

Mayor's Task Force on Preserving Dynamic & Diverse Neighborhoods
TABLE OF SUBSTANTIVE REPORT EDITS

Section	Substantive Edits	Accept?
Introduction	Added introduction section provided by Christine Drennon that includes a summary of strategies organized around the 3 goals for preserving dynamic and diverse neighborhoods	
Task Force Members	None	
Task Force Charge	None	
Goal	None	
Task Force Purpose	None	
Task Force Meeting Dates	Added additional task force meeting dates	
Citizen Input	<ul style="list-style-type: none"> Added community meeting dates Added summary of citizen input <ul style="list-style-type: none"> Frustration, confusion, fear and anger and a sense that vulnerable low income/ working class neighborhoods are in danger of disappearing Fear that homes, neighborhoods, and culture are being taken from them and yet no one is listening to their voices Concern that existing City policies and programs favor redevelopment over preservation The need for policies and programs that help existing residents stay in their homes The need to identify ongoing funding sources for both preservation and creation of workforce/affordable housing The need to recognize and protect the City's most vulnerable populations including senior citizens, the working poor including service industry workers, and mobile home park residents The importance of an ongoing dialogue with community members 	
Task Force Discussion Summary	<ul style="list-style-type: none"> Added critical issues for future consideration by the San Antonio Housing Commission. These topics warrant additional research and discussion and could generate additional recommendations not included in this report. <ul style="list-style-type: none"> Policies to protect family members from significant property tax burden when inheriting homes Impact of capital improvements on surrounding property values Definition and identification of various types of vulnerable residents (in addition to renters) Support for state-level policy changes that would advance task force recommendations, such as inclusionary zoning, barring discrimination against tenants based on source of income, provisions for a "fair share" distribution of affordable housing, and allowing state funds to complement relocation assistance funds available from the federal government. "Circuit Breaker" property tax relief programs to protect vulnerable populations, such as senior 	

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	citizens, the working poor, mobile home park residents, and long-time residents and “urban pioneers” from being “overloaded” by property tax increases.	
Goals for Preserving Dynamic and Diverse Neighborhoods	<ul style="list-style-type: none"> Revised to include 3 policy goals: <ul style="list-style-type: none"> Strengthen the fabric of our existing neighborhoods so current homeowners may remain in their homes amidst economic reinvestment and neighborhood revitalization Create vibrant, diverse, and inclusive neighborhoods where new residents and businesses thrive alongside current residents and established businesses; Provide for the protection of our most vulnerable residents from the physical, cultural, and emotional impacts of neighborhood change. 	
Key Indicators	<ul style="list-style-type: none"> Removed targets for indicators. SA Housing Commission to provide baseline measures and set targets. 	
Recommendations		
Short-Term		
Create a San Antonio Housing Commission to Increase Workforce and Affordable Housing Preservation and Production and Implement Task Force Recommendations	<ul style="list-style-type: none"> Revised/ clarified charge of Commission <ul style="list-style-type: none"> OLD: Create a Commission to Track Implementation of Task Force Recommendations NEW: Create a San Antonio Housing Commission to Increase Workforce and Affordable Housing Preservation and Production and Implement Task Force Recommendations SA Housing Commission Charge <ul style="list-style-type: none"> Recommend policies and strategies to minimize displacement starting with Task Force recommendations Recommend policies and strategies to mitigate the effects of neighborhood change Recommend policies and strategies to increase the supply of workforce/affordable housing in targeted geographies through both preservation and production Oversee the production of the Annual Report on Neighborhood Change Oversee the planning and implementation of the Annual Housing Summit Oversee implementation of long-term goals identified in this report Recommend policies and strategies to increase the number of mixed-income neighborhoods in San Antonio Protect the City's most vulnerable citizens from the physical, cultural, and emotional impacts of neighborhood change Updated composition to include housing law and policy expert 	

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	<ul style="list-style-type: none"> Added performance standard for Commission 	
Produce an Annual Report Detailing Results on Efforts to Minimize Displacement and Mitigate the Effects of Neighborhood Change	<ul style="list-style-type: none"> Clarified focus of report <ul style="list-style-type: none"> OLD: Produce an Annual Report on Neighborhood Change NEW: Produce an Annual Report Detailing Results on Efforts to Minimize Displacement and Mitigate the Effects of Neighborhood Change Incorporate innovative graphical information communication techniques/ technologies Clarified that report will be made available to general public and that input from community residents will be incorporated 	
Amend the Zoning Change Notification Process to Include Notification for Renter Households and Commercial Tenants	<ul style="list-style-type: none"> Clarified recommendation <ul style="list-style-type: none"> OLD: Amend the Zoning Change Notification Process NEW: Amend the Zoning Change Notification Process to Include Notification for Renter Households and Commercial Tenants Proposed amendments to notification <ul style="list-style-type: none"> Increase the size of the sign posted on the property and add general information regarding the request, e.g. "From Commercial to Residential" Require owner/applicant to provide list of tenants on the subject property and their addresses as part of the application so that staff may provide them notice of the proposed change and the public hearings Develop a procedure for rezoning notification to inform impacted citizens including renter households and business lessees within 200 feet of the property proposed to be rezoned 	
Designate the City Housing Counseling Program and the Fair Housing Council of Greater San Antonio as Primary Resources for Vulnerable Residents to Minimize Displacement and Mitigate the Effects of Neighborhood Change	<ul style="list-style-type: none"> Clarified recommendation <ul style="list-style-type: none"> OLD: Designate the City Housing Counseling Program and the Fair Housing Council of Greater San Antonio as Primary Resources for Residents NEW: Designate the City Housing Counseling Program and the Fair Housing Council of Greater San Antonio as Primary Resources for Vulnerable Residents to Minimize Displacement and Mitigate the Effects of Neighborhood Change Proposed amendment to recommendation <ul style="list-style-type: none"> Provide outreach services to homeowners who have received notice of code violation(s), including a Notice of Substandard and Dangerous Structure Fair Housing and Housing Counseling Services Agency Overview (table) moved to Appendix 	
Develop a Relocation Assistance Policy for	<ul style="list-style-type: none"> Clarified recommendation <ul style="list-style-type: none"> OLD: Develop a Relocation Assistance Policy 	

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Circumstances When Displacement Cannot be Avoided	<ul style="list-style-type: none"> ○ NEW: Develop a Relocation Assistance Policy for Circumstances When Displacement Cannot be Avoided • Clarified that the commission should work with stakeholders to determine the appropriate amount of financial assistance 	
Plan and Host an Annual Housing Summit to Establish a Unified Housing Policy on Workforce/ Affordable Housing Preservation and Production as well as Policies to Minimize Displacement and Mitigate the Effects of Neighborhood Change	<ul style="list-style-type: none"> • Clarified recommendation <ul style="list-style-type: none"> ○ OLD: Plan and Host a Housing Summit ○ NEW: Plan and Host an Annual Housing Summit to Establish a Unified Housing Policy on Workforce/ Affordable Housing Preservation and Production as well as Policies to Minimize Displacement and Mitigate the Effects of Neighborhood Change • Removed details on 2015 Summit as well as previous summit 	
Long-Term		
Conduct a Systematic Assessment of Policies, Programs, and City Boards/ Commissions to Determine their Impact on Displacement and Neighborhood Change	<ul style="list-style-type: none"> • Added new recommendation based on task force feedback <ul style="list-style-type: none"> ○ The Task Force recommends that a wholesale review of City policies, programs, and boards/ commissions be conducted to identify impacts on displacement and neighborhood change, and to seek opportunities to revise such policies in order to strengthen and stabilize neighborhoods where displacement is occurring or likely to occur, and to foster more diverse, mixed-income communities throughout the city. ○ An independent, third-party consultant should be contracted to conduct the assessment and provide recommendations to the appointed Commission and City staff • Policies, programs, and Commissions to be reviewed include (but are not limited to): <ul style="list-style-type: none"> • Unified Development Code • San Antonio Minimum Property Maintenance Code • City Development Incentives including ICRIP and CCHIP) • Planning Commission • Zoning Commission • Board of Adjustment • Development Services Department, Code Enforcement Division 	

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	<ul style="list-style-type: none"> • Building Standards Board • Historic and Design Review Commission 	
Explore and Implement Workforce/ Affordable Inclusionary Housing Policies for Residential Development	<ul style="list-style-type: none"> • Revised recommendation <ul style="list-style-type: none"> ○ OLD: Explore an Inclusionary Housing Policy for City-Incented Residential Development ○ NEW: Explore and Implement Workforce/ Affordable Inclusionary Housing Policies for Residential Development • Recommendation now includes two options: <ol style="list-style-type: none"> 1- Mandated participation for City incented developments as a means of ensuring that city-based incentives result in equitable development activities within the city limits; and, 2- Mandated participation for all housing development (The second option would require a modification by the State Legislature) • Each alternative will have options for developers to pay an affordable housing development fee in-lieu of constructing on-site affordable units • The fees generated from any fee in-lieu would be utilized to incentivize the creation of workforce and affordable housing. Final recommendations require vetting among stakeholders and must be approved by City Council. 	
Develop a Plan and Timeline for the Issuance of a Housing Bond for the Rehabilitation, Preservation, and Creation of Workforce/ Affordable Housing	<ul style="list-style-type: none"> • Revised recommendation to remove references to a specific election year <ul style="list-style-type: none"> ○ OLD: Pursue an Affordable and Workforce Housing Bond Program in 2017 ○ NEW: Develop a Plan and Timeline for the Issuance of a Housing Bond for the Rehabilitation, Preservation, and Creation of Workforce/ Affordable Housing • Areas to be addressed through the housing bond now include: <ul style="list-style-type: none"> • Acquisition and rehabilitation of existing homes for rental and resale • Rehabilitation of owner-occupied homes • Senior Housing (both rental and owner-occupied) • Housing for persons with disabilities (both rental and owner-occupied) • Down-payment/closing cost assistance to first-time homebuyers • Land acquisition • Assistance for the production of alternative housing types • Remediation of hazardous housing conditions • Housing counseling services 	
Identify Ongoing Sources of Funds to be Utilized by	<ul style="list-style-type: none"> • Added new recommendation based on task force feedback Based on the housing needs identified, the Task Force recommends the Commission secure 	

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the San Antonio Housing Trust and Nonprofit Housing Providers for the Rehabilitation, Preservation and Creation of Workforce & Affordable Housing	<p>additional funding sources for the rehabilitation and preservation of existing housing stock and the creation of new workforce/affordable housing units. Funds could be utilized for:</p> <ul style="list-style-type: none"> • Grants and/ or loans to assist with the correction of code violations • Grants and/ or loans for owner-occupied rehabilitation • Grants and/ or loans for emergency repairs • Downpayment assistance for first-time homebuyers • Financing for construction of workforce/ affordable housing <p>In addition to funding sources already utilized by the City, such as Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds, other options to explore include:</p> <ul style="list-style-type: none"> • Linkage/impact fees • HUD program funds for the creation of senior housing and housing units for persons with disabilities • Private endowments/ grants <p>The City and the Local Initiatives Support Corporation (LISC) are currently in discussions regarding the establishment of a San Antonio LISC office. LISC is an intermediary that would expand access to capital from foundations and other private sources</p>	
Amend the Unified Development Code to Support the Rehabilitation and Creation of Alternative Housing Types	<ul style="list-style-type: none"> • Clarified recommendation <ul style="list-style-type: none"> ○ OLD: Develop a Policy for Creation and Rehabilitation of Alternative Housing Typologies ○ NEW: Amend the Unified Development Code to Support the Rehabilitation and Creation of Alternative Housing Types • Removed references to 2015 UDC Update • Added to proposed code amendments: <ul style="list-style-type: none"> ○ Reduce code requirements on housing units and other structures under 1000 sq. ft. 	
Explore the Development of a Community Land Trust to Construct, Acquire, Rehabilitate, and Resell Housing	<ul style="list-style-type: none"> • Clarified recommendation <ul style="list-style-type: none"> ○ OLD: Explore the Development of a Community Land Trust or Similar Organization ○ NEW: Explore the Development of a Community Land Trust to Construct, Acquire, Rehabilitate, and Resell Housing • Added clarification that a CLT may provide housing options for senior citizens 	
Explore Community Land Trust and Other Tools for the Protection of Existing	<ul style="list-style-type: none"> • Added new recommendation based on task force feedback: The Task Force recommends that the Commission develop a tool kit to specifically address displacement of manufactured home communities and residents. 	

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Mobile/ Manufactured Home Communities and Residents	<ul style="list-style-type: none"> Best practice research and local experience shows that the following tools should be considered: <ul style="list-style-type: none"> Community Land Trust for the purchase of the land where manufactured homes are sited Assistance with cooperative purchase of the land where manufactured homes are sited Targeted fair housing and housing counseling services 	
Explore the Creation of a Neighborhood Empowerment Zone and Other Tools to Provide Property Tax Relief for Preserving and Creating Workforce/Affordable Housing, Increasing Economic Opportunities, and Improving Services to Residents	<ul style="list-style-type: none"> Clarified recommendation <ul style="list-style-type: none"> OLD: Explore the Creation of a Neighborhood Empowerment Zone NEW: Explore the Creation of a Neighborhood Empowerment Zone to Provide Tax Abatements and Other Tools for Preserving and Creating Workforce/Affordable Housing, Increasing Economic Opportunities, and Improving Services to Residents NEZs and other tools could be utilized to achieve the following: <ul style="list-style-type: none"> "Circuit Breaker" property tax relief programs to protect vulnerable populations, such as senior citizens, the working poor, mobile home park residents, and long-time residents and "urban pioneers" from being "overloaded" by property tax increases Tax abatements for workforce/ affordable housing rehabilitation to minimize property tax increases on improvements Tax abatements for workforce/ affordable housing development Fee waivers for permits, plan reviews, and application fees Expedited permitting Other tools as deemed appropriate 	
Appendix		
Fair Housing and Housing Counseling Services Agency Overview	Moved from recommendation section	
Residential Segregation by Income Map	None	
Agendas	None	
Meeting Minutes	None	
Presentations and Handouts	None	
Community Meeting Comments & Questions	Added	