EFG
05/14/15
Item #24A

A RESOLUTION 2015-05-14-0037R

ACCEPTING THE MAYOR'S TASK FORCE ON PRESERVING DYNAMIC AND DIVERSE NEIGHBORHOODS REPORT.

* * * * *

WHEREAS, the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods was established on July 11, 2014; and

WHEREAS, the Task Force's specific charge was 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; and

WHEREAS, the Task Force was comprised of community advocates, academics, non-profit housing partners, developers, and elected officials; and

WHEREAS, the Task Force, chaired by Mayor Ivy Taylor, held a total of fifteen (15) meetings since October 2014, all of which have been open to the public; and

WHEREAS, 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; and

WHEREAS, the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods completed a final report which included 5 short-term and eight long-term recommendations; and

WHEREAS, the City Council Quality of Life Committee was briefed on the Task Force's recommendations on February 17, 2015 and the full City Council was briefed on the Task Force's recommendations at a B Session on April 29, 2015; **NOW THEREFORE:**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City of San Antonio City Council does accept the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods Report. A copy of said report is attached hereto and incorporated herein for all purposes as **Attachment I**.

SECTION 2. This Resolution is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 14th day of May, 2015.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Martha G. Sepeda, Acting City Attorney

Agenda Item:	**24A (in consent vote: 24A, 24B)**
Date:	05/14/2015
Time:	12:38:59 PM
Vote Type:	Motion to Appr w Cond
Description:	A Resolution accepting the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods Report.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x			x	
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

Attachment I

Mayor's Task Force on Preserving Dynamic & Diverse Neighborhoods

Draft Report

April 22, 2015

CITY OF SAN ANTONIO
IVY R. TAYLOR
MAYOR

Greetings,

In July of 2014, former Mayor Julian Castro established the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods, a group charged with planning the best way to manage changes to our urban core in a manner that creates vibrant, diverse, and inclusive neighborhoods. The task force, comprised of community advocates, academics, non-profit housing partners, developers and elected officials, has met regularly over the past several months to discuss complex issues related to neighborhood change.

I have had the privilege of chairing this task force and am pleased with the high level of interest and thoughtfulness demonstrated by each task force member. I want to extend my sincere gratitude to task force members for their commitment and their willingness to dedicate their time to work through this multifaceted issue. I would also like to thank the City staff and presenters from the Bexar Appraisal District who provided important information that helped to provide context and clarification.

The Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods has developed a set of short and long-term recommendations that focus on providing tools and policies to track neighborhood change, mitigate the negative impacts of development on our most vulnerable residents, and encourage diversity in neighborhoods. In our discussions we identified issues we believe need additional time and consideration, which include addressing our aging housing stock, income gaps and barriers to home ownership. To tackle those issues we recommend developing the San Antonio Housing Commission that will be charged with overseeing the implementation of our Council adopted policy recommendations as well as continuing to work to ensure we are proactive in our approach to establish and maintain thriving neighborhoods throughout San Antonio.

Reflecting back on discussions during our task force meetings, I think it is important to note that we found that many challenges we face related to neighborhood change are interconnected. Housing, workforce development, financial literacy and education all impact family and neighborhood stability.

Thank you again to the task force for their work over the past several months.

Sincerely,

Ivy R. Taylor
MAYOR

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MAYOR.IVYRTAYLOR@SANANTONIO.GOV

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Introduction

On May 15, 2014 the San Antonio City Council, in a 6-to-4 vote, rezoned a property located on the banks of the San Antonio River. The property owner requested the rezoning to accommodate a planned mixed-use project. The site, Mission Trails Mobile Home Park, had been home to individuals, in some instances, for generations. The redevelopment of the site resulted in the relocation of 296 individuals, including 150 children. By the end of February 2015 all the residents of Mission Trails had left. The developer voluntarily provided relocation assistance to affected residents. The City's Department of Human Services (DHS) provided relocation counseling to assist residents to identify options for relocation to new residences. DHS also provided utility assistance and/or rental assistance to 7 resident families in need of those services. Notwithstanding the above, some residents believe that the assistance provided was not adequate and many felt there should have been options to allow them to stay. As a result of concerns raised by Mission Trails residents and about changing neighborhoods in our City, former Mayor Julian Castro created The *Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods*.

The Task Force, which is chaired by Mayor Ivy R. Taylor, was organized to plan the best ways to manage change to our urban core in a manner that maintains and creates vibrant, diverse, and inclusive neighborhoods.

While we celebrate the growth of our inner-city neighborhoods, we seek to ensure that the growth is inclusive and all citizens of San Antonio benefit from the redevelopment. Since 2010 more than 4,300 new housing units have been developed in the urban core. New businesses have followed, and now entire neighborhoods exist where once empty storefronts dominated the landscape. Yet it is in our existing neighborhoods that San Antonio culture thrives and communities flourish. Meanwhile, some neighborhoods are experiencing severe decay as their older housing stock suffers from lack of investment and maintenance. The Task Force's work sought to find that balance between spurring investment and preserving what makes our neighborhoods unique and authentic.

Executive Summary

The Task Force was charged with two broad goals – encouragement of new investment and preservation of existing communities. This report documents the preliminary work that will continue with the creation of the San Antonio Housing Commission. Task Force recommendations are divided into two goals meant to address preservation of our neighborhoods: first, to strengthen our urban fabric and, second, to begin creating mixed-income communities. In addition, we offer a third – a focused attention on our most vulnerable citizens: our seniors, our disabled, our renters, and our poor. To accomplish these goals we recommend the formation of the San Antonio Housing Commission that will facilitate the implementation of the recommendations included in the following pages.

Goals for Preserving Dynamic and Diverse Neighborhoods:

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

Summary of Goals and Strategies

The following foundational strategies support all three goals for preserving dynamic and diverse neighborhoods:

- Create a San Antonio Housing Commission to Increase Workforce and Affordable Housing and Implement Task Force Recommendations
- Produce an Annual Report by the Planning Department under the guidance of the San Antonio Housing Commission
- Plan and Host an Annual Housing Summit
- Conduct a Systematic Assessment of Policies, Programs, and City Boards/ Commissions to Determine their Impact on Displacement and Neighborhood Change

Goal 1: Strengthen the fabric of our existing neighborhoods so current homeowners may remain in their homes amidst economic reinvestment and neighborhood revitalization

The number one concern voiced by the citizens of San Antonio at the community meetings held in preparation of this report was the prevention of displacement. That concern is consistent with the Task Force's directive to "recommend a policy approach to [ensure that] *current* residents and businesses thrive" as *new* residents and businesses invest. In cities across the United States, as inner-city neighborhoods revitalize current residents often find themselves unable to afford to live in the neighborhood they helped create. Various processes are at work that may ultimately lead to displacement, including deterioration of the housing stock, rising property values, and real estate speculation. The recommendations below are intended to mitigate the impacts on existing neighborhoods with five strategies meant to enable current homeowners to remain in the neighborhoods they created and nurtured if they so choose. These policies are intended to minimize displacement.

Five strategies are recommended:

- Identify and/or create a dedicated funding source of low-interest loans and grants to assist current home owners with maintenance and rehabilitation
- Develop a Comprehensive Plan and Timeline for the Issuance of a Housing Bond
- Investigate targeted property tax relief available to long-term homeowners
- Amend the zoning change notification process
- Explore the Creation of Neighborhood Empowerment Zones

Goal 2: Create vibrant, diverse, and inclusive neighborhoods where new residents and businesses thrive alongside current residents and established businesses.

We understand the definition of "vibrant, diverse, and inclusive neighborhoods" to mean (in part) mixed income neighborhoods, yet San Antonio continues to be one of the most economically segregated cities in the United States. As we build new housing, we should keep this goal in mind. In the meantime, the Comprehensive Housing Needs Assessment and Strategic Housing Plan prepared under contract by the U.S. Department of Housing & Urban Development (HUD) identified an unmet demand for 142,674 housing units affordable to households with incomes below 80% of the median household income in San Antonio. The demand for affordable and workforce housing is expected to grow to 153,672 housing units by 2016. In our effort to create more mixed-income neighborhoods, so too must we create more affordable and workforce housing.

Four strategies are recommended:

- Explore and Implement an Inclusionary Housing Policy for Residential Development
- Develop a Comprehensive Plan and Timeline for the Issuance of a Housing Bond
- Develop a Community Land Trust or Similar Organization while reconstituting the Housing Trust
- Develop a Policy for Creation and Rehabilitation of Alternative Housing Types

Goal 3: Provide for the protection of our most vulnerable residents from adverse impacts affecting history, culture and quality of life resulting from neighborhood change.

The rezoning case at Mission Trails was the impetus for the creation of this Task Force, and this report. It is apparent that the real and emotional case at Mission Trails led our City to a discussion that will ultimately make us better prepared to handle displacement and vulnerable populations. It is through their story that we have amplified both the positive and hopefully preventable negative consequences and impact of neighborhood redevelopment. We thus include a third set of strategies geared specially to our most vulnerable populations, and pay tribute to this moment in our recent past in order to more carefully approach a future with the story of real people and their circumstances.

Four strategies are recommended:

- Designate renter advocacy programs as primary sources for residents
- Amend the zoning change notification process
- Develop a relocation assistance policy
- Explore Community Land Trust and Other Tools for the Protection of Existing Mobile/ Manufactured Home Communities and Residents

Task Force Report

Task Force Members

Mayor and Chair Ivy R. Taylor
Councilwoman Rebecca Viagran
Councilwoman Shirley Gonzales
María Antoinette Berriozábal
David Adelman
Richard Milk
Christine Drennon, PhD
Councilman Roberto C. Treviño
Councilman Rey Saldaña
Rod Radle
Susan R. Sheeran
Nettie Hinton
Jackie Gorman

Task Force Charge

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.

- Review current policies
- Review best practices from other communities
- Identify short term and long-term recommendations
- Seek community input/educate community on scope of issue
- Be inclusive of varying perspectives

Task Force Meeting Dates

The Task Force has met at the following dates and times. The agendas and meeting minutes have been incorporated into the Appendix and can be found on the City's website at http://www.sanantonio.gov/Planning/DynamicDiverseNeighborhoods.aspx.

- October 16, 2014 – 5:00 p.m.
- October 23, 2014 – 2:00 p.m.
- October 30, 2014 – 2:00 p.m. – Agenda posted but meeting was cancelled
- November 13, 2014 – 2:00 p.m.
- November 17, 2014 – 3:00 p.m.
- November 24, 2014 – 3:00 p.m.
- December 11, 2014 – 2:00 p.m.
- January 8, 2015 – 5:00 p.m.
- January 16, 2015 – 2:00 p.m.
- January 29, 2015 – 3:30 p.m.
- February 3, 2015 – 3:30 p.m.
- February 12, 2015 – 3:30 p.m.
- April 9, 2015 – 1:30 p.m.
- April 14, 2015 – 3:30 p.m.
- April 21, 2015 – 9:30 a.m.

Citizen Input

All task force meetings were open to the public. Citizen attendance grew throughout the course of the meetings. The task force meetings were covered extensively by television, print, and online media. This coverage provided the greater citizenry with an opportunity to track the task force discussion and provide input through the media outlets or by contacting the Mayor's office or a task force member.

A series of Town Hall and Open House meetings were held at the following times and locations:

- Wednesday, March 18, 2015, 6:00pm at Tafolla Middle School
- Thursday, March 19, 2015, 6:00pm at Ella Austin Community Center
- Thursday, March 26, 2015, 6:00pm at Central Library
- Wednesday, April 1, 2015, 6:30pm at South San Antonio High School

Meetings provided interested citizens with an opportunity to review and provide input on the Task Force recommendations. Meeting materials were translated into Spanish and simultaneous English/Spanish translation was provided at 3 of 4 meetings. Over 300 people attended one or more of community meetings and more than 50 addressed the Task Force with questions and comments. The Task Force met on Thursday, April 9, 2015 to review the public input provided at the meetings.

Citizen comments covered a variety of topics, but centered on key themes:

- Frustration, confusion, fear and a sense that vulnerable low income/ working class neighborhoods are in danger of disappearing
- Fear that homes, neighborhoods, and culture are being taken from them and yet no one is listening to their voices
- Concern that existing City policies and programs favor redevelopment over preservation
- The need for policies and programs that help existing residents stay in their homes
- The need to identify ongoing funding sources for both preservation and creation of workforce/affordable housing
- The need to recognize and protect the City's most vulnerable populations including senior citizens, the working poor including service industry workers, and mobile home park residents
- The importance of an ongoing dialogue with community members

Task Force Discussion Summary

The Task Force discussed a range of topics on areas related to the Task Force's charge, many of which warrant further discussion by the proposed San Antonio Housing Commission (see commission recommendation on page 8). These topics are summarized below.

- Preservation of neighborhood character, culture, and history in the midst of physical and demographic change
- Small business-owner displacement
- Rising property taxes for long-term residents and "urban pioneers"

- Emotional aspects of displacement and neighborhood change
- Strategies and funding to preserve and improve aging housing stock
- Capacity of current programs for workforce and affordable housing production and preservation
- Impact of neighborhood change on public school quality and enrollment

The following topics were identified as critical issues for future consideration by the San Antonio Housing Commission. These topics warrant additional research and discussion and could generate additional recommendations not included in this report.

- Policies to protect family members from significant property tax burden when inheriting homes
- Impact of capital improvements on surrounding property values
- Definition and identification of various types of vulnerable residents (in addition to renters)
- Support for state-level policy changes that would advance task force recommendations, such as inclusionary zoning, barring discrimination against tenants based on source of income, provisions for a "fair share" distribution of affordable housing, and allowing state funds to complement relocation assistance funds available from the federal government.
- "Circuit Breaker" property tax relief programs to protect vulnerable populations, such as senior citizens, the working poor, mobile home park residents, and long-time residents and "urban pioneers" from being "overloaded" by property tax increases.

Key Indicators

The following key indicators have been identified by the task force as the ideal to which San Antonio will aspire. The proposed San Antonio Housing Commission should establish baseline measures and set targets for these indicators.

- The number of renter households displaced without adequate notification and compensation, per year
- The Metropolitan Area ranking in the Pew Research Center's Residential Income Segregation Index (RISI), indicating a proportion of residents living in mixed-income neighborhoods
- Funds raised and leveraged for fulfilling the goals outlined in this document
- The percentage of households who pay 30% or more of gross income on housing, US Census Bureau American Community Survey 5-Year Estimate
- The percentage of occupied units with severe physical problems, HUD American Housing Survey

Short-Term Recommendations

Create a San Antonio Housing Commission to Increase Workforce and Affordable Housing 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 Commission would initially be tasked with implementing the recommendations of the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods. A more detailed description of the Commission's ongoing charge is outlined below:

- Recommend policies and strategies to minimize displacement starting with Task Force recommendations
- Recommend policies and strategies to mitigate the effects of neighborhood change
- Recommend policies and strategies to increase the supply of workforce/affordable housing in targeted geographies through both preservation and production
- Oversee the production of an Annual Report on Neighborhood Change
- Oversee the planning and implementation of the Annual Housing Summit
- Oversee implementation of long-term goals identified in this report
- Recommend policies and strategies to increase the number of mixed-income neighborhoods in San Antonio
- Protect the City's most vulnerable citizens from the physical, cultural, and emotional impacts of neighborhood change

The Commission would be appointed by the Mayor and would be comprised of dedicated and knowledgeable citizens representing the following categories: Non-profit Developer/Service Provider; Private Real Estate/Development; Non-profit Housing Provider; Housing Law and Policy Expert(s); Neighborhood Groups; Community Representatives; and others as identified by City Council. Staff support would be provided by the Department of Planning and Community Development (DPCD) and other departments as needed. It is recommended that DPCD create a new Housing Policy Officer position to organize, implement, and analyze complex policies, programs and services related to long-term and affordable housing initiatives and community development activities and provide support to this new Commission. The Commission would establish a standing meeting once a month and keep stakeholders and the public at large informed of issues and strategies with the annual Housing Summit. The Commission would be required to provide regular updates to City Council, and demonstrate successful implementation of Task Force recommendations within a specified time frame to be determined at the establishment of the Commission.

TIMEFRAME: 1 to 3 months

SUCCESS MEASURES:

- A dedicated Commission, consisting of expert citizen representation from at least six of the categories listed above, created within the timeframe listed.

Amend the Zoning Change Notification Process to Include Courtesy Notification for Renter Households and Commercial Tenants

Further enhancing the transparency of the zoning change process was identified by the Task Force as a way to increase public awareness and involvement in property use changes. Currently notifications to neighborhood associations and planning teams, maps, clip-out response forms, and signs posted on the subject property are utilized by the City in addition to the state-mandated notification regulations. The Task Force is recommending the following amendments to the City's current policy on proposed zoning change notifications:

- Increase the size of the sign posted on the property and add general information regarding the request, e.g. "From Commercial to Residential"
- Require owner/applicant to provide list of tenants on the subject property and their addresses as part of the application so that staff may provide them courtesy notice of the proposed change and the public hearings
- Develop a procedure for rezoning notification to inform impacted citizens including renter households and business lessees within 200 feet of the property proposed to be rezoned

TIMEFRAME: 6 months to 1 year

SUCCESS MEASURES:

- Enhanced rezoning signage and notification to all residents and establishments within the subject property and within 200 feet of the subject property will provide more useful information about the potential community impacts of the proposed rezoning.

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

The City of San Antonio, Department of Human Services (DHS) Fair Housing/Housing Counseling Program and the Fair Housing Council of Greater San Antonio provide Fair Housing education in the community to reduce discrimination against persons belonging to the specific classes protected under the Federal Fair Housing Act and City ordinances. These programs also seek to resolve tenant/landlord disputes by working between the tenant and the landlord where possible, provide assistance in filing discrimination claims with HUD, and provide referral information to other relevant services. Additional information on these agencies including services provided is included in Appendix A.

The DHS Fair Housing/Housing Counseling program also serves as an intermediary in resolving lease agreement related disputes between landlords and tenants, provides foreclosure

prevention counseling, financial literacy education, predatory lending education and home equity conversion education. When legal representation or further advocacy is needed, DHS refers clients to partner organizations such as Texas Rio Grande Legal Aid. In cases of displacement, DHS Housing Counselors assist families to identify available housing through case management and some limited financial assistance. Additionally, DHS provides wrap-around services to residents including emergency utility and rental assistance, education and training, subsidized childcare, and free one-on-one financial counseling.

The majority of Housing Counseling clients contact the program through the United Way 2-1-1 information line and the City's 3-1-1 information line. Others are referred by non-profit service providers and council offices. The program conducts information presentations on fair housing and foreclosure prevention throughout the year and regularly attends community fairs to raise awareness of available services.

DHS will provide fair housing and housing counseling to tenant residents who are anticipated to be displaced by redevelopment, so that each affected resident understands options available to them for relocation to other housing. The Task Force recommends that DHS re-brand the Housing Counseling program and conduct additional outreach to increase community awareness of available services throughout the city via city council district offices, COSA 311 information line, and United Way 211 information line. Further, it is recommended that DHS evaluate demand for services and capacity over the next several months and, if needed, make recommendations through the budget process for program improvements or consolidation to address high demand or gaps in services.

TIMELINE: 1 to 6 months

SUCCESS MEASURES:

- Collaboration among applicable agencies to ensure displaced tenants are made aware of available services
- Percent of tenant households displaced by re-development of property receiving notice of available services

Develop a Relocation Assistance Policy for Circumstances When Displacement Cannot be Avoided

Most strategies proposed are intended to prevent displacement and relocation of our citizens, yet in extreme circumstances, residents will be displaced by economic development and neighborhood revitalization. Under current Federal Law, the Uniform Relocation Assistance Act of 1970 establishes a minimum standard for federally funded programs and projects that require real property (real estate) acquisition or displace persons from their homes, businesses, or farms. The Uniform Act's protections and assistance provides three different types of benefits to include advisory services, moving expense payments and replacement housing assistance.

In researching best practices for non-federally funded displacements, the Task Force reviewed programs within the State of Texas and nationally to include Austin, Dallas, Boston, Chicago, Los Angeles, State of Maryland and Seattle. It should be noted that Texas State Law currently prohibits state agencies from providing any additional relocation assistance entitlements in excess of what is authorized in the Uniform Relocation Act (State Chapter Section 21.046 under Relocation Assistance).

In cases of displacement either the incoming developer or property owner were responsible for paying relocation assistance to tenants with additional stipends available to senior and/or disabled individuals. In all cases, displaced residents were required a minimum of 90 days written eviction notice. In addition to financial assistance, dislocated individuals received technical assistance and relocation counseling to identify a new residence or benefits available. It was also identified that cities enforced the policies and issued fines and penalties associated with the program.

The Task Force recommends that developers or property owners provide relocation assistance for tenants displaced by projects receiving City incentives (i.e. SAWS and City Fee Waivers, Tax Abatements and Refunds, Tax Increment Financing, Inner City Incentive Funds, etc). The Commission should work with stakeholders including private developers, public sector representatives, affected community members, and the community-at-large to determine the appropriate amount of financial assistance.

TIMEFRAME: 1 to 6 months

SUCCESS MEASURES:

- Percentage of renter households, or other vulnerable households, that receive relocation assistance when displacement by projects receiving City incentives

Plan and Host an Annual Housing Summit

The Task Force recommends holding an annual Housing Summit. The goal of the annual summit is to establish a unified housing policy and to support current housing planning and community development efforts to create safe, stable, mixed-income neighborhoods throughout the City. The Housing Summit will emphasize:

- Workforce/ affordable housing
- Market rate housing
- Policies to minimize displacement and mitigate the effects of neighborhood change
- Annual report produced by the Planning Department under the guidance of the San Antonio Housing Commission

The initial Housing Summit will be hosted by the Mayor of the City of San Antonio and will be held on May 15, 2015, at the San Antonio Convention Center. The agenda will include an

overview of current local government practices and programs, a panel on national best practices, and a luncheon with keynote speaker and afternoon work sessions.

In the opening session, the Mayor will deliver her charge to create a comprehensive housing policy that supports the development and expansion of stable, mixed-income neighborhoods. The best practices panel will examine topics ranging from housing financing strategies to market-based approaches to the delivery of wrap-around services for lower-income residents. The afternoon work sessions will be geared toward developing innovative practical solutions for current local challenges such as achieving maximum leverage for public sector investments to strategies for improving financial literacy and family economic stability. Mechele Dickerson, the Arthur L. Moller Chair in Bankruptcy Law and Practice at the University of Texas School of Law, is the invited keynote speaker for the 2015 Summit.

TIMEFRAME: Immediately (Summit to be held in May 2015)

SUCCESS MEASURES:

- Achieve attendance by representatives from all City departments, all housing-related nonprofit organizations, private housing developers, educational institutions, advocacy organizations, Bexar County, HUD, human services nonprofits, students, and the San Antonio Apartment Association
- Receive and integrate stakeholder and public input on housing-related issues, including workforce/affordable housing, urban revitalization, housing and cultural preservation, economic development, sustainability, and education

Long-Term Recommendations

Conduct a Systematic Assessment of Policies, Programs, and City Boards/ Commissions to Determine their Impact on Displacement, Loss of Affordable Housing, and Neighborhood Change

The Task Force recommends that a review of City policies, programs, and boards/ commissions be conducted to identify impacts on displacement, loss of affordable housing, and neighborhood change, and to seek opportunities to revise such policies in order to strengthen and stabilize neighborhoods and to foster more diverse, mixed-income communities throughout the city.

Policies, Programs, and Commissions to be reviewed include, but are not limited to:

- Unified Development Code
- San Antonio Minimum Property Maintenance Code
- City Development Incentives including ICRIP and CCHIP
- Planning Commission
- Zoning Commission
- Board of Adjustment
- Development Services Department, Code Enforcement Division

- Building Standards Board
- Historic and Design Review Commission

TIMELINE: 1 to 2 years

SUCCESS MEASURES: TBD

Explore and Implement Workforce/ Affordable Inclusionary Housing Policies for Residential Development

The Task Force recognizes that significant dialogue will need to occur among all stakeholders (developers, financial institutions, local and state elected officials, local neighborhoods and residents) to ensure that the following recommendations will have the intended impact of encouraging both new development to occur and increasing workforce and affordable housing options within our city. The need for housing increases each year in our city while the allocated resources diminish. The exploration of bold alternatives will allow the City to provide viable solutions to our growing housing needs.

Inclusionary housing is the practice of requiring affordable and/or workforce housing units as a portion of a market-rate residential development. While mandatory provision of affordable units is required in many U.S. cities, such mandates are currently prohibited in Texas. Two options are recommended in order to implement inclusionary housing policies:

1. Mandated participation for City incented developments as a means of ensuring that city-based incentives result in equitable development activities within the city limits; and,
2. Mandated participation for all housing developments. (The second option would require a modification by the State Legislature. The Task Force recommends that the Commission explore a legislative agenda that includes this modification.)

Each alternative will have options for developers to pay an affordable housing development fee in-lieu of constructing on-site affordable units.

The Commission should explore City-based incentives for residential development (including Center City Housing Incentive Policy (CCHIP), Tax Increment Financing (TIF), City tax abatements, and acquisition of city-owned property) determined in part by whether housing unit creation increases or decreases residential income diversity in a census block group. City-incented residential projects would be required to provide a minimum number of workforce/ affordable housing units based on the Income Majority Category (i.e. Low Income, Middle Income, Upper Income, No Majority) for the block group in which the project will be located. The set aside would vary based on the Income Majority Category. Developers would have the option to pay an affordable housing development fee in-lieu of constructing on-site affordable units. The fees generated from any fee in-lieu would be utilized to incentivize the creation of

workforce and affordable housing. Final recommendations require vetting among stakeholders and must be approved by City Council.

A second strategy, which will require action by the state legislature, would require all developments with a residential component to include a specified share of workforce and/or affordable housing units. Developers would have the option to pay a workforce/ affordable housing development fee in-lieu of constructing on-site affordable units. This option would ensure that a continual stream of funding would be available to assist in meeting the housing needs of our community, either directly through the construction of affordable units or through generated fees. As noted above, further dialogue will need to occur in order to craft a policy that will work for all stakeholders.

TIMELINE: 6 to 12 months for City-Incented Residential Development and approximately two or more years for full Inclusionary Housing Policy Implementation for all Residential Development.

SUCCESS MEASURES:

- Number of affordable and/or workforce housing units created per year (either through direct developer participation or through in-lieu fees) for City-Incented projects.
- Number of affordable and/or workforce housing units created per year (either through direct developer participation or through in-lieu fees) following change in inclusionary state legislation.

Develop a Plan and Timeline for the Issuance of a Housing Bond for the Rehabilitation, Preservation, and Creation of Workforce/ Affordable Housing

Dallas, Houston, and Austin have all leveraged bond funds for affordable housing development to address unmet demand for affordable housing. According to a 2012 presentation by the Dallas Office of Economic Development, $18.8 million in bond funds from the 2006 Bond Program yielded an estimated $94 million in private investment, or five times the initial bond investment. These funds created 600 affordable residential units in strategic locations. The City of Austin leveraged its $55 million bond investment from the 2006 Bond Program into $250 million in affordable housing development, or 3.5 times the original bond investment.

A bond issuance, to be brought forth to voters as early as 2017 has been identified as one of several strategies to meet current and future housing needs through rehabilitation and preservation of existing high-quality housing stock as well as creation of new housing units. Following research with other cities who have utilized the successful use of bonds to meet critical housing needs of their residents, staff will work with the Commission to craft the use of the funds and a proposed funding amount. This recommendation would then be presented to City Council for consideration. Should Council determine that a Housing Bond issuance is warranted, a date would be set for the election.

Several of the following areas could be addressed through the Housing Bond:

- Acquisition and rehabilitation of existing homes for rental and resale
- Rehabilitation of owner-occupied homes
- Senior Housing (both rental and owner-occupied)
- Housing for persons with disabilities (both rental and owner-occupied)
- Down-payment/closing cost assistance to first-time homebuyers
- Land acquisition
- Assistance for the production of alternative housing types
- Remediation of hazardous housing conditions
- Housing counseling services

TIMELINE: 6 months to gather information from cities that have employed successful housing programs through the issuance of housing bonds. An additional six months to develop the intended use and structure of the bonds, as well as the proposed amount to take for a public vote. An additional three months for Council review and consideration.

SUCCESS MEASURES:

- Funds raised by the successful housing bond issuance will be dedicated to meeting some of the critical housing needs identified above and will leverage additional capital at least 3.5 times the amount of funds generated from the bonds.

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

Based on the housing needs identified, the Task Force recommends the Commission secure additional funding sources for the rehabilitation and preservation of existing housing stock and the creation of new workforce/affordable housing units. Funds could be utilized for:

- Grants and/ or loans to assist with the correction of code violations
- Grants and/ or loans for owner-occupied rehabilitation
- Grants and/ or loans for emergency repairs
- Down payment assistance for first-time homebuyers
- Financing for construction of workforce/ affordable housing

In addition to funding sources already utilized by the City, such as Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds, other options to explore include:

- Linkage/impact fees
- HUD program funds for the creation of senior housing and housing units for persons with disabilities
- Private endowments/ grants

The City and the Local Initiatives Support Corporation (LISC) are currently in discussions regarding the establishment of a San Antonio LISC office. LISC is an intermediary that would expand access to capital from foundations and other private sources.

TIMELINE: 6 months to 1 year

SUCCESS MEASURES:

- TBD

Amend the Unified Development Code to Support the Rehabilitation and Creation of Alternative Housing Types

Neighborhood-scale development that accommodates a spectrum of living arrangements is key to fostering diversity and affordability in a rapidly growing region like San Antonio. Today, single adults, couples without children, and empty nesters together make up the bulk of the population. These groups are less interested in the standard single-family home in the suburbs and are fueling a growing demand for more compact and efficient housing that is located in walkable areas with convenient access to amenities. Inner-loop neighborhoods provide an ideal environment for this type of development, with lot sizes and arrangements that are suitable for alternative housing typologies (also known as "missing middle" housing); that is, a broad range of housing types between a single-family house and a mid-rise multifamily building that have been largely absent from development since the mid-20th Century. These include duplexes, small multifamily developments, accessory dwelling units, micro units, small lot subdivisions, bungalow courts, and live-work units.

A base analysis of the City's Unified Development Code was conducted to determine whether such alternative housing types are permitted within the city limits. Although many of these housing types are permitted by the UDC, current development standards make them infeasible in most neighborhoods. As a result, it is recommended that changes be made to the UDC to promote the development of alternative housing types, particularly in neighborhoods within Loop 410. Proposed UDC amendments are listed below. A more thorough analysis will be conducted by staff in conjunction with the Commission, and stakeholders will be provided an opportunity for input as part of the UDC Update Process.

PROPOSED CODE AMENDMENTS TO SUPPORT ALTERNATIVE HOUSING TYPES

- Relax minimum parking requirements in walkable and transit-accessible areas
- Relax criteria for accessory dwelling units to reduce development costs and allow for wider use
- Allow small trailer-mounted ADUs (also known as "tiny homes") within the city limits
- Reduce code requirements on housing units and other structures under 1000 sq. ft.
- Reduce fees and overall development costs to promote the construction of alternative housing types in existing urban neighborhoods.

TIMEFRAME: 1 to 6 months

SUCCESS MEASURES:

- Number of housing units created and rehabilitated annually that are classified as alternative housing types

Explore the Development of a Community Land Trust to Construct, Acquire, Rehabilitate, and Resell Housing

There is an affordable housing crisis in every city in the United States. Oftentimes low to moderate income (50-80% AMI) families and households are housed in deteriorating housing. Deferring the maintenance on that housing stock has resulted in the loss of affordable housing that surpasses the rate of building, or replenishment. The Task Force recommends the development and support of a Community Land Trust (CLT) to meet mixed-income neighborhood policy goals. A CLT is a non-profit organization that purchases land and develops workforce/ affordable housing. The CLT can sell the housing units but maintains ownership of the land, allowing for lower sales prices and an opportunity for homeowners to earn some equity as home values appreciate. The CLT conveys real property to individual homeowners (or rental housing owners) through long-term ground leases. Since the CLT owns land in perpetuity, it can also serve a critical stabilizing role in neighborhoods that are seeing rapidly increasing land values and rents.

The CLT is typically a community-based organization that allows for flexible development for a variety of land uses and a diversity of building tenures and types. CLTs around the country construct, acquire, rehabilitate, and resell housing of many kinds, including single-family homes, duplexes, condominiums, cooperatives, single-room occupancies (SROs), apartment buildings, and mobile home parks. Establishing a CLT may provide an additional option for low- and moderate-income households, including Senior Citizens, interested in homeownership. Through the ground lease, the CLT can also support homeowners in times of financial hardship by intervening to cure defaults on property taxes and mortgages. It can thereby forestall a potential foreclosure and allow the homeowner to retain ownership of the structure.

TIMEFRAME: 6 months to 2 years

SUCCESS MEASURES:

- TBD

Explore Community Land Trust and Other Tools for the Protection of Existing Mobile/ Manufactured Home Communities and Residents

There are 160 manufactured home communities within the City of San Antonio. Manufactured home communities are often the lowest cost housing option for families. Consequently, special

attention should be paid to the protection of existing manufactured home communities and residents. Efforts must strike a balance between neighborhood goals, the rights of property owners, and the needs of existing residents of the manufactured home communities. The Task Force recommends that the Commission develop a tool kit to specifically address displacement of manufactured home communities and residents.

Best practice research and local experience shows that the following tools should be considered:

- Create inventory and assess condition of existing manufactured home communities
- Community Land Trust for the purchase of the land where manufactured homes are sited
- Assistance with cooperative purchase of the land where manufactured homes are sited
- Targeted fair housing and housing counseling services

TIMEFRAME: 6 months to 2 years

SUCCESS MEASURES:

- TBD

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

In a speculative real estate housing market, affordable housing quickly loses its affordability. While home owners may benefit from their increase in equity, the increase in property taxes may be overly burdensome to low and middle-income taxpayers. Residential property taxes are regressive, requiring low-income property owners to pay more of their income in tax than middle and upper income taxpayers.

The Task Force recommends that the proposed Commission explore the creation of 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 such as Neighborhood Empowerment Zones (NEZs) under Chapter 378 of the Texas Local Government Code. Other Texas cities have established these zones to create and rehabilitate affordable housing, increase economic development, and improve services provided within designated zones. The proposed Commission could explore qualifying criteria for NEZ designation, which may include proximity to the center city, population served, land use, quality of existing structures and housing stock, recognized developmental challenges, accessibility issues, or other such criteria as deemed appropriate. NEZs and other tools could be utilized for the following:

- "Circuit Breaker" property tax relief programs to protect long-time residents, "urban pioneers," and vulnerable populations, such as senior citizens, the working poor, and mobile home park residents from being "overloaded" by property tax increases.
- Tax abatements for workforce/ affordable housing rehabilitation to minimize property tax increases on improvements
- Tax abatements for workforce/ affordable housing development
- Fee waivers for permits, plan reviews, and application fees
- Expedited permitting
- Other tools as deemed appropriate

TIMEFRAME: 6 months to 2 years

SUCCESS MEASURES:

- TBD

Appendix

A. **Fair Housing and Housing Counseling Services Agency Overview**

B. **Residential Segregation by Income Map**

C. **Meeting Minutes**

D. **Community Meeting Comments & Questions**

Appendix Item A

Fair Housing and Housing Counseling Services Agency Overview

Housing and Housing Counseling Services Agency Overview

	City of San Antonio Fair Housing /Housing Counseling	**Fair Housing Council of Greater San Antonio**
Address	106 S. Saint Mary's St San Antonio, TX 78205	4414 Centerview Drive San Antonio, TX 78228
Field Offices	Claude Black Center- 2805 East Commerce Neighborhood Place- 3014 Rivas Willie Velasquez Center-1302 N. Zarzamora	• 30 Providencia Court, 5G, Brownsville, TX 78526
Service Area	City of San Antonio	Bexar County and South Texas Region (36 Counties)
Services Provided	• Education to landlords and tenants regarding housing discrimination Mediation of landlord/tenant lease disputes, illegal eviction, lockout, utility shut-off, improper seizure of property and assistance filing discrimination claims with HUD • Sample lease templates, security deposit refund forms, request for repair forms, etc. • Referrals to other relevant services, including legal services • Foreclosure prevention counseling • Financial literacy and predatory lending education • Case management to assist displaced residents identify housing options	• Education to landlords and tenants regarding housing discrimination • Serves as intermediary in landlord/tenant lease disputes, illegal eviction, lockout, utility shut-off, and improper seizure of property, where possible • Assists residents in filing discrimination claim with HUD • Provides sample lease templates, security deposit refund forms, request for repair forms, etc. • Provides referrals to other relevant services including legal services through Texas RioGrande Legal Aid • Provides limited housing counseling
Funding/ Structure	• CDBG Grant Fair Housing • HUD Housing Counseling Grant • City Department • Community Services Block Grant • Program Budget: $250,000 • 5 staff	• HUD Fair Housing Initiatives Program (FHIP) • Nonprofit organization, Sandra Tamez, Executive Director • Program Budget: ~$341,000 • 6 staff

	City of San Antonio Fair Housing/ Housing Counseling	**Fair Housing Council of Greater San Antonio**
Clients Served	1,684	624 (Bexar County)
Improved housing stability	834	*
Fair Housing Assistance	200	346 (Bexar County)
Housing Counseling	731	*
Assisted with Tenant Landlord Mediation (Incl. understanding Leases)	952	72 (36 counties)
Predatory Lending Counseling	80	*
Tenant referrals to legal aid or TRLA	26	*
Referrals to HUD for discrimination complaints	24	40 (36 counties)
Referrals to other services	424	*
Relocation case management	343	*
Received rental assistance	260	*
Community Education	47	24 (Bexar County)

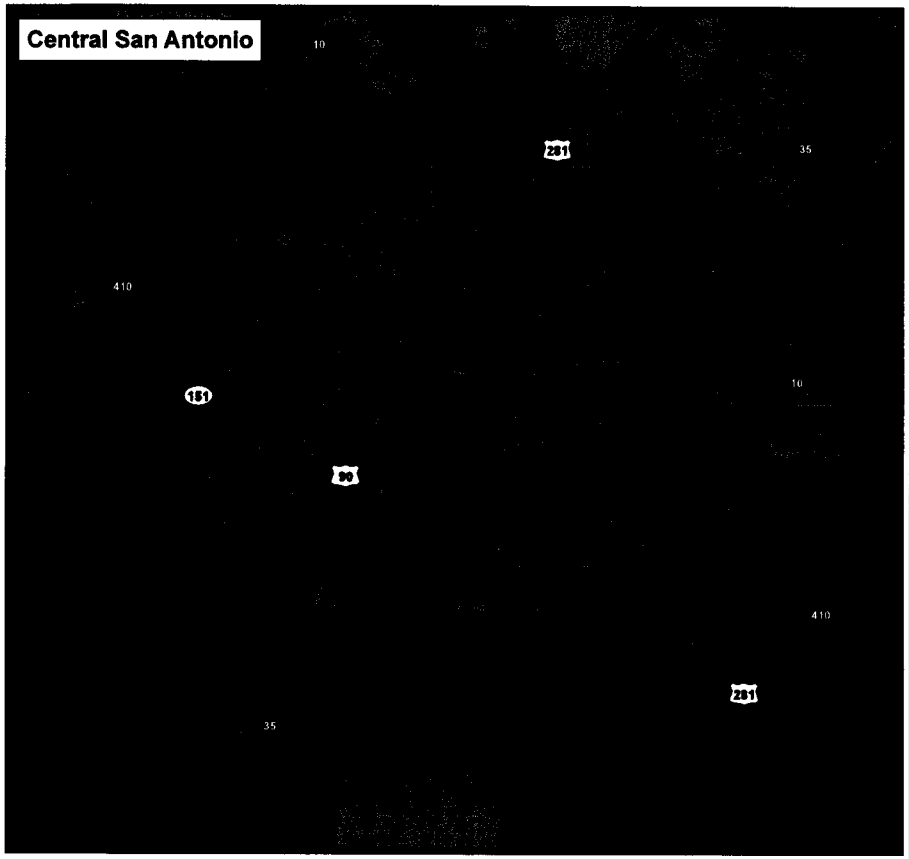
Appendix Item B

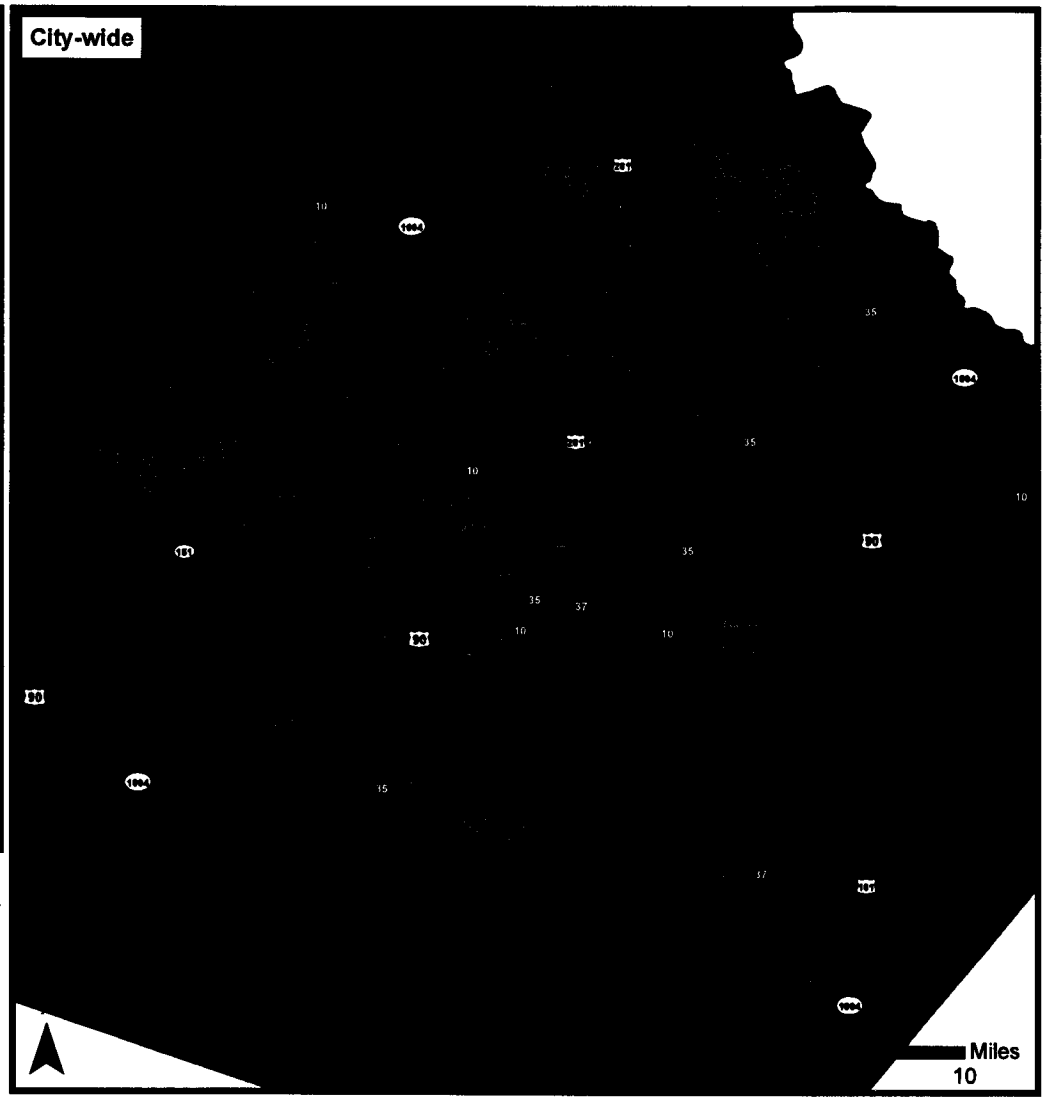
Residential Segregation by Income Map

Residential Segregation by Income, 2009-2013

City of San Antonio

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT





Legend

Major Highways

Income Majority by Census Block Group

- No Majority (Low Residential Segregation)
- Middle-income
- Low-income (High Residential Segregation)
- Upper-income (High Residential Segregation)

Income levels based on American Community Survey 2009-2013 5-year estimates (U.S. Census Bureau)

Median Unadjusted Household Income: $50,112 (2009-2013 5-year ACS estimate for Bexar County)

Appendix Item C

Meeting Minutes

MAYOR'S TASK FORCE ON PRESERVING DYNAMIC AND DIVERSE NEIGHBORHOODS MEETING MINUTES

THURSDAY, OCTOBER 16, 2014
5:00 PM
MUNICIPAL PLAZA, C ROOM

Members Present:	Councilmember Diego Bernal, *Chair, District 1* Councilmember Keith Toney, *District 2* Councilmember Rebecca Viagran, *District 3* Councilmember Rey A. Saldaña, *District 4* Councilmember Shirley Gonzales, *District 5* Maria Berriozabal Nettie Hinton Rod Radle Susan Sheeran
Members Absent:	David Adelman Christine Drennon Jackie L. Gorman Richard Milk
Staff Present:	Carlos Contreras, *Assistant City Manager;* Colleen Swain, *Assistant Director, Center City Development & Operations Department;* Denice Trevino, *Office of the City Clerk*
Also Present:	Iris Dimmick, *Rivard Report;* Sean Bourg, *Brown & Ortiz, P.C.*

Call to Order

Chairman Bernal called the meeting to order.

Chairman Bernal noted that Items 1 and 2 would be addressed at the next meeting of the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods (Task Force) due to the absence of several Members. He stated that meetings of the Task Force would be held every other Thursday at 2:00 p.m. beginning on October 23, 2014 in the Municipal Plaza, C Room. He requested that Members review the recommendations that were previously distributed and identify two or three issues that they would like addressed. He asked that Members submit said issues to Francesca Caballero in the Mayor's Office no later than tomorrow, October 17, 2014. He noted that said issues would be compiled into a Master Document and distributed to Members by noon tomorrow for review prior to the next meeting. He noted that an extension of the February 2015 deadline for the completion of Task Force Goals could be requested if necessary.

Rod Radle noted that priorities established by the Task Force might change based on information gathered.

Susan Sheeran asked if City Staff could provide answers to informational questions at the next meeting. Chairman Bernal replied that they could and requested City Staff to provide information related to issues identified in the Master Document at the next meeting.

Maria Berriozabal requested contact information for all of the Task Force Members. Chairman Bernal stated that contact information would be distributed with the Master Document.

Ms. Caballero requested the phone number(s) of Members for inclusion on the Member Contact Sheet.

Briefing and Possible Action on

1. **A Discussion Regarding the Priorities of the Taskforce**
2. **Consideration of Items for Future Meetings**

Items 1 and 2 were not addressed.

Adjourn

There being no further discussion, the meeting was adjourned at 5:28 p.m.

Diego Bernal, Chairman

Respectfully Submitted,

per Ryan J Cook

Denice F. Trevino
Office of the City Clerk

MTFDDN
2014.10.16

MAYOR'S TASK FORCE ON PRESERVING DYNAMIC AND DIVERSE NEIGHBORHOODS MEETING MINUTES

THURSDAY, OCTOBER 23, 2014
2:00 PM
MUNICIPAL PLAZA, C ROOM

Members Present:	Councilmember Diego Bernal, *Chair, District 1* Councilmember Rebecca Viagran, *District 3* Councilmember Rey A. Saldaña, *District 4* Maria Berriozabal Nettie Hinton Rod Radle Susan Sheeran Christine Drennon Jackie L. Gorman Richard Milk
Members Absent:	Councilmember Keith Toney, *District 2* Councilmember Shirley Gonzales, *District 5* David Adelman
Staff Present:	Carlos Contreras, *Assistant City Manager;* Colleen Swain, *Assistant Director, Center City Development & Operations Department;* Francesca Caballero, *Mayor's Office;* Denice Trevino, *Office of the City Clerk*
Also Present:	Iris Dimmick, *Rivard Report*

Call to Order

Chairman Bernal called the meeting to order.

Approval of the Minutes from the Thursday, October 16th Meeting.

The minutes of the October 16, 2014 Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods (Task Force) Meeting were not approved.

Briefing and Possible Action on

1. **A Discussion Regarding the Priorities of the Task Force.**

Chairman Bernal led a discussion of the Questions and Priorities of the Task Force submitted by Members.

Jackie Gorman recommended that a common vocabulary be created.

Rod Radle cautioned that the Themes identified should address the Task Force's charge to identify policies and programs that encourage investments 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. Chairman Bernal noted that economic pressure was created when revitalization was mentioned.

Chairman Bernal identified the following Themes to be addressed by the Task Force:

- Workforce Housing-Does the City have enough? Where was it located? Was there enough?
- Human Costs of Revitalization (Generational and Recent Homeowners)
- Policies governing Future Development
- Role of Taxes in Redevelopment (Tax Pressure on Homeowners and Redevelopment and Public Investment)
- Develop dedicated funding sources
- Creation of a common vocabulary

He delegated the following assignments to the following Members and staff:

- Best Practices of 4 or 5 Cities in addressing this issue-Jackie Gorman
- Map showing the income distribution of the area of the City inside Loop 410-Christine Drennon/Rod Radle
- Report on the Role of Taxes in Redevelopment (including Appraisals, Abatements, Tax Credits, and Exemptions)-City Staff
- Best Practices of the Taxing Policies on Redevelopment of 4 or 5 Cities-Christine Drennon
- Report on existing policies-City Staff
- Report on Workforce Housing provided by the San Antonio Housing Trust, Center City Housing Incentive Policy (CCHIP)-City Staff
- Best Practices in addressing Workforce Housing-Christine Drennon and Rod Radle

Carlos Contreras stated that staff would assist with said assignments.

Rod Radle suggested that reports be made available to Task Force Members the week before they would be discussed.

Christine Drennon noted that the term "Affordable Housing" had a negative connotation for some and suggested that the term "Workforce Housing" be utilized instead.

Rod Radle reported that the U.S. Department of Housing and Urban Development's (HUD's) definition of Affordable Housing was no more than 30% of an individual's income including utilities spent on Housing.

A discussion ensued on the definition of Workforce Housing.

Chairman Bernal stated that the City should anticipate more mass displacements of residents and the Task Force was charged to address that issue. He noted that no formal policy existed to address this issue. He asked that Members send questions on topics for the next meeting to Francesca Caballero.

Chairman Bernal stated that the Task Force would address the following at the next meeting:

- Create a common vocabulary

- Income distribution map/30% Rule
- Best Practices
- Workforce Housing
- Mass displacement of residents

2. Consideration of Items for Future Meetings.

- Report on the Role of Taxes in Redevelopment
- Housing Market

Maria Berriozabal requested that Members take a tour of neighborhoods such as West End and that a City-Wide Public Hearing be held.

Councilmember Viagran asked if the Building Standards Board gathered information on Housing Stock. Mr. Contreras replied that he would check and report back to the Task Force.

Adjourn

There being no further discussion, the meeting was adjourned at 3:26 p.m.

Diego Bernal, Chairman

Respectfully Submitted,

per Ryan Cook

Denice F. Trevino
Office of the City Clerk

MTFDDN
2014.10.23

MAYOR'S TASK FORCE ON PRESERVING DYNAMIC AND DIVERSE NEIGHBORHOODS MEETING MINUTES

THURSDAY, NOVEMBER 13, 2014
2:00 PM
MUNICIPAL PLAZA, C ROOM

Members Present:	Mayor Ivy R. Taylor Councilmember Diego Bernal, *Chair, District 1* Councilmember Keith Toney, *District 2* Councilmember Rebecca Viagran, *District 3* Maria Berriozabal Nettie Hinton Rod Radle Susan Sheeran Dr. Christine Drennon Jackie L. Gorman Richard Milk David Adelman
Members Absent:	Councilmember Rey A. Saldaña, *District 4* Councilmember Shirley Gonzales, *District 5*
Staff Present:	Carlos Contreras, *Assistant City Manager;* Colleen Swain, *Assistant Director, CCDO;* Francesca Caballero, *Mayor's Office;* John Dugan, *DPCD;* Orlando Rodriguez, *Assistant City Attorney;* Michael Taylor, *DPCD;* Ryan J. Cook, *Office of the City Clerk*
Also Present:	Jordana Decamps, *Bexar County;* Cynthia Spielman, *BHANA;* Sarah Gibbens, *Revard Report;* Trey Jacobson, *Golden Steves;* Cosima Colvin, *BHANA*

Call to Order

Chairman Bernal called the meeting to order and announced that Mayor Taylor would assume the duties of Chair. He commented on the importance of the Task Force and spoke of the progress that was made at the previous meeting.

Chairman Bernal excused himself the meeting at this time. Mayor Taylor presided over the Task Force.

Briefing and Possible Action on

At this time the Committee addressed Item 2.

2. Possible Continuation of the Discussion to Determine the Task Force's Priorities.

Mayor Taylor stated that the Task Force would continue its discussion on their priorities and determine the emphasis for future meetings. She suggested that the Task Force hold one or two

Community Meetings to obtain feedback from citizens. She referenced a discussion that she participated in with Maria Berriozabal and Dr. Christine Drennon and stated that she felt it was a precursor for the work of the Task Force. She suggested that the Task Force discuss best practices, challenges, and opportunities, while receiving feedback from the community.

Nettie Hinton entered the meeting at this time.

Carlos Contreras presented a list of priorities identified by the Task Force.

- Role of Taxes in Redevelopment
- Affordable Housing
- Mitigate "Human Cost" or Impact of Revitalization
- Policies that Govern Future Development
- Dedicated Funding
- Development of a Common Vocabulary

No Action was required for Item 2.

3. A Discussion on Household Family Income and the Cost of Housing within Loop 410.

Dr. Christine Drennon and Rod Radle presented information on Household Family Incomes and the Cost of Housing within Loop 410. Dr. Drennon explained that Housing and Urban Development (HUD) determined a Local Economic System by calculating the Metropolitan Statistical Area (MSA). She stated that the San Antonio MSA included five additional counties, of which the Median Income was $58,800. She noted that the Median Income for a San Antonio Property was $45,000. She highlighted the Area Median Income (AMI) for a Four Person Family within the San Antonio MSA: Low (80%) $47,050; Very Low (50%) $29,400; and Extremely Low (30%) $23,850. She spoke of Income Distribution for the City of San Antonio and stated that the Mean Income was approximately $60,000 while the Median Income was approximately $45,000. Mr. Radle added that there were a larger proportion of individuals in the Lower Income Bracket than in the Higher Income Bracket.

David Adelman asked if the numbers were consistent with most Major US Cities. Dr. Drennon replied that it would depend and added that in areas with a lot of Gentrification, it was starting to switch.

Dr. Drennon presented maps indicating the HUD Income Limits, Number of Households, Average Appraised Housing Values and Percentage Income Paid in Rent. She mentioned that the HUD Income Limits Map used HUD calculations based on the MSA. Mr. Radle noted that the area of concentration was Loop 410. Dr. Drennon stated the HUD Income Level Maps were categorized by Census Tracts which were a fairly good representation for older portions of neighborhoods. Mr. Radle explained that if the HUD Income Limits Map were to indicate the San Antonio Median Income Level; the areas indicating Extremely Low Income Levels would be more prevalent. Dr. Drennon stated that the Number of Households Map indicated the number of individuals living within the different Income Levels. She stated that the data for the Average Appraised Housing Values Map was obtained through the Bexar County Appraisal District. Mr.

Radle noted that the Average Appraised Housing Value Map did not make Income Level Assumptions. Dr. Drennon stated that the Percentage Income Paid in Rent Map indicated the different percentages of a Renter's Income that was being spent on Rent.

Mayor Taylor thanked Dr. Drennon and Mr. Radle for the presentation and spoke of increasing the earning potential for individuals.

Maria Berriozabal spoke about the types of jobs available within the City and part-time employment. She referenced a study that was conducted on employment and wages. Mayor Taylor suggested that employment data be included in a final report.

Mr. Radle stated that within the 410 Area, the San Antonio Housing Authority (SAHA) had approximately 14,875 households that were currently being assisted. He stated that 6,375 were actual SAHA Properties and the remaining 8,500 were Vouchers.

Nettie Hinton inquired about Age Demographics within the Low Income and Lower Appraised Housing Values. She stated that she felt that the near Eastside was an older demographic. Dr. Drennon replied that there were more younger and older individuals but not much in between. Mr. Radle added that it was a picture of the City in general, especially in regard to Affordable Housing.

Councilmember Viagran inquired about comparable cities and best practices. Dr. Drennon stated that choosing well was key and suggested that comparable cities might be Phoenix and Houston. She stated that choosing the appropriate city was harder than obtaining the data.

Jackie Gorman asked if the individuals with Veteran Voucher Properties were located within Loop 410 by choice or because that was where the properties were available. Richard Milk replied that it was both. Mr. Radle stated that a lot of individuals chose to locate there because it was close to family. He added that it also depended upon which of the private developers would lease to Section Eight Residents.

Mayor Taylor inquired about the Role of Taxes in Redevelopment. Mr. Contreras replied that it would be an item for discussion for the next meeting and stated that this discussion would focus on City Programs and Incentives. Mayor Taylor stated that she was not sure that City Programs would weave together and speak to the work of the Task Force. Mr. Radle concurred with Mayor Taylor and stated that most of the City Programs were limited. He stated that the Task Force was dealing with a global issue in regard to sustaining communities and felt that was the intent of the Task Force.

David Adelman stated that thriving and sustainable neighborhoods were best when they were mixed income, mixed used neighborhoods. He added that the success of the neighborhoods was inextricably linked to the Educational Offerings of those neighborhoods. He spoke Renter Displacement and who should be responsible.

Ms. Gorman referenced discussion from the previous meeting and highlighted the strategies of the Task Force:

- Role of Taxes in Redevelopment
    - Tax pressure on homeowners
    - Both generational and recent arrivals
    - Review of tax policy including abatements, homestead, historic, senior freeze
    - Appraisal Values
    - Redevelopment
    - Public Improvement
    - Tax credits
    - Real estate tax exemption and direct effect on development
    - Presentation on what other cities have done
    - Public schools

- Affordable Housing (Workforce Housing)

    - Do we have enough?
    - Are we taking care of it?
    - Where is it located?
    - Median income inside of Loop 410
    - 30% of median income for housing
    - Availability
    - Programs
    - City Policy
        - San Antonio Housing Trust
        - Center City Housing Incentive Program
        - Incentives, abatements and other programs
    - After analysis, look at what other cities were doing
    - Housing Census
    - Cloudburst Housing Study

- Mitigate Human Cost of Revitalization

- Mixed income neighborhoods
    - Policies that govern new development
- Dedicated Funding Source
- Common Vocabulary

Susan Sheeran stated that the Task Force had lost traction and thanked Ms. Gorman.

Mr. Radle suggested that presentations should be emailed in advance for review and concurred with Ms. Sheeran.

Mayor Taylor spoke of sustainable neighborhoods and stated that she wanted the discussion to focus on where At-Risk individuals were and what policies would mitigate that risk.

Ms. Berriozabal stated that although the Task Force had the statistics; it did not have a handle on the type of housing available inside Loop 410. She inquired about a map that indicated

substandard housing and stated that the Task Force did not have the geographic area of where the need existed.

Mr. Adelman stated that something was lost in the title of the Task Force and stated that the Task Force was created to discuss Gentrification and the potential negative impacts of such revitalization.

Ms. Hinton stated that some neighborhoods on the Eastside were in need of help but were not asking for Gentrification. She spoke of displacement. Discussion ensued regarding displacement and rehabilitation.

Mr. Radle spoke of the recent recession and downturn of the housing market. He stated that a significant portion of the population should not have been in homeownership and did not see why the City should step in and take over the repair and upkeep of the house if it was privately owned. He expressed concern with Renters being placed in substandard housing who were paying more than 40%-50% of their income and stated that the issue should be addressed.

Ms. Hinton stated that incentives were provided to private cooperate ownership and asked why incentives would not be offered to individuals who were trying to maintain a neighborhood. Ms. Berriozabal stated that was the role of the Housing Trust Fund when it was first created; however, it needed a regular source of income. She stated that the she had information on policies and best practices from other cities that she would provide to the members of the Task Force.

Dr. Drennon stated that Housing was unlike any other commodity and the public sector should view Housing as a public good and not just a private good. She stated that from an economic standpoint there was reason for the public to invest. Mayor Taylor stated that the need was greater than the available resources.

Councilmember Viagran suggested that a potion of the funds being collected for certain Code Violations be used to fund Rehabilitation or Revitalization.

Mr. Adelman stated that the Gentrification Issue was very different from sustaining a diverse and dynamic neighborhood that may or may not experience Gentrification. He stated that the two issues should be distinguished; otherwise, the Task Force would lose focus.

Mayor Taylor concurred and stated that part of the gap from the City's perspective was that there was no robust policy related to Affordable Housing in general. She stated that the Task Force's specific charge was to identify those neighborhoods that were at risk because they have been identified by the private market as being prime for investment that could result in people being displaced. She asked of ways to provide stability and protection for those individuals that did not want to leave. She suggested that staff be prepared for more in depth information on Tax Policy and providing relief at the next meeting.

Ms. Gorman stated that she and Councilmember Viagran were looking into it and would present information on what other cities were doing.

Mayor Taylor asked the Members of the Task Force to address the issue of schools.

Ms. Hinton spoke of Wheatley Middle School Plans to become a community asset.

Mr. Milk stated that San Antonio was fortunate enough to be discussing the impacts of Gentrification in the early stages. He stated that the conversation should be less about specific neighborhoods and more about how to prepare in general for what may occur. He spoke of direct and indirect change and unit affordability over the long term.

Ms. Gorman noted that San Antonio was short 150,000 affordable housing units and was producing about 1,000 a year. She stated that the City had the need for 150 years of production of Affordable Housing Units. Discussion ensued regarding Affordable Housing.

Councilmember Viagran excused herself from the meeting at this time.

Mr. Radle stated that the issue of 150,000 Affordable Housing Units needed to be discussed; however, it was not within the guidelines of the Mission Statement.

Mayor Taylor read in part, the July 11, 2014 Memo from Former Mayor Julián Castro that established the Task Force's Charge. She spoke of the cultural aspect of neighborhoods and stated that it was an integral part of the discussion.

Councilmember Toney stated that there was an assumption from Long Time Residents that newcomers did not care about the History; when many times, that was not the case.

Ms. Sheeran stated that it would be helpful to decide which areas where in need. Mayor Taylor asked Mr. Milk to reiterate his comments. John Dugan stated that the draft RenewSA Study showed the emerging markets.

Mayor Taylor stated that RenewSA was a great starting point to help develop policies.

Mr. Adelman stated that physical areas where there are incentives for investment should be the same area for policies that would protect dynamic and diverse neighborhoods.

Mayor Taylor asked staff to have specific information on the Tax Policy.

Ms. Hinton inquired about the City's new Vacant Housing Policy and spoke of the effects it was having on the Eastside.

Ms. Gorman spoke of the tension between Long Term Residents and Newcomers. Discussion ensued regarding the Newcomers and Culture.

Mayor Taylor asked Mr. Radle to identify the next steps. Mr. Radle stated that the modifications being considered for the Tax Increment Finance (TIF) completely eliminated Affordable Housing because of the fees that were included. Mr. Dugan stated that the guidelines have been changed.

No action was required for Item 3.

4. A Discussion on Tools and Best Practices Utilized in Other Cities.

5. A Discussion Regarding City Incentives, Housing Programs, and Other Housing Related Tools.

Items 4 and 5 were not addressed by the Task Force.

Item 1 was addressed at this time.

1. Approval of the Minutes from the October 16th and October 23rd Meetings.

Maria Berriozabal moved to approve the Minutes for the October 16th and October 23rd Mayor's Task Force on Preserving Dynamic and Diverse Neighborhood Meetings. Rod Radle seconded the motion. Motion carried unanimously by those present.

Adjourn

There being no further discussion, the meeting was adjourned at 3:35 p.m.

Ivy R. Taylor

Mayor Ivy R. Taylor, Chairman

Respectfully Submitted,

Ryan J. Cook

Ryan J. Cook, Office of the City Clerk

MAYOR'S TASK FORCE ON PRESERVING DYNAMIC AND DIVERSE NEIGHBORHOODS
MEETING MINUTES
THURSDAY, NOVEMBER 17, 2014
3:00 PM
MEDIA BRIEFING ROOM

Members Present:	Mayor Ivy R. Taylor Councilmember Rey A. Saldaña, *District 4* Maria Berriozabal Nettie Hinton Rod Radle Susan Sheeran Dr. Christine Drennon Jackie L. Gorman Richard Milk David Adelman
Members Absent:	Councilmember Keith Toney, *District 2* Councilmember Rebecca Viagran, *District 3* Councilmember Shirley Gonzales, *District 5*
Staff Present:	Carlos Contreras, *Assistant City Manager;* Colleen Swain, *Assistant Director, CCDO;* Francesca Caballero, *Mayor's Office;* Michael Taylor, *DPCD;* Leslie Haby, *Assistant City Attorney;* Shannon Miller, *Director, OHP;* Mike Etienne, *East Point;* Ruben Lizalde, *Chief of Staff;* Angela Cardona, *Chief of Operations & Zoning;* Ryan J. Cook, *Office of the City Clerk*
Also Present:	Mary Kieke, *Bexar County Deputy Chief Appraiser;* Michael Amezquita, *Bexar County Chief Appraiser;* Grace Rodriguez and Auturo Hernandez of *TOP Leader;* Rudy Garza, *K&K Law Firm;* Jessica Fuentes, *RCBBH;* Nicole Goodman, *Centro SA;* Jordana Decamps, *BCED;* Vianna Davila, *Express News;* Joleen Garcia and Andrea Figueroa of *MSWC;* Marisa Esparza, Marisa Villarreal, Isabel Vasquez and Martha Castillo of *Madonna Center*; Maria Salinas of *Mission Democrats;* Itza Carbajal, *Esperanza Pease and Justice Center;* Joseph Windham, *SEIM Texas*

Call to Order

Mayor Taylor called the meeting to order.

Maria Berriozabal inquired about replacing Councilmember Bernal on the Task Force and if work would be done by consensus or vote.

Councilmember Saldaña entered the meeting at this time.

Mayor Taylor replied that the decision to replace Councilmember Bernal on the Task Force would be made after he was replaced on the City Council. She suggested that the Task Force move by consensus on recommendations for policy.

Briefing and Possible Action on

At this time the Committee addressed Item 2.

2. A Briefing on the REnewSA Market Study

Michael Taylor presented information on the REnewSA Market Study. He stated that although the REnewSA Study was not created for the purpose of the Task Force; it was relevant to the discussion. He noted that a consultant was asked to assess current Market Conditions and create a Market Index. He mentioned that the consultant would prepare an inventory of Vacant, Neglected and Underutilized Properties, as well as develop a Feasibility Model to evaluate and identify Optimal Uses, Building Forms, and Price Points. He stated that the consultant would develop site-specific Intervention Strategies and transfer all of the information to City Staff. He spoke of Booming Markets and Emerging Potential Typology in relation to the City's current and future states. He provided background information on the Study Data and highlighted four key Market Components: Recent Development, Current Rental Rate, Current Occupancy Rate and Market Trajectory. He stated that the Study was able to identify four Market Categories and explained each of their Market Components. He provided a map indicating the locations of each Market Category.

Jackie Gorman entered the meeting at this time.

Mr. Taylor stated that the Booming Market was inside Loop 410 and presented a list of Complete and Partial Booming Markets.

Mayor Taylor reiterated that the study was not conducted for the purpose of the Task Force and stated that it would be used as context to begin discussions regarding policy intervention.

Ms. Berriozabal commented on the use of the term "Booming Market."

Rod Radle spoke of Affordable Housing.

Nettie Hinton inquired of the terms "Complete and Partial." Mr. Taylor replied that they referred to how much of an area or neighborhood was in a Booming Market and provided examples.

Mr. Taylor explained that the Citywide Typology included both Market Conditions and Urban Form. He stated that Urban Form was an area where individuals were more likely to invest in redevelopment. He noted that Urban Form included Intersection Density, Activity Density, Retail Density, Mix of Uses, and Transit Use. He presented a Citywide Typology Chart demonstrating the blending of Market Conditions and Urban Form. He presented a second Citywide Typology Chart which listed a second set of Market Categories: Challenging; Underperforming; Emerging Potential; Vibrant; and Rapid Growth. He presented maps

indicating where each of the Market Categories were located, as well as areas of Emerging Potential inside Loop 410. He provided a listing of neighborhoods with Emerging Potential and stated that they possessed the opportunity to produce Affordable Housing.

Mayor Taylor asked if the assessment was based on Affordable Housing. Mr. Taylor replied that was correct. Mayor Taylor stated that the term Affordable Housing was being used too loosely and that within the context of the discussion; they should be careful about drawing conclusions before going through all of the facts.

Ms. Gorman spoke of Affordable Housing, Public Housing, and Workforce Housing.

Ms. Berriozabal spoke of the Inner City Reinvestment/Infill Policy (ICRIP) Map and stated that there was a major disconnect between where the City was incentivizing and residents of the targeted areas.

Mayor Taylor concurred and stated that reviewing the areas of where the City has been incentivizing and the results thereof was an excellent starting point.

No action was required for Item 2.

3. A Briefing on Property Tax Policies

Mary Kieke and Michael Amezquita presented information on Property Tax Policies. Ms. Kieke stated that they would address two separate issues: Tax Exemptions and the issues they were causing in affordable areas, related to Property Taxes. She spoke of the Property Tax Burden on Residential Properties based on the following amounts: $50,000; $100,000; $150,000; and $200,000. She indicated that individuals were rarely driven out of their homes due to Property Taxes. She spoke of the Government Hill Historic Neighborhood and provided Profile Reports for various properties indicating the quantity of houses and their Values. She stated that there were 139 homes in the Government Hill Historic Neighborhood and that the Property Values ranged from $26,060 to $312,740. She stated that the Sale Values ranged between $48,453 and $180,000. She stated that the Appraisal District was capable of looking at Property Values that were higher and/or lower than Sale Prices and able to distinguish between renovations, complete renovations and paint jobs. She spoke of depreciation and stated that an Effective Year and Class were assigned to each property: A-Average, F-Fair, L-Low. She highlighted the Appraisal Districts' efforts to obtain accurate property information and spoke of Partial Exemptions Available to Residential Homesteads.

Mr. Amezquita stated that per the Residential Homestead Tax Exemption; a Value could not increase more than 10% from one year to the next if no physical change was made to the property. He spoke of the Tax Referral Affidavit and explained that it allowed any resident homestead owner over the age of 65, the ability to stop paying taxes. Ms. Kieke added that the same year an individual turns 65 years old; their taxes are frozen.

Ms. Gorman asked if the Tax Freeze was only available within the City. Ms. Kieke replied that it applied to the City, County and School Districts. She added that she was unsure if the Health

District froze taxes; however, all of the other taxing authorizes did. Mr. Amezquita spoke of freezing taxes and transferring the exemption to different counties.

Mayor Taylor clarified that the option to freeze taxes was available Statewide but the other major cities have chosen not to do so. Mr. Amezquita replied that if an individual was 65 years old; it was available Statewide for School Districts and provided an example.

Ms. Berriozabal asked if it was likely that an individual could be forced out of their home due to high Property Taxes. Ms. Kieke replied that it was more likely that other household bills were higher than the Property Taxes. Mr. Amezquita added that the Appraisals affected Property Taxes.

Mr. Amezquita explained Equal and Uniform Appeal, and referenced Article Eight Section Two of the United States Constitution. He stated that the Equal and Uniform Appeal was available to homeowners and business alike; however, a homeowner would not be able to effectuate enough change. He used JW Marriott as an example. Discussion ensued regarding Property Taxes and Tax Revenue.

Mayor Taylor thanked Ms. Kieke and Mr. Amezquita for their presentation. She stated that when citizens spoke in general about neighborhood change, taxes were often referenced. She stated that the question was now whether or not the phenomenon actually occurred.

Councilmember Saldaña commented on displacement and Property Taxes. He asked Mr. Amezquita to clarify his statement regarding Appraisals affecting Property Taxes. Mr. Amezquita replied that there was not a single way to answer because it involved various circumstances. Ms. Kieke spoke of a Tax Cap and provided examples.

Ms. Sheeran asked if the Tax Exemption information was available. Ms. Kieke replied that it was on the Bexar County Appraisal District Website.

Mr. Radle asked if the Tax Freeze would stay in place even if renovations or modifications were made to a home. Ms. Kieke replied that was correct.

Ms. Gorman asked if the Profile Reports were available online. Ms. Kieke replied that she would need to request them as they were not online.

No action was required for Item 3.

4. A Presentation on Methods Used by Other Cities to Preserve Neighborhoods

Item 4 was not addressed.

Ms. Gorman stated that she would email information regarding Gentrification and Best Practices to the Members of the Task Force.

Ms. Berriozabal commented on the information she had previously provided the Members of the Task Force and suggested that a definition of Gentrification based on the City's Situation. She noted that recommendations were based on definitions.

Mayor Taylor noted that the consensus of the Task Force was to meet on November 24, 2014 at 3:00 p.m. and requested that the Task Force read the information that would be disseminated. She stated that at the next meeting, the Task Force would discuss the definition of Gentrification. She requested that Mr. Carlos Contreras to obtain more specific information on the ICRIP to obtain the results of City Investments related to Housing.

Dr. Christine Drennon referenced the Task Force's first meeting and stated that their direction remained unclear. Mayor Taylor stated that she hoped that the Task Force in its current formation could create concrete recommendations related to Gentrification. She stated that continued discussion was needed to address rehabilitation dollars related to housing in the inner city and a strategy. She stated that she was interested in a having a Housing Summit and Community Meetings.

Mayor Taylor reiterated that the next meetings would be held on November 24 and December 4, 2014.

Adjourn

There being no further discussion, the meeting was adjourned at 4:20 p.m.

Mayor Ivy R. Taylor, Chairman

Respectfully Submitted,

for *Ryan J. Cook, Office of the City Clerk*

MTFDDN
2014.11.17

MAYOR'S TASK FORCE ON PRESERVING DYNAMIC AND DIVERSE NEIGHBORHOODS
MEETING MINUTES
TUESDAY, NOVEMBER 24, 2014
3:00 PM
MEDIA BRIEFING ROOM

Members Present:	Mayor Ivy R. Taylor, Chair Councilmember Shirley Gonzales, *District 5* Maria Berriozabal Dr. Christine Drennon Nettie Hinton Rod Radle Susan Sheeran Jackie Gorman Richard Milk
Members Absent:	Councilmember Keith Toney, *District 2* Councilmember Rebecca Viagran, *District 3* Councilmember Rey Saldaña, *District 4* David Adelman
Staff Present:	Carlos Contreras, *Assistant City Manager;* Colleen Swain, *Assistant Director, CCDO*; Shanon Miller, *Director, OHP;* Michael Taylor, *Assistant Director, DPCD;* Angela Cardona, *Deputy Chief of Operations for District 3;* Ryan Cook, *Office of the City Clerk*
Others Present:	Chuck Bayne, *Urban Connection;* Mu Son Chi, *TOP;* Iris Dimmick, *Rivard Report;* Jordana Decampos, *Deputy Director, Bexar County;* Bob Comeaux, *Alta Vista Neighborhood Association;* Mitsuko Ramos and Rob Killen of *Kaufman&Killen*

Call to Order

Mayor Taylor called the meeting to order.

At this time the Task Force addressed Item 2.

2. A presentation on Methods Used by Other Cities to Preserve Neighborhoods

Carlos Contreras stated that Councilmember Viagran and Jackie Gorman had met to discuss preservation methods and would provide a presentation on same.

Ms. Gorman stated that due to scheduling conflicts; she and Councilmember Viagran were unable to meet. She mentioned that she emailed the members of the Task Force various informational articles and suggested that they pay particular attention to the City of Philadelphia's attempt to Legislate Tax Relief for longtime residents of neighborhoods that were changing, as well as the City of Portland's approach to planning for Neighborhood Change.

possible. She stated that the existing Task Force structure could be examined and suggested that there be a Quarterly Housing Report with the Quality of Life or Economic and Community Development Council Committee.

Councilmember Gonzales entered the meeting at this time.

Mayor Taylor stated that she provided Mr. Contreras with three previous Housing Master Plans that he had not seen before. Ms. Berriozabal requested that Mayor Taylor provide Mr. Contreras the Housing Master Plan that she helped create. She spoke of past funding difficulties that she experienced when she was on the Council and stated that the Housing Trust Fund at that time was $10 million. Mayor Taylor stated that the Housing Trust Fund still existed and needed to be revisited to see if it was meeting the needs and challenges of where the City was today based on its original structure.

Ms. Hinton asked of the material that was produced during the Near Downtown Neighborhood Plan. Mayor Taylor replied that she had seen the Plan and would provide the Task Force with the link to access the information.

Susan Sheeran requested that at a clear sense of future meetings dates be provided and if it would be possible for the members of the Task Force to meet and review any information in addition to the scheduled meetings. Mayor Taylor provided a listing of suggested meeting dates and stated that the meeting scheduled for December 4th had been canceled due to the City Council Zoning Meeting. Ms. Sheeran asked if the members would be able to meet on December 4th in lieu of the cancelation. Mayor Taylor stated that staff and half of the members would not be present due to the Zoning Meeting and would not benefit from any discussions that would be had.

Mayor Taylor stated that the Task Force would continue with the agenda.

3. A discussion on the definition of Gentrification

Michael Taylor presented information on Gentrification Definitions, Gentrification Mitigation Strategies and City Incented Housing Project Maps. He stated that there was a lot of disagreement of what Gentrification actually meant and in order to move forward in the process; the Task Force needed to agree on its definition. He provided definitions by the following: 1) Bates; 2) Levy, Comey and Padilla; 3) Kennedy and Leonard. He noted that all of the definitions had displacement in common. He separated the definitions into the following components: Location, Process, Who's Impacted, Property Value Impacts, Demographic Impacts, Voluntary/Involuntary, and Tension. He provided an explanation and comparison for each component.

Ms. Gorman asked if an area could be in-filled or backfilled without displacement; would the area be considered Gentrification. Mr. Taylor replied that it would not.

Mr. Taylor stated that distinction actually constitutes Gentrification.

Ms. Gorman commented that the City of Austin had been very successful at using Bonds as a mechanism to fund Affordable Housing and suggested that as the Councilmembers prepared for the 2017 Bond; they include something in the Bond Program to address the City's Housing Infrastructure.

Mayor Taylor stated that she felt they needed to be opened minded when it came to the Bond because the City's Market had not really taken off to the extent that they would be able to make a case for allocating funds for Affordable Housing.

Mr. Taylor spoke of strategies to retain Renter-Occupied Workforce Housing and provided strategies and considerations for same. He spoke of Owner-Occupied Workforce Housing and provided strategies and considerations for same. He spoke of strategies to Build Resident Assets and provided considerations for each. He stated that the next steps would be to fully develop the strategies, identify costs/benefits, implementation of timeframe and responsible party.

Mayor Taylor thanked Mr. Taylor for the presentation and stated that in the interest of time; staff present Item 4. She stated that at the next meeting, they would set aside time for discussion before the meeting started. She suggested that the Task Force Members converse via email so that they did not lose momentum.

4. A discussion of City Incented Housing Projects within the ICRIP

Mr. Contreras provided background information on the City Incented Housing Projects within the Inner City Reinvestment/Infill Policy (ICRIP). He spoke of SA2020 and stated that a focus was placed on Downtown to add 5,000 Housing Units and 13,000 Jobs. He stated that in the Spring of 2011, the City and partners developed the Downtown Strategic Framework Plan. He stated that the plan was adopted by City Council in June of 2012, and established a 7,500 Housing Unit Goal in eight targeted areas. He highlighted the eight targeted areas: Midtown River North Area, Downtown Core, Cesar Chavez Corridor Area, Near River South, Medical District, Civic Core, Near East Side and Near West Side. He stated that in June 2012 the City approved the Center City Housing Incentive Policy (CCHIP). He explained that the CCHIP was an as of right policy because development in the identified areas tended to be expensive and complicated. He listed the CCHIP Incentives. He stated that since 2011; 32 Housing Projects have been incentivized which will yield 5,135 Housing Units. He stated the 32 Housing Projects represent a private investment of $730 million and $16 million in incentives.

Dr. Drennon asked what percentage of the 5,135 Housing Units were considered affordable. Mr. Contreras replied that they were primarily Market Rate; however, part of the incentive requirements was that 10% remained at year one Market Rate for the life of the incentive.

Mr. Contreras stated that of the 32 Incentivized Housing Projects; two had displaced individuals: 1) Brackenridge at Midtown Project and 2) Rolling Courts Townhomes.

Ms. Berriozabal inquired about the figure for affordable housing. Mayor Taylor replied that it was 80% of the Area Median Income (AMI) and provided an example.

MAYOR'S TASK FORCE ON PRESERVING DYNAMIC AND DIVERSE NEIGHBORHOODS
MEETING MINUTES
THURSDAY, DECEMBER 11, 2014
2:30 PM
MEDIA BRIEFING ROOM

Members Present:	Mayor Ivy R. Taylor, Chair Councilmember Keith Toney, *District 2* Councilmember Shirley Gonzales, *District 5* Councilmember Rebecca Viagran, *District 3* Maria Berriozabal Dr. Christine Drennon Nettie Hinton Rod Radle Susan Sheeran Jackie Gorman Richard Milk David Adelman
Members Absent:	Councilmember Rey Saldaña, *District 4*
Staff Present:	Roberto C. Treviño, *City Councilmember, District 1*; Carlos Contreras, *Assistant City Manager;* Colleen Swain, *Assistant Director, CCDO*; Mike Etienne, *Director, East Point;* Michael Taylor, *Assistant Director, DPCD;* Hollis Young, *Deputy City Attorney, City Attorney's Office;* Francesca Caballero, *Office of the Mayor;* Steven Hussain, *Office of the Mayor;* Ruben Lizalde, *Chief of Staff, District 3;* Ramiro Fernandez, *DPCD;* Christopher Lazaro, *DPCD;* Lisa A. Lopez, *Office of the City Clerk*
Others Present:	Chuck Bayne, *Urban Connection;* Graciela Sanchez, *Esperanza Peace & Justice Center;* Jessica O. Guerrero, *Fuerza Unida;* Iris Dimmick, *Rivard Report;* Jordana Decampos, *Deputy Director, Bexar County;* Bob Comeaux, *Alta Vista Neighborhood Association;* Mitsuko Ramos and Rob Killen of *Kaufman&Killen*

Call to Order

In the absence of Mayor Taylor, Rod Radle called the meeting to order.

1. **Approval of minutes from the November 24, 2014 meeting of the Task Force on Preserving Dynamic and Diverse Neighborhoods**

Maria Berriozabal indicated that she inquired at the last meeting what incentives were provided to the Developer of Mission Trails, but it was not noted in the minutes. Since she did receive an answer via email regarding same, she requested that the minutes be modified to reflect said question.

Susan Sheeran made a motion to approve the minutes as amended. Ms. Berriozabal seconded the motion. Motion carried by those present.

Items 2, 3, and 4 were discussed jointly.

2. **A briefing on potential methodology for tracking displacement and gentrification.**

3. **A briefing on a potential relocation policy.**
4. **A briefing on alternate rental housing types.**

Mr. Radle noted that some Committee Members had expressed concern regarding the substance of what they are trying to accomplish. He recommended that they have a brief discussion regarding same. He stated that the topic of Alternate Rental Housing Types was questioned regarding whether it fits with the mission. Dr. Christine Drennon cited their original charge from former Mayor Julian Castro, and commented that he laid out their charge well. She questioned whether some of the strategies that they are utilizing are tied to the goals they are trying to reach. Jackie Gorman stated that she found value in some of the Briefings they received, particularly from the Chief Appraiser.

Ms. Sheeran recommended that they set the Agenda prior to the next meeting. Ms. Berriozabal stated that the Agenda should be set by the Task Force; she noted that they need to have a plan of what they need to accomplish, and have not discussed what their Mission is. She referenced a document pertaining to Gentrification provided to her from a Professor of Urban Studies.

Mr. Radle commented that in identifying the issue of Gentrification; they do not have to focus on what it is, but what happens in the process. He noted that they have an opportunity to determine what the areas are that need to be addressed so that they can come up with Diverse Communities of many types of income. David Adelman added that they were not trying to solve the problems of poverty or affordable housing, but were trying to solve the problem of managing change.

Ms. Berriozabal recommended that they have a discussion in the form of a Work Session. Mr. Radle inquired whether they could block off three hours in order to have a discussion regarding what their Agenda should focus on. Mr. Adelman recommended that it be included in their next Agenda, but Ms. Nettie Hinton commented that they did not have enough time. Ms. Berriozabal added that this was a priority for her. Committee Members discussed what time frame would work best for each of them. Mr. Radle recommended that they first determine what needs to be done.

Carlos Contreras pointed out that Mayor Taylor requested the items that were included on this Agenda, so he recommended that they do not stray from the Agenda. Ms. Berriozabal commented that the Agenda should be driven by the Task Force, but they have not had discussion regarding their Mission.

Dr. Drennon stated that in order to track something; you have to know what it is. She indicated that Item 1 on their Agenda may not be part of their original charge. By offering a way to track it, it gives the appearance that they have agreed on a definition of Gentrification; however, she expressed concern that they have not done that.

Michael Taylor outlined a PowerPoint Presentation regarding Potential Displacement Mitigation Strategies. He explained that Displacement Tracking is a mechanism to measure the extent of Displacement that is actually happening, and spoke of the tool they could use to track Displacement. He noted that the City does not have a solid tracking mechanism, so the full extent of Displacement is not known. He cited a model from Oregon that builds on the data they have that would be worth pursuing. He noted that it would likely require a consultant to complete this work, but the benefit is that it would give them an idea on where Gentrification would likely occur in the next few years. He delineated the benefits of having such a tool in place.

Mr. Adelman stated that there will be more new units built, both affordable and not affordable, than units that are demolished or upgraded in the areas where the Center City Housing Incentive Policy (CCHIP) and

Inner City Reinvestment Infill Policy (ICRIP) exist. Ms. Berriozabal stated that the ICRIP was located inside Loop 410. He noted that outside the ICRIP, you can see where Gentrification is occruing. Mr. Contreras added that they could conduct a study that would forecast this.

Mayor Taylor entered the meeting at this time and presided over the meeting.

Lori Houston discussed the Relocation Uniform Relocation Act (URA), which is an established program that includes relocating tenants that were displaced because of a Project that received Federal Funding. She explained that the Federal Agency is responsible for payments and services provided, and they help with moving expenses and Replacement Housing Assistance. She stated that they looked at the Relocation Policies of other Texas Cities, and indicated that they spoke with Sandy Moore with Urban Strategies who recommended that they look at Boston, Chicago, and Maryland. She discussed the common practices, and stated that the City was usually the one who enforced the Policy. She outlined the Draft Policy that they were proposing and acknowledged that this was only a proposal, and they were seeking the Committee's approval.

At this time Councilmembers Toney and Viagran entered the meeting.

Mr. Adelman stated that he has been part of developing the CCHIP Program to incentivize Inner City Housing Development, and commented that Suburban Sprawl is dominant. He stated that they are trying to put a Policy in place that encourages Developers to look at developing in the Inner City. He noted the importance of less Suburban Sprawl and more revitalization in Neighborhoods. He spoke of removing the barriers that exist in Inner City Development, as they are trying to get people to live closer to where they work.

At this time Councilmember Gonzales entered the meeting.

Ms. Berriozabal inquired whether this would only be for Displacement. Ms. Houston confirmed that it was.

Richard Milk inquired about the Extra Assistance for Special Circumstances noted in the draft, and stated that some language addressing special rules for home owners who are non-occupants would be appropriate for the City of San Antonio.

Ms. Berriozabal spoke of the work done on the San Antonio River, and commented that because of this Project; it encouraged someone to purchase a Mobile Home Park that displaced over 300 residents. She inquired whether the Federal Relocation Assistance would apply, and asked if any of the investment on the San Antonio River was utilized from Federal Money. It was confirmed that it was not Federal Money. Discussion ensued among the Committee Members regarding similar projects and scenarios.

Ms. Houston acknowledged that this was a Draft and noted that they will take the input they provided regarding Mobile Homes. Mr. Radle asked that they come back with examples.

Mr. Taylor spoke of increasing the supply of Work Force Housing by using alternative Housing Designs that are not seen very often in San Antonio. He highlighted Accessory Dwelling Units (ADUs), which he noted are secondary units on a Single Family Lot. He stated that it cannot be sold separate from the main house. He stated this is a Housing Type that provides an existing homeowner an opportunity to stay in place longer as it can produce additional income. He outlined the barriers that prevent this from being used

widely in the Central City, but noted that there are specific issues that can be addressed relatively easily. He spoke of possibly relaxing some of the requirements.

Ms. Hinton inquired whether there were other types of ADUs that can be brought forth. Mr. Taylor confirmed that there are, but they were specifically looking at this type because they felt it gave an opportunity to provide benefits to existing homeowners and provide additional rental housing. Ms. Gorman added that this was not something new to the community, and it is still being used. She stated that they need to bring the current ones up to Code. Ms. Berriozabal suggested asking Builders who are building now to build a certain percentage of Workforce Housing. Mr. Taylor stated that they could look at other ways to help reduce costs for property owners who would like to build ADUs to generate additional income, but who may not have the means to make this investment.

Ms. Hinton cited the vacant lots in the Eastside and discussed policy for the City with regard to Infill Development. Mayor Taylor requested more information and noted her observation has been that over the years; development in distressed neighborhoods that have included Workforce Housing has not led to any additional investment in that neighborhood. She provided examples located on Nevada Street that have not led to additional development.

Ms. Hinton suggested that the City have an Investment Policy that encourages Developers to build and price affordably.

Mayor Taylor stated that they have provided these types of incentives in the past through the San Antonio Development Agency (SADA) and it did not lead to additional investment. She noted the importance of providing a balance and that they could discuss what that balance should be.

Ms. Berriozabal cited the area close to the Alamodome and stated that affordable housing was promised, but it was not a comprehensive plan. However, she stated that there were areas in the Westside that have not experienced new development and old houses are being demolished which are increasing the number of vacant properties. Mayor Taylor requested that Staff include this area as something that can be explored at a future meeting. Dr. Drennon added that there should be dialogue about new construction and the preservation of the existing housing stock, which are two different issues emerging. Ms. Berriozabal cited the disparities in the neighborhoods concerning older homes.

Mayor Taylor introduced Councilmember Roberto C. Treviño who was just appointed as the District 1 Representative.

Mr. Radle provided an overview on some of the issues discussed at the beginning of the meeting.

Mayor Taylor delineated how this Task Force came to fruition and highlighted former Mayor Castro's charge of said Task Force. She reported the various topics that they have discussed to date and the presentations they have received. She cited the neighborhoods that have experienced changes, and noted that they have to figure out how to protect those that are most at risk. She cited the threat brought up by Ms. Berriozabal, which is that they haven't adequately addressed the issue of Small Business Owners who may be at risk; although she acknowledged that she has not seen this phenomenon yet. She stated that she was working with Staff on planning a Housing Summit so that they could address Housing Issues and Preservation. She also suggested having a permanent Commission that deals with Neighborhood Issues and Change. She referenced a Panel that she took part of that addressed Gentrification, and commented that they have not discussed the emotional side of Gentrification, as people feel the neighborhood is changing in ways that does not include them. She stated that they discussed various definitions of

Gentrification and did not adopt a general definition regarding same. She suggested that they mitigate the negative impact of Gentrification.

Ms. Berriozabal referenced that community she is representing and stated that she wanted to make sure that she lets her community know whether or not she agreed with any action the Task Force takes. She recommended that there be a process in place so that her community will know what actions she takes as a member of the Task Force.

Ms. Sheeran pointed out that they have been given several reports, and they have not had time to discuss these reports. Therefore, they would like to have a Work Session.

Mr. Adelman requested a bullet point list of all the possible ideas or policies that they could consider in terms of recommendations. He commented that Staff had done great work, but if the information is synthesized into a list; it would allow the Task Force to focus on what their recommendations are.

Mayor Taylor indicated that they could start their next Meeting at a later time. Mr. Radle suggested that they spend the first hour having an open discussion on the various articles and materials that they have been presented with. Mayor Taylor recommended the next meeting start at 5:00 PM on January 8, 2015.

Mr. Milk suggested that they pay attention not only to the people, but to the Housing Units to ensure that they have the right balance.

Ms. Berriozabal cited the various maps that they have been provided, and the studies that have been conducted inside Loop 410 that also show the poverty areas inside Loop 410. She cited the Programs that incentivize inside Loop 410 and questioned what policies were in place to ensure that the people who live in this area are not hurt by what is happening. Mayor Taylor responded that some of the things that they have talked about will mitigate for those that are most vulnerable by relocation assistance. She further commented that too much of their conversation about Public Policy is about how they can support people who are in poverty instead of discussing how they can create ladders of opportunity. She noted the importance of creating thriving communities. Ms. Berriozabal encouraged a debate on said topic.

Adjourn

There being no further discussion, the meeting was adjourned at 4:05 PM.

Respectfully Submitted,

Ivy R. Taylor, Mayor

Lisa A. Lopez, Office of the City Clerk

MTFPDDN
2014.12.11

MAYOR'S TASK FORCE ON PRESERVING DYNAMIC AND DIVERSE NEIGHBORHOODS
MEETING MINUTES
THURSDAY, JANUARY 8, 2015
5:00 PM
MEDIA BRIEFING ROOM

Members Present:	Mayor Ivy R. Taylor, Chair Councilmember Roberto C. Trevino, *District 1* Councilmember Rey Saldaña, *District 4* Councilmember Shirley Gonzales, *District 5* Councilmember Rebecca Viagran, *District 3* David Adelman Dr. Christine Drennon Jackie Gorman Nettie Hinton Richard Milk Rod Radle Susan Sheeran
Members Absent:	Maria Berriozabal
Staff Present:	Carlos Contreras, *Assistant City Manager;* Shanon Miller, *Director, OHP*; Lori Houston, *Director, CCDO*; Colleen Swain, *Assistant Director, CCDO*; Michael Taylor, *Assistant Director, DPCD;* Hollis Young, *Deputy City Attorney, CAO;* Denise Frederick, *Assistant City Attorney, CAO*; Hollis Young, *Assistant City Attorney, CAO*; Brandon Smith, *Office of the City Clerk*
Others Present:	Chuck Bayne, *Urban Connection;* Christine Bradshaw, *VIA;* Jessica O. Guerrero, *Mission Trails Resident;* Carmen Tafolla, *UTSA;* Marisol Cortez, *Right to the City SA;* Elizabeth Delgado, *TAMUSA;* Mu Sorchi, *TOP;* Kristin Ramirez, *UTSA;* Amanda Haas, *Community Member;* Joseph Windham, *SEIU, Texas;* Stephanie Serna, *KSAT;* Daria Chapa, *Our Casas Residential Council;* Sofia Bahena; Marianne Kestenbaum

Call to Order

Mayor Taylor called the meeting to order and acknowledged a statement from Maria Berriozabal in her absence. Brandon Smith stated that a copy of her statement had been provided to the Task Force and that any comments could be addressed to Mayor Taylor.

1. **Approval of minutes from the December 11, 2014 meeting of the Task Force on Preserving Dynamic and Diverse Neighborhoods**

Richard Milk referenced Extra Assistance for Special Circumstances in the minutes and noted that the context of the discussion regarding the rules for home owners that were non-occupants was Mobile Home Parks. He requested that said clarification be included in the minutes because it was a critical part of the discussion.

Rod Radle moved to approve the minutes as amended. Councilmember Gonzales seconded the motion. Motion carried by those present.

Mayor Taylor opened the floor for discussion, reflection, and commentary prior to addressing the scheduled agenda items.

Councilmember Gonzales reported that in the 2015 Budget; she received $1,000,000 over the course of five years, for Home Housing Rehab Projects. She stated that there had been difficulty identifying eligible participants due to various issues, such as no home owner's insurance and the condition of the home. She spoke in support of the program as a viable solution to stabilize older neighborhoods. She noted consideration of including a similar component to the Bond Program.

Dr. Christine Drennon spoke in support of a series of revitalization programs with public funding. She cited that other cities have utilized Home Improvement Revenue Bonds and made money available at a low interest to enable residents to stay in their neighborhoods. She expressed concern with the Task Force proposing relocation policies as one of their first tasks. She suggested that the focus be centered on getting residents to stay in their neighborhoods before considering policy to relocate them.

Nettie Hinton stated that she was unaware that revitalization programs existed. She asked Councilmember Gonzales if funding was requested specifically for her district and if other Councilmembers were aware that funding was available to them. Councilmember Gonzales replied that she had requested the funding.

Mayor Taylor spoke of the Home Repair Program and referenced the challenges indentifying eligible participants articulated by Councilmember Gonzales. She cited eligibility challenges and the reduction of federal funding for the lack of participation and expansion of the program. She stated that in recent years there has been more of an emphasis on utilizing Home Repair Funds to close the gap for low income tax credit projects. Ms. Sheeran spoke in support of securing alternate funding sources and noted stipulations placed on Federal Funds over $5,000.

At this time Jackie Gorman entered the meeting.

Councilmember Viagran stated that this Task Force was created after a difficult zoning case regarding the Mission Trails Mobile Home Park. She provided an update on the issue and reported that her Staff has: 1) Ensured that resources are available to the remaining residents; 2) Met with the six remaining families on December 17, 2014 along with the Department of Health and Human Services (DHS) and partnered with Catholic Charities; 3) Ensured that security and increased presence was provided; and 4) Worked with DHS to provide Housing Counselors to brief the residents on due process and their legal rights. She noted that the residents expressed an interest in the possibility of acquiring land to relocate together with the Residency Council. She discussed the land issue with Mayor Taylor and the Mayor Taylor recommended exploring city land surplus options.

Rod Radle stated that the main issue is that the City does not have policy in place that would require developers to adhere to guidelines to address relocation. In response to Mayor Taylor, Mr. Radle replied that anytime the city takes action, as in the zoning case, the city can enact policy.

Jackie Gorman asked the Task Force to take into consideration that there are property owners who have accepted the risk of ownership, paid taxes, and maintained property. In an effort to protect renters, do not strip those property owners of the value of their property or the right to sell it. She stated that there must be a balance.

Mayor Taylor stated that the Task Force will provide recommendations to the full Council in Spring 2015. She stated that the goal was not to have philosophical discussions on what has transpired over the years, but

to provide recommendations on ongoing structure (i.e. Council Committee or City Commission), further action, or policy. She entertained recommendations from the Task Force at this time.

At this time David Adelman entered the meeting.

Richard Milk proposed the following: 1) Permanent Task Force/Organization to oversee policy recommendation and staffed by multiple city departments; 2) Team devoted to monitoring and gathering data on the progress of policy goals; 3) Long term policy goals over the next 20 years; and 4) Short term strategies.

Councilmember Saldaña proposed a goal centered around renters rights and to begin discussion on indentifying the most vulnerable population in need of assistance. He stated a short term goal to have San Antonio have the most protected rights for low income renters.

David Adelman spoke in support of Councilmember Saldana's recommendation and proposed to separate assistance to the most vulnerable population into two designations: 1) Financial Assistance; and 2) All other public assistance. He proposed to identify all public assistance resources and deploy them in the right places.

Mayor Taylor provided an overview of proposed items for Task Force direction to include the following:

- ✓ ***Renter's Rights***
- ✓ ***Relocation Benefits Policy***
- ✓ ***Recommend Affordable Workforce/Housing Bond for the 2017 Bond***
- ✓ ***Long Term Owner Occupied Tax Abatements***
- ✓ ***Creation of a Task Force permanently charged with implementing new policies***
- ✓ ***City created Team to monitor and gather data the progress of policy goals***
- ✓ ***Low interest funds for rehab***
- ✓ ***Housing Summit***
- ✓ ***Re-evaluate the San Antonio Housing Trust***

2. **A discussion on the articles and materials provided to the Task Force to date.**

3. **A discussion on neighborhood preservation.**

4. **A discussion on additional affording housing options.**

5. **Next steps on proposed policy solutions.**

Adjourn

There being no further discussion, the meeting was adjourned at 6:55 PM.

Respectfully Submitted,

Brandon T. Smith

Brandon T. Smith
Office of the City Clerk

Ivy R. Taylor

Ivy R. Taylor, Mayor

MTFPDDN
2015.01.08

MAYOR'S TASK FORCE ON PRESERVING DYNAMIC AND DIVERSE NEIGHBORHOODS
MEETING MINUTES
FRIDAY, JANUARY 16, 2015
2:00 PM
MEDIA BRIEFING ROOM

Members Present:	Mayor Ivy R. Taylor, Chair Councilmember Roberto C. Trevino, *District 1* Councilmember Rebecca Viagran, *District 3* Councilmember Shirley Gonzales, *District 5* David Adelman Dr. Christine Drennon Jackie Gorman Nettie Hinton Richard Milk Rod Radle Susan Sheeran
Members Absent:	Councilmember Rey Saldaña, *District 4* Maria Berriozabal
Staff Present:	Lori Houston, *Director, Center City Development Office;* Colleen Swain, *Assistant Director, Center City Development Office*; Richard Keith, *Assistant Director, Department of Human Services;* Francesca Caballero, *Office of the Mayor;* Bobbye Hamilton, Denice F. Trevino, *Office of the City Clerk*
Others Present:	Pati Raddle, *Former Councilmember*

Call to Order

Mayor Taylor called the meeting to order.

1. Approval of Minutes from the January 8, 2015 meeting of the Task Force on Preserving Dynamic and Diverse Neighborhoods

Member Sheeran moved to approve the Minutes of the January 8, 2015 Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods Meeting. Member Radle seconded the motion. Motion carried unanimously by those present.

Briefing on:

2. A Discussion on the Rights of Renters

Mayor Taylor referred to the Memorandum received by the Task Force from John Dugan regarding Tenant Rights and Tenant Advocacy Services. In said memorandum, Mr. Dugan provided 2 options for providing Tenant Advocacy Services to residents displaced as a result of Gentrification. He also provided guidance and support to developers funding Relocation Services for Displaced Residents. Mayor Taylor reported that Option 1 would: 1) Expand City of San Antonio, Department of Human Services (DHS) Family Assistance Services; and 2) Establish a Non-Profit Housing Trust. Mayor Taylor asked of the establishment of a Housing Trust. Lori Houston replied that the Housing Trust referred to the Tenant Council. She noted that a Tenant Council existed but was not very active. She stated that the proposed Tenant Council would have an office which would address issues faced by Renters and Developers.

Bobbye Hamilton noted that the proposed Tenant Council would be more robust than Tenant Services that were currently offered.

Lori Houston explained that the Tenant Council would:

- Assume greater Tenant Advocacy Role
- Provide Greater Promotion and Outreach
- More quickly realign staffing and resources to meet changing needs

She noted that the Council would be a separate entity and would require funding and staffing.

Christine Drennon asked if protections were in place for Renters regarding Property Tax. Mrs. Houston replied that she would research this topic.

Mayor Taylor commented that the City did not have jurisdiction over some issues encountered by Renters. She noted that the City would have jurisdiction over Public Investments.

Councilmember Viagran noted the lack of knowledge of citizens regarding the Rental Process.

Mrs. Houston stated that this was an example of how the Council would be equipped to assist Renters.

Mayor Taylor stated that per the Task Force, the following ideas or concepts would be explored:

- Tenants right to a Lease
- City's control of Leases
- Structure of the Tenant Council

3. A Discussion on Potential Inclusionary Housing Policies

Mayor Taylor referred to a Memorandum addressed to the Task Force from John Dugan which provided suggestions regarding Inclusionary Housing Requirements for City-Incentified Residential Development.

Ms. Hamilton distributed a map which displayed Residential Segregation by Income for the years of 2009-2013 of Central San Antonio and City-Wide.

Mrs. Houston stated that a mandatory provision of Affordable Units was required in many U.S.Cities. She reported that in Texas said Mandates were prohibited. She added that a local alternative was to tie voluntary incentives to the provision of Affordable and Workforce Units. She stated that the Policy of the Council was to ensure that City-based incentives resulted in equitable Development Activities within the City Limits.

Richard Milk requested research regarding the feasibility of Inclusionary Upzoning.

4. A Discussion on Potential Relocation Policies

Mrs. Houston stated that Housing and Apartment Developers receiving City Incentives would be required to provide Relocation Assistance to Displaced Residents.

Councilmember Viagran suggested that Zoning Cases serve as a trigger for the displacement of Residents.

5. The Committee discussed Potential Relocation Policies.

Rod Radle and David Adelman proposed a policy which would: 1) Address the balance of Housing developed in any one Geographic Area (to be defined) and would ensure the creation of Mixed Income Neighborhoods; 2)

Require the Developer to construct a subdivision or apartment to ensure that there were a number of Affordable (to be defined) Units equal to10% of the planned development in the area; 3) Create an option for developers to "opt out" of the requirement, when such requirement is not paying a contribution to an Affordable Housing Fund (to be determined) for the development; 4) Utilize proceeds from Impact Fees to leverage total bondable amount; and 5) Utilize the Majority of Funds which would be utilized to acquire property throughout the City to secure locations which may be contributed or sold to provide Workforce Housing Projects. She stated that this Bond would be considered a "Workforce Housing Bond" to be leveraged with proceeds from Impact Fees.

Mayor Taylor stated that the Task Force's charge was challenging due to its multiple goals. She requested that the City Attorney's Office vet the proposal regarding the "opt out' option in the proposal.

Mrs. Houston noted that Best Practices were reviewed for San Antonio and cities across the country. She stated that funding would be provided by the Developer and the Tenant Council would provide one year of Tenant assistance and a Technical Assistance Counselor. She noted that one position for a Counselor would require funding and space assigned to the Tenant Council.

Mayor Taylor requested more information for utilizing Zoning as a trigger to identify potential displacement of Residents. She requested that a framework for continued discussion be developed. She distributed a list of upcoming Committee Meetings and stated that the meeting of February 3, 2015 may still be held even though the San Antonio (SA) to District of Columbia (D.C.) Trip would be held that week and many Council Members would not attend. She noted that she has held discussions with other entities regarding a Housing Summit in May 2015.

Adjourn

There being no further discussion, the meeting was adjourned at 3:35 PM.

Respectfully Submitted,

Ivy R. Taylor, Mayor

Denice F. Trevino, Office of the City Clerk

MTFPDDN
2015.01.08

MAYOR'S TASK FORCE ON PRESERVING DYNAMIC AND DIVERSE NEIGHBORHOODS
MEETING MINUTES
THURSDAY, JANUARY 29, 2015
3:30 PM
MEDIA BRIEFING ROOM

Members Present:	Mayor Ivy R. Taylor, Chair Councilmember Roberto C. Treviño, *District 1* Councilmember Rebecca Viagran, *District 3* Councilmember Rey Saldaña, *District 4* Councilmember Shirley Gonzales, *District 5* Dr. Christine Drennon Jackie Gorman Nettie Hinton Richard Milk Rod Radle Susan Sheeran
Members Absent:	Maria Berriozabal, David Adelman
Staff Present:	Councilmember Alan Warrick II, *District 2;* Carlos Contreras, *Assistant City Manager;* Colleen Swain, *Assistant Director, CCDO*; Mike Etienne, *Director, East Point;* Michael Taylor, *Interim Assistant Director, DPCD;* Lori Houston, *Director, CCDO;* Melody Woosley, *Director, DHS;* Richard Keith, *Assistant Director, DHS;* Edward Guzman, *City Attorney's Office;* Francesca Caballero, *Office of the Mayor;* John Stevens, *OHP*; Aurora Perkins, *CCDO*; Sarah Esserlieu, *CCDO*; Angela Cardona, *District 3;* Derek Roberts, *District 2;* Christopher Lazaro, *DPCD;* Lisa Lopez, *Office of the City Clerk*
Others Present:	Page Graham, *Rivard Report;* Krystine Ramirez, *Kaufman & Killen;* Cosima Colvin, *FRED;* Arturo Trejo, *Southwest Worker's Union*

Call to Order

Mayor Taylor called the meeting to order.

1. **Approval of minutes from the January 16, 2015 meeting of the Task Force on Preserving Dynamic and Diverse Neighborhoods**

Lisa Lopez reported the corrections made regarding the date noted on the minutes, and the absence of Councilmember Saldaña.

Councilmember Saldaña noted the correction of David Adelman's name.

Richard Milk noted that the request for research regarding feasibility of Inclusionary Upzoning was not referenced in the minutes.

Councilmember Saldaña moved to approve the minutes as amended. Susan Sheeran seconded the motion. Motion carried by those present.

Briefing on:

2. Tenant Council Program Design.

Richard Keith reported that a Tenant Council is typically established by the residents of an apartment complex as a way to address issues with the Landlord. He noted that this can sometimes yield faster results for the Tenants. He cited the work performed by Texas Low-Income Housing Information Service (TxLIHIS) who advocate for affordable housing. He spoke of the Austin Tenant Council that advocates for social justice in Housing and functions as a Fair Housing Program. He stated that HUD provides for funding for Fair Housing Services to City and County Governments under CDBG Grants and to non-profit organizations under the Fair Housing Assistance Program (FHAP) and the Fair Housing Initiatives Program (FHIP). He discussed the Fair Housing Council of Greater San Antonio and the City of San Antonio's Fair Housing Counseling Program that provide the same type of services as the Austin Tenant Council. He noted that these programs provide Fair Housing Education in the community; seek to resolve tenant/landlord disputes; and provide referral information for other relevant services. He stated that the City also provides Foreclosure Prevention Counseling; Financial Literacy and Predatory Lending Education; and Home Equity Conversion Education. In cases of displacement, he stated that DHS Counselors assist families in identifying available housing and provide limited financial assistance. He reported that their recommendations are: 1) Consider designating the Fair Housing Counseling Program and Fair Housing Council of Greater San Antonio as resources to residents that are impacted by investment in Inner City Neighborhoods; and 2) Have an evaluation provision to review the demand for services and capacity as it stands after a year of providing services.

Christine Drennon inquired about the number of Staff; Mr. Keith responded that there are six employees with the Fair Housing Counseling Program and five employees with the Fair Housing Greater Council of San Antonio. He outlined their process in dealing with renters who are evicted. Ms. Drennon requested further discussion on additional services that could be provided.

Councilmember Treviño cited the importance of notification after a Zoning change and how the information is communicated.

Nettie Hinton inquired how the citizens know that these Organizations exist. Carlos Contreras emphasized the importance of outreach and communication.

Councilmember Saldaña cited an incident in his District whereby a Tenant was having issues, but they were uncertain where to refer the Tenant to. Mr. Keith stated that they work closely with the non-profit network so that they could provide referrals for them. He acknowledged that they do a lot of outreach in the community and conduct presentations to Landlords and Renters.

Councilmember Treviño stated that most people feel that they cannot reach out to the different City Departments. He cited an example of a citizen who felt intimidated by the City and other City Agencies in general; therefore, he noted the importance of how they are communicating with the public and having more outreach in the community.

Ms. Hinton inquired whether the City Departments have worked with the National Association for the Advancement of Colored People (NAACP). Mr. Keith stated that they would be interested in developing a referral relationship with the NAACP.

Rod Radle cited the possibility of modifying the name of the City's Fair Housing Counseling Program to resonate more with the different services that they provide. He commented that he has worked for a Non-Profit Agency for many years and acknowledged that there has never been any outreach from this City

Program. Before making a recommendation, he suggested that they look at the issues that the Austin Tenants Council deals with in comparison to the two City Programs.

Ms. Sheeran commented there may be a perception that people do not have a voice; therefore, she suggested that whatever is created by the Committee needs to have a connection with the community. She cited a personal Zoning Issue she is going through in her neighborhood and expressed her sentiments that she feels that she does not have a voice.

Councilmember Saldaña noted the importance of having representation from the community in the work that might happen. Mr. Keith spoke of the work of the Fair Housing Council, and stated that they have a staff of six and a service area expanding out of San Antonio.

Jackie Gorman entered the meeting at this time.

Mr. Radle emphasized the importance of obtaining information about what is being done by the entities referenced in this discussion and the types of issues that they are dealing with. Councilmember Viagran noted the importance of adding a component regarding notification. Mayor Taylor inquired about what other cities are doing with regard to their notification process because of the challenges that they might face in reaching out to people.

In response to Councilmember Saldaña, Mr. Keith explained the work of Tenant Councils, and commented that the Austin Tenant Council has been functioning as a Fair Housing Organization for the last 20 years, and not as a classic Tenant Council. Melody Woosley added that there does not appear to be an organization that does this in San Antonio and acknowledged that they could research this matter further.

3. Follow up discussion on legal issues with Rent Control and Inclusionary Housing Policies

Edward Guzman informed the Committee that he was asked to provide background and guidance regarding Inclusionary Housing Policies. He explained that Inclusionary Zoning generally refers to a Governing Entity of a Municipality requiring Districts to include a certain percentage of affordable housing. He stated that some municipalities in Texas were pushing this in early 2000, but the 2005 Legislature took action that prohibited municipalities to make such mandates. As such, he reported that Inclusionary Housing is not permitted in Texas. He reported that the City has flexible Zoning and Bonus Density in the Uniform Development Code (UDC) that allows Developers to include a certain percentage of affordable housing, but this is a voluntary approach and it is not mandated by the City. He cited a program in Austin and Dallas that provides them with Homestead Retention Reinvestment Zones. He explained how this process works, and noted that they could provide more information if it is an option that they would like to consider. Discussion ensued regarding this particular option.

Mr. Guzman stated that they cannot engage in Contract Zoning as it is not permitted under State Law. He stated that Texas is one of the harshest states in relation to Property Laws. Mr. Radle commented that it may take a series of Legislative Sessions to make changes for San Antonio.

Mr. Milk inquired whether there was a policy across the board that outlines criteria that would make them eligible for certain zoning classifications. Mr. Guzman replied that there was Flexible Zoning and Special Use Permits; but reiterated that the City cannot engage in Contract Zoning.

Mr. Guzman reported that Rent Control is prohibited in Texas except in the case of a housing disaster. He noted that only during such time can a Municipality declare a Rent Control Program, but it must be approved

by the Governor. He noted that in this instance; it is only a temporary measure that will last for the duration of the Disaster Declaration.

In response to Councilmember Saldaña, Mr. Guzman explained how other states utilize Rent Control, noting that there were different models and ways that it could be implemented but it would depend on the geographic location. He commented that it was a useful tool, but difficult to implement.

Mr. Radle noted that it may be advantageous for the City's Leadership to discuss the issue of Inclusionary Zoning with Major Developers to try and agree to a deal that is acceptable. He stated that it would come down to what the opt-out fee per unit is. He commented that they need to open up this discussion at some point so that the issue of how they are going to deal with Workforce Housing in the long-term is dealt with. Mr. Contreras noted that it is a difficult task.

Mr. Guzman discussed Property Tax Exemption that is governed by the Texas Constitution. He noted that all current Exemptions are amendments to the Constitution that were passed by the Legislature and approved through a Statewide Vote. Ms. Gorman cited an excerpt regarding a Neighborhood Empowerment Zone, and inquired whether they could use such tool to draft an agreement. Mr. Contreras stated that it was governed by Local Government Code. Mayor Taylor suggested that they conduct more research regarding this topic.

4. Review regarding the draft of the Report to be presented to the Quality of Life Committee.

Lori Houston reported that they compiled a list of Short-Term and Long-Term recommendations based on the discussions of the Task Force. She highlighted the Short-Term recommendations that include:

- Plan a Housing Summit in partnership with another organization to talk about some of the issues the Task Force has addressed
- Develop a Relocation Assistance Policy that can be tied to projects that receive City Incentives
- Develop a Tenant Council or designate an Organization that already exists as a Tenant Council
- Create a Commission appointed by City Council that would track implementation of the recommendations and monitor displacement and gentrification

Mrs. Houston highlighted the Long-Term recommendations that include:

- Explore ways to create an Inclusionary Housing Policy and tie it to something else other than incentives, and come up with ideas that promote affordability in some of the Housing Projects that are forthcoming
- Pursue an allocation in the 2017 Bond Program for Affordable Housing
- Develop a Policy for the creation of Alternative Housing Types which would require Code Amendments

Mrs. Houston emphasized that this Report was still in draft, and she welcomed any suggestions or other recommendations to include. She stated that they were seeking the Committee's input of these recommendations.

Mayor Taylor stated it was a great start in capturing the discussions the Task Force has had. She commented that none of the recommendations referenced seemed to address the scenario that led former Mayor Castro to create this particular Task Force. Mrs. Houston stated that the recommendation of the Tenant Council could be a tool for Tenants to use. Mr. Radle recommended that owners provide notification to Tenants residing in housing to be re-zoned.

Ms. Hinton expressed concern with the growing number of vacant lots in the Eastside, and building apartments that low-income residents cannot afford. Mayor Taylor cited the delicate balance of growth, and expressed her excitement of the new development in the Eastside. Ms. Gormon added that they have had several discussions on income diversity. She noted the importance of having Housing Options in lower-income communities for people with higher-incomes. Ms. Hinton expressed her concern that this would not happen and instead lead to more displacement.

Mr. Milk recommended that in addition to Short-Term and Long-Term Goals; it would be helpful to have a distinction between policy discussions that they have been having and the implementation tools that they are proposing. He noted that there has been some consensus among key policy goals, and they want to encourage revitalization. He spoke of the limited set of tools that they have, and cited the importance of preserving Affordable Housing independent of regulatory tools. He stated that they could create institutions to help them meet the goals of increasing Affordable Housing, such as Land Trusts. He noted that he wanted this included in the report.

Councilmember Gonzales expressed her approval of including this in the Bond Program. Mr. Contreras delineated the process of how information is disseminated to the community in this type of initiative. Mr. Radle pointed out that the Austin Tenant Council can serve as a blueprint as they spent two years in raising funds and educating the community. Discussion ensued regarding previous Bond Programs.

Ms. Sheeran asked if there were maps that show where Mobile Home Parks exist in the City so that they could plan for the future. Mayor Taylor suggested the City perform an analysis of what is going on in the areas around the locations of where these Mobile Home Parks exist.

Mayor Taylor requested that the Task Force review the Draft provided and submit comments to Dan Porter. She noted that the next meeting would be February 3, 2015.

Adjourn

There being no further discussion, the meeting was adjourned at 5:00 PM.

Respectfully Submitted,

Lisa A. Lopez, Office of the City Clerk

Ivy R. Taylor, Mayor

MTFPDDN
2015.01.29

MAYOR'S TASK FORCE ON PRESERVING DYNAMIC AND DIVERSE NEIGHBORHOODS
MEETING MINUTES
TUESDAY, FEBRUARY 3, 2015
3:30 PM
MEDIA BRIEFING ROOM

Members Present:	Mayor Ivy R. Taylor, Chair Councilmember Shirley Gonzales, *District 5* David Adelman Christine Drennon Nettie Hinton Rod Radle Susan Sheeran
Members Absent:	Councilmember Roberto Treviño, *District 1* Councilmember Rebecca Viagran, *District 3* Councilmember Rey Saldaña, *District 4* Maria Berriozabal Jackie L. Gorman Richard Milk
Staff Present:	Hollis Young, *Deputy City Attorney;* Ed Guzman, *Assistant, City Attorney;* Leslie Haby, *Assistant City Attorney;* Lori Houston, *Director, Center City Development & Operations Department;* Richard Keith, *Assistant Director, Department of Human Services;* Colleen Swain, *Assistant Director, Center City Development & Operations Department;* Michael Taylor, *Interim Assistant Director, Department of Planning and Community Development;* Christopher Looney, *Policy Administrator, Development Services Department;* Denice F. Trevino, *Office of the City Clerk*

Call to Order

Mayor Taylor called the meeting to order.

1. **Approval of minutes from the January 29, 2015 meeting of the Task Force on Preserving Dynamic and Diverse Neighborhoods**

Susan Sheeran noted that on page 5, in the second to the last paragraph, the minutes should reflect that she and not Ms. Drennon asked of maps of Mobile Home Parks.

Member Sheeran moved to approve the minutes of the January 29, 2015 Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods Meeting as revised. Member Radle seconded the motion. Motion carried unanimously by those present.

Briefing and Possible Action on:

2. **A Briefing on Neighborhood Empowerment Zone** [Edward Guzman, Assistant City Attorney]

Lori Houston stated that Ed Guzman would provide a follow up to Neighborhood Empowerment Zones (NEZs), Preservation Districts, and Community Land Trusts.

Ed Guzman stated that there were Statutory NEZs under the Local Government Code which could be utilized. He noted that these were utilized in Ft. Worth, Laredo, and Beaumont. He reviewed the criteria utilized by the City of Ft. Worth for NEZs. He noted that the Tax Code sets the specific Legal Requirements for NEZs. He stated that the tools available in NEZs were primarily Tax Abatements and Fee Waivers. He listed the recipients of Tax Abatements and Fee Waivers. He noted the forms of Businesses which did not allow for Tax Abatements. He stated that the Cities of Ft. Worth and Laredo could be contacted if the Task Force was interested in utilizing NEZs. He reported that the City of Austin has been seeking to implement Homestead Preservation Districts for 10 years and because of this; it may not be a viable option. He reported that 373B of the Local Government Code states that Community Land Trusts could be designated by a Municipality through Housing Finance Corporations, or Private Non-Profit Entities including Community Housing Development Organizations (CHDOs). He stated that said Entities could buy land and sell housing for families that were at or below 80% of the Median Family Income (MFI) or lease housing to families that were at or below 60% of the MFI. He noted that said Entity would retain the title to the land and sell improvements or issue a ground lease with the owner for 99 years.

Mayor Taylor asked the Committee for recommendations based on this information.

Nettie Hinton stated that she would be interested in getting more information from the City of Ft. Worth regarding NEZs.

Rod Radle suggested that NEZs be explored by the Commission to be utilized to address Neighborhood Issues and Changes. All Members of the Committee present were in agreement. Mayor Taylor stated that this would be included in the Task Force's Final Report.

3. **A Briefing and Discussion on the Zoning Notification Process** [Christopher Looney, Policy Administrator, Development Services]

Christopher Looney stated that Zoning Changes submitted by Property Owners required a recommendation by the Zoning Commission (ZC). He stated that upon said recommendation, said Zoning Changes would be brought before the full City Council for consideration. He reviewed the Rezoning Case Notification required by the State and the City.

State Requirements:

11 days before ZC	**72 hours before ZC**	**16 days before City Council**	**72 hours before City Council**
Mail notice to Property Owners within 200 feet	Post Agenda at City Hall	Publish notice in the newspaper	Post agenda at City Hall

City of San Antonio Additional Requirements:

Following Completeness Review	**16 days before ZC**	**11 days before ZC**	**72 hours before ZC**	**16 days before City Council**	**11 days before City Council**	**72 hours before City Council**
Post request to Development Services Department (DSD) Website	Publish notice in Newspaper	Send notice to: • Owners of property within200 feet • Neighborhood Associations within 200 feet • Planning Team Members (email)	Post Agenda at City Hall Kiosk and Internet	Publish notice in Newspaper	Send notice to: • Owners of Property within 200 feet • Neighborhood Associations within 200 feet • Planning Team Members (email)	Post Agenda at City Hall Kiosk and Internet

Mr. Looney noted that the State and City required that if 20% of property within 200 feet was represented by Property Owner opposition, a ¾ vote by City Council for approval would be required. He reviewed special additional notification provided for Zoning changes within 200 feet of:

- Joint Base San Antonio (JBSA) if in Military Influence Areas
- Respective School District
- San Antonio Water System (SAWS) if over the Edwards Aquifer Recharge Zone
- Aviation Department if in the Airport Awareness Zone
- Parks and Recreation Department if within 200 feet of a Park

Mr. Looney stated that Property Owners were identified and notified of Zoning changes utilizing information from the Bexar County Appraisal District. He noted that Renters were not notified because a database that included their information was not available.

Ms. Hinton asked of the process for City-Initiated the Zoning Changes. Mr. Looney replied that the same Notice Parameters would apply. He stated that periodic attempts were made to ensure that Zoning was in accordance with Comprehensive Plans as mandated by the State.

Mr. Radle suggested that notices to all Residents within a 200 feet radius be provided. He stated that Residents could be identified utilizing Census Block Data, United States Postal Service (USPS) Data, and distribution by City Staff. Mr. Looney noted that a Code Amendment would be necessary to reflect those changes.

Ms. Sheeran stated that residents feel that they are disregarded by the current process.

Mr. Looney stated that Staff recommendations were not intended to be based on Public Input but based on adopted Community Plans. He stated that the City Council considers proposed Zoning changes based on Staff recommendations and Public Input.

Mr. Radle suggested that a larger sign for Zoning changes be utilized and all residents and businesses in the 200 foot area notified.

Ms. Sheeran suggested that the process for providing notice to all residents and businesses be addressed by the Commission to be developed.

Ms. Drennon suggested that more information be provided on said signs and addressed by the Commission to be developed.

The Task Force discussed the logistics of providing notice of Zoning Changes to residents and businesses within the 200 foot area of the proposed Zoning changes.

Mayor Taylor stated that it was the recommendation of the Task Force to amend the Draft Report to recommend further study by the Commission to be developed of the Notification Process to include notification to residents and businesses within 200 feet of the proposed Zoning Changes. She recommended that the Commission to be developed work to engage residents with Neighborhood Associations and existing structures.

4. **Fair Housing/Housing Counseling Program Update** [Melody Woosley, Director, Human Services]

Richard Keith, in response to questions posed by the Task Force, provided information on:

1. The Texas Community-Building with Attorney Resources (C-BAR)

He stated that the C-BAR, a project of Texas Rio Grande Legal Aid (TRLA), connected local Non-Profit Organizations with pro bono legal advice and representation.

2. How the City's Fair Housing/Housing Counseling Program (Program) receives referrals

Mr. Keith reported that the City receives referrals from the United Way 211 System, the City's 311 System, Non-Profit Organizations, and Offices of the Mayor, City Manager, and City Council.

He stated that Staff suggestions for the Program were to:

- Increase outreach
- Revise Website to maximize awareness
- Revise name, consider Re-Branding

Mr. Keith provided a handout listing services provided by the Program, the Austin Tenant Council, and the Fair Housing Council of Greater San Antonio.

He reported on the City's Fair Housing/Housing Counseling Program's involvement with and status of residents of the Mission Trails.

Lori Houston stated that the Department of Human Services (DHS) recommended that the Fair Housing/Housing Counseling Program and the Fair Housing Council serve as the proposed Tenant Council, with increased marketing and outreach efforts. She noted that DHS would evaluate the demand for services and capacity for one year and, if needed, make recommendations for Program Improvements or consolidation to address high demand or gaps in services.

Ms. Drennon suggested that an evaluation of the Program be conducted before one year in order to assist with the Re-Branding Process.

Mr. Radle suggested that the demand for services and capacity be evaluated with previous data gathered on the Progam.

Mayor Taylor suggested reviewing alternate means of utilizing Volunteers because identifying funds for the Program may be challenging.

5. **A Discussion and Review Regarding the Draft of the Report to be Presented to the Quality of Life Committee** [Lori Houston, Director, Center City Development & Operations]

Mayor Taylor provided Members with a letter to the Task Force from the Texas Organizing Project (TOP) that included suggestions for items for inclusion in the Draft Report. She clarified that the Housing Summit was not intended to provide an opportunity for Public Input for the Task Force's recommendations to City Council. She stated that there would be an item for Citizens to be Heard at the Quality of Life Council Committee Meeting where the Draft Report would be presented. She noted that an Open House to introduce the Draft Report had been discussed. Lori Houston stated that an Open House could be held and recommended that it be held next month. Mayor Taylor stated that a prologue could be included in the Draft Report but she felt that a letter that she had provided could serve the same purpose.

Mrs. Houston stated that the following would be added to the Draft Report from suggestions made at this meeting:

- Exploration of the implementation of NEZs as a Long-Term Recommendation
- Amend Notification Process to include notification to Tenants and Property Owners as a Short-Term Recommendation
- Explore other improvement opportunities for the Notification Process as a Long-Term Recommendation
- Address suggestions regarding the City's Fair Housing/Housing Counseling Program
- Exploring Community Land Trust or other entity to acquire property

Mrs. Houston reviewed the collected comments regarding the Draft Report and provided Staff comments on the Legal Issue for specific items.

Mayor Taylor asked of the date that the Draft would be brought before the City Council. Mrs. Houston replied that introduction of the Draft Report was scheduled for City Council B Session on March 18, 2015. She suggested that the Task Force meet again between the Quality of Life Council Committee Meeting and the City Council B Session on March 18, 2015.

Mrs. Houston asked Members if they were in agreement with inclusion of key indicators for the Policy Goals made by Richard Milk. The Members indicated that they were. Mrs. Houston stated that Mr. Milk suggested that an entity other than the Commission collect data.

Mayor Taylor stated that the next meeting of the Task Force would be held on Thursday, February 12, 2015 from 3:30-5:00 p.m. She noted that she may have another obligation and may not be in attendance. She stated that an additional meeting of the Task Force would be scheduled between the Quality of Life Council Committee Meeting, which would be held on February 17, 2015 at 1:00 p.m., and City Council B Session on March 18, 2015.

Adjourn

There being no further discussion, the meeting was adjourned at 5:00 PM.

Respectfully Submitted,

Denice F. Trevino, Office of the City Clerk

for

Ivy R. Taylor, Mayor

MTFPDDN
2015.02.03

MAYOR'S TASK FORCE ON PRESERVING DYNAMIC AND DIVERSE NEIGHBORHOODS
MEETING MINUTES
THURSDAY, FEBRUARY 12, 2015
3:30 PM
MEDIA BRIEFING ROOM

Members Present:	Councilmember Roberto Treviño, *District 1* Councilmember Rebecca Viagran, *District 3* Councilmember Rey Saldaña, *District 4* Councilmember Shirley Gonzales, *District 5* David Adelman Maria Berriozabal Christine Drennon Jackie Gorman Nettie Hinton Richard Milk Susan Sheeran
Members Absent:	Mayor Ivy Taylor Rod Radle
Staff Present:	Carlos Contreras, *Assistant City Manager;* Hollis Young, *Deputy City Attorney;* Ed Guzman, *Assistant City Attorney;* Lori Houston, *Director, Center City Development & Operations Department;* Richard Keith, *Assistant Director, Department of Human Services;* Thomas Morgan, *Assistant Director, Department of Planning and Community Development;* Michael Taylor, *Interim Assistant Director, Department of Planning and Community Development;* Christopher Looney, *Policy Administrator, Development Services Department;* Denice F. Trevino, *Office of the City Clerk*
Also Present:	Graciela Sánchez, *Esperanza*

Call to Order

Councilmember Viagran called the meeting to order in the absence of Mayor Taylor.

1. **Approval of Minutes from the February 3, 2015 Meeting of the Task Force on Preserving Dynamic and Diverse Neighborhoods**

David Adelman moved to approve the minutes of the February 3, 2015 Meeting of the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods. Councilmember Saldaña seconded the motion. Motion carried unanimously by those present.

Point of Personal Privilege

Councilmember Viagran recognized David Adelman for a Point of Personal Privilege.

Mr. Adelman suggested the development of a Relocation Assistance Policy which would seek funding to support direct dislocation of Citizens as a result of incentives provided to Developers by the City.

Nettie Hinton expressed concern that said incentives provided by the City would attract Developments that would not be affordable for Citizens.

Briefing and Possible Action on:

2. **A Briefing and Discussion on the Zoning Notification Process** [Development Services]

Roderick Sanchez reported that State Law required notification to Property Owners within 200 feet of proposed Zoning Changes. He noted that the City Notification Process utilized the following additional means of notification:

- Signs
- Notification of Neighborhood Associations registered within 200 feet of the proposed Zoning Changes
- Notification of the Planning Team for Neighborhood or Community Plans within 200 feet of the proposed Zoning Changes
- Development Services Department Website

Mr. Sanchez noted that the City's Notification Process exceeded that required by the State.

Christopher Looney provided the following recommendations based on discussions held at the previous meeting:

1. To address the issue of Zoning Changes which would affect Renters; Property Owners submitting Applications for Re-Zoning would be required to provide the names and addresses of Renters or Tenants residing on the Subject Property to the City. He stated that the City would provide notification to said Renters or Tenants on the Subject Property

Mr. Looney stated that very few Zoning Changes included properties housing Tenants; therefore the increase in costs (paper, ink, postage, etc.) would be minimal.

2. Increase the size of the sign posted on the Property and add general information regarding the request, e.g. from Commercial to Residential.

Mr. Looney stated that at the request of the Task Force, staff addressed methods to identify Renters/Tenants located within 200 feet of the proposed Zoning Changes. He noted that identification of Renters/Tenants via field work would be costly in both dollars and safety and was therefore not recommended by staff. He indicated that if notification of Renters/Tenants was codified and a Renter/Tenant was overlooked, the Rezoning Case could be deemed invalid if challenged. He stated that the City did not have access to Renter/Tenant Address Data. He noted that staff contacted City Public Service (CPS) Energy and the United States Postal Service (USPS) and inquired if the City could be granted access to Renter/Tenant Address Data. He reported that CPS Energy was not able to provide address data due to privacy issues and USPS would only provide Address Data to Addressing Authorities that were changing or correcting addresses and would not be able to provide updated information within the time frame of a Re-Zoning Case.

Maria Berriozabal asked how Marketing Companies were able to access Address Data of Renters/Tenants. Mr. Looney replied that said data was obtained from those who agreed to release said Address Data.

Councilmember Treviño asked if Address Data from the 911 System could be utilized. Mr. Looney replied that said System could only provide Building Numbers of Apartments and not Apartment Numbers.

Councilmember Gonzales asked if flyers could be distributed to Renters/Tenants within 200 feet of the proposed Zoning Changes. Mr. Looney replied that there were safety concerns in utilizing this notification method and that access to all Renters/Tenants would be limited in certain areas.

Councilmember Viagran asked of notification to businesses within 200 feet of the proposed Zoning Changes. Mr. Looney replied that only businesses that were the Property Owners were currently notified.

Mr. Looney confirmed that any recommendations would require a revision to the Unified Development Code (UDC).

Jackie Gorman noted that businesses could be identified by utilizing the Bexar County Appraisal District's Website Property Map Search Application.

Susan Sheeran recommended that the topic of how to reach Renters/Tenants within 200 feet of proposed Zoning Changes should be explored further by the Commission to be developed to address Neighborhood Issues and Changes.

Christine Drennon noted that 50% of San Antonio Residents were Renters.

Mrs. Berriozabal noted that there were instances when signs for the notification of Zoning Changes were not placed far enough in advance of said Zoning Changes.

Mr. Looney stated that the next standard larger size offered by the current Vendor that made the existing signs was 24"X36". He noted that this size would more than double current sign costs (from approximately $8 dollars to $18 dollars per sign) which might necessitate an increase in Case Submittal Fees.

Carlos Contreras stated that the option of extending the length of notice given would be added as a recommendation of the Task Force in the Draft Report.

3. A Discussion on Potential Future Public Meeting Dates and Agenda Topics

Michael Taylor stated that an Open House Format was suggested by staff. He noted that said format would enable the greatest number of Residents to attend. He stated that staff proposed that said Open House be held from 6:00-8:00 p.m. on designated dates and suggested the Central Library as the primary location for the Open House. He added that an Open House could be held at multiple locations on each side of the City such as:

- Mission Branch Library (Roosevelt Avenue)
- San Pedro Library (San Pedro Avenue)
- Tobin Branch Library (Harry Wurzbach Road)
- Carver Branch Library (E. Commerce Street)

- Las Palmas Library (Castroville Road)

He stated that outreach would be accomplished by:

- Posting invitation on the City's Rotating Banner on the sanantonio.gov Home Page
- Posting invitation on the City's Facebook Account
- Issuing a Press Release
- Posting flyers at Libraries and Community Centers
- Utilizing City Councilmember's Email Distribution Lists
- Utilizing Email Distribution Lists of Registered Neighborhood Associations
- Providing outreach by Task Force Members

Mr. Taylor reviewed the Open House Format:

- Citizens would be invited to attend between the hours of 6:00 and 8:00 p.m. to review the Task Force Recommendations, have questions answered, and provide input. He noted that staff suggested that Mayor Taylor provide opening remarks. He added that a formal presentation of the recommendations was not planned.
- Hosts would welcome Attendees, collect Contact Information, and review the Meeting Format.
- Background information and draft recommendations would be displayed on posters placed on easels and arranged throughout the Venue.
- Task Force Members and staff would be positioned next to the posters to answer questions.
- A station would be available where participants could provide written input.
- A Virtual Open House would be posted online.

Mr. Taylor noted that:

- Input would be collected via a Survey and a Dot Density Exercise
- Survey would include questions to gauge reactions to the individual Task Force Recommendations and a Comment Box would be posted online
- Dot Density Exercise would allow Attendees to identify areas where they believed neighborhood change was occurring or was likely to occur by placing a dot on a map
- Survey and Dot Density Exercise would be available online
- Survey responses and Dot Density Exercise results would be provided to the Task Force for review and discussion

Councilmember Viagran asked of the timing of the Open House(s). Mr. Taylor proposed that said Open House(s) be held the last week of February or the first week of March 2015.

Councilmember Saldaña suggested that several Open Houses be held. He recommended partnering with Non-Profit Organizations that provide relevant assistance.

Ms. Hinton noted that February was Black History Month which would decrease attendance at said Open Houses. She suggested that the Open House Model for gathering Citizen Input should not be utilized. She stated that delivery of a presentation followed by a Question and Answer Session would be the best way to communicate with Citizens. The Committee Members agreed that a presentation followed by a question and answer session would be more appropriate than an Open House Format.

The Committee discussed various Venues for the presentations. Councilmember Viagran suggested that presentations be held at the San Antonio Central Library, Ella Austin Community Center, and Sidney Lanier High School.

Councilmember Gonzales suggested that Citizens be allowed to speak for three minutes each following each presentation.

4. **A Discussion and Review Regarding the Draft of the Report to be Presented to the Quality of Life Committee** [Center City Development & Operations]

Lori Houston stated that the Draft Report would be presented to the Quality of Life Council Committee on February 17, 2015. She noted that Rod Radle would deliver the presentation at said meeting which would include:

- List of the Task Force Members
- Charge of the Task Force
- Purpose of the Task Force
- Past meeting dates
- Summary of Task Force Discussions
- Short and Long-Term Recommendations by the Task Force
- Next Steps

Mrs. Houston noted that the Report would remain in Draft Form at the time of the presentation to the Quality of Life Council Committee.

Ms. Drennon suggested that a Key Indicator be added to the Report which required that Affordable Housing approximated the size of the population with the need. She suggested that a recommendation be added to establish a source of funds for Housing Rehabilitation. She suggested the addition of a statement which required that existing Housing be maintained. She added that Housing Costs for Residents should not exceed 30% of their income.

Mrs. Houston stated that said suggestions would be incorporated in the Draft Report.

Ms. Gorman suggested that Policy Goals be included in the Draft Report.

Richard Milk suggested the addition of a Key Indicator in the Draft Report which would address the quality of the Housing Stock.

Mrs. Berriozabal distributed a list of her recommendations for the Draft Report to Committee Members.

Councilmember Viagran suggested that a member of the Task Force be appointed as a member of the Comprehensive Planning Committee as a Short-Term Recommendation.

Councilmember Saldaña spoke in support of Item 8 on Mrs. Berriozabal's list of recommendations which recommended the creation of dedicated funding from various sources for a Housing Trust Fund.

Ms. Sheeran asked that more time be allowed for the Task Force to review the Draft Report prior to the Public Input Meetings. She asked if the Task Force would be able to provide input at that time. Mrs. Houston replied that the Task Force would be able to provide said input at that time.

Councilmember Viagran requested that Committee Members provide recommendations for inclusion in the Draft by Monday, February 16, 2015.

Mr. Contreras provided a map of Mobile Home Parks located in the City. He provided Committee Members with a copy of "Governing" in which an article on Gentrification appeared.

Mrs. Berriozabal recommended that dedicated funding be established. Mrs. Houston stated that it would be added to the Long-Term Recommendations in the Draft Report.

Councilmember Saldaña provided two letters from Margarita Flores regarding the displacement of Renters/Tenants of the Mission Trails Mobile Home Park as the result of Zoning Changes. She provided one letter in English and one in Spanish, to be submitted as part of the record to the Office of the City Clerk.

Adjourn

There being no further discussion, the meeting was adjourned at 4:55 PM.

Respectfully Submitted,

Ivy R. Taylor, Mayor

Denice F. Trevino, Office of the City Clerk

MTFPDDN
2015.02.12

MAYOR'S TASK FORCE ON PRESERVING DYNAMIC AND DIVERSE NEIGHBORHOODS
MEETING MINUTES
THURSDAY, APRIL 9, 2015
1:30 PM
MUNICIPAL PLAZA ROOM B

Members Present:	Mayor Ivy Taylor Councilmember Roberto Treviño, *District 1* Councilmember Rebecca Viagran, *District 3* Councilmember Rey Saldaña, *District 4* Councilmember Shirley Gonzales, *District 5* David Adelman, Task Force Member Maria Berriozabal, Task Force Member Christine Drennon, Task Force Member Jackie Gorman, Task Force Member Nettie Hinton, Task Force Member Richard Milk, Task Force Member Rod Radle, Task Force Member Susan Sheeran, Task Force Member
Members Absent:	None
Staff Present:	Carlos Contreras, *Assistant City Manager;* Hollis Young, *Deputy City Attorney;* Ed Guzman, *Assistant City Attorney;* Lori Houston, *Director, Center City Development & Operations Department;* Colleen Swain, *Assistant Director, Center City Development & Operations Department;* Richard Keith, *Assistant Director, Department of Human Services;* Thomas Morgan, *Assistant Director, Department of Planning and Community Development;* Michael Taylor, *Interim Assistant Director, Department of Planning and Community Development;* Denice F. Trevino, *Office of the City Clerk*
Also Present:	Graciela Sánchez, *Esperanza;* Joan Vinson, *Rivard Report*

Call to Order

Mayor Taylor called the meeting to order.

1. **Approval of Minutes from the February 12, 2015 Meeting of the Task Force on Preserving Dynamic and Diverse Neighborhoods**

Nettie Hinton noted that on page 3, Item 3, it should be reflected that staff suggested that an Open House Format be utilized for the public meetings.

Susan Sheeran moved to approve the minutes of the February 12, 2015 Meeting of the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods as revised. Jackie Gorman seconded the motion. Motion carried unanimously.

Briefing and Possible Action on:

2. A Discussion and Review Regarding Comments Received During Public Meetings

Michael Taylor stated that four Public Meetings were held to gather input from Residents. He noted that said Public Meetings were facilitated by Mimi Quintanilla. He reported that there were 272 attendees and 51 Residents that spoke during all four meetings. He noted that some Residents attended and spoke at multiple meetings. He stated that 52 Comment Cards were submitted by Citizens during the four meetings. He reported that Resident Input revealed the following Topics/Comments/Suggestions:

- **Focus efforts on preventing displacement**
  - Assist Homeowners with Housing Preservation and Renovation
  - Develop policies and programs to prevent displacement
  - Existing City Policies facilitate displacement (Code Enforcement, Vacant Building Registration, Property Tax)

- **General Comments**
  - Importance of Topic and Task Force

- **Need for additional Community Input**

- **Existing and suggested programs**
  - Critique of existing organizations and programs
  - Suggestions for partnerships

- **City should assist Residents not Developers**
  - Existing City Policies encourage development

- **Inequality and Living Wage**
  - Need to address Poverty

- **Translation**
  - Provide Simultaneous translations for meetings and reports

- **Need for Affordable Housing for Senior Citizens**
  - Senior Housing issues were not adequately addressed by recommendations

- **Meeting Format**
  - Time Limit for Speakers was too strict

- **Greater acknowledgement of Southside and Mission Trails**
  - Need Community Meeting on the Southside

- **Infrastructure Needs**
  - Central City Neighborhoods have old and decaying infrastructure

Councilmember Viagran expressed interest in further discussion of Neighborhood Empowerment Zones (NEZ) and Educational Programs to assist Residents in maintaining and remaining in their homes.

Mayor Taylor noted that as an outcome of the Task Force, a Housing Policy Conference would be held in May 2015. She added that said Conference would be part of the Housing Working Group for the Master Plan.

David Adelman suggested that the Commission address preservation.

Jackie Gorman identified Housing Issues unrelated to Gentrification, such as deteriorating homes, nd predatory leases.

Richard Milk suggested that Task Force Recommendations include: 1) Rehabilitation and preservation of existing Housing Stock; and 2) Measures to safeguard vulnerable Residents.

Susan Sheeran noted that Residents expressed the need for change.

Nettie Hinton expressed concern that the amount of time allowed for the Task Force to complete its work was limited and available Community Development Block Grant (CDBG) Funds were not discussed with the Task Force by staff.

Councilmember Gonzales expressed support for 1) Incentives for rehabilitation; and 2) Improved communication with Residents.

Maria Berriozabal recommended that the Task Force: 1) Create policies to prevent displacement; and 2) Secure funding for rehabilitation and Workforce Housing.

Councilmember Saldaña encouraged the Task Force to support a future Housing Bond Campaign.

Councilmember Treviño noted that some homes were not made to last, therefore; caution expending funds should be exercised in rehabilitation of said homes.

Rod Radle suggested that more than one For-Profit Developer be included on the Commission to be established.

Mayor Taylor requested that members identify three recommendations and submit them to staff by Monday, April 13, 2015 for discussion at the next meeting.

She asked of the timeline for presentation of the Draft Report to the full City Council. Lori Houston replied that said Draft Report would be presented to the full City Council at B Session on April 29, 2015. Mayor Taylor asked if further Task Force Meetings were scheduled. Ms. Houston replied that the next

meeting of the Task Force would be held on April 14, 2015. She stated that staff would send a meeting invitation to the Task Force Members.

Rod Radle suggested that the Task Force meet again between April 14, 2015 and April 29, 2015.

Ms. Houston noted that the Draft Report in a Microsoft Word Document would be sent to Task Force Members.

3. **A Discussion and Review Regarding the Draft Report to be Presented to City Council B Session**

Item 3 was tabled until the next meeting.

Adjourn

There being no further discussion, the meeting was adjourned at 3:18 PM.

Respectfully Submitted,

Ivy R. Taylor, Mayor

Denice F. Trevino, Office of the City Clerk

MTFPDDN
2015.04.09

MAYOR'S TASK FORCE ON PRESERVING DYNAMIC AND DIVERSE NEIGHBORHOODS
MEETING MINUTES
TUESDAY, APRIL 14, 2015
3:30 PM
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;* Hollis Young, *Deputy City Attorney;* Ed Guzman, *Assistant City Attorney;* Lori Houston, *Director, Center City Development & Operations Department;* Shanon Miller, *Director, Office of Historic Preservation;* 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*

Call to Order

Mayor Taylor called the meeting to order.

Briefing and Possible Action on:

1. **Approval of Minutes from the April 9, 2015 Meeting of the Task Force on Preserving Dynamic and Diverse Neighborhoods**

Rod Radle moved to approve the minutes of the April 9, 2015 Meeting of the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods. Councilmember Treviño seconded the motion. Motion carried unanimously.

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

Mayor Taylor stated that a Draft Report (Report) created by the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods (Task Force) would be presented to the full City Council at B Session on April 29, 2015. She requested the Task Force Members to submit three recommendations for inclusion in said Report. She noted that the current Report included recommendations made by Task Force Members.

Richard Milk made the following recommendations:

1. Define vulnerable Residents in addition to Renters
2. Explore support for policy change at the State Level.

Councilmember Viagran made the following recommendations:

1. Amend the Zoning Change Notification Process.
2. Revise the third bulleted item under "Task Force Discussion Summary" on page four to read: Rising Policies and Strategies to mitigate rising Property Taxes and Property Appraisals for Long-Term Residents and "Urban Pioneers".
3. Create policies and strategies to mitigate or avoid displacement of Residents.

Councilmember Gonzales made the following recommendations:

1. Amend the Zoning Change Notification Process.
2. Create a Committee for a proposed Housing Bond Program.
3. Identify dedicated funding sources to support Affordable Housing and revise the existing Tax Structure to include Tax Abatements on rehabilitation.

Nettie Hinton declined to make any recommendations and noted that she would submit a statement at the end of the meeting.

Councilmember Treviño made the following recommendations:

1. Explore innovative communication techniques to be utilized in the Zoning Change Notification Process.
2. Perform an inventory of the City's Housing Stock and relax Code Requirements for structures 1,000 feet or less in size.
3. Explore the utilization of "Circuit Breakers" or a similar structure which determines taxes assessed based on income level.

Mayor Taylor made the following recommendations:

1. Amend the Zoning Change Notification Process.
2. Pursue a Housing Bond Program.
3. Establish a permanent Commission to execute the long-term recommendations made by the Task Force.

Rod Radle made the following recommendations:

1. Amend the Zoning Change Notification Process (to notify Renters.)
2. Pursue an Affordable and Workforce Housing Bond Program preceded by research, discussion, and prioritization of needs.
3. Explore an Inclusionary Housing Policy for City-Incented Residential Development.

Susan Sheeran made the following recommendations:

1. Explore a dedicated funding source for Affordable Housing (reconstitute Housing Trust, (Center City Housing Incentive Policy (CCHIP) - type financial incentives) and develop a Business Plan.
2. Explore the development of a Community Land Trust or similar organization.
3. Create a policy to prevent displacement of Renters in Mobile Home Parks.

Jackie Gorman made the following recommendations:

1. Pursue an Affordable and Workforce Housing Bond Program.
2. Establish a San Antonio Housing Commission.
3. Explore the creation of Neighborhood Empowerment Zones (NEZs).

David Adelman made the following recommendations:

1. Designate the City Housing Counseling Program and the Fair Housing Council of Greater San Antonio as primary resources for Housing Issues for Residents.
2. Plan and host a Housing Summit.
3. Develop a policy for the creation and rehabilitation of Alternative Housing Typologies.

Mr. Adelman suggested that: 1) Representatives from Non-Profit Organizations, the Private Sector, and Professionals be included in the Commission; 2) The Commission have a Sunset Provision in order to be held accountable to the City Council; and 3) Relocation assistance be quantified.

Mayor Taylor stated that a Housing Summit was scheduled in May 2015. She added that the City was seeking to identify a funding stream to support a Housing Summit for the next three years.

Christine Drennon made the following recommendations:

1. Restructure report by topic.
2. Establish goal of preservation and stabilization of existing neighborhoods.
3. Protect vulnerable Residents and create a Low-Interest Loan Program.

Dr. Drennon offered to assist in restructuring the report.

Mayor Taylor suggested that the Report be structured by individual recommendations and topically.

Maria Berriozabal made the following recommendations:

1. Explore sources of funding other than a Bond Program.

2. Ensure that displaced, Low Income and Long-Time Residents in Gentrified Neighborhoods were appointed to the Commission.
3. Examine City Policies which have caused displacement of Residents in Low-Income Neighborhoods.

Mrs. Berriozabal noted that the needs of the Community were not addressed in the Report.

Mayor Taylor stated that the existing Housing Issues were too numerous for the Task Force to address in the time allotted. She noted that the Report should address both Public Input and discussions of the Task Force and provide a framework for discussion by City Council. She noted that the Report must reflect Public Policy and Real Estate Dynamics which the City does not control. She recommended that the introduction of the Report address displacement of Residents of the Mission Trails Mobile Home Park.

Mr. Adelman asked if Counseling Services were provided to Residents whose structure was scheduled for demolition. Michael Taylor replied that he was unsure if Counseling Services were provided to said Residents but noted that Counseling Services could be added to the Demolition Process.

The Committee discussed the Demolition Process. Shanon Miller stated that the Office of Historic Preservation has partnered with the Development Services Department to review the Demolition Process. Mayor Taylor stated that it was important to communicate with and educate the Public regarding the Demolition Process.

Councilmember Saldaña made the following recommendations:

1. Recognize displacement of Residents of the Mission Trails Mobile Park as the impetus for the establishment of the Task Force.
2. Pursue a Housing Bond Program specifying qualifications.
3. Review resources utilized by the CCHIP Program

Councilmember Saldaña recommended that the Report be submitted to the full City Council on April 29, 2015.

Mr. Radle suggested that the recommendation to pursue a Housing Bond Program should not specify the year. The Task Force Members agreed with the suggestion.

Nettie Hinton stated that she wished to resign from the Task Force. She noted that almost all Citizens attending the Public Meetings had requested that the Task Force to extend time allowed for the Task Forced to address the causes of displacement and preserve culture and the history of neighborhoods. She noted that the City of San Antonio had the highest income disparity in the nation and 50% of its Residents were Renters. She requested that areas targeted for Gentrification be identified. She noted the need for Workforce Housing. She stated that the establishment of Mixed-Income Housing would not preserve neighborhoods. She noted that education and programs for rehabilitation provided by the City were needed instead.

Dr. Drennon and Mr. Taylor agreed to perform revisions to the Report.

Mayor Taylor stated that the Housing Summit would be held on May 15, 2015. She requested that staff revise the Report based on discussions held at this meeting and to provide an Executive Summary that categorized the Policy recommendations based on the categories suggested by Dr. Drennon. She requested that Task Force Meeting Minutes and a Cover Sheet to include bulleted points with an area where Members could designate their agreement or disagreement be included in the Report as an Appendix. She stated that the Task Force would review revisions made to the Report at the next meeting of the Task Force which would be held on April 21, 2015. She requested that Task Force Members submit their availability on April 21, 2015 for said meeting to her office.

Adjourn

There being no further discussion, the meeting was adjourned at 5:17 PM.

Respectfully Submitted,

Ivy R. Taylor, Mayor

Denice F. Trevino, Office of the City Clerk

MTFPDDN
2015.04.14

Appendix Item D

Community Meeting Comments & Questions

Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods Public Meetings Questions and Commentary

Wednesday, March 18, 2015

Tafolla Junior High School, 1303 W César East Chávez Blvd, San Antonio, TX 78207
Attendance: 133
Signed in to speak: 42
Spoke at the meeting: 16
Number of Comment Cards: 26

Did this meeting help you understand the recommendations of the Mayor's Task Force on preserving Dynamic and Diverse Neighborhoods?

YES: 3 NO: 11 Did not answer: 12

Comment Cards (as written, no corrections)

There should not be a separate meeting for Spanish speakers-we all live in the same community. The city needs to provide adequate Spanish/English interpretation at all public meetings. If the city receives federal funds, in fact, Title VI of the Civil rights Act requires it.

Stop demolition of historic buildings.

Provide financial assistance for repairs, adaptive reuse, renovations etc to qualified (in financial need) owners so they can stay in their homes.

Train building code enforcement personnel so they will be able to recommend repairs vs. demolition.

I have attended every Task Force meeting/panel discussion thus far and this was the first one where people really had dialogue and discussion on the real issues and the communities we want create and sustain. People need to be heard. This will save time and money in the long run--developing a system now of real community dialogue that can continue with the long life of the commission.

When thinking about a Relocation Conference for 100s -1000s of individuals, who thought to have a conference with developers to pay a livable wage before breaking ground on major developments where working class people will work? (so they can stay in their homes)
Who feels good about paying hard working people sub-standard wages? You eat their food; they clean your toilets and take care of your children. Pay a dignified wage or those businesses can go elsewhere.

The panel should have addressed specific questions. I understand time was an issue tonight (Tafolla) but there still should have been time set aside for at least some of the Task Force members to speak as their own person in addition to being on the Task Force.

I understand more fully every day that this city is more moved by developers than gente. This makes me sad because so many great people who could be making our city a model for this world are ignored.

To persons in charge of this meeting please note that a group called TOPS is using this meeting for their specific needs. Carlos Mata (210) 433-3345 Please contact me

1) Resident of Westside need to speak first [sic]
2) Have all speakers to identify who they are with and what their interest are [sic]

Written question to be submitted are insult. [sic]

Thanks for everything. It was a pleasure for me to be here.

The meeting was a good idea. Lots of good comment. Sorry it wasn't better prepared.

Lots of conversation about helping with relocation, but please keep in mind those who don't want to be removed or leave their home.

Would like to see more town halls especially those that allow people to interact with recommendations Task Force. Also if Mayor and council people do not come they HAVE TO SEND reps. are obligated to speak on behalf of Mayor or council person- I mean you Mayor Taylor and Rebecca Viagran [sic]

Consider using the "platica" format. Platica -conversation is a traditional format for meeting in a community.

You cannot in good faith present recommendations yet!!! These two/three town hall events are not enough! I have attended Task Force meetings and can say that there has not been enough-research, community input, conversation on the issues within/among the Task Force, or any recommendations for how there can be FUNDING to make real change happen! it was an INSULT to come to one of the most affected communities with a PRESENTATION--instead of coming to HEAR THE VOICES OF THOSE AFFECTED FIRST!!!

Very confusing. The community needs to speak first. City staff has controlled the entire process and the written plan. City needs to hold day long community meetings on this issue as it is attempting to do for developers during their housing summit. And the city needs to invest in translation equipment for 200 folks and pay translators to do simultaneous translation so we don't

have to waste time in translation after each person speaks. It's 2015 and SA should be fully prepared for its Spanish speaking population.

Jose Gallegos, 214 W. Academy, San Antonio, TX 78226, 210-363-9160 wants hard copy mailed to his address

Simultaneous translation please.

Lisa Ortega lortega@mhm.org

Carlos Manriquez, MA HA, 1610 Buena Vista, San Antonio, TX 78207 copy RE: event (minutes) summary

No sirvio
Translation: it was not useful

Para mi en lo personal. No me gusto por que no estubieron [sic] bien preparados en primer lugar en traduccion y otra que tampoco estan preparado para segir [sic] haciendo rezonificaciones. Ustedes no tienen idea de cuanto sufre la gente. Mejor de rezonificar ayuden a las familias ha [sic] reparar sus casas.
Translation: For me, personally, I didn't like it because they weren't well prepared, first of all, with translation and also are not prepared to continue rezoning. You have no idea how much people are suffering. Instead of rezoning, help families to repair their houses.

Como no hubo buena traduccion, no mucho. La traduccion debe de ser perfecta, por favor. Porque se manejan muchos tecnisimos que al traducer los no lo hagan correctamente la traduccion y nosotros no los entendemos bien. Y para entender bien, que sea alguien que habla muy bien las 2 lenguas.
Translation: Since there wasn't good translation, (the meeting did not help) much. The translation should be perfect, please. Because many technical terms are used and when the translation is not done correctly, we don't understand well. And to understand well, it should be somebody who speaks the two languages very well.

Facilitator and Task Force Notes

- Strong demand for a Southside meeting
- Simultaneous translation was the expectation for the meeting
- Put the People's Platform (A "Development Without Displacement" Policy Platform for The City of San Antonio) on the website and acknowledge the platform in the minutes.
- Put the pre-submitted questions and the answers to the questions on the website in English and Spanish
- The feeling that the recommendations don't acknowledge the problem, the feeling that recommendations are assuming relocation. Be specific that relocation is the option only after all other options are exhausted.

- The clear preference is for people to stay in place as owners or renters.
- Include the history of Mission Trails as the impetus for the Task Force. The history needs to be acknowledged as informing the recommendations.
- The desire is for a grant program that provides funds for the elderly and disabled to rehabilitate and fix up their homes.
- Develop local programs with universities to develop neighborhood mentors.
- Elevators, restroom signs, table, prepackaged materials--be familiar with the layout of the building
- Citizens have lingering concerns that prevention of displacement is not being addressed through policy in the draft document
- There is a belief that the Task Force is not focused enough on the people, but rather on buildings and investment
- The proposed housing bond recognizes potential to help with affordable housing, but the need should also be addressed today—not just in 2017
- One concern is the prevalence of investors asking to purchase homes in inner city neighborhoods that are not for sale
- Citizens mentioned that the "Development Without Displacement" platform was not integrated into the document
- There is a request that the recommendations include a review of existing policies as a means of identifying those that may result in displacement
- The report needs context: How does the existing neighborhood landscape lead to the current policy recommendations? How do the recommendations address the needs? What additional work will the Commission need to do in the future to address what isn't already addressed through the work of the Task Force?
- Need translation equipment, issues with Spanish translation
- Street improvement/drainage
- 6 Southside groups on the Southside, slow down process
- Original draft of proposal (had) no plan for public input
- University area by Santa Maria→ received letter wanting to buy house, do you [sic] if someone is trying to take advantage
- Historical/report on Mission Drive in final report
- Develop ideas to prevent displacement
- Develop ideas to avoid negative impact
- Presentation/report add why there is a big gap in income?
- A meeting with power point and written materials in both English & Spanish, simultaneous interpretation
- Yes but we will need English translation for those of us who do not speak Spanish
- Yes-simultaneous translation
- Yes-and please make it clear to <u>these people</u> that <u>we</u> (Task Force) discussed this (translation + Spanish) in a previous meeting and we were told there would be translation and all literature in Spanish
- Yes we need a Spanish language meeting, preferably in the Southside, and it needs to have information translated into English. Retain a professional translator who will translate <u>exactly</u> what is being said. And it should just be for input.

<u>Additional Notes From Audio Recording</u>

Everything -- oral translations, draft documents, online information and comments should be completely bilingual

Slow down the process

The Mayor should be at the public meetings, the community wants to see her engaged with the citizens.

Public input was demanded for the process, it was not part of the original plan

Displacement is the main issue. Moving incentives are not sufficient--recommend policies to avoid displacement.

Make policy recommendations more specific. The report should include a review of existing ordinances and polices affecting the displacement of people and other adverse impacts on inner city neighborhoods.

The process of informing people of what is going on in their neighborhoods needs to change to include more of the neighborhood not just those close by the affected property.

Look at rezoning policies and how they affect families and neighborhoods

People choose to remain in areas targeted for reinvestment. We want to encourage people from the area to buy the properties and reinvest in them.

There is no safety net for people who live in sub-standard housing, they cannot afford to go anywhere else.

There is a need for an education program for working class people on how to keep their property or rental home in compliance with city regulations.

Policies are needed to protect the rights of people to stay in their homes.

The focus is on <u>investment</u> in inner city neighborhoods rather than the neighborhoods that already exist and what the issues are in those neighborhoods. Focusing on investment rather than on the issues intimates there is something wrong with the neighborhoods and the people who live there.

Cultural and historic neighborhoods of the working class need to be protected in our community. Home repairs and rehabilitation moneys cannot wait until the 2017 bond. Need to invest money used for demolition on repairs instead

Don't provide incentives to developers, instead offer incentives to the residents to repair their homes.

The Westside needs a beautification program and needs to be a designated Historic District

Include the testimony and recommendations of the Mission Trails residents on-line and in the report

The Right To The City People's Platform on Development Without Displacement was not acknowledged or included in the notes or online

Draft report has parts that need strengthening: Relocation Policy --the emphasis should be on preventing displacement not relocation

Provide historical context in the report that names Mission Trails as the impetus for convening the Task Force. Context is missing from the draft.

The Task Force has not reached consensus on what is included in the draft report, but there is a commitment from Task Force members that public input will be discussed and considered.

The community feels the staff has too much influence on the development of the report.

San Antonio has the highest income disparity in the nation according to a 2014 report. There is no contextualization for this disparity in the draft recommendations. This needs to be included.

Potential partnerships:

- Habitat For Humanity--temporary housing for people while their house is being rehabilitated
- UTSA or other university with Urban Studies---do surveys to assist in assessing vacant, owner occupied, rental, in-fill and demographics information
- Texas A & M Extension program CYFAR

NOTE----There was a program that was referred to as a model by speaker Gabriel Gonzales (tape was too garbled)

<u>Pre-submitted Questions From Texas Organizing Project (TOP) and the Esperanza Peace and Justice Center</u>

Background Statement from TOP

San Antonio's Westside has extremely poor residential infrastructure compared to more affluent neighborhoods. These conditions have negative impacts on our health and cause our communities to be less safe. Leaders at Texas Organizing Project (TOP) have been organizing for better lights, sidewalks, roads, drainage, and home rehabilitation. We also know that we have the right to participate fully in this process and we have a right to stay in our homes. Most TOP

leaders have lived on the Westside all of their lives. Our collective family history here goes back over 1,000 years.

1. What are your policy recommendations to make sure that we are not forced out of our homes by new development? We do not want relocation assistance. We do not plan on going anywhere. How can you help us stay in our homes?
2. The entire community benefits when residents have the resources to keep up and maintain their homes. It makes little sense to provide incentives to developers and to not provide sufficient resources to residents for home rehabilitation. What are specific ways to ensure that more resources are made available for low income residents for home repair?
3. What are the recommendations by members of this task force that will ensure that developers are required to offer quality jobs, neighborhood improvements, environmental protections, and benefits to local small business on any new development projects?
4. As we stated before, we know that we have the right to fully participate in this process. Will you give us a seat at the table on the city commission that will track implementation of these policies?

Esperanza Peace & Justice Center

1. Five members of the commission have said that this report was not their work product? So who did write this report and how was the Task Force involved in the drafting of this report?
2. The **Task Force Charge** includes this **Goal**: "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." It appears that the only recommendations addressing displacement of current residents are those relating to new housing construction. Why doesn't the report recommend aggressive and creative ways to enable residents to remain in their own homes?
3. The first item in the Task Force Charge subsection entitled "Task Force Purpose" is *"**review current policies,**"* referring to current City policies that relate to the Goal of "*Identifying 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.*" We have a series of questions about this aspect of the Task Force's work:
    a. Why doesn't the report include a review of existing ordinances and policies affecting the displacement of people or other adverse impacts on inner city neighborhoods?
    b. It is clear that the recent Vacant Building Ordinance will enable the City to acquire and demolish buildings more rapidly than in the past which will accelerate gentrification. Why doesn't the report recommend repeal or amendment to that ordinance?
    c. The Task Force report notes that there was discussion of how rising property taxes can force out current residents. Why doesn't the report review current ordinances and policies regarding the City's property tax revenues and recommend the use of some of those revenues for property tax assistance for current inner city residents who are at risk of being forced out?

d. Why didn't the task force report evaluate the impact of City policies on parks and other open space on gentrification and changing neighborhoods?
e. The Task Force Charge includes consideration of how to "minimize or prevent … ***adverse impacts*** *related to history, culture, and quality of life of unique neighborhoods."* Why doesn't the Report even mention this part of the Task Force Charge?

4. The population and culture of the Westside is and always has been Mexican and Mexican-American, with residents, being both documented and undocumented. What recommendations has the Task Force made to minimize or avoid displacement of undocumented residents?

5. For a significant number of inner city residents, their culture and quality of life include the uniquely close-knit community life in mobile home parks. What recommendations has the Task Force made to minimize or avoid displacement of mobile home park residents?

6. Current neighborhood master plans were created with significant community input, yet in recent years, we have seen those master plans disregarded by Council Members, City Staff and developers courting support from a small group of neighborhood association officers. This raises two questions:
   a. Did the Task Force review the City's policies regarding neighborhood associations, particularly the policies regarding recognition of neighborhood associations and evaluation of their internal procedures?
   b. Did the Task Force review the City's policies regarding the influence of lobbyists on City Council decisions?

7. In recent years, more City demolition orders have been issued for the Eastside and Westside properties than in other parts of the City and we know that demolitions pave the way for gentrification. Yet the City spends between $10,000-$20,000 to carry out each of those demolitions. Given all of this, why doesn't the Task Force recommend that this money instead be made available to homeowners to maintain and preserve their homes?

8. The Report's First Long-Term Recommendation, on page 12, is to develop a "Inclusionary Housing Policy for City-Incented Residential Development" which would provide City funding to subsidize inner city construction of residential units, the vast majority of which would go to middle or upper income families. So this would directly subsidize gentrification. How does the Task Force justify this?

9. Why were statements and comments submitted by the Right to the City SA Coalition and the Mission Trails Community to this Task Force not acknowledged or incorporated into the Plan?

10. Why are we rushing the process to finalize this report?

<u>Questions From Participants</u>

What can be done about street flooding/drainage and lighting in the neighborhoods through this process?

How can we get more representation for our affected neighborhoods for this process?

Six Southside groups submitted petitions to the Task Force for a meeting on the Southside. Why was there not a meeting scheduled on the Southside?

What communities are being looked at for best practices?

Inner City Reinvestment and Infill policy identifies target areas (map) for private reinvestment. How does this tie-into the long-term recommendations re: the land trust mentioned in the recommendations?

Are the elderly and certain areas being targeted by developers? What can the Task Force do about this?

Does developer provided relocation assistance provide moving costs or the difference between the old rental rate and the new rental rate for 12 months? This language is not clear.

Will all, or only some moving costs be covered?

Why are incentives given to developers for new apartments for middle and upper income people in working class neighborhoods?

What is the city's policy in cases where a developer forgoes incentives? Will the developer avoid paying relocation assistance?

Has the Task Force developed ideas to avoid displacement?

Has the Task Force identified ideas to avoid negative impact on history, culture and quality of life?

What is the city's policy on relocation assistance in cases where the residents are displaced due to code compliance violations?

What happens if there is displacement due to commercial encroachment? Is there a policy for this type of displacement?

Have policies on vacant buildings been reviewed?

Thursday, March 19, 2015

Ella Austin Community Center, 1023 N Pine St, San Antonio, TX 78202
Attendance: 99
Signed-in to speak: 17 Wednesday, March 18
16 Thursday, March 19
Spoke at the meeting: 2 Wednesday, March 18
16 Thursday, March 19

Number of comment cards: 13

Did this meeting help you understand the recommendations of the Mayor's Task Force on Preserving Dynamic & Diverse Neighborhoods?
YES: 4 NO: 4 Did not answer: 5

Comment Cards (as written, no corrections)

Not enough substance to the recommendations, too vague

Too high-level, no details given; The city needs to protect homes from being raized [sic] for parking; Homes need to be maintained by their owners; What is the goal ratio of tenant – occupied vs. owner-occupied homes?; Speeding cars are a problem for all inner-city neighborhoods and should be addressed city-wide

The Task Force recommendations should reflect Mission Trails being at the root of their creation. It should also pay attention to the hybrid type neighborhoods such as mobile home parks. If the recommendations had been in place before Mission Trails-would it have been helpful? That should be a question that is answered before the Task Force dismisses.

Please don't cut off peoples mic [sic]; it's really rude and doesn't help your standing in the community

Thanks for addressing this issue. Seems that a community needs assessment would be appropriate.

Why are speakers only allowed 3 minutes to speak as such topics that require more in depth discussions.

What exactly is being done to fix the problem of discriminatory redistricting? For example, Alamo Heights ISD allows a wealthy neighborhood to pool tax money. People within that school district get the benefits of a top-level education and the advantage of living near the heart of the city. Also, why is housing more affordable in suburban districts/areas like Marbach than in urban areas with dense poverty (i.e. West and east sides)?

Please consider implementing a "Habitat for Humanity" model for renovating abandoned & vacant property. Add to the tax base rather than eliminating or deferring developer taxes. Use resources to create more resources.

The Alamodome Garden NH has been tremendously "neglected" by this city. Our area has been neglected since they stopped the plans to complete 6 phases. We were separated from the Historical Denver Heights neighborhood and since then we've been totally left out. Finish/complete the neighborhood next to the Alamodome as you complete the convention center.

We need an avenue to address concerns of this city online (open avenue)

We should not limit people on the microphone when asked to speak to the panel.

Zachry-invented and built modular motel rooms. I think someone could invent houses in this manner that would gut the infrastructure and update and easily bring up to code these older neighborhood homes.

Que se presente la mayor. A escuchar nos.
Translation: The mayor should attend to listen to us.

Facilitator and Task Force Notes

- TX A&M→ serious services-research based program (overview of program)
- Happy to have Task Force
- Not enough info in SA, where is money coming from. Seniors cannot live downtown, what are we doing for us (seniors).
- Not satisfied with WDC/SAGE
- People who do not qualify for programs-Casa Verde or other programs
- Property owner responsible for alley ways
- Forum through internet/email
- Draft report in Spanish, not very accessible for everyone
- Recognize, act, react livable wage
- Neighborhood empowerment zone
- Senior housing component is missing
- Community gardens should be in consideration for the recommendations.
- There should be an option to request simultaneous Spanish translation
- A great deal of suspicion regarding where the money is coming from to revitalize the older parts of San Antonio.
- Suspicion that there is a hidden agenda that citizens do not find out about until things are already happening
- There is no senior advocate from a commission on the Task Force.
- Information is not getting out to seniors and people who are not on-line.

- There is not enough opportunity to comment--citizens want an opportunity to comment online.
- The DRAFT report needs to be accessible and available in Spanish
- The DRAFT report is not easy to find online--make it more obvious.
- The language of the report treats displacement as inevitable --the position should be to keep people in their homes
- Recognize, Act, React----The city does not recognize that not everyone can afford to fix their homes. The city was built on underpaid labor. Pressure needs to be put on the local and state entities for a livable wage in Texas
- 1 in every 4.5 people are seniors and that number is growing. There should be a specific senior housing component addressed in the recommendations
- Developers are getting across the board incentives with no regard to neighbors. No one asks the neighbors what they want
- Developers sell the building and all the agreements are nullified with the new owners
- Idea--city buys old houses and moves them to vacant lots to fill-in spaces in existing neighborhoods
- People in the older neighborhoods see themselves as Urban Pioneers.
- Success measures for 2017 bond ---economic disparity, affordable housing
- The Task Force should actively and aggressively go to those in greatest need to discuss and develop success measures. Task Force should do due diligence and focus on the people who need it the most
- The Esperanza and TOPS questions and answers and the *Right to the City* document needs to be posted on the website
- Developers, code compliance and CBDG money is going to harass people and move them out of their homes and neighborhoods
- Harassment is an issue--developers are coming into neighborhoods and knocking on doors asking to see the owner who is often sick and elderly and trying to convince them to sell their homes that are not for sale. If the houses are sold they are often being flipped by the developers.
- The Peanut Factory is an example of incentives for development that is promoted as student housing, a 450 sq ft space is renting for $859.
- Raising [sic] communities is cultural genocide. People put down roots and then they are ripped out. Lower income people are not represented on the Task Force
- The structure of the Task Force is top down, does not reflect the people who are affected
- Long-term residents need PROTECTION
- The Task Force needs to be on-site to witness development when a house is being knocked down- need to be there to witness the process
- People cannot afford the basic services so how can they keep up their homes and the [sic] where they live?

Additional Notes From Audio Recording

Mitigate or prevent displacement and rising property taxes to keep people in their homes

Texas A & M Extension Program offers research-based educational programs such as Children, Youth and Families at Risk (CYFAR) to teach nutrition, horticulture and sustainability so residents can give back to their neighborhoods such as with community gardens.

Some neighborhoods have grown beyond their capacity.

There is a question about the decision making process and transparency of Westside Development Corporation and San Antonio Growth on the Eastside (SAGE). Decisions are being made by people not living in the area.

Release the Draft report in Spanish and make the language of the report in English and Spanish more accessible for the public.

Involve the neighborhood associations in the process

Include a senior housing component as a part of the discussions.

When developers sell buildings and property, they have received incentives. Use those taxes to help the neighborhood stabilize the area and benefit people who need help stabilizing their homes.

The city should buy up vacant houses and move them onto vacant lots to help stabilize neighborhoods.

Focus the 2017 Bond on those with the greatest need

The Peanut Factory project got incentives, but it is not affordable

Questions From Participants

The alley behind houses originally for garbage pick-up were maintained by the city, now property owners are expected to maintain them. Why should property owners have to maintain these areas when it is not their property?

Concern about how seniors can afford to live in downtown. They have lived in their homes for decades. Where will they go?

What is the Westside Development Corporation doing to help the people?

The people who live in the areas are not involved in the decisions. There is no representation of the people who live in the areas being talked about. Who are the decision makers?

What are the incentives for people who live in low income neighborhoods?

How can seniors afford to live downtown?

Glad to see houses being fixed up. Are there low interest loans or incentives for people who do not qualify for Casa Verde programs?

How will Neighborhood Empowerment Zones work for homeowners and for land owners?

What happened with Phase 6 of the Alamodome?

Wednesday, March 26, 2015

Central Library, 600 Soledad St, San Antonio, TX 78205
Attendance: 54
Signed in to speak: 13
Spoke at the meeting: 13
Number of Comment Cards: 10

Did this meeting help you understand the recommendations of the Mayor's Task Force on preserving Dynamic and Diverse Neighborhoods?
YES: 2 NO: 5 Did not answer: 3

Comment Cards (as written, no corrections)

Is the Task Force in communication with the people planning the consolidated plan? If the city is receiving $80 million dollars over the next 5 years- why can't some of those funds be allotted to the Task Force recommendations? Perhaps to get a fund started that the bond $ will only replenish. Also- if the consolidated plan is planning for housing for the next 5 yrs+ and the new "1 million people" that are expected to be in SA, is the Task Force working with that in mind. Both are coming out of the same office (planning) it should reflect that.
-to ignore people is wrong- silence kills…
-each neighborhood should be represented by a representative
-each university should survey all neighborhoods to assess needs
-business leaders should come to the table with sustainable resources to revitalize neighborhood
-college students, professors and business people should discuss sustainable projects to better improve community
-businesses, loans, innovative projects to raise funding for families should be a priority
-tearing down homes w/o replacement should be eliminated. Moving expenses alone is unacceptable
-need more input, time, planning & active participation from mental health, clergy, state reps should be included city wide

Translation much improved. Still no opportunitry for real interaction with the community & Task Force. Obviously need more Task Force mtgs before releasing a report.[sic]

Only "Jesus" can help us, Blessed be "God" From a truly knowledgeable concerned citizen. It appears to me and other concerned citizens that they (the powers that be) has [sic] already made their decisions and recommedations [sic] and all these public meetings are for the concerned citizens to vent their frustrations, when everything has already been done and completed. They are going to move forward on what they have already agreed upon. These meetings are just pretend, as if their voices are still being heard, when in reality everything has already been done and completed.

What I do understand is that the Mayor's Task Force is moving too fast to finalize these recommendations. It feels like the "results" are being railroaded. Please postpone the recommendations and take meaningful measures to address some of the concerns raised by both citizens who spoke up & some of the Task Force members. We need immediate action to prevent

land speculation & property flipping; we need prioritization of protecting viable communities as communities. COSA needs to be required to give just as much (or more) attention & service to residents & ordinary citizens as it gives to the developers who profit from destroying our communities.

Meeting was informative to the present public. I believe the presence of officers was unnessary [sic]. Also, some of the the [sic] present task force members lacked their listening skills and there was not enough time for public to voice their thoughts. Three minutes is not enough and that is not helping community voice themselves as the meeting was for that purpose. LISTEN AND UNDERSTAND!!

I understand that the Task Force didn't write them!
–especially that the Task Force didn't even write the recommendations!!
-how can public meetings

- Without translation (in the Westside)
- With overly rigid time restrictions on speaking
- With police officers in presence, alienating people of color, hardly helping the community feel welcome & valued
- Which no one in San Antonio knows about or have ever heard of constitute a serious attempt to engage the citizens of this city in a dialogue about the displacement of vibrant communities?

The draft report does not discuss the issue of homeowners struggling to upkeep their homes, who then may be targeted by realtors for code compliance violations. How does the Task Force plan to address this issue?

Facilitator and Audio Recording Notes

- Displacement of businesses and seniors because of higher rents including Bank of America--which citizens in the area used
- Examine the health effects of gentrification--take these into consideration, check the CDC's report or article about the topic
- There is not accountability for monies being spent on development
- New business seems more important than people--the most vulnerable are being ignored
- There is no consideration of the preservation of the neighborhoods we have now--to preserve the flavor of what we have now
- By the time information gets to the working people it is all a "done deal"--it is exhausting and demoralizing. The Zoning process needs amending.
- Establish a mediation process for developers and residents with an outside, unbiased 3rd party--the city cannot mediate
- People cannot afford to move back to their old neighborhoods and their old family homes
- Mitigate the cost of displacement, but know that some things cannot be mitigated no matter what the amount of money or help.
- Preserve families and save the flavor of the neighborhoods.
- Large security deposits are being used as a way to discriminate and discourage some renters

- Need more opportunities for ongoing input to the process
- There are many renters on the North side as well as other parts of the city
- The representative for the councilperson (in the speaker's district) said the scope of the Task Force should be extended to include renters--so they are also protected
- Three uniformed policemen at the meeting was viewed as excessive and unnecessary
- District 2 has had over 250 calls demolitions/compliance issues, Distinct 5 has had 180 calls, District 1 has had many calls--these areas in the inner city are being targeted
- The Vacant Building Ordinance talks about giving land and buildings to developers.
- The Comprehensive Plan document refers to the "creative class" as living on the Northwest side of town and the other parts of town as where service and other workers live.
- Drainage problems at Five Points, Warren and Flores St., handicapped access is a problem Marshall St. has big potholes --repave the street and make it better--bus stops and sidewalks get flooded
- Is the document the work of the Task Force or the staff? (the speaker implied to audience it is the staff's work)
- The Task Force exists to protect people who do not have a voice and cannot be here today
- The gatherings (public meetings) are all reactive not proactive. We are acting as though the fight has been lost and that gentrification is unavoidable.
- 78202 and 78208 are below the poverty line Homelessness and poverty are still huge issues in this community
- Look at Salt lake City as an example --they have eliminated homelessness
- Glad for downtown revitalization, SA 2020 and all that is happening, but the city needs rent control--here is a huge impact on seniors, the impact is massive
- There is no protection for renters--some have seen a 25% increase in 3 years.
- Long term renters have given stability to downtown
- Revitalization needs to be affordable for people who already live in the area--so they don't get displaced
- Neighborhood Associations are organizations that should get more involved in the process
- There is too much poverty, neglect and discrimination. No one cares about humanity or the recognition of the West side of the city and what the people need
- Disagrees with the language of the policy goals-- to increase the number of mixed income areas throughout the city-- the language is discriminatory and is asking that it be changed
- Do not just consider permanent housing as the main focus, apartment dwellers are in need of affordable rents. The downtown market hot and rents are not affordable.

Task Force Responses From Audio Recording

- Include Maria Berriozabal recommendations in the report for discussion. The report is a work in progress and the Task Force will discuss all comments. Berriozabal expressed that she feels they need at least a couple of more meetings to discuss the community input. Asked that the public hold the Task Force accountable
- Nettie Hinton expressed that she believes that if Castro and Bernal had remained involved the focus of the discussions would be on displacement and not economic

development and the development of mixed use communities. Feels the Task Force has lost focus. What San Antonio needs is not affordable housing, but "work force housing" for service industry workers

- Christine Drennon-The idea of using bond money and making it available for rehab, to help stabilize existing neighborhoods in need--the idea of preservation
- Susan Sheeran--Task Force should have provided for input at every single meeting
- Councilman Trevino--feels the frustration with the process, but it is not an easy task, the tasks are complex and nuanced. Transparency is the key to his process. Public meetings are part of the process. Supports the idea of more meetings.
- Jackie Gorman-- Impressed by the passion of the people who have spoken. How can renters be accommodated without taking away the rights of property owners? Asked for examples of how this can be accomplished and still maintain the rights of people who own the property.
- Rod Radle--This is a draft report no vote has been taken on anything. The Task Force is looking forward to the feedback from the community. Unless we have a concerted effort by community leadership and a broad spectrum of individuals from across the city. Unless we have a concerted effort the bond will not pass, we have to be involved and we need to vote.
- Preservation is the key--preserve the physical and social fabric of the neighborhoods

Questions From Participants

Disaster accommodations--tornadoes, earthquakes. What is the housing policy for residents who are affected by a disaster?

What is the city's plan of action for families on public assistance, or Section 8? Is it to transition a home or subsistence housing? [sic]

How can diversifying neighborhoods not displace people?
Diversifying sounds like displacement.

What is the plan of action to prevent homelessness? What is going to be done to prevent homelessness?

Wednesday, April 1, 2015

South San Antonio High School
535 Barlite Blvd, San Antonio, TX 78224
Attendance: 27
Signed in to speak: 15 carried over from previous meetings
9 Wednesday, April 1
Spoke at the meeting: 4 carried over from previous meetings
7 Wednesday, April 1 (2 people ceded their time to 1 speaker)
Number of Comment Cards: 5 cards filled out by 3 individuals

Did this meeting help you understand the recommendations of the Mayor's Task Force on preserving Dynamic and Diverse Neighborhoods?
YES: 2 NO: 1 Did not answer: 0

Comment Cards (as written, no corrections)

The objective of this Task Force is to eliminate revitalization in the future; it should never be required again if addressing the charge of the Task Force.

Displacement policy is not only short-term; it must be seen as the very last possible band aid. And it must be seen as a failure when we turn to it. And we must commit to making policy that doesn't even consider a fair displacement process acceptable as a permanent policy.

Increasing the number of mixed income neighborhoods does not mean re-making existing neighborhoods. Not by fiat- but naturally. Emphasis should move from corporate-centered when pursuing economic development. It should be neighborhood centered, so neighborhoods can benefit from the multiplier benefit of keeping economic transaction dollars in the neighborhoods, letting markets lift the economic well-being and evolve into mixed income neighborhoods naturally.

City staff erred in portraying the purchase of mailing lists of renters within 200 feet of a zoning change as prohibitively expensive. As a direct marketer I know this is not too expensive. Besides, it could be incorporated into developer's fees.

The previous comment leads to this comment: the Task Force must be given the opportunity to scrutinize staff reports in detail and question they're [sic] presentations. (Marianne Kestenbaum, 493-9654)

Issue of health concerns? Most use one of the best hospital systems known: UTHS world known doctors.

The demographic study for the Westside needs to recalculate and remove the affordable housing, SAAHC, SAHA properties etc. that give the area as a whole percentage wise an image with need. Because it is beginning to look like non-profits create such areas for their own benefit. This in turn overwhelms the existing citizens that own homes and are higher income levels. We are mixed income but because most projects are placed in our area the demographic is skewed. City

of San Antonio checks and balances process is flawed at many levels. Our area has mixed income but the demographic study is flawed.

Preservation or gentrification?

Regarding small lots, it was realized that the courts system of housing is not conducive to a healthy & safe environment. High density went to single homes. High density areas elsewhere once prosperous are no [sic] slums. Stop the abuse of empowerment zones. One reached the Castroville HEB, but bypassed La Fiesta.

Review and ask why the Securities and Exchange Commission Recommendations for Accountability of Economic Development Corporations and others not wanted. [sic] We need foresight and time to learn from the errors of others and the past.

Yes this is such an important topic. The Task Force & guests had a lot of good ideas to share.

Facilitator and Audio Recording Notes

- Gentrification is happening across the country and is affecting low and moderate income families. How can there be a balance for people when they must compete with wealthy corporations, developers and contractors? Suggests there needs to be a rule that city council persons cannot accept any donation from any proposed developers or construction companies --then there will be some balance.
- Gentrification is a symptom--Mission Trails and poverty are a symptom. There is a bigger thing; it goes back to education and the education system. As a community we should be focusing on how to get people out of low income housing. How do we get people to an income level where they can afford the developments that are being developed? I agree we need to implement affordable housing-- at the same time don't blame the city. When it comes down to it we can't build our own communities. As a person from the Eastside who moved back to the Eastside, it is annoying to hear the city being blamed for conspiring against people. Go to your school board meetings and tell them what is needed.
- Want to remind the Task Force and the community that the discussion needs to be extended and we need to continue to talk about the matter. The report is underdeveloped and it focuses on displacement as the only effect of gentrification, but it is only one aspect. Gentrification has different faces, stages and effects-- we have discussed education, higher wages, privatization and public spaces. This report is our future; forget the politics-think about the effects on people.
- Thank you for doing the meeting at South San --it should have been one of the meetings from the beginning. Thank you for doing the meeting.
- From watching the process the Task Force is driven by an artificial deadline. It will take longer than a 2 hour meeting to discuss all the comments and questions. Two things need to happen--- a context needs to be created for why there is a Task Force, and as the Task Force or Commission continues to do its work, the original Task Force members should be able to continue or select their own replacements.
- The elderly lose their will to live when they are displaced. There should be a system of checks and balances for the city to weigh options and consequences. Commissioners are the first link between people and government. People make a lifetime commitment to a place and then they are forced to start over.

- People want to make the money to be able to afford nice homes in our communities.
- Feel an obligation to speak --the Task Force speaks to gentrification and the policies speak to profit. Economic growth is not a solution to poverty. What we do in the US impacts the world (refers to a book ---*Confessions of An Economic Hit Man by John Perkins*).
- Councilman Saldaña's opening remarks were not translated--the equipment did not work.
- Community members have been blindsided by change. La Gloria was the speaker's first experience with racism. People have been coded out of their homes. Push the deadline forward (further out) for the recommendations--we need more time to discuss.
- (Graciela Sanchez and Antonia Castaneda ceded their time to Amy Kastely)
- The Vacant Building Ordinance is about speeding up gentrification. The Vacant Building Ordinance and the Building Standards Board and code compliance allow demolitions to be speeded up. HDRC's mission is not just about historic and architectural preservation. They don't understand their charge--it is about preservation of places and culture.
- Economic policies of COSA Empowerment Zone ---dollars from the federal government went to build the Grand Hyatt. Cities are supposed to use federal money to help the zones in need---small businesses for upgrades etc.-- when the company was asked for a commitment to pay a living wage, they did not want to do it.
- One model is--make money and materials available to families and people to allow them to improve their houses. COSA does not follow through on policies in low income neighborhoods, so this opens the areas up for gentrification. The city enforces code compliance in low income neighborhoods, but does not maintain parks or city services in low income neighborhoods
- The report lacks focus on economic inequality-- the perspective is that economic integration will help create economic integration. It is like busing rich people to poor neighborhoods and then there is integration.
- Nothing in the federal or state constitutions requires you alter the master plan for a developer.
- City attorneys are not always right, you need to consult an independent counsel to try to help keep people in their homes. It is OK to ask for another opinion.
- Make our dynamic and diverse traditional neighborhoods strong and stop those city policies that make life in those neighborhoods difficult. Give a little support to homeowners and businesses. Businesses are going to want to be in those neighborhoods as long as there are people in the neighborhoods. It is a huge mistake to tear down the old and put in subsidized housing.
- The result of term limits is that council people will not be in their positions very long and that city staff will then make the decisions.
- We need to think of the conceptualization of the issues of gentrification. You are working with an artificial deadline. Don't let developers and other wealthy interests be the privileged force that influences the process. The inequalities are on the table; recognize them.

Task Force Responses

- Maria Berriozabal: Not enough effort is going to into reaching the target audiences who are directly being affected. Need to fix how public meetings are announced and how we provide services for limited English understanding. Bob Comeaux's letter, Maria's recommendations and the Right to the City statement need to go to the Task Force to be part of the discussion. The city needs to let people know that there are incentives

available to them. The Task Force never discussed gentrification. Need a report to go to the Task Force on the results of the Reprogramming Hearing on April 16 -- what will the $1.5 million will be used for and what income levels will qualify. Please attend the meeting with your questions. People getting requests/notices to buy their houses--city has to find a way to let people know there are changes, programs and incentives that are happening inside Loop 410 that are changing the character of the city. Need to change the perception that the city only listens to developers. Change happens when people outside make it happen.

- David Adelman: People move into older neighborhoods because they want to move into interesting neighborhoods. We need to make decisions and choices about how we are going to grow as a city. The cost of sprawl is very high. Mixed income neighborhoods are the most sustainable.
- Susan Sheeran: A special request of Amy Kastely --please send in the bullet point comments of your presentation. The SAFFE Officers at the last meeting were appreciated.
- Nettie Hinton: The city does not do a good job of getting the word out to those most affected. Someone has to take the time to talk to the affected people. The process is moving too fast. Whoever/whatever is forcing the short timeframe needs to let the Task Force meet for longer to do more thinking about the draft, the comments and the situation. People who want to move into the inner city will displace long-term residents. We need to help the service industry workers.
- Richard Milk: This is the second time hearing that mixed income neighborhoods should not be the goal. What are the mechanisms and the outcomes that will be a logical to get San Antonio off the most segregated list?. Heard from the speakers that there is a desire to get at the root causes of the problem in San Antonio--don't limit the conversations to this Task Force, the issues are much broader. A permanent commission is a good vehicle for working on the problem.
- Councilman Treviño: Coincidentally, the map that tracks obesity is almost the same as the areas we are talking about--there are other issues to consider in these areas--these issues can be correlated and need to be addressed. Regarding what has been referred to as the artificial timeframe--we want to get to the point of establishing the permanent commission. We need to establish better polices and strategies for communication on the issues.
- Rod Radle: The complexity of the issues is incredible. There are many cases where owner occupied homes are owned outright, but people don't have the capital to fix their homes. They are paying more than 30% of their income to have insurance and for maintenance. There would need to be hundreds of millions of dollars of capital available to bring these homes up to standards. There is a 50/50 chance the house will need to be torn down and rebuilt to meet minimum standards. Then will the owner be able to maintain the house? These are complex issues with big needs.
- Councilman Saldaña: The idea that we want to reverse a trend that investment goes into certain parts of the city-- there are 2 sides to the coin. People get caught when projects happen in historically underserved communities and attract investment and development. What does it do to people who live in the area? We don't want to have a public investment and then have the people who have lived there for many years not benefit from it. People get caught after staying in place and sticking it out--then the improvement happens and things change. The people who have lived there all this time need to benefit from the investment. This is a policy question we have here we are trying to answer.

Questions From Participants

How can there be a balance for people when they must compete with wealthy corporations, developers and contractors?

How do we get people to an income level where they can afford the developments that are being developed (built)?

Email and Online Comments

Email Comment

I have attended most of the meetings of the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods since November, as well as the Quality of Life Committee meeting at which an overview of issues was discussed. I'd like to submit this question for tonight's Town Hall meeting:

What is the staff's plan for complying with the Quality of Life Committee guidance to account for all comments at these public meetings, as well as their disposition, in the final report to City Council?

Email Comment (submitted in English with Spanish translation)

Position Statement from the West End Hope in Action Organization Regarding Preserving Dynamic and Diverse Neighborhoods presented to the Public Meeting March 18, 2015.

The history and people of West End Community of San Antonio are testaments to survival and strength in San Antonio. The roots of the community go back even before the establishment of the city itself and are as widely diverse as any person could imagination. Much of that history is becoming lost in the growth of our city. We, the current residents are proud of our neighborhood and have pulled together in order to make it a safer, more prosperous place to live and raise our families. We are interested in improving conditions in the neighborhood but not at the cost of displacement or the suffering of our neighbors. We wish to be neighbors helping our neighbors to realize a better life.

We have been watching with great interest as the Mayor's Task Force has gone through its paces. The report to the Quality of Life Subcommittee was good, as far as it went but we have concerns:

- that more detail was not presented on policy recommendations.
- There doesn't seem to be an actual report from the Task Force, only a Power Point Presentation
- Citizen input has been stifled, written reports are not included in what has been presented
- There is no process on the Task Force for reaching consensus
- The report that was submitted to the Quality of Life Subcommittee was a report from City Staff and not representative of all the members of the Task Force

In addition, the procedures put forth by City Staff for the process of these two Town Hall meetings appears to be designed to stifle citizen input rather than promote a healthy exchange of ideas. Given the long history in San Antonio of disenfranchising people of color and low income, we respectfully state that more input from those very people must be sought.

We the citizens living in the West End, support economic development and reinvestment, but not at the cost of involuntary displacement of our neighbors and tearing at the family friendly fabric of our community.

- We especially support the Policy Goals and Key Indicators as stated in the Task Force presentation.
- Of the Long-term Recommendations we would especially support the Creation of Neighborhood Empowerment Zones similar to those established in Ft. Worth.

- We request that a dedicated funding source for Rehabilitation and alteration of elder-owned housing, be established which will allow for our elderly neighbors to continue to live safe and healthy lives in their own homes without going into debt. This fund must be substantially more than the amount which has been budget for home repairs in recent years.
- Zoning and planning must be geared toward maintaining the general fabric of the neighborhood. Building three story townhouses scattered throughout more historic neighborhoods tears at the fabric.
- Housing Policies do not address the problems of old and decaying infrastructure. We need curbs and sidewalks in our older neighborhoods, water mains and sewers are breaking down. The residents of the inner city have been paying taxes for many decades and have not fully benefitted from their investment in the City.

Additional Policies and Support from the City in the following areas also need to be addressed if we are to bring about the goals and indicators listed:

- Support for coalition building to improve job quality in terms of wages, benefits, and career ladders, training and education tailored to the needs of the local residents.
- Transportation concerns: ensure that residents of one community have practical access to jobs throughout the metropolitan area.
- Public Health related issues: improve healthy food access, safe parks, and walkable streets.
- Strong social networks that bring neighbors together-whether to advocate for change, or provide support for neighbors- can strengthen community ties and build leadership.
- Support for inner city neighborhoods that wish to become a neighborhood association and recognized by City Government. This should be a neighborhood driven decision, not determined by City Staff.
- Develop a Comprehensive Healthy Development Monitoring Tool to be utilized by stakeholders, neighborhoods, developers, and City Departments

We wish to thank the members of the Mayor's Task Force for their continued concern and determined efforts under pressure to produce a viable product under changing leadership and tight time frames. Their efforts have been admirable. Special thanks to Maria Berriozábal and Susan Sheeran for assisting us and keeping us up to speed on the process.

Chuck Bayne
Treasurer and Acting Secretary, West End Hope in Action Organization

Declaración de la posición de la organización West End Hope in Action En cuanto a preservación de vecindarios diversas y dinámicas presentado a la reunión pública el 18 de marzo de 2015.

La historia y la gente de la comunidad de West End de San Antonio son testamentos a la supervivencia y la fuerza en San Antonio. Las raíces de la comunidad vuelven incluso antes del establecimiento de la propia ciudad y son tan ampliamente diversas como cualquier persona podría imaginar. Gran parte de esa historia se está perdiendo en el crecimiento de nuestra ciudad. Nosotros, los residentes actuales estamos orgullosos de nuestro barrio y nos hemos unido a fin de que sea un ambiente más seguro y más próspero para vivir aquí y criar a nuestras familias. Nos interesa mejorar las condiciones en el barrio pero no al costo del desplazamiento o el sufrimiento de nuestros vecinos.

Queremos ser vecinos que ayudan a nuestros vecinos para lograr una vida mejor. Hemos observando con gran interés, como el Grupo de Trabajo del Alcalde esta cumpliendo su tarea. El informe del Subcomité de la Calidad de Vida estaba bien, en la medida en que salió, pero tenemos problemas:

- No se presentaron suficientes detalles sobre las recomendaciones de política.
- No parece que hay un informe real del Grupo de Trabajo del Alcalde, sólo hay una presentación en Power Point.
- Aportación de los Ciudadanos ha sido sofocado, informes escritos no están incluidos en lo que se ha presentado
- No hay un proceso en el Grupo de Trabajo para el logro de un consenso
- El informe que fue presentado al Subcomisión sobre la calidad de Vida es un informe de Personal de la ciudad y no es representativo de todos los miembros de la Grupo de Trabajo
- El informe que se presentó a la Subcomisión Calidad de vida era un informe de Personal de la ciudad y no es representativo de todos los miembros del Grupo de Trabajo

Además, los procedimientos de personal de la ciudad para el proceso de estos dos Ayuntamiento reuniones parece estar diseñada para sofocar ciudadano en lugar de promover un sano intercambio de ideas. Dada la larga historia de San Antonio de marginar las personas de color y de bajos ingresos, solicitamos respetuosamente que más aportaciones de las personas debe ser buscado.

Nosotros, los ciudadanos que viven en el Lado Oeste, apoyamos el desarrollo económico y la reinversión, pero no al costo del desplazamiento involuntario de nuestros vecinos y rompiendo el tejido familiar de nuestra comunidad.

- Apoyamos de forma especial los objetivos de las políticas y los indicadores clave como se indica en el Grupo de Trabajo.
- De las recomendaciones a largo plazo, apoyaríamos la creación del empoderamiento de Zonas de la Vecindad similares a los establecidos en Ft. Worth.
- Solicitamos que una fuente dedicada de fondos para la rehabilitación y alteración de las propiedades y viviendas de personas mayores que permitirá a nuestros ancianos vecinos que sigan viviendo vidas seguras y saludables en sus propios hogares sin entrar en deuda. Este fondo debe ser mucho más que la cantidad que se ha presupuesto para las reparaciones de hogares en los últimos años.
- La zonificación y planificación debe estar orientada hacia el mantenimiento de la estructura general del barrio. Edificios de tres pisos entre casas dispersas en barrios históricos desgarra el tejido de esa vecindad.
- Las políticas de vivienda no abordan los problemas relativos a la edad y deterioro de la infraestructura. Necesitamos bordillos y aceras en nuestros barrios más viejos, red de agua y cloacas se están rompiendo. Los residentes de la ciudad han estado pagando impuestos durante muchas décadas y no han sacado provecho de su inversión en la ciudad.
- Apoyo para formar coaliciones para mejorar la calidad del empleo en términos de salarios, beneficios y escaleras de carreras, en la formación y la educación a la medida de las necesidades de los residentes locales.
- Transporte: asegurar que los residentes de una comunidad tengan acceso práctico a puestos de trabajo en toda la zona metropolitana.

- Cuestiones relacionadas con la salud pública: mejorar acceso a alimentos sanos, parques seguros, y calles donde se puede caminar.
- Fuertes redes sociales que reúne a los vecinos, ya sea para promover cambios, o brindar apoyo a los vecinos- esto puede fortalecer los lazos con la comunidad y construir liderazgo.
- Apoyo a los barrios céntricos que desean convertirse en una asociación de vecinos y reconocida por el Gobierno de la ciudad. Esto debe ser una decisión impulsada por el barrio, no por personal de la ciudad.
- Desarrollar una herramienta comprensiva y sana de monitoreo para ser utilizado por los interesados, en los barrios, los desarrolladores y departamentos municipales

Queremos dar las gracias a los miembros del Grupo de Trabajo del Alcalde por su constante preocupación y esfuerzos decididos bajo presión para producir un producto viable durante un tiempo de cambios en el liderazgo y plazos muy estrechos. Sus esfuerzos han sido admirables. Gracias en especial a María Berriozábal y Susan Sheeran por ayudarnos y por asistirnos y mantenernos informados al tanto de las novedades sobre este proceso.

Chuck Bayne
Treasurer and Acting Secretary, West End Hope in Action Organization

Online Comment

The city needs to enact rent stabilization/rent control to protect tenants, especially seniors, fixed income and disabled tenants. I realize that Texas law overrides this, but with some creative thinking, we should be able to push back against greedy apartment owners. Can zoning laws be used? Can incentives and tax rebates be used to twist their arms? Can Texas laws be changed (Diego Bernal should be on the case.) We need to think of the rights of tenants as civil rights and come up with some good ideas. San Antonio is growing fast and we need to protect owners and tenants

Email Comment

Yesterday, at the Town Hall at South San High School, many comments were made that those of us who spoke at this particular meeting "elevated the discourse," were "clear and concise," and "got to the point." In a respectful and appreciative tone, you thanked Amy Kastely and me by name. With each of these comments, I nodded and said thank you, but each time I thought my stomach would fall to the floor. To be honest, your attitudes were very blatant. Did anyone notice that Amy and I are both white, college-educated women? Did anyone notice that the majority of residents affected by displacement and gentrification are poor and working class people of color? Yes, everyone noticed. These attitudes are the crux of the issues you are called to address, and they should be called out for what they are. Quite simply, this is racism. I will remind you that racism is not so much something that we intend, but something that we inherit – all of us – as a society. It is insidious and pervasive. It is a set of attitudes and assumptions hat inform our opinions and actions, sometimes in subtle, unconscious ways. The only defense against it is self-examination, and from what I have seen at these four meetings, we need to go much deeper with our self-examination, and hold one another and ourselves much more accountable. It is also a matter of systems and institutions, like the policies that you have been tasked with examining. If we cannot question policies and practices that we think of as "the way

things are" or "the way things have to be," then we cannot challenge racism. Though surely unintentional, your comments made it quite clear that you prefer the voices of white, college educated people over the voices of the residents who attended the previous three meetings to tell you how these issues DIRECTLY IMPACT THEIR LIVES. Those of you who made these comments must call your attitudes into question. You didn't mean to be hurtful, but you were. Additionally, many people of color have brought up the same issues, again and again, without this level of respect and acknowledgement. Those who have spoken in ways you found pleasing were told, "You're so articulate!," which I'm sure you can see is quite patronizing! No matter the situation, it is always rude to respond with surprise to another person's intelligence.

This particular meeting at South San High School, due to poor community outreach, was the ONLY meeting NOT attended en masse by residents from neighborhoods affected by gentrification and displacement. As we've seen on the maps, these are neighborhoods of high poverty, comprised mostly of black and brown residents. We are really elevating the discourse!" you exclaimed. "A breath of fresh air!"

There is more to "access" and "inclusion" than translation between Spanish and English. You also need respect. You need to listen. And you must respond, with your work and not just your words, to the actual issues that community residents have raised. You cannot serve a community that you are inconvenienced to hear. Your gratefulness last night implied a gross lack of respect for the voices of those "OTHER" people… the ones you have deemed too angry, emotional, uneducated, ignorant, or inarticulate. The ones who are too brown, too black, too poor to matter.

I stand by my statements from yesterday, that the problem is a local and a global one, a problem of empire, colonialism and profit, couched in the discourse of development, investment and growth. I would like to add one more big word to my "analysis," though, and that word is RACISM.

There's no need to thank me… plenty of people have said it before. But it is something I couldn't live without saying. You are tasked with representing ALL OF US. You cannot pick and choose the voices that "matter."
Thank you for reading.
Amanda Haas, (210)667-5695

Email Comment
To: Mayor's Task Force on Preserving Dynamic Neighborhoods
Fr: Amy Kastely
Re: Bullet Points of Comments at April 1, 2015 Community Meeting

Thank you to Susan Sheeran for asking that I submit the "Bullet points" of my comments and to the rest of the Task Force members at the April 1st meeting, who invited me to distribute these points to all Task Force Members.

My comments addressed three points:

1. "Review Current Policies"

Given the Task Force Goal of "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," I had assumed that the first of the Task Force's five "Purposes"—"Review current policies"—meant a review of current City Ordinances and policies to see how they do or do not "encourage investment … but minimize or prevent displacement of people or adverse impacts related to history, culture, and quality of life…" I thought this would be an important contribution that the Task Force could make to public discussion of the changes our inner city neighborhoods ae experiencing. I believe that the following current Ordinances and policies are accelerating change that does displace people and adversely impact the history, culture, and quality of life in those neighborhoods:
a. The Vacant Building Ordinance
b. Code compliance policies and practices that encourage anonymous reporting and concentration of enforcement in low income inner city neighborhoods
c. Historic Preservation provisions of the UDC: 1) 35-602. (City Historic Preservation Officer) – no requirement of expertise in cultural preservation
2) 35-606. (Designation Process for Historic Landmarks) – making it extremely difficult to obtain historic landmark designation without the consent of the owner.
3) 35-607(b) (Designation Criteria for Historic Districts and Landmarks) – This provision is good inasmuch as it clearly identifies the following criterion: "Its value as a visible or archeological reminder of the cultural heritage of the community" yet both the Office of Historic Preservation and the Historic Design and Review Board seem not to understand nor give sufficient weight to this item. Perhaps better training on preservation of cultural heritage would be helpful
d. UDC 35-421 (Zoning Amendments) This provision recognizes a protest to a change in a neighborhood or Community master plan and related zoning provisions only if "the owners of at least twenty (20) percent of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending two hundred (200) feet therefrom." Neighborhood and Community master plans are adopted after consultation with the entire neighborhood, and a zoning change will affect the entire neighborhood. (See 35-420) The protest process should allow for protest by any neighborhood or community resident.
e. Building Standards Board that makes demolition orders contingent on an owner's financial ability to make repairs without the City providing a small loan program for homeowners faced with homelessness.
f. Historic Design and Review Commission that appears not to understand the cultural preservation provisions in the UDC.

2. Significance of the "Residential Income Segregation Index" to the Work of the Task Force.

The Draft Report, in its "Key Indicators" Section, articulates an apparent goal of moving San Antonio from last place to first place in the Pew Research Center's Residential Income Segregation Index (RISI). I think this is a serious mistake because of the following:

a. If we were to list the "unique neighborhoods" in "inner city" San Antonio that have a particular "history, culture, and quality of life" (the preservation of which is central to the Task Force's charge), most on the list would be traditionally poor and working class; most would have populations that are overwhelmingly Mexican, Mexican-American, or African-American; and the history, culture, and quality of life of these would be distinctly Mexican, Mexican-American and African American.

b. Because of racism, in all of its forms, both past and present, economic class in San Antonio is racially marked: that is, Whites are disproportionally represented among the upper-income brackets; Mexican-Americans and Black Americans are disproportionally represented in lower income brackets. Moreover, because of the pervasive and insidious character of racism in the U.S., cultural assimilation is often a requisite for economic success for Mexican-Americans and Black Americans.

c. Although Census information on residential segregation is obscured by the peculiarity of the Census' "Hispanic" category, the data indicates that San Antonio also ranks high in segregation between "Hispanics" and "Non-Hispanic Whites." Among those few major cities with a majority "Hispanic" population, San Antonio is the most segregated; among the seven major cities with a "Hispanic" population of 45% or more, San Antonio is tied for second most segregated. University of Michigan, Population Studies Center, *Racial Segregation Measures for States and Large Metropolitan Areas: Analysis of the 2005-2009 American Community Survey* (2010).

d. Thus, for the Task Force to adopt a "goal" of economic integration for inner city San Antonio, is to privilege those policy recommendations that will facilitate migration of higher income San Antonians, who are disproportionately non-Hispanic Whites, into neighborhoods that are traditionally Mexican-American and Black-American. Thus, for example, the Draft Report lists "explore an inclusionary housing policy for city-incented residential development" as the first of its "long-term" recommendations.

e. This ordering or priorities surely will not preserve the "history, culture, and quality of life" of our "unique neighborhoods, unless the City first makes a concerted, creative effort to ensure that all current inner-city residents are enabled to secure culturally appropriate, historically coherent, safe, healthy, and affordable housing within their current neighborhoods.

f. Finally, I would like to add two additional comments on this topic: 1) Contrary to the remarks of at least two Task Force members at the April 1 Community meeting, the evidence that I have seen suggests that "mixed income" neighborhoods are generally unstable. See e.g. Douglas J. Krupka, *The Stability of Mixed Income Neighborhoods in America*, Institute for Research on Labor, Employment and the Economy, Discussion Paper No. 3370 (2008). Perhaps more extensive research on this question is appropriate before the Task Force finalizes its recommendations.

2) Finally, it seems inappropriate for San Antonio, a city that rigorously enforced the residential segregation of Mexican-Americans and Black-Americans, would now adopt policies designed to dilute the concentration of Mexican-Americans in inner-city neighborhoods, despite increasing evidence of the health benefits of culturally distinct communities for contemporary Mexican-Americans. See, e.g. Alyssa Marie Shell, M. Kristen Peek, & Karl Eschbach, *Neighborhood Hispanic composition and depressive symptoms among Mexican-descent residents of Texas City, Texas*, Social Science & Medicine 99 (2013) 56-63.
3) Again, perhaps more extensive research on this matter is appropriate before the Task Force finalizes its recommendations

3. The Importance of Outside Legal Advice

My final point at the April 1 Community meeting was that the Draft Report suggests several points at which the Task Force has been told, by the City Attorney's Office, that state or federal law would prohibit the City from adopting a particular policy—the discussion of the "Rezoning Option " on page 13 of the Draft Report is one such instance. As a lawyer and a Professor of Law, I urge you to seek the opinion of an independent attorney whenever you are told that a promising policy is legally barred.
Like many other government attorneys, San Antonio City Attorney and her Assistants are in a somewhat awkward position because, while their job is to represent the "City of San Antonio," they generally defer to the City Manager, Mayor, and City Council to decide what are the City's interests, and, because legal rules are seldom clear-cut, the City Attorney's perspective can limit the legal opinions rendered by that office.

<u>Email Comment</u>
March 20, 2015
To the Mayor's Task Force on Preserving Dynamic & Diverse Neighborhoods:
I had signed up to speak at the Tafolla Middle School meeting on March 18th, but time restraints did not allow my presentation. *It was far more important that the discussion be translated than to hear my remarks on Wednesday evening*. Please accept these comments and provide them to each member of the Task Force and include in the overall record of discussions of the Task Force's Mission.

Lack of Translation
First of all, and fundamental to the mission, was the embarrassing lack of simultaneous translation for the benefit of many of our marginalized citizens. It is unconscionable that we invite citizens to speak and make no provisions for their voices to be heard, or make it impossible for them to hear the comments and responses in their native tongue so they can fully understand what is being said and what is taking place. I have attended union contract ratification meetings in New York City's Garment District where hundreds of members were able to participate with simultaneous translation from English into either Spanish and Chinese, so it can be done where there is leadership.

Despite inheriting this Task Force, Mayor Ivy Taylor must assume the responsibility for her failure of leadership, first of all by allowing political appearances to take precedence over this important Task Force, and secondly for her failure to direct staff to insure that all citizens felt welcomed and felt that their input would be valued. Had she exerted leadership at this meeting, she would have been simultaneously enjoying good politics. She did neither.

Credentials

My family moved into Alta Vista 34 years ago and have been very instrumental in helping to rebuild Alta Vista and the surrounding area. Alta Vista is one of the most economically and culturally diverse neighborhoods in San Antonio, an eclectic enclave where all of our citizens are valued. Our involvement in the Neighborhood Association, plus our support for rebuilding the infrastructure through school, park, and drainage bond issues has helped improve the Quality of Life in our neighborhood. We have helped to secure a Neighborhood Conservation District designation, and our 104-year old home was the first rebuilt under the conditions and restrictions that we imposed upon ourselves through collegial discussions with our neighbors. The community-imposed guidelines did not add to the cost or time of renovations, but encouraged our investment and the peace-of-mind that enforcement of the guidelines would protect our integrity of our neighborhood.

In 2003, we proudly supported Rene Balderas in his race for City Council District 1. He was our friend and neighbor, a former Alta Vista Neighborhood Association President who led us through the NCD designation process, and was the architect who oversaw the rebuilding of our century-old home. Unfortunately he lost in the runoff.

Throughout his campaign, he spoke frequently of the need for San Antonio to focus on infill housing, citing that filling the vacant lots in the original six mile by six mile City of San Antonio with quality affordable housing would not require building any additional schools or police stations or fire stations or libraries. It would, however, provide additional revenue to fill potholes, improve sidewalks, abate graffiti, and provide other public safety and city services. The same number of houses built in Loopland would necessitate infrastructure expense, adding to urban sprawl over the Recharge Zone for the City's water supply.

Balderas spoke of infill housing that could reinvigorate our neighborhoods, revitalizing with new neighbors, blending instead of replacing cultures, encouraging re-investment and rehabilitation of existing structures. He did not envision removing long-time residents, replacing historic structures with cookie-cutter fast-food restaurants, etc. His vision was to build upon the great traditions formed over the centuries and supplement with new citizens looking for walkable neighborhoods, close proximity to the jobs of the River Walk, and who sought cultural and artistic diversity. We never heard him speak of financial incentives to achieve the infill housing, but we would not oppose such incentives if it were to achieve the goals he sought and if the incentives did not price the long-time residents out of their own neighborhoods. Balderas' plan was for affordable housing, not the exhorbitant rates that are not affordable for the average hospitality or education worker. To the extent that the incentives change the face, the heart, and the soul of a community, than it presents long-term harm to the neighborhood.

"Save Miguel's Home"

In the 1100 Block of West French in Beacon Hill, four blocks west of my home, there are two homes, one almost completed and the other awaiting construction, that reportedly are incentivized by City programs that encourage infill housing. Next door to these properties, at 1123 West French Place, is the home of Miguel and Guadalupe Calzada who have lived in the century-old home for over 50 years. Miguel suffered a "widow-maker" heart attack a decade ago, and Guadalupe is on a priority wait list for a liver transplant. Needless to say, they have had little cash to make the needed repairs to their home. While part of their taxes helps provide the City's incentives to their neighboring structures, there are no City incentives to help repair their own home. Where is the equity in that?

A friend of the Calzadas was house-sitting while Miguel maintained a vigil at Guadalupe's side last year. The friend knew of her oft-stated desire to die in her home. When a stranger approached with an offer to buy the home, the friend said: "The house is not for sale." The stranger said: "Don't you know that I can have the City tear down this house and send you the bill?" Later that day, the stranger was seen taking pictures over the back fence. A month later a process that ultimately led to a Demolition Order several months later was begun.

Neighbors, upon hearing of the plight, implored new City Council Member Roberto Trevino, an architect, to see for himself. He addressed a group of about 50 neighbors who had come together to help secure the Calzada's personal belongings which were left vulnerable once the utilities were removed and they were forced from their home, saying that as an architect he understands and appreciates buildings, but it is the people that live in the buildings that are his main concern. He has been faithful to that statement, and his staff is working on a solution to help those long-time residents like Miguel and Guadalupe who have fallen on tough times. Our "Save Miguel's Home" Team has had numerous meetings with his office and staff, and we are raising funds for the repairs as soon as we are given the go-ahead.

While City staff probably dotted the "i's" and crossed the "t's", there needs to be a new chapter of the regulations, one that says: "How do we help the Miguel's of the City?", not "How can we bulldoze his house and send him the bill?"

Lost Opportunities

The Mission Trails Mobile Home Park represents a failed opportunity by the Developers. They showed their true colors, indicative of the total lack of caring for what was a community of human beings, marginalized by the process of removal with little input from them. Caring or compassionate Developers could have handled this in a totally different fashion, including providing some low-rent apartments on site for those dislocated. It could have been a win-win situation instead of the lose-lose that it became.

Another lost opportunity was the decision by the Building Standards Board to allow an absentee landlord to demolish two old homes in Dignowity Hill that he had subjected to demolition by neglect. Willing buyers who would have rebuilt the homes could have been found without destroying the integrity of this entry to the Historic Neighborhood. We were appalled at the meeting where BSB Members basically stated that an owner can do whatever he wants with his

property in a Historic District – to hell with the neighbors, the Historic Designation, the history. Again, it could have been a win-win, and it became a lose-lose.
While the developer and the absentee landlord may end up making lots of money on their deals, they are still losers in the process. "For what shall it profit a man, if he shall gain the whole world, and lose his own soul?" [Mark 8:36]

Mayor's Task Force
We thank the member's of the Task Force for the time that you have given to this Committee. We hope all of the documents submitted become a part of the overall record. We do not appreciate comments made by one Task Force Member who dismissed important statements by other Task Force Members basically saying that "we reviewed the documents, but they were outvoted" or something to that effect. Dismissing another's comments in such a cavalier manner is the hallmark of politics, it is not the foundation of policy. Since the Task Force was an appointed body, not elected in a representative fashion, it should be looking not to a political victory, but a legitimate outcome needed to bridge the divide between the haves and the have-nots. Surely we can do better.
Further, a number of speakers stated, and a few Task Force Members agreed, that more time is required to properly address all of the various aspects of the original Task. Let's get this right. We can do better. Do not rush this to judgement. Do make this an important issue in the May Mayoral and Council Elections.

Summation

- Bring various departments together to craft ordinances that enable long-time homeowners/taxpayers who are down on their luck to repair their home to insure their comfort and safety. Do not treat Miguel's Home like it was owned by an absentee landlord profiting on the nefarious activities taking place within.
- Support a bond issue to enable affordable housing, affordable housing repairs, etc. with provisions for payback to enable a revolving fund to help others.
- Identify homeowners whose homes need remediation at an earlier stage to reduce costly repairs, and to enable homeowners to enjoy a safer, healthier, more comfortable home in which to live.
- Be proactive rather than reactive.
- Insure that the City is not being used as an agent for unscrupulous folks who would exploit the frail elderly.
- Adopt the advice given by Sam Houston: "Do right, and risk the consequences."

YES WE CAN!
In Peace and Solidarity,
Bob Comeaux
I would have said that never again can we invite citizens to speak and not make arrangements for their voices to be heard, or to hear the responses (in their native tongue) so they can fully understand what is taking place.

Online Comment

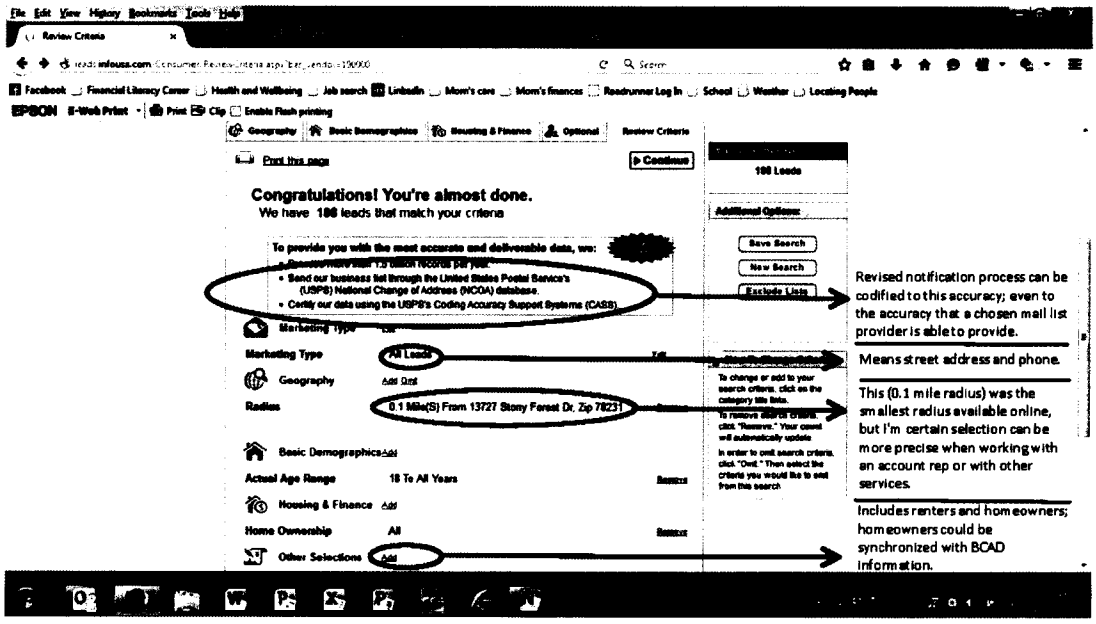
My comment at the April 1 meeting was a bit truncated and slightly jumbled. Below is the full comment with additions all capitalized.: From watching the process the Task Force is driven by an artificial deadline. It will take longer than a single 2 hour meeting to discuss all the comments and questions OF THESE MEETINGS AS WELL AS THE DRAFT REPORT ITSELF. Two things need to happen FOR THE TASK FORCE TO COMPLETE ITS WORK--- 1) THE REPORT NEEDS TO CREATE THE FRAMEWORK SO THAT REVITALIZATION SHOULD BE UNNECESSARY IN THE FUTURE and 2) SINCE THE TASK FORCE AGREED ON A CONSENSUS APPROACH, EVERY SINGLE TASK FORCE MEMBER MUST FEEL HE OR SHE CAN SIGN THE REPORT. As the Task Force TRANSITIONS TO A PERMANENT Commission TO continue to do its work, the original Task Force members should be able to continue or select their own replacements. IF TEST OF INCREASED AWARENESS OF THE CITY'S DESIGNATED HOME-RELATED SERVICES IS INCREASES DEMAND FOR THOSE SERVICES ABOVE CURRENT CAPACITY TO MAINTAIN TIMELY SERVICE, THE REPORT SHOULD REQUIRE THAT THE CITY SHOULD BE PREPARED TO INCREASE FUNDING ACCORDINGLY. WE CAN'T CONTINUE TO DO GOVERNMENT ON THE CHEAP. Thank you in advance for correcting the record.

Online Comment

If I am unable to copy and paste a pdf document in this form, I will send it to Michael Taylor. The document shows a sample quote for purchasing a mailing list that includes renters as well as homeowners—a mere $99 that can be added to the zoning applicant's fees, probably with little notice. At the Feb. 12 meeting, the Development Services presenter kept returning to the cost of purchasing mailing lists, never saying, but, I think, wanting us to infer that the lists would be expensive, without ever stating a cost estimate himself. I see this as backing up Amy Kastely's statement at the South San meeting cautioning Task Force members not to depend solely on Staff for facts and analysis. Further, the lists screen out persons who have submitted their names/addresses to the do not mail list.

One example of very affordable mailing list cost

(from InfoUSA, which allows Internet selection)



infoUSA.com
from

Prepared for: Ila
Valid: April 04, 2015

Thank you for visiting our website and requesting a quote for a list of U.S. Consumers.
We look forward to helping you grow your business. Instructions on how to order your list are at the end of this document.

Number of Leads

In our search of our database, we found 188 prospects that match the criteria you selected.

Options	Description	Price
Mailing Package	List details include name, address, carrier route and delivery point bar code. You may also purchase one purchased product at 1/2 off.	$99.00
Complete Package	List details include name, address, housing type, time zone, age, gender, income, head of household indicator, carrier route, delivery point bar code, purchasing power indicator, mail order history, donor type and much more. PLUS! Receive a FREE set of mailing labels, FREE 3x5 sales leads cards and FREE printed list.	$99.00

Apparently $99 is minimum cost for this company--***hardly*** cost prohibitive. Could easily be added to zoning application fee without large burden to the developer

Selected Criteria:

Marketing Type	Marketing Type All Leads
Geography	Radius 0.1 Mile(s) From 13727 Stony Forest Dr, ZIP 78231
Basic Demographics	Actual Age Range 18 To All Years
Housing & Finance	Home Ownership All
Optional Selections	Key Contacts All Contacts Per Household

Mailing list quote Page 1

Email Comment

To Members of the Task Force for Preserving Dynamic & Diverse Neighborhoods (Task Force),

Members of San Antonio's community (signed below) have been on hand to witness and monitor the progress of the Task Force for Preserving Diverse & Dynamic Neighborhoods, and we are not satisfied with the way in which a staff written and driven report has been fast tracked in attempts to conclude the duties of the Task Force.

Formed on the heels of one of the largest residential displacements due to rezoning, in local history, this Task Force has withstood the absentee participation, not only of its Chair, Mayor Ivy Taylor, but also District 3 Councilwoman Rebecca Viagran. Neither attended any of the community town hall meetings held last month, while many community members have attended more meetings than Rebecca Viagran, representative of District 3 where the Mission Trails fiasco took place.

The community requests that

- this letter be entered into the record of this Task Force and published in the website that tracks the work of the Task Force
- the Task Force be given more time to fulfill its responsibilities and produce a complete report on recommendations for alternatives to displacement and increasing homelessness in the face of swelling development in San Antonio.
- the original vision for the charge of this Task Force be maintained, as stated in April 2014 by Mayor Julian Castro:

"to give input and help formulate a policy on how to best preserve and strengthen economically diverse communities" and help City Council "think through that and to formulate policies that will make sense to best preserve the character of our neighborhoods and ensure that, even as we experience growth, we also preserve what's special and allow for residents who have lived there for a long time to also enjoy the benefits of that redevelopment". -Julian Castro, April 2014

Task Force members need more time to develop a more just process for gathering information and analyzing it to be able to construct fair and feasible systems of policy that will protect the most vulnerable residents of San Antonio.

Thank you for your consideration of our requests.

In Community,
Oneyda Perez, Mission Trails Residents
Liseila Perez, Mission Trails Residents
Amanda Haas
Marisol Cortez
Jessica Fuentes, Residents Committee of Baja Beacon Hill
Lupe Turner, Mission Trails Residents

Mary Flores, Mission Trails Residents
Jessica O. Guerrero, D3 resident, SAIWD
Marianne Kestenbaum, Northside resident
Antonia Castañeda
Carmen Tafolla, PhD, Poet Laureate 2012-2014, City of San Antonio
Right to the City SA
Fuerza Unida
Mission Trails Residents
Domesticas Unidas
WPA-Westside Preservation Alliance
SWU-Southwest Workers Union
Esperanza Ctr.
WEHA-West End Hope in Action Neighborhood