

**CITY OF SAN ANTONIO
NEIGHBORHOOD IMPROVEMENTS ADVISORY COMMITTEE
MARCH 22, 2018**

Neighborhood Improvements Advisory Committee of the City of San Antonio met in session at 5:00 PM, at the San Antonio Central Public Library, Auditorium, 600 Soledad St, San Antonio, Texas 78205.

The meeting was called to order by Ramon Flores, Committee Chair at 5:11 PM.

PRESENT: Ramon Flores, Andrea Sanchez, Brian Dillard, Jennifer Gonzalez, Tom Heger, Ruben Guerrero (arrived 5:13), Imelda Davis, Karla Gomez Sanchez (arrived 5:13), Dominick Dina, Coda Rayo Garza, Anthony Valdivia (arrived 5:14), Colleen Marszalek

ABSENT: Abe Juarez, Natalia Tovar, Taylor Allen, Cynthia Alejos, Connie Marszalek

1. Welcome and Overview:

Ramon Flores, NIAC Chair, opened up the floor for introduction of committee members that were not present at the February 1, 2018 NIAC meeting.

2. Request for Information Overview

Jaime Lalley Damron, Housing Bond Administrator, provided a brief overview of the bond program. The \$20 million bond is the first ever housing related bond for the City of San Antonio. The City will be able to purchase distressed properties, make the properties ready for development and sell them to a developer to create housing under contract with the city. There are 12 council approved areas with 11 being within Loop 410 area. The Housing Bond Program is a pilot program recommended by City's Housing Commission. Participation is voluntary and there will be no use of eminent domain. There will be no family displacement/relocation. The City will not construct the housing units and all proceeds from sale reinvested in Neighborhood Improvements program will ensure compatibility with surrounding neighborhood.

Jaime Lalley Damron provided an implementation strategy. The program consists of two parts, the property side and the building side. The RFI, Request for Information, is to gather input from potential properties for acquisition by the City of San Antonio that would be suitable sites for the development of affordable/workforce housing. Information was gathered from residents neighborhood/homeowner associations, real estate professionals and developers/non-profit developers.

All residents in San Antonio are very important to the program. City is not able to build affordable/workforce housing without the support of the community. The City will use NIAC to help the process. City staff will make recommendations on which properties to acquire and those properties will be placed under earnest money contract until the City has a viable project to move forward.

Committee Discussion

Coda Rayo Garza asked if NIAC would be presented with the RFI submittals.

Jaime Lalley Damron responded that the submittals will be broken down by groups.

Coda Rayo Garza suggested a Spanish version of the RFI.

Jaime Lalley Damron stated the RFI will be translated in Spanish if needed.

Brian Dillard provided feedback/questions from his community area. Why was April 6 chosen as the submission deadline being that the pre-submittal conference was two weeks prior to deadline? The citizens of the community area had concerns with the small window of opportunity. The second concern/question was why a portal input option was not created?

Jaime Lalley Damron stated the City's procurement process does not provide fillable worksheets. The portal input feedback is a good recommendation and will keep that in mind for future RFI process. In terms to the April 6 submission deadline, the City's standard regulations are a four week period.

Jennifer Gonzalez asked if the City could for see any difficulty from the developer community.

Jaime Lalley Damron stated in terms of having enough developer interest involvement, the RFI information was sent out to 75 development agencies as well as non-profit builders.

Ramon Flores asked if there is an opportunity to throw in City surplus properties.

Jaime Lalley Damron stated City surplus properties are viable as long as they fall within the designated areas. However, not all City surplus property is developable.

3. Motion to Add Citizens to be Heard to NIAC Meetings

The motion was made by Jennifer Gonzalez and seconded by Brian Dillard to add Citizens to be Heard item on each NIAC agenda with a 15 minute speaking window, 3 minutes per speaker.

AYES: Ramon Flores, Andrea Sanchez, Brian Dillard, Jennifer Gonzalez, Tom Heger, Ruben Guerrero, Imelda Davis, Karla Gomez Sanchez, Dominick Dina, Coda Rayo Garza, Anthony Valdivia, Colleen Marszalek

NAYS: None

THE MOTION CARRIED.

Citizens to be Heard

Cynthia Spielin with Beacon Hill, thanked Jaime Lalley Damron for reaching out and speaking with the neighborhoods. Ms. Damron made us feel included and was very helpful.

4. Next Meeting – May 24, 2018 at 5:00 PM, Central Library Auditorium

There being no further business, the meeting adjourned at 6:03 P.M.