

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

Members Present: Mayor Ivy R. Taylor
Councilmember Rey A. Saldaña, *District 4*
Maria Berriozabal
Nettie Hinton
Rod Radle
Susan Sheeran
Dr. Christine Drennon
Jackie L. Gorman
Richard Milk
David Adelman

Members Absent: Councilmember Keith Toney, *District 2*
Councilmember Rebecca Viagran, *District 3*
Councilmember Shirley Gonzales, *District 5*

Staff Present: Carlos Contreras, *Assistant City Manager*; Colleen Swain, *Assistant Director, CCDO*; Francesca Caballero, *Mayor's Office*; Michael Taylor, *DPCD*; Leslie Haby, *Assistant City Attorney*; Shannon Miller, *Director, OHP*; Mike Etienne, *East Point*; Ruben Lizalde, *Chief of Staff*; Angela Cardona, *Chief of Operations & Zoning*; Ryan J. Cook, *Office of the City Clerk*

Also Present: Mary Kieke, *Bexar County Deputy Chief Appraiser*; Michael Amezquita, *Bexar County Chief Appraiser*; Grace Rodriguez and Auturo Hernandez of *TOP Leader*; Rudy Garza, *K&K Law Firm*; Jessica Fuentes, *RCBBH*; Nicole Goodman, *Centro SA*; Jordana Decamps, *BCED*; Vianna Davila, *Express News*; Joleen Garcia and Andrea Figueroa of *MSWC*; Marisa Esparza, Marisa Villarreal, Isabel Vasquez and Martha Castillo of *Madonna Center*; Maria Salinas of *Mission Democrats*; Itza Carbajal, *Esperanza Pease and Justice Center*; Joseph Windham, *SEIM Texas*

Call to Order

Mayor Taylor called the meeting to order.

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

Councilmember Saldaña entered the meeting at this time.

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

Briefing and Possible Action on

At this time the Committee addressed Item 2.

2. A Briefing on the REnewSA Market Study

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

Jackie Gorman entered the meeting at this time.

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

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

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

Rod Radle spoke of Affordable Housing.

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

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

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

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

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

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

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

No action was required for Item 2.

3. A Briefing on Property Tax Policies

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

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

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

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

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

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

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

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

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

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

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

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

No action was required for Item 3.

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

Item 4 was not addressed.

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

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

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

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

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

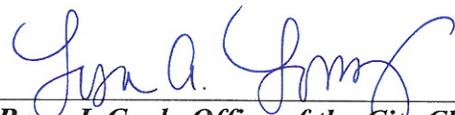
Adjourn

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



Mayor Ivy R. Taylor, Chairman

Respectfully Submitted,



Ryan J. Cook, Office of the City Clerk

