

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

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

Members Absent: Councilmember Rey Saldaña, *District 4*
Maria Berriozabal

Staff Present: Lori Houston, *Director, Center City Development Office*; Colleen Swain, *Assistant Director, Center City Development Office*; Richard Keith, *Assistant Director, Department of Human Services*; Francesca Caballero, *Office of the Mayor*; Bobbye Hamilton, Denice F. Trevino, *Office of the City Clerk*

Others Present: Pati Raddle, *Former Councilmember*

Call to Order

Mayor Taylor called the meeting to order.

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

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

Briefing on:

2. A Discussion on the Rights of Renters

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

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

Lori Houston explained that the Tenant Council would:

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

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

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

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

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

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

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

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

3. A Discussion on Potential Inclusionary Housing Policies

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

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

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

Richard Milk requested research regarding the feasibility of Inclusionary Upzoning.

4. A Discussion on Potential Relocation Policies

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

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

5. The Committee discussed Potential Relocation Policies.

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

Require the Developer to construct a subdivision or apartment to ensure that there were a number of Affordable (to be defined) Units equal to 10% of the planned development in the area; 3) Create an option for developers to "opt out" of the requirement, when such requirement is not paying a contribution to an Affordable Housing Fund (to be determined) for the development; 4) Utilize proceeds from Impact Fees to leverage total bondable amount; and 5) Utilize the Majority of Funds which would be utilized to acquire property throughout the City to secure locations which may be contributed or sold to provide Workforce Housing Projects. She stated that this Bond would be considered a "Workforce Housing Bond" to be leveraged with proceeds from Impact Fees.

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

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

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

Adjourn

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

Respectfully Submitted,



Ivy R. Taylor, Mayor



Denise F. Trevino, Office of the City Clerk

