

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

THURSDAY, OCTOBER 23, 2014

2:00 PM

MUNICIPAL PLAZA, C ROOM

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

Call to Order

Chairman Bernal called the meeting to order.

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

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

Briefing and Possible Action on

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

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

Jackie Gorman recommended that a common vocabulary be created.

Rod Radle cautioned that the Themes identified should address the Task Force's charge to identify policies and programs that encourage investments in Inner City Neighborhoods but minimize or prevent displacement of people or adverse impacts related to history, culture, and quality of life of unique

neighborhoods. Chairman Bernal noted that economic pressure was created when revitalization was mentioned.

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

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

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

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

Carlos Contreras stated that staff would assist with said assignments.

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

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

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

A discussion ensued on the definition of Workforce Housing.

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

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

- Create a common vocabulary

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

2. Consideration of Items for Future Meetings.

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

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

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

Adjourn

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



Diego Bernal, Chairman

Respectfully Submitted,



Denice F. Trevino
Office of the City Clerk

