

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

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

Members Absent: Maria Berriozabal

Staff Present: Carlos Contreras, *Assistant City Manager*; Shanon Miller, *Director, OHP*; Lori Houston, *Director, CCDO*; Colleen Swain, *Assistant Director, CCDO*; Michael Taylor, *Assistant Director, DPCD*; Hollis Young, *Deputy City Attorney, CAO*; Denise Frederick, *Assistant City Attorney, CAO*; Hollis Young, *Assistant City Attorney, CAO*; Brandon Smith, *Office of the City Clerk*

Others Present: Chuck Bayne, *Urban Connection*; Christine Bradshaw, *VIA*; Jessica O. Guerrero, *Mission Trails Resident*; Carmen Tafolla, *UTSA*; Marisol Cortez, *Right to the City SA*; Elizabeth Delgado, *TAMUSA*; Mu Sorchi, *TOP*; Kristin Ramirez, *UTSA*; Amanda Haas, *Community Member*; Joseph Windham, *SEIU, Texas*; Stephanie Serna, *KSAT*; Daria Chapa, *Our Casas Residential Council*; Sofia Bahena; Marianne Kestenbaum

Call to Order

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

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

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

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

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

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

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

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

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

At this time Jackie Gorman entered the meeting.

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

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

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

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

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

At this time David Adelman entered the meeting.

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

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

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

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

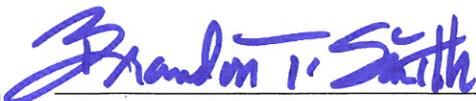
- ✓ *Renter's Rights*
- ✓ *Relocation Benefits Policy*
- ✓ *Recommend Affordable Workforce/Housing Bond for the 2017 Bond*
- ✓ *Long Term Owner Occupied Tax Abatements*
- ✓ *Creation of a Task Force permanently charged with implementing new policies*
- ✓ *City created Team to monitor and gather data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

2. A discussion on the articles and materials provided to the Task Force to date.
3. A discussion on neighborhood preservation.
4. A discussion on additional affording housing options.
5. Next steps on proposed policy solutions.

Adjourn

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

Respectfully Submitted,



Brandon T. Smith
Office of the City Clerk



Ivy R. Taylor, Mayor

