



# City of San Antonio

## Agenda Memorandum

**File Number:**17-1181

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**Agenda Item Number:** 5.

**Agenda Date:** 1/26/2017

**In Control:** Housing Committee

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**DEPARTMENT:** Planning and Community Development

**DEPARTMENT HEAD:** Bridgett White

**COUNCIL DISTRICTS IMPACTED:** Citywide

### **SUBJECT:**

Briefing on a proposed structure for a Neighborhood Improvements Advisory Committee in the implementation of the Urban Renewal Plan associated with the proposed Neighborhood Improvements Bond.

### **SUMMARY:**

Briefing on a proposed structure for a Neighborhood Improvements Advisory Committee in the implementation of the Urban Renewal Plan associated with the proposed Neighborhood Improvements Bond.

### **BACKGROUND INFORMATION:**

The Neighborhood Improvements Bond proposition would provide for City investment resulting in private and nonprofit-sector development of housing. The proposed \$20 million ballot initiative is one component of the \$850 million Bond package that will go forward for public vote on May 6, 2017. Voter approval of the Neighborhood Improvements Bond proposition will allow the City to conduct the following activities using Bond funds:

- Land acquisition
- Demolition of dilapidated/unusable structures
- Right-of-way improvements
- Extension/expansion of utilities
- Remediation of hazards such as asbestos or lead-based paint

Chapter 374 of the Texas Local Government Code requires the identification of specific geographic areas based on state requirements where Bond funds can be spent. Per the statute, the areas identified are incorporated into

an Urban Renewal Plan that must be approved by City Council prior to the Bond Election. The following 13 Neighborhood Improvement Areas (or “Areas”) were approved by City Council on December 15, 2016, thereby initiating the development of the required Urban Renewal Plan:

Area Name	District
Culebra at Callaghan	7
East Southcross	3
Edgewood	6
Lincoln Park-Arena	2
Near East	2
Near West-Five Points	1
Oak Hollow	8
Pearsall	4
Roosevelt-Mission Reach	3
South Park	4
Southeast	3
West Side	5
Wurzbach	8

Following approval of the Urban Renewal Plan and a successful election, the City will contract with the Office of Urban Redevelopment San Antonio (OUR SA) which will execute the program activities at the direction of the City Council.

Additionally, on December 15, 2016 City Council approved a provision to establish a citizen advisory body to assist the City in the oversight of program activities related to the Urban Renewal Plan as the guiding document for the Neighborhood Improvements Bond.

## ISSUE:

Following City Council approval of the 13 Neighborhood Improvement Areas on December 15, 2016, staff drafted an Urban Renewal Plan, which will serve as the basis for the activities to be conducted as part of the Neighborhood Improvements Bond program. The Draft Urban Renewal Plan contains the following:

- I. Background on the development of the Urban Renewal Plan, including authority granted under Chapter 374 of the Texas Local Government Code, planning efforts leading to the approval of the 13 Neighborhood Improvement Areas, and history of the City’s Urban Renewal Agency (OUR SA);
- II. Definitions of key terms used in the Plan;
- III. Description of the process following a successful Bond Election, including desired outcomes, the role of OUR SA, and the role of the Neighborhood Improvements Advisory Committee;
- IV. Description of the Plan’s alignment with the SA Tomorrow Comprehensive Plan;
- V. Listing and general description of permitted and prohibited Activities;
- VI. General Development Requirements;
- VII. Descriptions and geographic boundaries of the approved Neighborhood Improvement Areas

The Neighborhood Improvements Advisory Committee will serve in a key advisory role in the oversight of program activities related to the Urban Renewal Plan. The Committee will meet on an ad-hoc basis to advise

the City and OUR SA in the selection of proposed projects within the Neighborhood Improvement Areas. The proposed composition of the Committee is as follows:

- Ten (10) citizen representatives from each City Council District from either the Neighborhood Improvements Community Bond Committee or another choice of the Councilmember;
- Four (4) citizen representatives appointed by the Mayor, two of whom reside and two that operate a locally-owned business within the boundaries of one of the 13 approved Neighborhood Improvement Areas;
- One (1) representative from the Housing Commission to Protect and Preserve Dynamic and Diverse Neighborhoods;
- One (1) representative from the Local Support Initiatives Corporation (“LISC”); and,
- One (1) representative, appointed by the Mayor, to serve as the Chairperson of the Committee.

The Urban Renewal Plan must be adopted in order for the Neighborhood Improvements initiative to be included in the May 2017 Bond proposition. Staff will present the Urban Renewal Plan for City Council consideration and adoption on February 2, 2017 in order to meet the state’s deadline for calling the election.

The term of the Committee appointments will be for a two year period with no staggered terms.

#### **ALTERNATIVES:**

This item is for briefing purposes only; however, the Housing Committee may suggest edits to the proposed structure of the Neighborhood Improvements Advisory Committee in advance of City Council consideration of the Urban Renewal Plan.

#### **FISCAL IMPACT:**

There is no fiscal impact in consideration of the Urban Renewal Plan. The proposed bond proposition is for \$20 million.

#### **RECOMMENDATION:**

Staff recommends the proposed structure of the Neighborhood Improvements Advisory Committee described herein.