

**SAN ANTONIO HOUSING COMMISSION TO PROTECT & PRESERVE DYNAMIC & DIVERSE NEIGHBORHOODS
OFFICIAL MEETING MINUTES
DECEMBER 15, 2015**

- The Housing Commission to Protect & Preserve Dynamic & Diverse Neighborhoods of the City of San Antonio met in session at 4:00 P.M., at the Mission Branch Library, Meeting Room A/B, 3134 Roosevelt Avenue
- The meeting was called to order by Jennifer Gonzalez, Chair and the roll was called by the Secretary.

PRESENT: Jennifer Gonzalez, Jim Bailey, Natalie Griffith, Richard Milk, Carol Rodriguez, Rod Radle, Gabriel Velasquez (arrived 4:30), Mu Son Chi, Mike Hogan, Rebecca Walter, Noah Garcia (arrived 4:08), George Balliet (arrived 4:04), Gil Piette (arrived 4:20)

ABSENT: Jackie Gorman, Debra Guerrero

- **Staff Present:**
John Dugan, Director, Department of Planning & Community Development
Edward Guzman, City Attorney's Office
Ramiro Fernandez, Department of Planning & Community Development
Christopher Lazaro, Department of Planning & Community Development

1. **Citizens to be heard** – No citizens signed up to speak
2. **Approval of minutes - November 17, 2015 Housing Commission**

Natalie Griffith asked for more spacing within the minutes

Mu Son Chi asked if the statement made by Jackie Gorman related to the posting sign being in English/Spanish was within the November 17, 2015 minutes

COMMISSION ACTION:

The motion was made by Natalie Griffith and seconded by Jim Bailey to approve the November 17, 2015 minutes with the corrections as stated.

AYES: Gonzalez, Bailey, Griffith, Milk, Rodriguez, Radle, Chi, Hogan, Walter, Garcia, Balliet

NAYS: None

THE MOTION CARRIED

3. **Briefing and discussion on gentrification policy best practices**

John Dugan, Director, presented on Gentrification Policy Best Practices. No action is required.

Noah Garcia asked if a sliding scale would be based on income related to tax relief and assistance.

John Dugan stated it is something that can be explored. One thought could be to have an income sliding scale. Right now it is based on several factors where you get different type of adjustments to your tax rate.

Mu Son Chi asked if this could provide assistance to long time homeowners.

Natalie Griffith stated there is already a property tax provision for a property that restricted that is taxed at a lower if it is restricted for low income families.

Carol Rodriguez asked if land banking and/or land trust was looked into.

John Dugan stated the land trust is an idea. There is a little land banking program with about a million dollars in it, enough to buy about half dozen properties. That is a potential for the future if we had a bond program.

Natalie Griffith stated as far as property taxes goes, one of the things looked at is the sliding scale or freeze for income at a certain percentage. What was found was that there would be a lot of opposition due to the administrative costs.

Ron Radle stated there was a discussion on a couple of carve outs done in Ft. Worth or Dallas where an individual taxing entity agreed to do a pilot project on a specific defined area. Something like that project could be considered here, particularly in an area where a lot of development is taking place. Just because we can't do it now legally across the state doesn't mean we can't have a legislative intervention for a specific area to try out here in our City, especially if we have the cooperation of the County.

Gabriel Velasquez stated there are 2 problems. First would be how to pick a neighborhood that is likely to get gentrified. The second, and the biggest problem, is picking the most economically community and assume it's a target for gentrification. Rather than an experiment in effecting gentrification that we already know what is happening and can be working backwards with those communities that will be most victimized. The City has to step in and purchase these properties and turn them over to non-profits that have a plan for transformation.

Richard Milk stated two pieces of information would be helpful, geographic analysis and numbers. Is there a way to look at the work plan and identify which produces the highest and has the most impact, so we can prioritize?

Natalie Griffith asked if incentives can be prioritized. The incentives that the city offers for affordable housing are going head to head against market rate and luxury developers. It's really hard when we lose out when applying for incentives, we can't compete. Impact fees, waiver fees, building permit fees and they are never available.

Ed Guzman, Office of City Attorney, made a brief statement on email protocol. If there is information that you feel should be sent to the Commission, please send it to City staff and they will do the dissemination. If you, as the commissioner, send it out, you are creating a meeting and this can be viewed as a violation of the Open Meetings Act. This also pertains to commissioners conversing and bringing in other commissioners to the conversation, you have now created a walking quorum. If you have any questions or concerns please route them to City staff.

Jennifer Gonzalez asked if staff could explore a method where commissioners can post information to the group without violating the Open Meetings Act. Possibly a drop box of some sort.

Mu Son Chi asked if there could be a process where the public can provide input if unable to attend a meeting.

Gabriel Velasquez stated there should be an option on the City website that anyone can submit comments to staff.

Jennifer Gonzalez stated citizens can come and sign up under Citizens to be Heard, citizens can hand out material, and citizens can contact City staff.

Gabriel Velasquez suggested SAHA come and present on the successes of the Promise Neighborhood Program.

4. Briefing and discussion on housing bond initiatives from other entities

John Dugan, Director, presented on housing bond initiatives from other entities. No action is required.

Jennifer Gonzalez asked what the cost was for rolling out the campaign to include the website and marketing materials. Ms. Gonzalez further stated that it would be interesting to see the cost associated to the different marketing campaigns.

Mu Son Chi asked staff if they knew how the bond funds in San Francisco were split into various projects.

Jennifer Gonzalez asked if there was a strategy in what year a bond election was rolled out.

John Dugan stated that Ben Gorzell will attend the January meeting and address the bond issue.

5. Update on the meeting schedule for the Housing Bond and Funding, Policy and Infrastructure, and Resident Retention Subcommittees

John Dugan made a presentation on the meeting schedule for the Housing Bond and Funding, Policy and Infrastructure, and Resident Retention.

Mu Son Chi stated he would like to be added to the Policy and Infrastructure Subcommittee.

Noah Garcia asked to be removed from the Resident Retention Subcommittee.

Rod Radle stated he will be on Policy and Infrastructure Subcommittee only as an as needed basis.

Richard Milk stated he will be on Resident Retention Subcommittee as needed.

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- **Adjournment**

The motion was made by Noah Garcia and seconded by Mike Hogan to adjourn. There being no further business, the meeting adjourned at 5:50 P.M.

AYES: Gonzalez, Bailey, Griffith, Milk, Rodriguez, Radle, Velasquez, Chi, Hogan, Walter, Garcia, Balliet, Piette

NAYS: None

THE MOTION CARRIED