

**QUALITY OF LIFE COUNCIL COMMITTEE**  
**SPECIAL MEETING MINUTES**  
**TUESDAY, MAY 12, 2015**  
**3:30 P.M.**  
**MEDIA BRIEFING ROOM, CITY HALL**

<b>Members Present:</b>	Councilmember Ron Nirenberg, <i>Chair, District 8</i> Councilmember Roberto Treviño, <i>District 1</i> Councilmember Alan Warrick, <i>District 2</i> Councilmember Shirley Gonzales, <i>District 5</i>
<b>Members Absent:</b>	Councilmember Cris Medina, <i>District 7</i>
<b>Staff Present:</b>	Peter Zaroni, <i>Deputy City Manager</i> ; Gloria Hurtado, <i>Assistant City Manager</i> ; Denise Frederick, <i>Assistant City Attorney</i> ; John Dugan, <i>Director, Planning and Community Development</i> ; Xavier Urrutia, <i>Director, Department of Parks and Recreation</i> ; Melody Woosley, <i>Director, Department of Human Services</i> ; Richard Keith, <i>Assistant Director, Department of Human Services</i> ; Tom Morgan, <i>Grants Administrator, Planning and Community Development</i> ; Denice F. Trevino, <i>Office of the City Clerk</i>
<b>Also Present:</b>	Graciela Sánchez, <i>Esperanza</i>

**Call to order**

Chairman Nirenberg called the meeting to order.

**1. Citizens to be Heard**

Graciela Sánchez requested that more funds be allocated for rehabilitation and minor repairs and extension of the Avenida Guadalupe Target Area to Colorado Street. She provided a diagram of homes which had been demolished in Districts 1, 2, and 5.

**2. Approval of Minutes of the April 21, 2015 Quality of Life Committee Meeting**

Chairman Nirenberg stated that the approval of the minutes of the April 21, 2015 Quality of Life Committee Meeting would be tabled until the next meeting.

**3. A Briefing and Possible Action on the Proposed FY 2016-2020 Consolidated Plan, FY 2016 Action Plan and Budget, and the FY 2016 and FY 2017 REnewSA Target Areas to Include Administering Programs Funded Through the City's Four U.S. Department of Housing and Urban Development Grant Programs Including the Community Development Block Grant, Home Investment Partnership Grant, Emergency Solutions Grant, and Housing Opportunities for Persons with AIDS Grant. The Item Will Also Include a Briefing on the Recommended FY 2016 and FY 2017 REnewSA Target Areas. [John Dugan, Director, Planning and Community Development; Peter Zaroni, Deputy City Manager]**

John Dugan stated that the FY 2016-2020 Consolidated Plan, FY 2016 Action Plan, and the FY 2016 and FY 2017 REnewSA Target Area Budgets would be recommended for approval at the next Committee Meeting and if approved; would be forwarded to the full City Council for consideration on August 6, 2015. He noted that the Consolidated Plan: 1) Sets priorities and goals for the Community Development Block Grant (CDBG), Home Investment Partnership Grant (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS Grant (HOPWA) Funds for the next five years; and 2) Guides investment decisions for an estimated \$52.4 million over the five-year period. He stated that the Action Plan identified all actions made by the City in a given year and Action Plan Activities were aligned with the Consolidated Plan Five Year Goals. He noted that the Consolidated Plan Process was created by the U.S. Department of Housing and Urban Development (HUD). He reported that Citizen Participation for the Consolidated Plan was accomplished through:

- Four Public Meetings
- Over 1,650 Citizen Surveys

Mr. Dugan noted that Census/Research Data and input from 42 Stakeholders was utilized to set priorities. He stated that the City established a Steering Committee comprised of City Staff to assist in the review of Community Needs, identification of other City Resources, and the establishment of the following initial funding priorities and the proposed funds dedicated to each based on the results of community engagement:

Priority 1	Priority 2	Priority 3	Priority 4	Priority 5
Provide decent, safe, and affordable housing	Neighborhood Revitalization Efforts	Provide for Special Needs and Youth	Housing and Support Services for the Homeless	Provide Economic Development
\$23.8 million (46%)	\$15.5 million (30%)	\$7.3 million (14%)	\$4.9 million (9%)	\$1 million (2%)

Mr. Dugan presented a comparison of the FY 2015 Action Plan Budget with the proposed FY 2016 Action Plan Budget. He stated that a reduction in program income in FY 2016 would result in a reduction of \$1,251,340 to the Action Plan Budget. He reviewed the respective HUD Programs which would be utilized to address said priorities and the proposed funding amounts for each.

Chairman Nirenberg asked if funds appropriated could be reallocated. Mr. Dugan replied that funds could be reallocated with some exceptions.

Councilmember Warrick asked of Rental Gap Financing available. Mr. Dugan stated that Rental Gap Financing supported by HOME Funds had been utilized in the past to assist the financing of Texas Department of Housing and Community Affairs (TDHCA) Housing in the form of 9% Tax Credits. Councilmember Warrick asked of Performance Measures for Citizens who received Financial Counseling. Melody Woosley stated that said Performance Measures would be provided to the Committee.

Councilmember Treviño suggested that funding be prioritized according to the expected life of a home. He asked of Performance Measures for the Homeless Population served with ESG Funds. Ms. Woosley stated that she would provide said Performance Measures to the Committee.

Councilmember Gonzales asked how the Public Meetings were advertised. Tom Morgan stated that the Public Meetings were held in four quadrants of the City in February and March 2015 and were advertised on the Department of Planning and Community Development (DPCD) and Stakeholder Websites. He noted that said Public Meetings were advertised by Habitat for Humanity and the Texas Organizing Project (TOP). He stated that advertisements were placed via Print Media and that two additional Public Hearings would be held on June 17, 2015 and August 5, 2015 at City Council B Sessions.

Mr. Dugan provided an update on the current Target Areas. He reviewed the criteria for future Target Area selection which included: 1) Emerging market potential; 2) High Quality Urban Form; and 3) Significant community investment. He reviewed the variables utilized for each to determine the proposed Target Areas. He stated that the proposed FY 2016 – FY 2017 Target Areas were:

- Edgewood
- Las Palmas
- Avenida Guadalupe
- Five Points
- Wheatley
- Harlandale
- South San/Kindred

Mr. Dugan presented the following next steps in the process:

May 19, 2015	Quality of Life Committee consideration of recommendation to the full City Council
June 17, 2015	1 <sup>st</sup> Public Hearing
August 5, 2015	2 <sup>nd</sup> Public Hearing
August 6, 2015	City Council Action
October 2015	Initiate strategic planning for FY 2016 – FY 2017

Councilmember Warrick suggested that funds be utilized in a single area to make rehabilitations more visible and recommended an analysis of schools in the Target Areas. Mr. Dugan stated that he would provide the scores for schools in the Target Areas to the Committee.

Chairman Nirenberg asked of the Application Process. Mr. Dugan stated that staff would walk in Target Areas and approach Homeowners and provide information on the Application Process and funds available for rehabilitation. He stated that to qualify for said funds; Property Taxes must be current, the home and property must be insured, and there must be no existing Mortgage on the home and property. He noted that many that applied did not meet the qualifications necessary. Chairman Nirenberg suggested that Target Areas be identified which were located outside of the Urban Core in the future.

He asked of the process to submit revisions to the REnewSA Target Area Budget. Mr. Dugan stated that Councilmembers should contact him to discuss revisions to the Budget presented.

No action was required for Item 3.

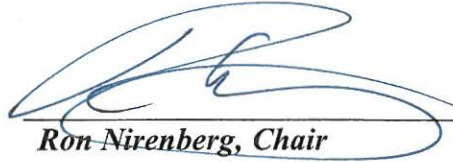
**Adjourn**

There being no further discussion, the meeting was adjourned at 4:48 p.m.

*Respectfully Submitted,*

A handwritten signature in blue ink, appearing to read "Denice F. Treviño", written over a horizontal line.

*Denice F. Treviño  
Office of the City Clerk*

A handwritten signature in blue ink, appearing to read "Ron Nirenberg", written over a horizontal line.

*Ron Nirenberg, Chair*