

# QUALITY OF LIFE COUNCIL COMMITTEE MEETING MINUTES

TUESDAY, FEBRUARY 19, 2013

10:00 A.M.

MEDIA BRIEFING ROOM, CITY HALL

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

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**Members Absent:** None

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**Staff Present:** Ed Belmares, *Assistant City Manager*; David Ellison, *Assistant City Manager*; Gloria Hurtado, *Assistant City Manager*; Edward Guzman, *Assistant City Attorney*; Monica Hernandez, *Assistant City Attorney*; Thomas Schlenker, *Director SAMHD*; Vincent R. Nathan, *Assistant Director, SAMHD*; Stephen Barscewsci, *SAMHD*; Barbara Ankamah, *Planning & Community Development*; Patrick Howard, *Planning & Community Development*; Pete Alanis, *Planning & Community Development*; Denice Trevino, *Office of the City Clerk*

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**Also Present:** Councilmember Ozuna, *District 3*; Richard A. Marini, *San Antonio Express-News*; John Kenny, *Executive Director, San Antonio Housing Trust*; Steve Poppoon, *Home Spring Development Association*; Arrie Porter, *San Antonio Housing Authority*

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## Call to order

Chairwoman Taylor called the meeting to order.

### 1. Approval of Minutes of the January 15, 2013 Quality of Life Council Committee Meeting

Councilmember D. Bernal moved to approve the Minutes of the January 15, 2013 Quality of Life Council Committee Meeting. Councilmember Williams seconded the motion. Motion carried unanimously by those present.

### 2. Citizens To Be Heard

Mike Hogan, Home Spring Realty Partners, and David Lent, Founder of the Quarry Farmers & Ranchers Market, requested to speak after the discussion of Agenda Items 3 and 4, respectively.

### 3. Briefing and possible action on HOME Funds Reprogramming and Annual Action Plan Amendments [Presented by John Dugan, Director, Planning; David Ellison, Assistant City Manager]

John Dugan provided a summary of the reprogramming options for the use of \$3,000,000 in HOME Investment Partnerships Program (HOME) Funds. Patrick Howard presented the annual action plan amendment goals, and the proposed HOME reprogramming options.

Mr. Howard reviewed the proposed housing policy changes and a summary of the options. He reported that staff recommends Option 1, Utilizing \$3,000,000 in unobligated HOME Funds in targeted geographies for: (1) Homebuyer Assistance; (2) Owner-Occupied Housing Rehabilitation Activities; and (3) Affordable Multifamily Development.

Chairwoman Taylor requested the process timeline. Mr. Howard referenced Attachment E in the HOME Reprogramming Presentation. He stated that staff's goal is to submit a schedule with the mechanism to solicit input and feedback for the reprogramming of HOME Funds to the Committee on March 19, 2013. If approved, it will be forwarded to City Council on August 1, 2013 for adoption. He stated that upon approval to allocate the funds requested, all feedback from the Committee would be incorporated into the policy.

Councilmember Bernal inquired if there were comparable programs available. Mr. Howard stated that HOME Funds are the primary source. Councilmember Bernal expressed concern that the first option includes funds only for those districts listed.

Councilmember Williams stated that he does not support the allocation of funds on a Council District basis, preferring that funds be allocated to reinvestment areas such as the Eastside and Westside.

Councilmember D. Medina requested information on the status of the \$1,000,000 funds carried over from two years ago. Mr. Howard replied that these funds are committed to projects and all contracts are in place. Councilmember D. Medina requested a list of the projects. Mr. Howard stated that they would be provided to the Committee. Councilmember D. Medina inquired what HOME Funds were available for Homebuyer Down Payment Assistance and Rehabilitation in District 5. Mr. Howard replied that there were no remaining funds available. Councilmember D. Medina inquired what HOME Funds were available for Home Buyer Down Payment Assistance and Rehabilitation in District 5. Mr. Dugan advised that \$375,000 would be available for District 5.

#### Citizens to be Heard

Chairwoman Taylor called upon Mike Hogan of Home Spring Realty Partners. Mr. Hogan endorsed Option 3. Option 3, or the alternative option, recommends the utilization of \$3,000,000 in unobligated HOME Funds be used for eligible activities citywide. He requested an allocation for Masters Ranch leaving the balance of the funds committed to multi-family developments through August 31, 2013.

Chairwoman Taylor asked staff to address the status of Mr. Hogan's Application. Mr. Dugan stated that applications were evaluated by staff and scored according to a set of criteria and distributed the scoring sheet.

Councilmember Williams moved that \$1,525,000 approved in the 2013 Budget, be reprogrammed to support Homebuyer Activities and Homeowner Rehabilitation Activities in Districts 2, 4, 5, and 7 and to support Multifamily Housing Development through a competitive

process. Councilmember Bernal seconded the motion. Motion carried unanimously by those present.

Councilmember Williams inquired of the remaining funds. Mr. Howard replied that \$1,475,000 remains. Chairwoman Taylor asked if funds would be available for multi-family rehabilitation. Mr. Howard stated that it would require a Request for Council Action (RFCA) to include multi-family rehabilitation and/or new construction.

Councilmember Williams moved that the \$1,475,000 of additional unobligated HOME Funds be reprogrammed for Multifamily Housing, either new or rehabilitated. Councilmember Bernal seconded the motion. Motion carried unanimously by those present.

Mr. Howard stated that discussion on the subsequent allocation of funds would occur at the next meeting of the Committee on March 19, 2013.

**4. Briefing on Farmers Market** [Presented by Dr. Vincent Nathan, Assistant Director, Metro Health; Gloria Hurtado, Assistant City Manager]

Dr. Vincent Nathan introduced Steve Barscewsci, Food and Environmental Program Manager. Dr. Nathan reviewed the background of the Code changes and future options available for regulating the Farmers Market. He identified the definitions available for food establishments, prior to the 2012 Code changes. He stated that food establishments were classified as either a fixed food establishment, a mobile food establishment, or a temporary food establishment. He added that the temporary food establishment allows a four event limit per year. He stated the Code changes made in 2012 permit Farmers Market Vendors to sell produce and prepackaged food and distribute free food for a fee of \$75.00 per year. He advised that the alternative was to have Farmers Market Vendors reclassified. He advised that changes would require City Council approval. He stated that House Bill (HB) 910, proposed in the State Legislature, limits the cost of permit fees to a maximum of \$50.00. He added that HB 910 would be defined as a permanent food establishment.

Citizens to be Heard

Chairwoman Taylor called upon David Lent of Quarry Farmers & Ranchers Market.

David Lent stated that in March of 2011, he was informed of proposed changes to Chapter 13, beneficial to Farmers Market Vendors. He noted that background checks were eliminated.

Councilmember Williams stated that he favors the creation of a separate permit for Farmers Market Vendors allowing for the sale of prepared foods.

Councilmember Taylor expressed concern that key stakeholders were not involved in the process. Staff detailed the contacts that were made.

Councilmember D. Medina and Councilmember Bernal support the change in the Code to benefit Farmers Market Vendors in a timely manner.

Councilmember Williams to moved to send said item to the Governance Committee while encouraging the Health Department to issue waivers to Farmers Market Vendors in the mean

time. Councilmember Bernal seconded the motion. Motion carried unanimously by those present.

#### 4. Adjournment

There being no further discussion, the meeting was adjourned at 11:50 p.m.

*Respectfully Submitted,*



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*Denice Trevino*  
*Office of the City Clerk*



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*Ivy R. Taylor, Chair*