

**QUALITY OF LIFE COUNCIL COMMITTEE  
MEETING MINUTES  
TUESDAY, JUNE 16, 2015  
1:00 P.M.  
MEDIA BRIEFING ROOM, CITY HALL**

**Members Present:** Councilmember Ron Nirenberg, *Chair, District 8*  
Councilmember Roberto Treviño, *District 1*  
Councilmember Alan Warrick, *District 2*  
Councilmember Shirley Gonzales, *District 5*

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**Members Absent:** Councilmember Cris Medina, *District 7*

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**Staff Present:** Erik Walsh, *Deputy City Manager*; Peter Zanoni, *Deputy City Manager*; Carlos Contreras, *Assistant City Manager*; Xavier Urrutia, *Interim Assistant City Manager*; Martha Sepeda, *Acting City Attorney*; Hollis Young, *Deputy City Attorney*; Lisa Biediger, *Assistant City Attorney*; Shreya Shah, *Assistant City Attorney*; John Dugan, *Director, Planning and Community Development*; Shanon Miller, *Director, Office of Historic Preservation*; Rod Sanchez, *Director, Development Services Department*; Melody Woosley, *Director, Department of Human Services*; Richard Keith, *Assistant Director, Department of Human Services*; Mike Shannon, *Assistant Director, Development Services Department*; Tom Morgan, *Grants Administrator, Planning and Community Development*; Denice F. Trevino, *Office of the City Clerk*

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**Also Present:** John Kenny, *Executive Director, San Antonio Housing Trust*; Dan Markson, *Senior Vice President, the NRP Group*; Henrietta La Grange, *LULAC, Our Casas Resident Council*; Angela Garcia, *Senior Advisor, LULAC Council #649*

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**Call to order**

Chairman Nirenberg called the meeting to order.

**1. Citizens to be Heard**

Henrietta La Grange stated that previous Minor Repair Proposals had not been completed.

Angela Garcia advocated for Minor Repairs to continue and discussed future development.

**2. Approval of Minutes of the May 12, 2015 Quality of Life Committee Special Meeting**

Councilmember Warrick moved to approve the Minutes of the May 12, 2015 Quality of Life Council Committee Special Meeting. Councilmember Treviño seconded the motion. Motion carried unanimously by those present.

### **3. Approval of Minutes of the May 19, 2015 Quality of Life Committee Meeting**

Councilmember Gonzales moved to approve the Minutes of the May 19, 2015 Quality of Life Council Committee Meeting. Councilmember Treviño seconded the motion. Motion carried unanimously by those present.

### **4. Briefing and Possible Action on a Request from District 1 Councilmember Roberto Treviño to Review and Amend Chapter 6 Demolition Procedures.**

Rod Sanchez stated that Councilmember Treviño had submitted a Council Consideration Request (CCR) on April 22, 2015 to review and modify the City's current Demolition Procedures. He noted that the proposed CCR was intended to improve the City's process to address "Dangerous Structures". He reported that the CCR was presented to the Governance Committee on May 20, 2015 which recommended forwarding of the CCR to the Quality of Life and Infrastructure and Growth Council Committees for consideration. He noted that said item would be brought before the full City Council in August 2015. He noted that City Code, Chapters 6 and 35, outlined procedures for the Development Services Department (DSD) and the Office of Historic Preservation (OHP) to partner with the Building Standards Board (BSB) and the Historic and Design Review Commission (HDRC) to address dangerous buildings. He reviewed the current procedure utilized to address said dangerous buildings.

Mr. Sanchez stated that following review of the CCR, and current City Code Policies and Procedures, DSD and OHP Staff recommended the following changes to City Code:

1. Modify City Code, Section 6-159, Standards for repair, vacation, or demolition; BSB review of demolition settlement to include the following:

*The Director of Development Services, at his/her discretion, may allow additional time for the Owner to develop a Rehabilitation Plan for occupied Homesteads under special circumstances faced by the Owner including, but not limited to, mental or physical hardships; age; income; length of occupancy; and Veteran status.*

Mr. Sanchez noted that any such Homeowner would be given an additional nine months to develop a Rehabilitation Plan for the structure and no fines or penalties would be assessed during this time.

2. Modify City Code Section 6-155.1 to include mandatory educational/background requirements for BSB Appointees as follows:

Current	Proposed
<p>➤ 14-member citizen-based quasi-judicial board – two (2) seven member panels comprised of:</p> <ul style="list-style-type: none"> <li>▪ 10 appointed by Council Districts</li> <li>▪ Three (3) appointed at large/1 appointed by the Mayor (within the categories below): <ul style="list-style-type: none"> <li>○ Single Family Rental Property Manager</li> <li>○ Multi-Family Rental Property Manager</li> <li>○ Commercial Rental Property Manager (or other Design Professional)</li> <li>○ Historic Preservation Professional</li> </ul> </li> </ul>	<p>➤ 14-member citizen-based quasi-judicial board* - two (2) seven member panels, each panel comprised of:</p> <ul style="list-style-type: none"> <li>▪ Architect**</li> <li>▪ Engineer**</li> <li>▪ General Contractor**</li> <li>▪ Social Worker</li> <li>▪ Health Care Professional</li> <li>▪ Retired Person (over the age of 64)</li> <li>▪ Veteran of the United States Military</li> </ul> <p>*10 still appointed by Council Districts, one (1) appointed by the Mayor and three (3) members at large</p> <p>**one (1) of each of Architect, Engineer, and General Contractor shall have demonstrated experience addressing adaptive reuse of existing and Historic Buildings</p>

3. Modify current City Code to require full BSB Meetings (i.e., both seven member panels) to consider “Dangerous Structure” Cases for structures designated “historically significant”.

Shanon Miller presented the following proposed changes:

4. For Historic Designated Properties, further modify City Code as follows:
  - BSB procedures shall require at least one of the designated Historic Professionals to be present to decide a Dangerous Premises Case involving a Historic Property.
  - For non-emergency demolition conditions, add that the City shall be required to obtain at least two Municipal Court Dispositions before presentation of the property to the BSB.
  - Add that OHP Staff may collect and utilize bids from third party contractors to verify economic hardship claims made to the Historic and Design Review Commission (HDRC) to Section 35-614(b).

5. City Staff shall create policy/criteria to permit partial demolitions as a method to address circumstances where demolishing portions of a structure will abate the hazard while maintaining intact those portions of the structure deemed safe.
6. City Staff shall research the availability and possibility of utilization of Stabilization Funds based upon Section 35-617 Procedures (i.e., Emergency Securing Measures) for repair of dangerous structures.

Mrs. Miller stated that most of the proposed changes would become effective on September 1, 2015 if approved.

Councilmember Treviño stated that the intent of the CCR was to improve a citizen's experience and allow more time for repair of dangerous structures.

Councilmember Warrick stated that he supported clarification of the Demolition Process included in the proposed changes. He asked if any buildings were currently in the Demolition Process. Mrs. Miller replied that there were not any buildings currently in the Demolition Process.

Councilmember Gonzales asked of options for citizens without available funds to make repairs. Mr. Sanchez stated that during the additional nine months identified in the proposed changes, staff would seek to identify other options such as financial assistance and assistance from Volunteer Groups.

Councilmember Treviño moved to approve and forward the proposed changes to Chapter 6 and 35 of the City Code to the full City Council for consideration. Councilmember Warrick seconded the motion. Motion carried unanimously by those present.

**5. Briefing and Possible Action on the FY 2016 Consolidated Funding Process and Communication Restrictions [Xavier Urrutia, Interim Assistant City Manager; Melody Woosley, Director, Human Services]**

Melody Woosley stated that the City utilized a two-year Consolidated Funding Process (CFP) for Human and Workforce Development Services. She stated that said CFP streamlined the application process for eligible agencies and facilitated the contract monitoring of same. She reported that a Request for Proposals (RFP) was released Bi-Annually by the Economic Development and Human Services Departments for a term of one year with the option of a one-year renewal. She noted that the City Council completed a Survey Process which provided policy and funding guidance and development of funding recommendations for each Fiscal Year. She reviewed the FY 2015 Funding Process and funding allocations. She stated that the FY 2015 Budget was \$20.9 million of which \$12.3 million was designated for the CFP RFP. She noted that \$0.25 million of the \$12.3 million designated for the CFP RFP provided funding to new agencies. She reported that the investment priorities for the FY 2015 and FY 2016 CFP were aligned with the following SA2020 Indicators: 1) Family Well-Being; 2) Community Safety; 3) Education; and 4) Economic Competitiveness. She reported that 152 proposals were

received and evaluated by 12 panels comprised of Community Representatives, Board and Commission Members, and City Staff. She noted that final recommendations made were based on the quality and alignment of the Proposal with the scope of work described in the RFP. She stated that FY 2016 funding recommendations were based on: 1) FY 2015 allocation; 2) FY 2015 performance and contract compliance; and 3) FY 2016 funds available. She noted that said funding recommendations would be included in the City Manager's proposed FY 2016 Budget which was scheduled to be released on August 6, 2015.

Mrs. Woosley stated that the City Ethics Code prohibited specific contact by applying agencies with City Staff and Elected Officials during the Contract Solicitation Period. She noted that said Contract Solicitation Period began upon release of the RFP and ended with the posting of the award of contracts on the City Council Agenda. She reported that this restriction did not apply to the second year (FY 2016) of said funding cycle. She noted that the City's Ethics Code included an Anti-Lobbying Policy which provided the option to enact a No Contact Period during the second year of the cycle. She stated that staff recommended that the Communication Blackout for FY 2016 begin on August 6, 2015 with the release of the FY 2016 Proposed Budget, and end with the posting of the contract awards on the City Council Agenda. She added that if approved, the recommendation would be brought before the full City Council on June 25, 2015 at the Goal Setting Session. She noted that agencies would have the opportunity to provide comments at two Public Hearings and the City Council could hold Special Budget Sessions for Delegate Agencies. She stated that the agencies were polled and expressed support for the FY 2016 Communication Blackout. She noted that the Delegate Agencies proposed to provide a Progress Report to the City Council during the second year of the funding cycle.

Chairman Nirenberg suggested that all Delegate Agencies be allowed to advocate for their agency in an official capacity to the Quality of Life Committee and the City Council during the Blackout Period.

Councilmember Gonzales stated that she did not support the established Blackout Periods.

Councilmember Warrick moved to forward the recommendation of a FY 2016 Communication Blackout for Delegate Agencies, from August 6, 2015 until contract awards were posted on the City Council Agenda, to the full City Council for consideration on June 25, 2015. Councilmember Treviño seconded the motion. Motion carried unanimously by those present.

**6. Briefing and Possible Action on a Proposal for the San Antonio Housing Trust Finance Corporation to issue Multi-Family Housing Bonds to Palo Alto Apartments in the Amount of \$20,000,000.00 [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning and Community Development]**

John Dugan stated that staff recommended the issuance of up to \$20,000,000 in Multi-Family Housing Revenue Bonds by the San Antonio Housing Trust Finance Corporation (SAHTFC), for the Palo Alto Multi-Family Housing Development located in City Council District 4.

Councilmember Warrick moved to approve and forward the issuance of up to \$20,000,000 in Multi-Family Housing Revenue Bonds by the SAHTFC, for the Palo Alto Multi-Family Housing Development to the full City Council for consideration. Councilmember Treviño seconded the motion. Motion carried unanimously by those present.

**7. Briefing and Possible Action on a Resolution of Support for the Cheyenne Village Apartments Project Application to the State's 4% Tax Credit Program.** [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

John Dugan stated that staff recommended a Resolution of Support for the Cheyenne Village Apartments Project Application to the Texas Department of Housing and Community Affairs (TDHCA) 4% Housing Tax Credit (HTC) Program for the acquisition and rehabilitation of an existing Multi-Family Rental Housing Development, located at 147 Cheyenne Avenue, in City Council District 5. He reported that typically, the TDHCA required a Resolution of No Objection from the local governing body; however, due to the high Poverty Rate (64%) present in the Census Tract associated with the Cheyenne Village Apartments, the TDHCA recommended that the developer request a Resolution of Support from the City for their application.

Councilmember Gonzales moved to approve and forward a Resolution of Support for the Cheyenne Village Apartments Project Application to the TDHCA 4% HTC Program for the acquisition and rehabilitation of an existing Multi-Family Rental Housing Development, located at 10503 Huebner Road, in City Council District 8 to the full City Council for consideration. Councilmember Warrick seconded the motion. Motion carried unanimously by those present.

**8. Briefing and Possible Action on a Resolution of No Objection for the Chisolm Trace Apartments Project Application to the State's 4% Tax Credit Program.** [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

John Dugan stated that the Chisolm Trace Apartments submitted an application to the TDHCA for the 4% HTC Program and requested that a Resolution of No Objection be granted by the City. He noted that the Tax Credit Award to the Chisolm Trace Apartments would be \$5 million. He reported that 125 of the 126 Units would be restricted to 60% of Area Median Income (AMI).

Councilmember Warrick asked of the Texas Education Agency Scores for schools in the recommended FY 2016 and FY 2017 REnew SA Target Areas which he requested at the last Committee Meeting. Mr. Dugan stated that said scores would be provided to Committee Members.

Councilmember Warrick moved to approve and forward a Resolution of No Objection for the Chisolm Trace Apartments Project Application to the TDHCA 4% HTC Program for the acquisition and rehabilitation of an existing Multi-Family Rental Housing Development, located

at 10503 Huebner Road to the full City Council for consideration. Councilmember Treviño seconded the motion. Motion carried unanimously by those present.

There being no further discussion, the meeting was adjourned at 2:23 p.m.

Due to the realignment of Council Committees, this was the last set of meeting minutes of the Quality of Life Council Committee. The mission of the Quality of Life Council Committee has been transferred to the Housing and Neighborhoods and Livability Council Committees.

*Respectfully Submitted,*

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*Ron Nirenberg, Chair*

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*Denice F. Treviño  
Office of the City Clerk*