

Quality of Life Council Committee Meeting Minutes

Tuesday, January 12, 2010
10:00 a.m.
Media Briefing Room

Members Present: Councilmember Jennifer V. Ramos, Chair, *District 3*
Councilmember Mary Alice P. Cisneros, *District 1*
Councilmember Ivy R. Taylor, *District 2*
Councilmember David Medina, Jr., *District 5*

Members Absent: *None*

Staff Present: Pat DiGiovanni, *Deputy City Manager*; A.J. Rodriguez, *Deputy City Manager*; T.C. Broadnax, *Assistant City Manager*; Peter Zaroni, *Interim Assistant City Manager*; David Garza, *Housing & Neighborhood Services Director*; Majed Al-Ghafry, *Public Works Director*; Cindy Schoenmakers, *Community Initiatives Interim Director*; Patrick Howard, *Planning & Development Services Assistant Director*; Nina Nixon-Mendez, *Grants & Monitoring Administration Interim Administrator*; Melody Woosley, *Community Initiatives Assistant Director*; Jed Maebius, *Mayor's Office*; Enid Howard, *Assistant City Attorney*; Brandon Smith, *Office of the City Clerk*

Also Present: John Kenny, *San Antonio Housing Trust*; Sandy Williams; Jose Gonzalez

Call to Order

Chairperson Ramos called the meeting to order.

1. Citizens to be Heard

There were no Citizens to be Heard.

2. Approval of the Minutes for the December 8, 2009 Quality of Life Council Committee Meeting

Councilmember Cisneros moved to approve the Minutes of the December 8, 2009 Quality of Life Council Committee Meeting. Councilmember Taylor seconded the motion. Motion carried unanimously.

3. Consideration of applicant for the Community Development Advisory Commission (CDAC)

Presented by Leticia M. Vacek, City Clerk

Leticia Saenz reported that there was one (1) vacancy on the Community Development Advisory Commission (CDAC) and that there was one applicant, Darnell J. McLaurin seeking appointment for the School District Category.

Councilmember Cisneros moved to recommend Darnell J. McLaurin for appointment to the CDAC, School District Category. Councilmember Taylor seconded the motion. Motion carried unanimously.

4. Recommendation and possible action regarding San Antonio Reinvestment Policy

Presented by Patrick Howard, Assistant Director, Planning & Development Services Department

Patrick Howard reported that the San Antonio Reinvestment Policy would promote growth and development in core areas of the City underserved by housing and commercial real estate markets. He stated that the proposed policy would: establish policy for targeted areas; set priorities for fee waivers and city incentives; establish administrative structure; and establish annual review of incentive programs to ensure implementation.

Councilmember Taylor spoke of the strategic use of tools regarding CDBG and HOME Funds and stated that the focus should be on affordable housing throughout the entire city, not just the inner city. Councilmember Taylor also asked of the annual review process with regard to the Incentive Scorecard System. A.J. Rodriguez clarified that staff was moving toward eliminating the Incentive Scorecard System and focus on revamping tax abatement policies that were in alignment with the policy.

Councilmember Cisneros moved to forward said item to the full Council for consideration. Councilmember Taylor seconded the motion. Motion carried unanimously.

5. Consideration and possible action to set the budget schedule and funding priorities as required for the Consolidated Annual Action Plan/Budget process for the Fiscal Year 2010-2011

Presented by Nina Nixon-Mendez, Interim Administrator, Grants & Monitoring Administration

Nina Nixon-Mendez presented the budget schedule and anticipated funding for FY 2010-2011 as follows:

- Community Development Block Grant (CDBG) - \$14,603,827.00
- HOME Investment Partnership Grant (HOME) - \$7,079,150.00
- Emergency Shelter Grant (ESG) - \$640,466.00
- Housing Opportunities for Persons with AIDS (HOPWA) - \$1,064,378.00

Ms. Nixon-Mendez stated that staff recommended focusing CDBG Funding for neighborhood facilities and for economic stimulation activities with 60% of CDBG and HOME Funds targeted toward the core of the Revitalization Area.

In response to Councilmember Taylor, T.C. Broadnax proposed that a stipulation be included in Request for Proposals (RFP) language to indicate that the City may allocate a certain percentage or dollar amount for City-specific initiatives.

Councilmember Medina moved to proceed with staff's recommendation as presented. Councilmember Cisneros seconded the motion. Motion carried unanimously.

6. Consideration and possible action to reprogram HOME program income funds to utilize as a loan guarantee for Affordable Showcase of Homes projects

Presented by Nina Nixon-Mendez, Interim Administrator, Grants & Monitoring Administration

Said item was not addressed.

7. Consideration and possible action to authorize the reprogramming of Community Development Block Grant (CDBG) funds in the amount of \$293,641.17 from the District 4 Affordable Showcase of Homes to the City Council District 7 Affordable Showcase of Homes

Presented by Nina Nixon-Mendez, Interim Administrator, Grants & Monitoring Administration

Ms. Nixon-Mendez stated that staff was seeking approval to reprogram previously allocated CDBG Funds in the amount of \$293,641.17 from City Council District 4 to City Council District 7 Affordable Showcase of Homes. She noted that there was a shortfall in District 7 due to unexpected development costs. She added that there was anticipated revenue of \$91,000 from the sale of lots that could be reprogrammed back to District 4. She indicated that the proposed transfer of funds would further achieve the goals outlined in the City's Master Plan concerning Housing and Community Development and that there would be no impact to the City's General Fund.

Councilmember Taylor moved forward said item to the full Council for consideration. Councilmember Cisneros seconded the motion. Motion carried unanimously.

8. Consideration and possible action to amend the Neighborhood Stabilization Program Substantial Amendment to the Consolidated Plan and annual Action Plan to amend the Neighborhood Stabilization Program target areas to reflect updated information on a combination of foreclosed, abandoned, blighted, and vacant properties in the inner city of San Antonio

Presented by Nina Nixon-Mendez, Interim Administrator, Grants & Monitoring Administration

Ms. Nixon-Mendez presented revisions to Neighborhood Stabilization Program Target Areas to include areas that have a high concentration of blighted and vacant properties in addition to areas that have a high risk of foreclosure.

Councilmember Cisneros moved to forward said item to the full Council for consideration. Councilmember Taylor seconded the motion. Motion carried unanimously.

9. Briefing on the Head Start service provider contract agreements, funding, and process

Presented by Cindy Schoenmakers, Interim Director, Department of Community Initiatives

Cindy Schoenmakers presented a recommendation for the execution of contract renewal amendments to award additional funding from the FY 2009-2010 Grant in the amount of \$1,018,961.00 to be spent by January 31, 2010; Extend the current Head Start contracts for six months from January 31, 2010 through July 31, 2010 and award \$22,570,276.00 in funding from

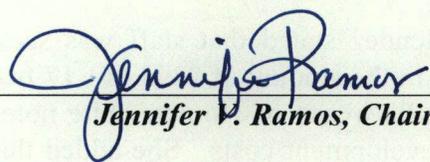
the FY 2010-2011 grant; and request authorization to negotiate and execute 12 month contracts for the period of August 1, 2010 to July 31, 2011.

Councilmember Cisneros moved to forward said item to the full Council for consideration. Councilmember Medina seconded the motion. Motion carried unanimously.

Councilmember Medina expressed concern with the amount of vacancies of higher-level City Staff positions and cited approximate 25 vacancies. It was stated that the vacancies were being filled and that staff will be at full capacity by February 1, 2010.

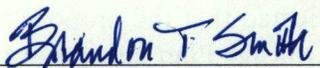
10. Adjournment

There being no further discussion, the meeting was adjourned at 11:44 a.m.



Jennifer V. Ramos, Chairperson

Respectfully Submitted,



Brandon T. Smith
Office of the City Clerk