

**NEIGHBORHOODS AND LIVABILITY COUNCIL COMMITTEE
MEETING MINUTES**

MONDAY, MAY 16, 2016

3:30 P.M.

MEDIA BRIEFING ROOM, CITY HALL

Members Present:	Councilmember Roberto Treviño, <i>Chair, District 1</i> Councilmember Rey Saldaña, <i>District 4</i> Councilmember Ray Lopez, <i>District 6</i>
Members Absent:	Councilmember Alan Warrick, <i>District 2</i> Councilmember Cris Medina, <i>District 7</i>
Staff Present:	Peter Zaroni, <i>Deputy City Manager</i> ; Maria Villagomez, <i>Assistant City Manager</i> ; Mike Frisbie, <i>Director, Transportation and Capital Improvements</i> ; Shanon Miller, <i>Director, Office of Historic Preservation</i> ; Jorge Perez, <i>Director, Building and Equipment Services</i> ; Melody Woosley, <i>Director, Department of Human Services</i> ; Hollis Young, <i>Deputy City Attorney</i> ; Anthony Chukwudolue, <i>Assistant Director, Transportation and Capital Improvements</i> ; Michael Shannon, <i>Assistant Director, Development Services Department</i> ; Randy Matyear, <i>Assistant Capital Programs Manager</i> ; Randy Garcia, <i>Sr. Management Analyst</i> ; Olivia Gaitan, <i>Accessibility Compliance Specialist</i> ; Robert Potter, <i>Accessibilty Compliance Specialist</i> ; Ana Acevedo, <i>Education Policy Administrator</i> ; Abraham Robles Jr., <i>Administrative Assistant</i> ; Denice F. Treviño, <i>Office of the City Clerk</i>

Call to Order

Chairman Treviño called the meeting to order.

1. Approval of Minutes for the April 21, 2016 Neighborhoods and Livability Committee Meeting

Councilmember Lopez moved to approve the Minutes of the April 21, 2016 Neighborhoods and Livability Council Committee Meeting. Councilmember Saldaña seconded the motion. Motion carried unanimously by those present.

Briefing and Possible Action on:

2. Briefing and Possible Action on Proposed Changes to the Vacant Building Registration Program

Mrs. Shanon Miller stated that the 18-month Vacant Building Registration Pilot Program was adopted by City Council in June 2014 and became effective on January 1, 2015. She noted that the Program required vacant buildings to register and maintain the exterior in good condition. She highlighted the Advisory Committee comprised of stakeholders and real estate experts which was created to offer general guidance on implementation of the Program, to review and recommend potential program changes, to help identify solutions to common title problems, and to identify potential resources. She explained that the Program area included the: 1) Central Business District; 2) City Historic Districts; 3) All vacant historic landmarks; and 4) A half-mile buffer around the City's three active military bases. She reported that 69 buildings were no longer subject to the Ordinance; of which 32 buildings remained in the Program and 33 were no longer registered in the Program. She added that staff proposed the following Program changes:

1. Make said Program permanent
2. Amend the Ordinance to incorporate the recommended Program changes
3. Amend the Ordinance to include the proposed Expansion Plan

Mrs. Miller stated that staff recommended endorsement of the recommendations by the Committee. She reported that the City Council endorsed the following recommendations:

1. Developing incentives for redevelopment and ongoing maintenance of historic and vacant properties
2. Establish a wills, trust & probate clinic in conjunction with St. Mary's University
 - a. Funds to assist with title and probate issues will be requested during the FY 2017 budget development process

Mrs. Miller detailed the membership of the Advisory Committee and highlighted Advisory Committee Recommendations which would not require amendment to the ordinance:

1. Facilitate foreclosure of tax delinquent properties
2. Offset cost of clearing title
3. Utilize neighborhood associations
4. Develop relationships with non-profit housing developers
5. Use the ordinance's flexibility for significant structures
6. Develop a committee to review high profile extension and fee waiver requests
7. Identify opportunities to work with military base development authorities

Mrs. Miller reported that a Subcommittee of the Advisory Group was being assembled that included real estate professionals that would assess real market value of properties. She added that stronger relationships with the military and base installations were a priority. She discussed ordinance amendments including: 1) Allowing for a fee waiver for commercial properties that have come into the standard of care and remained under said standard for a period of at least two years; 2) Adding a grace period of 90 days for new owners; 3) Early registration discount of \$100 if submitted within 45 days; and 4) Late registration fee of \$150 if submitted after the 90 day registration window. She highlighted proposed amendments to the San Antonio Property

Maintenance Code including: 1) Prohibiting plywood as a securing device and; 2) Applying the Property Maintenance Code to the entire exterior of a partially occupied building.

Mrs. Miller detailed possible Program Expansion and detailed that the Phase I Expansion would add a buffer around existing program areas including a half-mile buffer around the Central Business District and a half-mile buffer around the Historic Districts, as well as other areas to be incorporated such as Neighborhood Conservation Districts, Eastpoint & the Choice Neighborhood, half-mile buffers around Defense Base Authorities (Port SA & Brooks City Base), and City-Initiated Tax Increment Re-investment Zones (TIRZ). She added that the World Heritage Area was already included as part of the Expansion Recommendation. She stated that the Program would go into effect in the new areas January 1, 2017 and allow for the City to provide courtesy notices to residents in the Fall.

Councilmember Treviño asked if courtesy notices would be provided in Spanish. Mrs. Miller confirmed that notices would be provided in Spanish.

Councilmember Saldaña asked for more information on how the City would facilitate foreclosure of tax delinquent properties. It was reported that deed research, tax history of properties, and collaboration with other agencies would facilitate foreclosure on vacant properties. Mrs. Miller added that the properties affected are vacant and do not entail displacement of residents. She mentioned that in most cases, the properties have been abandoned for years.

Councilmember Saldaña moved to accept the Staff Recommendations and to make the proposal a permanent Program. Councilmember Lopez seconded the motion. The motion carried unanimously by those present.

3. Briefing on the City's Compliance with the Americans with Disabilities Act (ADA)

Mr. Anthony Chukwudolue provided a briefing on the City's compliance with the Americans with Disabilities Act (ADA). He reported that over 200,000 San Antonio Residents are classified as disabled, including mental or physical impairments that impact everyday activities. He stated that the City created the Disability Access Office (DAO) in order to ensure compliance with Federal regulations set forth in the Rehabilitation Act (1973), the ADA (1990), and Department of Justice Regulations passed in 1991. He noted that the DAO works towards a universally designed environment that makes it easy for all people, regardless of disability, to participate fully in community life. He added that DAO Staff helps to assess, identify, facilitate, and monitor the provision of various infrastructure improvements including sidewalks, pedestrian ramps, and Audible Pedestrian Signals. He mentioned that the Disability Access Advisory Committee (DAAC) was established by City Council to work closely with DAO as part of San Antonio's efforts to provide accessible services and facilities for citizens with disabilities.

Mr. Chukwudolue reported that San Antonio created the Building Accessibility Modifications Plan (BAMP) to ensure that City Facilities were in compliance with ADA Regulations. He mentioned that 397 City Facilities were surveyed and over 600 access improvements were completed. He highlighted River Walk Improvements totaling \$1 million and the installation of

automatic doors for 11 Branch Libraries for a total cost of \$220,000. He explained that the case of *Barden v. Sacramento* in 2004 set nationwide precedent by requiring public entities to address barriers such as missing or unsafe curb cuts and sidewalk barriers. He added that the City began installation of pedestrian ramps and removing sidewalk obstructions as part of ongoing City Projects. He detailed continued focus and dedication to providing equal access including integration of Universal Design Concepts, incorporation of best design practices, community engagement and outreach, coordination with other agencies, and technical guidance and education.

Councilmember Treviño asked for more detail regarding the American with Disabilities Act. Mr. Chukwudolue reported that the legislation recognizes and protects disabled citizens as well as offers guidance on how to provide universal access to the public. Councilmember Treviño asked for examples of City Facilities that had been retro-fitted to ensure compliance. Mr. Jorge Perez reported that several historic buildings had been retro-fitted. He noted that City Hall had ramp access provided on the west side of the building with access to elevators to all floors. He added that the Municipal Plaza Building included wheelchair access on the south side of the building. Councilmember Treviño asked how funding was secured. Mr. Perez replied that operational funding had been utilized in the past. Councilmember Treviño expressed concern that a separate ramp entrance was not true to the spirit of the legislation.

Councilmember Lopez asked if there was any additional funding required to bring City Facilities into compliance. Mr. Chukwudolue replied that all City Facilities were ADA Compliant and that there had been no complaints received in the last 5 years. Councilmember Lopez asked that funding amounts be quantified.

No action was required for Item 3.

4. Briefing on Head Start Program and Fiscal Update

Ms. Melody Woosley introduced Lynn Stewart, Interim Assistant Director of the Human Services Department. She provided an overview of the Leadership, Governance, and Management Systems Review process including the Planning Phase conducted by the Head Start Administrator, the Development Phase conducted by the Governing Body, the Evaluation Phase overseen by the Policy Council, and the Implementation Phase conducted by the Program Staff. She detailed the Standardized Interview Process and noted that interviews were scheduled to take place later in the week. She mentioned the Head Start Cost of Living Adjustment Notice received May 6, 2016 and noted that an additional \$393,794 would be available through a supplemental application to the Department of Health and Human Services. She explained that the additional funding could be used to increase staffing or offset program operating costs. She stated that City Staff would not be eligible to receive cost of living increases due to the allocation of said costs in the FY 2016 Budget Process.

Ms. Woosley reported that there were 2,889 Head Start Children enrolled as of the end of April with 93% attendance. She noted that there were 294 children on the Early Head Start waitlist. She stated that Seton Home had been added as a Head Start Provider with two classrooms added

to accommodate additional children. She explained that Early Head Start had dispensed approximately 2/3 of its allocated budget and that Head Start had expensed approximately 10% of its FY 2017 Budget.

Councilmember Lopez asked how the additional funding provided by the Cost of Living Adjustment would be allocated. Ms. Woosley replied that more information would be provided at a later meeting. She added that funding could be utilized for upgrades to the current Operating System as well as software needs identified by service providers.

No action was required for Item 4.

Adjourn

There being no further discussion, the meeting was adjourned at 4:27 p.m.

Respectfully Submitted,

Roberto Treviño, Chair

*Alexander J. Pytel,
Office of the City Clerk*