

Quality of Life Council Committee Meeting Minutes

Tuesday, November 9, 2010
11:00 AM

Media Briefing Room, City Hall

Members Present: Councilmember Jennifer V. Ramos, Chair, *District 3*
Councilmember Mary Alice P. Cisneros, *District 1*
Councilmember David Medina, Jr., *District 5*

Members Absent: Councilmember Ivy R. Taylor, *District 2*

Staff Present: T.C. Broadnax, *Assistant City Manager*; Peter Zanoni, *Assistant City Manager*; Maria Villagomez, *Management & Budget Director*; Patrick Howard, *Planning & Community Development Interim Director*; Nina Nixon-Mendez, *Grants Monitoring Administrator*; Cindy Schoenmakers, *Community Initiatives Interim Director*; Melody Woosley, *Community Initiatives Assistant Director*; Audrey Abed, *Head Start Administrator*; Jed Maebius, *Office of the Mayor*; Samuel Garcia, *Assistant City Attorney*; Shreya Shah, *Assistant City Attorney*; Enid Howard, *Assistant City Attorney*; Brandon Smith, *Office of the City Clerk*

Also Present: Councilmember Justin Rodriguez, *District 7*; John Kenny, *SAHT*; Bobby Perez, *Shelton & Valadez*; Brad McMurray, *SAHA*; Steve Poppoon, *Home Spring Res.*; Mike Hogan, *Home Spring Realty*; Debbie Vera, *Texas A&M*; CJ Littlefield, *HCS*; Walter Martinez, *NHME-HES*; Ignacio Perez, *Tex. Dev. Services*

INDIVIDUAL BRIEFING

3. Briefing and Possible Action on the San Antonio Housing Trust Annual Administrative Services Budget

Presented by Patrick Howard, Interim Director, Planning & Community Development;
T.C. Broadnax, Assistant City Manager

John Kenny provided information on a Resolution authorizing a one-year service contract in the amount of \$207,707 beginning October 1, 2010 between the City of San Antonio and the San Antonio Housing Trust (SAHT) Foundation. He reported that the SAHT Foundation would contribute \$167,800 back to the Trust making the net amount \$39,977, a 50% reduction from last year.

Chairperson Ramos asked of the SAHT Foundation budget cycle. Mr. Kenny responded that the SAHT Foundation utilized the same budget cycle as the City. He noted that in past practices, the SAHT would present their proposed budget after the City's Budget had been adopted. Chairperson Ramos recommended that that the SAHTF utilize the same budget cycle as the City with adoption in September and effective in October.

4. Briefing and possible action on the Transfer of \$750,000 of San Antonio Housing Trust for the Former Chaminade Apartments Renovation Project from the San Antonio Alternative Housing, the Initial Owner, to the Hillcrest SA Apartments, LP, the New Owner, for Development of the Same Project

Presented by Patrick Howard, Interim Director, Planning & Community Development;
T.C. Broadnax, Assistant City Manager

Mr. Kenny provided information regarding a request for approval to transfer \$750,000 of San Antonio Housing Trust Funds for the former Chaminade Apartments Renovation Project from the San Antonio Alternative Housing to the Hillcrest SA Apartments, LP, for development of the project. He noted that approval of Trust Funds for disbursements as awards of Trust assistance was consistent with the SAHT rules and regulations and the City's policies and commitments to provide affordable housing opportunities while pursuing new sources of program support through the Trust.

Councilmember Rodriguez spoke in support of staff recommendation for approval of the fund transfer for the proposed project in District 7. He stated that the project would be a complete rebuild and offer an attractive entrance to the St. Mary's Corridor. He requested the Committee's support in moving the proposed item forward.

Chairperson Ramos asked of the additional \$1.5 million. Mr. Kenny responded that the developer would be able to return \$750,000 in approximately one year at 5% interest and that the additional \$1.5 million had been requested under the Home Fund Program. He noted that both requests were loans and would be reprogrammed. In response to Chairperson Ramos, T.C. Broadnax clarified that the interest rate on the \$1.5 million was between 1-3%.

Councilmember Medina entered the meeting at this time.

Call to order

At this time, Chairperson Ramos called the meeting to order.

Councilmember Medina moved to forward Items 3 and 4 to the full Council for consideration. Councilmember Cisneros seconded the motion. Motion carried unanimously.

1. Citizens to be Heard

There were no citizens to be heard.

2. Approval of the Minutes for the October 12, 2010 Quality of Life Council Committee Meeting

Councilmember Cisneros moved to approve the Minutes of the October 12, 2010 Quality of Life Council Committee Meeting. Councilmember Medina seconded the motion. Motion carried unanimously.

5. Briefing and Possible Action on the Reprogramming HOME Funds in the Amount of \$2,425,000 and Correspondingly Amending the FY 2011 Consolidated Annual Action Plan

Presented by Nina Nixon-Mendez, Administrator, Grants Monitoring & Administration; Maria Villagomez, Director, Office of Management & Budget

Nina Nixon-Mendez provided the staff recommendation to fund four Projects totaling \$2.4 million:

- ✦ Leigh St. Homes - \$515,000
- ✦ Woodlawn Ranch Apartments - \$1,500,000
- ✦ Sonny Slope Infill Project - \$160,000
- ✦ Owner Occupied Housing Rehabilitation Program - \$250,000

She reported that the Public Comment period for the Consolidated Annual Plan Amendment was November 8, 2010 through December 8, 2010 and scheduled for consideration by the City Council on December 9, 2010.

Chairperson Ramos asked of the Request for Proposals received. Ms. Nixon-Mendez responded that there were six submissions. Chairperson Ramos requested that the submissions received be included in future presentations.

Councilmember Cisneros moved to forward said item to the full Council for consideration. Councilmember Medina seconded the motion. Motion carried unanimously.

6. Briefing and Possible Action on the Head Start Program Update

Presented by Cindy Schoenmakers, Interim Director, Community Initiatives; Peter Zaroni, Assistant City Manager

Cindy Schoenmakers provided information on the following: 1) Head Start Program Operations; 2) Program Information Report (PIR) submission for 2009-2010; and 3) A Request for approval of the 2009-2010 San Antonio & Bexar County Head Start Program Annual Report and revised Head Start Policy Council By-Laws. She reported that the PIR identified: 1) Strengths in teacher degrees and credentialing; and 2) Concerns with medical and dental follow-up treatment. She stated that the Head Start Policy Council approved revision recommendations by the Head Start Policy Sub-committee on November 2, 2010 and noted that approval by the Quality of Life Council Committee was required prior to implementation.

Ms. Schoenmakers reported that staff recommended the following actions:

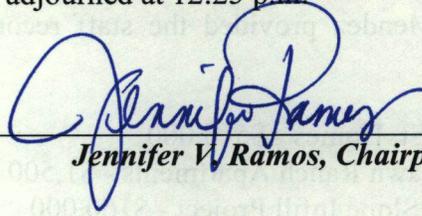
- ✦ Approve the 2009-2010 San Antonio & Bexar County Head Start Program Annual Report
- ✦ Approve the revised Head Start Policy Council By-Laws of November 2, 2010

In response to Councilmember Cisneros, Ms. Schoenmakers responded that Family Services had 142 computer systems, with two systems per site and were allowed to use the computers at the Fort Sam Houston and ISD Sites. She indicated that 1.5 computers per classroom had been provided to Family Services with Stimulus Funding.

Councilmember Cisneros moved to approve said item as recommended by staff. Councilmember Medina seconded the motion. Motion carried unanimously.

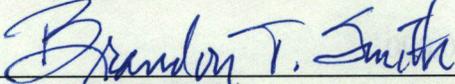
7. Adjournment

There being no further discussion, the meeting was adjourned at 12:25 p.m.



Jennifer W Ramos, Chairperson

Respectfully Submitted,



Brandon T. Smith

Office of the City Clerk