

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

Tuesday, May 17, 2016

11:30 AM – 1:00 PM

1400 South Flores

Call to Order – 11:34 AM

Present: Jennifer Gonzalez, Natalie Griffith, Richard Milk

Absent: Carol Rodriguez, Jackie Gorman

• **Staff Present:**

Christopher Lazaro, Department of Planning & Community Development

Ramiro Fernandez, Department of Planning & Community Development

Bridgett White, Department of Planning & Community Development

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

COMMITTEE ACTION:

The motion was made by Richard Milk and seconded by Natalie Griffith to approve the April 19, 2016, Resident Retention Subcommittee minutes as submitted.

AYES: Gonzalez, Griffith, Milk

NAYS: None

THE MOTION CARRIED

2. Briefing and discussion on a potential resident retention framework

Christopher Lazaro presented on Vulnerability Analysis Goals. The main purpose of the Vulnerability Analysis is to identify the communities that are most vulnerable to displacement and to develop policy recommendations based on the needs of the people living in these communities. Two main categories; Analysis and Response. To be considered; What makes a community vulnerable? How do we measure vulnerability?

What makes a community vulnerable?

- Real estate market characteristics
- Good urban form
- Types of housing and commercial structures (i.e. average age, square footage)
- Level of construction activity
- Availability of undeveloped land
- Demographics
- Proximity to major public investments (i.e. fixed transit service, river/parks improvements, employment and lifestyle centers)
- Environmental factors

How do we measure vulnerability?

- Property values (BCAD; MLS data; CoStar data; Zillow)
- Citywide Typology (update needed)
- Zoning and future land use maps
- U.S. Census/ ACS data
- HUD Fair Housing AFFH-T Data and Mapping Tool
- Building permit data and plat applications
- School data (student mobility, F/R lunch participation, % ESL)
- Distance to high-capacity transit stations (VIA Vision 2040)
- Distance to river and park amenities
- Distance to major employment centers & lifestyle destinations (i.e. The Pearl, CBD)

Natalie Griffith suggested adding “moving” under the school data.

Christopher Lazaro stated not having the data yet, what does the committee anticipate as a result of the analysis. In terms of the data, how does the committee anticipate that it will relate to vulnerability?

Jennifer Gonzalez stated if looking at vulnerability as a community in decline or a community on the rise.

Natalie Griffith stated the MLS System is more closely accurate with data than with BCAD.

Richard Milk suggested looking at the stages of vulnerability.

Christopher Lazaro stated if we are able to get the MLS data and compare that to BCAD, there may be a way to link them both to do analysis.

Richard Milk indicated he did not see rents and that may be something to track as well.

Natalie Griffith stated property values are a tool but may not be as revealing as one would think.

Natalie Griffith asked how flood plain would fit into the factors. Flood plains set the environment for certain things within a community and it keeps significant development away.

Jennifer Gonzalez stated in looking at school data, what are thoughts of adding Pre-K.

Natalie Griffith suggested adding attendance of the students that the schools have.

Richard Milk asked if one of the factors that can be tracked is the number of affordable units whether they are subsidized or not.

Christopher Lazaro opened up discussion on how to make the analysis happen and how to make it successful.

Committee agreed on consultant.

Christopher Lazaro will meet with Rebecca Walter and discuss topics on today’s agenda.

Adjourn – 12:48 PM