

**Urban Affairs Council Committee  
Minutes**

**Wednesday, September 7, 2005**

**1:30 p.m.**

**Municipal Plaza "C" Room**

**Members Present:** Councilmember Patti Radle, Chair, District 5  
Councilmember Roger O. Flores, District 1  
Councilmember Sheila McNeil, District 2  
Councilmember Delicia Herrera, District 6

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**Staff Present:** Jelynn Burley, Assistant City Manager; Frances Gonzalez,  
Assistant City Manager; David Garza, Neighborhood Action  
Director; Paula Stallcup, Neighborhood Action Assistant  
Director; Emil Monsivais, Planning Director :

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**Call to Order**

Chairperson Patti Radle called the meeting to order

**1. Citizens to be Heard**

Mr. J.L. Grant spoke to the Home Owner Repair Program.

**2. Approval of Minutes of the August 17, 2005 Meeting**

The committee members present unanimously approved the minutes of the August 17, 2005 Urban Affairs Council Committee Meeting.

**3. San Antonio Housing Trust FY 05-06 Budget**

Presented by David D. Garza, Director of the Neighborhood Action Department

Mr. John Kenny detailed the relationship of the San Antonio Housing Trust Foundation, Inc. to the San Antonio Housing Trust (SAHT) and Board of Trustees. He presented a proposed budget of \$359,930.

Councilmember Herrera asked for an explanation to the loan modifications. Mr. Kenny noted that the modifications are arrangements made to defer delinquent payments for those nearing foreclosure.

Additionally, Mr. Kenny cited the main causes of foreclosures include: loss of job, loss of spouse, medical issues and predatory lenders at high interest rates. He stated that the SAHT, when applicable, will give the occupant a deed in lieu of foreclosure, take the house back and

they are able to sell it as affordable housing. It was noted that this procedure prevents a foreclosure on the occupant's credit report.

#### **4. Owner Occupied Rehabilitation Program**

Presented by David D. Garza, Director of the Neighborhood Action Department

Mr. David Garza informed the committee that the Owner Occupied Rehabilitation Program has \$3 million to cover 45 units this year. He noted that numerous applications were received and families have already been identified for the program.

Mr. Garza added that he and other staff members heard the concerns and issues of the San Antonio Association of Community Organizations for Reform Now (ACORN) and asked the SAHT to assist in creating a fund to address their concerns. He explained if federal funds are used for emergency projects, HUD requires that all code issues be repaired. However, with a private funding a single emergency project can be addressed.

Chairperson Radle asked if an amount has been identified for budget consideration. Mr. Garza stated options are being explored with the SAHT to leverage funding for the proposed fund.

Ms. Jelynn Burley noted that the Merced agency has been successful in the implementation of an emergency rehabilitation program and securing corporate funding. She stated that she would contact the agency to broaden their scope of service to include the issues addressed by ACORN in addition to exploring options for a program to address emergency repairs.

With regard to expanding the Owner Occupied Rehabilitation Program, Ms. Burley cited the mechanism in place where by loans that are repaid to the fund are placed back into the program. It was noted that to date there is a balance of approximately \$1.3 million.

Ms. Burley suggested moving a proposed emergency rehabilitation program to "A" Session for consideration with a confirmation on the earned interest amount from the corpus, established criteria and confirmation from the Merced Agency to undertake the project.

Councilmember Sheila McNeil asked for clarification on the timeline on the Owner Occupied Rehab Program applications and expressed concern for senior citizens who may not have the resources to obtain applications. Mr. Garza stated that staff had been working on applications for approximately four weeks and advertised on TVSA 21 two weeks prior to intake. He noted that over 90 applications were distributed within the first 2 hours. Mr. Garza noted that a great number of applicants are seniors and that staff does meet with those seniors who are home-bound or have no resources to participate in the process.

#### **5. Adjourn**

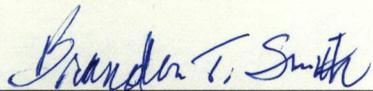
There being no further discussion, the meeting was adjourned at 2:50 p.m.

Copies of these presentations are made part of the file and are available upon request.



*Patti Radle*  
Patti Radle, Chairperson

*Respectfully Submitted,*



Brandon T. Smith  
Administrative Assistant II  
Office of the City Clerk