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Executive Summary

December 9, 2017 | Our Lady of the Lake University

Public Meeting Project Description & Framework

Objective:
- Participants will:
  1. Be informed of the Mayor’s Task Force on Housing Policy, its goals and objectives, values, and activities.
  2. Express their opinions about housing issues in San Antonio and possible solutions.

Aim:
As a result of this workshop, participants will:
1. Have confidence they have been heard and their comments will be considered as the Task Force develops its policy recommendations.
2. Be interested in following the progress of the Task Force's deliberation and supporting their efforts to create a comprehensive housing policy for the City of San Antonio.
3. Take ownership of the task force's work.

Audience:
- Residents of San Antonio who represent diverse perspectives and situations regarding housing in San Antonio.

Stakeholders:
Homeowners and potential homeowners in San Antonio at all economic levels and in diverse types of housing
- renters in houses, duplexes, mobile homes, multi-family housing, and homeless people

Focus Question:
What information do we need from San Antonio residents to be able to develop a comprehensive housing policy?

Public Meeting Results

Overview:
- First large-scale public meeting held December 9, 2017 from 8am-12pm at Our Lady of the Lake University
- 192 people signed in
- Over 60 volunteers facilitated and scribed
- Diverse participants

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1 This summary was produced by Jaime Lailey Damron, Office of Eastpoint, City of San Antonio for the presentation of the results to the Housing Task Force on January 9, 2018.
Outreach:
Outreach efforts included flyers being distributed around town, social media posts on the Mayor’s Facebook page, flyer distribution through organizations by email, outreach by Council Members Gonzales and Sandoval, and State Senator José Menendez, Spanish language TV advertisements and Ximenes E-blasts.

Meeting Logistics:
The meeting kicked off with a welcome from the Mayor, followed by an overview of the Task Force, the goals, mission and objectives by the Chair, Lourdes Ramirez-Castro, listened to stories about housing by a robust of group of residents in diverse housing options, participating in group table discussion around housing and hear from one another on key issues and solutions from the group table discussions.

Table Group Work Results:
**Question #1- What do you like about where you live and the type of housing you live in?**
1. Convenience of access to frequented locations
2. Living in an established neighborhood
3. Like their neighbors and the diversity
4. Access to transportation
5. A Sense of history
6. Safety
7. Access to parks, schools, and trees and affordability

**Question #2- What difficulties do you have with where you live?**
1. Neighborhoods being transformed
2. Traffic congestion, speeding, safety concerns
3. Financial difficulties
4. Infrastructure issues
5. City services
6. Safety

**Question #3- What do you want the task force members to know about housing in San Antonio?**
1. Affordable, safe housing is most important.
2. Adequate housing for special populations
3. Provide financial help for rehab
4. Growth, gentrification and displacement
5. Collaboration to educate and improve the process
6. Taxes are too high and inequitable
7. Re-evaluate policies and incentives
8. Inability to pass home on to next generation
9. Question #4- What ideas do you have for solutions to the housing problems you mentioned?
10. Education, communication and engagement
11. Keeping people in their homes
12. Creating systems of accountability
13. More flexibility and diversity in new housing

**Comment Cards:**

**Comment Cards Return Results**
- Meeting objectives clear | 96.5 agree; 8.5 no
- Understanding the purpose | 139 agree; 6 no
- Panel provided insights | 133 agree; 78 no
- Facilitator did well | 137 agree; 4 no
- Able to talk about housing | 133 agree; 2 no
- Intend to stay informed | 149 agree; 0 no
- Looking forward to recommendation | 145 agree; 0 no
- Attend future meetings | 145 agree; 0 no

**What is one core issue regarding housing you would like for the Mayor’s Task Force on Housing Policy to address?**
1. Creating a diversity of housing
2. People being able to stay in their homes
3. Building trust
4. Desire for equity
5. Education on housing opportunities and processes

**Additional Comments**
1. Affordability policies, practices and incentives
2. Concern for rising costs
3. Concerns about the Housing Task Force
4. Safety issues
5. One-stop Center
Overview of the Meeting

The Mayor’s Task Force on Housing Policy held its first large-scale public meeting on December 9, 2017 in the Chapel Auditorium at Our Lady of the Lake University from 9:00 a.m. to 12 noon. (The task force’s biweekly working meetings are open to the public and many interested people attend.) Participants were diverse in their income levels, based on their comments about their housing, and came from all over the San Antonio area. (See Figure 2 below.) One hundred ninety-two (192) people signed in as attending the meeting. There were over 60 volunteer facilitators and scribes, and numerous other volunteers also from the community and the City staff who greeted and gave directions to participants, assisted with refreshments, helped with sign-in and provided general support for the meeting. (See Appendix A for the agenda and attendance list.)

Figure 2 Distribution of Participants by Zip Code
Outreach
A variety of methods were used to reach out, in English and Spanish, to the residents of San Antonio to inform and invite them to the meeting. (See Appendix B for outreach examples.)
• The Mayor’s staff and other City staffers sent email blasts of the bilingual flyer to their databases.
• Announcements were posted on Mayor Nirenberg’s Facebook page.
• Numerous civic and not-for-profit organizations were asked to forward the meeting information to their membership.
• Mayor Nirenberg announced the meeting on his Facebook Live show.
• It was announced on Catholic TV and on Univisión (Channel 41). Both of these announcements were in Spanish.
• State Senator José Menendez announced the meeting on his Facebook page several times and sent flyers to his constituents.
• City Council Members Shirley Gonzales and Eva Sandoval announced the meeting to their constituents through emails.
• Maria Antonietta Berriozabal distributed the flyers announcing the public meeting to church groups, organizations, and to a host of other groups, including shoppers at the Esperanza Peace and Justice Peace Market event after Thanksgiving.
• Ximenes & Associates sent an email blast of the flyer to their database.
• The meeting was announced at the Housing Task Force’s regular bi-weekly work sessions. Attendees at those meetings were notified and asked to pass the information on to their constituents.

Meeting Summary
Welcome and Opening Remarks
Lourdes Castro Ramirez introduced Mayor Ron Nirenberg and the mayor welcomed everyone and explained that he had created this task force to explore the housing needs in San Antonio and recommend policy to address them. He spoke of the challenges of rising property taxes and revitalization and the need for a compromise that works for everyone. He added that the housing issue had been addressed many other times, but he thought it was important to place housing out there again in order to have a great city that could be enjoyed by the children of today and tomorrow. He introduced the members of the task force, explaining that they were a team of diverse experts who, at times, sat on opposite sides of the table. The Chair of the task force is Ms. Castro Ramirez, who is currently the Deputy Foundation President at the University Health
System; Jim Bailey of Alamo Architects who has worked on multiple affordable housing projects; Maria Antonietta Berriozabal, former District 1 City Council Member; Gene Dawson, Jr., owner of Pape-Dawson Engineering; and Noah Garcia, Senior Vice-president at Vantage Bank.

**Presentation on the Task Force Activities**

Ms. Castro Ramirez began her presentation by stating that the task force’s work would be grounded in good data and real community involvement and engagement. The task force is committed to community public sessions at the core of their work. She thanked the Mayor’s staff and team and the City Manager’s staff. She added that they are working with a group of advisors to ensure they are staying true to their charge. The task force’s commitment to community engagement takes the form of public comments at their bi-weekly work sessions as well as public meetings. She reviewed the vision and mission statements, adding that “affordable housing” meant that a family would not be paying more than 30 percent of their income on housing.

She pointed out the challenge of planning for the anticipated increase in population of one million people by 2040 and how to ensure housing is developed in the right way. She showed the timeline for the task force’s work and the working groups they plan to form to look at specific topics related to housing. The five topic areas that have emerged over the time the task force has been meeting are (not in order of importance):

1. Understanding housing situations for special populations, such as the homeless, young people aging out of foster care, and others. To explore the kind of services that need to be tied to housing for special populations.
2. Coordination of the housing system to better understand how funds are being used and how to maximize them to produce the maximum number of housing units. They hope to integrate information on first time buyers and affordable housing and have public/private partnerships.
3. Explore the funding sources available to create and/or expand affordable housing opportunities. To get creative and better understand pilot housing programs to bring community developer, the university and others together.
4. Look at private sector development opportunities and address barriers.
5. Ensure the understanding of displacement and gentrification and the impact of development on communities.

She emphasized to the group that the task force is expecting to hear from them regarding these and other issues regarding housing. She asked them to consider what was missing and to express what is important to them. (See Appendix C for a copy of the presentation.)
Panel of Residents and Their Housing Experiences
Linda Ximenes, Lead Facilitator for the meeting, introduced a panel of residents who would speak from the experience with housing – some successful, others struggling. Panel members and their comments were:

- Walter Perry described the difficulties he and his family of eight children and his wife in finding a house on the Eastside. He was unable to find a home for his family until he met a banker who guided him in his search for housing and the financing for it. After running into a couple of roadblocks he was finally able to get their home in 2016 although it lacked heating and air conditioning. He spoke of the power of home ownership and how having to pay a mortgage compelled him to go to college and get a business degree. He encouraged others not to give up and to follow what the financial advisors said to do.

- Terry Lindamood, 62-year-old veteran living in Permanent Supportive Housing for veterans, told his story of losing his job in 2014 and getting evicted. Through the GI Forum he was able to get an apartment and help with the rent and utilities. He signed up for the Veterans Section 8 with the San Antonio Housing Authority (SAHA) and was able to get an apartment in the same complex where he already lived. He encouraged other veterans to find out the process for getting Permanent Supportive Housing. The Veterans Administration (VA) also helped him through the process.

- Crystal Rodriguez is a mother with four children who was in the Section 8 housing program at SAHA. She enrolled in the Family Self-sufficiency Program SAHA offered. Through the program, she went to college and did everything they told her to do. She got an internship with the University Health System and was able to earn a good income for her family. When she graduated from the three-year program, she received a check, which she said felt like she won the lottery. With those funds, she bought a home for her family. Her almost-21-year-old daughter is receiving her Bachelor’s Degree, an indication of the influence of home ownership. She encouraged others to search for opportunities because the programs work when you stick to them.
- Manny de la O, Viet Nam veteran, was a Mission Trails Mobile Home Park resident who was displaced when the mobile home park was closed. He was forced to try to move the mobile home that he considered in such bad repair it would not be able to be moved successfully. After losing the mobile home, he was without housing. He went to the GI Forum who helped him get a house on the Eastside, but it does not have any heating.

- Christian Reed-Ogba, a resident of the Gardens of San Juan, where she and her husband have a live-work space. They moved from their studio apartment on Broadway to a 900-square foot apartment in the Gardens of San Juan where they pay half the rent and have twice the space. The Westside Development Corporation, the Lift Fund and SAHA helped them establish their business and find a place to live where they could be a few steps away from their work.

**Work in the Table Groups**

Each table group had a facilitator and a scribe to facilitate the conversation and take notes on what the participants said in response to the questions asked by the facilitator. Each participant had a copy of the worksheet the facilitator was using which listed the four questions asked and had space for them to write their responses. The scribe had a similar worksheet with more room to write since her/his task was to capture the group’s comments. (Please see Appendix D for a copy of the worksheet.)

After each group completed their responses to the four questions, the facilitator gave a brief report highlighting two issues and one solution their group had presented. A summary of the worksheets follows in the next section of the report.

**Wrap-up and Next Steps**

Ms. Ximenes informed the participants that a report will be written to summarize the results of this meeting and submitted to the task force members for their use.

Ms. Castro Ramirez thanked the participants and stated that the meeting was very much what they envisioned and what she heard reaffirmed that their task will need to take a comprehensive approach and gave them new ideas to contemplate. She added that they
have contracted with local housing consultants who will be helping them as they consider how best to complete their task.

Maria Antonietta Berriozabal concluded the meeting by thanking everyone and emphasizing that each person represents a community, non-profit or neighborhood association and she encouraged them to take what they heard today back to their communities. She asked that they hold the task force accountable once the report is final to make what they heard today into a reality.

Summary of the Results of the Table Group Conversations

In the table groups, a series of four questions were asked. There was a total of 28 tables, each with a facilitator and scribe. Scribes recorded the responses at each table and participants were given the worksheets so they could also respond in writing and submit their comments along with the scribe’s notes on their worksheet. The following is a summary of the most common themes found on the worksheets. They are grouped from the most common responses in decreasing order. Not all comments are reflected in this summary, only the most common, repeated factors. Please see Appendix E, Responses from the Worksheets, to see the unedited comments transcribed from the worksheets in their entirety.

Question #1: What do you like about where you live and the type of housing you live in?

The aspect of their housing participants indicated they liked the most was convenience to those places they were likely to go to on a regular basis. They cited access to work, shopping, restaurants, medical facilities, downtown, grocery stores, and other amenities. Examples of what they said are:

- Accessibility to needed services including full service grocery stores, hospitals, parks, schools, libraries, entertainment venues.²
- Location: close to all types of shopping - close to medical facilities
- Near daily services
- Close to work.
- … have everything nearby.
- I enjoy that it is close to downtown, night life, downtown UTSA Campus...
- There's lots of amenities nearby (library, HEB, gas, pharmacy, etc.) and close to downtown campus (UTSA).

² Examples are taken directly from the written comments as they appeared on the worksheets. In some case, [sic] is used to indicate it appears as written by the respondent.
• I like the access to the airport, shopping, transportation corridors.
• I like that it’s close to work by bus and driving.
• Close to schools, to work, future possibility, we have put money into for improvement/investment.

Living in an established neighborhood with a strong sense of community was an important factor in what people indicated they liked about where they lived. Some of their comments were:
• Live in a real neighborhood and love it.
• Generational long term residents. Neighbors helping neighbors.
• We have a strong HOA that ensures the value of homes are maintained. The homes range between $150k to $500k. The residents clearly invested in their community and wish to maintain an environment that is conducive to raising a family and maintaining a decent home value!
• We have a true sense of community in our neighborhood - we work with the neighborhoods around as well and we know something must be good because our children wish to own homes here as well.
• I love the sense of community in the neighborhood. My home built in 1920, has a history.
• Neighborhood has been established. My neighbors have been there some for near 25 years. Sense of community.
• Highland Hills - Stable, safe neighborhood easy access to everything I need.
• I fell in love with my house even before I moved in. I lived down the street from my current house. It’s an old house - 97 year old and has a lot of character. I also love living in my neighborhood, where my neighbors have been in the community for generations. Many of my neighbors are elders or the children of the original homeowner.
• ... neighborhood is diverse, family oriented, good HOA...

In addition to liking that they live in established neighborhoods, they also like their neighbors and the diversity of their neighborhoods. Comments they wrote include:
• The neighbors - I've grown up there and I know almost everyone on the block. We just lost the last of the original neighbors but we still know each other.
• High rent but I love the neighborhood, my neighbors
• I like the mixed income, diversity.
• Wife and I - a parish community - network of family and friends. Nice homes - small modest - people take care of them and we take care of each other.
• Away from downtown but not that far single family homes/ Old community near Mission Espada - most everyone knows each other.
• diversity in the neighborhood...
• Diverse people
• Diverse housing and incomes and races/ethnicities.
• The most important aspect of this neighborhood is the diversity. I like the fact that my neighbors come from all walks of life. I have a doctor MD on my block along with a factory worker and I want to keep this type of community.
• Our beautiful neighborhood is an economically diverse community. It is comprised of primarily citizens aging in place. It is in the midst of change where young families are moving in replacing our neighbors who have passed on - many are people who actually grew up in Braun Station.
• Despite redlining when I purchased my home property, I was able to get my place. A stuccoed cement block house with room for my office and studio, a house built by a couple whose family was from Mexico. The tilework and architectural features and some of the landscaping was influenced by the culture of the family who built it and it matched my desires to make an ecologically and culturally sustainable, art-influenced home with native and intentional flora and fauna. My next door neighbor and her family are x in-laws/descendants of the family who built the house. So I became part of the property’s family.
• Diversity, economic and social

Although convenience to amenities, work and services were the most commonly mentioned factor of the worksheets, access to transportation, especially access to transit, access to highways and the walkability and walking access to nearby amenities were mentioned specifically. Some of the comments related to transportation access as factors they liked about where they live were:
• Walkability to stores and open areas
• Public transportation is very accessible.
• It is near 410, 1604, 281, so traveling is convenient. Bus stop in front.
• ... does have “needs” within walkable or VIA ride.
• We have walkable streets, amenities close at hand and ease of access to most everything that could be wanted in SATX.
• ... walking neighborhood; next to public transportation and highway access.
• I moved to my current home because there was a close bus line to my work which is downtown. I like that it’s close to work by bus and driving.
• Easy access to I-10, 410, 1604.
• Convenient location near 410 and IH 10.
• ... accessibility to and short work commute - connectivity.
• I just purchased a home a year ago and my focus was on purchasing something affordable in a walkable neighborhood with a short commute, close to retail
• Good commercial supportive business within easy commute.
• ... easy access to freeway system...
Near bus lines and a library.

Having a sense of history in their neighborhoods was a positive factor mentioned frequently in the responses to the question about why people liked where they lived. Many of these responses were mentioned at the same time as living in older neighborhoods and having neighbors they knew. Some of the responses related to a sense of history were:

- Family home for four generations.
- My home built in 1920, has a history.
- The historical site where I live is invaluable to our city, community, and neighbors. It is vital that we keep our neighborhood as it is no large high-overpriced apartments - high rise buildings. Keep us as we’ve been known, quiet and quaint and loved by many who come to visit our nostalgic side of town.
- Home and garden in family 2 generations.
- Older larger 1940’s home
- Historical - the Missions.
- History culture
- Live in 100 year old bungalow and love it.
- I love that any house has some history and that it is relatively well-preserved.

Safety was an important factor in liking where they lived. Representative comments they made related to safety were:

- ... feeling of safety.
- Safety.
- No criminal activity.
- LGBT safe community.
- Very safe house.
- ... fairly safe [to] walk my dog without any problems
- Safe, clean, sense of community, have everything nearby.
- I feel safe in the neighborhood.
- Peace and quiet.

Closeness or access to parks, green space and open space were specifically mentioned in numerous responses, often in relation to liking their neighborhood and the amenities that are easily accessible from it. Some of the comments were:

- ... green space...
- I live within walking distance of a great park and lots of shops and restaurants.
- Green space/parks, the river (Mission Reach).
- It is near Harberger Park.
- ... access to amenities, transportation, parks, walkability, feeling of safety.
Other factors that influenced how they felt about their residents were easy access to schools, having a nice, big yard and big trees – often mentioned in relation to being in an established neighborhood – and that it was affordable for them.

- I like that my insurance costs are half of what they were in the inner city.
- ... price point
- Affordable compared to most other cities.
- I just purchased a home a year ago and my focus was on purchasing something affordable in a walkable neighborhood with a short commute, close to retail.
- ... old neighborhood, larger lots ...
- ... front/back yards ...
- ... native and intentional flora and fauna.
- Large lot.
- Large shade trees. Large yard.

Other factors mentioned much less often were good sidewalks, the size of the home – sometimes large, sometimes small – that they owned the home and there were more homeowners than renters, and that they liked the home enough to invest in it.

Although the question asked what they liked about where they lived, and all but one respondent had something they liked about the place, they also mentioned concerns they had. Concerns that were mentioned were the possibility they would not be able to pass the house on to their children because they would not be able to afford it, they hoped to preserve the historic and cultural nature of their neighborhood, and crime in their specific area.

Question #2: What difficulties do you have with where you live?
There was a wide range of difficulties cited by participants at this meeting. Many of them were voiced by only one person, some of them were only remotely related to housing or were not within the purview of the task force. However, many were issues directly related to housing and growth in the San Antonio area and the impacts growth was having on neighborhoods, traffic congestion and housing availability. (Please see Appendix E for the complete list of transcribed responses to all the questions.)

The main difficulty or concern had to do with neighborhoods being changed in undesirable ways. These included flipping of houses, gentrification, new people moving in resulting in less community engagement, structures that do not fit the character of the neighborhood, working people not being taken into consideration and the influx of homeless people. Below are some of the comments reflecting these sentiments.
• ... gentrification, house-flipping3 rent increases ...
• Only buyers are those who own many properties (flippers, developers, etc.) Need more home owner occupiers.
• Too much bad development. "Bad development" is any development that does not take the surrounding into account. Developers/investors see dollar signs but not the change in livelihood around these new structures (local business, influx of Northside, high-income residents, non-affordable housing/shopping/dining, decline in local business and people.
• Concern over lack of community feel. Concern over lack of community education and engaging special populations.
• I worry about the displacement of my neighbors as taxes (and rents) rise. We struggle with incompatible development.
• The neighborhood is currently being looked at for development subject to IDZ. IDZ will eventually create displacement for some of my neighbors. The amount of neighbors which will be subject to displacement are few, however, allowances by the city to prevent this is important.
• Lots of folks in the neighborhood are being displaced. I worry that this hurts my community and will destroy my sense of place, which I value.
• ... neighborhood turnover, population is aging out and houses are going to rentals.
• Long time owners are selling to flippers. More and more rentals.
• Older neighborhood need to bring in buyers and restrict renting or code for renters. Gentrification, more incentives for citizens.
• We have investors coming in again who are actually going home to home asking folks to sell. Robert Zertuche. Bandit signs popping up again. Investors coming in and scooping up then cutting up our older single family homes and making them multi-family either legally or more often illegally.
• No concern for people with no home -which is not a luxury but a basic need.
• Increase[d] values and flippings, gentrification ...
• Area is gentrifying - many people moving in for jobs and employers are not hiring people from San Antonio.
• ... home are all cookie cutter homes with no character.
• Development pressure - 285 units of work force housing that violated our neighborhood plan.
• Hard to get to know new neighbors.

3 “Flipping” of houses occurs when someone buys a home solely for the purpose of rehabilitating or remodeling it and then selling it at profit, usually significantly higher than the purchase price.
Traffic congestion, speeding and other safety issues related to vehicular traffic, as well as parking difficulties, were listed frequently as the population grows and more people are on the road.

- Traffic more cars a lot more people that seem to be in a big hurry. As the city grows much people who are not as nice.
- Developments like the Pearl; traffic analysis and adjustments/added traffic lights timing - several accidents
- ... high speed traffic impacted heavily by military proximity and their desire to rent/own for short term - get tourist impact moving further out.
- Bus service needs [to be] expanded to “include” full "service to our subsidized apartments" [sic]. Buses (including school buses) have problems turning into our community from Roosevelt and exiting (lighting street).
- The traffic is bad and keeps getting worse in my community. Traffic too far from what I do.
- Traffic - a lot of cars and no bus routes.
- Traffic, traffic, traffic.
- Too many cars on the streets parking the wrong way - against traffic.
- Affordable parking in the downtown area.
- Traffic - access across major streets. Parking issues.
- Traffic/not walkable beyond the subdivision. Lack of coherent urban planning AEB 1 entry 1 exit subdivisions (possible that they are planned to create exclusivity but causes traffic issues when over development in adjacent areas).
- Poor traffic development in neighborhoods, city areas, throughout SA.
- Public transportation (no coverings/barriers)
- Traffic congestion into the central, lack of access to diverse options of public transportation, dangerous 4-ways, lack of signage for drivers from loop 1604
- Need better transportation option - BRT, light rail.
- The traffic is very numerous - too many apartment buildings are being built around the neighborhood creating a very bad traffic overcrowding conditions.
- Heavy traffic outside my neighborhood.
- Because of growth in the northwest area. We do have significant traffic problems. Although we are a walkable area there are a few undeveloped areas that currently provide buffers between subdivisions.

Economic difficulties in the form of increased taxes, rising costs of housing, and need for financial support for purchase, rehabilitation and upkeep of housing were mentioned often. Examples of comments related to economic and financial difficulties are:

- Many houses are deteriorating ...
• Retired teacher - fixed income which is frozen and cost of living keeps increasing. Rent has increased $100 per year. It is now $1500/month. Can't work because then I pay taxes.
• Funding for minor repairs for seniors that still own their own homes.
• Have workshops on the tax earned credits from Austin.
• Property taxes - very high appraisals.
• My landlord fixes things, but I've had major issues (roof leaking, no electricity, because the breaker box is old - happened multiple times). It's an old house so it has been getting really cold lately. What resources exist to help me with this?
• Five years since I bought my house. I couldn't afford to buy where I live now.
• Seniors who own homes that need money assistance to fix their home.
• I worry for folks in San Antonio who do not have safe, decent housing that is stable. I care that they have basic housing available and affordable to them. I want to live in a city that prioritizes this and sees taking care of vulnerable residents with dignity as a primary function. I worry often for folks who are less fortunate than I am, and would gladly pay more in taxes (a little more) to help them.
• Paying taxes, appraisals. Affordability.
• SA property taxes too much higher than surrounding counties - Texas property tax system is dysfunctional.
• Dramatic property tax rise = increase in my monthly housing cost.
• Very concerned about rent increasing. I wish I could stay in my home longer term as a renter.
• Owner occupied rehab
• Unable to locate affordable and safe housing.
• Stigma against renters. Many homes in need of rehabilitation are units being lost due to poor conditions. We need to make sure people can stay in healthy, quality homes. New unit production is important too but we already have a lot of units in the center city - let's leverage them! (and vacant lots)
• Homes in neighborhood need rehabilitation. Neighbors are elderly or lower income working class so they cannot afford a regular bank loan to rehab their homes.
• The property taxes are suffocatingly high and keep increasing every year to the point where I pay more in taxes than mortgage (principal). This keeps me from making much needed repairs that are structure in nature.
• Elderly community with many elderly. Tripping. Some homes need repair.
• ... excessively high property taxes, poorly maintained homes.

Concerns about infrastructure issues came up many times in the responses to the question about difficulties people had with where they lived. Issues such as flooding, road, sidewalk and bike lane improvements needed, having sufficient infrastructure to support growth,
lighting and aging utilities. Examples of responses related to concerns regarding infrastructure were:

- I’m concerned about climate change/flood emergency plans. I’m concerned about lack of financial crisis emergency plan.
- Developers not considering the impact on drainage.
- Drainage issues after certain development. Environmental impact - flooding.
- Flooding - Science Park Drainage Project years ago was undersized. Floods Ingram Hills.
- Sadly in one word - COSA (and related entities) CPS from day one established an inimical relationship charging me for utilities before I owned the home. While the issue was under contention, there was no communication between departments so I was served with a pink slip each month. SAWS has not kept up with the maintenance in Westside and so every few months for several years (starting the week I purchased my home) there have been mainline breaks that have impacted my plumbing. Since I have engaged with my neighbors struggling to keep lights and water on a low, fixed income.
- Lack of street lighting.
- Road improvements
- Flooding to the south with north side development.
- We need better infrastructure, thoroughfares, sidewalks etc. for our visitors to the world heritage site. Invest and upkeep our beloved jewel the San Jose Mission.
- Infrastructure - traffic lights
- Sidewalks bad shape. Some flooding.
- Infrastructure; Usable sidewalks at least at schools. Water main breaks/continued sewer upkeep by SAWS
- Delayed maintenance of infrastructure.
- Infrastructure poor - redone some areas every year; flooding streets not addressed, despite road work
- Issue with maintenance of services. Water lines, leaks. Concern of aging infrastructure.
- Need sidewalk repair.
- Need better pedestrian/bike lanes.
- Few challenges, but electricity goes out every time it snows. City services are more reliable than in inner city.
- Traffic speed/roads too wide, not friendly to walkers/bikers.
- Que la calle de sur Laredo an durado [sic] mucho para arreglarla [They've taken a long time to fix S. Laredo St.]
- Excessive development without creating infrastructure to support growth.
- Lack of improvements in infrastructure.

There were a number of responses indicating dissatisfaction with issues of City maintenance, zoning, code enforcement, permitting, stray dogs. and other issues related to
services they believed the City was not providing. Some of the comments relating to City services not being provided adequately are:

- Development proposal, not yet applied for zoning change, which would re-zone from RE to R4 a growth of around 370% on our street, and expected (development in future) domino effect for neighboring lots. Community has a history of losing legal battle. (50-100 residents paid for a lawyer) for non-stepped down development when "previous) council rep supported development. Most recently neighbors stopped zoning change from RE to R20 and current council rep supports community plan.
- Code compliance - horrible enforcement.
- Permitting - structures without permitting.
- Barriers for affordable private development. Board for review.
- Stray dogs. Substandard rental units in neighborhoods.
- Stray dogs. Beacon Hill has a ton of stray dogs and they aren’t addressed by the city - We care more about maintaining our live release rate than how dogs negatively impact people and neighborhoods. The live release rate is accomplished by leaving more dogs on the streets. We have a nice statistic but it is produced by refusing to tackle the problem.
- Scary dogs.
- Zoning issues, too many tire shops and tire shop owners creating unsightly mess. We will not and cannot attract better businesses with these run down business owners.
- ... dogs roaming street ...
- Need the city to maintain the city owned land, mowing, keeping it clean, etc.

Although several people noted that safety was a factor in their liking where they lived, it is also a concern for many. Not feeling safe, as indicated by these responses, has to do with criminal activity, drug use and other concerns not related to traffic and the condition of their housing situation. Examples of the kind of safety concerns expressed by participants in their responses to the question are:

- The old neighborhood experience need more security, law enforcement to prevent criminal activities, (i.e. drugs, burglary, and prostitution)
- A lot of youth from HS [high school] are breaking in homes, gang activity picking up. Parents not involved!
- Need more safe parks/streets.
- Occasional crime ...
- Crime - some addicts, homeless people living in the neighborhoods. Break ins every now and then. Shots in the night.
- Safety is a big concern. A few weeks ago, this guy was bothering me at a bus stop and asking me if I wanted a ride from him. I had to change my bus route. I don't see people running at night so I don't run at night.
• ... although the community is coming up, I am still not comfortable with walking by myself outside. On top of that there isn't enough lighting on some of the blocks, therefore increasing break-ins.
• I have a few difficulties. We have drug addicts, gang people getting killed in front of our home and that's just a few.
• The drugs and prostitution in Alazan Apache Courts.
• A lot of drugs - police murder a woman - gunshots - kids are terrified - kids are screwed - San Fernando - Police comes - design makes it easy to have crime ...
• Drugs, transient, lack of participation and general apathy of the people that live there.
• The difficulties that I face every day include unsafe neighborhoods. (I can't even walk my dog out any time throughout the day because of stray dogs and some issues such as gangs. I take the bus and certain bus stops are placed in unsafe areas.
• ... mailbox theft, petty crime ...
• Law enforcement not involved in community and their [sic] is no trust.
• ... issues of family violence ...
• The issue we face is minor compared to other areas. There are some issues of petty crime but the SHRNA involvement in the COP program helps address that.
• Crime is up - need an SAPD substation in Beacon Hill.

Absentee landlords who do not take care of their properties, having too many rental properties in the neighborhood as well as concern for not wanting SAHA properties and some who thought more rental housing would be beneficial, make up the mixed bag about concerns over rental properties. Some of the responses regarding rental properties are:
• Landlords being unresponsive/negligent
• Too many developers building apartments.
• ... no multi-family (want more), some dislike multifamily - feel it's transitory and too dense, absentee landlords ...
• Again too many rent houses
• More and more rentals.
• Because military a lot of families come and go. A lot of rentals.
• Rental houses - not take[n] care of
• ... neighborhood turnover, population is aging out and houses are going to rentals.
• Too many apartments too close to each other.
• We are a community where people moved to be as to escape multifamily developments. It is a quality of life issue for them. We are also dealing with extremely heavy traffic (Bandera Road) which will only be worse with more multi-family complexes on this corridor.
• ... too many apartment buildings are being built around the neighborhood creating a very bad traffic overcrowding conditions.
• Concern over NIMBY.
• Landlords not screening tenants.
• Need more home owner occupiers. Those renting are getting prices raised with no changes to building or space.
• New developments are turned down if they're housing.
• Neighborhood resistance to new housing/apartments.

Other comments related to housing that were made only once or a few times included concerns about food deserts in their area, the need for more mixed use development, housing needed for seniors, empty houses, concerns about bidders from out of state and the effects of the soil on the foundation.

Question #3: What do you want the task force members to know about housing in San Antonio?
Participants wanted to tell the task force members that affordable, safe housing is the most important thing they should tackle along with a local definition of affordable housing.
Representative comments on the subject of affordable housing from the participants were:
• Build homes that are distinct and that are affordable.
• Affordable housing stock - housing doesn't match salary.
• ...granting affordable housing options and providing supportive housing options to address the homeless population seem to be a significant need. Maintaining long-term affordability is also an issue.
• Invest some of the housing bond monies in shared-equity loans to local residents to be able to buy homes. Consider La Promesa Plan. Get SAHA to build single family houses.
• Rentals are not bad - can provide affordable housing. Short term rentals are taking away affordable housing.
• Mixed income vs. affordable housing vs. affordable multi-family vs. TIRZ - some elders lose the will to live when forced to move.
• I feel uncomfortable with the rate of rents going up. I see our families (that we serve) being affected by this and I know that if it's distressing to me, it can be catastrophic for our families. I would like to see true affordable housing added - and no more $1,000 boxes.
• With the higher cost of housing you are forcing out the lower income families from house ownership and the American dream of home ownership. Not to mention rental properties are too expensive for them to rent in certain areas within the city of San Antonio.
• There is no affordable housing for the majority of people regardless of economic status.
• That the goal is for housing to be 30% of income. 18.5% are at poverty rate. That's 1 in 5. $7.25 minimum wage is about $1,160/month and the average Social Security Income wage is $735/month. Efficiencies run around $649 which is 55% of a minimum wage
worker's income and 88% of an SSI wage earners income. A one bedroom is around $801 - that's 69% of a minimum wage worker's income and 109% of a SSI wage. A 2 bedroom is around $1,001. That's 86% of a minimum wage earners income.

- Affordable how city assesses term is not affordable.
- A $1,000 a month rent/mortgage is too expensive for low and middle income families. Single family homes are an investment to a community.
- Need to think housing and transportation (transit) when think of affordability. Other ways to build wealth for low-income HH [households] than homeownership - stock investments that may be better for low income HH.
- Affordable housing for people on social security income.
- Many people have more "house" than they need. We talked about a great need for modestly sized affordable homes and more density.
- It's too expensive/no public housing or affordable housing.
- To make it affordable for everyone not only one building in the whole complex.
- Affordable housing needed. Public transportation links.
- Housing needs to be suitable, safe and affordable for all income.
- The goal should be to make low income housing invisible - by that I mean that no one should be able to see the difference from the outside or the inside. They should be a part of the community not apart from the community. The answer is not short term. It is long term. Not apartments - homes (condos, single family)
- When we talk about housing, let's also connect these issues to economic development issues. People need dependable access to incomes to support their housing and transportation costs.
- "Affordable housing" isn't $1,000-$1,500 per month condos! Adjusted living for here not Austin or Houston. We are not Austin and we need to plan for the future while protecting current residents.
- Lack of affordable housing. Safe, healthy environment housing.
- Other communities have paved this road ahead of us and no need to reinvent wheel. Opportunities need to include: Base minimum standard for housing development needs to include healthy structure/environment, safe neighborhoods/communities, and actual affordability. Need comprehensive plan w/spectrum ranging from permanent supportive to independent to rent to ownership.
- The need to create housing that is affordable to working families (low-moderate income) is real. The city is growing in population and this issue will become worse if not addressed in a comprehensive, well planned manner.
- Don't let developers use the language of "affordable housing" to disguise luxury apartments. Community engagement shouldn't end when this plan is adopted - driving home the importance of balancing our affordable housing needs with need to preserve unique neighborhoods will require continued engagement on foreclosed properties.
Adequate housing for special populations was also high on the list of things the participants want the task force to know about housing in San Antonio. The special populations mentioned specifically were the seniors and retired people, the homeless, the disabled, those previously incarcerated, LGBTQ residents, especially young people, veterans and young adults aging out of foster care. Examples of information regarding housing for these populations they wanted the task force to know include:

- There also needs to be an effective approach to provide housing for services, veterans, disabled, and the populations that have special needs with quality services to support these individuals and families.
- We need to care for people in older homes, not just new residents. The older population of San Antonio is increasing at a rapid pace. Perhaps 30 to 40% of population will be over age 55. Maybe 25% over age 75. Housing won't be available to address their needs.
- Be careful. Promote adding [disabled] accessible detached dwelling units per city code.
- Concern of homeless LGBTQ youth; Thrive Youth Center has limited beds for 18-25 youth (11 beds?) And estimates are that 40% homeless (several hundred???) Youth are LGBTQ which need special consideration/training may not come in for fear of bulling/worse. How are the <18 year old LGBTQ homeless youth supported? Need services - IDs, jobs, safe housing.
- Housing for queer (LGBTQIA) families and addressing barriers to owning and financing a home need to be considered as well.
- It is no longer a dream to own a home by younger generation. Some residents (seniors) have holes on walls, floors, broken windows etc. There is no help to repair homes even if you keep up with taxes.
- Affordability - safe for seniors - close to transportation to the needs of seniors
- Need more for special populations, such as i.e., incarceration, elderly, at affordable housing rates
- Special populations - seniors. Coordination of services and resources.
- Need more senior housing.
- Housing situations for homeless, aging out of foster care, expanding housing possibilities.
- We need to take care of the homeless housing problem.
- There is a need for single retired people. The rental fees are skyrocketing (homes and apartments). My rent is more than 30% of my income. Affordable and safe housing for single retired people and seniors who cannot afford to live in retirement homes.
- Homeless veterans and at risk veterans need more housing but housing with wrap around services and follow up services. One stop shop location for all homeless and at risk veterans. We are Military City and should have a better service and follow up so the homeless cycle is broken for vets.
• Lack of outfitting for dwelling of 50+ residents... no-steep ramps, bars in bath tubs/shower - first floor units, wider doorways.

Providing financial support to rehabilitate older homes and neighborhoods to be able to maintain the character and feel of the neighborhood was also important to the participants. Another aspect of the desire for rehabilitation of neighborhoods was to take care of those who are here now. Some of the comments they made that represented the general expression of their hope for rehabilitation and revitalization were:
• Help rebuild pride in home bring/adds to up lift people hope.
• Seek out and honor the voices of people trying to maintain their homes when property values increase, subsidize improvements so they can stay in place.
• Housing solution/strategies must address the many person who live in homes in need of rehabilitation. We need to care for people in older homes, not just new residents.
• There is a tremendous need for rehabilitation of homes and apartments in many neighborhoods in SA. Low cost rehabilitation loans and grants needed.
• There is no help to repair homes even if you keep up with taxes.
• Single-family housing rehabilitation for low-income residents and 50+ population.
• Assistance (for owner occupied housing rehab) program run by lottery - not an equitable solution
• For those who can afford home repairs, the city could beef up its counseling programs over the term of the loan for those who have no agency to help them. See that these homeowners utilize the list of reputable contractors from the Department of Development Services if they have no other agency to help them. Distribute their information through organizations that have the trust of their members. There are some homeowners who could afford much-needed home repairs but don't know what to do.
• There is little to no funding to help homeowners maintain their houses or to assist small rental properties. The federal entitlement dollars are far too limiting and the planning department and Merced won't work on historic properties. We need program outside of federal funds. We lose more affordable housing units than we can create and it is going to be far more significant erosion of affordable units as our regional adds 1 million people - we need to find ways to maintain existing housing stock and affordable.
• Need to put more into rehab to keep older/poorer neighborhood stable. Equity applied on neighborhood basis versus district. Affordable how city assesses term is not affordable. More money into rehab less to large developers.
• We must help find ways to assist homeowners (and their communities) keep and refurbish their homes, especially older communities and homes where poor and elderly citizens live. When we preserve these communities and allow their traditional (communal) customs to flourish, we strengthen the character, culture, and overall quality of our wonderful city.
• Need money for subsidized low income home repair - so low income homeowners can maintain their home (also could apply to older appt. buildings)
• There is a significant value in the history and preservation of the housing stock in SATX; however, that needs to be balanced with the rights of property owners and the need to keep regulation from becoming onerous.
• Need for rehab of existing housing stock, specifically single family. People struggle to fix their house because of economics or no clear title/legal issues.
• Educate community on community reinvestment act loans, first time home buyer loans available to them. Educate on financial literacy.
• We need housing for the people who already live here, within the economic means of the residents now - not the ones who are coming.
• Thing I want you to know about is the apartment is old. You can’t have an air conditioner. The apartment is falling apart.
• The challenges that face legacy home owners as aggressive developers begin to target the next "it" community. What does balanced/fair "revitalization" look like? Create policies that allow legacy families to enjoy the fruits of revitalization and age in place.
• Tied to education - idea that education improves with new residents. Longtime residents should get to reap the benefits of investment - this should be renters and homeowners. What about the current residents? Want to see more opportunities for homeowners and renters and SAHA residents and section 8 renters together.
• Regulate infill development (reasonable)
• In my neighborhood and elsewhere in SA, we still have the possibility of holding onto small neighborhood well-being and kindness (comunidad, amabilidad), with help for improving and maintaining properties and diminishing negative environmental influences. We cannot accept another million bad development-minded people in the city, but rather could be a model for living culturally and environmentally sustainable. Prepared for future realities of global warming and City of SA and its utility offices need to serve residents/neighborhoods.
• Affordability, consideration of existing residents.
• Developers/investors are not being honest or held accountable. They sell community on bringing jobs, housing, retail, etc. But these "commodities" are not accessible economically to the very own people who are sharing land with these developments. These developments bring jobs, but don’t hire locally and don’t pay enough to make these "commodities" accessible.
• Neighborhood conservation districts should be honored. Don’t change the character of a neighborhood by allowing six condos where one single-family home existed.
• I would advise the city to pay attention of any additional structures and renovations that will be placed on the west lawn of San Antonio. I would like to see some sort of
identity given through structures and not just "pretty real estate" but the west side of San Antonio needs pride in their structures.

- Don't let developers use the language of "affordable housing" to disguise luxury apartments. Community engagement shouldn't end when this plan is adopted - driving home the importance of balancing our affordable housing needs with need to preserve unique neighborhoods will require continued engagement on foreclosed properties.
- Balance is key. Don't sacrifice economic development to keep the status quo. Don't make SA like LA or Oakland where cities are unable to meet the demand for housing, causing housing prices to skyrocket. Density is one of the only ways to focus growth and bring light rail, but that means new growth in established areas.
- Respect previous community and also include thorough involvement from members.

Growth and the gentrification of neighborhoods, and the displacement that often accompanies it, is a topic the participants wanted the task force to know about the housing situation in San Antonio. Their comments on the subject included:

- Many people in my neighborhood do not have the income to keep up with the development of downtown. My neighbors are fixing up only to see their home because of the rise in taxes.
- Need to undo the mess these policies created. There should be more city funds go to these communities.
- To consider the ways "economic development" is impacting native San Antonians, contributing to the gentrification and eventual displacement of people from their homes and communities.
- Renters pushed out due to affordability issues. Preservation of green space, downtown, otherwise for beautification.
- ... find an equitable way to prevent displacements by developers.
- Not enough legal representation for low-income renters, owners, landlords, developers have money for lawyers, judgements, etc. Low-income renters don't have resources/assistance if they are not in "housing". There is going to be a huge fight between keeping it "cultural" "gentrification" and "Progress" There is no good middle ground on that.
- Understand issues of displacement and gentrification.
- Better neighborhood organization to deal in forming action committees and advocating for more resources. Updating the neighborhood plan. Protecting the neighborhood from developers.
- Allowing corporate (large %) ownership in apartment complex and single family homes - no cap - policy is to continue to increase rent every year displacing - taxes are disqualifying and discouraging home ownership.
• We’re at state of emergency with "gentrification"; affordable housing for existing generations are unable to continue residing there.
• The downtown area is experiencing gentrification, therefore increasing property taxes. Family legacy needs protection.
• Growth/gentrification that happened in Austin is here.

![Image](image-url)

• The SAHA shows some hostility to our LULAC Concilio Zapatista council. My (our) director for affordable housing, George Alejos, has assisted countless families, head of households, namely females. They heavily rely on his help. Dealing with people in general can be a challenge so sometimes you need to be aggressive sometimes and that is George. Now SAHA will not allow him to assist SAHA residents. As an organization, LULAC, we can hold press conferences on the steps of city hall and the county court house or in front of the federal building. We are not allowed such in front of the SAHA building on Flores Street. The city even accommodates us with a podium with a sound system. Something is very wrong here with SAHA. We can hear everything said at Council/County Commissioners Court but not the SAHA Commissioners, at least not always. They might as well just hold private meetings. No exaggerations here, I addressed them on 12/8/17 pertaining to same issues: at this meeting 1 minute is not nearly enough to wrap up all that was discussed.

Inviting and promoting collaboration among different entities to assist people in getting information, making things easier and more efficient as well as increased communication about the possibilities for housing and finance are housing issues the participants would like for the task force to consider. Examples of their comments on the subject are:

• Lack of "one sight" services directory.
• A majority of people coming to San Antonio are young - mainly renters - though most people that I see at the Housing Task Force meetings are older folks - we need to include more younger people and have a focused conversation on renting, not just home ownership.
• Community engagement shouldn’t end when this plan is adopted - driving home the importance of balancing our affordable housing needs with need to preserve unique neighborhoods will require continued engagement on foreclosed properties.
• Prepare students - high school grades - for home ownership! So students know they can be a homeowner one day. Please give high school graduates a handout "Kiola Plan" (create a special name) they can be a first time homebuyer. This can be their first introduction that they can be a homeowner - also, when they are ready - instead of getting the information later. Let them know about programs sooner. Create a notification as described.
• Want to see more opportunities for homeowners and renters and SAHA residents and section 8 renters together. I see a lot of anti-renter stigma as a zoning commissioner. It comes up at every meeting and needs to be addressed.
• The proposed work groups exclude what the non-profit sector development barriers are. What barriers are keeping non-profits from doing more? Government too often includes SAHA as SA's low income housing provider/programs (example - today's speakers were mostly from SAHA's program) - need more city government respect for non-profit experience and productivity.
• Homeowner education
• We also talked about how terms and rules that surround home ownership are complex. Can the city create a "user's guide" for inexperienced homeowners? A class?
• To improve transparency of the affordable housing process. We have a need for this type of housing but not at the expense of established communities. A sensible process is required balancing the need for affordable housing.
• Better neighborhood organization to deal in forming action committees and advocating for more resources. Updating the neighborhood plan.
• By now, coordinated housing should not be at a formation stage, but a continuous improvement sustainability mindset. This should be the guiding principal. Status of housing is directly connected to quality of life. Not dealing with housing well now can lead to a thriving city or homelessness, burden, poor quality of life. Five themes need to emphasize education.
• Education programs to help inform the public of the opportunities in home ownership. Financial education classes throughout the year.
• Educate community on community reinvestment act loans, first time home buyer loans available to them. Educate on financial literacy.
• Education through the process with choices. Financial health. "One stop" portal with automatic connections to resources, knowledgeable navigators, mentors.
• Neighborhood reluctance to change injures because barrier to develop south and compounds issue of available stock - drives costs - city leadership must engage community to message benefits of growth.
• Communication not only with people that need help but also connect with people that can be an educator and get people involved. Especially in getting the different groups (Veterans, social group, non-profits) to work together.

The issue of taxes being too high and inequitable as well was raised as an issue the task force should explore. Examples of the statements regarding taxes are:
• Rising property taxes pushing generations of homeowners out of the community into investor hands.
• Taxes not equitable.
• Affordable taxes.
• ... taxes vs. appreciation ...
• ... taxes are disqualifying and discouraging home ownership.

Participants stated they thought incentives and policies should be re-evaluated, especially in order to preserve neighborhoods. Examples of their statements regarding incentives and policies are:
• Developers should be required to have 10% low income housing in any housing development that gets public subsidies. No tax abatements without low income housing.
• Policy to protect. Examine development policies and incentives.
• Affordable is virtually non-existent unless you want to live in non-desirable areas. I want to utilize storage containers as infill housing units to assist with the housing void - I want incentives towards repurposing these units.
• To consider the ways "economic development" is impacting native San Antonians, contributing to the gentrification and eventual displacement of people from their homes and communities. This plan of "economic development" is benefiting developers, new arrivals to our city, but not those who are from SA. It's only exacerbating income and housing segregation.
• Seek out and honor the voices of people trying to maintain their homes when property values increase, subsidize improvements so they can stay in place.
• Require new developments to include low and middle income housing.
• Pricing changes too fast, outside interest is too strong. Need regulation not free for all market. Respect previous community and also include thorough involvement from members.
• City has no local, dedicated reserve source for affordable housing. Poor people and homeless should be a priority.

The impact on the ability to pass on your home to your family by reverse mortgages, property tax increases and taxes when property is inherited is an issue the participants indicated they thought the task force should look at. Examples of what they said are:
• Reverse mortgage loans are dangerous and prey upon elderly and naïve homeowners.
• The downtown area is experiencing gentrification, therefore increasing property taxes. Family legacy need protection.
• Legacy properties get too much in taxes when inherited. $32k to $140k in 2 years. Children who inherit can't afford the taxes.
There were numerous other issues related to housing that were not mentioned by participants as often as those noted above. They included, but were not limited to internet access barriers, improved volunteer programs, absentee landlords, no cookie cutter homes, reluctance to change as a factor in driving up housing costs, single family housing being turned into multifamily housing was not beneficial to the neighborhood, the need for more tenant rights, the need for more multifamily and rental properties, the need for more housing density through moderate size homes, the need to acknowledge the non-profit sector and others that were only mentioned once.

Question #4: What ideas do you have for solutions to the housing problems you mentioned?

Several of the ideas for solutions have already been mentioned in response to previous questions. There are however, additional solutions suggested and additional details offered for previously mentioned ideas.

The most-mentioned solutions had to do with education, communication and engagement and the need for a “one-stop” shop for housing information. These were also possible ways to involve and engage community members in special programs and activities. Examples include:

- More opportunities to engage people at every step. Not about us without us.
- Instead of the mayor and "task force" setting up a plan and presenting to residents of San Antonio, residents and San Antonio including homeless people, should set the plan for the mayor to do his job as a public servant and carry out. Public board for decision making on housing.
- Transparent service directory $ calendar of events- free services and education classes. Continued public meetings on housing issues.
- Make the elementary school an outstanding center for the neighborhood to attract families to the neighborhood.

- Other programs that can support LGBT homeless youth? Address people youth in survival behaviors like sex trafficking - to help into safe living facilitate process to get IDs, especially for transgender youth - process cost $500 and $500 in counseling fees! Can’t get a job without an ID that matches gender.
- Low cost rehabilitation loans, grants counseling for families who may need to improve their credit in order to qualify for loans. Coordinated housing and debt counseling among non-profits and city departments. More public funds to support these with leverage from private sector.
- Budget classes to help sustain home ownership - to help sustain home ownership, even if there are affordable housing options, they need to be able to sustain. NACA Neighborhood Assistance Corporation of America is a great program.
- Increase community engagement but be wary of NIMBYism that may impact development of low income housing.
- Campaign to educate - that points out the benefits of mixed income housing to demystify the untruths - crime.
- Conduct monthly meetings to create community awareness in a central location.
- Continued community meetings.
- Education - people need to know where to go to get help!
- Low income resident will be the hardest to reach. Organizing can help bridge this gap.
- Create resources so that new, inexperienced, or aspirational homeowners can be educated in the rights, responsibilities, and resources available via homeownership.
- Evaluation of needs in the community in planning for development and growth. Researching programs that exist and what is working and getting information from other cities and states that are working. Availability of resources.
- Better or more accessible information about responsible home ownership.
- Involve all community members and neighborhood associations in development plans. Update data of each district (i.e. age, income, types of housing, etc.) Community members knowing about development processes. The ability to stay in our community/the community we choose.
- Education for all about programs. More transparency. Studies on infrastructure impact of projects.
- Where is any work/input done from SA2020? The housing policy task force needs to work with economic development, health and human services.
- For the powers that be to be aware and take positive action. Meet with us to discuss situation. We deal with all aspects of public servants and what they do in their respective positions.
- An inner-city coalition of neighborhood associations.
- Programs with processes with clear steps, led by people who care and are committed.
- Outreach, education, workshops
- Employers (chambers of commerce) must become aware and conscientious that there are substantial inequalities in this city and they (employers) play a significant role in reducing these disparities. Create spaces where all sectors of the city have a way to interact in meaningful ways so they can learn to empathize with one another.
- We have resources but they are scattered. Strategic partnerships. Also utilize resources partners may have etc. Incorporate city, rotary, San Antonio Board of Realtors (has grants to help community Smart Growth Initiative) Housing non-profits,
transportation, organizations are looking to help so collaborate. Educate and collaborate.

- Inform and listen to community to be impacted. Look at all the properties and homes SAHA has and is not using before getting other properties. Do an audit of all housing corporations.
- One stop shop - building from strengths, opportunities for learning, mentors, automatic connections to resources home, financial, education, supports
- Our community organization I-watchSA-D5 - is working with Haven to identify all the existing non-profit outreach programs in D5 to find out what they offer, who they serve, hours of operation and services offered. To make certain that whatever funding they are receiving they are using them for the purposes intended. We are a neighborhood watch/Citizen on Patrol group and we serve Neighborhood trainings in folk’s homes and we bring SAFFE officers with us and show folks how to record and report problems correctly. We are also working with WDC and a local developer D. Kennet to identify a small area from Martin to Richter to Buena Vista to Zarzamora to try and focus on five things - crime, zoning, code, graffiti and introduce incentives. Keep it clean for 3-6 months and then do a big Westside media push similar to eastside so attract real developers and investors who will be responsible investors who will be interested in maintaining the integrity of the area.
- One-stop-shop - education for coordinated services and programs for housing related service not just about services but education - prep people for financial health and homeownership like we do college. Continue town hall meetings - engaging community. Commission a study/consultant for an analysis of what has actually worked in other cities. Community outreach to community - continuing to engage and inform to message growth of place. Going to events and festivals. Housing burden is spreading throughout the city not just the traditionally known districts.
- Offer legal help (COSA) Family Legacy Housing Program for title issues - SFH rehab program. Community events to bring people together.
- Voter engagement, teach people how to apply for programs, community/volunteer engagement. Need more communication from city and programs on how to get involved. All modes of communication (not just online). Advertise on TV - mail, multimedia.
- Education, communication, get involved.
- Have a program for local contractors to be able to bid!
- Develop programs to do jobs at housing for rent payment, example doing yards, cleaning apartments, and washing windows.
- Join the closest NA or organize one.
• Pull local for profit, non-profit and community citizens resources together to develop a master plan that everyone is happy with.
• Partnerships with organizations engaged in this work.
• Jobs for downtown area for rebuild the city. Jobs for child care, safety, through help north side, help Southside - organize program to clean-teach street smart (fundraiser mentors program). Business support children from foster care programs/non-profit - funding/foundation

There were a number of suggested solutions to address the issue of keeping people in their homes to avoid gentrification and displacement. Some of the aspects of that solution that were offered by the participants were:
• The existing housing stock is the most affordable housing we have. Owner occupied rehab program. Preserve our existing inner city housing stock. Maybe 20% buy in on the owner’s side, low interest. Offer legal help (COSA) Family Legacy Housing Program for title issues - SFH rehab program.
• Give old, long standing family dwellings some property tax breaks - salaries within these communities cannot compete with those migrating from prosperous communities. Family legacy needs protection.
• Fix gentrification so that fixed income and seniors can stay in houses.
• Control short term rentals so long term affordable rentals can remain. Subsidize home maintenance for low income owners.
• Money for elderly home owners to fix homes.
• Needs to have a better funded program to aide homeowners with medical or other difficulties to maintain their homes and maintain their and their neighborhood property values. Should be significant tax advantages so that those who make repairs aren't then taxed out of their home.
• Resources to help renters improve houses that are older. Expand NDP to include private housing.
• There are may be displacements (temporarily), but there needs to be programs where these residents can fix their own home instead of it being taken away.
• When doing rehab if rebuilding - option of duplex or quadraplex
• Expand rehab programs for the houses we live in now.
• Incentify [sic] rehab.
• Renovation and maintenance programs that are more flexible.
• Work with Bexar County to creates legacy family tax breaks.
• Develop affordable financing mechanisms to incentivize new construction and revitalization that will create more work force/affordable housing.
• Weigh by degree of need the probability of receiving assistance
• Nurture political will to keep people in homes ...
• Make sure policies are established, give families incentives too as given to developers and businesses. Families need to do home repairs. Shame on city for forgetting families. Yet we are the ones that pay taxes without incentives. All our lives.
• Legal representation for tenants facing eviction.
• Low cost rehabilitation loans, grants, counseling for families who may need to improve their credit in order to qualify for loans.
• Program to help renters that have been displaced because of an increase in rent. Ensure that renters move into homeownership and/or a new rental home that is comparable in accessibility as their previous home.
• Continue to focus on efforts that will not displace low to moderate income households while also helping these households live in equitable conditions.
• Neighborhoods and families/residents need to have both self determination for their own well-being in their homes and creative solutions for future sustainability and environmental justice and climate justice for all.
• I would like to see Haven for Hope re-evaluated to help small families get out on their feet - much faster into transition housing - such as - perhaps create 25 "micro homes" as a test - to get to renters for 6 months, then another 6 months if necessary - lets try to save families stick together and in a safe private environment. Let’s keep what made San Antonio great. San Antonians together. Not destroy the sense of community. Local - neighborhood grow.
• Establish and enforce rent caps - increase must be applied for providing proof that increase is reasonable for market values. Get help to those who have work history and will be temporarily out of work 3-4 months with rent and utilities - actually get to those in need and stop making people wait for eviction or disconnects so they keep their homes.

Creating systems of accountability of the various housing and development entities using “metrics that matter,” is a solution for the perceived inability to measure success when it comes to suitable housing for everyone. Examples of the type of accountability expressed are:
• Give mayor and each council member 1 attorney not obligated to city manager.
• We have been to these kinds of meetings before, lot is discussed, concerns given, then all of it is put away - public never see the results.
• Transparency and accountability.
• Ethics board to address unfairness of displacements.
• Independent ethics council that will have governmental impact.
• Invest accountability, investor tax where $ goes back to low and median income housing needs. City guidelines for predatory investors stalking elderly and less educated (advertisements, house visits, etc.).
Participants also suggested more flexibility and diversity in the creation of new housing stock. They suggested making it possible to create and/or maintain a wider variety of housing options to accommodate people’s needs and incomes. Representative suggestions were:

- Comprehensive housing plan. Community Land Trust. Land improvement.
- Expansion of diverse housing options (duplexes, triplexes, etc.)
- Housing continuum from starter to aging to special needs.
- I would like to see Haven for Hope re-evaluated to help small families get out on their feet - much faster into transition housing - such as - perhaps create 25 "micro homes" as a test - to get to renters for 6 months, then another 6 months if necessary - lets try to save families stick together and in a safe private environment. Let’s keep what made San Antonio great. San Antonians together. Not destroy the sense of community. Local - neighborhood grow.

Developers that work with the city need to know beforehand that they need to allow formerly incarcerated to live in the areas that they have properties. I don’t know how to get more young people involved to be honest.

- Reduce impact fees for lot owners so they can afford to build.
- Make the setbacks on building homes smaller.

I would like to see an investment in small house communities within our neighborhood - small houses and smaller lots will give citizens an investment into home ownership and the American dream of owning their own home an affordable means. Small house villages/ neighborhoods @ $30k-45k w/smaller property lots and houses @500 sq. ft. or less - tiny houses communities by Robin Runyan May 24, 2017, "a tiny home community rises in Detroit"
• Challenge that San Antonio look at diverse types/styles of new construction. Tiny homes communities, town homes - can do better than cookie cutter new construction. 
• When doing rehab if rebuilding - option of duplex or quadrplex 
• Allow more housing types 
• Can we make duplexes easier to construct? In many parts of the inner-city duplex are allowed because of the UDC changes. Why not extend this to newer neighborhoods?
• Expansion of diverse housing options (duplexes, triplexes, etc.)

Other solutions that were not repeated as frequently as the ones noted above were to provide more code enforcement, invest in more infrastructure improvements, to provide programs for people with a good work history who are temporarily out of work, programs for people to work for their rent, create an ordinance for rental standards, to create a comprehensive plan based on equity using the Portland Oregon plan as a model, changes to SAHA policies and enforcement, working with VIA to expand frequency and routes of bus service, not to sacrifice old neighborhoods for “affordable housing apartments,” revising the tax and appraisal systems, create a City committee that can grant “common sense” variables, using Housing Trust funds for their original purpose, investing in low income housing using City bond funds, and support environmental and climate justice for all.

Comment Card Responses
Participants were asked to complete and return comment cards to capture their opinion of the meeting itself and to offer any additional ideas that were not on the worksheets. An unusually high number of people submitted their comment cards – 134 of 192 people (70 percent) who registered their attendance. (The usual rate of return on comment cards is about 20-25 percent.) Even after writing their comments on the worksheets, they still had more to say, or they wanted to reiterate what they had already said. If there was a message here, it was that they really wanted the task force members to hear what they had to say.

The comment card had three parts: 1) several statements with a scale where they could indicate their level of agreement or disagreement with the statement; 2) a place for them to indicate what the most important thing the task force should focus on; and 3) a section where they could comment generally as they chose. The tallies are shown in Figure 3 below. (To see all the comments and a copy of the comment card, please see Appendix F.)
The objectives of this meeting were clear. | Strongly Agree | Agree | Disagree | Strongly Disagree  
---|---|---|---|---
53 | 43.5 | 8.5 |  
I understand the Task Force’s purpose and their desire to create policy to guide housing development in the City. | 76 | 63 | 6 |  
The panel members’ stories provided interesting insights into the housing situation in San Antonio. | 67 | 66 | 78 |  
The facilitator was open to my opinions and encouraged the group members to share their thoughts. | 107 | 30 | 4 |  
The conversation at the table allowed me to talk about my situation, concerns and solutions for housing in San Antonio and to hear others’ opinions. | 101 | 32 | 1 | 1 |  
I intend to stay informed about the Task Force’s activities and deliberations. | 118 | 29 |  
I look forward to seeing the Task Force’s recommendations on addressing housing issues in San Antonio. | 116 | 29 |  
I will attend future public meetings of the Mayor’s Housing Policy Task Force. | 113 | 32 |  

Figure 3 Comment Card Tallies

The tallies from the matrix above indicate people were generally satisfied with the process of the meeting, the facilitation at their table, would continue to follow the deliberations of the task force and would attend future meetings. The only item on which there was any significant disagreement with the statement was in regard to the housing panel. Although the majority of those in attendance agreed the panelists gave them insights into the housing situation in San Antonio, a little more than half of the respondents disagreed with the statement.

Responses to the Question on the Comment Card

The second half of the comment card asked the question: “What is one core issue regarding housing that you would like for the Mayor’s Housing Policy Task Force to address?”

This section will not have examples of the comments for each theme or issue that stood out in that section. Some of the issues are stated as what the writer would like to see the Housing Task Force do and in other cases, they are stated as concerns they want the task force to focus on. Many of the ideas have already been expressed in the worksheets and

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4 Some respondents put an “x” between the two columns, so they were counted as .5 on each side of the scale.
people reiterated what they said earlier. Also, since they had to select only one issue, there is a more varied list of issues, although most of them have been identified earlier from the worksheets. The complete list of the responses to this question, the general comments that followed and the tally matrix can be found in Appendix F, Comment Cards.

The theme mentioned most often had to do with focusing on creating a diversity of housing. Specifically mentioned in these responses were housing for veterans, low income people, seniors, homeless and young people aging out of foster care. Also mentioned were mixed income housing, workforce housing, “middle housing gap,” and affordable infill housing, as well as assisted living for seniors and the disabled. A suggestion was made for the City and County to collaborate on low income housing availability.

The theme that appeared the next most often related to people being able to stay in their homes. Assisting homeowners with rehabilitation and minimizing impacts to existing residents and gentrification as a result of taxes being too high and pricing long-term residents out of older neighborhoods were mentioned the most often. Letting seniors age in place was also mentioned several times within this theme. The rights of renters and them being pushed out because of rising housing costs were also mentioned frequently.

Building trust was of importance to many of the respondents to this question. Rebuilding trust with the community took the form of having transparency and avoiding conflicts of interest, defining success early on in the process, involving the community in the decision-making process and holding developers and others accountable. One person expressed the thought of building trust through an even-handed and balanced approach in this way: “Don't lose sight of the goal. Growth is difficult. Change is necessary. Good policies don't make everyone happy but can move city in [the] right direction.”

Infrastructure issues were another recurring theme when participants identified the one issue they would like to task force to focus on. Specific infrastructure needs identified were: roads, drainage, broadband access, sewer, lighting and transit, as well as traffic issues related to housing.

The desire for equity was expressed in many different ways, many of them related to affordable housing. The development of a comprehensive affordable housing plan was suggested.

Education on housing opportunities, housing application processes, and assistance in getting and keeping housing were mentioned. A one-stop center was seen as an opportunity to provide this type of education in a location that would be easy to access.
Below is a graphic (Figure 4) that represents the most frequently mentioned items for this question.

![Word Cloud of Issues the Task Force Should Focus On](image)

**Figure 4 Word Cloud of Issues the Task Force Should Focus On**

**Additional Comments**

As with the question on the comment card, many of the additional comments were reiterations of former statements in the question responses above and the worksheets. The additional comments included responses that had to do with the meeting itself and suggestions either for improving the meeting, asking for the information to be posted online or specific requests for follow-up. There were also comments recognizing the facilitators for the good job they did and thanking the task force for holding the meeting and encouraging them to hold more of them.

As an additional thought about the process, the comments included suggestions to involve more people directly affected by housing issues raised at this meeting and to hear more from people who need housing. Also, to be sure to include renters when considering housing issues.

As in the previous responses, affordability for all was a significant theme on the comments cards. These included various means of creating and maintaining affordable housing policies practices and incentives.

Resonating with the theme of affordability, concern for gentrification, rising taxes, increased housing costs, and rising utility costs were mentioned frequently. Helping homeowners with rehabilitation of their homes as well as having equitable infrastructure repair and investments were repeated several times.

Concerns were expressed about the task force itself. People wanted more information about the task force members and were concerned about developers on the task force and asked for more diversity on the task force. They were also concerned that the task force would not take the community’s input into account as they made their recommendations.
They asked that safety issues be taken into account, specifically drugs and crime concerns in certain areas. And that a one-stop center be created to help people with housing applications and other issues related to their housing.

Below the graphic (Figure 5) shows the predominant comment themes from this section of the comment cards.

![Figure 5 Word Cloud of Additional Comments](image)

**Conclusion**

The spectacular amount of response by participants at this public meeting evidenced by the unusually high number of individual worksheets and comment cards (70 percent) submitted testifies to the importance of the topic of housing and the anticipation residents of San Antonio have about this Housing Task Force’s outcomes. The 192 people who came to the meeting were engaged and stayed to the end of the meeting, always a good indicator of the importance of the topic to participants. Their consistent repetition of concerns and issues points to their need to have their opinions heard and given attention.

Their expression of concerns and ideas for addressing them range from the most frequently mentioned, such as gentrification and being able to stay in your home, the need for equity in housing situations and infrastructure needs to stray dogs and absentee landlords. There is specific, repeated mention of inclusion and diversity to meet the needs of a wide range of individuals. Along with that magnanimity, there is a sense of skepticism about the role of developers and whether the Housing Task Force will be able to overcome the long-existing patterns of development in this city. They recognize the complexity of these housing issues they raise in their comments.

The Housing Task Force will be closely watched by the community and their expectations are high.
Appendix A – Agenda and Attendance
DESIRED OUTCOMES OF THE MEETING
As a result of this meeting, participants will:

- Be informed of the Mayor’s Task Force on Housing Policy, its goals and objectives, values, and activities.
- Express their opinions about housing issues in San Antonio and possible solutions.
- Have confidence they have been heard and their comments will be considered as the Task Force develops its policy recommendations.
- Be interested in following the progress of the Task Force’s deliberation and supporting their efforts to create a comprehensive housing policy for the City of San Antonio.
- Take ownership of the task force’s work.

AGENDA

8:30 a.m.  Registration and Refreshments

9:00 a.m.  Welcome- Mayor Ron Nirenberg
Overview of the Task Force Perspective and Activities – Lourdes Castro Ramirez, Chair
Housing Experiences Panel

Review of the Table Work Process – Linda Ximenes, Ximenes & Associates

BREAK

Work in Table Groups

Groups Report Out

Wrap-up – Linda Ximenes

Next Steps – Lourdes Castro Ramirez

12:00 p.m.  ADJOURN

Thank you for attending. For more information about the Mayor’s Housing Policy Task Force, please contact Victoria Gonzalez at 210-207-8980, or Victoria.Gonzalez@sanantonio.gov, or go to the website at <www.sanantonio.gov/HousingTaskForce>. 
RESULTADOS DESEADOS DE LA REUNIÓN

Como resultado de esta reunión los participantes:

• Estarán informados del Grupo de Trabajo Sobre Vivienda del Alcalde, sus metas y objetivos, valores y actividades.
• Podrán expresar sus opiniones respecto a la vivienda en San Antonio y posibles soluciones.
• Tendrán confianza que se les escucharon y el Grupo de Trabajo tomará sus comentarios en consideración cuando desarrolla sus recomendaciones de política de vivienda.
• Les interesarán seguir el progreso de las deliberaciones del Grupo de Trabajo y apoyarán sus esfuerzos para crear una política comprensivo para el municipio de San Antonio.
• Se adueñarán del trabajo del Grupo de Trabajo.

AGENDA

8:30 a.m. Registrarse y Refrigerio

9:00 a.m. Bienvenida – Alcalde Ron Nirenberg
Vistazo General de la Perspectiva del Grupo de Trabajo y Sus Actividades – Lourdes Castro Ramírez, Presidente
Panel de Experiencias de Vivienda

Repaso del Proceso del Trabajo en la Mesa – Linda Ximenes, Ximenes & Associates

RECESO

Trabajo en Grupo de Mesa

Informe de las Mesas de Trabajo

Resumen – Linda Ximenes

Pasos Próximos – Lourdes Castro Ramirez

12:00 p.m. CERRAR

Gracias por su asistencia a esta reunión. Para más información sobre el Grupo de Trabajo Sobre Vivienda del Alcalde, favor de comunicarse con Victoria Gonzalez al 210-207-8980, o Victoria.Gonzalez@sanantonio.gov, o busque información en www.sanantonio.gov/HousingTaskForce.
## List of Participants Who Registered and Their Affiliation (if it was provided)

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Tammy Johnson  NACA
June Kachtik
Seema Kairam
Olga Kauffman
Lynn Knapik  SABOR
Frederica Kushner  Tier1
Henrietta LaGrange
Justin Landon  SABOR
Nancy Lerma
Sr. Gabriella Lohan  COPS/Metro
Matteo Lohmeier
William Long  Volunteer
Aiyana Longoria
Sofia Lopez
Rudy Lopez  Thompson NA
Diana Lopez  Southwest Workers' Union
Eric Lopez
Bianca Maldonaldo  District 7
Levar Martin
Olga Martinez
Mary Martinez
Elizabeth Martinez  T.O.P.
Walter Martinez
Gloria Martinez
Tinker Mass Schultz  i-WatchSA
Joy McGhee  Eastern Triangle Community Coalition
Anita McKinney  SAAR&B
Liz McLeod  City of San Antonio
Barb McMillin
Claudia McShane
Ivan Melchor  Broadway Bank
Mario Mendiola
Daniel S. Meza  District 5 - CM Shirley Gonzalez
Emil R. Moncivais  Town Planning + Desing, LLC
Dora M. Morales
Edward Mungia  District 4
Jennifer Munsell  SAMMinistries
Gil Murillo
Geneva Murphy  Beacon Hill Neighborhood
Sr. Judy Nielsen  St. Francis Episcopal Church
Jocelyn Noriega  Community
Garrett  Normando  Bexar County Democratic Party Secretary
Eric      Nunez       NACA
Nicole    O’Brien     Girls, Inc.
Denise    Ojeda       Citizen
Cristobal Ojeda       Citizen
Nick      Pena        Our Casas
Ruben U. Peña       Housing Consultant
Ignacio  Perez       Crockett Bank
Walter    Perry       Crockett Bank
Alicia    Perry       Crockett Bank
Mike      Phillips    COPS/Metro
Roger    Plasse      District 7
Kamala    Platt
Monica    Ramirez Alcantara
Janet     Ramos
Gloria    Rodriguez   Donaldson Terrace Community
Gene      Rodriguez
Liza      Rodriguez   AARP
Rick      Rodriguez   District 5 - CM Shirley Gonzalez
Matthew  Rodriguez   AARP
Crystal   Rodriguez   SAHA
Elginio  Rodriguez
Henry    Rodriguez   LULAC Conclio Zapatista
Allie    Rodriguez   Project Mend
Carol     Rodriguez   NALCAB
Anna Alicia  Romero  Senator Jose Menendez
Emiliano  Romero
Amelia    Romo
Zeke      Romo
Oscar     Rosalez
Guadalupe Salazar
Ethel     Saldaña     MSWC
Alice     Salinas    USC
Graciela  Sanchez    Esperanza Peace & Justice Center
Patricia  Sanchez    Woodlawn Hills
Sanchez-  Menchaca   COPS/Metro
Navia     Sedeño
Dina      Serrano     Westwood Square
Patrick   Shearer
Ashley    Smith      Community
John      Stevens     City of San Antonio
LaVonna Stewart  San Antonio Association of Real Estate Brokers
Kiiya Sweeney
Vicki Thomas  SACADA
Reina Tremillo
Michelle Tremillo  SAHA Resident Council
Matteo Trevino
Diana Uriegas  TIC Member
John Vasquez  AARP
Judit Vega
Janet Velasquez
Carmen Velasquez  Palo Alto College
Catarina Velasquez
Tony Villanueva  PAC AAUP
Louis Virsmifes
Stanley Waghalter  Jefferson NA
Courtney Ward  City of San Antonio
Makada Ward
Blanca Rosa Wilkins  Mission San Jose NA
Barbara Witte-Howell  City Commission on Elderly Affairs
Frankie Wolfe
Marty Wolins
Junda Woo
David Yanez  Community
Terry Ybañez  Mission San Jose NA
Josefa Zatarain-Flournoy  AACOG
Kristie Business Owner
Cosima BHANA/TINC
SAHA/MOVESA
Michael
Appendix B – Outreach Activities

Mayor Ron Nirenberg added an event.
November 20 at 7:49pm

Join us for this free event! RSVP here:
https://goo.gl/forms/XxMebKYQzxxXTv8h2

Acompañenos en este evento gratuito. Regístrate aquí:
https://goo.gl/forms/XxMebKYQzxxXTv8h2... See More
The Mayor’s Housing Policy Task Force invites you to a public meeting to gather your thoughts regarding the housing needs in our city as well as solutions you want to offer. The information gathered at this meeting will be used to inform decisions made by the Task Force and the subcommittees they form to explore different aspects of the housing opportunities in San Antonio.

**PUBLIC MEETING**

The Mayor’s Housing Policy Task Force invites you to a public meeting to gather your thoughts regarding the housing needs in our city as well as solutions you want to offer. The information gathered at this meeting will be used to inform decisions made by the Task Force and the subcommittees they form to explore different aspects of the housing opportunities in San Antonio.

**SATURDAY, DECEMBER 9, 2017**

**OUR LADY OF THE LAKE UNIVERSITY CHAPEL AUDITORIUM**

— 411 SW 24TH ST. —

8:30 – 9 AM – REGISTRATION AND REFRESHMENTS
9 AM – PRESENTATION FOLLOWED BY DISCUSSION IN WORKING GROUPS
NOON – ADJOURN

If you can’t attend the public meeting, you can see the presentation and respond to the worksheets used in the working groups online at:

SanAntonio.gov/HousingTaskForce
El Grupo de Trabajo para la Política de Vivienda del Alcalde le invita a una reunión pública para poder saber lo que Ud. piensa respecto a las necesidades de vivienda en nuestra ciudad y a la vez las soluciones que desea ofrecer. La información que se recogerá en esta reunión servirá para informar las decisiones que tomará el Grupo de Trabajo, así como los subcomités que formarán para explorar diferentes oportunidades de vivienda en San Antonio.

**SÁBADO, 9 DE DICIEMBRE DE 2017**

**AUDITORIO DE LA CAPILLA EN LA UNIVERSIDAD DE NUESTRA SEÑOR DEL LAGO**

411 SW 24TH ST.

- **8:30 – 9 AM** – REGISTRARSE Y REFRIGERIO
- **9 AM** – PRESENTACIÓN Y LUEGO TRABAJO EN GRUPOS PEQUEÑOS DE MESA
- **MEDIODÍA** – CERRAR

Habrá interpretación al español de la presentación y facilitadores que hablan español estarán en los grupos de mesa.

Si no puede asistir a la reunión podrá ver la presentación y proporcionar sus respuestas en las hojas de trabajo viéndolas en:

SanAntonio.gov/HousingTaskForce
Appendix C – Presentation
Task Force Members

Lourdes Castro Ramírez, Chair
Jim Bailey
María Antonietta Berriozábal
Gene Dawson, Jr.
Noah Garcia

“Community engagement is critical to the success of this Task Force.”

“La participación de la comunidad es fundamental para el éxito de este Grupo de Trabajo”. 
Vision Statement

San Antonio will be a place of opportunity for all current and future residents where people have a right to place and to meaningful participation in decisions that impact the places where they live. Everyone will have a place to call home.

- The city will lead the nation in creating healthy neighborhoods, connected communities and shared prosperity.
- Housing will be decent, safe, affordable and stable delivered through a sustainable system.
- There will be collaborative efforts between the public, private and non-profit sectors to ensure that affordable housing alternatives are available throughout our city.
- Policies will exist that create access to education, transportation and preserve neighborhoods and cultural resources.
Mission Statement

- The Mayor’s Housing Policy Task Force will lead a policy-making process grounded in community, data, and best practices that will address the full spectrum of housing. The process will include a commitment to inclusive community engagement that will engender trust.

- The collaborative decision-making process will gather information from San Antonio residents, housing stakeholders and housing experts that will contribute to and result in comprehensive and compassionate recommendations that allow for all residents to live in dignity.

- The Task Force will assess the need, establish priorities, assure the equitable distribution of resources, and encourage investment that preserves the heritage of neighborhoods. It will challenge rising housing costs and historic inequity, develop public, private and non-profit sector responses, measure results and advance meaningful opportunity strategies.

- The Task Force recognizes that San Antonio prospers when we foster healthy, resilient, sustainable, economically-integrated neighborhoods by preserving affordable housing, expanding housing supply for all, preventing displacement of low-income residents, and building infrastructure that increases connectivity and mobility.
Mayor's Housing Policy Task Force  TIMELINE 2017-18

**Phase I: Information Gathering**
- October: Taskforce
- November: Working Meetings
- December: Technical Working Groups
- January: Technical & Housing Policy Advisors
- February: City Staff
- March: Community Facilitator
- Present Draft Report

**Phase II: Report Generation**
- April: Intensive Work Sessions and Review of Draft Report
- May: Generate Final Draft

**Phase III: Implementation**
- May: Present Final Framework Report to City Council
- Future: Advise & Consult as Necessary

**Milestones**
- Meeting
Public Engagement

- The Task Force is committed to community engagement and including diverse perspectives in this process.

www.sanantonio.gov/HousingTaskForce
Appendix D – Description of Topics for the Working Groups

To find solutions to challenges such as housing affordability, neighborhood preservation, gentrification and displacement, increasing property taxes and effective use of housing incentives, the Mayor’s Housing Policy Task Force (MHPTF) will conduct a broad program of public outreach, combined with expert input through technical working groups. Public outreach consists of monthly open meetings and a series of three community listening sessions. The Technical Working Groups (TWG) are charged with convening partners across the public, private and non-profit sectors to review data, define strengths and opportunities and suggest policy solutions in five areas:

- Providing housing for all, including special populations
- Creating a transparent, coordinated housing system
- Increasing housing production and lowering costs by removing barriers
- Expanding housing funding and innovative financing
- Developing and preserving housing for stable, equitable and resilient neighborhoods

These policy areas are not listed in order of priority. Each of the areas is important and the policy recommendations within all five are not only interrelated, but must be considered together in order to improve our affordable housing system. There is no one solution to the affordable housing crisis that is affecting not just San Antonio but many cities across the United States.

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**Housing for All/Special Populations:** Within the overall demand for appropriate and affordable housing there are vulnerable sub-markets with special needs, including supportive services, universal design and enhanced risk mitigation, among others. This working group will identify vulnerable groups with unique housing needs; assess current efforts to quantify and meet these needs; determine what policy changes are necessary at a local, state and federal level; and identify housing production models to ensure that special populations have access to affordable, dignified and supportive housing.

**Coordinated Housing System:** Alignment of housing investments, services and funding requirements within COSA departments and across sectors will increase the efficiency and accountability of the housing delivery system, particularly with regard to use of public funds. Establishing metrics, integrating existing data sets and measuring results will increase accountability and lead to a more transparent housing funding and delivery system. These outcomes should improve public confidence and facilitate investment of additional resources in the housing sector. This working group will identify policies that enhance coordination; make best use of existing human, data and financial resources; support prioritization of investments; and shift focus to outcomes rather than outputs.

**Removing Barriers to Housing Production:** Barriers to affordable housing production include unnecessary or conflicting regulation, lack of skilled workforce, restricted flow of capital and lack of acceptance of certain housing products by neighborhoods or consumers.
This working group will identify policy changes that will decrease the cost of housing construction, encourage a broader range of housing product and increase the flow of capital throughout the community.

**Expanding Housing Funding:** This working group will examine existing funding sources and strategies, identify gaps and propose policies for the development of new funding sources, or better leverage of existing sources, or use of innovative financing mechanisms. Recommended Housing Funding policies might generate new revenue or reallocate existing funds and could be supported both by public and private dollars.

**Housing for Resilient and Equitable Neighborhoods:** Housing is a key component of a neighborhood, and stable housing allows families and neighborhoods to thrive. Healthy neighborhoods are both diverse and resilient—they accommodate change over time. This working group will identify policies that support diversity and growth while delivering stability for residents, including renter protections, property tax reform, controls on short term rentals, targeted incentives, land banks, social impact bonds, owner and renter-occupied rehab and other strategies to control gentrification and displacement.
Appendix E – Copy of the Worksheet and Responses from Participants
Table Number ____________

Thank you for attending today's meeting. In your table group, you will be asked a few questions in order to gather your opinions about the housing situation in San Antonio. This worksheet is an opportunity for you to write your thoughts down as the work at your table progresses. You may keep this worksheet for yourself or turn it in so it will be part of the documentation of the meeting. The recorder at your table will also be writing down everyone’s comments, and that worksheet will be part of the record of this meeting.

The facilitator at your table will help to keep the group on topic and on time. You will be asked to go by the following guidelines:

- Listen to understand.
- Ask your question(s).
- Share the air time – speak up and give others the chance to speak too.
- Agree to disagree – it’s okay if you don’t all agree. We want to hear everyone’s opinion.
- Silence your cell phone.

The facilitator will ask you the following questions. Feel free to take notes on this worksheet.

Introductions:
Say your name, what neighborhood you live in and the type of housing in which you live (single family home, apartment, public housing, etc.). ____________________________________________
_____________________________________________________________________________________
_____________________________________________________________________________________
_____________________________________________________________________________________
_____________________________________________________________________________________
_____________________________________________________________________________________
- Over -
Question 2: What difficulties do you have with where you live?
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________

Question 3: What do you want the task force members to know about housing in San Antonio?
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________

Question 4: What ideas do you have for solutions to the housing problems you mentioned?
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________
_________________________________________________________________________________________________________

You may leave your worksheet on the table or give it to your table facilitator. Thank you for your participation today.
Please be sure to complete your comment card and give it to the facilitator or put it in the comment box. Thank you.
Responses to the Questions on the Worksheets

Question 1: What do you like about where you live and the type of housing you live in?

<table>
<thead>
<tr>
<th>Group</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Gated Community, safe people at nice and quiet. Have town house just big enough for my wife, a dog, and myself.</td>
</tr>
<tr>
<td>1</td>
<td>Schools, amenities (parks, etc.), walkable, convenient, own home, homestead, hoping to pass down to kids, neighbors and children, close to college and churches</td>
</tr>
<tr>
<td>1</td>
<td>Walkability to stores and open areas</td>
</tr>
<tr>
<td>1</td>
<td>Convenience, location medical center</td>
</tr>
<tr>
<td>1</td>
<td>I am fortunate to own and to have a mortgage free and 65 year homestead exemption. Problem - once I am gone, the family will not have affordable means to keep it.</td>
</tr>
<tr>
<td>2</td>
<td>Established area. New development businesses, schools, even though I don't speak or have a relationship it still feels safe. More homeowners than rentals. Public transportation is very accessible.</td>
</tr>
<tr>
<td>2</td>
<td>Sense of community, familiarity, know neighborhood, access to amenities, transportation, parks, walkability, feeling of safety.</td>
</tr>
<tr>
<td>2</td>
<td>My apartment is convenient because I'm 65. It is near 410, 1604, 281, so traveling is convenient. It is near Harberger Park. Bus stop in front. Valet trash and if something needs to be fixed I just call.</td>
</tr>
<tr>
<td>2</td>
<td>Where I grew up, set mortgage (refinanced), HOME, old neighborhood, does have &quot;needs&quot; within walkable or VIA ride. Close to schools, to work, future possibility, we have put money into for improvement/investment.</td>
</tr>
<tr>
<td>2</td>
<td>I have lived many places and Sherrer Hills-Ridgeview feels more like home than any place else I have been. We have walkable streets, amenities close at hand and ease of access to most everything that could be wanted in SATX. I love that any house has some history and that it is relatively well-preserved.</td>
</tr>
<tr>
<td>3</td>
<td>Rent, single, like multifaceted: race, economic families/single families; walking neighborhood; next to public transportation and highway access.</td>
</tr>
</tbody>
</table>

The responses are transcribed exactly as written by the respondent. The term “[sic]” is used to indicate it is transcribed as it was written and is not a mistake in the transcription.
<table>
<thead>
<tr>
<th>Group</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>None</td>
</tr>
<tr>
<td>5</td>
<td>I am community assistance minister. Church - diversity. Home - out of town congestion, single family, quiet area.</td>
</tr>
<tr>
<td>5</td>
<td>None</td>
</tr>
<tr>
<td>5</td>
<td>Single family houses - ownership - good lighting. Historic neighborhood. No criminal activity. Good paved street; sidewalks; working class; acre lots - Harlandale Acres.</td>
</tr>
<tr>
<td>5</td>
<td>Accessibility to any side of town, age of the neighborhood, friendly neighbors, single.</td>
</tr>
<tr>
<td>6</td>
<td>The neighbors - I've grown up there and I know almost everyone on the block. We just lost the last of the original neighbors but we still know each other. The age of the neighborhood. Older, well established, trees and homes with great bones! Proximity to downtown, bus routes, major highways culture! Historic neighborhood! Love my big yard and old trees.</td>
</tr>
<tr>
<td>6</td>
<td>Live close to downtown and love it. Live in 100 year old bungalow and love it. Live in a real neighborhood and love it. Trying to preserve it.</td>
</tr>
<tr>
<td>6</td>
<td>None</td>
</tr>
<tr>
<td>6</td>
<td>Location between military bases, convenience to freeways, family oriented, diverse, amenities and affordable.</td>
</tr>
<tr>
<td>6</td>
<td>I live in a 4 bedroom house that I rent in Tobin Hill. I sublet the upstairs to a couple. High rent but I love the neighborhood, my neighbors access to transportation, bike lanes - by the Pearl. LGBT safe community. Lots of night life.</td>
</tr>
<tr>
<td>7</td>
<td>It's ok. Nice backyard. Good neighborhood. Access to lots of places near downtown and along Broadway Street. Transitioning a lot, very expensive, changing complexion.</td>
</tr>
<tr>
<td>7</td>
<td>Its quiet green belt in my back yard. It's close to all major highways.</td>
</tr>
<tr>
<td>7</td>
<td>I like the access to the airport, shopping, transportation corridors. I like the mixed income, diversity. Buying single family home.</td>
</tr>
<tr>
<td>8</td>
<td>Me gusta donde vivo por que los vecinos son buenos. Apenas tengo 3 meses viviendo en esta vecindad. [I like where I live because the neighbors are good. I barely have 3 months living in this neighborhood]</td>
</tr>
<tr>
<td>8</td>
<td>My house is from Habitat for Humanity. I am owner now. Since 2014, after 20 years. I am 73 years old. My tax property is $451 every year.</td>
</tr>
<tr>
<td>8</td>
<td>Wife and I - a parish community - network of family and friends. Nice homes - small modest - people take care of them and we take care of each other. 2 nice restaurants.</td>
</tr>
<tr>
<td>8</td>
<td>Affordable/own my home. Away from downtown but not that far single family homes/ Old community near Mission Espada - most everyone knows each other.</td>
</tr>
</tbody>
</table>
The historical site where I live is invaluable to our city, community, and neighbors. It is vital that we keep our neighborhood as it is no large high-overpriced apartments - high rise buildings. Keep us as we've been known, quiet and quaint and loved by many who come to visit our nostalgic side of town. Keep the Missions view shed - don't lose sight and invest in our missions the jewel of our cities well known World Heritage site. Keep us known.

Preferred living in Alta Vista (35 years - until January 2017) but injuries no longer allowed me to care for a 105 year old home. In my new neighborhood, I love one-floor, no step home near my 2 daughters' families and 5 grandkids. Home is 17 years old, and neighbors seem to want everything new for themselves without concern for inner city issues and problems. I like that my insurance costs are half of what they were in the inner city.

I moved to my current home because there was a close bus line to my work which is downtown. I like that its close to work by bus and driving. My neighbors are friendly and parking is easy and available. There's lots of amenities nearby (library, HEB, gas, pharmacy, etc.) and close to downtown campus (UTSA). I like the size of my apartment...not to big or too small. My location is close to lots of highways, which is great because I work all over town. Its also affordable for me as a young professional living by myself. I pay more in rent but I also don't have to pay for parking to be at work, so it offsets that and the gas.

I enjoy that it is close to downtown, night life, downtown UTSA Campus and that my neighbors know each other. I live in a single family home.

There's always activity going on - public housing.

That we own a lot of property and I get to run around every where.

Community involvement, public safety usual, culture, family establishments for many years and engaging in the area we live in with others. "We do need more lights" (street lights) CC Shirley Gonzalez takes care of her district. Build trust public safety.

Where I live its not too much violence going on where I live but what I do know it's a lot of violent going on in the Alazan part - I love my location.

I love the downtown area - on my apartment complex I pay over $1,000 a month with people with housing.

History culture - close to bus lines - close to central - sidewalk streets - quiet - no lighting - buses - HEB - convenience. Oil fields - you do not want annex - east side - culture - family involvement - easy to downtown - owner home - home ownership is good - potential

I like the location, the culture communities.

Very adequate - clean - fairly safe walk my dog without any problems HEB/ Sprint.

Safe, clean, sense of community, have everything nearby.

diversity in the neighborhood - price point
I live in a single family home and what I like most about where I live is my neighbors. I sometimes feel very sad because I realize the quality of life we are living because of our homes punishing. I would love to see my elderly neighbors live comfortably and not just complacently live.

Historical - the Missions. Variety of homes and socio-economic levels. Green space/parks, the river (Mission Reach). Near bus lines and a library. Near daily services. Close to work. We feel we live in the country but are in the city.

Make income an extra dwelling. Walk to San Pedro Park. Easily bike to downtown. Affordable compared to most other cities. Diverse housing and incomes and races/ethnicities.

I enjoy the variety of homes, location to employment areas, i.e. Medical Center and Westover Hills high tech corridor. Braun Station has approximately 2000 homes. We have a strong HOA that ensures the value of homes are maintained. The homes range between $150k to $500k. The residents clearly invested in their community and wish to maintain an environment that is conducive to raising a family and maintaining a decent home value!

Old trees, lots of old trees. Older homes, well built. Easy access to I-10, 410, 1604.

New home - affordable - accessible to freeway, bus line, resources for shopping location - less than 30 minutes from different parts of the city

I feel connected to my community and know my neighbors. I feel safe in the neighborhood. I live within walking distance of a great park and lots of shops and restaurants. I can use good public transport to get to work. I can get anywhere in the city easily.

Convenient location near 410 and IH 10. Single family older home - well built. Large shade trees. Large yard.

Owner, Castle Hills, accessibility to and short work commute - connectivity. Safety.

Sold my home due to children leaving to college and downsized. I looked for a safe area, gated, private yard for leasing. Currently live off Redland/1604.

I just purchased a home a year ago and my focus was on purchasing something affordable in a walkable neighborhood with a short commute, close to retail

Location. Good schools

Spare to grow as a family. Adequate size to accommodate a family. (too much of SA's affordable units in mixed income properties are just studios and one bedrooms)

It's centrally located

Peace and quiet.

Location, close to my mother's home, church, size of home and lot, the architecture is incredible (1930's craftsman bungalow)

Location convenient to amenities (shopping etc.) and rest of San Antonio (15 minutes to downtown). SF - I love being a home owner!

I love my duplex. I'm a happy renter and hope I don't have to move any time soon.
Group 16
"Stability" / Palm Heights / District 5 - good infrastructure is still needed - to support our family/neighborhood.

17
I like neighborhood, especially NCO, affordable and central to everything, easy to get to Jefferson Neighborhood Activities.

17
I live in a historic neighborhood, Jefferson/Monticello Historic. The most important aspect of this neighborhood is the diversity. I like the fact that my neighbor come from all walks of life. I have a doctor MD on my block along with a factory worker and I want to keep this type of community.

17
Relatively new built in 70s in a relatively newer part of town, close to good hwy - 281 with convenient access to downtown. Good commercial supportive business within easy commute. Neighbors share common area concerns.

17
Family home for four generations. Large lot.

17
Our beautiful neighborhood is an economically diverse community. It is comprised of primarily citizens aging in place. It is in the midst of change where young families are moving in replacing our neighbors who have passed on - many are people who actually grew up in Braun Station. I love our trees, the central location of our school, how each home is unique in size, composition and floor plan. We have a true sense of community in our neighborhood - we work with the neighborhoods around as well and we know something must be good because our children wish to own homes here as well.

18
I like the fact that my children's school is two blocks away.

18
Safety; easy access to freeway system; green space

18
Location: close to all types of shopping - close to medical facilities

19
Despite redlining when I purchased my home property, I was able to get my place. A stuccoed cement block house with room for my office and studio, a house built by a couple whose family was from Mexico. The tilework and architectural features and some of the landscaping was influenced by the culture of the family who built it and it matched my desires to make an ecologically and culturally sustainable, art-influenced home with native and intentional flora and fauna. My next door neighbor and her family are x in-laws/descendants of the family who built the house. So I became part of the property's family.

19
Diversity, economic and social

19
Mature trees, 15 minutes to downtown, I like the diversity

19
I love the sense of community in the neighborhood. My home built in 1920, has a history. I am happy Mat and I live in a diverse neighborhood where people talk and share ideas.

20

20
Access to greenspace, nearby transit and bike infrastructure. The ability to access amenities within a 15 minute bike ride would be great.

22
Location, front/back yards, walkable neighborhood (sidewalks, lighting) public safety, increased equity.

22
Settled there to raise our family and love our home dwelling.
Group | Response
--- | ---
22 | Neighborhood has been established. My neighbors have been there some for near 25 years. Sense of community.
22 | Community, mixed incomes, renters included, racial inclusion.
22 | Home and garden in family 2 generations. Neighbors take care of each other. We feel safe.
23 | Proximity to public amenities and walkability
23 | For now, the safety. The eastside feels really safe right now, but with all the gentrification happening its starting to feel scary. The influx of new residents (along with tax increase and decline in local business) that are not form the area really changes the feel of the community.
23 | Walkable, centrally located, public amenities nearby
23 | Hiking, parks, safety
23 | My home is centrally located near bus lines, near my child's high school, near city park, not far from work and commercial areas, multi-generational and mix income neighborhood, active neighborhood associations, trees
24 | Common unity - watch out for each other and encourage the cultures in SA. Very active housing association - they rock!
24 | I like how walkable downtown is. I walk to work and don't own a car. Downtown is the only place that lifestyle is possible in SA.
24 | Highland Hills - Stable, safe neighborhood easy access to everything I need.
24 | Not developer created - old neighborhood, larger lots, lots of trees, less traffic than on North Side
24 | Country atmosphere, wildlife, quiet, no flooding neighborhood community. 17 neighborhood associations created a community plan to address land use/zoning, accepted by city in 2009
25 | I fell in love with my house even before I moved in. I lived down the street from my current house. It's an old house - 97 year old and has a lot of character. I also love living in my neighborhood, where my neighbor have been in the community for generations. Many of my neighbors are elders or the children of the original homeowner. I also like that I'm centrally located close to 281, 35, and I-10.
25 | I live in a high rise downtown. I like the convenience of walking to the store, restaurants, and entertainment. Also I enjoy Hemisfair Park.
25 | Middle and low income folks together, minority neighborhood.
25 | Close to where I grew up, I own a SFN home for 12+ years. I'm close to work, family, shopping. Family neighborhood is diverse, family oriented, good HOA, accessible public transit, close to parks, pedestrian walking trails.
26 | Easy access to major highway. Mixture of age groups. Safe but lately panhandlers on Wurzbach Parkway.
26 | Older larger 1940's home and 3 acres and multi-family apartments. Close to town, 7 miles. Many restaurants, drug stores. Close to expressway. Many families - know each other. Bus stops, parks. All neighbors there support each other.
### Question 2: What difficulties do you have with where you live?

<table>
<thead>
<tr>
<th>Group</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>26</td>
<td>Accessibility to needed services including full service grocery stores, hospitals, parks, schools, libraries, entertainment venues. Good housing stock, lot sizes and overall environment. Look at Purpose of Built Communities (near Atlanta).</td>
</tr>
<tr>
<td>26</td>
<td>Diversity of the neighborhood. Close proximity to my place of employment (approx. 1 mile). Close proximity to retail and related services. Pedestrian friendly; access to many city amenities, i.e. Riverwalk, shopping, theatre, etc.</td>
</tr>
<tr>
<td>26</td>
<td>I like the neighborhood but city does not maintain its allies - grass grows wild, snakes and other animal crawl in our back yards - city needs to do its part to maintain their own land.</td>
</tr>
<tr>
<td>27</td>
<td>Programs with housing for kids live next to the housing cuz mother and father move to a home to give better Education for the children.</td>
</tr>
<tr>
<td>27</td>
<td>I enjoy living near green spaces the cemetery, YMCA, a family neighborhood, kids walking and easy access to HEB and I can walk to work.</td>
</tr>
<tr>
<td>27</td>
<td>I live in a single family home.</td>
</tr>
<tr>
<td>28</td>
<td>Diversity, walking dogs, school, transportation, close to downtown - location centrally located, walkability (somewhat)</td>
</tr>
<tr>
<td>28</td>
<td>Proximity to amenities, schools, SA River, parks</td>
</tr>
<tr>
<td>M⁶</td>
<td>5 years ago it was affordable to first time home buyer not for flipping but for residing in. Old neighborhood and friendly community, and close by work and downtown.</td>
</tr>
<tr>
<td>M</td>
<td>Quality housing, open space, parks, retail services</td>
</tr>
</tbody>
</table>

⁶ An "M" next to the comment in the first column indicates the worksheet was submitted without indicating the table number of the respondent.
<table>
<thead>
<tr>
<th>Group</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>No community engagement</td>
</tr>
<tr>
<td>1</td>
<td>The old neighborhood experience need more security, law enforcement to prevent criminal activities, (i.e. drugs, burglary, and prostitution) Need sidewalk repair.</td>
</tr>
<tr>
<td>1</td>
<td>Zoning problems</td>
</tr>
<tr>
<td>2</td>
<td>Water maintenance.</td>
</tr>
<tr>
<td>2</td>
<td>Retired teacher - fixed income which is frozen and cost of living keeps increasing. Rent has increased $100 per year. It is now $1500/month. Can't work because then I pay taxes.</td>
</tr>
<tr>
<td>2</td>
<td>Within last year more renters and older home owners moving, crime, dogs roaming street, higher taxes (possible vitalization)</td>
</tr>
<tr>
<td>2</td>
<td>The issue we face is minor compared to other areas. There are some issues of petty crime but the SHRNA involvement in the COP program helps address that. Airport noise is sometimes an issue. Long-term, the vibrancy of the business community in our area needs some consideration and inspiration.</td>
</tr>
<tr>
<td>3</td>
<td>Increase values and flippings, gentrification. Infrastructure poor - redone some areas every year; flooding streets not addressed, despite road work, lack of inclusivity for working families (middle incomes) ex. Developments like the Pearl; traffic analysis and adjustments/added traffic lights timing -several accidents</td>
</tr>
<tr>
<td>4</td>
<td>Taxes - too much going to school buildings in northwest side and not enough going to teacher salaries. Elaborate buildings for schools require too much maintenance/ high cost, hence constant increase in taxes. Need better pedestrian/bike lanes.</td>
</tr>
<tr>
<td>5</td>
<td>None</td>
</tr>
<tr>
<td>5</td>
<td>Diversity - not all communities engage to build community. Home - high speed traffic impacted heavily by military proximity and their desire to rent/own for short term - get tourist impact moving further out.</td>
</tr>
<tr>
<td>5</td>
<td>Funding for minor repairs for seniors that still own their own homes. Expanding the hub for the police in the Jefferson area. Have workshops on the tax earned credits from Austin. Especially for businesses in the Westside. Stop the bids for building houses from out of state of Texas.</td>
</tr>
<tr>
<td>5</td>
<td>Property taxes - very high appraisals. Water costs.</td>
</tr>
<tr>
<td>5</td>
<td>Older neighborhood need to bring in buyers and restrict renting or code for renters. Gentrification, more incentives for citizens.</td>
</tr>
<tr>
<td>Group</td>
<td>Response</td>
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<td>-------</td>
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</tr>
<tr>
<td>6</td>
<td>We have investors coming in again who are actually going home to home asking folks to sell. Robert Zertuche. Bandit signs popping up again. Investors coming in and scooping up then cutting up our older single family homes and making them multi family either legally or more often illegally. Community safety - transients being pushed into the neighborhoods. Delayed maintenance of infrastructure. Non-existent neighborhood association. Medically underserved and not enough resources like retail spaces.</td>
</tr>
<tr>
<td>6</td>
<td>Long time owners are selling to flippers. More and more rentals. More STRs. Community is fraying.</td>
</tr>
<tr>
<td>6</td>
<td>None</td>
</tr>
<tr>
<td>6</td>
<td>Infrastructure - the &quot;we know what is best for you&quot; - encroachment of services parking (corruption?) Usable sidewalks at least at schools. Water main breaks/continued sewer upkeep by SAWS - new structures that do not fit character - stereotyping</td>
</tr>
<tr>
<td>6</td>
<td>Because military a lot of families come and go. A lot of rentals. Investors housing. A lot of youth from HS are breaking in homes, gang activity picking up. Parents not involved! Voluntary HOA. Hard to get to know new neighbors. Stores coming and going. Need more safe parks/streets.</td>
</tr>
<tr>
<td>7</td>
<td>I've been there for 8 years and my rent is now almost double what I paid then!</td>
</tr>
<tr>
<td>7</td>
<td>It is isolated from other sectors of the city. There's few opportunities for my area to intersect (and better understand) other sectors and their needs. I live in the '09 area.</td>
</tr>
<tr>
<td>7</td>
<td>Bus frequency</td>
</tr>
<tr>
<td>7</td>
<td>Tickets in a school zone. HOA</td>
</tr>
<tr>
<td>7</td>
<td>Occasional crime, traffic.</td>
</tr>
<tr>
<td>8</td>
<td>Que hay casas solas y muy viejas. Que la calle de sur Laredo an durado mucho para arreglarla [That there are a lot of empty older homes. That S. Laredo has taken a long time to get fixed.]</td>
</tr>
<tr>
<td>8</td>
<td>Since 3 years ago, my house started to have termites. Inside my walls of my house. 2 years ago I made a contract with Oric for a $1,500. The termites come out one time a year in May or March.</td>
</tr>
<tr>
<td>8</td>
<td>Not enough shopping near by. Sidewalks bad shape. Same flooding. Crime - some addicts, homeless people living in the neighborhoods. Break ins every now and then. Shots in the night. Rental houses - not take care of - people move in and out - homeless people hang out on same street corners.</td>
</tr>
<tr>
<td>8</td>
<td>Infrastructure - traffic lights - crime - it's growing - HEB, Marshalls, TG Max distribution center being built in area. Bus service needs expanded to &quot;include&quot; full &quot;service to our subsidized apartments&quot; Buses (including school buses have problems turning into our community from Roosevelt and exiting (lighting street).</td>
</tr>
</tbody>
</table>
Group 9

Response

Worn down business properties and no improvements are made. Zoning issues, too many tire shops and tire shop owners creating unsightly mess. We will not and cannot attract better businesses with these run down business owners. We need better infrastructure, thoroughfares, sidewalks etc. for our visitors to the world heritage site. Invest and upkeep our beloved jewel the San Jose Mission.

10

Few challenges, but electricity goes out every time it snows. City services are more reliable than in inner city. Not a particularly welcoming community like in inner city. Not a walkable neighborhood - have to drive to restaurants and services.

10

Safety is a big concern. A few weeks ago, this guy was bothering me at a bus stop and asking me if I wanted a ride from him. I had to change my bus route. I don't see people running at night so I don't run at night. My landlord fixes things, but I've had major issues (roof leaking, no electricity, because the breaker box is old - happened multiple times). It's an old house so it has been getting really cold lately. What resources exist to help me with this? I wish the bus came more frequently because I feel safer on the bus because there is a bus driver.

10

Since the community is coming up, I see property taxes coming up, the education system isn't great, and I am seeing new homes that are overpriced, and although the community is coming up, I am still not comfortable with walking by myself outside. On top of that there isn't enough lighting on some of the blocks, therefore increasing break-ins.

11

Hello my name is Reina. I have a few difficulties. We have drug addicts, gang people getting killed in front of our home and that's just a few.

11

The drugs and prostitution in Alazan Apache Courts.

11

A lot of drugs - police murder a woman - gunshots - kids are terrified - kids are screwed - San Fernand - Police comes - design makes it easy to have crime - area entrance out did - maintenance - no AC - one window - Alazan Apache Courts

11

Drugs, transient, lack of participation and general apathy of the people that live there

12

As a LULAC civil rights activist I (we) work with public housing residents and I am too far from the day to day work I do. The traffic is bad and keeps getting worse in my community. Traffic too far from what I do. New development are turned down if they're housing.

12

Five years since I bought my house. I couldn't afford to buy where I live now. Traffic - neighborhood turnover, population is aging out and houses are going to rentals. Value of house increased $90-100k and taxes went up. Development is dense, houses feel like they are built on top of each other, roads are very narrow. Traffic - a lot of cars and no bus routes.

12

Traffic, traffic, traffic. Excessive development without creating infrastructure to support growth.
<table>
<thead>
<tr>
<th>Group</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>The difficulties that I face everyday include unsafe neighborhoods. I can't even walk my dog out any time throughout the day because of stray dogs and some issues such as gangs. I take the bus and certain bus stops are placed in unsafe areas. There is litter everywhere, so it's not very uplifting or pleasant to look at.</td>
</tr>
<tr>
<td>13</td>
<td>Traffic. Raising property taxes. No houses being built under $250,000 causing problems. Zoning, property taxes, gentrification, homeless (no social services in Southside for them) Not enough housing for seniors (senior assisted living). Too many apartments too close to each other. Seniors who own homes that need money assistance to fix their home. Infrastructure. Traffic. Main corridor (Roosevelt). Not pedestrian friendly. Flooding to the south with north side development. Neighborhood resistance to new housing/apartments. Lack of good transit. Traffic speed/roads too wide, not friendly to walkers/bikers. Roads cater to cars. Neighborhoods north of downtown are not inclusive. Because of growth in the northwest area. We do have significant traffic problems. Although we are a walkable area there are a few undeveloped areas that currently provide buffers between subdivisions. Several inquiries have been made to develop these properties which often places 2 and 3 story houses adjacent to single story individual homes.</td>
</tr>
<tr>
<td>14</td>
<td>Too far from grocery stores. Heavy traffic outside my neighborhood. Lack of sidewalks. Scary dogs. Lack of upkeep - trash cans, plastics, weeds. Lots of folks in the neighborhood are being displaced. I worry that this hurts my community and will destroy my sense of place, which I value. I worry for folks in San Antonio who do not have safe, decent housing that is stable. I care that they have basic housing available and affordable to them. I want to live in a city that prioritizes this and sees taking care of vulnerable residents with dignity as a primary function. I worry often for folks who are less fortunate than I am, and would gladly pay more in taxes (a little more) to help them.</td>
</tr>
<tr>
<td>15</td>
<td>Costly to maintain large house. Not walkable neighborhood, no sidewalks. Road improvements. Paying taxes, appraisals. Affordability. Stray Dogs. Substandard living conditions Distance to work, having to eat out for lunch. I work in downtown area. Stray dogs. Beacon Hill has a ton of stray dogs and they aren't addressed by the city - We care more about maintaining our live release rate than how dogs negatively impact people and neighborhoods. The live release rate is accomplished by leaving more dogs on the streets. We have a nice statistic but it is produced by refusing to tackle the problem. Lack of street lighting. Neighbor has home under construction. SA property taxes too much higher than surrounding counties - Texas property tax system is dysfunctional. Stray dogs. Substandard rental units in neighborhoods. Too many cars on the streets parking the wrong way - against traffic. High dense traffic.</td>
</tr>
<tr>
<td>Group</td>
<td>Response</td>
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<td>-------</td>
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</tr>
<tr>
<td>16</td>
<td>Bus line should run until midnight.</td>
</tr>
<tr>
<td>16</td>
<td>Dramatic property tax rise = increase in my monthly housing cost. Lack of improvements in infrastructure. Crime</td>
</tr>
<tr>
<td>16</td>
<td>VJNA is across IH 10 W from the medical center - one of the growth centers. So, infill development is occurring. It takes a lot of quality interaction between the City and others and the neighborhood residents and businesses and property owners.</td>
</tr>
<tr>
<td>16</td>
<td>Cold/poor insulation (I can see my breath when its cold). Very concerned about rent increasing. I wish I could stay in my home longer term as a renter.</td>
</tr>
<tr>
<td>17</td>
<td>NCO solved a lot of these difficulties. Infrastructure - sewage/drainage. Permitting - structures without permitting. Correcting a lot, businesses moving into neighborhood.</td>
</tr>
<tr>
<td>17</td>
<td>The neighborhood is currently being looked at for development subject to IDZ. IDZ will eventually create displacement for some of my neighbors. The amount of neighbors which will be subject to displacement are few, however, allowances by the city to prevent this is important.</td>
</tr>
<tr>
<td>17</td>
<td>Traffic congestion, speeding mailbox theft, petty crime, high taxes</td>
</tr>
<tr>
<td>17</td>
<td>Owner occupied rehab.</td>
</tr>
<tr>
<td>17</td>
<td>We are a community where people moved to be as to escape multifamily developments. It is a quality of life issue for them. We are also dealing with extremely heavy traffic (Bandera Road) which will only be worse with more multi-family complexes on this corridor. You cannot sacrifice a community which stands with hope that it helps a community which does not.</td>
</tr>
<tr>
<td>18</td>
<td>However, I do not like the fact that the apartment complex, The Ridge at Southcross, has an owner whom neglect to address maintenance and repair issues, only to create unites unfit for human occupancy. Owner, management and maintenance. Property negligence. Unable to locate affordable and safe housing.</td>
</tr>
<tr>
<td>18</td>
<td>None at the moment.</td>
</tr>
<tr>
<td>18</td>
<td>The traffic is very numerous - too many apartment buildings are being built around the neighborhood creating a very bad traffic overcrowding conditions.</td>
</tr>
<tr>
<td>19</td>
<td>Sadly in one word - COSA (and related entities) CPS from day one established an inimical relationship charging me for utilities before I owned the home. While the issue was under contention, there was no communication between departments so I was served with a pink slip each month. SAWS has not kept up with the maintenance in Westside and so every few months for several years (starting the week I purchased my home) there have been mainline breaks that have impacted my plumbing. Since I have engaged with my neighbors struggling to keep lights and water on a low, fixed income.</td>
</tr>
<tr>
<td>19</td>
<td>Traffic, transportation, drainage</td>
</tr>
<tr>
<td>19</td>
<td>Flooding - Science Park Drainage Project years ago was undersized. Floods Ingram Hills. Development pressure - 285 units of work force housing that violated our neighborhood plan.</td>
</tr>
</tbody>
</table>
Group 19
Response
I worry about the displacement of my neighbors as taxes (and rents) rise. We struggle with incompatible development.

Group 20
Response
Crime, homelessness, unaffordability, landscaping at park (Maverick Park) especially after Fiesta - construction (sound pollution)

Group 20
Response
Need better transportation option - BRT, light rail. Stigma against renters. Many homes in need of rehabilitation are units being lost due to poor conditions. We need to make sure people can stay in healthy, quality homes. New unit production is important too but we already have a lot of units in the center city - let's leverage them! (and vacant lots)

Group 22
Response
Traffic congestion into the central, lack of access to diverse options of public transportation, dangerous 4-ways, lack of signage for drivers from loop 1604

Group 22
Response
Safety, high incidence of cancer in the Edgewood community where I live. At one time the area was a landfill. Need to be studied.

Group 22
Response
Property taxes keep going up; becoming difficult to pay taxes, bills and food. Working poor difficulty keeping up with basic needs.

Group 22
Response
Concern over lack of community feel. Concern over lack of community education and engaging special populations. Concern over NIMBY. Concern over undocumented residents. Landlords being unresponsive/negligent

Group 23
Response
Too much bad development. "Bad development" is any development that does not take the surrounding into account. Developers/investors see dollar signs but not the change in livelihood around these new structures (local business, influx of Northside, high-income residents, non-affordable housing/shopping/dining, decline in local business and people. No more family dollar. No more dollar general. No more liquor store and pawn shops.

Group 23
Response
No community in previous home.

Group 23
Response
Public transportation (no coverings/barriers)

Group 23
Response
Code compliance - horrible enforcement. Taxes = residents can't remain in their housing. Landlords not screening tenants. Crime is up - need an SAPD substation in Beacon Hill. Drainage issues after certain development. Environmental impact - flooding.

Group 24
Response
Downtown is still focused on tourists, so any event makes it difficult to leave and come back. I love the vibrancy of downtown, but amplified sound on the river makes it difficult to sleep (Coyote Ugly, Pat O'Brien's, loud busking). My block as 7 low-quality bars, which cluster that type of activity. My block also smells like garbage most of the time, especially in the summer.

Group 24
Response
Homes in neighborhood need rehabilitation. Neighbors are elderly or lower income working class so they cannot afford a regular bank loan to rehab their homes.

Group 24
Response
1) Developers not considering the impact on drainage. 2) Contractor fraud - renovations and building contractors needed. 3) Code enforcement. 4) Owner's of infill lots unable to get water or electricity unless we have a building permit.
Group 24
Response
Development proposal, not yet applied for zoning change, which would re-zone from RE to R4 a growth of around 370% on our street, and expected (development in future) domino effect for neighboring lots. Community has a history of losing legal battle. (50-100 residents paid for a lawyer) for non-stepped down development when "previous) council rep supported development. Most recently neighbors stopped zoning change from RE to R20 and current council rep supports community plan

Group 25
Response
The property taxes are suffocatingly high and keep increasing every year to the point where I pay more in taxes than mortgage (principal). This keep me from making much needed repairs that are structure in nature.

Group 25
Response
Extension of hike and bike trails. Need for redevelopment and mixed use development in commercial corridors.

Group 25
Response
Address noise issue caused by trains traveling on tracks east of Alamodome. At night the trains will sound loud horns for 30 to 45 seconds. Affordable parking in the downtown area. More electrical outlets for electric cars in multi-family housing units.

Group 25
Response
Wish I knew my neighbors

Group 25
Response
Poor traffic development in neighborhoods, city areas, throughout SA. I grew up in SA and there was a time when you could get anywhere in the city in 25 minutes or less. Lack of easy access will cause more shootings, less community attachment, and isolation within the community. San Antonio has always been a "familia" city. We will lose this if we can't get around freely.

Group 26
Response

Group 26
Response

Group 26
Response
Traffic/not walkable beyond the subdivision. Lack of coherent urban planning AEB 1 entry 1 exit subdivisions (possible that they are planned to create exclusivity but causes traffic issues when over development in adjacent areas.

Group 26
Response
High cost, gentrification, house-flipping rent increases, costs going up, up, up. No concern for people with no home -which is not a luxury but a basic need. I'm concerned about climate change/flood emergency plans. I'm concerned about lack of financial crisis emergency plan.

Group 26
Response
Need the city to maintain the city owned land, mowing, keeping it clean, etc.

Group 27
Response
Cost of living and home quality. Education for children comes first school clean and cared for. New Section 8 program Section 9 program step loans farming, house.

Group 27
Response
Rise in taxes. Home repairs.

Group 27
Response
City council must rely on lawyers responsible to city corporation manager. This is like Ralph Nader relying on GM or Ford lawyers when citizen has an issue.

Group 28
Response
Homeless individuals nearby, streets - parking - taxes value - how do we bring departments together.
<table>
<thead>
<tr>
<th>Group</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>28</td>
<td>Traffic - access across major streets. Parking issues. Safety, zoning, cost of housing, taxes, education.</td>
</tr>
<tr>
<td>28</td>
<td>Traffic and parking issues</td>
</tr>
<tr>
<td>M</td>
<td>Prices increasing to fast. Only buyers are those who own many properties (flippers, developers, etc.) Need more home owner occupiers. Those renting are getting prices raised with no changes to building or space. Maintain mixed race, and wealth.</td>
</tr>
<tr>
<td>M</td>
<td>Excessive traffic, no affordable housing, excessively high property taxes, poorly maintained homes.</td>
</tr>
<tr>
<td>M</td>
<td>Too many funding opportunity not being utilized. Their work force talks to people like there a dog. Food bank gives community spoiled food and terrible options. Junk food and processed. Some districts have better options than others. Family of 5 work in law enforcement and activist and also lived in Elizondo Courts and did not feel safe. Peer pressure and bullying in schools. (Luey Adame Court speaking and running for office) gangs and drive by shootings. Law enforcement not involved in community and there is no trust.</td>
</tr>
<tr>
<td>M</td>
<td>No disclosure - issues of family violence - moving people around.</td>
</tr>
</tbody>
</table>

**Question 3: What do you want the task force members to know about housing in San Antonio?**

<table>
<thead>
<tr>
<th>Group</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Communication not only with people that need help but also connect with people that can be an education and get people involved. Especially in getting the different groups (Veterans, social group, non-profits) to work together.</td>
</tr>
<tr>
<td>1</td>
<td>25% of people don't have internet access. People don't know how to apply for programs. People don't know how to or where to volunteer. Legacy properties get too much in taxes when inherited. $32k to $140k in 2 years. Children who inherit can't afford the taxes.</td>
</tr>
<tr>
<td>1</td>
<td>Growth/gentrification that happened in Austin is here. Need for rehab of existing housing stock, specifically single family. People struggle to fix their house because of economics or no clear title/legal issues. Many rental units are deteriorated and renters are afraid to claim renter’s rights due to status. Landlords and mobile home management threaten and abuse - hiding behind state laws. Affordable housing stock - housing doesn't match salary. Jobs for locals.</td>
</tr>
<tr>
<td>1</td>
<td>Build homes that are distinct and that are affordable.</td>
</tr>
</tbody>
</table>
1 Homeless veterans and at risk veterans need more housing but housing with wrap around services and follow up services. One stop shop location for all homeless and at risk veterans. We are Military City and should have a better service and follow up so the homeless cycle is broken for vets.

1 The downtown area is experiencing gentrification, therefore increasing property taxes. Family legacy need protection.

2 Housing is affordable with the proper preparation and education. A lot of resources. How to implement.

2 Neighborhood reluctance to change injures because barrier to develop south and compounds issue of available stock - drives costs - city leadership must engage community to message benefits of growth.

2 There is a need for single retired people. The rental fees are skyrocketing (homes and apartments). My rent is more than 30% of my income. Affordable and safe housing for single retired people and seniors who cannot afford to live in retirement homes.

2 Education through the process with choices. Financial health. "One stop" portal with automatic connections to resources, knowledgeable navigators, mentors.

2 There is a significant value in the history and preservation of the housing stock in SATX; however, that needs to be balanced with the rights of property owners and the need to keep regulation from becoming onerous. More broadly, granting affordable housing options and providing supportive housing options to address the homeless population seem to be a significant need. Maintaining long-term affordability is also an issue.

3 We're at state of emergency with "gentrification"; affordable housing for existing generations are unable to continue residing there.

3 Construction people who aren't licensed. Lack of enforcement of license laws for contractors. City needs to enforce people per square foot in houses. Enforcing zoning laws. We have people providing "rehabilitation" housing without license.

4 None

5 Local contractors able to bid. Homeless is bad.

5 You are allowing developers on Northside to build real estate bubble without adequate retail and infrastructure on far northwest side. Allowing corporate (large %) ownership in apartment complex and single family homes - no cap - policy is to continue to increase rent every year displacing - taxes are disqualifying and discouraging home ownership.

5 Have tax-earned credit workshops in the Westside for businesses that are closed in the area.

5 We need to take care of the homeless housing problem. Invest some of the housing bond monies in shared-equity loans to local residents to be able to buy homes. Consider La Promesa Plan. Get SAHA to build single family houses.

5 Affordability, taxes vs. appreciation, live where work, a rejuvenation of older neighborhood

6 All of the above. What can we do to stop these vultures from cutting up our beautiful homes? Leave single family as single family. We need rentals yes but cutting up our homes doesn't = affordable or appropriate or decent home ownership. We don't deserve this type of housing any more than any other district.
Group Response

6 Rentals are not bad - can provide affordable housing. Short term rentals are taking away affordable housing. Need money for subsidized low income home repair - so low income homeowners can maintain their home (also could apply to older appt. buildings)

6 None

6 Depending on perspective tenant, buyer, developer, taxing entity. Collateral damage of encouraging housing. Services. Gentrification. School tax money on zero. TIRZ tenants not realizing. They have a neighborhood association mostly made of TIRZ developers members. TIRZ - Taxes. Be aware of where things are built Acme, Military, 151, Rehab for humanity - accident potential zone MAOZ - Mixed income vs. affordable housing vs. affordable multi-family vs. TIRZ - some elders lose the will to live when forced to move.

6 Educate community on community reinvestment act loans, first time home buyer loans available to them. Educate on financial literacy.

7 I feel uncomfortable with the rate of rents going up. I see our families (that we serve) being affected by this and I know that if it's distressing to me, it can be catastrophic for our families. I would like to see true affordable housing added - and no more $1,000 boxes. We need housing for the people who already live here, within the economic means of the residents now - not the ones who are coming.

7 We must help find ways to assist homeowners (and their communities) keep and refurbish their homes, especially older communities and homes where poor and elderly citizens live. When we preserve these communities and allow their traditional (communal) customs to flourish, we strengthen the character, culture, and overall quality of our wonderful city.

7 There is a strong bias at SAHA. They keep giving housing to unproductive members of society.

7 Education programs to help inform the public of the opportunities in home ownership. Financial education classes throughout the year.

7 By now, coordinated housing should not be at a formation stage, but a continuous improvement sustainability mindset. This should be the guiding principal. Status of housing is directly connected to quality of life. Not dealing with housing well now can lead to a thriving city or homelessness, burden, poor quality of life. Five themes need to emphasize education.

8 None

8 What kind of housing project are you having for people? What are their names? Where are their address?

8 Better neighborhood organization to deal in forming action committees and advocating for more resources. Updating the neighborhood plan. Protecting the neighborhood from developers.

8 Implement resident rules: who lives there and later who moves in - once an apartment is rented out, later other people move in with them. Goes hand and hand with crime. Some I've visited do have services for children as far as learning.
Group    Response

9 With the higher cost of housing you are forcing out the lower income families from house ownership and the American dream of home ownership. Not to mention rental properties are too expensive for them to rent in certain areas within the city of San Antonio. Let’s invest in our human resources to provide high education to all!

10 Neighborhood conservation districts should be honored. Don't change the character of a neighborhood by allowing six condos where one single-family home existed.

10 Can you look into expanding the non-discrimination ordinance to include covering private housing and not just public housing? I work for the Office of Equity and have heard instances of discrimination but it’s not covered by state/federal levels. I also think there should be more rights for tenants. At my old apartments, they never gave me a list of my safety deposit return even though I called multiple times (as a renter) too much of the work was on the tenant and I didn't know what to do.

10 We need affordable housing. Basic necessities to live in a house and correct infrastructure, i.e. leveled flooring, insulation; windows; roofing; heating and cooling. Affordable taxes.

11 Thing I want you to know about is the apartment is old. You can't have an air conditioner. The apartment is falling apart.

11 We need crime stoppers

11 Housing situations for homeless, aging out of foster care, expanding housing possibilities. Number of housing units being produced - $ spent for said incomes. Funding sources for housing availabilities. Understand issues of displacement and gentrification. Live work units. I live in an apartment 1 bedroom at the Rim where I pay $1,500 a month.

11 Disappointed - Shaw Grants Leadership - going out for funding - HEB - Resources - Management - Services our schools - they were prisoners - leadership - choice / Obama grants KYMS - non-profit do not put money leasing

11 There is no affordable housing for the majority of people regardless of economic status.

12 The SAHA shows some hostility to our LULAC Concilio Zapatista council. My (our) director for affordable housing, George Alejos, has assisted countless families, head of households, namely females. They heavily rely on his help. Dealing with people in general can be a challenge so sometimes you need to be aggressive sometimes and that is George. Now SAHA will not allow him to assist SAHA residents. As an organization, LULAC, we can hold press conferences on the steps of city hall and the county court house or in front of the federal building. We are not allowed such in front of the SAHA building on Flores Street. The city even accommodates us with a podium with a sound system. Something is very wrong here with SAHA. We can hear everything said at Council/County Commissioners Court but not the SAHA Commissioners, at least not always. They might as well just hold private meetings. No exaggerations here, I addressed them on 12/8/17 pertaining to same issues: at this meeting 1 minute is not nearly enough to wrap up all that was discussed.

12 Not enough legal representation for low-income renters, owners, landlords, developers have money for lawyers, judgements, etc. Low-income renters don't have resources/assistance if they are not in "housing". There is going to be a huge fight between keeping it "cultural" "gentrification" and "Progress" There is no good middle ground on that.
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<th>Group</th>
<th>Response</th>
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<tr>
<td>12</td>
<td>That the goal is for housing to be 30% of income. 18.5% are at poverty rate. That's 1 in 5. $7.25 minimum wage is about $1,160/month and the average Social Security Income wage is $735/month. Efficiencies run around $649 which is 55% of a minimum wage worker's income and 88% of an SSI wage earners income. A one bedroom is around $801 - that's 69% of a minimum wage worker's income and 109% of an SSI wage. A 2 bedroom is around $1,001. That's 86% of a minimum wage earners income.</td>
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<td>12</td>
<td>I would advise the city to pay attention of any additional structures and renovations that will be placed on the west lawn of San Antonio. I would like to see some sort of identity given through structures and not just &quot;pretty real estate&quot; but the west side of San Antonio needs pride in their structures.</td>
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<tr>
<td>13</td>
<td>Need to put more into rehab to keep older/poorer neighborhood stable. Equity applied on neighborhood basis versus district. Affordable how city assesses term is not affordable. More money into rehab less to large developers.</td>
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<tr>
<td>13</td>
<td>A $1,000 a month rent/mortgage is too expensive for low and middle income families. Single family homes are an investment to a community. Apartments are only an investment to the developer and do not build wealth for individual community members.</td>
</tr>
<tr>
<td>13</td>
<td>We need to think about renters - makeup 50% of occupied housing. Need diverse housing and middle housing (duplexes to small apartments) in all neighborhoods to promote inclusiveness and diversity. Need to think housing and transportation (transit) when think of affordability. Other ways to build wealth for low-income HH than homeownership - stock investments that may be better for low income HH</td>
</tr>
<tr>
<td>13</td>
<td>To improve transparency of the affordable housing process. We have a need for this type of housing but not at the expense of established communities. A sensible process is required balancing the need for affordable housing.</td>
</tr>
<tr>
<td>14</td>
<td>Assisted living facilities for seniors and disabled on the eastside and southeast side communities that are affordable. Homeless - more facilities for especially those who are displaced and lost due to change in income or natural disasters. Affordable housing for people on social security income.</td>
</tr>
<tr>
<td>14</td>
<td>Many people have more &quot;house&quot; than they need. We talked about a great need for modestly sized affordable homes and more density. We also talked about how terms and rules that surround home ownership are complex. Can the city create a &quot;users guide&quot; for inexperienced homeowners? A class?</td>
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<tr>
<td>14</td>
<td>Need more senior housing. Need rehab programs throughout city. More walkable neighborhoods needed. Downtown housing too expensive.</td>
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<tr>
<td>15</td>
<td>Need more for special populations, such as i.e., incarceration, elderly, at affordable housing rates</td>
</tr>
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</table>
Group  Response

15  There is little to no funding to help homeowners maintain their houses or to assist small rental properties. The federal entitlement dollars are far too limiting and the planning department and Merced won't work on historic properties. We need program outside of federal funds. We lose more affordable housing units than we can create and it is going to be far more significant erosion of affordable units as our regional adds 1 million people - we need to find ways to maintain existing housing stock and affordable.

15  The proposed work groups exclude what the non-profit sector development barriers are. What barriers are keeping non-profits from doing more? Government too often includes SAHA as SA's low income housing provider/programs (example - today's speakers were mostly from SAHA's program) - need more city government respect for non-profit experience and productivity.

16  It’s too expensive/no public housing or affordable housing.

16  To make it affordable for everyone not only one building in the whole complex.

16  The challenges that face legacy home owners as aggressive developers begin to target the next "it" community. What does balanced/fair "revitalization" look like? Create policies that allow legacy families to enjoy the fruits of revitalization and age in place.

16  For those who can afford home repairs, the city could beef up its counseling programs over the term of the loan for those who have no agency to help them. See that these homeowners utilize the list of reputable contractors from the Department of Development Services if they have no other agency to help them. Distribute their information through organizations that have the trust of their members. There are some homeowners who could afford much-needed home repairs but don't know what to do.

16  Tied to education - idea that education improves with new residents. Longtime residents should get to reap the benefits of investment - this should be renters and homeowners. What about the current residents? Want to see more opportunities for homeowners and renters and SAHA residents and section 8 renters together. I see a lot of anti-renter stigma as a zoning commissioner. It comes up at every meeting and needs to be addressed.

16  Prepare students - high school grades - for home ownership! So students know they can be a homeowner one day. Please give high school graduates a handout "Kiola Plan" (create a special name) they can be a first time homebuyer. This can be their first introduction that they can be a homeowner - also, when they are ready - instead of getting the information later. Let them know about programs sooner. Create a notification as described.

17  Affordable housing needed. Public transportation links. Regulate infill development (reasonable). Perhaps that "flippers" actually don't help the neighborhoods. Taxes not equitable.

17  More infrastructure needed, find an equitable way to prevent displacements by developers.

17  Affordable housing means different things to different populations in different parts of town. More affordable housing is needed everywhere but primarily in older aging parts of the city. This could be new or rehabilitated.

17  Assistance (for owner occupied housing rehab) program run by lottery - not an equitable solution
Group Response

17 It is important to make the neighborhoods flooded by change part of the solution. The goal should be to make low income housing invisible - by that I mean that no one should be able to see the difference from the outside or the inside. They should be a part of the community not apart from the community. The answer is not short term. It is long term. Not apartments - homes (condos, single family)

18 Housing needs to be suitable, safe and affordable for all income.

18 Affordability - safe for seniors - close to transportation to the needs of seniors

19 In my neighborhood and elsewhere in SA, we still have the possibility of holding onto small neighborhood well-being and kindness (comunidad, amable dad), with help for improving and maintaining properties and diminishing negative environmental influences. We cannot accept another million bad development - minded people in the city, but rather could be a model for living culturally and environmentally sustainable. Prepared for future realities of global warming and City of SA and its utility offices need to serve residents/neighborhoods.

19 Elimination of affordable housing for low income and moderate income households

19 Developers should be required to have 10% low income housing in any housing development that gets public subsidies. No tax abatements without low income housing.

19 Policy to protect. Examine development policies and incentives.

20 Renters pushed out due to affordability issues. Preservation of green space, downtown, otherwise for beautification. Opportunities for physical activities (subsidized/free).

20 When we talked about housing, let's also connect these issues to economic development issues. People need dependable access to incomes to support their housing and transportation costs. Let's try to coordinate units with employers.

20 When we talk about housing, let's also connect these issues to economic development issues. People need dependable access to incomes to support their housing and transportation costs. Let's try to coordinate units with employer.


22 Single-family housing rehabilitation for low-income residents and 50+ population. Lack of outfitting for dwelling of 50+ residents... no-steep ramps, bars in bath tubs/showers - first floor units, wider doorways. Middle housing gap.

22 It is no longer a dream to own a home by younger generation. Some residents (seniors) have holes on walls, floors, broken windows etc. There is no help to repair homes even if you keep up with taxes.

23 Land use: just because available doesn't necessarily mean build. Concern over impact of reverse mortgages for inter-generational transfer. Economic development and community revitalization (ala Pearl) Doesn't always create job for less (community benefit agreements)
"Affordable housing" isn't $1,000-$1,500 per month condos! Adjusted living for here not Austin or Houston. We are not Austin and we need to plan for the future while protecting current residents. @ The center of decisions made. Housing for queer (LGBTQIA) families and addressing barriers to owning and financing a home need to be considered as well.

Developers/investors are not being honest or held accountable. They sell community on bringing jobs, housing, retail, etc. But these "commodities are not accessible economically to the very own people wo are sharing land with these developments. These developments bring jobs, but don't hire locally and don't pay enough to make these "commodities" accessible.

Don't let developers use the language of "affordable housing" to disguise luxury apartments. Community engagement shouldn't end when this plan is adopted - driving home the importance of balancing our affordable housing needs with need to preserve unique neighborhoods will require continued engagement on foreclosed properties.

How is second chance housing going to play into the housing policy? A majority of people coming to San Antonio are young - mainly renters - though most people that I see at the Housing Task Force meetings are older folks - we need to include more younger people and have a focused conversation on renting, not just home ownership.

Renters have little rights - landlords need to be held accountable for providing safe, affordable, and livable spaces. Reverse mortgage loans are dangerous and prey upon elderly and naïve homeowners. Erecting new housing units. Need to be in places that make sense, not near or on flood plains or troubled areas that exacerbate existing problems/ such as traffic issues along Bandera Road.

Affordable is virtually non-existent unless you want to live in non-desirable areas. I want to utilize storage containers as infill housing units to assist with the housing void - I want incentives towards repurposing these units.

Balance is key. Don't sacrifice economic development to keep the status quo. Don't make SA like LA or Oakland where cities are unable to meet the demand for housing, causing housing prices to skyrocket. Density is one of the only ways to focus growth and bring light rail, but that means new growth in established areas.

There is a tremendous need for rehabilitation of homes and apartments in many neighborhoods in SA. Low cost rehabilitation loans and grants needed.

Need infill housing - we should encourage small, starter homes that can be a resident's nearby caretaker. Lighten the permits, fees - make it easier for residents to provide it.

Drainage impact of development. Concern of homeless LGBTQ youth; Thrive Youth Center has limited beds for 18-25 youth (11 beds?) And estimates are that 40% homeless (several hundred???) Youth are LGBTQ which need special consideration/training may not come in for fear of bulling/worse. How are the <18 year old LGBTQ homeless youth supported? Need services - IDs, jobs, safe housing.
To consider the ways "economic development" is impacting native San Antonians, contributing to the gentrification and eventual displacement of people from their homes and communities. This plan of "economic development" is benefiting developers, new arrivals to our city, but not those who are from SA. It's only exacerbating income and housing segregation.

Be careful. Promote adding accessible detached dwelling units per city code. Promote housing strategies that are part of the neighborhood plan.

Bring back the projects.

Housing solution/strategies must address the many person who live in homes in need of rehabilitation. We need to care for people in older homes, not just new residents. The older population of San Antonio is increasing at a rapid pace. Perhaps 30 to 40% of population will be over age 55. Maybe 25% over age 75. Housing won't be available to address their needs.

Seek out and honor the voices of people trying to maintain their homes when property values increase, subsidize improvements so they can stay in place. Fight NIMBY - we need some multifamily developments/apartments in current single-family home areas. Require new developments to include low and middle income housing.

Investor activity is unregulated, aggressive and they take much giving very little back. Most investors are "outside" of community. Unaffordable housing stock for Texas residents. Lack of "one sight" services directory. Rising property taxes pushing generations of homeowners out of the community into investor hands.

Lack of affordable housing. Safe, healthy environment housing. Philanthropy to get involved - distributing funds - not equally.

Gentrification. City was built on having poor and minority in a segregated area. That was then neglected. City leaders need to undo the mess these policies created. There should be more city funds go to these communities.

Other communities have paved this road ahead of us and no need to reinvent wheel. Opportunities need to include: Base minimum standard for housing development needs to include healthy structure/environment, safe neighborhoods/communities, and actual affordability. Need comprehensive plan w/Spectrum ranging from permanent supportive to independent to rent to ownership.

The need to create housing that is affordable to working families (low-moderate income) is real. The city is growing in population and this issue will become worse if not addressed in a comprehensive, well planned manner. There also needs to be an effective approach to provide housing for services, veterans, disabled, and the populations that have special needs with quality services to support these individuals and families.

Housing developers and stakeholders have no business in planning for San Antonio. Residents only. Housing is for residents to determine. Focus on housing issue as an urgent crisis. Not just sidewalks, street lights, etc. But roofs over heads, heat in winter.

Availability, affordability.
27 Keep rebuild pride in home bring/adds to up lift people hope. Be more city festivals be about be funding housing teacher/mentors program. Fund vets with rebuild brick home, pipes and water system, organize them from clean to quality home.

27 Many people in my neighborhood do not have the income to keep up with the development of downtown. My neighbors are fixing up only to see their home because of the rise in taxes. This is a larger issue of everything we need for basic living is going up while wages are not moving.

27 City treats STRs far better than boarding homes and others protected under Fair Housing Act of 1988.

M Pricing changes to fast, outside interest is too strong. Need regulation not free for all market. Respect previous community and also include thorough involvement from members.

M That developers are getting rich and they are not providing any affordable housing. City has no local, dedicated reserve source for affordable housing. Poor people and homeless should be a priority. Stop NIMBY's.

Question 4: What ideas do you have for solutions to the housing problems you mentioned?

1 Education, communication, get involved.

1 Voter engagement, teach people how to apply for programs, community/volunteer engagement. Need more communication from city and programs on how to get involved. All modes of communication (not just online). Advertise on TV - mail, multimedia. Family legacy. City incentivize employers who hire local employees.

1 The existing housing stock is the most affordable housing we have. Owner occupied rehab program. Preserve our existing inner city housing stock. Maybe 20% buy in on the owners side, low interest. Offer legal help (COSA) Family Legacy Housing Program for title issues - SFH rehab program. Community events to bring people together. More thoughtful greenspaces/parks. Demand more accountability from developer and more services from them. Need mechanism to report landlord and management abuses - educating renters about their rights. More paths for immigrants. COSA proactively target mobile home parks and hotels/motels and incentivize rehab for affordable housing. Keep it affordable and livable. Many mobile home residents are homeowners.

1 Make the setbacks on building homes smaller.
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<th>Response</th>
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<tr>
<td>1</td>
<td>Give old, long standing family dwellings some property tax breaks - salaries within these communities cannot compete with those migrating from prosperous communities. Family legacy need protection.</td>
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<tr>
<td>2</td>
<td>Outreach to the communities</td>
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<td>2</td>
<td>One-stop-shop - education for coordinated services and programs for housing related service not just about services but education - prep people for financial health and homeownership like we do college. Continue town hall meetings - engaging community. Commission a study/consultant for an analysis of what has actually worked in other cities. Community outreach to community - continuing to engage and inform to message growth of place. Going to events and festivals. Housing burden is spreading throughout the city not just the traditionally known districts.</td>
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<td>2</td>
<td>Permanent housing for senior people who have fixed incomes. Resources for them either by meeting in their districts - send task force members to speak to them.</td>
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<td>2</td>
<td>One stop shop - building from strengths, opportunities for learning, mentors, automatic connections to resources home, financial, education, supports</td>
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<td>2</td>
<td>On the subject of affordable and supportive housing, Houston-based new hope housing offers a useful model for how to do those developments while addressing NIMBY issues. On the subject of long-term affordability, that is in some respects a matter of addressing property valuation and tax from my SHRNA experience, engaged productive neighborhood association can be a means to supporting livability and local community needs. Thank you for the opportunity to participate!</td>
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<td>3</td>
<td>Inclusivity in city's growth and development - developers required to include % of affordable unites in development.</td>
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<td>3</td>
<td>Enforce laws, zoning code, infrastructure.</td>
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<td>4</td>
<td>Jobs by making education affordable and available in low income neighborhoods. Taxes increase with increased population but should in fact go down, due to increased revenue by new residents. Create wider sidewalks/bike lanes to encourage use. Standing sidewalks are too narrow!</td>
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<td>5</td>
<td>Establish and enforce rent caps - increase must be applied for providing proof that increase is reasonable for market values. Get help to those who have work history and will be temporarily out of work 3-4 months with rent and utilities - actually get to those in need and stop making people wait for eviction or disconnects so they keep their homes.</td>
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<td>5</td>
<td>Have a program for local contractors to be able to bid! Develop programs to do jobs at housing for rent payment, example doing yards, cleaning apartments, and washing windows.</td>
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<td>5</td>
<td>Leverage the present bond money allocations with private partnerships. Try the La Promesa Plan. Stop the spread of housing apartments sponsored by HUD or SAHA - owned by out of state owners.</td>
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<tr>
<td>5</td>
<td>Fix gentrification so that fixed income and seniors can stay in houses. Create more mixed income areas, create diversity in neighborhoods, fair funding for house repairs and buying.</td>
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Group | Response
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6 | Our community organization I-watchSA-D5 - is working with Haven to identify all the existing non-profit outreach programs in D5 to find out what they offer, who they serve, hours of operation and services offered. To make certain that whatever funding they are receiving they are using them for the purposes intended. We are a neighborhood watch/Citizen on Patrol group and we serve Neighborhood trainings in folks homes and we bring SAFFE officers with us and show folks how to record and report problems correctly. We are also working with WDC and a local developer D. Kennet to identify a small area from Martin to Richter to Buena Vista to Zarramora to try and focus on five things - crime, zoning, code, graffiti and introduce incentives. Keep it clean for 3-6 months and then do a big Westside media push similar to eastside so attract real developers and investors who will be responsible investors who will be interested in maintaining the integrity of the area. Taxed first responders - need far more SAPD on our streets. Not behind a desk. Missing diversity because of bad renters - too transients. Flipping and tripled cost. High density population with no support and deferred maintenance.

6 | Control short term rentals so long term affordable rentals can remain. Subsidize home maintenance for low income owners. Consolidate city housing regulation and services.

6 | A central location for information people can go to about housing needs

6 | Inform and listen to community to be impacted. Look at all the properties and homes SAHA has and is not using before getting other properties. Do an audit of all housing corporations. Beware what business is brought in with what abatement. Reduce impact fees for lot owners so they can afford to build. Stop flipping. Investors time to pay they leave. Consolidate: too many coordinating.

6 | We have resources but they are scattered. Strategic partnerships. Also utilize resources partners may have etc. Incorporate city, rotary, San Antonio Board of Realtors (has grants to help community Smart Growth Initiative) Housing non-profits, transportation, organizations are looking to help so collaborate. Educate and collaborate.

7 | Incentives for affordable housing. Rent control. Co-op housing? City increases number of affordable housing percentage to be included in development contracts. Money for elderly home owners to fix homes.

7 | Employers (chambers of commerce) must become aware and conscientious that there are substantial inequalities in this city and they (employers) play a significant role in reducing these disparities. Create spaces where all sectors of the city have a way to interact in meaningful ways so they can learn to empathize with one another. Transportation - access to higher education (and quality education and training programs) require adequate efficient and affordable means of (mass) transportation. This is a huge barrier for the economic disadvantaged.

7 | Do not discriminate based on employment income and mental health.

7 | Outreach, education, workshops
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<tr>
<td>7</td>
<td>Fund to provide rental deposit assistance. Programs with processes with clear steps, led by people who care and are committed. Alignment of resources. More incentives for affordable housing, less for luxury. Quality of life should be a goal. Strategic plan, metrics that matter, coordinated strategies, scorecard communicated on a regular basis.</td>
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<td>8</td>
<td>The city can spray for mosquitos and termites on the trail.</td>
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<td>8</td>
<td>Strong city development to help neighborhood association. An inner city coalition of neighborhood associations. A comprehensive plan based on equity like the one in Portland, Oregon.</td>
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<td>8</td>
<td>Enforce - residential renters/ occupancy. Join the closest NA or organize one.</td>
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<td>9</td>
<td>I would like to see an investment in small house communities within our neighborhood - small houses and smaller lots will give citizens an investment into home ownership and the American dream of owning their own home an affordable means. Small house villages/ neighborhoods @ $30k-45k w/smaller property lots and houses @500 sq. ft. or less - tiny houses communities by Robin Runyan May 24, 2017, &quot;a tiny home community rises in Detroit&quot; I myself can afford my tuition and do not qualify for a pell grant.</td>
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<td>10</td>
<td>Needs to have a better funded program to aide homeowners with medical or other difficulties to maintain their homes and maintain their and their neighborhood property values. Should be significant tax advantages so that those who make repairs aren't then taxed out of their home.</td>
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<td>10</td>
<td>More street lights, more people walking around the streets. Resources to help renters improve houses that are older. Expand NDP to include private housing. Work with VIA to expand bus routes and frequency in unsafe areas.</td>
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<td>10</td>
<td>Go based off income of families. Pool of money used for families who go into hard times. Have a low interest rate.</td>
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<td>11</td>
<td>Tear the apartment down.</td>
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<td>11</td>
<td>The people that’s been staying on housing for 5 plus years that don't have a job need to be off housing because its not fair for other family member that participate in community meeting and other events and other people don't participate.</td>
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<td>11</td>
<td>Trust - in law offers</td>
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<td>11</td>
<td>More accountability from all citizens as well as elected officials.</td>
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<tr>
<td>12</td>
<td>For the powers that be to be aware and take positive action. Meet with us to discuss situation. We deal with all aspects of public servants and what they do in their respective positions. Commissioners Tommy Calvert meets with us.</td>
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<tr>
<td>12</td>
<td>Reduce the number of property absentee landlords can own. Require businesses to pay towards &quot;workforce housing&quot; especially if they get tax incentives. Move for reform of National Policy for low income tax credits - income limits hurt working families. Where is any work/input done from SA2020? The housing policy task force needs to work with economic development health and human services. Challenge that San Antonio look at diverse types/styles of new construction. Tiny homes communities, town homes - can do better than cookie cutter new construction.</td>
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<td>12</td>
<td>Development of PSH and affordable housing. Healthcare investment in PSH to impact social deterrents of health. Create policy to mandate mixed income housing in new developments. Develop PSH utilizing combination of LIHTC and NMTC funds.</td>
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<td>12</td>
<td>I'd like to see business structures improved, and I think an evaluation of all the homes in the Westside should be made. There are many unsafe homes that are not safe for residents and children. There are may be displacements (temporarily), but there needs to be programs where these residents can fix their own home instead of it being taken away. Evaluation but no penalty. Just to see where we're standing on the west side of San Antonio.</td>
</tr>
<tr>
<td>13</td>
<td>Education for all about programs. More transparency. Studies on infrastructure impact of projects. Better public transportation to offset denser building. Forced to put aside land for parks and schools. Improving schools so more equal and families aren't all wanting to live in certain areas because of the schools. When doing rehab if rebuilding - option of duplex or quadraplex</td>
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<tr>
<td>13</td>
<td>Involve all community members and neighborhood associations in development plans. Update data of each district (i.e. age, income, types of housing, etc.) Community members knowing about development processes. The ability to stay in our community/the community we choose.</td>
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<td>13</td>
<td>For homeowners that can't afford to fix up properties, could partner with developers to build triplex to quadplex, remain on lot/own one space and make income with developers on new development. Need middle housing (duplexes to small apartments) in all neighborhoods, particularly higher opportunity neighborhoods. Need to deal with neighborhood push back on new housing. This reduces number of housing units and creates affordability crisis.</td>
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<td>13</td>
<td>Balance the need for affordable housing but not at the expense of current established neighborhoods.</td>
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<td>14</td>
<td>Inspectors can't have an unregulated relationship with realtors. Better or more accessible information about responsible home ownership.</td>
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<td>14</td>
<td>Evaluation of needs in the community in planning for development and growth. Researching programs that exist and what is working and getting information from other cities and states that are working. Availability of resources. Accountability board of all ages and ethnicity represented.</td>
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<td>14</td>
<td>Expand rehab programs for the houses we live in now. Be thoughtful about how/where we develop so all housing is green, connected to transportation and resources, and creates opportunity for its residents. Create resources so that new, inexperienced, or aspirational homeowners can be educated in the rights, responsibilities, and resources available via homeownership.</td>
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<td>14</td>
<td>More private sector investments in low cost housing. Housing continuum from starter to aging to special needs.</td>
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<td>15</td>
<td>Reduce taxes. SA needs more affordable housing throughout. Partner up with SA Affordable Housing non-profits. Need more affordable dollars for affordable housing.</td>
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<td>15</td>
<td>Multimodal transit options that are affordable. PFC projects that cater to a broader range of incomes and not just 80% workforce housing. Renovation and maintenance programs that are more flexible. Rental housing standards. There needs to be accountability. Allow more housing types - landlords don't maintain - accessory dwelling units tiny homes, greater massing.</td>
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<tr>
<td>15</td>
<td>Pull local for profit, non-profit and community citizens resources together to develop a master plan that everyone is happy with. #synergy. City should sell land by ATT Center to an investor that will work together and only with all stakeholders. Get an acceptable and reasonable ROI (i.e. keep &quot;money&quot; in homeowners pocket)</td>
</tr>
<tr>
<td>15</td>
<td>Address UDC development codes. Need a City administrative committee that can look at and grant common sense variances (could be planning commission). City ordinance for rental standards where community can report substandard rental stock. Inclusionary affordable housing in all neighborhoods (mandated).</td>
</tr>
<tr>
<td>16</td>
<td>Stop creating ordinances that punish homeowners and/or rentals</td>
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<tr>
<td>16</td>
<td>Not enough. Affordable housing for everyone in the city and county</td>
</tr>
<tr>
<td>16</td>
<td>Create a policy/law that forces &quot;developers&quot; predatory home buyers to register/obtain a license. Outlaw &quot;walk ups&quot; who knock on door and ask to buy your home over and over again. Work with Bexar County to creates legacy family tax breaks.</td>
</tr>
<tr>
<td>16</td>
<td>Require affordable housing units in every building receiving city incentives. Define workforce housing!!! This term can hide who housing is really being built for. All affordable housing funds should be targeted @ L 100% AMI. Low income resident will be the hardest to reach. Organizing can help bridge this gap. Can we make duplexes easier to construct? In many parts of the inner city duplex are allowed because of the UDC changes. Why not extend this to newer neighborhoods?</td>
</tr>
<tr>
<td>16</td>
<td>I would like to see Haven for Hope re-evaluated to help small families get out of their feet - much faster into transition housing - such as - perhaps create 25 &quot;micro homes&quot; as a test - to get to renters for 6 months, then another 6 months if necessary - lets try to save families stick together and in a safe private environment. Let's keep what made San Antonio great. San Antonians together. Not destroy the sense of community. Local-neighborhood grow.</td>
</tr>
<tr>
<td>17</td>
<td>Tie NCO's historic districts and inner city (Hildebrand, Profant/IH-10), General McMullen and ATT Parkway design regulations and guidelines and then inside 410-1604. Infill development guidelines. SA Tomorrow addresses some of needs. More regulations for apartment landlords.</td>
</tr>
<tr>
<td>17</td>
<td>All homeowners who fall two standard deviations to the left of the curve in cost of their home should have taxes frozen and not be included in the tax increase equation.</td>
</tr>
<tr>
<td>17</td>
<td>Develop affordable financing mechanisms to incentivize new construction and revitalization that will create more workforce/affordable housing.</td>
</tr>
<tr>
<td>17</td>
<td>Weigh by degree of need the probability of receiving assistance</td>
</tr>
</tbody>
</table>
| 17    | Continued community meetings. Developer responsibility - as you reap, so should you sow. Home ownership. Revitalization of neighborhood. Allowing people to again place
and for young people to move in to a vibrant community. Education - people need to know where to go to get help!

18 Conduct monthly meetings to create community awareness in a central location. Offer financial services to low-middle income families.

18 Housing Trust Fund which was originally founded by MA Berriozabal should go back to its original purpose to assist and develop affordable housing in low-income distressed areas. Housing Trust Fund should be reformed! San Antonio Housing Authority should explore and develop it's own bond capacity/structure to re-develop Casiano Homes. Increased housing resources from City of SA in all housing areas especially in low-income. Charter revision to allow city to raise bond funds for Housing rehab opportunities in low-income communities.

18 Set restrictions to developer and builders to limit their apartments building in one location

19 Nurture political will to keep people in homes, find homes for homeless and prepare all of us for climate realities and for living responsibly with well-being even in these times of great hate & fake facts...environmental and human assaults. Neighborhoods and families/residents need to have both self determination for their own well being in their homes and creative solutions for future sustainability and environmental justice and climate justice for all.

19 Continue to focus on efforts that will not displace low to moderate income households while also helping these households live in equitable conditions.

19 Change in perspective in city government in a more balanced approach to neighborhoods and in place affordable housing

20 Campaign to educate - that points out the benefits of mixed income housing to demystify the untruths - crime. To support mixed-income housing; neighborhood caps on percentage of rental units 4 homeownership opportunities that are allowed within the neighborhood. Program to help renters that have been displaced because of an increase in rent. Ensure that renters move into homeownership and/or a new rental home that is comparable in accessibility as their previous home.

20 The SA housing market is beyond our city limits! How do we include smaller municipalities, Boerne, New Braunfels, in our housing plans. Need a survey on housing location preferences for residents. Let's lobby with the state to get rent control tool. We need a rental board. Evictions on discriminatory basis is a big issue. Incentivize housing and development on previously unopen markets like the Southside. We need inclusionary zoning tools for cooperative housing - and make a fund for housing rehab. We need to update zoning for more access of dwelling units

22 Partnerships with organizations engaged in this work. Expansion of diverse housing options (duplexes, triplexes, etc.) Comprehensive public transportation options - SA corridors from VIA. Mixed use communities.

22 Stop researching and make sure things change. Make sure policies are established, give families incentives too as given to developers and businesses. Families need to do home repairs. Shame on city for forgetting families. Yet we are the ones that pay taxes without incentives. All our lives.

23 Create more workforce housing for teachers in low-income areas to reduce teacher cost and travel time. Push homestead preservation districts. Increase community engagement but be wary of NIMBYism that may impact development of low income housing.

23 Alternatives to corporate "economic development" especially for historically looted communities. Community land trusts, community benefit agreements/pots so that economic resources get plugged back into surrounding communities when there is an outside, corporate developer coming in to low-income communities of color. Displacement is at the forefront of housing issues here in SA, due to tech companies and start ups moving here.

23 Community development agreement, community re-investment pot. Developments need to sign a contract stating; at least half of employees will be from the area surrounding these structures, residents from the surrounding area will get housing in the development, money made has a portion going back directly into community.

23 Establish right-of-first-refusal on foreclosed properties for housing non-profits. Homestead preservation and TIF to finance affordable housing. Use community land trusts to combat NIMBYs while creating affordable housing opportunities. Legal representation for tenants facing eviction.

23 Developers that work with the city need to know before hand that they need to allow formerly incarcerated to live in the areas that they have properties. I don't know how to get more young people involved to be honest.

24 Construction - drainage - environmental impact code compliance - increase visibility and enforcement. Budget classes to help sustain home ownership - to help sustain home ownership, even if there are affordable housing options, they need to be able to sustain. NACA Neighborhood Assistance Corporation of America is a great program.

24 If San Antonio wants to prioritize housing downtown, it should prioritize the existing residents downtown. The new grocery store downtown was a huge step in the right direction, but residents still need to leave downtown for most other daily needs. Enforce the noise ordinance. Residents are having a hard time sleeping due to loud busking and amplified sound on the Riverwalk. Residents didn't fight to get it established just to have it ignored.
Low cost rehabilitation loans grants counseling for families who may need to improve their credit in order to qualify for loans. Coordinated housing and debt counseling among non-profits and city departments. More public funds to support these with leverage from private sector.

Lower impact fees for residential.

Other programs that can support LGBT homeless youth? Address people youth in survival behaviors like sex trafficking - to help into safe living facilitate process to get IDs, especially for transgender youth - process cost $500 and $500 in counseling fees! Can’t get a job without an ID that matches gender.

City make alleys accessible to back access to backyards of San Fernando homes for accessible detached dwelling units. Make the elementary school an outstanding center for the neighborhood to attract families to the neighborhood.

Modify the city charter to authorize the city council to approval general revenue bonds for housing. Improve city code to promote sound housing policy and to better regulate code violators who create nuisances. Use resources of AARP livable communities. Identify solutions to housing used in other cities. Require developers to pay full cost of remote housing development.

Create housing near public transportation and vice versa so people can access healthcare.

Invest accountability, investor tax where $ goes back to low and median income housing needs. City guidelines for predatory investors stalking elderly and less educated (advertisements, house visits, etc.). Transparent service directory $ calendar of events-free services and education classes. Continued public meetings on housing issues.

Affordability for all ages - to have access to grocery stores. More pedestrian friendly. Land banking. Leverage with foundations, churches, habitat. Community Land Trust. Gentrification displacement. Community. Independent ethics council that will have governmental impact. Lack of transparency and accountability.

Comprehensive housing plan. Community Land Trust. Land improvement. Gentrification. Transparency and accountability. Ethics board to address unfairness of displacements. Distribution of funds in the budget to address needs and neglect (drainage, sidewalks, traffic) Involvement of community members. If government money involvement - should keep community not use money and displace community members. Better planning and policies.

Leverage foundations, non-profit service providers, communities of faith to establish community land trust and ethics board with veto power over regional policies impacting quality of life (housing, health, education, etc..) with board representation designated by community clergy of people experiencing homelessness, at-risk, low-income housing, moderate and excessive housing. Board would work to establish legitimate metrics to achieve mutual accountability. I understand that democratically elected officials should function in this way but our system is corrupt and needs more checks!
<table>
<thead>
<tr>
<th>Group</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>26</td>
<td>Community neighborhood planning process with solutions that are actually implemented. Community Land Trust - evaluate various land trust models that would work well in SA neighborhoods. Ensure that developers receive public resources to build new housing create high quality, sustainable housing with the affordability for families, services, etc.</td>
</tr>
<tr>
<td>26</td>
<td>Instead of the mayor and &quot;task force&quot; setting up a plan and presenting to residents of San Antonio, residents and San Antonio including homeless people, should set the plan for the mayor to do his job as a public servant and carry out. Public board for decision making on housing.</td>
</tr>
<tr>
<td>26</td>
<td>We have been to these kind of meetings before, lot is discussed, concerns given, then all of it is put away - public never see the results.</td>
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<tr>
<td>27</td>
<td>Jobs for downtown area for rebuild the city. Jobs for child care, safety, through help north side, help Southside - organize program to clean-teach street smart (fundraiser mentors program) Business support children from foster care programs/non-profit - funding/foundation</td>
</tr>
<tr>
<td>27</td>
<td>Approach this issue from point of bettering the lives of the people most affected by this issues. Not from an economic stand point. More opportunities to engage people at every step. Not about us without us.</td>
</tr>
<tr>
<td>27</td>
<td>Give mayor and each council member 1 attorney not obligated to city manager.</td>
</tr>
<tr>
<td>27</td>
<td>Mixed group - all have desire to live but also recognition. Various department specific task - needs to be a comprehensive view zoning, parking, development, need more communication among agencies. Define affordability - affordable for who? This definition needs to drive planning. Possibly use city staff at minimum wage (2) to determine do those planning decisions work for all. Look at other cities for best practices. City responsibility in ensuring education NALCAB an predatory conditions and vulnerable community study.</td>
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<tr>
<td>M</td>
<td>Regulation, co-ops (price cuts, caps), stronger community spaces, involvement, investors should live in area not outsiders. New building should serve old community.</td>
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<tr>
<td>M</td>
<td>Create a fee for affordable. Stop empowering homeowners and homeowner associations. Revise developers and incentives to require affordable housing set aside in exchange for exemptions from zoning laws. Document recording fee. Increase money to non-profit houses.</td>
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</tbody>
</table>
Appendix F – Comment Cards
Thank you for your participation in today's meeting. Your opinions are important to the Mayor’s Housing Policy Task Force.

Please indicate your response to the statements below by checking the box (✓) that best reflects your opinion.

<table>
<thead>
<tr>
<th>Statement</th>
<th>Strongly Agree</th>
<th>Agree</th>
<th>Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>The objectives of this meeting were clear.</td>
<td></td>
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<tr>
<td>I understand the Task Force’s purpose and their desire to create policy to guide housing development in the City.</td>
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<tr>
<td>The panel members’ stories provided interesting insights into the housing situation in San Antonio.</td>
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<tr>
<td>The facilitator was open to my opinions and encouraged the group members to share their thoughts.</td>
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<tr>
<td>The conversation at the table allowed me to talk about my situation, concerns and solutions for housing in San Antonio and to hear other's opinions.</td>
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<tr>
<td>I intend to stay informed about the Task Force’s activities and deliberations.</td>
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<tr>
<td>I look forward to seeing the Task Force’s recommendations on addressing housing issues in San Antonio.</td>
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<tr>
<td>I will attend future public meetings of the Mayor’s Housing Policy Task Force.</td>
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</tbody>
</table>

What is the **one core issue** regarding housing that you would like for the Mayor’s Housing Policy Task Force to address? ________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

If you have any additional comments you would like to have included in the documentation for this meeting, please add them below. Use the back of the page if needed.

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

Your zip code __________________________
Gracias por su participación en esta reunión. Sus opiniones son importantes para el Grupo de Trabajo Sobre la Política de Vivienda del Alcalde.

Favor de indicar su respuesta a las declaraciones a continuación con una pista buena (✔) en el lugar que corresponde a su opinión.

<table>
<thead>
<tr>
<th></th>
<th>Completamente de Acuerdo</th>
<th>De Acuerdo</th>
<th>En Desacuerdo</th>
<th>Completamente en Desacuerdo</th>
</tr>
</thead>
<tbody>
<tr>
<td>Los objetivos de esta reunión estaban claros.</td>
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<tr>
<td>Entiendo el propósito del Grupo de Trabajo y su deseo de crear una política de vivienda para la Ciudad.</td>
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<tr>
<td>Las historias de los panelistas ofrecieron perspectivas interesantes de la situación de vivienda en San Antonio.</td>
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</tr>
<tr>
<td>El/la facilitador(a) estaba abierto(a) a mis opiniones y animó al grupo que expresaran sus opiniones.</td>
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</tr>
<tr>
<td>La conversación en la mesa me permitió platicar de mi situación, preocupaciones y soluciones respecto a la vivienda en San Antonio y escuchar a las opiniones de los demás del grupo.</td>
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<tr>
<td>Tengo la intención de mantenerme informado(a) de las actividades y discusiones del Grupo de Trabajo.</td>
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</tr>
<tr>
<td>Quedo a la espera de ver las recomendaciones sobre las cuestiones de vivienda en San Antonio del Grupo de Trabajo.</td>
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</tr>
<tr>
<td>Asistiré a futuras reuniones públicas del Grupo de Trabajo de Política de Vivienda del Alcalde.</td>
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</tr>
</tbody>
</table>

¿Cuál es el asunto primordial respecto a la vivienda que el Grupo de Trabajo Sobre la Política de Vivienda debe de tratar? ____________________________________________________________

Si tiene algunos otros comentarios que Ud. desea que sean parte de la documentación de esta reunión, favor de indicarlos a continuación. Si lo necesita, use el otro lado de esta hoja para escribir.

________________________________________________________________________

Su zona postal __________________________
What is the one core issue regarding housing that you would like for the Mayor's Housing Policy Task Force to address

- Affordability
- Affordable housing and equality
- Need to define affordable housing and for who
- Affordable housing for incomes around $30,000 and neighborhoods not in one price range, mixed hoods, more protection on renters
- The drugs and gangs that are in Alazan Apache Courts
- Jaime Adame, 406 Angela Street. (210) 432-2209
- Re-organize your arena (City) re-strategize (community) re-build (trust) with the communities
- Addressing the social problems that keep certain areas of the city from improving not only economically but as inhabitants
- Assistance with personal development toward rehabbing or down payment
- Mexican families moving in—not melting with our ways
- Drainage in older established neighborhoods
- Affordable housing options, education, and defend network of available services
- Providing tools to help people rehabilitate their homes
- A balanced approach to develop affordable housing with minimum impact on current residential areas
- Funding for rehabilitation for existing homeowners
- Always involve community members as stakeholders in the conversation-honor community & neighborhood plans
- Affordability—more money for rehab
- Neighborhood pushback on how housing being built (too much NIMBYism that results in housing not being built)
- Improve balance of power between neighborhoods and the development community
- Making sure housing is available and affordable for the people who need them. Ex: single low income families, U.S. Veterans, and seniors.
- Housing money resources increases in a community based housing services structure where citizens can ask for information and locate resources
- Development caps = lack of planned and inclusive access to neighborhood members
- Business developer’s accountability and affordable housing expedited services
- Traffic and transportation issues related to housing
- More funding for owner-occupied housing rehab & helping neighborhoods proactively plan for the future
- Affordability
- N/A

7 See footnote 2 in Appendix E
• Collaboration between City/County on low income housing availability. Wait lists are prohibitively long and poorly managed.
• Housing needs that are particular to former foster youth
• Affordable housing application protocols, authorization and streamlining
• Gentrification (finding balance between economic development and affordable housing). Rights of renters-renters being pushed out due to lack of affordability issue, especially inner city and surrounding downtown area.
• Policy that involves community (residents) businesses, non-profits, government, and developers to shape mixed income, mixed use development within diverse housing stock with strong focus on workforce rate housing. Policy that enforces that.
• Displacement of renters (no laws in place to protect them from sudden mistreatment, rent increases, and eviction). More notices given to renters. I've seen new owners give short notice-1 month. Renters need more time to transition out.
• Gentrification=displacements due to improvements
• Conflict of interest having people on task force who can profit from their policies
• Addressing rehabilitation and renter issues, zoning code revisions. Also! We need to include the economic development wing of the city
• Housing is impacted and impacts other policy areas, should have more representation not just "houses"
• The quality and design of homes/renting spaces
• SAHA's hostility towards LULAC CONCILIO ZAPATISTA
• Renters face a lot of stigma-especially working class renters
• Developers/investor practices that are predatory
• I liked the one stop housing center idea. Like "café college" style-go for it! homelessness/create "micro homes".
• Rebuild
• Getting on housing assistance takes too long
• Affordable housing rehabilitation loans and grants for elderly
• Don't lose sight of the goal. Growth is difficult. Change is necessary. Good policies don't make everyone happy but can move city in right direction.
• Increase housing for homeless, LGBTQ youth
• Property owners should be able to add caretaker cottages for seniors to age in place
• The business & industry sectors doing their part. Teach them social entrepreneurship-we remain the city with the highest economic disparities among large municipalities. (please verify) Business industry need to be part of the solutions and get past the simplistic idea that they "provide jobs" not enough.
• Encourage more residents providing infill housing-more affordable housing and not from developers.
• Identifying the metrics that will communicate the success this initiative, so we can get a report out to progress in 2-3 years
• The need for experimentation of housing solutions (financing of non-traditional types)
• Address slowing down gentrification and protect family legacy.
• Family legacy, passing your home on to family member
• Development not benefiting surrounding community and no accountability
• There are so many issues but what is key is not to have resident-centered policies that address all income levels. Accountability of developers, city staff and council, and of landlord is key as well as land use that makes sense.
• How the undocumented are being taken advantage of by their landlords!
• Digital inclusion/broadband; essential infrastructure for affordable housing
• Gentrification
• Abuse of property
• Development and getting the services out to the community such as safety, lighting, buses and health
• Location/infrastructure
• Affordability, property tax-do not tax out current residents, no HOA in middle of neighborhood association.
• Affordable housing
• Affordable housing. Truly affordable
• Affordable housing for everyone!
• Reckless, profit-seeking, narrow vision housing development
• Improvement of the Eastside and Southside housing
• Affordable housing-home ownership, education
• Affordable housing! Planning should focus on creating mixed income housing on Northside and NW sides
• Gentrification-displacement due to gentrification. Tax issues need to be addressed.
• Coordination of housing services, programs and furnishing private, public, state and federal.
• In-place affordable housing/displacement
• Existing home owner needs
• Affordable housing
• Affordable housing
• Education and funding. ITIN members becoming permanent residents
• Affordable housing
• Affordable housing should be integrated into community and up stick out like a sore thumb. The surrounding residents should not be burdened with higher property taxes.
• To eliminate displaced neighborhoods
• Permanent housing for seniors on fixed incomes
• Quality, affordable housing is the foundation for a positive future and sustainable growth
• Affordability
• Stay open, honest, and transparent, the community is watching
• Ensure local neighborhood residents benefit either via better housing landlord job/training in construction industry
• The promise of the model cities program of 1966
• To continue public housing meetings. Create more community associations
• Middle Housing gap
• Equality
• Gentrification
• Need more city funding for affordable housing project
• Define affordable
• Cost to own a house reduced
• Affordable housing
• Basic necessities for homes and communities
• Equity-equitable service delivery, equitable policies, equitable community engagement, equitable resources, distribution of funding
• Gentrification of neighborhoods and inability of locals to stay in their neighborhoods
• Building materials: Please include ADOBE and LEEDS green standards
• Update our UDC to allow for incremental growth inside the city
• Tax increases are higher than pay increase at work. Getting taxed out of our homes
• Private development funding (small guys)
• Rehab needs of existing urban core housing
• Educating home owners about responsibilities and upkeep for code compliance
• More high-quality affordable housing
• Expanding the definition of affordable housing for those with special needs (special population) to include these with substance use disorders and mental health disorders
• Housing for the 50 plus is essential. Over 800,000 San Antonians are 50 plus. AARP research indicates single family re-hab and home modification are the two top needs for SA's 50 plus
• Inclusion of middle and affordable housing in all parts of town
• Affordability for all and not segregating income levels for certain areas to purchase homes
• Affordable housing
• Smart growth, learn from past project failures
• Inclusivity in developers plan to include percentage of affordable units
• Gentrification affecting senior homeowners/renters
• Be mindful of the community which exists
• The City's owner occupied rehab program rewards assistance through a lottery system. This is not consistent with supplying help through an "equity lens!"
• Creating more affordable/workforce housing
• Comprehensive plans for housing and related infrastructure (including transportation)
• Ending poverty in San Antonio. Just like the "energy" used to the SA climate ready. This topic should be a priority.
• The city must be committed to developing a comprehensive affordable housing plan that will address neighborhoods with greatest needs. Compare housing means collaboration with education, health, transportation-focus on community development.
• Gentrification and community infrastructure for sidewalks, curbs, lighting, parks, drainage, etc.
• Intentional person/citizen centered paradigm for establishing holistic community development with minimum housing standards
• How will communities to be impacted not be victim of Done Deals?
• Political will to shift our city's priorities from profit-driven to resident/global citizenship/human
• Create a one stop HUB with knowledgeable lived experienced navigators and additional professional support to navigators. Especially for special populations such as foster care, seniors, special needs, mental health, ex: Autismlife linelinks.org and healthy Bexar (CHIP). Transportation for these groups
• Get to the bottom of the neighborhood compatibility vs. density dispute. Design matter!!!
• Create housing and give more to rehab housing for community members who have lived here for a while vs. newcomers
• Home repairs in Edgewood senior's homes need so much repair, working poor pays taxes and cannot afford repairs
• Overcoming the City DSD & TCI barriers to developing, improving, or reconstruction of affordable housing for low income families
• Support and fair treatment of persons with mental illness
• Lack of affordable and lack of existing of assisted living facilities for seniors and disabled on the southeast and eastside of San Antonio
• No se siente que somos parte de el [sic] grupo haciendo las decisiones sobre nuestra ciudad. [It doesn’t feel like we are part of the group making the decisions about our city.]
• Incentives for middle-housing especially directed at small scale developers who live in the neighborhoods where they are developing

ADDITIONAL COMMENTS

• 1.) Each area for proposed affordable housing is unique community input; 2.) Is Task Force going to trump community concerns?; 3.) Collateral damage such as gentrification, displacement and erosion of taxes that later require tax hikes or utility hikes including water.
• ease up on permit costs and restrictions; 2.) fee waivers for residents who wish to build. 3.) Infill housing often creates starter homes and caretaker dwellings.
• 1) I believe it would have been beneficial to hear from panelists that followed the "right" process to attain housing, but still find themselves struggling, that way we can better assess the "gaps" in SA's housing programs. 2.) The introduction was long and tedious-it was valuable time wasted; that could have been used to go further in-depth in our table/group discussions
• I understand there are funds available to assist with development. As a grant writer it was extremely impossible to understand some of the grants. TDHCA, CDBG and other resources are available but not easily attainable. AS as a private developer this would be an asset for me to purchase/rehab properties. 2.) There are properties in my neighborhood that could be restored and made available to non-profits supportive of housing programs. I need rehab & down payment assistance & I could do the rest. 3.) Create a task force between the City/County to encourage private developers access to adjudicated/foreclosed properties. These are vacant and bring down property values. They could be converted to A.H. units. Please follow up with me. Geneva Murphy-Beacon Hill, gmurphy.properties@gmail.com, (469) 682-4333. Private development. 8
• Policy to protect renters at taxvaluations; 2.) Need central *** for housing application process and automatic referral to programs and coordination between City and County; 3.) Maintain or improve green space
• 40 years from now is long range so many people will not live to see 40 years from now. Plan for today-we need it

8 Text in red type indicates a comment that needs to be followed up.
• 50% occupied housing is renters—they need to be engaged and thought about with policies created
• A little more time for discussion at table needed. One stop shop for SA housing needed (paid for by developers NOT taxpayers)
• AARP has research that demonstrates the needs of San Antonio's 50 plus population. Housing continues to rank high on that list, Single Family re-hab and home modification.
• Accessible housing for persons with mental health condition. Assist them and their family members to have a range of options and assistance in accessing these options. This to be included in the master plan
• Add these questions online. Regulate over priced housing inflation. Property tax freezes on elders, long standing residents, equal infrastructure repair, lights, sidewalks, flooding, stronger incentives to partake in neighborhood association. Increase CO-Op housing/land trust/community operated development not by developers (different interest, not about profits)
• Address police security to decrease criminal activities in my neighborhood (i.e. drug dealing houses, burglary, prostitution)
• Addressed in group comments
• Adopt Asset Based Community Development approach leveraging collective impact strategy to drive change and create/maintain healthy communities.
• Affordable housing for those recovering from substance use disorders is a critical need. Sober living (transitional living) homes are stigmatized by the non-recovering community and there are not enough in San Antonio to accommodate those recovering from substance use disorders/mental health disease. Lack of enough sober living/transitional homes is a barrier to people achieving long-term recovery
• Along corridors where there may be BRT or LRT, and where there are large parking lots or vacant spaces, put in retail below and housing above. There could be the old strip center parking lots. These multi-use housing areas would provide more riders for LRT or BRT, thus reducing congestion.
• Already submitted
• Being better at community services and programs out to the community grassroots. Is she looking for something?
• Can you expand the non-discrimination ordinance to include protection for people living in privately owned housing? Thank you to Erika Ragsdale and Natalie Zertuche for excellent facilitation
• City needs to enforce law. Be proactive, not reactive
• Community development, housing task force without local developers involved in back door discussions
• Cost of new homes increasing faster than incomes. Property tax increases caused by new residents out pricing older residents
• Developers have too much power and do not listen to neighborhood tenants. Maintenance of infrastructure including curbs and sidewalks where hills are concerned.
• Development must be environmentally friendly. Developers are benefitting from the community, but they have a civic responsibility (as we all do) to protect the community from which they benefit—otherwise they destroy the conditions that make their investment possible.
• Development should hire at least half of its employees from surrounding area and be affordable to its surrounding area.
• Digital inclusion/broadband-essential infrastructure for affordable housing; Tenant protection and rights; Where are the banks?
• Engage more low-income individuals by working with Domesticas Unidas. Engage more undocumented folks by working with RAICES.
• Enhance the notification process to all established residents that affordable housing is being considered in the neighborhood. Allow intelligent impact and give its due process.
• For future ideas: Where is the Spanish worksheet? Where is means for 25% of the city that does not read and write to respond? Things not mentioned in large meeting that are vital to housing issues; climate justice/preparedness in housing esp; homeless and under/uncompensated communities/residents; environmental assault on finite resources by assuming we will have 1 million new resident/developers. We need to grow responsibly. We need crafts people engineers and construction crews who can do renewable LEED-type repairs, energy, maintenance=building
• Freeze taxes for residents who would be displaced during gentrification
• Get non-profit affordable housing CEO and executives involved with the Mayor's housing policy task force. Office is San Antonio Alternative Housing Corporation. rickr@saahc.org, asset/compliance director, (210) 224-2349x19
• Great exchange of ideas but the wrap-up by facilitator was extremely limited (1min). In retrospect, not really after listening to responses. Most neglected areas (district 5), need to be brought up to par. More outreach of beneficial programs. Need adequate police protection-bring SAPD up to par in terms of numbers.
• Homeownership education
• Honesty to homeowners when purchasing their homes building quality and homes with essentials-air, heat, rehab of existing homes, action on unoccupied and vacant homes that also affect neighborhoods.
• Housing for elderly, mental illness; deer regulations for neighborhoods
• How can we breakdown the us/them barrier? Us (northside/southside/west/etc.) and create a "we" environment? "Help our neighbors" atmosphere. We need more public spaces and messaging that encourages community engagement. Do we still five" (give tickets) the homeless? If so, that's horrible! (e.g. a homeless person who falls asleep in a public park)
• I am Executive Director for THRU Project which works to help youth transition out of foster care. We have been funded for a pilot housing program in SA for transitioning youth. I would appreciate being included in any subcommittee addressing housing for former foster youth. Elaine Andries Hartle, (210) 683-9536, elainehartle@thruproject.org
• I suspect that the "task force" will proceed with a profit-first agenda regardless of its impact on San Antonio residents.
• I would like to see biographies-fo the task force in the handouts-so I can know their history-experience-notable projects they were involved in. Lourdes Castro-speakers opening comments-need to keep to 10 minutes-little long, or intro-go into 5 focus areas sooner.
• Idea: Create community land trust with focus on neighborhoods that have vacant lots; dilapidated housing, stock, infrastructure
• In my opinion this is the 1st time this type of meeting has taken place (high time). I hope that we continue this communication among us. I feel we can do a lot of improvements on the conditions that affect all our citizens
• Incentives need to align with affordable housing developers. Need to have childcare at next meeting
• Is it possible investors from outside SA will own a lot of SA homes & multi-family?
• Jessica & Lauren (facilitator and recorder) were excellent! (Table 14)
• Lucy Adame-Clark, Parents house: 406 Angela-street needs lighting
• Make all apartment affordable housing for everyone.
• Mayor should not just be the "climate mayor" but like premised "the people's mayor". The majority are in poverty. So it's time to all the homework. Thank you.
• Much of the discussion is gentrification. Removal of poor people from their neighborhood.
• My name is Mary Elizabeth Martinez. I am a owner on 2014 after 20 years. I am 73 years old now. Retired, disabled. My house needs repairing, carpeted, change toilets, no tile in another room, I have two restrooms , needs fix
• Need for more small developer incentives for our area
• Need more community that needs affordable housing. There are plenty of housing advocates here but you need the voices of those most affected
• Need more of the working class and working poor at the table. Most of us are still folks who work with or work for city, county or non-profits. Didn't really see or hear from "gente" except some of the panelists.
• Need to have complete review of zoning and "plating" and work with the state to assist in addressing predatory destruction and building
• Newer homes/taxes should be contributing to overall condition of surrounding communities. Task force needs to be more diverse
• Next meeting have a resource bd/table for non profits to share information with attendees, have solutions for some of these challenges
• Our current zoning encourages sprawl and raises the cost of housing. We need to make it easier for small-scale developers to take existing neighborhoods to next level of development
• Please analyze the money the city is wasting on infrastructure roads especially because same roads are redone every 1-2 years without addressing annually flooding areas
• Please publish all the input provided on the Mayor's Task Force website
• Please publish public comments on website
• Por favor de continuar reuniones públicas en cada parte de este esfuerzo. Una junta no es suficiente para hablar sobre nuestros problemas y soluciones juntos. [Please continue to have public meetings for each part of this effort. One meeting is not sufficient to talk about our problems and solutions together.]
• Presenter took too much time opening the meeting not enough time to talk about housing
• Print vision and mission statements at all future meetings
• Property taxes. Property taxes in our neighborhood are almost the same rate as the mortgage of our property.
• Quit in-fighting between county, city and citizen committees, etc.
• Remove Gene Dawson from the housing task force
• San Antonio is growing and changing, let’s accept that change. People need affordable and stable housing, let’s make sure we meet everyone’s needs. Stay inclusive and keep the future in mind.

• San Diego, CA has pre-approved plans for building caretaker cottages that are free for residents to use. City can give waivers for permits for seniors and low cost certified contractors bonded by city and city can hold liable and de-certify.

• Solution developed by community and up. How much are you paying the consultants?

• Speakers were inspirational, but also highlighted the fact that they especially "got lucky". So many people fall through the cracks. I would have liked to hear a story about challenges they faced as well as frustrations. Common theme with speakers was that they had direct service from someone who acted as a case worker.

• Stop increasing property taxes. Help with repairs so many families pay taxes and bills, but cannot afford repairs. Seniors in Edgewood live in deplorable homes with holes, dropped ceilings, tarped roofs. Homes are cold in winter. Even though they pay taxes and bills they don't live with dignity. 5 families may live in 1 home to afford bills and taxes!

• Task Force is spending a lot of time talking about non-profit but has spent no time talking to non-profits. Task Force meetings have seemed to be "Please all the people all the time". Needs to be bolder in addressing the need for affordable housing vs. the very real NIMBY issue prevalent to our city.

• Tenant protections; landlord/tenant affairs office; guaranteed lawyer evictions; relocation assistance; more money for section 8

• Thank you for having these meetings. We have so much work to do, and it's wonderful to have people who want to be proactive.

• Thank you! Let's do it again!

• The city needs to have a meeting with the residents of Alazan Apache Courts/Westside to address crime and structural issues of the property

• The City should look at the gentrification starting from downtown and branching out. There are singles and families being pushed out from inner city neighborhoods because the "increase" to bring more development raises taxes in the community. The City needs to slow down and look at the scope of how our city is developing to ensure citizens can retire with dignity and not worry about the rise of taxes draining money fro health and survival

• The development of affordable housing must orchestrate/include the development of services, transportation, and infrastructure for all socio-economic levels

• The facilitators were great at engaging the group. We didn't get around to suggest too many solutions. Thank you for the opportunity to be heard and to listen to my fellow San Antonians. I'm looking forward to our City's for the coming policies that are innovative, compassionate, and valuing of all people and neighborhoods.

• The lumber barrons outlawed adobe. Bring adobe back. It is energy efficient, less cooling and heating needed

• The meeting was very well run.

• The task force is going to report "too late" and the council will take "too long" to decide to act. The development pressures are "now"!

• There is a grass root approach that stakeholders of an Eastside area's forming to bring strength to this area. It is a comprehensive plan to re-define 2 core areas for improvements. In additional-sidewalks on short streets as well off main streets.
There is a need for activation of designers to offer non-traditional housing types as is happening in the Lavaca area. But addressing the lower income populations.

There is no mechanism for private landlords to rehab housing or rent housing affordably-taxes go up, insurance costs go up, maintenance goes up, etc. There is no financing for homeowners to rehab homes. Rehab being outsourced to home rehabbers. That has allowed renovation on the East side (for example) far beyond what the city could afford, but comes at a cost.

There needs to be better transparency, planning, accountability involvements and follow through on housing issues. Better information for affordable quality housing.

There was no opportunity to consider and discuss any strategies for housing that are currently being considered. Finally, I urge the task force to consider multiple strategies that address the needs of people in different economic circumstances and in different areas of the city.

There was way too much talking at the beginning of the meeting-it would be nice to have more time dedicated to actual community involvement-the panelists idea was nice but lacking in context or how community input should be affected. The stories were also too positive and didn't focus on the difficulty enough so it was hard to think about how to provide solutions-it made it sound as if solutions already exist-maybe providing community with a problem that needs to be solved. A particular issue and have the breakout session focus on that. For instance-have a homeless vet present-then the breakout session focuses on how to provide quality housing for homeless vets. No room to write on back of paper!

To have small housing communities =-ownership = buy into the city economic class=

Too many hand-outs! Conversation about helping the low-income has been going on for the last 50 years. No results!

Too many people who are unable to access benefits when temporarily (3-4 months) out of work; Almost impossible to access City or rental access before harm is caused and housing in jeopardy; current system leading homeless need rent control as corporate takes over ownership with increases every year: Section 8 people being taken advantage of by "temporary" hotel housing. Housing bubble causing 2 family homes to afford. 30% income for housing will require rehab money utility cap by income.

United we stand! Divided we fall!

Very good meeting-well attended and diverse. Thank you for your service Task Force

What are the 5 areas-why not have them posted on the wall with task force members. Panel members-more specific information, too much general information. Add to 5 areas: improve education system; great security; protection of investment.

With investment into downtown, comes displacement of neighbors getting kicked out for new development of higher income housing and duplexes. It's replacing historic neighborhoods & character; More rent control needed and organization/union for renters needed; More mixed-income housing needed and incentives for more mixed-income/affordable housing; More preservation of public spaces; green spaces-not being privitized [sic] or sold to private developers; More community engagement needed in the housing policy process; more communication needed with community involvement BEFORE development occurs not after.
Appendix G – Additional Comments Submitted Separately

Email sent to Maria Antonietta Berriozabal after the December 9, 2017 Public Meeting. It was forwarded for the record on December 22, 2017. This is an abbreviated version of the original email.

Maria,
My hope is that we will create a plan that benefits all of our citizens - where we provide for our growth and for the vulnerable, where we preserve our community character and culture, and where we invite and see the strength of diversity as indispensable. All of these ideas and voices can co-exist; they are not mutually exclusive.

Having worked in community and economic development, affordable housing, and policy, I wonder how a housing policy will work in tandem with a unified community goal and strategic plan? How will we know we succeeded year-over-year with metrics applied to strategies? I look forward to a time when our city has a functional and coordinated system of housing in place and efforts thereafter are focused on continuous improvement - a time when we will move beyond building a housing infrastructure from the foundation up. I appreciate our Mayor catalyzing this critical community conversation. I want this effort to succeed; it must, even recognizing the challenges and complexity of housing.

I appreciated hearing the statement about how the next generation will carry on the cause of housing for the next 50 years. I think this perspective is very important. In a rapidly growing city, I don't think there will ever be time when we "arrive" at the goal. This is why I think our efforts today will require an adaptable process of housing oriented for continuity and sustainability. We must provide for and protect a housing system built on a foundation, on the value, that housing accessibility, quality, and affordability benefits individuals, families, and our city interdependently. Along with other core functions of a city, it must always be a relevant question. It never stops being a relevant question.

My hope is that those who will decide to champion the cause of housing will own the cause in a way that supersedes terms of elected office. We need elected officials to partner with the community, but the cause of housing is the purview of community leadership. Community should own and ensure implementation and continuity of its living plan supported by policy.

Santiago Garcia
Housing Policy Recommendations – Part I
By Walter Martinez

Family Legacy Housing
A Single-family Housing Rehab Program

Housing Preservation
The preservation of single-family homes in targeted inner city neighborhoods is the primary goal of this proposal. Our existing housing stock in low income, inner city neighborhoods, continues to erode due to a variety of reasons. The lack of finances for many of these first, second, and third generation families living in these neighborhoods is crippling their ability to maintain this housing in livable condition. Much of this housing stock is 50 to 80 years old. In many cases the need for foundation and roof repairs or electrical, plumbing, or window replacement is quickly adding to the deterioration of this housing stock. This is a huge loss in affordable housing assets for our city and growing worse as baby boomers begin to retire and assume ownership of these properties.

In some cases the lack of clear title, the non-existence of a will or descendant succession also acts as a barrier to reinvestment and maintenance of this housing stock. In worst cases, homes are deteriorated and abandoned for decades. This program seeks to identify neighborhoods that could be improved by targeting resources to assist these families. The components would include the following:

1.) Target specific neighborhoods for demonstration purposes.
2.) Establish criteria for eligible applicants in the Family Legacy Housing Program. Including:
   a.) Provide counseling and assistance for clear Title processing and/or Will adoption/designation.
   b.) Establish an Eligible Loan Participant (ELP), co-pay criteria.
   c.) Provide funding for a partially Forgivable Rehab Loan Program.
   d.) Establish a structure for review of proposed building improvements.
   e.) Publish a list of qualified and vetted home improvement vendors.

Homeowners in these targeted demonstration neighborhoods would apply for a partially forgivable, deferred low interest loan to address critical home improvements that would help preserve this housing stock. The applicant would
qualify by family income, would be required to contribute a minimum of 20% of
the cost of the proposed rehab (up front or in payments over 60 months), and
would have clear title and/or a registered Will thus establishing a Family Legacy
Housing inheritance. Eighty percent of the home improvement loan would be
forgivable if the owner/applicant continues to live in the home for a period of ten
years. Repayment of the prorated loan balance would be required if and when
the property is sold prior to the minimum ten-year, owner primary residency.

Targeted Neighborhood Improvement
A Proactive Affordable Housing Program

Initiate a pro-active process of targeting neighborhood dilapidation and affordable
housing development by eliminating existing blight and encouraging new, high
quality, affordable multi-family housing.

1.) Identify existing, grandfathered mobile home parks or depressed motel
developments in the city and designate the area for rehabilitation thus
targeting them for the Low Income Housing Tax Credit LIHTC Program.
These depressed areas could be attractive for affordable housing
development because of the difficulty in finding large enough tracts of
vacant land in these neighborhoods. This could present a win – win
situation by eliminating dilapidated and undesirable developments and
converting it into high quality affordable housing.

Program Benefits:
- Eliminate undesirable/dilapidated developments.
- Increase quality/affordable housing units.
- Increase student population/revenue in affected ISD's.
- Require resident services/after school programs.
- Provide tenant relocation assistance & first option for return tenants.
- Stabilize housing/tax base in inner city neighborhoods.
- Provide local funding/gap financing for affordable developments.
- Target the policies to leverage public and private financing.

Multi-Generational Housing
Flexible Zoning to Further Affordable Housing

Implement flexible zoning policies to further affordable, multi-generational and
infill housing.
**Multi-generational Housing** - The demand for affordable housing continues to grow simultaneous with an aging population. In some cases families are living in overcrowded conditions due to economics or due to social and cultural norms where siblings are assisting in the care of older relatives. Under certain conditions, the city should allow flexible zoning to further affordable housing such as conversion of detached mother-in-law suites, duplex add-ons, and four-plex or limited multi-family options where lot size makes it permissible.

**Infill Housing** – Flexible infill zoning for housing development should be encouraged for some existing commercial, retail and office developments where applicable. These Live-Work developments would be required to fit in and adhere to neighboring housing trends.

**Refocus Development Incentives**  
*Adjust Existing Incentives to Encourage Affordable Housing*

The City’s development incentive program has been effective in attracting new commercial development to places like the Pearl, Riverwalk North, Downtown and Southtown. It also resulted in the development of several thousand new apartments. The problem with the program is two fold; (a.) it offers no incentive for including affordable housing or mixed income residential communities and (b.) the incentive program is static versus dynamic as it relates to the changes in economic and development conditions of the targeted areas. The City has been too slow to adjust or modify the incentives based on the development changes in these areas.

**Affordable Housing Incentivized**
Incentives for housing such as tax abatements should be offered on a scale based on the percentage of affordable units proposed for each development. If a minimum of ten percent (10%), affordable housing had been included in the original program, we would probably have gained over one thousand affordable housing units, across these assorted residential developments in the past six years.

**Incentives Adjusted to Development Metrics**
Development incentives as a policy tool are effective for attracting redevelopment of distressed, abandoned and dilapidated areas, but such benefits should be closely tied to the specific area’s economic and development conditions. These tax incentives should not be offered in perpetuity. If successful these incentives will result in new investment, increased land costs, improved infrastructure, expanded job opportunities and higher rental rates. It may also cause negative
effects for nearby residents and property owners including higher property appraisals and taxes, increased traffic congestion, and lead to conditions for gentrification and housing displacement. At this point these policies become counter productive.

The ongoing successful development at the Pearl and River North is a positive example of the use of development incentives as a policy tool although it rendered no affordable housing for our community. The city should also consider the increased public investment and development lure of the improvements to the San Antonio River. This multi-million dollar public investment in and of itself is an incentive for further development. If we base the availability of future city incentives on the question of future construction and land cost and rental rates alone, then we can predict they will only increase. This criteria alone should not dictate the provision of further incentives and should be balanced with the inclusion of affordable housing in these developments. The question of providing further incentives now is when is Enough, Enough?
Appendix H: Additional Selected Photos