

# QUALITY OF LIFE COUNCIL COMMITTEE MEETING MINUTES

TUESDAY, AUGUST 21, 2012

10:00 AM

MUNICIPAL PLAZA ROOM B

**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*; Rod Sanchez, *Develop Services Director*; John Dugan, *Planning Director*; Patrick Howard, *Planning & Community Development Assistant Director*; Mike Shannon, *Development Services Assistant Director*; Barbara Ankamah, *Housing Manager*; Audrey Zamora, *Assistant City Attorney*; Brandon Smith, *Office of the City Clerk*

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Call to Order

## 1. Citizens to be Heard

There were no citizens to be heard.

## 2. Approval of Minutes of the June 19, 2012 Quality of Life Council Committee Meeting

Councilmember Bernal moved to approve the Minutes of the June 19, 2012 Quality of Life Council Committee Meeting. Councilmember Williams seconded the motion. Motion carried by those present.

## ACTION ITEMS

### 3. Briefing and Presentation on HUD Technical Assistance (TA)

John Dugan, Director of Planning & Community Development; David Ellison, Assistant City Manager

John Dugan reported that the City of San Antonio (COSA) entered into an agreement with the U.S. Department of Housing and Urban Development (HUD), Office of Community Planning and Development for technical assistance for COSA Community Development Programs. He stated that the technical assistance provided per said agreement will assist COSA with developing a market-based, housing and community development plan that integrates funding for the: 1) Home Investment Partnerships (HOME) Program; 2) McKinney-Vento Homeless Assistance Programs (Homeless); 3) Community Development Block Grant Program (CDBG); and 4) Other HUD Programs such as Neighborhood Stabilization Program (NSP) and public housing as well as funding from other public and private resources. He noted that Technical Assistance was being provided by qualified personnel by the Cloudburst Group, selected and

funded by HUD for said agreement. He added that the Cloudburst Group will submit a report with recommendations regarding HUD Technical Assistance to the COSA Department of Planning and Community Development on August 31, 2012. He indicated that the Planning and Community Development Department will provide periodic status updates to the appropriate Council Committees; Elected/appointed decision makers; and key stakeholders involved in said process. He stated that COSA needed an Integrated Housing Policy and Plan and that the HUD TA will provide the needed support to accomplish the objective.

Chairperson Taylor spoke in support of the assessment funded by HUD and noted the importance making effective use of the recommendations yielded by the study.

#### **4. Briefing and Presentation on Underutilized Properties**

Shannon Peterson, Director of Office of Historic Preservation; Roderick Sanchez, Director of Development Services; David Ellison, Assistant City Manager

Shannon Peterson provided an overview of the Underutilized Properties Initiative. She reported that a working group comprised of representatives from various city departments will assess current programs and policies regarding the problem of vacant and substandard structures. She noted that staff would involve Bexar County and community stakeholders as needed. Mr. Dugan highlighted best practice models and Rod Sanchez presented the Prioritized Enforcement Strategy. Ms. Peterson concluded with a snapshot of potential recommendations to include issues regarding: Tax Foreclosures; Zoning; Property Registration Programs; and Title Clearance. She stated that recommendations will follow at a later date.

Councilmember D. Medina expressed concern with some of the proposed strategies and noted that there should be a continual effort to improve processes to be more effective. He spoke of taking more of an aggressive approach to address vacant property issues. He asked of the approach to address abandoned signs. Mr. Sanchez proposed to familiarize sign makers/companies of the ordinance in addition to citing individuals that continuously disregard the law. He stated that staff has been removing the illegally posted signs on a weekend basis.

Councilmember Williams concurred with Councilmember D. Medina to fine individuals that continually disregarded the sign ban and spoke in support of the following: a) Additional Code Enforcement Officers and possibly managing some of the Council Action Team (CAT) staff; and b) The Local Agent approach. He expressed concern with the Administrative Hearing Position and stated that issues should be addressed, instead, by the Building Standards Board. He cautioned against tax foreclosure and title clearance approaches and cited negative ramifications.

Councilmember Bernal spoke of importance of properly assessing resources versus need and admonished staff to be clear in requesting resources to address prioritized issues.

Chairperson Taylor concurred with Councilmember Williams to focus on commercial properties in addition to residential and spoke of creating a system what was user-friendly to non-profit and for-profit housing developers to redevelop/reutilize properties in said areas. She stated that there must be a balanced perspective in relation to historic preservation and noted complaints from constituents regarding no flexibility in the application of said restrictions. She urged staff to continue individual discussions with Councilmembers to gain feedback on said item.

**5. Briefing and Proposed Changes to the Historic District Creation Process**

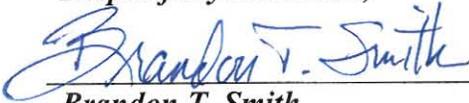
Shannon Peterson, Director of Office of Historic Preservation; David Ellison, Assistant City Manager

Due to time constraints, said item will be addressed at a later date.

**6. Adjournment**

There being no further discussion, the meeting was adjourned at 11:30 a.m.

*Respectfully Submitted,*



*Brandon T. Smith*

*Office of the City Clerk*

  
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*Ivy R. Taylor, Chair*