

# QUALITY OF LIFE COUNCIL COMMITTEE MEETING MINUTES

TUESDAY, APRIL 16, 2013

10:00 A.M.

MEDIA BRIEFING ROOM, CITY HALL

**Members Present:** Chairwoman 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:** Edward Guzman, *Assistant City Attorney*; Monica Hernandez, *Assistant City Attorney*; Roderick Sanchez, *Director, Development Services Department*; Thomas L. Schlenker, M.D., M.P.H., *Director of Public Health*; Richard Keith, *Interim Director, Human Services*; Melody Woosley, *Interim Director, Human Services*; Vincent Nathan, Ph.D., M.P.H., *Assistant Director, Metro Health*; Christine Rutherford-Stuart, M.P.H., *Assistant Director, Metro Health*; Thomas Morgan, *Grants Administrator, Planning and Community Development*; Denice Trevino, *Office of the City Clerk*

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**Also Present:** Carlos R. Sanchez, *Fox News/KABB*; Manish Verma, *VDC Babcock*; John Kenny, *San Antonio Housing Trust Foundation*

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## Call to order

Chairwoman Taylor called the meeting to order.

### 1. Citizens To Be Heard

There were no items addressed by Citizens.

### 2. Approval of Minutes of the March 19, 2013 Quality of Life Council Committee Meeting

Councilmember Williams moved to approve the Minutes of the March 19, 2013 Quality of Life Council Committee Meeting. Councilmember D. Medina seconded the motion. Motion carried unanimously by those present.

### 3. Briefing and possible action on San Antonio Housing Trust Assistance for the La Risa Apartments [Presented by John Dugan, Planning & Community Development; David Ellison, Assistant City Manager]

Thomas Morgan stated that the San Antonio Housing Trust Foundation (SAHTF) Board of Directors tentatively approved a \$750,000 loan for the La Risa Apartments. He noted that the La Risa Apartments is a 237-unit, affordable housing development. He stated that an application was submitted for a low income housing tax credit. He stated that the La Risa Apartments were

located at 800 Babcock Road and the borrower was VDC Babcock, LP. He noted that the City Council previously approved the La Risa Project for a \$1.35 million HOME Loan in 2007. He indicated that the original Project Financing Plan (Plan) for the La Risa Apartments included \$7.9 million from the Department of Housing and Urban Development (HUD) Funds. He added that the total for the original plan was \$1.35 million.

Councilmember Williams asked of the owner of the property. Mr. Morgan replied that the owner was VDC Babcock, LP. Councilmember Williams asked of the developer. Mr. Morgan indicated that the developer provided guarantees, built the development, and then returned it to the owners. Councilmember Williams asked of the availability of HOME Funds for Multi-Family Projects. Mr. Ellison replied that said funds were available and would be sought. Councilmember Williams asked when the project began. Mr. Morgan replied that construction began in October 2011.

Councilmember Bernal asked when the funds for said project would become available. Mr. Ellison replied that the funds became available when a loan for another project was paid in full last month. Councilmember Bernal asked if the SAHTF agreed to provide the loan. Mr. Ellison confirmed that it had. He added that the City requested that staff facilitate attainment of the loan at the last board meeting of the SAHTF. Councilmember Bernal asked of the board members. Mr. Ellison replied that the board is comprised of 11 members appointed by the Mayor and City Council.

Councilmember D. Medina asked of the developer fee. John Kenny replied that the developer fee is gauged according to the debt ratio at the time of the loan. He added that the project was still within the parameters required for attainment of the loan. He stated that the SAHTF met with the developer to obtain information which would be incorporated into the loan. He noted that tax credits vary and would be closely monitored by staff.

Councilmember Bernal asked if Councilmember C. Medina was supportive the project. Mr. Ellison replied yes and stated that Councilmember C. Medina was kept well informed throughout the progress.

Councilmember Bernal moved to approve SAHTF Funds for the La Risa Apartments Project and forward to the full City Council for approval. Councilmember D. Medina seconded the motion. Motion carried unanimously by those present.

**4. Briefing on Implementation of Boarding Homes Inspections** [Presented by Roderick Sanchez, Director, Development Services & Code Enforcement; David Ellison, Assistant City Manager]

Roderick Sanchez stated that the purpose of the Boarding Homes Program (Program) is to ensure the safety of facility residents by establishing standards for Boarding Home construction, maintenance, reporting, record-keeping, education and training. Mr. Sanchez reviewed the ordinance development process. He stated that staff proposed to implement a registration process for facility residents. He noted that meetings were held with the community and key stakeholders. He indicated that the Program was presented to the City Council at a B Session on two occasions. He noted that additional stakeholders were identified during the ordinance development process and that staff had requested input from Home Owner Associations (HOA). He noted that the ordinance was approved by City Council on December 13, 2012 to be effective March 1, 2013. He noted that City Council had approved a budget for the Program of \$750,000

which included \$40,000 for training, and provided a little over \$200,000 to assist displaced residents. He indicated that all seven positions had been filled.

Mr. Sanchez reported that 31 applications were received since inception of the ordinance. He reported that all application reviews and initial inspections have been completed and boarding home operators have taken measures to achieve compliance with the requirements set forth in the ordinance. He noted the number of applications received for each City Council District. He stated that the Boarding Homes at 2700 Pleasanton Road and 1313 Norfleet were closed due to violations. He stated that four new Boarding Homes were identified and issued violations. He noted that all Boarding Homes reported for violations would be investigated. He stated that the Boarding Homes Team would work closely with the San Antonio Fire and Police Departments. He stated that the Top 10 Boarding Homes were identified when the ordinance was adopted. He stated that seven of those were closed and the remaining three submitted an application. He added that staff estimated that approximately 200 Boarding Homes remain unknown. He indicated that Adult Protective Services has partnered with the city to assist displaced residents.

Chairwoman Taylor asked of the maximum number of residents in Boarding Homes. Mr. Sanchez replied that there was no maximum number of residents with the exception of central Single-Family Homes in which the maximum number of residents was six.

Councilmember Bernal stated that the identification process for Boarding Homes be improved. He inquired if the Police and Fire Departments were involved in the process of identifying potential Boarding Homes. David Ellison replied that reports by the Police and Fire Departments identified an estimated 600 potential Boarding Homes. He noted that each of these suspected Boarding Homes were investigated and the top 10 violators were identified. He stated that the combination teams would hold weekly and bi-weekly meetings. He added that all key City Departments would engage in the identification process for Boarding Homes. Councilmember Bernal asked how Boarding Homes were identified. Mr. Ellison replied that 200-250 visits were made to potential Boarding Homes and adult daycares. He noted that Boarding Homes were difficult to identify by nature because they are designed to integrate into neighborhoods.

Chairwoman Taylor asked what resources were available for Boarding Homes to assist in compliance with the Ordinance. Mr. Ellison replied that no funds were available. Chairwoman Taylor suggested that contractors provide resources for maintenance of Boarding Homes. Mr. Ellison noted that the Boarding Home Ordinance Website remained active.

**5. Briefing on Asset-Based Community Development and 1115 Medicaid Waiver**  
[Presented by Thomas Schlenker, Director, Metropolitan Health District; Gloria Hurtado, Assistant City Manager]

Thomas Schlenker, M.D., M.P.H. stated that Christine Rutherford –Stuart, Assistant Director of the Metropolitan Health District, prepared, submitted, and would monitor the Asset-Based Community Development and 1115 Medicaid Waiver Projects. He noted that the goals of the Waiver Project were consistent with the Strategic Plan of the Metropolitan Health District. Ms. Rutherford-Stuart presented an update on the 1115 Waiver Project and the Asset Based Community Development Model in Neighborhood Projects. She noted that the City Council had authorized the Metropolitan Health District (Metro Health) to participate in the Medicaid 1115 Waiver Project on January 31, 2013. She stated that six projects, as part of the Regional Healthcare Partnership Region 6 Plan (Plan) were submitted to the Texas Health and Human

Services Commission (HHSC). She stated that following HHSC review; the Plan was submitted to the U.S. Centers for Medicare and Medicaid Services (CMS) on March 28, 2013 and is currently under review. She noted that upon approval, Federal Funds in the amount of \$43 million would be transferred to Metro Health. She added that CMS would approve most projects no later than May 2013. She noted that Federal Funds awarded for year one activities would be transferred to Metro Health on April 29, 2013. She indicated that pending approval, funds in the amount of \$1.5 million would be transferred to support the submission and initiation of said projects.

Chairwoman Taylor asked of the length of the projects. Ms. Rutherford-Stuart replied that the projects were five years in length. She indicated that currently, the projects were in their second year in which planning is accomplished and would be implemented over the next three years. Chairwoman Taylor asked of community engagement. Ms. Rutherford-Stuart replied that community engagement would vary for each project.

Mr. Ellison reviewed the five-year objectives. He noted that the Asset-Based Community Development (ABCD) methodology was selected to provide strategic direction for Metro Health's Neighborhoods Engaged in Health Initiative. He stated that the goal was to identify 10 neighborhoods by 2015. He reviewed Community Engagement and Ownership and the social determinants of health. He indicated that selection criteria would be developed to target areas based on evidence-based research. He stated that said criteria would ensure that areas of health and socioeconomic disparities would be given high priority. He indicated that each neighborhood target area would be an average of two square miles in size.

Councilmember Williams asked if any of the projects were unique and would delay the approval process. Ms. Rutherford replied that all of the projects were distinctively different. Councilmember Williams cautioned against re-creating a process already in place.

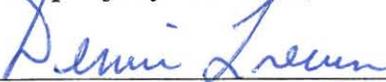
Councilmember Bernal expressed concern that the selection of the target areas would be restricted to locations inside Loop 410. Mr. Ellison stated that clusters were identified and used individually. He noted that indicators overlapped on the Eastside, South, and Southwest and created clusters in those areas.

No action was taken on said item.

## 6. Adjournment

There being no further discussion, the meeting was adjourned at 11:15 a.m.

*Respectfully Submitted,*



**Denice Trevino**  
*Office of the City Clerk*



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**Ivy R. Taylor, Chair**