

AN ORDINANCE **51073**

APPROVING THE URBAN RENEWAL PLAN FOR THE
VISTA VERDE SOUTH URBAN RENEWAL PROJECT.

* * * * *

WHEREAS, the Urban Renewal Agency of the City of San Antonio (a.k.a. San Antonio Development Agency) proposes to undertake and carry out an Urban Renewal Plan for the Vista Verde South Urban Renewal Project in conjunction with an Urban Development Action Grant; and

WHEREAS, the City Council in its Resolution of February 15, 1979, found the Vista Verde South Project area to be a slum and blighted area and appropriate for an Urban Renewal Project; and

WHEREAS, said Plan has been submitted to and approved by the Board of Commissioners of the Urban Renewal Agency of the City of San Antonio by resolution dated March 27, 1979; and

WHEREAS, said Plan has been submitted to the Planning Commission of the City of San Antonio and received the Commission's favorable recommendation by resolution dated April 11, 1979; NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. That it is hereby found and determined that the Vista Verde Project is a slum and blighted area and qualifies as an eligible Project area under Article 1269 L-3, Vernon's Annotated Statutes of Texas.

SECTION 2. That the Vista Verde South Urban Renewal Plan consisting of 17 pages and 9 exhibits, as presented by the Urban Renewal Agency of the City of San Antonio, is hereby ratified, adopted, and approved.

SECTION 3. That the Vista Verde South Urban Renewal Plan is attached hereto and made a part hereof.

SECTION 4. That the City Clerk is hereby directed to maintain a copy of said Plan on file in his records for public record of the Vista Verde South Urban Renewal Plan.

PASSED AND APPROVED this 2nd day of August, 1979.

Lila Cockrell
M A Y O R

ATTEST: *Ronna S. Rodriguez*
Abst. City Clerk

79-37

APPROVED AS TO FORM: *Tom Friday*
City Attorney

VISTA VERDE SOUTH

URBAN RENEWAL PLAN

MARCH 1979

79-13

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VISTA VERDE SOUTH BACKGROUND INFORMATION

PART I

A. DESCRIPTION OF AREA

1. Location And Characteristics

a. Project and Activity Area Limits - Immediately west of the Central Business District of San Antonio lies an area of mixed commercial, light industrial and residential uses. Within this area; bounded by Buena Vista on the north, I.H. 10 on the east, Tampico Street on the South, and Alazan Creek and San Marcos Street on the West; are many small deteriorated residences, vacant land and junkyards intermingled with viable industrial and commercial enterprises. Isolated by the physical barriers created by the expressway and creek, the area still represents a major link between the westside of the city and the downtown area. Two major connector streets, Buena Vista and Guadalupe are now in use, with a third, El Paso scheduled to be opened through the project area.

The expressway not only acts as a natural boundary for the project area, but it also gives the area a high degree of visibility. The proposed highway expansion and construction of an exit ramp directly into the project area will increase this visibility as well as providing direct access to the major areas of industrial expansion and revitalization.

The proposed project area contains approximately one hundred fifty acres of land with about seventy of these acres scheduled for redevelopment.

b. Boundary Justification - Influences and relationships abound throughout a project area which assist in determining boundaries. These constraints involve not only community-wide interaction, but also regional, state and national endeavors, which necessitates the establishment of limits for identification and funding purposes.

Project boundaries are usually determined by physical discontinuities because of their obvious identifying qualities. These may be such things as barriers, separations, major traffic thoroughfares, waterways, railroads or existing boundaries. Visual, psychological, and related physical factors such as structural and environmental conditons may also influence decisions in setting area limits. Project boundaries are not static and can be changed when a need to do so is apparent, but any expansion should relate to the existing identified area and not diffuse redevelopment efforts. Any char

shall be made only after appropriate citizen input has been obtained.

In the case of Vista Verde South, the boundaries are set almost exclusively by the physical constraints of the expressway, Alazan Creek and the existing southern boundary of the Vista Verde Urban Renewal Project Area. (T.X. 109). Only in the selection of San Marcos Street as a portion of the western boundary were land-use considerations rather than physical factors used. The area west of San Marcos is predominantly residential and more closely related to the neighborhoods to the north and west than to the Vista Verde South neighborhood.

c. Existing Land Use and Zoning - The existing land use is a complicated mix of activities with little coordination of uses and often with residential and industrial activities on adjacent lots. There are two zoning classifications currently found in the project area. The blocks east of Frio Streets are generally zoned "K", which is the most lenient commercial zoning classification available. The remainder of the area is zoned "L", the first industrial classification, which allows most types of manufacturing and warehousing activities. No parcels within the project area are presently zoned residential. The largest classification of land use is light industrial, with manufacturing, warehousing, distributing and wholesaling activities all being present to some extent. Also within the project area are many commercial enterprises, both viable and marginal, which are located principally along the major thoroughfares, the I.H. 10 access road, Buena Vista and South Frio Street. Among the viable commercial operations and restaurants, auto and plumbing supply stores and a funeral home.

Changes will have to be instituted in the zoning to protect the revitalized residential neighborhood. The zoning classification in the remainder of the project area may be adjusted if it becomes necessary. Re-zoning where required will comply with the newer and more recent classifications and will be appropriate for the area.

d. Area Conditions - As can be seen from the Existing Land Use Map, U.R.P. 2, the deteriorating characteristics of vacant land, salvage yards and substandard housing are present throughout the project area. The commercial and industrial facilities range from severely deteriorated to standard condition, with the majority of those businesses scheduled to stay requiring

some rehabilitation to meet project standards.

The existing housing, which represents about twenty-five percent of the land area falls within the lowest categories of size and condition, with the vast majority being beyond rehabilitation. Of the 392 housing units identified in the project area, only 15 or 3% can be considered habitable. All of these structures are located either in an inappropriate industrial section or in an area scheduled to be acquired for street or highway right-of-way.

The project area's development has been severely undermined by numerous environmental deficiencies such as inadequate streets, incompatible land uses, excessive dwelling unit density, overcrowding of buildings on the land and many other hazards to the health, safety and wellbeing of neighborhood residents and the entire community.

2. Historical Background Of The Area

a. Development Influences - The uniqueness of the Vista Verde South community does not arise from a distinctive history, but rather from the physical constraints, both natural and man-made, which have been placed upon this area in the past. By far the most important single source of impact upon the project area and its development was, and is, the presence of the railroad. By the 1880's the main lines of the International and Great Northern Railroad, now known as the Missouri-Pacific, were in operation and physically dissecting the community. An 1886 pictorial map of San Antonio, which diagrammatically illustrated the location and type of the prevailing structures, plazas, streets, and other important features; shows the existence of the major track system, as well as storage yards, and sheds, stock pens, loading docks and other supplemental businesses using and requiring direct rail access. These existent activities have provided the basis for the area's present rail-linked industrial character. Commercial development in the surrounding community, and to a minor extent within the project area boundaries in the surrounding community, was also affected by the railroad. The International and Great Northern Depot was built just to the north of the project area in 1908, providing the impetus for the construction of hotels and other commercial enterprises which resulted naturally from the presence and impact of a major transportation link. Most of this construction occurred to the north of the project area, although a few examples of these early commercial

buildings can be found along Buena Vista Street.

The residential characteristics of the project area are generally those found in many of the poorer Mexican-American neighborhoods which developed during the early 1900's. The housing was, and still remains, generally of the poorest construction quality, with small frame row housing as the predominant type. The area also contains a number of "corrals" which are groups of row houses built to form a rough square or rectangle with a common water tap and bath facility located in the central open courtyard. These housing units have always been largely tenant-occupied and rented to individuals or families working in or near the downtown area.

The northern portion of the project area, especially the residential components, was affected by its inclusion in San Antonio's notorious "red light" district. The 1911 Blue Book lists the names, addresses and qualities of the various bars, dance halls, liquor stores and brothels which were built and used during this district's period of greatest activity between the turn of the century and the Second World War. Several of the larger residences in the northeast section of the project area were in active use at the time.

b. Existing Historical Resources - Within the project area boundaries there exists some historically significant structures, of which only one is of National Registry quality. As part of this plan, existing structures will be evaluated for their historical or architectural significance, quality of construction and overall condition. Every effort shall be made to retain and rehabilitate historically significant structures within the framework of the proposed project goals.

When a structure is evaluated and found to be historically significant and after consultation with local conservation organizations and neighborhood groups, one of three options is possible. Where feasible, economical and practical, the structure will be retained in place and rehabilitated. If the structure is inappropriately located within the project area, but can be moved, it will be relocated in an area within the Vista Verde Urban Renewal Area, to be clustered with other historic buildings for rehabilitation and reuse. Finally, and only as a last resort, selective demolition of buildings may be carried out in order that the overall goals of the project can be accomplished.

B. GOALS AND OBJECTIVES

Goal I: To create, through the tools of redevelopment and rehabilitation an economically viable inner-city industrial park which will maximize job opportunities, tax revenues and land use while minimizing job opportunities, displacement of residents, travel distance and transportation costs.

Objective:

- a. To concentrate land into parcels appropriate for light industrial development.
- b. To reorganize and improve the street and circulation patterns to optimize truck, automobile and rail access and flow.
- c. To prepare and sell land to existing viable businesses for their own expansion, redevelopment, rehabilitation or diversification.
- d. To provide an adequate utility system, including a new system of storm drainage, to accommodate the projected development.

Goal II: To increase the economic potential for commercial development through the concentration of appropriate sites for the construction of new commercial operations and for the expansion of existing businesses.

Objectives:

- a. To encourage the rehabilitation of existing viable businesses by offering various available loan options.
- b. To establish appropriate commercial parcels along major thoroughfares with priority of development afforded to commercial operations offering increased employment opportunities.
- c. To provide an area for neighborhood commercial development to serve the residential community.

Goal III: To establish and develop an attractive, unified residential neighborhood with a variety of housing types to serve low and moderate income families.

Objectives:

- a. To enhance privacy and decrease adverse environmental factors by realigning street patterns, orienting the housing units inward, providing screening and green space, and minimizing traffic flow through the residential neighborhood.
- b. To provide sufficient numbers and types of housing to allow any individual or family now living within the project the option of remaining in the area.

C. CITIZEN PARTICIPATION

1. Ad-Hoc Project Area Committee will be established, with members appointed by the San Antonio Development Agency Board of Directors, to act as a clearing house for ideas, grievances, problems, etc., and to advise the developers and the agency on possible ways to solve to various neighborhood problems

D. RELOCATION SURVEY

1. Census of Relocates

a. Relocations for Proposed Highway Expansion

(1) Businesses

- 1 - Glass Works
- 1 - Flower Shop
- 1 - Wrecker Service
- 2 - Garage / Auto Repair
- 1 - Travel Bureau
- 1 - Used Car Lot
- 1 - Radio & T.V. Repair
- 1 - Bar
- 12 - Apartment Businesses
- 1 - Storage Yard

(2) Residential

- 110 - Tenant Occupied
- 8 - Owner-Occupied

b. Relocation For Project Development

(1) Businesses

- 23 - Apartment Businesses
- 1 - Tortilla Factory
- 1 - T.V. Repair
- 3 - Groceries
- 1 - Gas Station
- 1 - Produce Store
- 7 - Salvage Yards
- 1 - Parking Lot

- 2 - Bars
- 1 - Lumber Yards
- 1 - Brake Shop
- 2 - Muffler Shops
- 1 - Car wash
- 1 - Battery Company
- 6 - Cigar Warehouses
- 1 - Cabinet Manufacturing Plant
- 1 - Bag Company
- 1 - Packaging Plant
- 4 - Machine Shops
- 1 - Sign Shop
- 1 - Pecan Company

(2) Residential

- 146 - Tenant Occupied
- 38 - Owner Occupied

(3) Institutional

- 1 - Church

c. Relocation to be made in part for Highway Improvements and in part for project improvements.

(1) Businesses

- 14 - Apartment Businesses
- 1 - Bakery
- 3 - Bars
- 1 - Drugstore
- 2 - Garages
- 1 - Grocery
- 1 - Cafe

(2) Residential

- 80 - Tenant Occupied
- 10 - Owner Occupied

(3) Institutional

- 1 - Community Center

2. Structural Survey - Individual building surveys will be conducted and included as an appendix to this plan as they are undertaken. These surveys shall include floor plans, present conditions and potential uses and significant architectural or historical characteristics.

VISTA VERDE SOUTH URBAN RENEWAL PLAN FOR REDEVELOPMENT

PART II

A. PROPOSED RENEWAL ACTION

In order to meet the dual goals of creating a viable industrial park in the inner city area and revitalizing a seriously deteriorated residential neighborhood, several renewal activities are central to the redevelopment plan. They will be employed as they become necessary for implementation of the Urban Renewal Plan and there will be considerable overlapping of activities as the various phases of development progress.

1. Acquisition - Acquisition or the purchase of real property at fair market value will occur for those properties where the owner refuses to rehabilitate in keeping with the Urban Renewal Plan, adopted building standards, or design consideration; or when an owner desires to be acquired because of extenuating circumstances (e.g. title problems); for project improvements such as street improvements; or when the existing land use is incompatible with the Urban Renewal Plan. All acquisitions will be accomplished in accordance with the Uniform Relocation and Real Property Acquisition Policies Act of 1970 and the Texas Urban Renewal Law.

2. Relocation - Relocation or the moving of tenants; businesses and/or residents, from buildings being rehabilitated or acquired can be either temporary or permanent and will be done in conformance with the Uniform Relocation and Real Property Acquisition Policies Act of 1970. It will be the goal of this Urban Renewal Plan that all residents of the area who wish to remain in the project will be provided with adequate housing within the redeveloped residential area.

3. Demolition - Demolition and removal of any building or appurtenance will be considered appropriate where the structures are economically and physically infeasible to rehabilitate; on land needed for project improvements; or where the structure cannot be integrated into the Urban Renewal Plan. Wherever possible, structures which are of historic significance and are rehabilitable will be moved from their inappropriate locations to an area of appropriate location.

4. Rehabilitation - Conservation and rehabilitation of unacquired properties will be a major goal of the project. Those structures not acquired for project improvements and compatible with the uses prescribed in the Urban Renewal Plan will be reviewed to evaluate rehabilitation needs. If the owners choose not

to rehabilitate their property in accord with the approved standards established by this Plan, the San Antonio Development Agency may undertake acquisition of that property. Rehabilitation may then be accomplished by the Agency with eventual disposal made to a successful bidder for the property. An alternative option to this procedure would be the resale of the property to a successful bidder with subsequent rehabilitation by the redeveloper being a requirement of the award.

5. Site Improvements - Site Improvements are activities which pertain to that portion of a parcel or right-of-way exclusive of the building structure and may be a cooperative effort by public and private entities.

B. USES

1. Proposed Land Use Plan - Exhibit U.R.P. 4, the Land Use Plan, diagrammatically locates and identifies general uses within the Vista Verde South Project Area.

a. Predominant Land Uses

(1) Industrial - Industrial uses will be located generally west of Frio Street where there will be ready access to major thoroughfares, railroads and expressways. Manufacturing, wholesaling, and warehousing activities are the present as well as projected uses within the area. Priority shall be given to new industrial activities which are labor-intensive in nature. There may be a need for landscaping to buffer and screen-out the industrial activities from the commercial area and shall be considered in both the design requirements and as specific solutions for individual industrial sites. In addition, shared or cooperative parking will be considered as specific design solution are developed.

(2) Commercial - Commercial activities will be developed along and east of Frio Street, with the major concentration of activities north of the proposed highway off-ramp. Multiple use is encouraged where feasible to provided high activity concentrations which helps the economics of investment return and as a natural source of policing for vandalism and crime. Shared or cooperative parking solutions may be considered in this also.

(3) Residential - Residential activities will be concentrated east of Frio Street and south of San Fernando Street. Residential components will offer both single-family and multi-family housing options for any resident who wishes to remain in this project area. Screening will be provided to buffer the housing components from the expressway and the commercial

activities. In addition, cul-de-sacs will be developed to provide an inward-orientation of the residences to create a maximized neighborhood environment and a minimum traffic flow.

b. Permitted Uses

(1) Industrial-Activities within the Light Industrial Zoning classification (I-1) will be allowed within the project area. Labor-intensive manufacturing will be encouraged, especially those which will employ low and moderate income individuals or who are willing to train such individuals. Salvage yards will not be permitted and open storage will be permitted only when thoroughly screened from the street.

(2) Commercial - New Commercial activities will generally correspond to the existing "K" zoning category with the exception of that area designated for neighborhood commercial activities which will be rezoned to the new B-2 category. Permitted uses in this area shall be activities such as a grocery store, pharmacy, laundry, barber or beauty shops, etc. Screening may also be required where needed between businesses and residential components.

(3) Residential - Residential development will be strictly limited. Those areas composed of single family residences will be rezoned to the "R-1" classification and the multi-family area will be rezoned to the "R-3" classification.

2. Traffic Circulation

a. External influences. The lack of easy access from I.H. 10 to the downtown area not only plagues the project area but also the Central Business District. The State Department of Highways and Public Transportation is proposing major changes to the expressway system which will greatly affect the project area. The proposed exit ramp from the I.H. 10 southbound lanes will provide a direct access into the project area from the freeway. In addition widening South Pecos Street to a major south-bound access road will aid traffic circulation and general access into the project area from the east.

(1) South Frio Street - The widening of South Frio Street to connect with the improvements already completed in the Vista Verde North area will allow unencumbered truck and car circulation and will act as the main north-south artery through the project area.

(2) El Paso Street - El Paso Street will be improved and made oneway (west-bound) to aid traffic circulation, Guadalupe Street will be converted to a one-way street (east-bound) and these two streets will serve as major arteries to the west side of the city.

also be major arteries within the project area and will especially improve access to the industrial sites.

(3) Neighborhood Streets - All interior streets will be widened and improved to provide the maximum in interior circulation for the project area. Interior circulation will be somewhat hampered by the existence of the many railroads tracks. Rail access, however, is an important component in this type of industrial development.

3. Land Acquisition Plan

a. Project Acquisition - Exhibit U.R.P. 3, Land Acquisition Map, designates those properties which will be acquired due to right-of-way needs, incompatible land uses, desires of the owner, or redevelopment requirements. Acquisition shall be accomplished in three phases to accommodate development and to minimize displacement of residents. Exhibit URP 5, approximates the number and type of parcels to be acquired in each phase of acquisition. Where existing business have indicated a desire to remain and rehabilitate and/or expand, the owner will have six months in which to finalize his financing and initiate renovation. If no progress has been made after that time, the Agency may find that the owner does not in fact intend to comply with his commitments to rehabilitate or expand. Should such a determination be made SADA may initiate acquisition proceedings on the property. Where land has been set aside for existing businesses they will be required to conform to rehabilitation and development time tables set out in Urban Development Action Grant Application.

b. Highway Improvement Acquisition - In order to minimize the disruption to the neighborhood, the acquisition of highway right-of-way will be included with the acquisition of lands for project activities, with reimbursement being made for all activities conducted by the San Antonio Development Agency for the State Department of Highways and Public Transportation. In many cases, parcels will be divided between the two types of land acquisition.

4. Rezoning Plan

At a time that will be appropriate for rezoning; i.e., after acquisition of properties and before disposition of a majority of the properties an application will be submitted for the rezoning of those areas of the project requiring rezoning. This action will protect the redevelopment efforts, especially the residential components, and strengthen the new character of the area. As previously mentioned those commercial areas requiring rezoning will be placed in the B-2 category, with restrictions as mentioned, while the

residential area will be rezoned R-1 and R-3.

C. GENERAL DEVELOPMENT REGULATIONS

1. Applicability and Duration of Controls

a. The provision of this plan is applicable to all land and improvements, whether rehabilitated or redeveloped, within the Project Area. Design, disposition and rehabilitation supplements shall apply to the entire Project Area unless otherwise specified.

b. The provision of this Plan and/or modifications thereof shall be effective for twenty-five (25) years from the date of City Council's approval of the original Vista Verde South Urban Renewal Plan. Subsequently, the controls may be extended for a five (5) year increment with the approval of the City Council.

2. Compliance with Laws and Ordinances

a. All land and building uses, as well as construction methods, shall adhere as much as possible to applicable laws, the ordinances and regulations of the City of San Antonio, and the criteria of the officially adopted Vista Verde South Urban Renewal Plan.

b. Where the codes, regulations, or requirements of the City of San Antonio are deemed excessive or too lenient from the standards required herein, restriction of the Plan shall apply.

3. Interpretation and Enforcement

a. Redevelopers shall agree that in the event of any question concerning the meaning of the standards, controls, or other provisions of this Plan the interpretation placed thereon by the San Antonio Development Agency shall be final and binding.

b. It shall be expressly understood that any non-compliance with the standards and requirements of this Plan, whether intentional or inadvertent, will necessitate implementation of procedures to either correct non-compliance or to terminate leases and/or proposed redevelopment plans of those involved in non-compliance and to initiate the return of the property to the San Antonio Development Agency.

4. Non-Discrimination

a. Redevelopers shall comply with all local, state, and federal laws prohibiting discrimination or segregation by reason of race, religion, color, sex, or national origin, in the sale, lease, or occupancy of property.

b. The above provision shall be made a covenant running with the land and shall be binding upon the redeveloper and every successor in interest

to the property.

5. Plan Approval and Design Review

a. The Vista Verde South Renewal Plan has been developed in such a manner that detailed studies, criteria and standards can be supplemented as they are needed. The sequence of Plan approval requires submission to the SADA's Board of Commissioners for its approval then to the City's Planning Commission for its approval, and after a public hearing is conducted, with prior advertisement of thirty (30) days which can run concurrently with the prior approvals, final approval is obtained from the City Council. Review presentations may be made at any time there is a request. Plan modifications will follow basically the same sequence.

b. Design control within the project area is essential to insure that rehabilitation, redevelopment, landscaping, site improvements, public improvements, and circulation methods will be visually and functionally beneficial to the neighborhood. Design control will be achieved through a review committee composed of members appointed by the Board of Commissioners of the San Antonio Development Agency.

(1) The committee will develop design criteria, review, make recommendations, approve or disapprove, and help in the coordination of the various redevelopment proposals.

(2) Review will include all phases of design development; starting with preliminary plans, progressing to detailed plans, and culminating in the final working drawings and specifications. Specifically, the review should be concerned with site planning, architectural layout, construction materials landscaping, access, street and sidewalk details, public facilities, advertising and identification signs, and any other feature and affects the physical appearance of the area.

(3) Approval of any plans by the review committee applies to all features shown on the drawings. Any subsequent additions, deletions, or other modifications are required to be submitted in writing. Written approval by the committee shall be submitted to the redeveloper before construction of the original plans or any subsequent modification can begin. This notice can be in the form of a concurrence memorandum for the issuance of a building permit.

6. Handicapped Access

All newly constructed buildings within the project area will be subject to the provisions of The Texas State Program for Preventing Architectural

Barriers (S.B. 778). Design requirements for compliance will be determined for each structure during the review process, and compliance will be required for applicable buildings. Existing facilities, especially commercial facilities, undergoing substantial rehabilitation will be encouraged to remove architectural barriers wherever it is economically and structurally practical.

7. Maintenance of Property and Structures

a. All property is to be continuously maintained in a clean and sanitary manner. Weeds are to be cut and debris and building materials are not to be stored or piled on the premises except during construction, and the contractor must abide by all safety considerations.

b. Permanent outside storage is permitted only when there is screening of the storage from the streets. Storage areas shall be kept free of weeds, rodents and other environmental deterrents, and shall not be allowed to become an anomaly in the area.

c. Buildings and any other structural appurtenances shall be maintained aesthetically as well as structurally.

8. Advertising (Sign Control)

a. All advertisements within the project area must be visually attractive, mechanically sound, and not detrimental or distasteful to adjacent properties or the area as a whole due to size, shape, color, brightness, arrangement, or noise.

b. New signs must receive approval of the design review committee before installation. Signage must be suitably integrated with the architectural theme (design details of the establishments) and the nature of the products or services conducted in the corresponding building.

9. Parking and Service Loading

a. These facilities shall be developed as an element of an overall site design.

b. Pedestrian connections between parking areas and commercial uses shall be easily identifiable and protected for safety, comfort, and ease of access. Loading areas shall be separated from pedestrian activity.

c. Landscaping shall be an integral part of the parking and loading areas. It will soften, shade and reduce glare from the parked vehicles. Cooperative or shared parking may be considered with specific design solutions.

10. Site Features

a. Site features entail natural or man-made improvements. Particularly important are topographic, floral, architectural, and other structural features.

b. The appeal and character of individual parcels shall be preserved to the maximum extent by retaining and protecting existing trees and other significant features. Exceptions may be granted as necessary for public improvements or in redevelopment areas.

(1) Retention of trees applies to all types over 4" caliper, especially to slow growing species. Incompatible type trees can be removed; however justification to do so shall be submitted to the Design Review Committee for approval. A site survey indicating tree size and type will be required of the redeveloper before review.

(2) Other significant features, previously unidentified, shall be presented by the developer as they are discovered. The Design Review Committee's lack of knowledge of a particular feature does not absolve the redeveloper from making its existence known and submitting it for review.

c. Site features that are destroyed without approval from the committee shall be replaced. Trees that are removed shall be replaced with a like kind and size, in close-proximity to the previous tree location.

11. Environmental Considerations

a. Noise factors - Building orientation and material shall relate to types of uses and their need for protection from noise sources; especially, if use is sensitive to noise disruptions; i.e. railroad, expressway, loading and unloading, etc.

b. Ambient quality - Additional flora and landscaping will reduce heat, glare, and provide a more inviting atmosphere.

12. General Property Rehabilitation Standards

a. Non-Residential Property Rehabilitation Standards, URP 7.

b. Residential Rehabilitation Standards, URP 8.

c. Guide to Historic Rehabilitation, URP 9.

D. SPECIFIC DEVELOPMENT REGULATIONS

1. Land Disposition and Building Rehabilitation Supplements

The approved Vista Verde South Urban Renewal Plan will be supplemented by appropriate controls or standards imposed on all properties to be resold. These controls and standards will assure sound and compatible redevelopment, protect redevelopers, and comply with State and Local Laws.

a. Prior to the advertising for bids on the sale of any real property the City Council, by ordinance, shall adopt as part of the specifications in the general plan for improvement, those conditions that will be binding upon the purchases, his heirs, assigns or successors in title as the case may be.

b. Prior to allocating loans for the rehabilitation of structures the City Council, by ordinance, shall adopt as part of the specifications in the general plan of improvement, the conditions that will be binding upon the proeprty owners for the rehabilitation of property.

2. Plan Supplement and Amendment

The approved Vista Verde South Urban Renewal Plan may be modified at any time, provided that modifications affected after the lease or sale of real property in the Project Area shall be subject to such rights at law or in equity as a lease or purchaser, or his successors in interest may be entitled. Written concurrence of the Plan modification shall be secured from all redevelopers determined to be affected by change.

If any proposed modification os the Urban Renewal Plan should affect the street layout, land use, public utilities, zoning open space, and density, then such modification shall not be made until it has been submitted to the Board of Commissioners of the Urban Renewal Agency and the Planning and/or Zoning Commissioner of the City of San Antonio for review and recommendation which shall be submitted by resolution bo the City Council. Modifications may be instituted after approval by the Council.

3. Design Controls

Each proposal for redevelopment will be reviewed indiv'ually for conformance to standards. These standards will be developed as appropriate to individual parcels and structures, prior to formal bidding and review of submissions.

a. Rehabilitation Design Criteria will be developed prior to approval of the first rehabilitation loans. These may be differencnt for different types of development or construction.

b. New Development Criteria will be developed for separate activity areas for the applicable period.

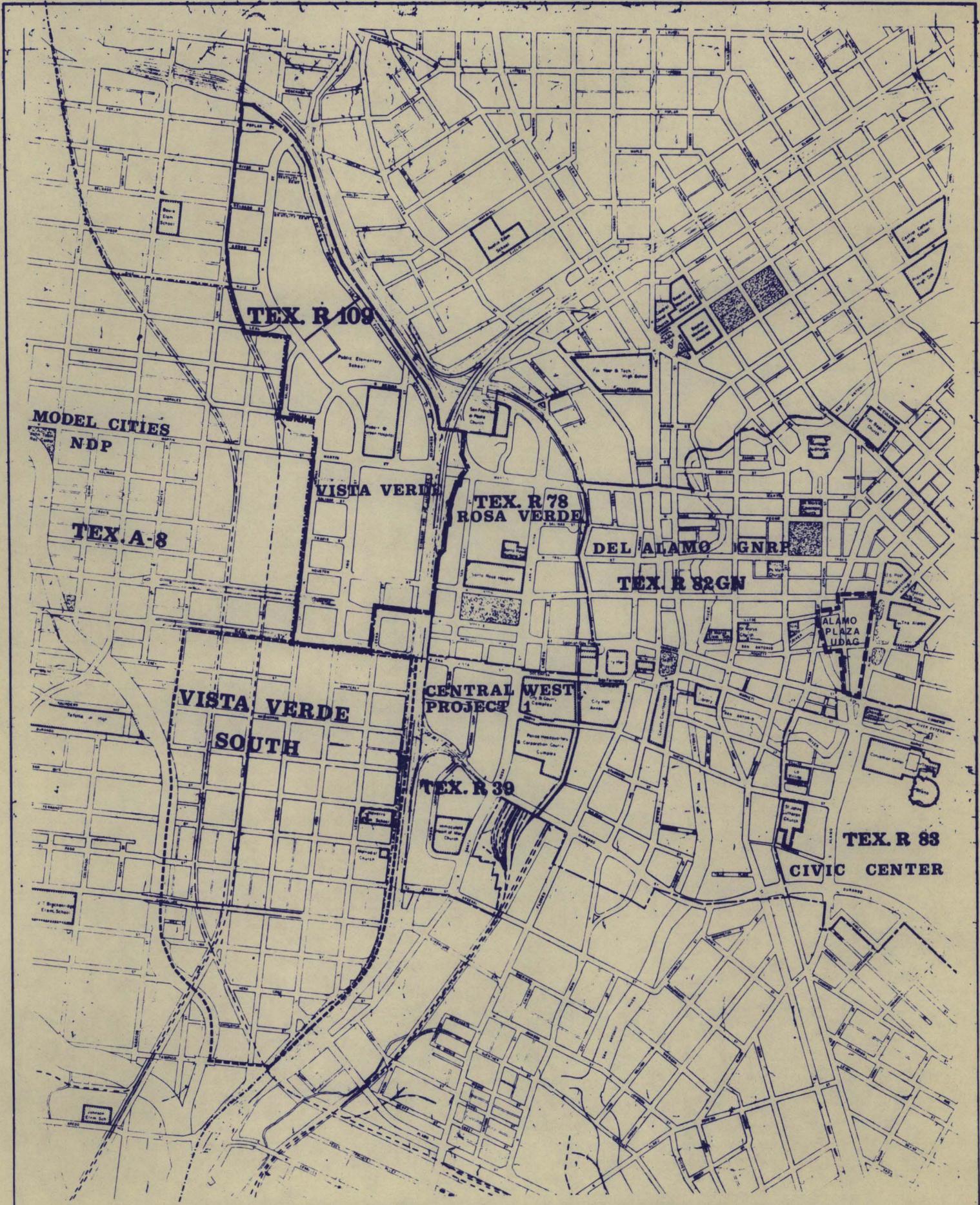
4. Redevelopers Obligation

Integral to all agreements and conveyances for the disposition and rehabilitation of any part or any parcel, of land in the Project Area, will be an agreement by redevelopers, their successors in interest, lessees or assignees to observe all provisions and terms of this Urban Renewal Plan; develop the property within stated time limits; and to cooperate fully in the renewal effort.

SUPPLEMENTARY EXHIBITS

VISTA VERDE SOUTH URBAN RENEWAL PLAN

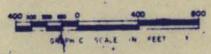
1. Vista Verde South Neighborhood Map
2. Existing Land Use Map
3. Land Acquisition Map
4. Disposition Map
5. Relocation Plan
6. Citizen Participation Plan
7. Non-Residential Rehabilitation Standards
8. Residential Rehabilitation Standards
9. Guide to Historic Rehabilitation



VISTA VERDE SOUTH



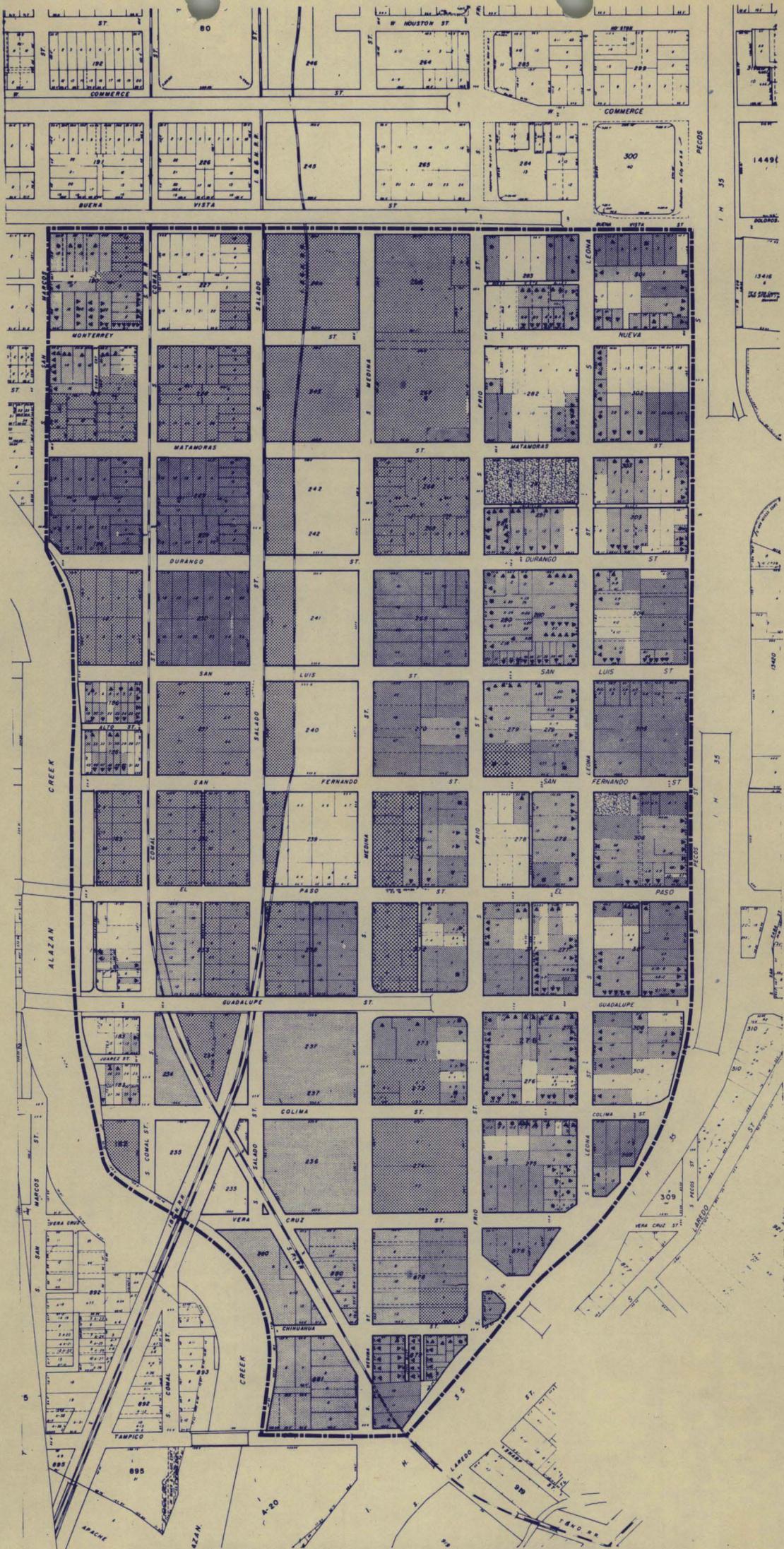
NEIGHBORHOOD MAP



MAP NO.

CODE NO.
212

URBAN RENEWAL AGENCY OF THE CITY OF SAN ANTONIO · BEXAR COUNTY, TEXAS



VISTA VERDE SOUTH

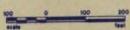
LEGEND: EXISTING LAND USE

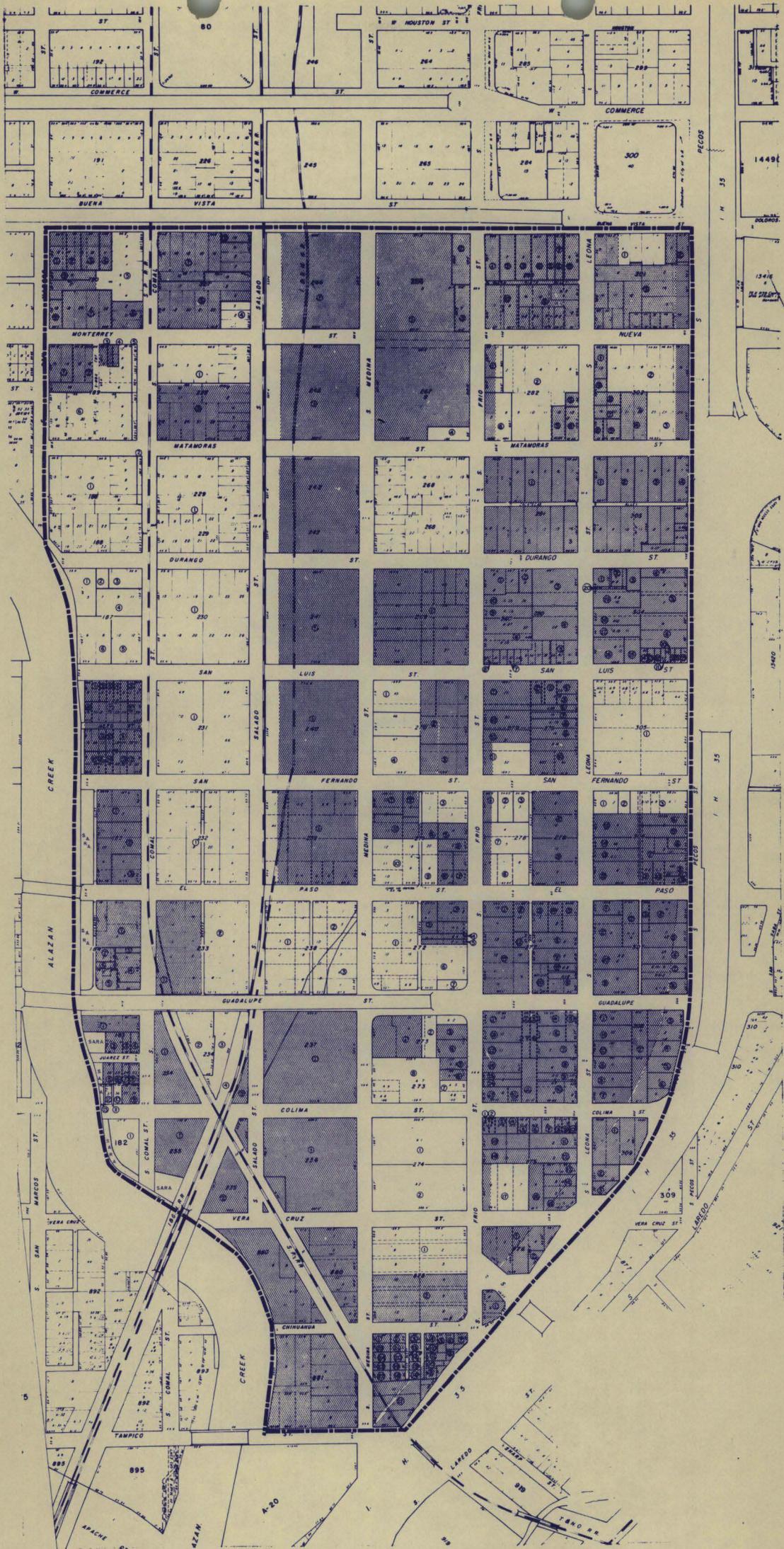
- USE:**
- RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - PUBLIC
 - SALVAGE
 - VACANT

- CONDITION:**
- NON-REHABITABLE
 - REHABITABLE
 - STANDARD



NOTE
ALL DIMENSIONS ARE BASED ON
PRELIMINARY CALCULATIONS AND
ARE SUBJECT TO CHANGE UPON
FINAL ENGINEERING





VISTA VERDE SOUTH

LAND ACQUISITION

- ACQUISITIONS FOR PROJECT DEVELOPMENT
- ACQUISITIONS FOR HIGHWAY IMPROVEMENTS (PRELIMINARY)

NOTE
ALL DIMENSIONS ARE BASED ON
PRELIMINARY CALCULATIONS AND
ARE SUBJECT TO CHANGE UPON
FINAL ENGINEERING



RELOCATION PLAN
FOR THE
VISTA VERDE SOUTH URBAN RENEWAL PLAN
EXHIBIT 5

VISTA VERDE SOUTH
U.D.A.G. PROJECT

RELOCATION PLAN

Prepared By:

SAN ANTONIO DEVELOPMENT AGENCY

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RELOCATION PLANS

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- IV. Description of General Characteristics of Families, Individuals and Businesses to be Displaced
- V. Relocation Budget

GENERAL POLICIES AND REQUIREMENTS

All relocation activities which occur in an area governed by H. U. D. regulations shall be covered by the following general policies and requirements as outlined in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, H. U. D. regulations and the Relocation Plan adopted by the San Antonio Development Agency.

1. No family or individual will be displaced from their residence by a project of activity included in a program until proper and necessary arrangements have been made for that family or individual to occupy suitable relocation housing within a reasonable time or said family or individual has refused a reasonable choice of identified suitable relocation housing. If eviction becomes necessary it will be carried out in accordance with state and local law and the approved relocation standards. Relocation housing listed for referral will be considered suitable only when it: (1) is available on a non-discriminatory basis; (2) meets the physical and occupancy relocation standards; and (3) is within the financial means of the family or individual.
2. Business concerns and non-profit organizations displaced by projects or activities included in the Relocation Program will be provided with services and assistance to aid in their satisfactory re-establishment.

RELOCATION HOUSING AND ABILITY TO-PAY STANDARDS

The Relocation Plan will include a detailed statement of physical standards to be applied. Basic housing standards in conformity with local housing codes will be applied as criteria for determining whether a residence constitutes suitable relocation housing.

Standards for permanent relocation housing will include provisions for location in neighborhoods containing adequate commercial and community facilities, including transportation facilities serving major sources of employment. Permanent relocation housing will not be in a neighborhood slated for clearance in the near future, or in a neighborhood characterized by significant environmental deficiencies, if these conditions are not being remedied, or are not scheduled to be remedied in the immediate future, by appropriate governmental or private action.

A displacee will not be expected to pay more than 25% of his annual gross income for rent and utilities, excluding telephone service.

RELOCATION PROCEDURES AND OPERATING REQUIREMENTS

The Relocation phase of the U. D. A. G. Project will be undertaken concurrently with acquisition, after approval of the Relocation Plan by the

Relocation Program and Operating Requirements:

1. Administrative Organization and Staffing

Relocation activities will be handled through the Relocation Department of the San Antonio Development Agency, whose personnel are already experienced in the problems resulting from displacement of people from sites acquired for public use.

The administrative structure for provision of services is as follows:

The Director as chief executive officer of the S.A. Dev. Agency has primary responsibility for all its services and function.

Relocation counselors working in designated areas will be familiar with community services offered in San Antonio and Bexar County and will make referrals to service agencies as may be necessary or expedient.

There is one business located in the project area which will be provided with all possible relocation assistance.

2. Information Program - Informational Statements:

The Relocation Staff will distribute an Informational Statement to all families individuals, and businesses displaced because of a project or other activity in the program. The information statement will clearly and completely describe the purpose policies and procedures of the relocation program and the services, aids and payments available to displacees.

INFORMATIONAL STATEMENT FOR FAMILIES AND INDIVIDUALS

1. Identification of areas in which displacement may occur.
2. Statement of the purpose of the relocation program and brief indication of the services and aids available.
3. Assurance that no family or individual will be required to move until that family or individual has chosen and has acquired the present right to occupy suitable relocation housing or has refused a reasonable choice of identified suitable relocation housing.
4. Encouragement to site occupants to visit the relocation office to cooperate with the relocation staff, to seek their own standard rehousing accommodations, and to notify the relocation office prior to their move if they move on their own initiative.

5. A description of what constitutes standard housing.
6. A statement that relocation payments may be made only after completion of the move and that claims must be filed with the relocation agency within six (6) months after displacement.
7. An indication of the availability of relocation payments and the general eligibility criteria for residential occupants.
8. Address and hours of the relocation office (s).
9. Information as to Real Estate Agencies, Brokers, and Boards in the area which deal in residential property that might be appropriate for the relocation of displaced individuals or families.

RELOCATION HOUSING AND ABILITY-TO-PAY STANDARDS

A. Relocation Standards for Families

No dwelling unit will be recommended by the San Antonio Development Agency for permanent and/or temporary relocation housing unless the unit meets the following basic elements of housing standards.

1. Every dwelling shall have 150 square feet of floor space for the first occupant and at least 100 square feet for each of the next three occupants and at least 75 square feet for each additional occupant.
2. Available sleeping room shall have at least 70 square feet of floor space for the first occupant and 45 square feet of floor space for each occupant 12 years of age and over and at least 35 square feet of floor space for each occupant under 12 years of age.
3. At least $\frac{1}{2}$ of the floor area of every habitable room shall have a ceiling of at least seven feet (7').
4. Walls, ceilings and floor must be in good repair.
5. Every habitable room shall have at least one window or skylight which can be easily opened, an exhaust fan or other devices that will adequately ventilate the room.
6. Porches and railings must be firm and in good condition.
7. Every dwelling unit must have kitchen facilities, a lavatory basin, a bathtub or shower and a flush water closet for the exclusive use of the family.
8. Every dwelling unit must have hot and cold running water that is connected with adequate plumbing and is in working order.
9. Premises must be free of rats and vermin.

10. Every dwelling must have effective protection against flies, mosquitos and other insects.

11. Every bathroom and kitchen must have at least one outside window or be otherwise adequately ventilated.

12. Premises must be free of accumulation of filth, refuse, garbage and debris.

13. Stairways and doorways must be free of debris.

14. Premises must be free of dangerous or inflammable materials.

15. Every dwelling unit shall be provided with means of egress leading to safe and open space at gound level.

16. Every dwelling unit must have an adequate and sage wiring system for lighting and other electrical services.

17. Each habitable room shall have provisions for a gas outlet, if adequate heating facilities are not otherwise provided.

18. Table of Bedroom Requirements

<u>Size of Family</u>	<u>Number of Bedrooms Required</u>
1	0 or 1
2	1 or 2
3	1 or 2
4	2 or 3
5	3 or 4
6	3 or 4
7	3 or 4
8	3 or 4
9	4 or 5
10	4 or 5
11	5 or 6
12	5 or 6

Relocation Standards for Individuals in Rooming Houses:

1. Each dwelling designed or intended to be used as a rooming house shall contain as a minimum the following sanitary facilities and equipment.

WATER CLOSETS	URINALS	LAVATORIES	TUB OR SHOWERS
1 for each 10 persons (Male)	1 for each 25 persons	1 for each 12 persons	1 for each 8 persons
1 for each 8 persons (Female)	Installation of female urinals optional	1 for each 12 persons	1 for each 8 persons

2. The minimum requirements for lights and ventilation as set forth in the Relocation Standard for Families shall apply to each rooming unit within each rooming house.

3. The minimum standards for space, use and occupancy as set forth in the Relocation Standards for Families shall apply to each rooming unit within a rooming house.

4. Every dwelling used or intended to be used as a rooming house shall be provided with a means of egress as required by the City of San Antonio Building Code.

B. Occupancy and Number of Bedrooms

The housing unit shall be of sufficient size and arrangement to provide privacy of sleeping accommodations according to age, sex and relationship of family members. The following criteria has been established to assist in determining the number of bedrooms required by a family.

1. With the exception of a dormitory bedroom no more than two persons of the same sex shall be assigned to one bedroom.
2. Two persons of opposite sex will be assigned separate bedrooms, except when married or when under 6 years of age.
3. An infant under the age of two years is not considered an eligible family member requiring a separate bedroom.
4. When one of two children of opposite sex has attained the age of six (6) years he or she will be assigned a separate bedroom.
5. Deviation from the above criteria may be justified when factors of health and/or advanced age, 75 years and over, deem separate sleeping accommodations advisable.
6. The number of bedrooms required by a family will be the age, sex and relationship of family members according to the criteria mentioned above and illustrated by the following schedule. (Please note that this schedule may vary according to the individual family; however, the criteria listed in (1) through (5) will not be violated.)

Size of Family

Number of Bedrooms Required

1	0 or 1
2	1 or 2
3	1 or 2
4	2 or 3
5	3 or 4
6	3 or 4
7	3 or 4
8	4 or 5
9	4 or 5
10	4 or 5
11	5 or 6
12	5 or 6

C. Standards of Location

Relocation housing will be accessible to places of employment of those persons being relocated and will be in neighborhoods which contain and/or are convenient to commercial and community facilities and which are no less desirable than the area from which the family or individual was relocated. The Relocation Agency will give primary consideration to the location preference of each involved family, individual or business when making housing referrals.

RELOCATION ASSISTANCE

A. Determining Relocation Needs

Relocation counselors will interview each family and individual at the earliest possible time to obtain specific information regarding relocation needs and preferences. This information, which will be kept confidential to insure the privacy of those being interviewed, will be used to determine the specific type of housing which is needed and desired, the preferred location for such housing, the type of assistance needed, and to make definite plans for the provision of appropriate services. Relocation counselors will keep in continuous contact with those families and individuals to insure successful relocation in each case.

B. Relocation Office

The San Antonio Development Agency is at 418 S. Santa Rosa. Office hours are from 8:00 a.m. to 5:00 p.m., Monday through Friday. The telephone number is 225-6833.

C. Sources of Available Relocation Housing

Existing Private and Public Housing:

1. Notification of Vacancies:

Local realtors, contractors, builders and VA and FHA will be familiarized with the relocation procedures of the S.A. Dev. Agency. Arrangements have been made with these resources prior to the actual execution of relocation activities in order to obtain listings, notifications of vacancies, referrals, preferences and inspections of housing available to persons being relocated.

Listings maintained by the San Antonio Development Agency will not include housing units which are scheduled for clearance under any type of governmental activity which is in planning or in actual execution.

2. Information on Size and Rent Available Unit

A vacant dwelling record listing vacancies by the size and by the rental or sales price will be kept on all dwellings available for relocation purposes. Listings will be obtained from the sources cited above as well as from local news media and neighborhood canvassing.

Listings maintained by the Relocation Department also will include the names and addresses of Real Estate Agencies, Brokers and Real Estate Boards near the project areas, which deal in property appropriate as a relocation source and available on a non-discriminatory basis.

3. Referrals

Families and individuals will be referred by the San Antonio Development Agency to available standard, private or public rental and sales housing within any desired area of the community. If the family or individual meets the necessary qualifications and if this is desirable as far as the family or individual is concerned referrals will be made to sponsors and managers of Section 221 (d), 3 Housing, Section 236 Housing, F.H.A. listings of insured housing and/or low rent public housing. All such referrals will be in writing and, whenever necessary or expressly desired, relocation counselors will accompany and provide transportation for visits to relocation housing.

4. Admission Preferences and Income Limits for the Housing Authority of the City of San Antonio

Families and individuals displaced by a project of the program who meet the admissions standards and desire to relocate into low-rent public housing will receive priority over other applicants. Income limits for admission of these families and individuals to public housing are as follows:

Limits of Annual Income for Initial Occupancy

1 person	\$ 4,600.00
2 persons	5,200.00
3 persons	5,700.00
4 persons	6,200.00
5 persons	6,600.00
6 persons	7,000.00
7 persons	7,300.00
8 persons	7,600.00
9 persons	7,800.00
10 persons	8,000.00

Limits on Annual Income for Continued Occupancy

1 person	\$ 5,750.00
2 persons	6,250.00
3 persons	6,840.00
4 persons	7,740.00
5 persons	7,920.00
6 persons	8,400.00
7 persons	8,760.00
8 persons	9,120.00
9 persons	9,360.00
10 persons	9,600.00

Relocation counselors will work closely with the Housing Authority of the City of San Antonio on the availability of relocation housing in regular Public Housing Authority units (FHA units-Section 23).

5. Assistance to Prospective Homebuyers

It is the Relocation Agency's intention to encourage people who desire to purchase a home to do so only if such a transaction is within their financial means and meets low-cost housing program requirements. The Housing and Urban Development Act of 1968 has authorized a broader homeownership assistance program (Section 235) and broadened FHA financing for these income level families. Relocation counselors of the San Antonio Development Agency will assist eligible families or individuals in applying for any conventional FHA or VA loan, or for any of the homeownership assistance programs that exist in the City of San Antonio. New changes concerning the 221 (d) (3) housing application, covering individuals over 62 years of age or who are physically handicapped will also be explained to those persons eligible for such assistance.

6. Coordination of Community Services to Improve the Relocation Process

The relocation process involves much more than assisting a family or individual in moving from one housing unit to another or a business concern from one location to another. It also involves assistance in social and economic aids which exist among residents to be relocated.

Referrals to existing social service agencies will be made by the relocation counselor in contacting the appropriate agency and follow-up visits with the displacees will be made to insure that assistance is being received. Relocation counselors will also refer the residents to neighborhood service facilities.

7. Eviction Policy

If it becomes necessary for the displacing body or a private landlord within the boundaries of a project to resort to eviction proceedings as a result of acquisition, the Relocation Agency will render any assistance that might be helpful in effecting a satisfactory relocation.

8. Relocation Payments

A. All relocation payments will conform to the provisions of P.L. 91-646, the Uniform Relocation and Land Acquisition Policies Act of 1970. These payments will be made available to all eligible persons displaced by the projects.

B. Types of Relocation Payments Available

1. Actual Reasonable Moving Expenses: A family or individual who elects to receive a relocation payment for actual reasonable moving expenses shall be paid the full amount of eligible expenses incurred.
2. Fixed Payment and Dislocation Allowance: A family or individual who elects to receive a fixed payment in lieu to actual reasonable moving expenses shall be paid the total of:
 - a. An amount, not to exceed \$300.00, determined in accordance with approved schedules, based on number of rooms of furniture, and
 - b. A \$200.00 dislocation allowance
3. Replacement Housing Payment for Homeowners: The Replacement Housing Payment for Homeowners is to provide assistance to displaced owner-occupants to purchase comparable suitable replacement dwellings. It may be in an amount not to exceed \$15,000 which may include a differential payment, an interest payment and an incidental expense payment. The amount of the payment will be computed by a relocation counselor using H. U. D. guidelines and regulations. There is no time limit for occupancy before the payment can be made.
4. Replacement Housing Payment for Tenants and Certain Others: The Replacement Housing Payment for Tenants and Certain Others is to provide assistance to displaced families and individuals in renting or purchasing comparable suitable replacement dwellings. Where appropriate eligible families and individuals are encouraged to become homeowners.

It may be in an amount not to exceed \$4,000.00 and may be either (a) a payment to assist a displaced person in making a down payment toward the purchase of a replacement unit or (b) a payment to assist a displaced person in the rental of a replacement housing unit for a period not to exceed four years. There is no time limit for residency before the payment can be made.

C. Time Limits

Claims for relocation payments must be submitted to the Relocation Agency within a period of time not to exceed six (6) months. All requirements of PL 91-646 will be followed.

COMMUNITY DEVELOPMENT
INFORMATIONAL STATEMENT
TO FAMILIES AND INDIVIDUALS
THIS IS NOT AN EVICTION NOTICE

I. General Statement

This statement is one of a number of communications we are sending you to keep you informed about activities planned in the Urban Development Action Grant Project. As you may know, you are located in one of the project areas. The activities in this area are being carried out by our Agency, the San Antonio Development Agency.

Your property may be purchased for a project in this program in the near future. A 90-day letter giving written notice from the San Antonio Development Agency will be mailed or delivered to you before you are required to vacate the premises.

Please be assured that we will try to help you find other facilities suitable to your needs and requirements and that we will provide other aids and services to ease the problems of relocation that you may encounter.

Let me assure you that all replacement housing available on the market is open to all persons regardless of race, color, religion or national origin in a matter consistent with Title VIII of the Civil Rights Act of 1968. If you should need assistance in filing a complaint in regard to the above mentioned Act, this Agency will assist you.

In order that assistance may be given, members of our relocation staff will keep in close contact with you through visits to your home, or through interviews in the Agency office. All interviews by department staff will be solely for the purpose of gaining information that will aid them in finding you a place to live that will be satisfactory for your needs and at a price that you can afford. All information will be kept strictly confidential.

One of the most important aspects of the project is the provision of relocation assistance to those who will be displaced by project activities. In this connection we want to tell you about the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, which was signed into law on January 2, 1971.

Eligibility for relocation is based on the date of displacement as defined in H.U.D. regulation. In brief, the date is related to the dates we acquire the property that you occupy or give official notice of intent to acquire it. Because a move prior to that date specified in H.U.D. regulations may jeopardize your eligibility for a relocation payment, we urge you to check with us before making any move.

2. Relocation Payments and Assistance

Moving Expense Payment for Families and Individuals

Payments for moving and related expenses are intended to cover expenditures which families and individuals incur in moving themselves and/or their personal property. Unlike business concerns and farm operations, families and individuals are not entitled to payments for actual direct loss of property. However, it should be noted that a payment for actual moving expenses includes insurance premiums covering loss and damage of personal property while in storage or transit, and property lost or damaged in the process of a move.

A family or individual who meets the basic eligibility requirements may elect to receive either (a) a payment for actual reasonable moving expenses, or (b) a fixed payment up to \$300 plus a dislocation allowance of \$200.

Actual Reasonable Moving Expenses: A family or individual who elect to receive a relocation payment for actual reasonable moving expenses shall be paid the full amount of eligible costs incurred.

Fixed Payment and Dislocation Allowance: A family or individual who elects to receive a fixed payment in lieu of actual reasonable moving expenses shall be paid the total of:

- (1) An amount, not to exceed \$300, determined in accordance with approved schedules based on number of rooms of furniture, and
- (2) A \$200 dislocation allowance.

On the basis of the approved Fixed Relocation Payments Schedule, displaced persons shall be compensated according to the number of rooms of furniture to be moved. An allowance may be made for moving articles stored in attics, cellars, or garages. The San Antonio Development Agency staff will determine by inspection whether the articles so stored may warrant the addition of a room in computing the amount of the fixed payment. Abandoned articles, or articles to be abandoned, may not be taken into consideration in making this determination. An advance Dislocation Allowance may be made to a claimant who elects to receive a fixed payment for moving expenses if the relocation staff determines that a hardship exists.

Temporary Move: If a displaced person who is temporarily moved elects to receive a fixed relocation payment and dislocation allowance at the time of the temporary move,

only actual moving expenses may be paid for the permanent move. Only one dislocation allowance may be made to a displaced person.

Limitations for Joint Occupants of Single-Family Dwellings: If individuals (not a family) are joint occupants of a single-family dwelling, each eligible claimant is entitled to actual moving expenses. If the individuals elect to receive a fixed payment and more than one claim is submitted, the amount of the fixed payment and the dislocation allowance must be prorated among the claimants. The total of fixed payments and the dislocation allowances made to all such claimants moving from a single-family dwelling shall not exceed the total applicable to a single individual.

Replacement Housing Payment for Homeowners

The Replacement Housing Payment for Homeowners is to provide assistance to displaced owner-occupants to purchase comparable suitable replacement dwellings. It may be in an amount not to exceed \$15,000, which may include a differential payment, an interest payment, and an incidental expense payment. The amount of the payment will be computed by a relocation counselor using H.U.D. guidelines and regulations.

Eligibility Requirements: A family or individual who meets the basic eligibility requirements set forth in H.U.D. regulations may be eligible for a Replacement Housing Payment for Homeowners if the following requirements are met:

(1) The family or individual is displaced from a dwelling acquired for the project, or demolished (in accordance with City Codes) in connection with the project.

(2) The family or individual purchases and occupies a standard replacement dwelling within one year after the date on which he receives the final payment from the San Antonio Development Agency of all costs of the acquired dwelling or the date on which he moves from the acquired dwelling, whichever is later.

There are time limits for residence in the acquired dwelling in determining eligibility for the Replacement Housing Payment for Homeowners.

Replacement Housing Payment for Tenants and Certain Others

The Replacement Housing Payment for Tenants and Certain Others is to provide assistance to displaced families and individuals in renting or purchasing comparable suitable replacement dwellings. When appropriate, families and individuals are encouraged to become homeowners.

It may be in an amount not to exceed \$4,000 and may be either (a) a payment to assist a displaced person in making a down payment toward the purchase of a replacement

unit, or (b) a payment to assist a displaced person in the rental of a replacement housing unit for a period not to exceed four years.

Eligibility Requirements: A family or individual who meets the basic eligibility requirements may be eligible for a Replacement Housing Payment for Tenants and Certain Others if the following requirements are met:

(1) The family or individual is displaced from a dwelling acquired for the project or demolished (in accordance with City Codes) in connection with the project

(2) The family or individual rents, or purchases and occupies, a standard replacement dwelling.

Limitation - Joint Occupants of Single-Family Dwellings: If individuals (not a family) are joint occupants of a single-family unit acquired and/or demolished for a project, each eligible claimant shall be paid a prorated share of the total payment applicable to a single individual. The total payment made to all such claimants shall not exceed the total applicable to a single individual.

The relocation counselor working with you will need your help in qualifying you for any of the above payments. Your complete assistance is solicited. The counselor can answer your questions should you have any. Once you complete a claim and furnish all the requested information, he will complete the review and request that your claim be processed.

The San Antonio Development Agency is solely responsible for the payment of the above claims and urges you to work closely with your counselor. It is this agency's desire that each displacee be given every opportunity to obtain safe, sanitary, and decent standard housing and make claim for the financial benefits for which he might be eligible. No person lawfully occupying property will be required to move without at least 90 days written notice from the San Antonio Development Agency.

When it becomes necessary for you to move, the replacement unit must meet the requirements of the San Antonio Development Agency Replacement Housing standards. In order to qualify for financial assistance, those families who find new homes for themselves, without the help offered by the San Antonio Development Agency, should seek only those dwellings which are decent, safe and sanitary according to the criteria included in the following section and that are within their financial means.

3. Relocation Standards for Families

Physical and Occupancy Standards

(1) Each dwelling unit shall have 150 square feet of floor space for the first occupant, and at least 100 square feet for each of the next three occupants and at least 75 square feet for each additional occupant.

(2) Available sleeping room for one occupant shall have at least 70 square feet of floor space and every room occupied for sleeping purposes by more than one occupant shall contain at least 45 square feet of floor area for each occupant 12 years of age and at least 35 square feet of floor space for each occupant under 12 years of age.

(3) At least $\frac{1}{2}$ of the floor area of every habitable room shall have a ceiling of at least 7 feet.

(4) Walls, ceilings and floors must be in good repair.

(5) Every habitable room shall have at least one window or skylight which can be easily opened, or an exhaust fan or other devices that will adequately ventilate the room.

(6) Porches and railings must be firm and in good condition.

(7) Every dwelling must have hot and cold running water that is connected with adequate plumbing and is in working order.

(8) Every dwelling unit must have kitchen facilities, a lavatory basin, a bathtub or shower and a flush water closet for the exclusive use of the family.

(9) Premises must be free of rats and vermin.

(10) Screens must be provided on all windows, and doors opening directly to the outdoors.

(11) Every bathroom and kitchen must have at least one outside window or be equipped with an approved ventilation system.

(12) Premises must be free of accumulation of filth, refuse, garbage and debris.

(13) Stairways and doorways must be free of debris.

(14) Premises must be free of dangerous or inflammable materials.

(15) Every dwelling unit shall be provided with means of egress leading to safe and open space at ground level.

(16) Every dwelling unit must be provided with a heating system capable of maintaining room temperatures of 70°F.

(17) Table of Bedroom Requirements:

Size of Family	Number of Bedrooms Required
1	0 or 1
2	1 or 2
3	2 or 3
4	2 or 3
5	3 or 4
6	3 or 4
7	3 or 4
8	4 or 5
9	4 or 5
10	4 or 5
11	5 or 6
12	5 or 6

Relocation Standards for Individuals in Rooming Houses

Each dwelling designed or intended to be used as a rooming house shall contain, as a minimum, the following sanitary facilities and equipment:

	<u>Water Closets</u>	<u>Urinals</u>	<u>Lavatories</u>	<u>Tubs or Showers</u>
MALE	1 for each 10 persons	1 for each 24 persons	1 for each 12 persons	1 for each 8 persons
FEMALE	1 for each 8 persons	Installation of female urinals optional	1 for each 12 persons	1 for each 8 persons

The minimum requirements for light and ventilation as set forth in (6) through (9) of the Relocation Standards For Families, shall apply to each room unit within a rooming house.

The minimum standards for space, use and occupancy as set forth in (16) through (2) in the Relocation Standards for Families shall apply to each rooming house.

Every dwelling used or intended to be used as a rooming house shall be provided with means of egress as required by the City of San Antonio Building Code.

Should it become necessary for you to move into a temporary dwelling because of temporary scarcity of permanent housing accommodations, it will remain the responsibility of this agency to aid you, at a later date, to find permanent quarters which come within the above mentioned local housing regulations and which otherwise meet your needs.

Some of you may be eligible for public housing. Arrangements have been made so that those who are eligible will be given top priority by the local Housing Authority for admission to these projects. The Department staff will be glad to discuss low-rent public housing with you. Also, F. H. A. Form 3476 will be provided to displaced persons to indicate their priority for other types of housing.

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The Relocation Staff of this Department will do all in its power to assist you in your relocation at the earliest possible time to housing which is standard and which meets your needs.

Relocation Grievance Procedures

A grievance procedure has been set up to take care of complaints from displaced within the project area. All complaints will be heard and taken into consideration.

Since this Department is held responsible and accountable for the relocation of families in project areas, it is very important that we are kept informed of the new address to which you move. It is hereby requested that you, upon finding new living quarters, contact the San Antonio Development Agency and give the following information: family name, present or previous address and new address.

Again let us assure you that this Department and the Relocation Staff will do all in its power to relocate you to a dwelling that is safe, sanitary and decent meeting your personal needs. No person lawfully occupying property will be required to move without at least 90 days written notice from the San Antonio Development Agency.

Any person desiring relocation assistance should contact our office located at 418 S. Santa Rosa, telephone number 225-6833. Members of the relocation staff will be present at the office from 8:00 a.m. to 5:00 p.m., Monday through Friday of each week or by private appointment at other times. You should feel free to visit us at any time to discuss any problems that you may have in regard to relocation.

Robert Moore
Manager Relocation Department

Information Statement

TO ALL BUSINESSES
AND NON-PROFIT ORGANIZATIONS

THIS IS NOT AN EVICTION

I. General Statement

This is one of a number of communications we are sending you to keep you informed about activities planned and carried out in your area. As you may know, you are located in the Urban Development Action Grant Project. The activities in this area are being carried out with assistance from the Housing and Urban Development.

Your property may be purchased for a Capitol Improvement Project in the near future, and it may be necessary for you to consider a move to another location. However, you will be given as much advance notice as possible before being required to vacate your present building. A 90 day letter giving written notice from the San Antonio Development Agency will be mailed to you before you are required to vacate the premises.

Please be assured that we will try to help you find other facilities suitable to your needs and requirements and that we will provide other aids and services to ease problems of relocation that you may encounter.

With the aid and cooperation of property management firms, the Relocation Department will refer businesses to those Real Estate Brokers and management firms having listings of vacant properties for sale or lease. We will try to enlist full cooperation with lending institutions in providing mortgage assistance to business concerns. You may contact them directly or request a member of our relocation staff to do so on your behalf.

II. Relocation Office

The address of the San Antonio Development Agency is 418 S. Santa Rosa Street. The telephone number is 225-6833. The office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. Evening appointments will be arranged at your request.

In addition, the staff will locate, inspect and refer locations sites for space for your consideration. The staff will also assist in the processing of any forms required by lending institutions, the Small Business Administration, and others in connection with the purchase of leasing of new premises.

DO NOT MOVE BEFORE YOU SEE US. YOU MAY RISK LOSING
YOUR ELIGIBILITY FOR RELOCATION PAYMENT IF YOU DO.

III. Eligibility for Relocation Payments

One of the most important aspects of the project is the provision for relocation assistance to those who will be displaced by project activities. In this connection, we want to tell you about the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, which was signed into law on January 2, 1971.

Eligibility for relocation payments is based on the date of displacement as defined in H.U.D. regulations. In brief, the date is related to the date we acquire the property that you occupy or give official notice of intent to acquire it.

IV. Payments to Business Concerns, Nonprofit Organizations and Farm Operations

The term "business" includes farm operations and nonprofit organizations, as well as business concerns. The owner of an outdoor advertising display may also be considered to be a business concern, but solely for the purpose of eligibility for a payment for moving or related expenses whether or not the display is located on the premises on which the advertised activities are conducted. A business concern (with the exception of owners of outdoor advertising displays) may be entitled to a relocation payment for either one of the following:

a. An Amount to cover:

1. Actual reasonable moving expenses, and
2. Actual direct loss of tangible personal property, and
3. Actual reasonable expenses in searching for a replacement business of farm, OR

b. In lieu of actual reasonable moving and related expenses, payment of not less than \$2,500 nor more than \$10,000 based upon the average annual net earnings of a business concern (excluding some nonprofit organizations and all owners of outdoor advertising displays) or farm operations may be made provided that the business of farm meets the requirements.

ACTUAL REASONABLE MOVING EXPENSES

a. Physical Changes at New Locations

The cost of making physical changes in or to a building to which a business concern relocates may be eligible as a moving expense under the following provisions and limitations:

1. The physical changes must be necessary to permit the reinstallation of items of relocated or substitute machinery or equipment necessary to the continued operation of the business, or those required to meet local codes or ordinances related to the installation of the machinery or equipment.

2. The cost of foundations, concrete pads or other similar construction required for the reinstallation of relocated or substitute machinery or equipment may be eligible for a relocation payment provided the costs are necessary to the proper operation of the equipment and compensation for a similar installation was not made as part of the price paid to acquire the property.

3. Changes in or to a building or structure may not increase the value of the building or structure for general purpose uses and may not increase the structural or mechanical capacity beyond that required for the reinstallation of the machinery or equipment.

b. Substitute Equipment

A business concern, farm operation, nonprofit organization, or owner of outdoor advertising displays or signs may elect to replace any item of personal property currently utilized in the operation of the business, with a comparable item. Determination of the amount of reimbursement is based on: (a) the actual cost of the substitute equipment delivered and installed at the new location, less any proceeds received from the sale or trade-in of the old equipment or, (b) if a bona fide sale cannot be made, less the market value determined by an independent appraiser. The amount of the relocation payment is limited to the actual cost to the claimant, not to exceed the estimated cost to relocate the original equipment, based upon an estimate secured by the Relocation Department.

c. Utility and Service Lines

A relocation payment for moving expenses may include the necessary costs of reconnecting utility services to relocated, or substitute equipment, machinery or trade fixtures, to the extent that these services were required in the old location. Utility services may include electrical, water, gas, compressed air, vacuum, vent, sewer, oil and similarly internal service lines.

d. Ineligible Costs

The amount of a relocation payment may not include any amounts which are:

1. Changes in or to a utility service entrance, main panel or main valve system;
2. Duplicate compensation made at the old location (e.g., acquisition or fixture damages).

e. Conversion Costs

1. Expenditures made by a business concern to adapt or convert relocated equipment to the use of a different type of power supply may be eligible as a relocation payment. Typical examples include:

- a. Conversion from direct electric current to alternating current;
- b. Changes in voltage;
- c. Purchase and installation of motors, transformers, rectifiers, etc., necessary to accomplish the required conversion; and
- d. Other changes required by practical economic or local codes or ordinances.

2. Claimant's Documentation. The claimant shall provide the San Antonio Development Agency with documentation, from reliable sources, attesting to the fact that the proposed method adaptation or conversion is the least expensive, or is required by local code or ordinance. If a claimant elects to convert or adapt his equipment beyond that necessary to comply with local law or that which is necessary to reestablish, these costs are not compensable.

a. Storage Cost

A relocation payment for moving expenses may include the actual reasonable storage costs incurred by a business concern that either (1) does not immediately reestablish at a new location, or (2) although reestablishing at a new location, cannot complete its move until the total space required becomes available. No payment for direct loss of property may be made for any item or items stored in or upon property owned or occupied by the claimant, unless the San Antonio Development Agency determines that such storage is justified. Storage costs, including insurance while in storage, are generally limited to a period of six months. The six-month period may be extended if the San Antonio Development Agency determines that a long period is necessary. Items removed from storage may not be replaced with other items and monthly storage charges must be reduced correspondingly.

b. Overtime Costs

If, in order to avoid or minimize interruption of normal business activities, a business concern conducts its move at times requiring the payment of overtime rates, these costs may be compensable. At the time that the business concern submits written notification of its intention to move, it shall advise the local agency if it anticipates that the move will involve overtime and secure bids reflecting the overtime anticipated to be required. The documentation submitted in

support of a claim for overtime must identify those costs attributable to overtime. This agency may, upon receipt of proper documentation, concur in an amount for overtime not previously requested if unexpected circumstances occur during the move.

c. Relettering and Printing

The cost of relettering trucks, signs, etc., used by a displaced business concern in the operation of its business, and the cost (less salvage value, where appropriate) of printing a reasonable supply of printed matter may be compensable as a moving expense. The duplication of a tenant's sign painted on a window, may also be compensable as a moving expense. If a business concern chooses to overprint or overstamp stationery or other printed matter, the cost thereof may be compensable as relocation payment. No payment for property loss may be made on items for which a relocation payment has been made for moving expenses.

d. License and Inspection Fees

A relocation payment may be made to cover the cost of inspection fees required by local law or ordinance and licenses and permits required to permit the operation of the business at a new location, not to exceed the amount charged annually.

3. Maximum Distance of Move. A relocation payment for moving expenses of a business concern is limited to the actual costs of moving the tangible personal property generally for a distance of not more than 50 miles from the boundary of the political jurisdiction from which the concern was displaced.

The cost to move a longer distance may be compensable if the San Antonio Development Agency finds it justifiable and received prior H. U. D. concurrence.

4. Self Moves. A business concern may elect to undertake a self-move and be compensated in the amount not to exceed the low bid or estimated cost which has been obtained and approved by the San Antonio Development Agency under the bid procedures set forth in this statement.

a. Eligible costs when full documentation is required for self-move.

1. The actual amount paid for truck and/or equipment hire.
2. If using vehicles or equipment owned by the business, the amount which would have been paid for leasing such equipment, at the lowest appropriate rental rate available, as determined by the local agency.

3. The actual hourly rate paid for wages to persons who physically participate in the move, not to exceed the hourly rate paid by commercial movers or contractors in the locality, whichever is the lesser amount.

5. Personal Property of Low Value and High Bulk. When personal property which issued in connection with a business is of low value and high bulk and the estimated cost of moving would be disproportionate in relation to the value, the San Antonio Development Agency may negotiate with an owner for an amount not to exceed the difference between the cost of replacement of comparable item(s) on the market and the amount which probably would have been received for the item(s) on liquidation.

6. Outdoor Advertising Signs. Eligible costs in connection with moving outdoor signs or displays may include the cost of dismantling, moving, storing, (generally up to six months) insuring and reerecting the sign, actual direct loss to property and costs for searching for a replacement location. The cost of relettering the sign to change the address or telephone number may also be compensable. The actual cost for searching for replacement sites is limited to \$500 maximum for displays owned by an advertising company within a single project area.

7. Bid Requirements for Business Moves. H. U. D. regulations require that a business concern submit three bids if it is estimated that the total moving expenses will exceed \$500. Each business concern will be informed of the bid requirements and provided with the appropriate bid or estimate guideforms.

a. Moves Costing \$500 or Less

A business concern which estimates that its total moving expenses will be less than \$500 is not required to submit three bids. However, at least one bid or an estimate must be submitted to the San Antonio Development Agency for the purpose of verifying the adequacy and accurateness of the documentation submitted in support of the actual reasonable costs claimed.

b. Sealed Bid Procedures

Sealed bids or estimates are required to be reviewed by the Relocation Agency with the following exceptions: The sealed bid procedure is not required when a single category e.g., plumbing or electricity of a move is estimated to cost not more than \$2,000 or the total of all bids or estimates to be submitted for the move by a general contractor is estimated at less than this amount. In these cases the bids may be reviewed without regard to the sealed bid procedure.

c. Bid and Estimate Guideforms

Bids for moving concerns, farm operations, or nonprofit organizations shall be submitted. The Relocation Agency will supply the appropriate bid form in conformance with the guideforms provided by federal regulations and state and local laws.

At the time the Relocation Counselor provides your business with a bid form he will also provide you with a list identifying the real property, including fixtures, purchased or to be purchased, as established between the feeholder and the San Antonio Development Agency's acquisition officer, a list of each item of property for which fixture damage or removal cost has been, or is to be paid as an acquisition expense, and a list of those items of tangible personal property for which actual reasonable relocation costs may be paid under regulations and which the owner of the business may properly remove.

d. Distribution of Bid Forms

The San Antonio Development Agency of the City of San Antonio will provide each business concern with information material pertaining to a business move and copies of bid estimate forms. H. U. D. requires that submission of such bid forms must be at least 15 days prior to the moving date.

e. Submission of Bid or Estimate Forms

The original and one copy of the completed sealed bid or estimate form must be mailed or otherwise presented by the bidder to the San Antonio Development Agency. Each form must specify the precise scope of work covered by the bid or estimate and must be received prior to the bid opening time set by this Agency, in agreement with your business.

f. Approval of Less Than Three Bids

If a business concern is unable to obtain three bids for any category of work a written justification for a lesser number of bids must be submitted by the business. The Relocation Agency staff will determine whether or not the reasons stated by the claimant are valid and, if so, shall approve the justification.

The sealed bids or estimate will be opened at the established time and place and an authorized representative of the business concern must be present at the bid opening.

If no representative can be present, the business must notify the Relocation Agency and request that the bid opening proceed without the representation. The business concern shall be provided with a copy of each bid submitted.

The amount of the lowest complete bid or, if bids are submitted for individual crafts, the sum of the low proposals for each craft, shall establish and become the maximum amount of allowable compensation for moving expenses for preparation of a bid or estimate.

NOTIFICATION TO LOCAL AGENCY OF INTENTION TO MOVE

a. Business concerns to be displaced shall provide written notice to the local agency of intention to move and estimates of moving and related expenses.

B. The business concern shall notify the local agency of its intention to move at least 30 days prior to the moving date, but not earlier than 90 days prior to the move.

c. The business concern's notification to the local agency shall be in writing and shall include the following:

1. A statement of its intention to begin the move and/or to dispose of personal property, and the date(s) of the intended move. (For purposes of this notification, the "moving date" is considered to be the date on which the first item of the business concern's property is intended to be moved or disposed of, or the date the first expenses are expected to be incurred, whichever is earlier).

2. An estimate of moving and related expenses, supported by an explanation of the basis of the estimate.

3. A list of the property which the business may offer for sale and/or which may be the basis for a claim for direct loss of property.

4. If applicable, a statement indicating the intention of the business to make a self-move and identifying the portion of the move to be performed by employees of the business concern.

5. Assurance that prior to the issuance of invitations to bid, the business concern will furnish the local agency with:

a. A statement setting forth a proposed scope of work and an inventory of the tangible personal property to be relocated.

b. A list of the contractor who will be invited to bid.

c. The dates on which the move is expected to begin and to be completed.

Upon submission by the business concern of the information concerning the business move, the San Antonio Development Agency will review the claim to ensure that the proposed scope of work conforms to the requirements of H. U. D. regulations. In the event that any question arises as to the eligibility for relocation of a particular item, the relocation counselor will request clarification of the status of such item, supported by a statement of the Agency's realty or acquisition officer.

ACTUAL REASONABLE EXPENSES FOR SEARCHING FOR A REPLACEMENT LOCATION

A displaced business is eligible for reimbursement for actual reasonable expenses incurred in searching for a replacement location. The maximum amount of compensation for the expense of searching for a new site or activity is limited to \$500 unless the Relocation Staff determines that a greater amount is necessary and reasonable. Expenses incurred must be supported by receipted invoices, where appropriate.

ACTUAL DIRECT LOSS OF TANGIBLE PERSONAL PROPERTY

A business may receive a payment for any actual direct loss in the value of the tangible personal property located on the site including inventory or goods for sale. Compensation under this provision will be made only for items of property conforming to the definition of tangible property given by H. U. D. regulations. A relocation payment for actual direct loss of property will be in an amount not to exceed the actual reasonable expense of moving the property.

At the time payment for direct loss of property is made, the Relocation Agency will determine the date and time at which the property will be vacated and identify any item or items of personal property which will be left behind. All personal property remaining on site on which direct loss compensation has been paid becomes the property of and the responsibility of the Agency.

ALTERNATE PAYMENT IN LIEU OF MOVING AND RELATED EXPENSES

A person whose business or farm operation is displaced, may elect to receive a payment in lieu of moving and related expenses, if the eligibility requirements of regulations are met. The payment shall be equal to the average annual net earnings of the business or farm operation, but may not be less than \$2,500 or more than \$10,000.

Eligibility. To receive a fixed payment in lieu of moving and related expenses, the following criteria must be met:

1. The business cannot be relocated without a substantial loss of its existing patronage.

2. The business is not part of a commercial enterprise having another establishment which is not being acquired for the project, which is engaged in the same or similar business;
3. The business contributes 33 1/3% of the income of the displaced owner.

EVICTIION POLICY

If it becomes necessary for the displacing body or a private landlord within the boundaries of a project to resort to eviction proceedings as a result of acquisition the Relocation Agency will render any assistance that might be helpful in effecting a satisfactory relocation.

RELOCATION REVIEW BOARD

Any individual, family or business that has been displaced within the project area may make a complaint to the Grievance Committee. This committee will hear all complaints regarding relocation.

To file a complaint, the person may contact the Chairman of the Grievance Committee either by phone, in writing or in person explaining the nature of the complaint. The chairman will call a meeting of the Grievance Committee to investigate the complaint. If additional information or documentation is needed it will be referred to the Relocation Review Board.

The claimant may appear before the Board, if he so desires. All regulations regarding the Uniform Relocation Assistance and Real Property Acquisition Policies Act 1970 will be followed by the Board. The Relocation Review Board may request an opinion from the H. U. D. area office before determining the validity of the complaint. The claimant will be advised of the findings and necessary action will be taken when needed.

Again, let us assure you that this is not an eviction notice and you will be notified by this Agency 90 days prior to vacating of your premises. The Real Estate Department and the Relocation Agency staff will do everything possible to make your move as easy as possible and see that you receive all the financial benefits to which you are entitled. If you have any questions about relocation, please feel free to contact your counselor at the Relocation Office any time between 8:00 a.m. and 5:00 p.m., Monday through Friday, at 225-6833 or come by our office at 418 S. Santa Rosa Street.

Robert Moore
Relocation Manager

RELOCATION GRIEVANCE PROCEDURES
AS ESTABLISHED BY FEDERAL REGULATIONS,
38 FR. 7550, EFFECTIVE MARCH 26, 1973.

GENERAL. Federal Regulations, effective March 26, 1973 and issued pursuant to public law 91-646, Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, have officially established grievance procedures whereby a claimant may seek review and reconsideration as to the Agency's determination of his eligibility for, or amount of, relocation payments. The regulations also direct state agencies to establish procedures pursuant to these regulations, which procedures may include any additional provisions not inconsistent with the regulations.

Any person aggrieved by a determination as to eligibility for, or the amount of, relocation payment, may have his claim reviewed and reconsidered by the local agency, and if not satisfied with the local agency's determination, is entitled to further review by Housing & Urban Development. Review by the local agency shall be by the executive director or his authorized designee, who must be someone other than the person who made the initial determination in question and have full authority to revise the Agency's initial determination.

PROCEDURE.

1. Notification to Claimant Required When Agency Denies Eligibility, Disapproves Full Amount Claimed, or Refuses to Consider Claim.

If the Agency denies the eligibility of the claimant a payment, or disapproves the full amount claimed, or refuses to consider the claim on its merits because of untimely filing or any other ground, the Agency's notification to the claimant of its determination shall inform the claimant of its reason therefore and shall also inform the claimant of the applicable procedures for obtaining Agency and H.U.D. review of this determination.

This notification should be in writing and can come from the Relocation Department.

A. Request for Written Explanation by Claimant. The claimant's first step in the review procedure is that he may request Agency to provide him with a full written explanation of its determination and the basis therefore if he feels that the explanation accompanying the payment of his claim or notice of Agency's determination was incorrect or inadequate. Agency shall provide such an explanation within 15 days of its receipt of claimant's request. Since the regulations say "may" as opposed to "shall", it can only be concluded that the claimant is not required to make this request for written explanation as a prerequisite to obtaining an oral hearing or making his written request for review. This request for written explanation must be within the time limits set forth in paragraph 2.C. herein.

2. Review and Reconsideration by Agency upon Request of Claimant.

All claimants are entitled to have the Agency's initial determination reviewed and reconsidered by the Agency and by H.U.D. upon request. Before seeking H.U.D. review, claimants must first request review and reconsideration by the Agency. Claimants may request an informal oral hearing, or submit their complaint in writing, or both.

A. Informal Oral Presentation. Upon the request of the claimant, Agency shall within fifteen (15) days of the request afford him an opportunity to make an oral presentation prior or filing a written request for review. Claimant may be represented by an attorney or other person of his choosing. The oral presentation shall enable the claimant to discuss his claim with the executive director or his designee. Agency shall make a summary of the matters discussed under oral presentation and include this as a part of the file.

The claimant is not required to request an oral presentation as a prerequisite to filing a written request for review. Although the regulations do not specify, a request for oral informal presentation should be in writing so as to protect the rights of the claimant and Agency. The executive director or designee can revise the initial determination at this time. If he chooses not to do so, the claimant should be referred to the initial determination letter as to the time limits and procedure to request written review after the oral hearing. Under the regulations, the Agency is not required to issue a ruling in writing after the oral hearing - merely advise claimant that his claim is approved, or that he proceed with his written request for review.

B. Written Request for Review. After the informal oral presentation (or if the claimant does not desire an oral hearing), he may, if not satisfied by the determination as to eligibility for, or the amount of, a relocation payment may request written review and reconsideration by Agency. Claimant may include in his request for review any statement of fact within his knowledge or belief, or other material which he feels has a bearing on his appeal. If the claimant requests more time to gather and prepare additional material for consideration or review and demonstrates a reasonable basis therefore, he may be granted 30 days from the date of his request for review. If the claimant feels he is unable to prepare the written claim, the Agency shall offer to provide assistance to the claimant and further notify the claimant of other available sources of assistance.

C. Time Limits for Requesting Informal Oral Presentation or Filing Written Request for Review.

1. Such requests are to be filed with Agency within six (6) months of the Agency's notification to the claimant of its initial determination, or prior to final close out of the project which caused the displacement, whichever is earlier. In any event, claimant shall have not less than 30 days from this receipt of the Agency's determination or from making the informal presentation, whichever is later, with which to file his written request for review and consideration.
2. The request for written review can be later than the 6 month time limitation if a request for oral presentation was within the 6 month period. Claimant always has at least 30 days from making informal presentation to file written request for review.

3. Review by Agency

A. General. Agency shall consider the request for review and shall make a determination as to whether a modification is necessary. The review shall be conducted by executive director as authorized designee, who shall have full authority to revise the initial determination and any determination reached pursuant to oral presentation. Agency shall consider every complaint regardless of form.

B. Scope of Review. Agency shall review and reconsider its initial determination of the claimant's case in light of:

1. All material upon which the Agency based its original determination, including applicable rules and regulations;
2. Reasons given by the claimant for requesting review and reconsideration;
3. Whatever additional material has been submitted by the claimant; and
4. Any further information which Agency may, in its discretion, obtain by request, investigation or research to insure fair and full review of the claim.

C. Determination on Review By Agency. The final determination on review by the Agency shall include, but is not limited to:

1. Agency's decision on reconsideration of the claim;
2. The factual and legal basis upon which its decision is based, including any pertinent explanation or rationale;
3. A statement of claimant's right to seek within 30 days further review of his claim by H.U.D. and an explanation of the steps that claimant must take to obtain this review, including the address of the H.U.D. Regional Office

D. Time Limits.

1. Agency shall issue its final determination of review within 30 days from receipt of the last material timely submitted for consideration by the claimant and Agency shall forward a copy of the determination of the San Antonio Development Agency at the time the determination is sent to the claimant.
2. In case of complaints dismissed for untimeliness or for any other reason not based on the merits of the claim, Agency shall issue a statement as to why the complaint was dismissed to the claimant and forward a copy of the Regional Office within 10 days from receipt of the last materials submitted by the claimant.

4. Request for (Regional H.U.D. Review)

A. General. Any person who believes himself aggrieved as a result of the final determination of his claim on review by the Agency may request H.U.D. review of his claim. The request for H.U.D. review should be submitted to the Relocation Representative of the H.U.D. Regional Office.

B. Submission by Claimant. Claimant may include in his request for review by the Relocation Representative any facts within his knowledge or belief or other material which he feels will have a direct bearing on his claim; provided, that where the claimant submits material to H.U.D. which was not submitted to the Agency for review, H.U.D. will provide the Agency an opportunity to review such new material and to submit any comments it wishes to make.

C. Submission of Agency's File. Upon receipt of a request for review by H.U.D. Regional the Relocation Representative of the H.U.D. Regional shall forward a copy of such request by certified mail, return receipt requested to Agency and shall direct Agency to submit a copy of the complete file of the claimant's case including materials upon which Agency based its decision. Agency shall forward this material to the H.U.D. Regional Office within 10 days of having been directed to so.

D. Time Limit. Claimant shall file a written request for review of his claim with the Relocation Representative of the Regional Office within 30 days from the date of receipt of the final determination on review issue by Agency.

5. Review Procedure in Connection with Refusals to Waive Time Limit on Filing of Claims.

A. Agency's Refusal to Review Claim Because of Failure to Review Within Required Time Period. This shall be a "final determination" and upon claimant's request, reviewed by Relocation Representative. If the Regional Representative of the H.U.D. Office finds that the State Agency's refusal to

review the claim was unreasonable, the claim shall be remanded to the State Agency for review on its merits within 30 days of the Agency's receipt of the remanded claim. If Agency's refusal to hear the claim is not found to have been unreasonable, the Relocation Representative of the H.U.D. Regional Office shall so notify claimant and inform him that he may have a right to judicial review.

- B. Agency's Rejection of Request by Claimant for Waiver of Time Limits for Filing Payment Claim. Whenever Agency rejects a request by a claimant for a waiver of the time limits for filing payment claims provided in the section 42.60 of 36 F.R. 8785 (to be submitted within 6 months after displacement), a claimant may file a written request for review of this decision in accordance with the procedures set forth in the paragraphs 1.A, 2.A through C and 3.A through D herein, except that such written request for review must be filed within 30 days of the claimant's receipt of Agency's determination. If after reviewing the claim Agency determines that the time limits for filing claims should not be waived, the claimant should be so informed with a notice containing the requirements of a final determination notice. If claimant is not satisfied by this determination, he may then file a written request to the Relocation Representative of the Regional H.U.D. Office for a review of the reasonableness of the Agency's determination in refusing to grant the waiver within 30 days from the date of receipt of the determination from the Agency.

NOTE: The regulations speak of a "written request for review" but refer to the procedures (paragraphs 1.A, 2.A through C) which allow for written explanation, oral hearing and/or written request for review. Until guidelines are available, the only safe procedure is to allow all such procedures if the claimant desires, concerning a request for waiver of time limits for filing payment claims. If the Relocation Representative of the H.U.D. Regional Office determines that there was good cause for the failure to file within the time period set forth in section 42.60, he shall then remand the claim to the State Agency for consideration on the merits and the claimant shall be so informed. If the Relocation Representative of the H.U.D. Regional Office concurs in the Agency's determination that a waiver should not be granted, both the Agency and claimant shall be informed by H.U.D. that he may have a right to judicial review.

6. Extension of Time Limits.

Time Limits specified in the paragraphs 1.A, 2.A through C and 4.A through D herein, may be extended for good cause by Agency or by the Relocation Representative of the Regional Office respectively.

7. Recommendations by Third Party.

Upon agreement between the claimant and Agency, a mutually acceptable third party or parties may review the claim and make advisory recommendations thereon to the head of the Agency for its final determination. The agreement between claimant and Agency may provide for an extension of the time limit for Agency review. In reviewing the claim and making recommendations to Agency the third party or parties should be guided by the provisions of paragraphs 3.B or 3.C 1. and 4.

8. Review of Files by Claimant.

Except for confidential material and except to the extent specifically prohibited by law, Agency shall permit the claimant to inspect all files and records bearing upon his claim or the prosecution of his grievance and Agency reserves the right to impose reasonable conditions on the claimant's right to inspect.

9. Effect of Determination on Other Persons.

The principles established in all determinations by Agency (unless modified by H.U.D. Regional Office) or by Central Office of H.U.D. shall be applied to all similar cases regardless of whether or not a person has filed a written request for review. This is to minimize or preclude class sections.

10. Construction of Rules and Regulations.

This procedure and all applicable rules and regulations of which Agency and H.U.D. determinations are based shall be liberally construed so as to fulfill the statutory purposes as declared in Section 201 of the 1970 Uniform Relocation and Real Property Acquisitions Policies Act of "Fair and Equitable Treatment" in order that displaced persons "not suffer disproportionate injuries as a result of programs designed for the benefit of the public as a whole".

11. Right to Counsel.

Any aggrieved party has a right to representation by legal or other counsel at his own expense at any and all stages of the proceedings set forth in this procedure.

12. Judicial Review.

Nothing in this procedure shall in any way preclude or limit a claimant from seeking judicial review or receiving a fair and impartial consideration of his claim on its merits upon exhaustion of such administrative remedies as are available to him under this procedure and the applicable Regulations.

DESCRIPTION OF GENERAL CHARACTERISTICS
OF FAMILIES, INDIVIDUALS AND BUSINESSES TO BE DISPLACED

A socio-economic survey by the local Agency served to provide the following data on the displacees:

There are a total of 392 households in the project area. A further breakdown reveals that 51 of them are homeowners and 341 are tenant occupants. A substantial number, 223 of the households are made up of single individuals living in rooming houses.

With the exception of two or three cases, all of the displacees are in the low and moderate income level. Since the average rent is about \$55.00 per month, most of the displacees will qualify for the varied subsidized housing resources in our community. It should also be noted, that many of the displacees are able to afford to buy more than their current rent and would be able to afford to pay for private low and moderate market rents in our community.

This ability to pay factor is based on HUD's guidelines of 25% of gross income. A list of the various subsidized housing programs and projects that are available to the displacees is attached. (See Appendix I). The displacement will occur in accordance with the following schedule.

PHASE I	From Feb. 1980 thru Sept. 1980
	99 Tenants 35 Owners 28 Businesses
PHASE II	From Jan. 1981 thru Sept. 1981
	121 Tenants 16 Owners 40 Businesses
PHASE III	From May 1982 thru Oct. 1982
	121 Tenants 0 Owners 43 Businesses

The displacement of families, individuals and businesses is being phased because of the plan to re-house a number of the displacees within the project.

There will be more than adequate housing resources available during the displacement period to relocate the families into. In addition, the developer will provide the following low and moderate income units within the project.

	EF	1 Bdrm.	2 Bdrms.	3 Bdrms.	4 Bdrms.
Single Family Residences			29	10	2
Rental Units	28	52	24	15	

These units will be constructed in a timely manner to provide a relocation resource for the displacees who wish to remain in the area. Appendix I lists over 31 housing projects that are rent supplement in nature. These units represent over 3,500 separate apartments that are potentially available to the displacee. In addition, there are over 6,000 public housing apartments that are also available on a priority basis to families and individuals who are being displaced thru government action.

With the limited number of families that will be relocated annually, there are more than adequate housing resources within their ability to pay, in our community.

The average vacancy rate for these subsidized apartments including seasonal variations, is approximately 5%. This rate is more than sufficient to accommodate all the displacement as a result of this project.

Many of the businesses are remaining in the area and it is the plan to relocate as many as 50 businesses back into the area. It should be noted that for our relocation payment purposes, fifty-two (52) of these 111 "businesses" or not businesses per-se. When an absentee landlord's rental house is bought in the project, it is listed as a "business" but it does not represent a business that could potentially relocate into the area. That is, the "business" is not a retail, distributing, wholesale, manufacturing etc. type of business.

The number of such business being displaced is actually 59. Some of these such as an elderly owner of a barber shop will probably discontinue operation, but we expect most of them to relocate within or outside the project. There will be sufficient commercial space in the project and outside the project to accommodate businesses to be displaced.

C I T I Z E N

P A R T I C I P A T I O N

P L A N

CITY OF SAN ANTONIO
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

ORDINANCE NUMBER 49641

JULY 27, 1978

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CITIZEN PARTICIPATION PLAN
FOR THE
VISTA VERDE SOUTH URBAN RENEWAL PLAN
EXHIBIT 6

C O N T E N T

- I. Introduction
- II. The Process
 - A. Citizen Participation Plan Preparation and Amendments
 - B. Assessment of Program Performance
 - C. Community Development and Housing Assistance Plan Preparation
 - D. Program Implementation
 - E. Citizen Complaints
 - F. Technical Assistance
 - G. Program Amendments
 - H. Application Amendments
- III. Neighborhood Based Organizations and Special Groups Involvement

I. INTRODUCTION

The City of San Antonio has involved citizens at all levels of its Community Development Block Grant Program since its inception in 1974 in accordance with the general process detailed in this written plan. This written plan is provided in accordance with the Housing and Community Development Act of 1977 (PL 95-128) and 570.303 in Rules and Regulations issued pursuant thereto published in the Federal Register, Volume 43, No. 41, Wednesday, March 1, 1978. The following modifications are specifically included in the San Antonio Community Development Block Grant Citizen Participation process to meet requirements of federal regulations:

- The Plan is written and formally adopted by City Council Ordinance No. 49641 dated July 27, 1978.
- A special Public Hearing is provided to afford citizens opportunity to present their views on citizen participation.
- A special Public Hearing is provided to afford citizens an opportunity to comment on program performance.
- A special provision is included for written responses within a specified time to all written proposals for Community Development Block Grant funding submitted to the City.

This Plan shall become effective on August 1, 1978 and shall remain in effect unless amended or rescinded, so long as required in applicable federal statutes and regulations.

The proceedings of all neighborhood citizen participation meetings and public hearings are recorded and records are maintained for inspection by citizens and interested organizations on request. All neighborhood citizen participation meetings and public hearings are open to the public and will be conducted in facilities readily accessible to the handicapped and elderly. Bilingual interpreters will be provided to assure that citizens limited to the Spanish language may be assisted in presenting their views and comments and to obtain clarification where required. Other non-English speaking persons will be assisted on a limited individual basis following public meetings upon request.

Nothing in this Plan shall be construed to restrict the authority vested under the City Charter of the City of San Antonio as pertains to the City Council, the City Manager, and various Boards and Commissions.

II. THE PROCESS

A. Citizen Participation Plan and Amendments

- When deemed appropriate, in order to develop a revised or a new Community Development Block Grant Citizen Participation Plan, publish legal notice and public information releases (at least 10 days in advance) in English and Spanish in easily readable print announcing the City Manager's Public Hearing to obtain views of citizens on citizen participation in local general circulation and neighborhood newspapers, on radio and television, and in letters to neighborhood-based organizations and special groups (elderly, handicapped, business, etc.).
- Conduct City Manager's Public Hearing to obtain views of citizens on Citizens Participation Process prior to developing a recommended revised or new Citizen Participation Plan for submission to City Council.
- Distribute proposed revised or new Citizen Participation Plan.

- Publish legal notice and news releases advising of City Council Public Hearing on proposed revised Citizen Participation Plan.
- City Council Public Hearing to obtain citizens views about proposed plan prior to adoption by ordinance.
- Adopt ordinance authorizing amended or new Citizen Participation Plan.
- Publish news releases informing the public that the Citizen Participation Plan adopted by the City is available for public inspection at the Main Library and branch libraries and that limited copies are available for distribution at the Department of Budget and Research and the Citizens Action Office.

B. Assessment of Program Performance (30 to 60 Days Prior to Beginning Planning Cycle)

- Develop and distribute Grantee Program Performance Summary.
- Publish legal notice and public information release (at least 10 days prior to Hearing) in English and Spanish in easily readable print in local general circulation and neighborhood newspapers, on radio and television, and in letters to neighborhood-based organizations and special groups (elderly, handicapped, business, etc.) announcing the Public Hearing to obtain views and comments of citizens on program performance, to review progress, performance of subcontractors, and whether objectives of projects and activities are being achieved, and advising that copies of the Grantee's Performance Report are available for public inspection in the Main Library and all branch libraries
- Conduct Grantee Performance Public Hearing to obtain views and comments of citizens on program performance to review progress, performance of subcontractors, and whether objectives of projects and activities are being achieved.

C. Community Development and Housing Assistance Plan Preparation (3 Year and 1 Year)

- Develop Plain Talk (in English and Spanish) to provide adequately and timely information so as to enable citizens to be meaningfully involved in important decisions. Plain Talk will, at a minimum, contain the following basic elements:

General Information - Authority
 - Local Impact (Funds, CP, etc.)
 - Calendar for Grant Application Process
 - One Year and Three Year Plans

Types of Activities Which are Eligible

Types of Activities Which are Ineligible

Locations of Concentrations of Low and Moderate Income and Minority Populations

Activities and Funding Allocations Undertaken Each Previous Year

- Determine, with advise from neighborhood-based organizations and special groups, times and locations for 15 neighborhood meetings to provide adequate information to and adequate opportunities for citizens to comment and present their views on needs and possible uses of Community Development Block Grant funds.
- Publish (legal) notice and public information releases (at least 10 days in advance) in English and Spanish in easily readable print announcing the first round of 10 neighborhood meetings in local general circulation and neighborhood

newspapers, on radio and television, and in letters to neighborhood-based organizations and special groups (elderly, handicapped, business, etc.).

- Conduct 10 neighborhood meetings to provide adequate information to citizens and to provide citizens adequate opportunity to comment and present their views on needs and possible strategies and uses of Community Development Block Grant funds.
- City departments and agencies analyze and cost-out needs, comments, and views supplied by citizens to be discussed at subsequent neighborhood meetings and to be considered in the development of a proposed comprehensive Community Development Block Grant Application Plan and Budget.
- Publish legal notice and public information releases (at least 10 days in advance) in English and Spanish in easily readable print announcing the second round of 5 neighborhood meetings in local general circulation and neighborhood newspapers, on radio and television, and in letters to neighborhood-based organizations and special groups (elderly, handicapped, business, etc.).
- Conduct 5 neighborhood meetings to provide citizens adequate opportunity to comment and present their views about previously identified needs and possible strategies and uses of Community Development Block Grant funds and any additional comments and views desired by citizens.
- City departments and agencies identify and rank departmental priorities for activities proposed for housing and Community Development Block Grant Plan and (3 Year and 1 Year) Budget considerations to be submitted to the Planning Commission.
- Planning Commission reviews all identified needs, conducts public hearing, and recommends priorities to the City Manager.
- The City Manager's Budget and Research Department develops a proposed Housing Assistance and Community Development Block Grant Application Plan and Budget (3 Year and 1 Year) to City Council.
- Publish legal notice and public information releases (at least 10 days prior to the City Council's Public Hearings) in English and Spanish (in easily readable print) in local general circulation and neighborhood newspapers, on radio and television, and in letters to neighborhood-based organizations and special groups (elderly, handicapped, business, etc.) announcing that a proposed Housing and Community Development Block Grant Application Plan and Budget has been submitted to City Council and is available for public inspection in the Main and branch libraries, and that limited copies may be obtained at the Department of Budget and Research, announcing that City Council will conduct two public hearings to hear citizens views and comments, and stating dates, times, and places for the public hearings.
- City Council conducts the first of two public hearings to hear views and comments on proposed Housing Assistance and Community Development Block Grant Application Plan and Budget (3 Year and 1 Year).
- City Council conducts work sessions to discuss views and comments and proposed Housing Assistance and Community Development Block Grant Application Plan and Budget.
- City Council conducts second of two public hearings prior to adopting the Housing Assistance and Community Development Block Grant Application Plan and Budget.

- City Council adopts Housing Assistance and Community Development Block Grant Application Plan and Budget (3 Year and 1 Year) to be submitted to the Areawide and State OMB Circular A-95 Clearinghouses for review and comment and subsequently to the U.S. Department of Housing and Urban Development.
- Publish notice that application has been submitted to HUD and that comments may be made to HUD.
- Upon receipt of notification from HUD that the application is approved, City Council authorizes acceptance of the grant and authorizes the City Manager to enter into Interdepartmental and Interagency Agreements to implement the program.

D. Program Implementation

Numerous citizens organizations have advised and will continue to advise City Council and operating departments and agencies in the implementation phase of Community Development Block Grant Program. Examples of such are as follows:

The St. Paul Square Advisory Board, The Fort Sam Gateway Advisory Board, The Kenwood Neighborhood Advisory Board, and various Select Housing Target Area neighborhood advisory boards, such as Colonia Inmaculada, Colonia Santa Cruz, Colonia San Alfonso, Utah Street, and Colonia Alta Vista, all function regularly to advise the San Antonio Development Agency Board and staff in implementation of housing, public improvements, and commercial revitalization activities.

In addition, citizens are appointed to advisory committees, such as the Loan Review Board and Architectural Review Boards, to advise in the administration of such programs as the Housing Rehabilitation Loan and Grant Fund and The Historic Facade Restoration Loan Fund. A committee of businessmen appointed to the Centro 21 Task Force advises City Council and directs policies for administration of the Redevelopment of Downtown Buildings Project. The Parks & Recreation Board advises on matters pertaining to Parks and Recreation. The Public Library Board of Trustees is responsible for management, care and control, and maintenance of all Library System properties. The River Corridor Advisory Committee advises on policy and coordination efforts in development in the San Antonio River Corridor. The Fine Arts Commission advises City Council on acquisition and location of any work of art, relocation, removal or alteration of any work in possession of the City, any structure to be built on City land, landscape design on City property, the conservation maintenance, preservation and development of improvements in open spaces of historical and cultural value, and preparation of a roster of sites and structures of historic significance in the City. The Mexican American Unity Council, a minority neighborhood-based organization, operates a Neighborhood Housing Services Project with Block Grant Funds and other resources.

E. Citizen Complaints

Citizens submitting written complaints to the City are provided written response within 15 days of receipt by the City. Persons telephoning complaints to the City are able to dial the City's Citizen Action Office at 225-5100. Each complaint is documented on computer format and submitted to the responsible city department, which has 10 working days in which to process the complaint and develop a response which is submitted back to the Citizen Action Office. The Citizen Action Office furnishes a written response to the complaining citizen promptly, usually allowing no more than 15 days time to elapse after receipt of a complaint.

F. Technical Assistance

Citizens organizations, neighborhood groups, special groups, and low and moderate income groups and individuals are provided technical assistance upon request. City departments of Budget and Research, Planning, Public Works, Parks and Recreation, Traffic and Transportation, and Human Resources and Services, as well as The San Antonio Development Agency, meet with and furnish data and other technical assistance when requested. Assistance is provided promptly upon request. Meetings are conducted at times and places suitable to those requesting assistance.

G. Program Amendments

Amendments to approved activities in the Community Development Block Grant Program, although they may not require prior HUD approval, require City Council ordinance action. All meetings of City Council must, under provisions of the City Charter, be held in City Hall at such times as may be prescribed by ordinance or resolution, but not less than one regular meeting shall be held each week unless otherwise provided. Special meetings of the City Council shall be called by the City Clerk upon the written request of the Mayor, the City Manager, or three members of the City Council. All meetings of the City Council and any committee thereof shall be open to the public. Under provisions of the Open Meetings Act, all City Council Agenda are required to be posted at least 72 hours prior to City Council meetings. Ample opportunity is, therefore, provided for citizens to comment and express their views prior to enactment of any ordinance which would amend a grant program.

H. Application Amendments

Amendments to grant agreements requiring prior HUD approval will involve the following process.

- The Department of Budget & Research will develop and submit to the City Manager a proposed amended application taking into consideration unmet needs identified in the process by which the application was initially prepared and any subsequent developments which may have occurred to modify circumstances.
- A proposed amended application will be submitted by the City Manager to City Council for adoption.
- A legal notice and public information releases (at least 10 days in advance) in English and Spanish in easily readable print will be published in local general circulation and neighborhood newspapers, on radio and television, and letters sent to neighborhood-based organization and special groups (elderly, handicapped, business, etc.) announcing 2 public hearings to provide citizens an opportunity to submit views and comments about the proposed amended application and advising that copies of the proposed Amendatory Application may be inspected or obtained at the Department of Budget & Research prior to the Public Hearing.
- City Council conducts first of two public hearings to obtain views and comments on proposed Amendatory Application.
- City Council has work session(s) if needed to discuss and consider views and comments of citizens and proposed Amendatory Application.
- City Council conducts second of two public hearings prior to adoption of Amendatory Application.
- City Council adopts Amendatory Application to be submitted to Arcawide and State OMB Circular A-95 Clearinghouses for review and comment prior to submission to HUD.

- Publish notice that Amendatory Application has been submitted to HUD and that views and comments may be made to HUD.
- Upon receipt of notification from HUD that the Amendatory Application is approved, City Council authorizes acceptance of Amendatory Application contract forms to be executed and submitted back to HUD and necessary Interdepartmental and Interagency Agreements.

III. Neighborhood Based Organizations and Special Groups (Elderly, Handicapped, Business, etc.) Involvement

- A. All notices of neighborhood meetings and public hearings will be distributed to neighborhood-based organizations and special groups enumerated in Part B of this Section at the same time that they are issued for public release in the mass media. In addition, notices of availability of proposed and approved documents for public inspection will be distributed to these organizations and groups when issued for public release in the mass media. Neighborhood-based organizations and special groups may also be periodically requested to assist in advising City staff as to suitable times and locations of neighborhood meetings.
- B. Written proposals submitted to the City by neighborhood-based organizations and special groups for Community Development Block Grant funds will be considered and reviewed in accordance with procedures prescribed in this Plan. When an application or Amendatory Application is authorized for submission to the OMB Circular A-95 Clearinghouse review and comment process and subsequently to HUD, the City will submit a written response to proposal offerors whose proposals were not approved for funding stating the reasons for action taken.
- C. The attached list of neighborhood-based organizations and special groups is identified for special involvement in the Citizen Participation Process as described in Part A of this Section. The list may be modified from time to time as it is determined in the Department of Budget & Research of the City that additions or deletions are appropriate.

Barrio Betterment & Develop. Corp
231 Billy Mitchell
San Antonio, Texas 78207

Better Business Bureau of S.A.
406 W. Market Street, Suite 301
San Antonio, Texas 78205

Bi-Ling Bi-Cult Coal. on Mass Media
318 W. Houston
San Antonio, Texas 78294

San Antonio Business Development
505 E. Travis, Suite 301
San Antonio, Texas 78205

Centro Del Barrio, Inc.
Main Office, 123 Ascot
San Antonio, Texas 78224

Cerebral Palsy Assoc. of Bexar Co.
2219 Babcock Rd.
San Antonio, Texas 78229

Children's Service Bureau
625 N. Alamo
San Antonio, Texas 78215

De Paul Family Center
7603 Somerset Rd.
San Antonio, Texas

Div. of Crippled Children's Svc.
2303 SE Military Drive
San Antonio, Texas 78225

Drug Abuse Central
315 N. Pecos
San Antonio, Texas 78207

Econ. Opportunities Develop. Corp.
410 S. Main, P.O. Box 9326
San Antonio, Texas 78204

Ella Austin Community Center
1023 N. Pine
San Antonio, Texas 78202

Project FREE
325 Nebraska St.
San Antonio, Texas 78203

Family Services of S.A.
230 Pereida St.
San Antonio, Texas 78210

Nat. Alliance of Businessmen, Inc.
3355 Cherry Ridge
San Antonio, Texas 78213

National Econ. Develop. Assoc.
1222 N. Main, Suite 815 Tower
San Antonio, Texas 78212

Opportunities Industrial. Center
223 N. Cherry
San Antonio, Texas 78202

Pan American League Center
143 N. W. 36th St.
San Antonio, Texas 78237

Presa Community Service Center
201 Roseborough
San Antonio, Texas 78210

GI Forum
453 S. Main
San Antonio, Texas 78204

Good Samaritan Center
1600 Saltillo St.
San Antonio, Texas 78207

Goodwill Rehabilitation Service
3830 Pleasanton Rd., Box 21340
San Antonio, Texas 78221

Guadalupe Community Center
1801 W. Durango Blvd.
San Antonio, Texas 78207

Halfway House of San Antonio, Inc.
201 East Courtland 2
San Antonio, Texas 78212

House of Neighborly Service
407 N. Calaveras St.
San Antonio, Texas 78207

League of Women Voters
1017 N. Main Ave., No. 223
San Antonio, Texas 78212

Madonna Neighborhood Center
1906 Castroville Rd.
San Antonio, Texas 78237

Mexican-American Cultural Center
3019 W. French
San Antonio, Texas 78201

Mexican-American Legal Defense
201 N. St. Mary's
San Antonio, Texas 78205

Mexican American Neighbor. Civic Org.
2811 Guadalupe Street
San Antonio, Texas 78207

Mexican American Unity Council
2300 W. Commerce
San Antonio, Texas 78207

Mission Road Foundation Rehb. Cntr.
8706 Mission Road
San Antonio, Texas 78214

Southside Neighborhood Asst. Corp.
6622 S. Flores
San Antonio, Texas 78214

S.W. Center for Hearing Impaired
6487 Whitby
San Antonio, Texas 78240

Southwest Migrant Association
1801 W. Durango Blvd.
San Antonio, Texas 78207

United Citizen Proj. Planning
528 N. Center St.
San Antonio, Texas 78202

United Organizations Coalition
1017 N. Main, Suite 341
San Antonio, Texas 78212

Research and Planning Council
626 Three Americas B6
San Antonio, Texas 78205

Retired Senior Volunteer Program
411 Barrera St.
San Antonio, Texas 78210

S.A. Association for the Blind
2305 Roosevelt Ave.
San Antonio, Texas 78210

S.A. Assoc. for Retarded Citizens
227 W. Drexel Ave.
San Antonio, Texas 78210

San Antonio Development Agency
418 S. Santa Rosa St.
San Antonio, Texas 78207

S.A. Neighborhood Youth Organization
6819 S. Zarzamora
San Antonio, Texas 78224

Senior Community Services, Inc.
114 Hickman St.
San Antonio, Texas 78212

Senior Employment Service
307 Marshall Street
San Antonio, Texas 78212

SER S.A. Jobs for Progress
1335 Ceralvo
San Antonio, Texas 78207

Mr. Pete Bautista, Exec. Director
United Organizations Coalition
1017 N. Main Ave., Suite 300
San Antonio, Texas 78212

PHCP (Propsect Hill)
Mrs. Robert Cadeara
815 N. Hamilton
San Antonio, Texas

VOICE
c/o Mr. & Mrs. Gene Sprague
6119 Haven Valley
San Antonio, Texas 78242

San Antonio Conservation Society
Mrs. Nancy Nayley
511 Paseo De La Villita
San Antonio, Texas 78205

Downtown, Inc.
c/o Mr. Ed Harlee
Majestic Building
San Antonio, Texas 78205

Neighborhood Centers Assoc.
Jesse Sanchez, President
1214 Colima
San Antonio, Texas 78207

Wesley Community Center
150 Colima
San Antonio, Texas 78207

YMCA
903 N. St. Mary's St.
San Antonio, Texas 78215

YWCA
318 McCullough
San Antonio, Texas 78215

Greater S.A. Chamber of Commerce
602 E. Commerce St.
San Antonio, Texas 78205

Inner City Development
1300 Chihuahua
San Antonio, Texas 78207

Voluntary Action Center
406 W. Market
San Antonio, Texas 78205

Arts Council of San Antonio
235 E. Commerce
San Antonio, Texas 78205

James F. Williams, Chairman
Area Planning Council
528 King William
San Antonio, Texas 78204

Christine Pacetti, Chairperson
Handicapped Access Advisory Comm.
345 Laurelwood Drive
San Antonio, Texas 78213

Concerned Citizens for a United Comm.
c/o Charles Williams
520 S.W.W. White
San Antonio, Texas

Urban Coalition of Metro S.A.
c/o Lanny Sinkin
215 Crescent
San Antonio, Texas

ROBBED
c/o Mr. Boyd
~~1001 N. Walters~~ 309 N. Hackbar
San Antonio, Texas 78202

LULAC
c/o Dario Chapa
1403 Merida
San Antonio, Texas

Home Improvement Advisory Board
Lonn Platt, Chairman
9518 Lantana
San Antonio, Texas 78217

Parks & Recreation Board
John S. Buestello
2014 Buffalo
San Antonio, Texas 78211

Planning Commission
Mrs. William Lecznor
2731 Castanet
San Antonio, Texas 78230

Public Library Board of Trustees
Dr. Gerald P. Burns, Chairman
Our Lady of Lake University
411 S.W. 24th
San Antonio, Tx. 78207

River Corridor Advisory Committee
Henry Cisneros, City Councilman
City Hall
P.O. Box 9066
San Antonio, Tx. 78285

San Antonio River Association
Brad Bruer, Vice President
Alamo National Bank
154 E. Commerce Street
San Antonio, Texas 78204

Riverwalk Commission
Lawrence Raba
1717 Tower Life Building
San Antonio, Texas 78205

St. Paul Square Advisory Board
Robert Washington
Lewis Funeral Homes
2030 N. Center Street
San Antonio, Texas 78202

Zoning Commission
Anthony Specia
5917 San Pedro
San Antonio, Texas 78212

Fine Arts Commission
Claude Stanish, Chairman
2418 Hillcrest
San Antonio, Texas 78228

COPS

Mrs. Beatrice Gallegos, President
122 E. Durango
San Antonio, Texas 78207

East Side Project Area Committee
c/o Mrs. Alice Hines
325 Nebraska
San Antonio, Texas

San Antonio Business Development
505 E. Travis Street
Suite 301
San Antonio, Texas 78205

Boys Clubs of San Antonio
406 Market, Room 310
San Antonio, Texas 78205

Black Unity Coordinating Council
3459 Chateau Drive
San Antonio, Texas 78219

Inner City Development, Inc.
c/o Mr. Rod Radle, Exec. Director
1204 Chihuahua St.
San Antonio, Texas 78212

Mexican Chamber of Commerce
c/o Mr. Dan Gomez
Frost National Bank
P.O. Box 1600
San Antonio, Texas 78285

City of San Antonio Chamber of
Commerce
P.O. Box 1628
San Antonio, Texas 78296

Sierra Club
c/o Anthony A. Athens, Jr.
330 Burnside
San Antonio, Texas 78209

Ft. Sam Houston Neighborhood
Project Advisory Committee
F.R. Kirkpatrick
c/o National Bank of Ft. Sam Houston
1422 E. Grayson
San Antonio, Texas 78286

Historic Districts & Landmarks
Board of Review
Walter Mathis

NON-RESIDENTIAL REHABILITATION STANDARDS
FOR THE
VISTA VERDE SOUTH URBAN RENEWAL PLAN
EXHIBIT 7

RESIDENTIAL REHABILITATION STANDARDS
FOR THE
VISTA VERDE SOUTH URBAN RENEWAL PLAN
EXHIBIT 8

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CHAPTER II

GENERAL ACCEPTABILITY CRITERIA

R201

GENERAL

These general acceptability criteria apply to all existing residential properties in the Urban Renewal Project Area.

R201-1

LOCAL CODES AND REGULATIONS

All properties in the project area shall comply with the standards set forth in all applicable statutes, codes, ordinances, and regulations, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of property, including but not limited to the building, plumbing, air conditioning, refrigeration and heating, electrical, fire, noise and housing codes and sub-division ordinance. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

In addition to compliance with the above named criteria, all residential properties in the project area shall conform to the standards incorporated herein.

R201-2

Where the local code, regulation or requirement permits lower standards than required herein, the provision which establishes the best standard for the situation shall prevail.

R201-3

These Property Rehabilitation Standards apply only to rehabilitation activities.

R201-4

Where a local code, regulation, or requirement does not fulfill the purpose and intent of these standards, this document or local standards derived from these standards shall apply.

R202

SERVICE AND FACILITIES

R202-1

Utilities shall be provided for each property in the Project Area.

R203

ACCESS

CHAPTER I

APPLICATION

These Non-Residential Property Rehabilitation Standards apply to all existing properties in the Urban Renewal Project Area.

These Property Rehabilitation Standards are confined in their application to the individual property within its property lines. They are not concerned with improvements off the site except for the provision of streets for access and circulation, and for essential services and facilities.

These Non-Residential Property Rehabilitation Standards shall apply to all existing non-residential properties located within the boundaries of the Project Area. All proposals for property rehabilitation shall be subject to planning and design review and approval by the San Antonio Development Agency prior to commencing construction.

CHAPTER II

GENERAL ACCEPTABILITY CRITERIA

NR201

GENERAL

These general acceptability criteria apply to all existing non-residential properties in the Project Area.

NR202

LOCAL CODES AND REGULATIONS

These standards set forth basic objectives and provisions specifically related to the rehabilitation and conservation of existing properties and shall not be construed as relieving the property owner or his contractor of responsibility for compliance with the applicable Codes and Ordinances of the City of San Antonio, Texas, including established requirements of a health or other authority having jurisdiction.

Whenever a provision of these Property Rehabilitation Standards is found to be in conflict with a provision of any applicable City Code, Ordinance, or Regulation, the provision which establishes the best standard for the situation shall prevail.

NR203

SERVICE AND FACILITIES

All utilities shall be independent for each property without dependence upon other properties.

NR204

PLANNING AND SITE CONDITIONS

The open space of each property shall provide for the immediate diversion of water away from buildings and disposal from the lot; for the prevention of soil saturation detrimental to structures and lot use; and, where needed, appropriate paved walk, parking areas, driveways, exterior steps, and landscaping to enhance the character of the neighborhood.

NR205

Buildings to remain for industrial use or commercial, institutional, or other non-residential uses where applicable, shall conform to the following standards:

Air and Water Pollution: All structures to remain for rehabilitation shall conform to latest city, state or Federal regulations relating to such pollution.

NR206

LOADING AND PARKING AREAS

NR206.1

Commercial traffic generators shall provide some offstreet parking and loading spaces. Parking facilities may be located on another site than the one occupied by the use or structure requiring such facilities. Two or more uses may share the same off-street parking facilities and each of such uses may be considered as having provided such shared space individually.

NR206.2

Traffic Control for Parking and Loading Areas

Offstreet loading and parking facilities shall be constructed, maintained, and operated in accordance with the following specifications:

- a. Drainage and Surfacing: Areas shall be properly graded for drainage, surfaced with concrete, asphaltic concrete, or asphalt, or some other comparable paving-treatment and maintained in good condition, free of weeds, dust, trash, and debris.
- b. Protective Screen Fencing: Areas should be provided with protective screening such that occupants of adjacent structures are not unreasonably disturbed, during day or night, by the movement of vehicles. This may be accomplished with planting material.
- c. Lighting: Lighting facilities shall be so arranged that they neither unreasonably disturb occupants of adjacent residential properties nor interfere with traffic.
- d. Entrance and Exits: Areas shall be provided with entrances and exits so located as to minimize traffic congestion.

NR2-7

VARIATION TO STANDARDS

A variation to mandatory provisions contained hereon may be permitted by the San Antonio Development Agency for

specific cases, only when the variation attains the stated objectives contained herein and when one or more of the following conditions justify the variation:

- a. Topography of the site is such that full compliance is impossible or impracticable.
- b. Long established local practices and customs in the area indicate the variation is not unusual.
- c. Design and planning of the specific property offers improved or compensating features providing equivalent desirability or utility.

CHAPTER III

NR300 GENERAL CONDITIONS

The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the improved standard of the neighborhood and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and downgrading of the neighborhood.

All damaged or deteriorated exterior material shall be repaired with materials to match the existing.

NR301 EXTERIOR OF STRUCTURE

Standards for materials and products:

All materials and products used in the rehabilitation of non-residential structures shall provide appropriate structural strength, adequate resistance to weathering and moisture, and reasonable durability and economy of maintenance.

NR301-1 Walls and Siding

NR301-1.1 All damaged or deteriorated exterior materials shall be repaired or replaced.

NR301-1.2 All exterior material and surfaces shall be properly protected to prevent deterioration due to the elements, and insects, rodents and other destructive forces.

NR301-1.3 Exterior walls shall provide safe and adequate support for all loads upon the. Serious defects shall be repaired and cracks effectively sealed.

NR301-2 Flashing and Roofing

NR301-2.1 All flashing, counterflashing, and roofing shall be water tight.

NR301-2.2 Materials used to repair an existing roof shall match existing or be similar in color and pattern.

- NR301-2.3 Repairs and replacement of roofs in excess of twenty-five (25) percent of the total surface area shall conform to requirements for new roofing as set forth in applicable City Codes and Ordinances. (City Ordinance #35890 - 1967 Uniform Building Code, Chapter 32)
- NR301-2.4 Roofs shall be so designed as to convey therefrom all storm water to a system of gutters and downspouts for discharge in a satisfactory manner.
- NR301-3 Gutters and Downspouts
- All gutters and downspouts shall be so designed and properly installed to insure adequate drainage, and shall be watertight and protected against rust and deterioration.
- NR301-3.1 Gutters and downspouts shall be in good repair and shall be adequate in size to properly discharge the volume of water carried by the roof structure.
- NR301-3.2 Downspouts shall be so arranged that they do not discharge storm-water onto, or adjacent to any public walkway.
- NR301-4 Doors and Windows
- NR301-4.1 All exterior doors and windows shall be in sound condition, and shall be reasonably weatherproof and watertight.
- NR301-4.2 All cracked or broken glass shall be replaced.
- NR301-4.3 The hardware for all doors and windows shall be in good repair and in sound working condition.
- NR301-5 Store Fronts, Awnings, Canopies, Marquees, Etc.
- NR301-5.1 All store fronts shall be clean, in good repair, and free of unsightly or hazardous conditions. Any alterations shall be architecturally compatible with the area.
- NR301-5.2 All awnings, canopies, marquees, and similar items and their accompanying structural members shall be in good repair and not constitute a blighting influence or safety hazard.
- NR301-5.3 All awnings, canopies, marquees, and similar items shall be protected against the elements by periodic application of a weather-coating material or other protective treatment.

- NR301-6 Walkways
On-site walkways shall be in good condition.
- NR301-7 Signs
- NR301-7.1 All allowable permanent signs shall identify only the establishment and nature of its product.
- NR301-7.2 Signs exposed to public view shall be in good repair, shall be free of unsightly and hazardous conditions, and shall be firmly anchored to the structure.
- NR301-7.3 All signs showing excessive weathering or fading shall be repaired to good condition or shall be removed. Signs of nonconforming use, along with their supporting members, shall be removed.
- NR301-7.4 All signs must be suitably integrated with the architectural design of the structure which they identify.
- NR302 INTERIORS
- NR302-1 All interior floors, wall, ceilings, and woodwork shall be finished in accordance with customary practice for the type of materials used. All damaged or deteriorated materials shall be properly repaired or replaced.
- NR302-2 Sound Proofing
Non-residential uses generating excessive noise shall install sound insulation materials to reduce the noise level to comply with all City Codes and Ordinances.
- NR303 EQUIPMENT AND FACILITIES
- NR303-1 All roof top equipment shall be appropriately screened from public view, utilizing materials and colors which are harmonious with the building exterior.

NR304

CORNICES, BELT COURSES, ETC.

All entablatures, belt courses, trim, wall facings, and similar decorative features shall be in good repair and shall be properly anchored.

CHAPTER IV

STRUCTURAL AND FIRE SAFETY REQUIREMENTS

To assure that non-residential buildings are structurally sound and have a high degree of safety to life and property, structural and fire safety standards shall comply with applicable requirements of the City Codes and Ordinances in effect at the time of rehabilitation and standards set forth herein.

NR400

STRUCTURAL REQUIREMENTS

NR401

Every foundation and footing shall be properly constructed of masonry, concrete, and/or steel materials capable of supporting required loads.

NR401-1.1

Every foundation shall be properly protected to prevent entrance of moisture, rodents, termites, and vermin.

NR401-1.2

Any building showing signs of undue settlement shall have a soil test and written report made by a qualified and licensed professional engineer, before any improvements to the building are undertaken.

NR401-2

STRUCTURAL FRAMING

NR401-2.1

Framing for floors, walls, ceilings, and roofs shall be capable of supporting required loads and shall be in good repair.

NR401-2.2

Sagging floors, fireplaces, partitions, or stairs, and building exterior walls shall be properly restored to an acceptable level or plumb position and supported or braced to prevent a recurrence of these conditions.

NR401-3

Stairs

Each inside and outside stair, and each appurtenance thereto, shall be properly constructed and maintained for safe use and to be capable of supporting the load that normal use may require.

NR401-3.1

Every flight of stairs which is more than two (2) risers high shall have handrails not less than two (2) feet six (6) inches high, measured vertically from the nose of the treads to the top of the rail.

NR401-3.2

Every stairway shall be free of obstructions.

NR402

FIRE SAFETY

General:

Fire safety standards pertaining to over-all structure and use of materials and fire protection equipment shall comply with the requirements of applicable City Codes and Ordinances. (City Ordinance #32,861 Amended. 1967 Uniform Building Code, Chapter 43)

NR402-1

Partitions

All partitions within individual structures shall qualify for at least a one-hour fire rating. (1967 Uniform Building Code, Chapter 43)

NR402-2

Means of Egress

NR402-2.1

Each floor shall have at least two safe and unobstructed means of egress located as far apart from each other as feasible.

NR402-2.2

At least one of these means of egress shall lead directly to the outside.

NR402-2.3

There shall be no point in an unsprinklered building more than 150 feet from an exit, or stairway leading to an exit, or an exterior balcony with more than one means of egress located to meet the requirements of applicable City Codes and Ordinances in effect at the time of rehabilitation.

NR402-3

Vertical Openings

Stairways, elevator shafts, and other vertical openings above the second floor shall be enclosed with fire-retardant material having a one-hour fire rating. (1967 Uniform Building Code, Chapter 17)

NR402-4

Heating Unit:

The basic heating unit shall be properly installed according to manufacturer's instructions and applicable City Codes and Ordinances. (1967 Uniform Building Code, Group Occupancies Chapters 6 to 15 incl.)

NR402-5

Elevators

Elevators shall not be required but may be installed or maintained by owners. Where provided, an elevator shall furnish convenient and safe access to all upper floors of the building. The character,

installation, type of elevator service, and equipment shall be appropriate to the building being rehabilitated. The owner of any building providing elevator service shall comply as to installation and capacity requirements of the American Standard Safety Code for Elevators A-17.1-1965.

CHAPTER V

- NR500 LIGHT AND VENTILATION
- To provide a healthful environment and acceptable degree of comfort, light and ventilation standards shall conform to local codes and ordinances in effect at the time of rehabilitation and standards set forth herein.
- NR501 LIGHT
- NR501-1 Artificial light shall be provided and so distributed as to assure healthful and sanitary conditions in all rooms and spaces. No portion of any building used occasionally or incidentally by employees or occupants shall be supplied with less than three (3) foot candle of light.
- NR501-2 A minimum of five-foot candles of daylight and/or artificial illumination shall be required at all times in public hallways and stairways.
- NR501-3 Every toilet or water closet compartment shall be provided with permanently installed artificial light fixtures which are controlled by wall switches.
- NR502 VENTILATION
- NR502-1 Natural or artificial means of ventilation shall be provided to insure a comfortable and healthful atmosphere throughout the building.
- NR502-2 In all cases where fumes, gases, dusts, or mists are present or produced, local exhaust ventilation shall be provided to remove these conditions. Measures shall be taken in this procedure to prevent outside air pollution.
- NR502-3 Every window, door, or other opening to the structure used or intended to be used for ventilation shall be properly protected against the entrance of rodents, insects, or other vermin.
- NR502-4 Every toilet or water closet compartment shall be supplied with adequate natural or artificial ventilation.
- NR503 RODENT AND PEST CONTROL
- Each building and all exterior appurtenances on the site shall be effectively protected against rodents, termites or other vermin infestation.

NR503-1

General

To provide a healthful environment, and to reduce health hazards by the infestation of rodents, termites, vermin, and pests of any type. Primary structures appurtenances, and properties within the project area shall conform to the local Codes and Ordinances in effect at the time of rehabilitation and to the standards herein set forth.

NR503-1.1

Inspection and Correction

A careful inspection by SADA shall be made of each building and accessory structure on each property for evidence of actual or potential infestation or access channels. Existing buildings where found to have defects that will permit entrance of rodents, termites or other vermin shall be corrected by appropriate preventive measures. Damaged or deteriorated structural members shall be replaced.

CHAPTER VI

NR600 MECHANICAL AND ELECTRICAL

Mechanical equipment and electrical systems for the proper air-conditioning and illumination of buildings shall comply with accepted standards of practice, local codes and ordinances in effect at the time of rehabilitation, and standards set forth herein.

NR601 ELECTRICAL SYSTEMS.

All spaces in each structure shall be provided with electric service by a system of wiring and equipment to safely supply electrical energy for proper illumination, and for the appropriate location and use of appliances or other equipment.

NR601-1 Existing Wiring and Equipment

Existing wiring and electrical equipment to remain shall be determined to be in good and serviceable condition, and installed so as not to be a potential source of electrical hazard, or ignition of combustible materials. Replacement of existing wiring and equipment shall be made where these conditions are not fulfilled. Existing electrical facilities when considered inadequate shall be increased to safely supply adequate electrical energy.

NR601-2 All electrical equipment and facilities shall be properly installed in accordance with the manufacturer's instructions and with applicable City Codes and Ordinances.

NR601-3 Sufficient electrical circuits shall be provided to prevent overloading.

NR601-4 All electrical circuits shall be properly fused in accordance with the latest edition of the National Electrical Code.

NR601-5 Electrical outlets shall be approved type and shall be properly installed for the appropriate use and location of appliances and other equipment in accordance with applicable City Codes and Ordinances.

NR601-6 All conductors, wiring, fixtures, and outlets shall be installed in a safe manner in compliance with the City Electrical Code.

NR602

MECHANICAL EQUIPMENT

All mechanical equipment shall be properly installed in accordance with the manufacturer's instructions and applicable City Codes and Ordinances.

NR602-1 Toilet Facilities

NR602-1.1 Every non-residential building shall be provided with adequate toilet and lavatory facilities.

NR602-1.2 Separate facilities shall be provided for each sex, except in such buildings occupied by six or less persons of both sexes taken together, and where said facilities are not used by the public. In buildings used by the public, at least one toilet and lavatory in each restroom shall be accessible to the handicapped.

NR602-1.3 All toilet facilities and toilet rooms shall be kept in a sanitary condition at all times. The interior finishes of toilet rooms shall be of materials which facilitate easy sanitary maintenance of toilets.

NR602-1.4 Floors in toilet rooms shall be of nonabsorbent materials such as concrete, brick, tile, or similar surface material

NR602-1.5 Plumbing fixtures and water pipes shall be in sanitary condition meeting required health standards.

NR602-2 Heating Facilities

NR602-2.1 Every habitable enclosed space in which persons are employed in duties or continuous operations shall have heating facilities to maintain a temperature of at least 70 degrees Fahrenheit with an outside temperature of plus 20 degrees Fahrenheit. Operations requiring Maintenance of lower design temperatures, such as cold storage facilities, are excluded from this requirement.

NR602-2.2 All gas burning heaters shall be vented to the outside.

NR602-2.3 Heating devices and installations shall be operated and installed according to the requirements of the City Codes and Ordinances in effect at the time of rehabilitation.

NR602-3 Mechanical Cooling

Where feasible, air cooling equipment should be installed. Installation and maintenance of summer cooling facilities shall comply with the Air Conditioning, Refrigeration, and Heating Code, Chapter 3 of the City Code of San Antonio.

CHAPTER VII

CONSTRUCTION

R700 OBJECTIVE

To assure that the construction of the building will provide:

(a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance, and (e) acceptable quality of workmanship.

R701 Insulation

Where existing attic space does not have insulation, consideration shall be given to installing the proper amount to prevent excessive heat loss and to provide comfort for tenants.

R702 EXTERIOR WALLS

R702-1 General

Foundations and exterior walls shall provide safe and adequate support for all loads upon them, and prevent the entrance of water or excessive moisture. Serious defects shall be repaired and cracks effectively sealed, or replaced.

R702-2 Basement and Foundation Walls

R702-2.1 Basement and foundation walls shall prevent the entrance of water or moisture into a basement or crawl space area. Cracks in the walls shall be effectively sealed, and loose or defective mortar joints shall be replaced. Where necessary, the interior or exterior face of the walls shall be damp-proofed by bituminous coating or cement parging.

R702-2.2 Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away

from basement or foundation walls.

R703 PARTITIONS, COLUMNS, AND POSTS

Partitions and other vertical supports which are to be continued in use shall be free of splits, excessive lean, buckling or other defects.

R704 FLOOR CONSTRUCTION

R704-1 General

All floor construction shall provide safe and adequate support for all existing or probable loads and shall be reasonably free of objectionable vibration. A suitable surface for finish flooring shall exist or be provided.

R704-2 Basement or Cellar Floors

The floors of all basement or cellar furnace rooms, or basements containing habitable space, shall be paved in an acceptable manner.

R705 CHIMNEYS, INCINERATORS AND VENTS

Chimneys and vents shall be structurally safe, durable, smoketight and capable of withstanding the action of flue gases. Factory-built chimneys shall be labeled by Underwriters' Laboratories, Inc. and installed in accordance with the listing.

R705-1 Existing unlined masonry chimneys having open mortar joints or cracks which permit smoke or flame to be discharged into the building shall be made safe by the installation of a flue liner or corrosion-resistant pipe one inch less in diameter than the interior of the chimney, or else removed. Where removal is performed, proper weathertight closure of the opening shall be made.

R706 INSPECTIONS

R706-1 Inspection and Correction

A careful inspection by SADA shall be made of each building and accessory structure on each property. Existing buildings

where found to have defects that will permit entrance of rodents, termites or other vermin shall be corrected by appropriate preventive measures. Damaged or deteriorated structural members shall be replaced.

R706-2

Inspection For Decay and Deterioration

An inspection shall be made of both interior and exterior construction for evidence of rot, rust or decay or other hazards. Where structural damage to such materials is found to exist, correction shall be provided.

CHAPTER I
APPLICATION

These Residential Property Rehabilitation Standards apply to all existing properties in the Urban Renewal Project Area.

These Property Rehabilitation Standards are confined in their application to the individual property within its property lines. They are not concerned with improvements off the site except for the provision of streets for access and circulation, and for essential services and facilities.

- R203-1 Access to the Building
Walks and steps shall be provided for all weather access to the building and constructed so as to provide safety, reasonable durability, and economy of maintenance.
- R203-2 Access to the Property
Each property shall be provided with emergency vehicular access to and from the property by an abutting public or private street.
- R203-3 Access to Each Living Unit
Access to each living unit shall be provided without passing through any other living unit.
- R204 DETERMINING THE NUMBER OF LIVING UNITS
- R204-1 Each dwelling or portions thereof providing complete living facilities for one family shall be counted as a living unit.
- R204-2 A room or group of rooms containing complete living facilities, such as an apartment of a janitor or caretaker shall be counted as a separate living unit.
- R205 PARTIAL NON-RESIDENTIAL USE
- R205-1 Any space or feature included in the property from which income is anticipated apart from the rental of living units is termed non-residential or commercial use.
- R205-2 Non-residential use shall be of a character which is compatible with the residential character of the property or project. The extent of non-residential use shall be determined by the SADA in relation to the broad planning needs of the occupants and neighborhood.
- R206 DILAPIDATED OR BLIGHTED STRUCTURES
All dilapidated portions of existing properties or blighted structures which are not economically repairable shall be removed.
- R207 SITE CONDITIONS
- R207-1 The Property shall not be subject to hazards such as objectionable smoke, noxious odors, unusual noise, or the probability of flooding.

CHAPTER III

SITE CRITERIA

R300

OBJECTIVE

To develop the individual site or group of sites so that obsolescence is overcome, and the development is appropriate and an asset to the neighborhood in which it is located.

R301

OPEN SPACE

Every residential building shall have sufficient open space to permit convenient access for maintenance, fire protection, adequate light and ventilation of habitable rooms, and reasonable indoor privacy. This space may be provided in a common area to be maintained by a cooperative association.

R302

YARDS AND SETBACKS

Deficient yard dimensions to property lines of existing buildings shall not be made a reason for rejection.

R303

SITE IMPROVEMENTS

The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from the lot, (b) prevent soil saturation detrimental to structures and lot use, and (c) where needed, appropriate paved walks, parking areas, driveways, exterior steps, and landscaping.

R304

VARIATIONS TO STANDARDS

A variation of mandatory provisions contained herein may be permitted by SADA for specific cases, only when the variation attains the stated objectives contained herein and when one or more of the following conditions justify the variation:

- a. Topography of the site is such that full compliance is impossible or impracticable.

- b. Design and planning of the specific property offers improved or compensating features providing equivalent desirability and utility.

CHAPTER IV

BUILDING PLANNING

R400 OBJECTIVE

To assure a living unit which provides for a healthful environment and living facilities arranged and equipped for suitable and desirable living conditions commensurate with the type and quality of the property under consideration.

R401 SPACE STANDARDS

R401-1 General

R401-1.1 Provide each living unit with space necessary for suitable living, sleeping, cooking and dining accommodations, storage, refrigeration and cooling equipment and sanitary facilities; also, provide space of such size and dimensions so as to permit placement of furniture and essential equipment.

R401-2 Room Sizes

The size of rooms shown in Table R4-1 shall be a guide for the subdividing of existing spaces. Unrenodeled existing rooms, where considered of adequate size and arrangement for the intended function by the San Antonio Development Agency are acceptable.

R401-3 Ceiling Heights

The ceiling heights for habitable rooms, bathrooms, and public and private halls shall be at least the following:

Habitable Rooms - 7 ft. - 6 in.

Bathrooms, toilet compartment, utility rooms - 6 ft. - 8 in.

Public Corridors - 7 ft. - 8 in.

Halls within living units - 7 ft. clear

Suspended Ceilings or panels - 7 ft. - 4 in.

Sloping ceiling - no portion less than 7 ft. - 0 in.

TABLE R4-1

ROOM SIZES

Name of Space (1)	Recommended Minimum Area (Sq.Ft.)			Least Dimension (3)
	O-BR LU	1 & 2 BR LU	(2) 3 or more BR LU	
R	NA	140	150	10'-0"
R	NA	80	100	7'-8"
	NA	50	60	5'- $\frac{1}{2}$ "
ette	20	40	40	3'-6"
R (Double)	NA	110	110	8'-8"
R (Single)	NA	70	70	7'-0"
R-DA	NA	180	200	(3)
R-DA-K	NA	220	250	(3)
R-DA-SL	220	NA	NA	(3)
R-SL	190	NA	NA	(3)
-DA	80	80	110	(3)
ette-DA	60	60	90	(3)

Notes:

(1) Abbreviations:

LU = Living Unit

K'ette = Kitchenette

LR = Living Room

BR = Bedroom

DR = Dining Room

SL = Sleeping Area

DA = Dining Area

NA = Not Applicable

K = Kitchen

O-BR = No separate bedroom

(2) Variations to these areas and dimensions may be permitted

when existing partitions preclude precise compliance, and the available area or dimensions do not hinder furniture placement and the use of the space.

(3) The least dimension of each room function applies, except for

the overlap or double use of spaces in combination rooms.

R401-4

Recommended Minimum Floor Space Areas For Dwelling Units

Floor space for single dwelling unit should be not less than 450 s.f. Floor space for duplex dwelling unit should be not less than 450 s.f. Floor space for efficiency apartment dwelling unit should be not less than 250 s.f.

R401-5

Room Access

Where the access to an existing bathroom is through a bedroom in living units having more than one bedroom, this planning arrangement

shall be accepted if it is judged to be acceptable to the market.

A bathroom shall not be separated from all bedrooms of a living unit by locating it a full story above or below the bedrooms. A bedroom shall not be used as the only means of access to another bedroom or habitable room, unless it is a combination use room.

R401-6 Privacy and Arrangement

A degree of privacy shall be provided commensurate with suitable living conditions by means of the proper location of exterior openings to exterior conditions, and by the interior arrangement of rooms.

R401-7 Kitchen Facilities

Each living unit shall have a specific kitchen space, which contains a sink with counter work space and has hot and cold running water, adequate cooking and refrigeration equipment, and for storing cooking and eating utensils.

R401-7.1 Recommended minimum areas of kitchen storage space shall be:

- a. Total shelving in wall and base cabinets 30 sq. ft.
- b. Drawer area - 5 sq. ft.
- c. Usable storage shelving in cooking range or under sink may be counted in the total shelving needed.
- d. Recommended counter space of 6 linear feet should be provided.

Kitchen storage space of living units having two or more bedrooms shall be appropriately increased in total area to accommodate the needs of more occupants.

R401-8 Bath Facilities

Complete bathing and sanitary facilities shall be provided within each living unit; they shall consist of a water-closet, a tub or shower, and a lavatory. Provide an adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least 90° door swing. A mirror or medicine cabinet and towel bars and other accessories shall be provided. Bathtub should be not less than 4'-6" in length. A square tub should have a least dimension of 4'-0". Shower stalls should have a least dimension of 30".

R401-9 Laundry Facilities

Where nearby public commercial laundries are available, consideration may be given by the San Antonio Development Agency as to the extent occupants can be expected to use them in determining laundry space needs.

R401-10 Closets and General Storage

Clothes closet space should be provided within bedrooms or conveniently located nearby. In addition, each living unit should have a suitable space within the unit or a locked space elsewhere within the building or on the premises for general storage.

R401-10.1 Clothes closet space should be provided at a minimum of 4 sq. ft. per adult or youth. For hanging clothes efficiently, a shelf and hanging rod should be provided, preferably in closets of not less than 2 ft. deep. Clothes closet space should not be located within a kitchen.

R402 LIGHT AND VENTILATION

R402-1 General

Provide a healthful environment and an acceptable degree of comfort within all rooms and hallways of the dwelling by having sufficient light and ventilation, and provide natural ventilation for structural spaces to minimize conditions conducive to decay and deterioration.

R402-2 Ventilation of Utility Spaces

Utility spaces which contain heat producing, air conditioning, and other equipment shall be ventilated to the outer air; and air from such spaces shall not be recirculated to other parts of the building.

R402-3 Ventilation of Structural Spaces

Natural ventilation of spaces such as attics and enclosed basementless spaces shall be provided by openings of sufficient

size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics. Exterior ventilation openings shall be effectively screened where needed.

R403 DOORS AND ACCESS OPENINGS

Provide openings adequate in size to admit furniture and equipment to all spaces and to permit inspection for repair and maintenance.

R403-1 Exterior Doors

Exterior doors shall have key operated locks.

403-1.1 Exterior doors shall be at least the following sizes:

	<u>Width</u>	<u>Height</u>
a. Main entrance door	2'-8" (1)	6'-6"
b. Service doors	2'-6"	6'-6"
(1) Where serving 12 or more Living Units =	3'-4"	
(2) If residence is being designed to serve the disabled, door widths will be determined according to individual needs.		

403-2 Interior Doors

Provide a door to each opening to a bedroom, bathroom or toilet compartment. Doors to bathrooms and toilet compartments shall be hinged or sliding.

403-2.1 Interior doors should be at least the following sizes:

- a. Habitable rooms, 2 ft. - 6 in. wide
- b. Bathrooms, toilet compartments and closets other than linen and broom, 2 ft. - 0 in. wide.
- c. Service stair doors, 2 ft. - 6 in. wide
- d. Cased openings, 2 ft. - 6 in. wide
- e. To public stairway enclosures, single door = 3 ft. - 0 in. wide; double = 2 ft. - 4 in. wide
- f. Height of all interior doors, 6 ft. - 6 in.
- g. Interior door widths shall be designed as necessary for disabled residents.

Attic and Basementless Spaces. Access to attics shall be provided by means of conveniently located scuttles or a

disappearing or permanently installed stairway. For attic and basementless spaces, the minimum access opening shall be 14 x 22 inches. However, if either are to contain mechanical equipment, the access opening shall be of sufficient size to permit the removal and replacement of the equipment.

R404 STAIRWAYS

R404-1 General

All stairways shall provide safety of ascent and descent, and stairs and landings shall be arranged to permit adequate headroom and space for the passage of furniture and equipment.

R404-2 Existing Stairways

Existing stairways in sound condition to remain or to be repaired shall not be to any serious extent below minimum standards of good practice as to rise and run of steps, headroom, obstructions, stair width, landings, or railing protection.

R405 CORRIDORS AND HALLWAYS

R405-1 General

Corridors and hallways shall provide adequate, safe and unobstructed circulation from living units or other spaces to various means of exit.

R406 EXTERIOR APPURTENANCES

R406-1 All exterior appurtenances or accessory structures which serve no useful purpose, or those in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, miscellaneous sheds; foundations, basements, and any excavations dangerous to human life shall be filled and compacted.

Protection of Entrance Doors, Provision of Porches

Entrance door for each dwelling unit shall be protected from the elements by roof covering of approximately the same size as porch or stoop or by a system of gutters and downspouts. All entrance doors shall be weatherstripped. Porches, when installed, shall be wide enough to permit safe ingress and egress and if finish floor of porch is more than 18" above grade, a protective hand rail shall be installed. Porches shall have a minimum size of 3'- 6" x 3'- 6". Existing porches in satisfactory condition or those requiring repairs may remain, providing necessary repairs are carried out.

CHAPTER V

FIRE PROTECTION

R500

OBJECTIVE

To assure a high degree of safety to life and property preservation, by the separation of living units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and to provide means of egress which will permit persons to leave the building with safety in an emergency, and permit access for fire control personnel.

R501

GENERAL

These provisions apply to rehabilitation construction of existing buildings. However, where the construction, plan arrangement and approximate number of occupants of a property are to remain unchanged, and the fire protection provisions of the local code are complied with, noncompliance with the provisions of this chapter may be acceptable, when so determined by the San Antonio Development Agency.

CHAPTER VI

MATERIALS AND PRODUCTS

R600 OBJECTIVE

To provide materials of such kind and quality as to assure that the dwelling will provide: (a) appropriate structural strength, (b) adequate resistance to weather and moisture, and (c) reasonable durability and economy of maintenance.

R601 QUALITY OF MATERIALS AND PRODUCTS

All materials and products used as replacements or additions in rehabilitation construction shall be of good quality conforming to generally accepted good practice. Second-hand materials which meet the standards for new materials and suitability of special materials and products not conforming to a national standard shall be determined by SADA after an evaluation of their properties and performance characteristics.

R601-1 Standards for Materials and Products. The quality of new materials and products used as replacements or additions to residential buildings being rehabilitated shall comply with the provisions of nationally recognized standards wherever such standards exist.

All new materials and products shall be labeled or otherwise identified as conforming to an applicable recognized standard.

CHAPTER VII

CONSTRUCTION

R700 OBJECTIVE

To assure that the construction of the building will provide:

(a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance, and (e) acceptable quality of workmanship.

R701 STRUCTURAL SOUNDNESS

All structural components of the building shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated building. Sagging or out of plumb floors, chimneys, fireplaces, partitions or stairs, and bulging of exterior walls shall be restored as near as practical to an acceptable level or plumb position; and supported or braced so as to prevent a recurrence of these conditions. Stair railings shall be rigid. Individual structural members in a seriously deteriorated condition shall be replaced. Loosely jointed structural members shall be restored to original rigidity.

R701-1 Insulation Where existing attic space does not have insulation, consideration shall be given to installing the proper amount to prevent excessive heat loss and to provide comfort for residents.

R702 EXTERIOR WALLS

R702-1 General

Foundations and exterior walls shall provide safe and adequate support for all loads upon them, and prevent the entrance of water or excessive moisture. Serious defects shall be repaired and cracks effectively sealed, or replaced.

R702 Basement and Foundation Walls

R702-2.1 Basement and foundation walls shall prevent the entrance of water or moisture into a basement or crawl space area. Cracks in the walls shall be effectively sealed, and loose or defective mortar joints shall be replaced. Where necessary, the interior or exterior face of the walls shall be dampproofed by bituminous coating or cement parging.

R702-2.2 Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from basement or foundation walls.

R703 PARTITIONS, COLUMNS, AND POSTS

Partitions and other vertical supports which are to be continued in use shall be free of splits, excessive lean, buckling or other defects.

R704 FLOOR CONSTRUCTION

R704-1 General

All floor construction shall provide safe and adequate support for all existing or probable loads and shall be reasonably free of objectionable vibration. A suitable surface for finish flooring shall exist or be provided.

R704-2 Basement or Cellar Floors

The floors of all basement or cellar furnace rooms, or basements containing habitable space, shall be paved in an acceptable manner.

R705 CHIMNEYS, INCINERATORS AND VENTS

Chimneys and vents shall be structurally safe, durable, smoketight and capable of withstanding the action of flue gases. Factory-built chimneys shall be labeled by Underwriters' Laboratories, Inc. and installed in accordance with the listing.

R705-1 Existing unlined masonry chimneys having open mortar joints or cracks which permit smoke or flame to be discharged into the building shall be made safe by the installation of a flue liner or corrosion-resistant pipe one inch less in diameter than the interior of the chimney, or else removed. Where removal is performed, proper weathertight closure of the opening shall be made.

R706-1

Inspection and Correction

A careful inspection by SADA shall be made of each building and accessory structure on each property for evidence of actual or potential infestation or access channels. Existing buildings where found to have defects that will permit entrance of rodents, termites or other vermin shall be corrected by appropriate preventive measures. Damaged or deteriorated structural members shall be replaced.

R706-2

Inspection For Decay and Deterioration

An inspection shall be made of both interior and exterior construction for evidence of rot, rust or decay damage or other hazards. Where structural damage to such materials is found to exist, correction shall be provided.

CHAPTER VIII

EXTERIOR AND INTERIOR FINISHES

R800 OBJECTIVE

To assure that the building will acceptably: a) prevent the entrance or penetration of moisture and weather, b) protect from damage by decay, corrosion, insects and other destructive elements and c) provide reasonable durability and economy of maintenance.

R801 EXTERIOR FINISH

R801-1 Exterior Wall Covering

Repairs or replacement shall be made to defective exterior wall finish materials. Exterior walls shall be free of holes, cracks and broken or rotted finish materials. Repair work shall use standards for new work as a guide.

R801-2 Roof Covering

All roofs shall have a suitable, watertight and reasonably durable covering free of holes, cracks, excessively worn surfaces or other defects.

R801-2.1 Repairs to existing roofs shall be complete and done in accordance with new construction standards. Where only a portion of a roof is repaired, the material shall match existing material in color and type. The placing of a new roof covering over an existing roof covering is not prohibited but shall be governed by the material manufacturer's recommendations.

R802 GUTTERS AND DOWNSPOUTS

Each dwelling shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property, and to avoid causing unsightly staining of walls and windows where adequate roof overhangs are not provided.

One Story Structures having less than 12" overhang shall have gutters and downspouts.

Two Story structures having less than 24" overhang shall have gutters and downspouts.

R803

FLASHING

To prevent the entrance of water, all critical joints in exterior roof and wall construction which are exposed or partly exposed shall be protected by 26 gauge galvanized sheet metal or other suitable flashing material.

R804

WINDOWS, DOORS AND OTHER OPENINGS

R804-1

Existing windows and doors, including their hardware shall operate satisfactorily and give evidence of continuing acceptable service. Defective glass or locking mechanisms shall be replaced or corrected.

R805

INTERIOR WALL AND CEILING FINISH

All interior walls and ceilings shall provide (a) a finish surface without noticeable irregularities or cracking, (b) a waterproof and hard surface in spaces subject to moisture, (c) a suitable base for painting or other decoration and (d) reasonable durability and economy of maintenance.

R806

FINISH FLOORS

Finish floors shall be appropriate to the use of the space; be in good condition, provide reasonable ease of maintenance, and an extended service life.

R806-1

Habitable Rooms (other than Kitchen or bath). Finish floors in habitable rooms shall be wood flooring, a resilient tile or sheet material, or carpeting over a suitable underlayment.

R806-2

Kitchen and Bathroom Floors. Floors in kitchens and bathrooms shall be of a durable, waterproof, non-absorptive material; such as asphalt, vinyl-asbestos, vinyl-plastic, rubber or ceramic tiles, or linoleum. Durable carpeting may be used also, but should be removable in order to dry.

R807

PAINTING AND DECORATION

Protective and decorative finish coating or surfacing shall provide (a) adequate resistance to weathering, (b) protection

of finish surfaces from moisture or corrosion, (c) an attractive appearance, and (d) reasonable durability.

R807-1

Where painted, wallpaper or other decorative surfaces are in good condition or show evidence that proper maintenance has taken place and the property is between such periods of maintenance, and where the rehabilitation will not disturb that part of the building, painting, and redecoration may not be required.

Appropriate cleaning of existing interior and exterior finish surfaces shall be provided regardless of whether or not painting or other decoration work is done.

Plastered walls and ceilings shall be painted or papered.

Other wall and ceiling materials shall have an appropriate finish surface. Kitchens and baths shall be painted or papered to provide a waterproof and washable finish surface.

R808

ALTERATIONS AND REPAIRS

All alterations, repairs and other improvements shall be harmonious and tie in with existing materials to remain in an acceptable manner.

CHAPTER IX

MECHANICAL EQUIPMENT

R900 OBJECTIVE

To provide mechanical equipment for the building and its living units that will meet the needs of the intended occupants and be of a quality and condition which will assure: (a) safety of operation, (b) adequate capacity for its intended use, (c) protection from moisture, corrosion or other destructive elements, (d) reasonable quietness of operation, and (e) reasonable durability and economy of maintenance.

R901 GENERAL

R901-1 All mechanical equipment shall be installed so that maintenance and replacement can be performed without the removal of other equipment.

R901-2 Existing mechanical equipment and systems shall be inspected for faulty operation, fire or other hazards. Needed replacement, or repair shall conform to code requirements.

R902 HEATING

R902-1 Heating facilities shall be provided for each living unit and other spaces that will (a) assure interior comfort, (b) be safe and convenient to operate, (c) be economical in performance, and (d) be quiet in operation and free from objectionable drafts.

R902-2 Each heating system or device shall have a recognized approval for safety and shall be capable of maintaining a temperature of at least 70 degrees F. within the living units, corridors, public spaces and utility spaces when the outside temperature is at the 20° design temperature.

R902-3 Where space heaters are the sole source of heat, a sufficient number of heater connections shall be provided to accomplish the objective. As a guide, the maximum distance between the space heater and the center of any room to be heated shall not exceed 23 feet, or through not more than one intervening door.

R902-4 Appropriate clearances around all room or space heaters shall be provided, and the floor shall be protected in an acceptable manner. For gas - NFPA Standard No. 54, 54A; for oil-NFPA Standard No. 31-65.

R903 PLUMBING

R903-1 General

The plumbing system and its appurtenances for each building shall provide satisfactory water supply, drainage, venting and operation of fixtures, and shall be in proper operating condition.

R904 DOMESTIC WATER HEATING AND STORAGE

Each building and living unit within the building shall have domestic hot water in quantities sufficient for the needs of the occupants.

R904-1 Existing Equipment

Existing water heating and storage equipment shall be in good serviceable condition, and shall be equipped with temperature and pressure relief valve and automatic shutoff.

R904-2 Capacities

For replacement of defective or deteriorated water heating equipment in one and two family dwellings, storage capacity for each dwelling unit shall be not less than 30 gallons for gas or oil-fired water heaters and 52 gallons for electric water heaters, except that electric water heaters restricted by "off peak" control limitations would have a minimum capacity of 66 gallons.

R904-3 Prohibited Locations

No water heater shall be installed in any room used or designed to be used for sleeping purposes. No gas or oil fired water heater shall be located in a bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations, unless totally enclosed and vented to outside or hallway, for combustion and ventilating air.

R904-4 Venting

All fuel burning water heaters shall be connected to a vent leading to the exterior.

R905 ELECTRICAL

R905-1 General

All habitable rooms and other appropriate spaces requiring electrical service shall be provided with a system of wiring, wiring devices and equipment to safely supply electrical energy for proper illumination, appliances, resident security, and other electrical equipment.

R905-2 Existing Wiring and Equipment

Existing wiring and electrical equipment where its continued service is contemplated shall not be a potential source of electrical hazard of ignition of combustible materials, and shall be so determined by the SADA. Wherever these potential hazards are determined to be present, replacement of existing wiring and equipment shall be made. Existing facilities that are inadequate to meet anticipated demands shall be appropriately increased.

R905-3 New Electrical Work

For new electrical work the appropriate provisions of the City Electrical Code shall be used as a guide for design layout and installation. Not less than two general lighting circuits (15 amp.) and one appliance circuit (20 amp.) shall be provided for each living unit. Heavy duty equipment shall have individual branch circuits, as required by the City Electrical Code.

GUIDELINES FOR HISTORIC REHABILITATION
FOR THE
VISTA VERDE SOUTH URBAN RENEWAL PLAN
EXHIBIT 9

GUIDELINES FOR HISTORIC REHABILITATION

General Design Criteria

Each proposal for redevelopment will be reviewed independently for conformance with standards and guidelines. Most of the existing structures share important characteristics which unify Alamo Plaza into a composite entity. Compatible materials, similar scales and setbacks, contribute to the sense of cohesiveness of the Plaza. A major part of the area's architectural significance results from the harmony created by these common traits.

At the same time, the existing buildings reflect the cultural diversity which the area represents. The individuality of each structure must not be made to conform to the project prototype but, a balance between the old and new, large and small, simple and ornate should be preserved and enhanced. All architectural activities must contribute to the special character of Alamo Plaza reflecting the overall atmosphere of the area and maintaining the integrity of the individual buildings.

Although exacting restoration is not the primary goal, the architectural heritage is the basic point of reference for the design criteria. When developing rehabilitation plans, all visible elevations must be considered. Many buildings in Alamo Plaza offer exceptional opportunities for design because they display two front facades - Alamo and Broadway St. elevations. The preservation of the original design intent is of prime consideration in the rehabilitation of these facades. If substantial changes have been made or inappropriate elements have been added, redevelopment proposals should correct these alterations. This may be accomplished either by restoration or by sensitive redesign using appropriate materials and techniques.

"Rear facades" may be approached with more freedom because they present an excellent opportunity for innovative adaptive reuse. This is especially true in the areas opened up for pedestrian circulation, malls or public right-of-way. A greater degree of change should be allowed, but design proposals must still reflect an understanding and respect for the original design intent. New improvements should compliment the existing architecture by using materials, forms, and colors that are compatible with the character of the area.

"Side walls" which do not front on the street are of secondary importance in establishing the flavor of the area. However, those which can be seen from the public right-of-way must be treated appropriately or they will have a negative impact on visual quality. The best approach is to accept the original design intent and blend these faces inconspicuously with the surrounding architecture. This is especially important where a structure has been removed, exposing the side wall of an adjoining building. The side walls which are accessible but not visible should receive proper repair and maintenance. The narrow spaces between the side walls of adjacent buildings may be closed at street level with recessed grilles or gates of inconspicuous design.

In addition to the valuable architecture of the district, there are a number of structures which do not contribute to the character and quality of the area. Careful selection of colors and landscaping can greatly improve their exterior appearance and make a distracting building more compatible. However, even with non-conforming structures, the original design intent must be respected and no attempt should be made to camouflage these buildings as period reproductions.

Redevelopment proposals for new buildings should be evaluated on two counts. First, they clearly must be products of the present time and not reproductions of period styles. Secondly, they must reflect the architectural heritage of the area by using compatible scales, materials, and colors.

Specific Design Guides

The following guidelines are designed to help property owners formulate plans for the rehabilitation, preservation and repair of structures in the Alamo Plaza Urban Renewal Project.

Techniques, treatments and methods are listed in the "recommended" column on the left. Those which may adversely affect a building's architectural and historic qualities are listed in the "Avoid" column. The following are solely guidelines intended to assist in undertaking and reviewing rehabilitation work on Alamo Plaza.

Environment

Recommend

Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.

Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building set-backs which have traditionally linked buildings to their environment.

Using new plant materials, fencing, walkways, street lights, signs, and benches which are compatible with the character of the neighborhood in size, scale, material, and color.

Building Site

Identifying plants, trees, fencing, walkways, outbuildings, and other elements which might be an important part of the property's history and development.

Retaining plants, trees, fencing, walkways, street lights, signs, and benches which reflect the property's history and development.

Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made they should be carefully evaluated in light of the past appearance of the site.

Avoid

Introducing new construction into a neighborhood where it is incompatible with the character of the district because of size, scale, color, and materials.

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots incompatible with the character of the neighborhood.

Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials which are out of scale or inappropriate to the neighborhood.

Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance in the property's history and development.

Giving the site an appearance it never had.

Building: Exterior Features

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

Applying waterproof or water repellent coatings or other treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

Duplicating old mortar in composition, color, and texture.

Repointing with mortar of high Portland cement content can create a bond that is often stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Duplicating old mortar in joint size, method of application, and joint profile.

Repointing with mortar joints of a differing size or joint profile, texture, or color.

Repairing stucco with a stucco mixture duplicating the original as closely as possible in appearance and texture

Cleaning masonry only when necessary to halt deterioration and always with the gentlest method possible, such as low pressure water.

Excessive sandblasting of brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products which could have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Applying new material which is inappropriate or was unavailable when the building was constructed such as artificial brick siding, artificial cast stone or brick veneer.

Replacing missing architectural features, such as cornices, brackets; railings, and shutters

Removing architectural features, such as cornices, brackets, railings, shutters, window architraves, and doorway pediments.

Retaining the original or early color and texture of masonry surfaces, wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Indiscriminate removal of paint from masonry surfaces. They may subject the building to harmful damage and may give it an appearance it never had.

Wood: Clapboard, weatherboard, shingles

Retaining original material, whenever possible

Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are in most cases an essential part of a building's character and appearance, illustrating the continuity of growth and change.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates in size, shape and texture the old as closely as possible.

Resurfacing frame buildings with new material which is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, plastic or aluminum siding. Such material also can contribute to the deterioration of the structure from moisture and insect attack.

Architectural Metals: cast iron, steel, pressed tin, aluminum, zinc

Retaining original material, whenever possible.

Removing architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth and change.

Cleaning when necessary with the appropriate method. Cast iron and steel are normally not affected by mechanical cleaning methods while pressed tin, zinc and aluminum should be cleaned by the most gentle method possible.

Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.

Roofs and Roofing

Preserving the original roof shape.

Changing the original roof shape or adding features inappropriate to the essential character of the roof such as oversized dormer windows or picture windows.

Retaining the original roofing material, whenever possible.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Replacing deteriorated roof coverings with new materials which differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

Preserving or replacing, where necessary, all architectural features which give the roof its essential character, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

Stripping the roof or architectural features important to its character.

Windows and Doors

Retaining existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, and doors, pediments, hoods, steps, and all hardware.

Duplicating the material, design, and the hardware of the older window sash and doors if new sash and doors are used.

Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.

Altering the size of window panes or sash. Such changes destroy the scale and proportion of the buildings.

Making new openings to connect existing building with new addition.

Inappropriate new window or door features such as aluminum storm and screen window combinations that require the removal of original windows and doors or the installation of plastic or metal strip awnings or fake shutters that alter the character and appearance of the building.

Discarding original doors and door hardware when they can be repaired and reused in place.

Entrances, porches, porte-cocheres, and steps

Retaining porches and steps which are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terracotta, tile, and brick.

Removing or altering porches and steps which are appropriate to the building and its development and the style it represents.

Stripping porches and steps of original material and architectural features, such as hand rails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terracotta, tile, and brick.

Enclosing porches and steps in a manner that destroys their intended appearance.

Exterior Finishes

Discovering original paint colors and finishes; repainting with colors based on the original, when appropriate, to illustrate the distinctive character of the property.

Stripping down to the bare surface without some evidence of original exterior surface.

Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

Recommend

Avoid

Building: Interior Features

Retaining original material, architectural features, and hardware, whenever possible, such as: stairs, elevators, handrails, balusters, ornamental columns, cornices, baseboards, doors, doorways, windows, paneling, lighting fixtures, parquet or mosaic flooring.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Retaining original plaster, whenever possible.

Discovering and retaining original paint colors, wallpapers and other decorative motifs or, where necessary, replacing them with colors, wallpapers or decorative motifs based on the original.

Removing original material, architectural features, and hardware, except where essential for safety or efficiency.

Installing new decorative material which is inappropriate or was unavailable when the building was constructed, such as vinyl plastic or imitation wood wall and floor coverings except in utility areas such as kitchens and bathrooms.

Destroying original plaster except where necessary for safety and efficiency.

Plan

Retaining the basic plan of a building, the relationship and size of rooms, corridors, and other spaces.

Altering the basic plan of a building by demolishing principal walls, partitions, and stairways

New Construction

Keeping new additions to a minimum and making them compatible in scale, building materials, and texture.

Making unnecessary new additions.

Designing new additions to be compatible in materials, size, scale, color, and texture with the earlier building and the neighborhood.

Designing new additions which are incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.

Using contemporary designs compatible with the character and mood of the building or the neighborhood.

Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.

Increasing building height only when absolutely necessary. Maintaining the scale, openings and texture of existing building.

Adding new height to the building which changes the scale and character of the building. Additions in height should not be visible when viewing the principle facade.

Recommend

Avoid

New Construction

Keeping new additions to a minimum and making them compatible in scale, building materials, and texture.

Designing new additions to be compatible in materials, size, scale, color, and texture with the earlier building and the neighborhood.

Using contemporary designs compatible with the character and mood of the building or the neighborhood.

Increasing building height only when absolutely necessary. Maintaining the scale, openings and texture of existing building.

Adding new floors between existing floors only when absolutely necessary. Protecting architectural details and features contributing to the character of the building.

Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.

Making unnecessary new additions.

Designing new additions which are incompatible with the earlier building and the neighborhood in materials, size, scale, and texture

Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.

Adding new height to the building which changes the scale and character of the building. Additions in height should not be visible when viewing the principle facade.

Adding new floors which destroy important architectural details and features of the building.

Placing television antennae and mechanical equipment, such as air conditioners, where they can be seen from the street.

Mechanical Services: heating, air conditioning, electrical, plumbing, fire protection

Installing necessary building services in areas and spaces that will require the least possible alteration to the plan, materials, and appearance of the building.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical services.

Installing vertical runs of ducts, pipes, and cables in places where there will be a visual intrusion.

Cutting holes in important architectural features, such as cornices, decorative ceilings, and paneling

Recommend

Avoid

Mechanical Services: heating, air conditioning, electrical, plumbing,
fire protection continued

Selecting mechanical systems
that best suit the building.

Installing "dropped" acoustical
ceilings to hide inappropriate
mechanical systems. This des-
troys the proportions and char-
acter of the rooms.

Rewiring early lighting fixtures.

Having exterior electrical and
telephone cables installed under-
ground.

Having exterior electrical and
telephone cables attached to
the principal elevations of the
building.

Safety and Code Requirements

Complying with code requirements
in such a manner that the essential
character of a building is pre-
served in tact.

Investigating variances for historic
properties afforded under some local
codes.

Installing adequate fire prevention
equipment in a manner which does
minimal damage to the appearance or
fabric of a property.

Providing access for the handicapped
without damaging the essential char-
acter of a property.

DISTRIBUTION

ITEM NO. 26
 DATE: AUG 2 1979

MEETING OF THE CITY COUNCIL

DATE:

MOTION BY: Cisneros

SECONDED BY: Steen

ORD. NO. 51073

ZONING CASE _____

RESOL. _____

PETITION _____

AVIATION	
BUDGET & RESEARCH	
BUILDING & ZONING	
CITY WATER BOARD	
CITIZEN ACTION & PUBLIC INFORMATION	
COMMERCIAL RECORDER	
CONVENTION BUREAU	
CONVENTION CENTER	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	1
CONTROLLER	
TREASURY DIVISION	
FINANCE - GRANT SECTION	
INTERNAL AUDIT	
PROPERTY RECORDS	
FIRE CHIEF	
HEALTH DIRECTOR	
HEMISFAIR PLAZA	
HUMAN RESOURCES	
LEGAL - CITY ATTORNEY	
LIBRARY DIRECTOR	
MARKET SQUARE	
MUNICIPAL COURTS	
PARKS & RECREATION DEPT.	
PERSONNEL DIRECTOR	1
PLANNING	
POLICE CHIEF	
PRESS ROOM	
PUBLIC WORKS DIRECTOR	1
ENGINEERING DIVISION	
ENGINEERING - SEWERS	
RIGHT OF WAY & LAND ACQUISITION	1
PURCHASING	
TRAFFIC & TRANSPORTATION	1
<u>Urban Renewal Agency</u>	1
<u>Snake Folder</u>	

COUNCIL MEMBER	ROLL CALL	AYE	NAY
HENRY G. CISNEROS PLACE 1		<input checked="" type="checkbox"/>	
JOE WEBB PLACE 2		absent	
HELEN DUTMER PLACE 3		<input checked="" type="checkbox"/>	
FRANK D. WING PLACE 4		<input checked="" type="checkbox"/>	
BERNARDO EURESTE PLACE 5		<input checked="" type="checkbox"/>	
BOB THOMPSON PLACE 6		<input checked="" type="checkbox"/>	
JOE ALDERETE, JR. PLACE 7		<input checked="" type="checkbox"/>	
GENE CANAVAN PLACE 8		<input checked="" type="checkbox"/>	
VAN ARCHER PLACE 9		absent	
JOHN STEEN PLACE 10		<input checked="" type="checkbox"/>	
LILA COCKRELL PLACE 11 (MAYOR)		<input checked="" type="checkbox"/>	

79-37

(#2)

CITY OF SAN ANTONIO

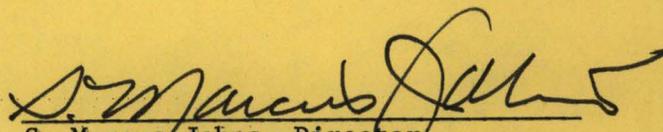
Interdepartment Correspondence Sheet

26

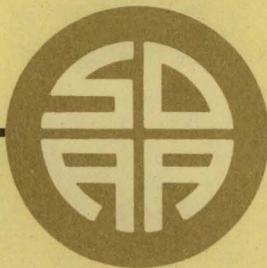
TO: Thomas E. Huebner, City Manager
FROM: S. Marcus Jahns, Director of Budget & Research
COPIES TO: File
SUBJECT: Request for Ordinance - Vista Verde South Urban Renewal Project

Date July 25, 1979

It is requested that an ordinance be prepared for City Council action on August 2, 1979, approving the Urban Renewal Plan for the Vista Verde South Urban Renewal Project, San Antonio, Texas. The draft ordinance is attached.


S. Marcus Jahns, Director
Budget & Research Department

mp
Atch.



San Antonio Development Agency

512 / 225-6833 □ 418 South Santa Rosa Street □ San Antonio, Texas 78207

M. WINSTON MARTIN
EXECUTIVE DIRECTOR

March 19, 1979

AGENDA ITEM NO. 3

Mayor Lila Cockrell
and Members of City Council
City of San Antonio
P.O. Box 9066
San Antonio, Texas 78285

Dear Mayor and Members of City Council:

In November, 1978, you directed the San Antonio Development Agency to proceed with the preparation of an Urban Development Action Grant application for the Vista Verde South area. The draft application is now undergoing final revisions based on recommendations made by HUD. These revisions will be completed in time so that the final application will be ready for the Public Hearing.

Attached is the Urban Renewal Plan for Vista Verde South. In accordance with Texas law, the approval of this plan is a necessary prerequisite before the aggregation of land required to carry out the Urban Development Action Grant can be made.

The San Antonio Development Agency has been working closely with the firm of Vanir Properties, Inc., as the potential major developer. In addition, twenty local firms now operating in the project area will also participate in the redevelopment if the application is approved.

SADA will provide a briefing to open the Public Hearing that will up-date you on the current status of the project.

Sincerely,

M. Winston Martin
Executive Director

COMMISSIONERS

RICHARD BORREGO
Chairman

MINNIE GARCIA
Vice-Chairman

FERNANDO CENTENO

PABLO ESCAMILLA

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Attachment

Interdepartment Correspondence Sheet

AGENDA ITEM NO. 26TO: City CouncilFROM: S. Marcus Jahns, Director of Budget & ResearchCOPIES TO: City Manager, FileSUBJECT: Vista Verde South Urban Renewal PlanDate July 30, 1979Summary

This ordinance approves the Vista Verde South Urban Renewal Plan, which is necessary in order to carry out the redevelopment plan for the Vista Verde South Urban Development Action Grant. The Urban Renewal Plan provides the legal mechanism needed by the San Antonio Development Agency to carry out the land acquisition and assembly required to accomplish the UDAG activities.

Background Information

On March 22, 1979, the City Council held a joint public hearing covering the Vista Verde South UDAG application and the Vista Verde South Urban Renewal Plan. Approval of the Urban Renewal Plan by the City Council was deferred at that time to permit the Planning Commission to review and comment on the plan.

The UDAG application was submitted to the U.S. Department of Housing & Urban Development on April 27, 1979. The Department of Housing & Urban Development notified the City on July 12, 1979 that the UDAG application was not approved, but was being held over for further consideration during the Third Quarter of the 1979 calendar year. HUD stated that the application, as originally submitted, failed to demonstrate firm financial commitments from the private sector. The City has until September 7, 1979 to submit revisions to the application to HUD to strengthen the private financial commitment of the private sector and thus make the application more competitive. To accomplish this, the San Antonio Development Agency is making a good faith effort to secure options on certain key parcels in the project area prior to September 30, 1979. An approved Urban Renewal Plan will enhance San Antonio Development Agency's bargaining position in securing the required options. Appraisals are currently underway with funds approved by the Council on June 14, 1979.

Since the March 22, 1979 public hearing, one change has been made to the Urban Renewal Plan, necessitated due to the fact that the Department of Highways and Public Transportation altered its position related to Garcia Park. Originally, the State Department of Highways and Public Transportation had indicated a willingness to finance the entire park relocation. Recently, the State Highway Department altered its position to only pay fair market value for the park land, and not to participate in any other costs associated with the relocating of the park to the

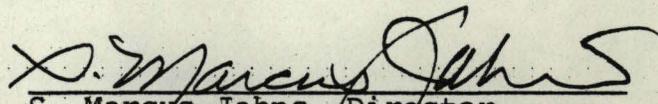
residential area. The exit ramp has been modified in order to avoid the existing park location. Accordingly, the Urban Renewal Plan has been modified to change the proposed park area to a multi-family housing site and the existing park remains in its current location.

Financial Data

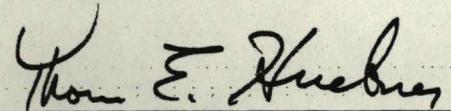
Approval of the Urban Renewal Plan does not entail any additional financial commitments other than those already made with submission of the Vista Verde South UDAG application.

Conclusions and Recommendations

It is recommended that the Urban Renewal Plan be approved in order to provide the San Antonio Development Agency with the legal basis to initiate preliminary discussions with property owners in order to secure options on certain property. This will permit a firm financial commitment from the developer and the financial institutions underwriting the developer.


S. Marcys Jahns, Director
Budget & Research Department

Approved:



Thomas E. Huebner
City Manager

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