

MAYOR'S TASK FORCE ON PRESERVING DYNAMIC AND DIVERSE NEIGHBORHOODS
MEETING MINUTES
TUESDAY, APRIL 21, 2015
9:30 AM
MUNICIPAL PLAZA ROOM B

Members Present: Mayor Ivy R. Taylor
Councilmember Roberto Treviño, *District 1*
Councilmember Rebecca Viagran, *District 3*
Councilmember Rey Saldaña, *District 4*
Councilmember Shirley Gonzales, *District 5*
David Adelman
Maria Antonietta Berriozabal
Christine Drennon
Jackie Gorman
Nettie Hinton
Richard Milk
Rod Radle
Susan Sheeran

Members Absent: None.

Staff Present: Carlos Contreras, *Assistant City Manager*; Norbert Hart, *Deputy City Attorney*; Hollis Young, *Deputy City Attorney*; Ray Rodriguez, *Assistant City Attorney*; Lori Houston, *Director, Center City Development & Operations Department*; John Jacks, *Assistant Director, Development Services Department*; Richard Keith, *Assistant Director, Department of Human Services*; Michael Taylor, *Interim Assistant Director, Department of Planning and Community Development*; Denice F. Trevino, *Office of the City Clerk*

Others Present: Jessica O. Guerrero, *Fuerza Unida*; Alejandra Lopez, *Texas Organizing Project*; Mu Son Chi, *Texas Organizing Project*

Call to Order

Mayor Taylor called the meeting to order.

Briefing and Possible Action on:

1. Approval of Minutes from the April 14, 2015 Meeting of the Task Force on Preserving Dynamic and Diverse Neighborhoods

Maria Antonietta Berriozabal requested that her full name be included when listed in the minutes. She noted that several people present at the April 14, 2015 meeting were not listed in the minutes. She requested that the statement provided by Nettie Hinton be included in said minutes.

David Adelman requested that #2 under "Mr. Adelman suggested that" read: "The Commission have a Sunset Provision in order to be held accountable to the City Council."

Susan Sheeran moved to approve the minutes of the April 14, 2015 Meeting of the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods as revised. Richard Milk seconded the motion. Motion carried unanimously by those present.

2. A Discussion and Review of the Draft of the Report to be Presented to City Council B Session

Michael Taylor distributed a map of 2015 Mobile Home Locations in the City of San Antonio. He stated that in a review of how other Cities managed redevelopment and preservation of Mobile Home Parks, it was noted that policies were implemented to assist Residents in the acquisition of property upon which their Mobile Home was situated. He indicated that this was the best way to ensure stability for those Residents. He noted that some other Cities provided Supportive Services to Residents of Mobile Home Parks. He stated that a draft recommendation was added to the Draft Report (Report) for establishment of a Community Land Trust or other Cooperative Ownership Models and use of the Fair Housing Council to provide services to said Residents. He noted that staff was unable to identify the average Rental Rates for Manufactured Homes. He reported that the Median Value for Owner-Occupied Mobile Homes was \$26,400.

Susan Sheeran stated that loans had been made available to owners of Mobile Home Parks in the past through the Colorado Housing and Finance Agency and the State of California. She volunteered to work toward such an effort with the Housing Commission.

Mayor Taylor stated that the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods (Task Force) would review each of the Short-Term Recommendations beginning on page 2 of 7 of the Table of Substantive Report Edits (Report Edits) distributed to members. She noted that members would vote on their acceptance.

Recommendation #1:

Create a San Antonio Housing Commission to increase Workforce and Affordable Housing Preservation and Production and implement Task Force Recommendations.

The Task Force voted to accept the recommendation as written.

Recommendation #2:

Produce an Annual Report detailing results on efforts to minimize displacement and mitigate the effects of neighborhood change.

The Task Force agreed that it should be the responsibility of the Housing Commission to produce an Annual Report for presentation to the City Council.

The Task Force voted to accept the recommendation with the revision noted.

Recommendation #3

Amend the Zoning Change Notification Process to include notification for Renter Households and Commercial Tenants.

Maria Antonietta Berriozabal noted that a list of Tenants and their addresses were available for purchase. The Task Force discussed the recommendation and voted to accept the recommendation made in the April 16, 2015 Draft Report (Report) adding “a Courtesy” to the following Bullet Item:

Bullet Item #3 – Require Owner/Applicant to provide a list of Tenants on the Subject Property and their addresses as part of the application so that staff may provide them a Courtesy Notice of the proposed change and the Public Hearings

The Task Force voted to accept the recommendation with the revision noted.

Recommendation #4

Designate the City Housing Counseling Program and the Fair Housing Council of Greater San Antonio (Housing Council) as primary resources for vulnerable Residents to minimize displacement and mitigate the effects of neighborhood change.

Mayor Taylor asked if the Housing Council was aware of the recommendation. Richard Keith replied that the Housing Council was aware of the recommendation.

The Task Force voted to accept said recommendation as written.

Recommendation #5

Develop a Relocation Assistance Policy for circumstances when displacement cannot be avoided.

The Task Force voted to accept the recommendation as revised by: 1) Removing the following sentence in paragraph 4 of the Report: “The Relocation Assistance Policy would include financial assistance for Residents earning up to 80% Area Median Income (AMI) based on the difference between previous rent and rent at a new location for up to 12 months”; and 2) Replacing “stakeholders” in Bullet Item #1 in the Report Edits with: “the Development Community, the Public Sector, and affected Community Residents.”

The Task Force voted to accept the recommendation with the revisions noted.

Recommendation #6

Plan and host an Annual Housing Summit to establish a Unified Housing Policy on Workforce/Affordable Housing Prevention as well as policies to minimize displacement and mitigate the effects of neighborhood change.

Mayor Taylor stated that the “New” Recommendation in the Report Edits was too restrictive.

Christine Drennon suggested that the Housing Summit be utilized as a forum for presentation of the Annual Report.

Mayor Taylor suggested that the recommendation be revised as follows:

Plan and Host an Annual Housing Summit to include:

- Strong emphasis on Workforce and Affordable Housing
- Forum for engagement of Stakeholders
- Presentation of the Annual Report
- Discussion of Market Rate Development

The Task Force voted to accept the recommendation with the revisions noted.

The Task Force reviewed the Long-Term Recommendations beginning on page 4 of 7 of the Report Edits.

Recommendation #1

Conduct a systematic assessment of policies, programs, and City Boards and Commissions to determine their impact on displacement and neighborhood change.

Ms. Drennon suggested revising the recommendation to read: “Conduct a systematic assessment of policies, programs, and City Boards and Commissions to determine their impact on displacement, neighborhood change, and loss of Affordable Housing.”

Carlos Contreras suggested that the cost of said systematic assessment be quantified before it was performed.

Mayor Taylor recommended that staff perform the systematic assessment.

The Task Force voted to accept the recommendation with the revisions noted.

Recommendation #2

Explore and implement Workforce/Affordable Inclusionary Housing Policies for Residential Development.

The Task Force recommended that Bullet Item #2 read: “Recommend that the Housing Commission explore a Legislative Agenda to create remedies.”

The Task Force voted to accept the recommendation with the revision noted.

Recommendation #3

Develop a plan and timeline for the issuance of a Housing Bond for the rehabilitation, preservation, and creation of Workforce/Affordable Housing.

Councilmember Saldaña noted that it would be necessary to build momentum for said Housing Bond.

Councilmember Treviño entered the meeting at this time.

Rod Radle emphasized the importance of educating the public on the need for a Housing Bond before it was submitted for Voter Approval. He added that support for said Housing Bond must be secured from the Business Community.

Ms. Drennon suggested that Senior and Disabled Housing be added to the recommendation.

The Task Force voted to accept the recommendation with the addition noted.

Recommendation #4

Identify ongoing sources of funds to be utilized by the San Antonio Housing Trust and Nonprofit Housing Providers for the rehabilitation, preservation, and creation of Workforce and Affordable Housing.

The Task Force accepted the recommendation as written.

Recommendation #5

Amend the Unified Development Code to support the rehabilitation and creation of alternative Housing Types.

Michael Taylor stated that any proposed Amendments would require approval through the City Code Amendment Process.

The Task Force accepted the recommendation as written.

Recommendation #6

Explore the development of a Community Land Trust to construct, acquire, rehabilitate and resell Housing.

The Task Force accepted the recommendation as written.

Recommendation #7

Explore Community Land Trust and other tools for the protection of existing Mobile/Manufactured Home Communities and Residents.

The Task Force accepted the recommendation as written.

Recommendation #8

Explore the creation of a Neighborhood Empowerment Zone (NEZ) and other tools to provide Property Tax relief for preserving and creating Workforce/Affordable Housing, increasing Economic Opportunities, and improving services to Residents.

Ms. Drennon suggested that the following be added to the Report: "This is an attempt to allow Long-Term Residents to remain in their homes."

Mayor Taylor requested that this suggestion be added to the narrative of the Report.

The Task Force voted to accept the recommendation with the addition noted.

Mayor Taylor stated that the Report would be amended to reflect the revisions approved. She noted that the Task Force would meet after the City Council B Session on April 29, 2015 and before presentation of the Report to the full City Council at A Session.

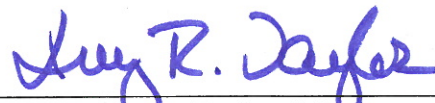
Maria Antonietta Berriozabal stated that the Report did not address the charge of the Committee in its entirety. She requested that the Task Force Members vote on acceptance of the Report.

Mayor Taylor asked if Task Force Members concurred with the Report as Revised. All Task Force Members replied in the affirmative with the exception of Maria Antonietta Berriozabal.

Adjourn

There being no further discussion, the meeting was adjourned at 11:27 a.m.

Respectfully Submitted,



Ivy R. Taylor, Mayor



Denice F. Trevino, Office of the City Clerk