

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

---

Tuesday, February 16, 2016

11:30 AM – 1:00 PM

1400 South Flores

---

**Call to Order – 11:30 AM**

**Present:** Jennifer Gonzalez, Jim Bailey, Natalie Griffith, Richard Milk

**Absent:** Carol Rodriguez, Jackie Gorman

• **Staff Present:**

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

1. Approval of the January 19, 2016, Resident Retention Subcommittee minutes.

**COMMITTEE ACTION:**

The motion was made by Jim Bailey and seconded by Natalie Griffith to approve the January 19, 2016, Resident Retention Subcommittee minutes as submitted.

**AYES:** Gonzalez, Bailey, Griffith, Milk

**NAYS:** None

**THE MOTION CARRIED**

2. Continuation of briefing and discussion on potential policies for the protection of existing mobile/manufactured home communities and residents.

Ramiro Fernandez presented on Manufactured Home Financing.

Richard Milk asked how this would relate to the mission statement of this particular subcommittee.

Michael Taylor stated that when looking at policy, related to manufactured homes, it was discussed if manufactured homes were a viable solution for meeting our unmet affordable housing demand. Whether we want to develop policies to encourage additional manufactured home parks as a way of developing affordable housing, it's important to understand the challenges in financing to overcome.

Natalie Griffith stated the discussion was to identify the existing mobile home parks and look at the condition they are in and determine if they can be repaired.

Jennifer Gonzalez stated this is an effort to understand what that specific housing type is like and understand the viability of it.

**Citywide Vulnerability Analysis**

Christopher Lazaro presented on Citywide Vulnerability Analysis.

Natalie Griffith asked if Mission Terrace has zoning in place for mobile homes.

Christopher Lazaro stated he would look into if Mission Terrace has zoning for mobile homes.

Jim Bailey stated a case study may be valuable and look into ownership structure, what kind of rules/regulations at the mobile home park, management, what kind of things would make the mobile home park viable.

Jennifer Gonzalez stated 1) how do you create this for the long term moving forward and 2) what do you do in the event that you don't own the land parcel and the land owner decides to sell that land.

### **Policy Scenarios**

Natalie Griffith stated the danger in the upgrades is the increased rent rates.

Jim Bailey asked how many total units are in San Antonio

Christopher Lazaro stated it may be in the twenty thousand range.

Natalie Griffith stated she would like to see a comparison of one mobile home park that is doing well and one that is not.

Jennifer Gonzalez stated she is concerned with the upgrades. The vulnerability exists if you don't own the land.

### **Existing Park Policy Options: Protect**

Natalie Griffith stated if there is City requirements and City support for upgrading, you can require long term affordability restriction.

Jim Bailey stated this is where we determine which are viable and the policies are in place to repair them. The ones that are not viable we need to create another set of policies that replaces those housing units.

Jennifer Gonzalez stated we would need to have a good relocation plan for when that happens.

Natalie Griffith stated City could send out notices to the citizen indicated they are in a vulnerable area.

Richard Milk stated the understanding that some areas that can't be upgraded is setting up a relocating fund to address the tenants living in those areas.

Natalie Griffith stated how do you fund a relocation fund. How do you get the owners to pay into that fund.

Jim Bailey stated set up a policy so that the owner of the park is responsible for any violations related to the structures.

Michael Taylor stated step one is to set up the zoning districts with the right criteria. The second step is, once you have the zoning districts in place, and then systematically rezone all the existing mobile home parks in the city. As part of the rezoning, that's where you would do an assessment and categorize them.

Jim Bailey stated our code needs to ultimately be neutral at how it looks at the delivery method for the product.

Richard Milk stated developing a relocation assistance policy is on the right track. One of the questions we need to include is what the costs in relocating are, do we want to include the cost of the home, does it depend on the condition of the home, and these are some of the questions we need to dig into.

Jennifer Gonzalez stated in the case that the individual's home is not able to be moved, does giving the individual access to the City's HIPP Program or Habitat Housing, do these programs help the family get into a better affordable housing situation.

Jim Bailey asked what the average density is for the mobile home parks. If we look at 2-3 vulnerable ones, we can look around at the underutilized land around that area and come up with different accommodations as a fall back plan for the most endangered.

Natalie Griffith stated the issue with that plan would be the utility connections.

Richard Milk asked what the turnover rate is. Once we find the answer we can estimate how many units we need to build or find within a certain area. It's a new type of planning process we haven't explored but this could include the City's Land bank, SAHA and other partners.

Jennifer Gonzalez stated communication needs to start with the communities.

Michael Taylor stated we have a unique opportunity to go through this process because the manufactured home parks need to be rezoned. This will give us the reason to start looking and send Code Compliance, Human Services and Zoning teams to the parks and do the assessment and identify the ones to keep versus redevelop.

**Adjourn – 1:08 PM**