**Housing Commission to Protect and
Preserve Dynamic and Diverse Neighborhoods**
Resident Retention Subcommittee

Tuesday, January 19, 2016   11:30 AM – 1:00 PM   1400 South Flores

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Call to Order – 11:30 AM

Present: Jennifer Gonzalez, Jim Bailey, Carol Rodriguez (left 12:55), Natalie Griffith, Richard Milk (arrived 11:37)

Absent: Jackie Gorman

- **Staff Present:**
  John Dugan, Director, Department of Planning & Community Development
  Michael Taylor, Department of Planning & Community Development
  Ramiro Fernandez, Department of Planning & Community Development
  Christopher Lazaro, Department of Planning & Community Development
  Tom Morgan, Department of Planning & Community Development
  Catherine Hernandez, Development Services Department

A. Briefing and discussion on the Subcommittee work plan.
B. Initial briefing and discussion on potential policies for the protection of existing mobile/manufactured home communities and residents.

Michael Taylor presented and provided survey results.

Draft Mission Statement

Natalie Griffith suggested adding "decent, safe, and affordable homes" to the mission statement.

Mayor's Task Force Recommendation – Manufactured Homes

Natalie Griffith asked if this would include modular homes.

Richard Milk stated the tool has a broader application than mobile/manufactured home communities and would want to look at Land Trust in a broader context.

Natalie Griffith requested information on the mobile home development near Toyota. The infrastructure was built but development was stopped.

Michael Taylor stated staff will look into that particular project.

Richard Milk asked if there are manufactured parks that have a purchase option.

Michael Taylor stated there are no purchase options in the City of San Antonio. In order for someone to purchase the land it would need to be subdivided and meet lot requirements. For manufactured homes it would need to be on a 4000 square foot lot.

Existing Policies – State

Existing Policies – Local

Jim Bailey stated he will go through the UDC to do a couple of sketch studies and see what is possible and what is not possible within the existing code.

Catherine Hernandez stated the difference between the two is virtually no difference. We use MHP for the parks and the other one is manufactured housing conventional district. The standards within it are virtually the same.

Protecting Manufactured Home communities – Local Statistics

Challenges with Manufactured Housing

Christopher Lazaro presented.

Carol Rodriguez asked if more research is needed around the finance availability. The finance aspect could impact policies moving forward.

Natalie Griffith suggested inviting someone that finances manufactured homes.

Protecting Manufactured Home Communities – Best Practices

Richard Keith, Department of Human Services, referring to the Mission Road Mobile Home Park, nearly all the individuals that were placed went to a stable condition. For nearly nine months Human Services spent time with the families to discuss their placement options.

Jim Bailey stated there needs to be a threshold that triggers city intervention, a determination where it's either viable or unviable community as it stands without significant immediate public investment.

Carol Rodriguez stated before looking at the viability of a mobile home park, we need to look at where the investments are happening that are already pointing to that being the next mobile home park.

Jennifer Gonzalez requested a copy of the Fort Collins, Co. mobile home redevelopment services plan.

Citywide Vulnerability

Policy Options

Richard Milk stated the primary option is to protect but if the owner decides to sell, which the owner has that right, then there the two options on the table.

Natalie Griffith stated you can take out the manufactured out of the policy options. The policies should be for any kind of rental.

Michael Taylor stated the hope is to identify the area's most vulnerable then we can take the step looking at viability.

Adjourn – 1:05 PM