

**MAYOR'S TASK FORCE ON PRESERVING DYNAMIC AND DIVERSE NEIGHBORHOODS
MEETING MINUTES
TUESDAY, APRIL 14, 2015
3:30 PM
MUNICIPAL PLAZA ROOM B**

Members Present: Mayor Ivy R. Taylor
Councilmember Roberto Treviño, *District 1*
Councilmember Rebecca Viagran, *District 3*
Councilmember Rey Saldaña, *District 4*
Councilmember Shirley Gonzales, *District 5*
David Adelman
Maria Antonietta Berriozabal
Christine Drennon
Jackie Gorman
Nettie Hinton
Richard Milk
Rod Radle
Susan Sheeran

Members Absent: None

Staff Present: Carlos Contreras, *Assistant City Manager*; Hollis Young, *Deputy City Attorney*; Ed Guzman, *Assistant City Attorney*; Lori Houston, *Director, Center City Development & Operations Department*; Shanon Miller, *Director, Office of Historic Preservation*; Richard Keith, *Assistant Director, Department of Human Services*; Michael Taylor, *Interim Assistant Director, Department of Planning and Community Development*; Denice F. Trevino, *Office of the City Clerk*

Call to Order

Mayor Taylor called the meeting to order.

Briefing and Possible Action on:

1. Approval of Minutes from the April 9, 2015 Meeting of the Task Force on Preserving Dynamic and Diverse Neighborhoods

Rod Radle moved to approve the minutes of the April 9, 2015 Meeting of the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods. Councilmember Treviño seconded the motion. Motion carried unanimously.

2. A Discussion and Review of the Draft of the Report to be Presented to City Council B Session

Mayor Taylor stated that a Draft Report (Report) created by the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods (Task Force) would be presented to the full City Council at B Session on April 29, 2015. She requested the Task Force Members to submit three recommendations for inclusion in said Report. She noted that the current Report included recommendations made by Task Force Members.

Richard Milk made the following recommendations:

1. Define vulnerable Residents in addition to Renters
2. Explore support for policy change at the State Level.

Councilmember Viagran made the following recommendations:

1. Amend the Zoning Change Notification Process.
2. Revise the third bulleted item under "Task Force Discussion Summary" on page four to read: Rising Policies and Strategies to mitigate rising Property Taxes and Property Appraisals for Long-Term Residents and "Urban Pioneers".
3. Create policies and strategies to mitigate or avoid displacement of Residents.

Councilmember Gonzales made the following recommendations:

1. Amend the Zoning Change Notification Process.
2. Create a Committee for a proposed Housing Bond Program.
3. Identify dedicated funding sources to support Affordable Housing and revise the existing Tax Structure to include Tax Abatements on rehabilitation.

Nettie Hinton declined to make any recommendations and noted that she would submit a statement at the end of the meeting.

Councilmember Treviño made the following recommendations:

1. Explore innovative communication techniques to be utilized in the Zoning Change Notification Process.
2. Perform an inventory of the City's Housing Stock and relax Code Requirements for structures 1,000 feet or less in size.
3. Explore the utilization of "Circuit Breakers" or a similar structure which determines taxes assessed based on income level.

Mayor Taylor made the following recommendations:

1. Amend the Zoning Change Notification Process.
2. Pursue a Housing Bond Program.
3. Establish a permanent Commission to execute the long-term recommendations made by the Task Force.

Rod Radle made the following recommendations:

1. Amend the Zoning Change Notification Process (to notify Renters.)
2. Pursue an Affordable and Workforce Housing Bond Program preceded by research, discussion, and prioritization of needs.
3. Explore an Inclusionary Housing Policy for City-Incented Residential Development.

Susan Sheeran made the following recommendations:

1. Explore a dedicated funding source for Affordable Housing (reconstitute Housing Trust, (Center City Housing Incentive Policy (CCHIP) - type financial incentives) and develop a Business Plan.
2. Explore the development of a Community Land Trust or similar organization.
3. Create a policy to prevent displacement of Renters in Mobile Home Parks.

Jackie Gorman made the following recommendations:

1. Pursue an Affordable and Workforce Housing Bond Program.
2. Establish a San Antonio Housing Commission.
3. Explore the creation of Neighborhood Empowerment Zones (NEZs).

David Adelman made the following recommendations:

1. Designate the City Housing Counseling Program and the Fair Housing Council of Greater San Antonio as primary resources for Housing Issues for Residents.
2. Plan and host a Housing Summit.
3. Develop a policy for the creation and rehabilitation of Alternative Housing Typologies.

Mr. Adelman suggested that: 1) Representatives from Non-Profit Organizations, the Private Sector, and Professionals be included in the Commission; 2) The Commission have a Sunset Provision in order to be held accountable to the City Council; and 3) Relocation assistance be quantified.

Mayor Taylor stated that a Housing Summit was scheduled in May 2015. She added that the City was seeking to identify a funding stream to support a Housing Summit for the next three years.

Christine Drennon made the following recommendations:

1. Restructure report by topic.
2. Establish goal of preservation and stabilization of existing neighborhoods.
3. Protect vulnerable Residents and create a Low-Interest Loan Program.

Dr. Drennon offered to assist in restructuring the report.

Mayor Taylor suggested that the Report be structured by individual recommendations and topically.

Maria Berriozabal made the following recommendations:

1. Explore sources of funding other than a Bond Program.

2. Ensure that displaced, Low Income and Long-Time Residents in Gentrified Neighborhoods were appointed to the Commission.
3. Examine City Policies which have caused displacement of Residents in Low-Income Neighborhoods.

Mrs. Berriozabal noted that the needs of the Community were not addressed in the Report.

Mayor Taylor stated that the existing Housing Issues were too numerous for the Task Force to address in the time allotted. She noted that the Report should address both Public Input and discussions of the Task Force and provide a framework for discussion by City Council. She noted that the Report must reflect Public Policy and Real Estate Dynamics which the City does not control. She recommended that the introduction of the Report address displacement of Residents of the Mission Trails Mobile Home Park.

Mr. Adelman asked if Counseling Services were provided to Residents whose structure was scheduled for demolition. Michael Taylor replied that he was unsure if Counseling Services were provided to said Residents but noted that Counseling Services could be added to the Demolition Process.

The Committee discussed the Demolition Process. Shanon Miller stated that the Office of Historic Preservation has partnered with the Development Services Department to review the Demolition Process. Mayor Taylor stated that it was important to communicate with and educate the Public regarding the Demolition Process.

Councilmember Saldaña made the following recommendations:

1. Recognize displacement of Residents of the Mission Trails Mobile Park as the impetus for the establishment of the Task Force.
2. Pursue a Housing Bond Program specifying qualifications.
3. Review resources utilized by the CCHIP Program

Councilmember Saldaña recommended that the Report be submitted to the full City Council on April 29, 2015.

Mr. Radle suggested that the recommendation to pursue a Housing Bond Program should not specify the year. The Task Force Members agreed with the suggestion.

Nettie Hinton stated that she wished to resign from the Task Force. She noted that almost all Citizens attending the Public Meetings had requested that the Task Force to extend time allowed for the Task Force to address the causes of displacement and preserve culture and the history of neighborhoods. She noted that the City of San Antonio had the highest income disparity in the nation and 50% of its Residents were Renters. She requested that areas targeted for Gentrification be identified. She noted the need for Workforce Housing. She stated that the establishment of Mixed-Income Housing would not preserve neighborhoods. She noted that education and programs for rehabilitation provided by the City were needed instead.

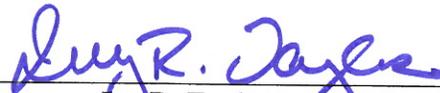
Dr. Drennon and Mr. Taylor agreed to perform revisions to the Report.

Mayor Taylor stated that the Housing Summit would be held on May 15, 2015. She requested that staff revise the Report based on discussions held at this meeting and to provide an Executive Summary that categorized the Policy recommendations based on the categories suggested by Dr. Drennon. She requested that Task Force Meeting Minutes and a Cover Sheet to include bulleted points with an area where Members could designate their agreement or disagreement be included in the Report as an Appendix. She stated that the Task Force would review revisions made to the Report at the next meeting of the Task Force which would be held on April 21, 2015. She requested that Task Force Members submit their availability on April 21, 2015 for said meeting to her office.

Adjourn

There being no further discussion, the meeting was adjourned at 5:17 PM.

Respectfully Submitted,



Ivy R. Taylor, Mayor



Denice F. Trevino, Office of the City Clerk

