



City of San Antonio

Agenda Memorandum

File Number:15-2915

Agenda Item Number: 24.

Agenda Date: 5/14/2015

In Control: City Council A Session

DEPARTMENT: Department of Planning and Community Development

DEPARTMENT HEAD: John M. Dugan, Director

COUNCIL DISTRICTS IMPACTED: City wide

SUBJECT:

Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods

SUMMARY:

Consideration of the following items related to the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods:

- A. A Resolution accepting the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods Report
- B. An Ordinance establishing the San Antonio Housing Commission and approving the composition of the Commission to be appointed by the Mayor

BACKGROUND INFORMATION:

The Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods was established on July 11, 2014 with a specific charge to identify policies and programs that encourage investment in inner city neighborhoods but minimize or prevent displacement of people or adverse impacts related to history, culture, and quality of life of unique neighborhoods. The Task Force is comprised of community advocates, academics, non-profit housing partners, developers, and elected officials.

The Task Force, chaired by Mayor Taylor, has held a total of fifteen (15) meetings since October 2014, all of which have been open to the public. Additionally, four (4) community meetings were held between March 18 and April 1, 2015 at locations within the central city to gather input from community members. All materials

were translated into Spanish and simultaneous English/Spanish translation was provided at three of four meetings. Citizens reviewed task force recommendations and provided input during these community meetings. Meeting materials were also posted online and comments collected online and via email.

Members of the Task Force developed short- and long-term recommendations that focus on providing tools and policies to achieve the following goals:

- Strengthen the fabric of our existing neighborhoods so current homeowners may remain in their homes amidst economic reinvestment and neighborhood revitalization
- Create vibrant, diverse, and inclusive neighborhoods where new residents and businesses thrive alongside current residents and established businesses;
- Provide for the protection of our most vulnerable residents from the adverse impacts of neighborhood change.

The City Council Quality of Life Committee was briefed on the Task Force's recommendations on February 17, 2015. The full City Council was briefed on the Task Force's recommendations at a B Session on April 29, 2015.

ISSUE:

- A. The Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods has completed a final report and is requesting that City Council accept the Report and the recommendations contained therein. The Report includes five (5) short-term and eight (8) long-term recommendations which are outlined below. Short-term recommendations can be completed within six (6) months while long-term recommendations will take longer than six (6) months to implement.

Short-Term Recommendations

1. Create a San Antonio Housing Commission to Increase Workforce and Affordable Housing Preservation and Production and Implement Task Force Recommendations
2. Amend the Zoning Change Notification Process to Include Notification for Renter Households and Commercial Tenants
3. Designate the City Housing Counseling Program and the Fair Housing Council of Greater San Antonio as Primary Resources for Vulnerable Residents to Minimize Displacement and Mitigate the Effects of Neighborhood Change
4. Develop a Relocation Assistance Policy for Circumstances When Displacement Cannot be Avoided
5. Plan and Host an Annual Housing Summit

Long-Term Recommendations

1. Conduct a Systematic Assessment of Policies, Programs, and City Boards/ Commissions to Determine their Impact on Displacement, Loss of Affordable Housing, and Neighborhood Change
2. Explore and Implement Workforce/ Affordable Inclusionary Housing Policies for Residential Development
3. Develop a Plan and Timeline for the Issuance of a Housing Bond for the Rehabilitation, Preservation, and Creation of Workforce/ Affordable Housing
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 & Affordable Housing
5. Amend the Unified Development Code to Support the Rehabilitation and Creation of Alternative Housing Types

6. Explore the Development of a Community Land Trust to Construct, Acquire, Rehabilitate, and Resell Housing
 7. Explore Community Land Trust and Other Tools for the Protection of Existing Mobile/ Manufactured Home Communities and Residents
 8. Explore the Creation of a Neighborhood Empowerment Zone and Other Tools to Provide Targeted Property Tax Relief for Long-Time Residents, Preserve and Create Workforce/ Affordable Housing, Increase Economic Opportunities, and Improve Services to Residents
- B. The Mayor's Task Force is requesting that City Council establish a San Antonio Housing Commission to increase workforce and affordable housing preservation and production and implement Task Force recommendations. The proposed Commission would be a coordinating body charged with making recommendations to City Council on workforce/ affordable housing preservation and production as well as policies to minimize displacement and mitigate the effects of neighborhood change.

The thirteen (13) member Commission would be appointed by the Mayor and would be comprised of:

- One (1) Non-Profit Developer;
- One (1) Non-Profit Service Provider;
- One (1) Non-Profit Housing Provider;
- One (1) For-Profit Private Real Estate/Development Representative;
- One (1) Housing Law and/or Policy Expert;
- One (1) Financial Institution Representative;
- One (1) Academic/Historian;
- One (1) Architect or Urban Designer;
- One (1) San Antonio Housing Authority Representative; and
- Four (4) Neighborhood Groups/ Community Representatives

ALTERNATIVES:

- A. As an alternative, City Council could choose to not accept the Report or accept only specific portions of the Report. This would likely delay implementation of the comprehensive strategies recommended by the Task Force to preserve dynamic and diverse neighborhoods.
- B. As an alternative, City Council could choose to not establish the San Antonio Housing Commission. The Task Force has completed its charge. If the Housing Commission is not established, there will not be a coordinating body charged with making recommendations to City Council on workforce/ affordable housing preservation and production as well as policies to minimize displacement and mitigate the effects of neighborhood change.

FISCAL IMPACT:

- A. There is no anticipated fiscal impact with the acceptance of the Report.
- B. The Commission would utilize staff in the Department of Planning and Community Development and other departments as needed.

RECOMMENDATION:

- A. Staff recommends approval of a Resolution accepting the Mayor's Task Force on Preserving Dynamic

and Diverse Neighborhoods Report.

- B. Staff recommends approval of an Ordinance establishing the San Antonio Housing Commission and approving the composition of the Commission to be appointed by the Mayor.