two applications at the State Level located in Districts 3 and 10 (Monte Viejo and Toepperwein Senior Development Project). Debra Guerrero, NRP Group, stated that both applications are in partnership with the San Antonio Housing Trust and total approximately \$20 million. She stated that the NRP Group was requesting \$750,000 for each application and that only one application would be funded. She noted that the State required that the local entity contribute to the development as a scoring requirement. Councilmember D. Medina asked of the application process. Mr. Wille stated that 16 applications were received totaling \$21.6 million. He stated that a Request for Application was posted on March 2, 2012 with a deadline of March 30, 2012.

Chairperson Taylor concurred with Councilmember Williams to present the reallocation of CDBG Funds to the full Council should the Educational Facilities Initiative not pass in November. She also spoke in support of the \$500,000 allocation to the Ella Austin Community Center for facility improvements. With regard to HOME Funds, Chairperson Taylor spoke of a more strategic approach in the use of funds and stated that neighborhood revitalization leads to other investments. She noted that there was not enough funding and that the City has not articulated its direction; therefore, making it difficult to recruit partners related to neighborhood revitalization and housing. She asked of the status regarding the Homeowner Incentive Program (HIP). It was stated that there was one staff person working on the program and currently addressing FY 2011 Funds. There is approximately \$52,000 remaining before moving forward with FY 2012 funds in the amount of \$300,000 with each homeowner averaging approximately \$9,000 in allocations.

Councilmember Williams moved to forward said recommendations as presented by staff with the following exceptions: 1) \$2.0 million earmarked for Education Facilities related to a potential sales tax venue for education initiative subject to election; and 2) Accept Option 1 for \$1.47 million regarding the Tax Credit Set aside and reprogram funds if grant is not awarded. Councilmember D. Medina seconded the motion. Motion carried unanimously.

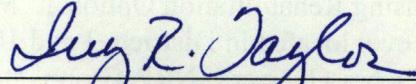
EXECUTIVE SESSION

Discuss legal issues pursuant to Texas Government Code Section 551.071 (consultation with attorney) relating to boarding houses

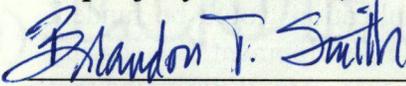
Chairperson Taylor recessed the meeting into Executive Session at 11:19 a.m. She reconvened the meeting at 11:30 a.m. and announced that no action had been taken.

4. Adjournment

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


Ivy R. Taylor, Chair

Respectfully Submitted,



Brandon T. Smith
Office of the City Clerk