QUALITY OF LIFE COUNCIL COMMITTEE
MEETING MINUTES

TUESDAY, APRIL 15, 2014
10:00 A.M.
MEDIA BRIEFING ROOM, CITY HALL

Members Present:	Councilmember Ivy R. Taylor, Chair, *District 2* Councilmember Diego Bernal, *District 1* Councilmember Shirley Gonzales, *District 5* Councilmember Joe Krier, *District 9*
Members Absent:	None
Staff Present:	Erik Walsh, *Deputy City Manager;* Peter Zanoni, *Deputy City Manager;* Ed Belmares, *Assistant City Manager;* Gloria Hurtado, *Assistant City Manager;* Samuel Adams, *Assistant City Attorney;* Denise Monday, *Assistant City Attorney;* Savita Rai, *Assistant City Attorney;* Ray Rodriguez, *Assistant City Attorney;* John Dugan, *Director, Planning and Community Development;* Roderick Sanchez, *Director, Development Services Department;* Melody Woosley, *Director, Department of Human Services;* Mike Shannon, *Assistant Director, Development Services Department;* Richard Keith, *Interim Assistant Director, Department of Human Services;* Tom Morgan, *Grants Administrator, Planning and Community Development;* Denice Trevino, *Office of the City Clerk*
Also Present:	Jay Johnson, *NRP Group*

Call to order

Chairperson Taylor called the meeting to order.

Item 2 was addressed at this time.

2. Approval of Minutes of the March 18, 2014 Quality of Life Council Committee Meeting

Councilmember Bernal moved to approve the Minutes of the March 18, 2014 Quality of Life Council Committee Meeting. Councilmember Gonzales seconded the motion. Motion carried unanimously by those present.

3. Briefing and Possible Action on the FY 2015 Arts Funding Guidelines [Presented by Felix Padrón, Director, Culture and Creative Development]

Felix Padrón stated that the Arts Funding Guidelines allowed for the implementation of a competitive process in awarding funding to Community Arts Groups. He noted that said

Guidelines were last revised in 2006 and the allocation for the Arts increased to 15%. He reported that the City Owned Facility Agency (COFA) Category was added to support eight City Assets. He stated that a minimum of 4.25% of Hotel Occupancy Tax (HOT) Collections would be dedicated to COFA. He stated that Department of Cultural and Creative Development (DCCD) Funding was out-paced by the demand and funding requested. He noted that DCCD was identified as a SA2020 partner to lead the Arts and Culture Vision. He indicated that DCCD Funding would be expanded to include Public Art, Film, and Facilities. He stated that the FY 2012 and 2013 City Councils and the Community advised the DCCD that Investment Policies required revision. He noted that In-Kind Matches to City Dollars have been removed in the majority of major cities. He noted that many cities have decreased their investments for Operational Support and increased their investments in Art Programs that target Community needs. He reported that Neighborhood Arts Programs have been expanded and were the focus of most cities.

Mr. Padrón reported that investments in new work by individual Artists were increasing. He noted that the SA2020 Art & Culture Community Survey results indicated that the San Antonio Community was culturally active and believed that Arts and Culture were important in making San Antonio a great city. He stated that Local Artists have increasingly engaged in Community Development and Local Arts and Cultural Festivals have increased. He mentioned that current DCCDR Resources have primarily focused on Operational Funding and Deferred Maintenance of City-Owned Assets has increased. He stated that the goals of the Arts Funding Program were to: 1) Stimulate innovative ideas and artistic excellence to enhance audience engagement; 2) Increase access to Artists; 3) Diversify Artistic and Cultural Offerings to the community, especially underserved communities; 4) Align services with SA2020 Target Areas; 5) Introduce best practices for investing in Arts and Culture; and 6) Introduce efficiencies into the review and Granting Processes. He noted that four Public Hearings and three meetings of the Cultural Arts Board (CAB) were held to gather input from the Community and CAB Members. He stated that the CAB approved the proposed Guidelines on April 7, 2014 by a unanimous vote. He noted that said Guidelines were reviewed by the City Attorney's Office (CAO) and a briefing was provided to the Mayor and City Council. He indicated that the following Programs were proposed:

- Cultural Arts Program (Operational)
- Festivals and Community Celebrations
- stART Place
- Artist Re-Granting Program
- COFA Deferred Maintenance
- Technical & Economic Development Assistance

Mr. Padrón reviewed the proposed Guidelines for the stated Arts Programs. He stated that the FY 2015 Arts Funding Guidelines would be presented at the City Council B Session on April 30, 2014 and at City Council A Session on May 1, 2014. He noted that the FY 2015 Arts Funding Guidelines would be implemented in May 2014 and staff and the CAB would make their final funding recommendations to City Council in August 2014. He added that Awards would be

considered for approval by City Council in September 2014. Mr. Padrón stated that Staff and the CAB recommend approval of the FY 2015 Arts Funding Guidelines.

Councilmember Gonzales asked of the total funding allocated for the Arts. Mr. Padrón replied that the total amount of funding allocated for the Arts was between $5.2 and $5.4 million and was dependent on the amount of HOT Revenue collected. Councilmember Gonzales asked of Community-Based Organizations. Mr. Padrón stated that Community-Based Organizations were small to medium in size, deeply rooted in the Community, and often Culture Specific. He noted that their mission was to create, present, and preserve Art, and provide Culturally Relevant Programs for those in Underserved Communities.

Councilmember Bernal recognized and applauded the DCCD for establishing new approaches to the Arts.

Councilmember Krier asked of funds set aside for COFA. Mr. Padrón stated that the proposed Guidelines called for a Program where unused funds would be identified and set aside for Deferred Maintenance on a case-by-case basis. Councilmember Krier expressed concern that a fixed amount would not be identified to support Deferred Maintenance.

Chairperson Taylor asked of the source of funds for Operations and Programs. Mr. Padrón stated that said source of funds were revenues generated by the HOT. He noted that 4.25% of said revenue (currently $2.3 million) had been set aside and would be utilized for COFA Operational Support.

Councilmember Krier asked of the method for canvassing Citizens. Mr. Padrón indicated that a Demographer from the University of Texas at San Antonio (UTSA) and two area Art Experts developed a Questionnaire which was disseminated to the Community online. He reported that 1,500 responses were received over a period of three months and the majority of the Respondents recognized the importance of the Arts. Councilmember Krier requested a copy of the Survey Results. Mr. Padrón indicated that he would provide them to the Committee.

Councilmember Bernal noted that Art Programs did not solely depend on funding from the DCCD for Capital Improvements.

Councilmember Gonzales requested quantification of the Economic Impact of funds generated by Festivals. Mr. Padrón stated that he would provide that information.

Chairperson Taylor asked of the annual amount spent on Technical & Economic Development Assistance. Mr. Padrón replied that $25,000 was spent annually.

Councilmember Gonzales moved to recommend and forward the FY 2015 Arts Funding Guidelines to the full City Council for consideration. Councilmember Bernal seconded the motion. Motion approved unanimously by those present.

Chairperson Taylor requested an update on the Cultural Collaborative Plan and quantification of the Economic Impact of funds generated by Festivals. Mr. Padrón indicated that said items would be provided.

4. **Briefing and Possible Action on the FY 201 Action Plan and Budget, Administering the City's Programs Funded Through the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), the Home Investment Partnership (HOME) Grant, the Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA) Grant. [Presented by John Dugan, Director, Planning and Community Development]**

John Dugan presented the proposed Action Plan and Budget for the following four City U.S. Department of Housing and Urban Development (HUD) Grant Programs: 1) Community Development Block Grant (CDBG); 2) Home Investment Partnership Grant (HOME); 3) Emergency Solutions Grant (ESG); and 4) Housing Opportunities for Persons with AIDS Grant (HOPWA). He reported that the total budgeted for FY 2015 was $19,677,736 which decreased by $656,505 from last year. He listed the total amounts budgeted for the respective Grants:

- CDBG - $12,705,226
- HOME - $4,803,986
- ESG - $956,346
- HOPWA -$1,212,178

Mr. Dugan stated that the 2nd Citywide Public Hearing would be held on May 29, 2014 and brought before the full City Council. He noted that the Annual Action Plan and Budget was due to HUD on August 15, 2014. He mentioned the following new Programs:

- Eastside Choice Neighborhood Transformation Gap Financing (Wheatley Courts) $1million
- REnewSA Target Areas (four)
  $1.2 million
- Alamo City Brush Up Program (partnership with Habitat for Humanity)
  $512,000

Chairperson Taylor asked of the process utilized for selecting Habitat for Humanity as a partner for the Alamo City Brush Up Program and asked of the areas included in the Program. Tom Morgan stated that Habitat for Humanity submitted a proposal for the Alamo City Brush Up Program which they currently operated. He noted that 300-400 Volunteers would be utilized to complete projects in four areas per year. He stated that said program would be carried out in Districts 1, 2, 3, and 4. He noted that funds would be utilized for materials and a portion of the cost to hire a Construction Manager.

Councilmember Bernal moved to recommend and forward the FY 2015 Action Plan and Budget for the City's CDBG, HOME, ESG, and HOPWA Grant Programs funded by HUD to the full

City Council for consideration. Councilmember Gonzales seconded the motion. Motion carried unanimously by those present.

Item 1 was addressed at this time.

1. **Citizens to be Heard**

Chairperson Tayor called upon Ms. Florence Webb.

Florence Webb stated that she represented the Retirement Housing Foundation. She noted that said Foundation built, developed, and managed Affordable Housing for the Elderly across the Nation. She stated that HUD awarded $5.1 million to the Dawson Marie Terrace Affordable Multi-Family Housing Development. She listed the services provided and noted the nearby amenities. She distributed a rendering of said Development to Committee Members.

5. **Briefing and Possible Action on the City's Resolution of Support for the Dawson Marie Terrace Affordable Multi-Family Housing Development Applying for a 4% Housing Tax Credit (LIHTC) Award. [Presented by John Dugan, Director, Planning and Community Development]**

John Dugan reported that the Dawson Marie Terrace Affordable Multi-Family Housing Development was a HUD 202 Complex for the Elderly located at 3142 Weir Avenue in District 5. He stated that the Texas Department of Housing and Community Affairs (TDHCA) awards 4% Tax Credits to developments that utilize Tax-Exempt Bonds as a financing component and awards said funds on a non-competitive basis throughout the year. He stated that the Retirement Housing Foundation requested a Resolution of Support from the City for the Dawson Marie Terrace Affordable Multi-Family Housing Development as required by the TDHCA.

Councilmember Gonzales moved to recommend and forward a Resolution of Support for the Dawson Marie Terrace Affordable Multi-Family Housing Development to the full City Council for consideration. Councilmember Bernal seconded the motion. Motion carried unanimously by those present.

6. **Briefing and Status Report on City of San Antonio's Building Standards Board [Presented by Roderick Sanchez, Development Services Director]**

Mike Shannon stated that City Council had authorized the creation of the Building Standards Board (BSB) on May 5, 2011. He noted that the BSB hears and adjudicates: 1) Violations of the San Antonio Property Maintenance Code (SAPMC); 2) Appeals to SAPMC Violation Notices; 3) Dangerous and dilapidated structures; and 4) Summary Abatement Appeals. He stated that these measures were put in place to improve the Quality of Life for San Antonio Citizens and Residents by: 1) Providing faster compliance by reducing the amount of time for the Adjudication Process from an average of 88 days to 30 days; 2) Improved transparency in the Code Enforcement Process; and 3) Changed the dynamic of the Adjudication Process (Citizen Judges and Decriminalized Process). He indicated that the City-Staffed Dangerous Structures

Determination Board (DSDB) was reconstruted into a 14-member Citizen-Based Quasi-Judicial Board. He reported that the BSB was structured to include:

- 10 Members appointed by City Council Districts
- 3 Members appointed at large/1 Member appointed by the Mayor to include:

  Single Family Rental Property Manager
  Multi-Family Rental Property Manager
  Commercial Rental Property Manager (or other Design Professional)
  Historic Preservation Professional

Mr. Shannon stated that the BSB had two panels with each hearing cases every other Thursday (except for the 5th Thursday). He reviewed the current Panel Membership and noted that BSB Membership required a significant time commitment due to the large number of Cases for Non-Compliance that were brought before the Board. He noted that in Calendar Year (CY) 2013, the BSB met 41 times. He reported that each meeting lasted an average of three hours which was consistent with the length of other Development Services Department Board Meetings. He reported that Processes were improved in CY 2013 by: 1) Combining presentations of multiple violations on a single property; 2) Removing Cases from the Agenda as they became compliant; and 3) Re-directing 183 Cases to the Administrative Hearing Officer (AHO). He noted the following challenges and issues faced by the BSB:

- Board Vacancies
- Frequency of meetings
- Length of meetings
- Meeting and maintaining Quorum
- Other family and work commitments

He stated that Staff had identified additional efforts to maintain efficient and effective meetings:

1. Fill vacant positions within the next three (3) months.
2. Development Services Department (DSD) Staff would work closely with the Office of the City Council, and the Office of the City Clerk.
3. Add an advertisement to the City's Website of BSB Openings at Neighborhood Association Meetings and other City Board Meetings.
4. Continue to monitor and adjust panel assignments to maximize efficiencies.
5. Establish caseload limit of 14 cases per meeting.

He added that Staff would continually look to improve the Processes and Policies guiding the BSB.

Councilmember Gonzales noted that the home of a citizen in her District had been demolished and said Citizen was camping on the property where the house once stood. She asked of the measures taken to avoid such a situation. Mr. Shannon replied that demolition of a home was

used as a last resort to ensure the safety of the Homeowner. He stated that DSD worked with the Department of Human Services to identify services available to the Homeowner. He noted that some Citizens refuse help and had 30 days in which to appeal the Demolition Order.

Chairperson Taylor suggested a review of BSB Policies to determine how they could intersect with Mental Health Services. She recommended the establishment of a more Formal System for referrals and suggested that BSB Members be given a time limit to speak at BSB Meetings.

Gloria Hurtado reviewed the upcoming Meeting Agendas and stated that members wishing to add items to said Agendas should contact the Committee Chair.

No action was required for Item 6.

Adjourn

There being no further discussion, the meeting was adjourned at 11:27 a.m.

Respectfully Submitted,

Denice F. Treviño
Office of the City Clerk

for ***Ivy R. Taylor, Chair***