

MAYOR'S TASK FORCE ON PRESERVING DYNAMIC AND DIVERSE NEIGHBORHOODS
MEETING MINUTES
THURSDAY, DECEMBER 11, 2014
2:30 PM
MEDIA BRIEFING ROOM

Members Present: Mayor Ivy R. Taylor, Chair
Councilmember Keith Toney, *District 2*
Councilmember Shirley Gonzales, *District 5*
Councilmember Rebecca Viagran, *District 3*
Maria Berriozabal
Dr. Christine Drennon
Nettie Hinton
Rod Radle
Susan Sheeran
Jackie Gorman
Richard Milk
David Adelman

Members Absent: Councilmember Rey Saldaña, *District 4*

Staff Present: Roberto C. Treviño, *City Councilmember, District 1*; Carlos Contreras, *Assistant City Manager*; Colleen Swain, *Assistant Director, CCDO*; Mike Etienne, *Director, East Point*; Michael Taylor, *Assistant Director, DPCD*; Hollis Young, *Deputy City Attorney, City Attorney's Office*; Francesca Caballero, *Office of the Mayor*; Steven Hussain, *Office of the Mayor*; Ruben Lizalde, *Chief of Staff, District 3*; Ramiro Fernandez, *DPCD*; Christopher Lazaro, *DPCD*; Lisa A. Lopez, *Office of the City Clerk*

Others Present: Chuck Bayne, *Urban Connection*; Graciela Sanchez, *Esperanza Peace & Justice Center*; Jessica O. Guerrero, *Fuerza Unida*; Iris Dimmick, *Rivard Report*; Jordana Decampos, *Deputy Director, Bexar County*; Bob Comeaux, *Alta Vista Neighborhood Association*; Mitsuko Ramos and Rob Killen of *Kaufman&Killen*

Call to Order

In the absence of Mayor Taylor, Rod Radle called the meeting to order.

1. Approval of minutes from the November 24, 2014 meeting of the Task Force on Preserving Dynamic and Diverse Neighborhoods

Maria Berriozabal indicated that she inquired at the last meeting what incentives were provided to the Developer of Mission Trails, but it was not noted in the minutes. Since she did receive an answer via email regarding same, she requested that the minutes be modified to reflect said question.

Susan Sheeran made a motion to approve the minutes as amended. Ms. Berriozabal seconded the motion. Motion carried by those present.

Items 2, 3, and 4 were discussed jointly.

2. A briefing on potential methodology for tracking displacement and gentrification.

3. A briefing on a potential relocation policy.
4. A briefing on alternate rental housing types.

Mr. Radle noted that some Committee Members had expressed concern regarding the substance of what they are trying to accomplish. He recommended that they have a brief discussion regarding same. He stated that the topic of Alternate Rental Housing Types was questioned regarding whether it fits with the mission. Dr. Christine Drennon cited their original charge from former Mayor Julian Castro, and commented that he laid out their charge well. She questioned whether some of the strategies that they are utilizing are tied to the goals they are trying to reach. Jackie Gorman stated that she found value in some of the Briefings they received, particularly from the Chief Appraiser.

Ms. Sheeran recommended that they set the Agenda prior to the next meeting. Ms. Berriozabal stated that the Agenda should be set by the Task Force; she noted that they need to have a plan of what they need to accomplish, and have not discussed what their Mission is. She referenced a document pertaining to Gentrification provided to her from a Professor of Urban Studies.

Mr. Radle commented that in identifying the issue of Gentrification; they do not have to focus on what it is, but what happens in the process. He noted that they have an opportunity to determine what the areas are that need to be addressed so that they can come up with Diverse Communities of many types of income. David Adelman added that they were not trying to solve the problems of poverty or affordable housing, but were trying to solve the problem of managing change.

Ms. Berriozabal recommended that they have a discussion in the form of a Work Session. Mr. Radle inquired whether they could block off three hours in order to have a discussion regarding what their Agenda should focus on. Mr. Adelman recommended that it be included in their next Agenda, but Ms. Nettie Hinton commented that they did not have enough time. Ms. Berriozabal added that this was a priority for her. Committee Members discussed what time frame would work best for each of them. Mr. Radle recommended that they first determine what needs to be done.

Carlos Contreras pointed out that Mayor Taylor requested the items that were included on this Agenda, so he recommended that they do not stray from the Agenda. Ms. Berriozabal commented that the Agenda should be driven by the Task Force, but they have not had discussion regarding their Mission.

Dr. Drennon stated that in order to track something; you have to know what it is. She indicated that Item 1 on their Agenda may not be part of their original charge. By offering a way to track it, it gives the appearance that they have agreed on a definition of Gentrification; however, she expressed concern that they have not done that.

Michael Taylor outlined a PowerPoint Presentation regarding Potential Displacement Mitigation Strategies. He explained that Displacement Tracking is a mechanism to measure the extent of Displacement that is actually happening, and spoke of the tool they could use to track Displacement. He noted that the City does not have a solid tracking mechanism, so the full extent of Displacement is not known. He cited a model from Oregon that builds on the data they have that would be worth pursuing. He noted that it would likely require a consultant to complete this work, but the benefit is that it would give them an idea on where Gentrification would likely occur in the next few years. He delineated the benefits of having such a tool in place.

Mr. Adelman stated that there will be more new units built, both affordable and not affordable, than units that are demolished or upgraded in the areas where the Center City Housing Incentive Policy (CCHIP) and

Inner City Reinvestment Infill Policy (ICRIP) exist. Ms. Berriozabal stated that the ICRIP was located inside Loop 410. He noted that outside the ICRIP, you can see where Gentrification is occurring. Mr. Contreras added that they could conduct a study that would forecast this.

Mayor Taylor entered the meeting at this time and presided over the meeting.

Lori Houston discussed the Relocation Uniform Relocation Act (URA), which is an established program that includes relocating tenants that were displaced because of a Project that received Federal Funding. She explained that the Federal Agency is responsible for payments and services provided, and they help with moving expenses and Replacement Housing Assistance. She stated that they looked at the Relocation Policies of other Texas Cities, and indicated that they spoke with Sandy Moore with Urban Strategies who recommended that they look at Boston, Chicago, and Maryland. She discussed the common practices, and stated that the City was usually the one who enforced the Policy. She outlined the Draft Policy that they were proposing and acknowledged that this was only a proposal, and they were seeking the Committee's approval.

At this time Councilmembers Toney and Viagran entered the meeting.

Mr. Adelman stated that he has been part of developing the CCHIP Program to incentivize Inner City Housing Development, and commented that Suburban Sprawl is dominant. He stated that they are trying to put a Policy in place that encourages Developers to look at developing in the Inner City. He noted the importance of less Suburban Sprawl and more revitalization in Neighborhoods. He spoke of removing the barriers that exist in Inner City Development, as they are trying to get people to live closer to where they work.

At this time Councilmember Gonzales entered the meeting.

Ms. Berriozabal inquired whether this would only be for Displacement. Ms. Houston confirmed that it was.

Richard Milk inquired about the Extra Assistance for Special Circumstances noted in the draft, and stated that some language addressing special rules for home owners who are non-occupants would be appropriate for the City of San Antonio.

Ms. Berriozabal spoke of the work done on the San Antonio River, and commented that because of this Project; it encouraged someone to purchase a Mobile Home Park that displaced over 300 residents. She inquired whether the Federal Relocation Assistance would apply, and asked if any of the investment on the San Antonio River was utilized from Federal Money. It was confirmed that it was not Federal Money. Discussion ensued among the Committee Members regarding similar projects and scenarios.

Ms. Houston acknowledged that this was a Draft and noted that they will take the input they provided regarding Mobile Homes. Mr. Radle asked that they come back with examples.

Mr. Taylor spoke of increasing the supply of Work Force Housing by using alternative Housing Designs that are not seen very often in San Antonio. He highlighted Accessory Dwelling Units (ADUs), which he noted are secondary units on a Single Family Lot. He stated that it cannot be sold separate from the main house. He stated this is a Housing Type that provides an existing homeowner an opportunity to stay in place longer as it can produce additional income. He outlined the barriers that prevent this from being used

widely in the Central City, but noted that there are specific issues that can be addressed relatively easily. He spoke of possibly relaxing some of the requirements.

Ms. Hinton inquired whether there were other types of ADUs that can be brought forth. Mr. Taylor confirmed that there are, but they were specifically looking at this type because they felt it gave an opportunity to provide benefits to existing homeowners and provide additional rental housing. Ms. Gorman added that this was not something new to the community, and it is still being used. She stated that they need to bring the current ones up to Code. Ms. Berriozabal suggested asking Builders who are building now to build a certain percentage of Workforce Housing. Mr. Taylor stated that they could look at other ways to help reduce costs for property owners who would like to build ADUs to generate additional income, but who may not have the means to make this investment.

Ms. Hinton cited the vacant lots in the Eastside and discussed policy for the City with regard to Infill Development. Mayor Taylor requested more information and noted her observation has been that over the years; development in distressed neighborhoods that have included Workforce Housing has not led to any additional investment in that neighborhood. She provided examples located on Nevada Street that have not led to additional development.

Ms. Hinton suggested that the City have an Investment Policy that encourages Developers to build and price affordably.

Mayor Taylor stated that they have provided these types of incentives in the past through the San Antonio Development Agency (SADA) and it did not lead to additional investment. She noted the importance of providing a balance and that they could discuss what that balance should be.

Ms. Berriozabal cited the area close to the Alamodome and stated that affordable housing was promised, but it was not a comprehensive plan. However, she stated that there were areas in the Westside that have not experienced new development and old houses are being demolished which are increasing the number of vacant properties. Mayor Taylor requested that Staff include this area as something that can be explored at a future meeting. Dr. Drennon added that there should be dialogue about new construction and the preservation of the existing housing stock, which are two different issues emerging. Ms. Berriozabal cited the disparities in the neighborhoods concerning older homes.

Mayor Taylor introduced Councilmember Roberto C. Treviño who was just appointed as the District 1 Representative.

Mr. Radle provided an overview on some of the issues discussed at the beginning of the meeting.

Mayor Taylor delineated how this Task Force came to fruition and highlighted former Mayor Castro's charge of said Task Force. She reported the various topics that they have discussed to date and the presentations they have received. She cited the neighborhoods that have experienced changes, and noted that they have to figure out how to protect those that are most at risk. She cited the threat brought up by Ms. Berriozabal, which is that they haven't adequately addressed the issue of Small Business Owners who may be at risk; although she acknowledged that she has not seen this phenomenon yet. She stated that she was working with Staff on planning a Housing Summit so that they could address Housing Issues and Preservation. She also suggested having a permanent Commission that deals with Neighborhood Issues and Change. She referenced a Panel that she took part of that addressed Gentrification, and commented that they have not discussed the emotional side of Gentrification, as people feel the neighborhood is changing in ways that does not include them. She stated that they discussed various definitions of

Gentrification and did not adopt a general definition regarding same. She suggested that they mitigate the negative impact of Gentrification.

Ms. Berriozabal referenced that community she is representing and stated that she wanted to make sure that she lets her community know whether or not she agreed with any action the Task Force takes. She recommended that there be a process in place so that her community will know what actions she takes as a member of the Task Force.

Ms. Sheeran pointed out that they have been given several reports, and they have not had time to discuss these reports. Therefore, they would like to have a Work Session.

Mr. Adelman requested a bullet point list of all the possible ideas or policies that they could consider in terms of recommendations. He commented that Staff had done great work, but if the information is synthesized into a list; it would allow the Task Force to focus on what their recommendations are.

Mayor Taylor indicated that they could start their next Meeting at a later time. Mr. Radle suggested that they spend the first hour having an open discussion on the various articles and materials that they have been presented with. Mayor Taylor recommended the next meeting start at 5:00 PM on January 8, 2015.

Mr. Milk suggested that they pay attention not only to the people, but to the Housing Units to ensure that they have the right balance.

Ms. Berriozabal cited the various maps that they have been provided, and the studies that have been conducted inside Loop 410 that also show the poverty areas inside Loop 410. She cited the Programs that incentivize inside Loop 410 and questioned what policies were in place to ensure that the people who live in this area are not hurt by what is happening. Mayor Taylor responded that some of the things that they have talked about will mitigate for those that are most vulnerable by relocation assistance. She further commented that too much of their conversation about Public Policy is about how they can support people who are in poverty instead of discussing how they can create ladders of opportunity. She noted the importance of creating thriving communities. Ms. Berriozabal encouraged a debate on said topic.

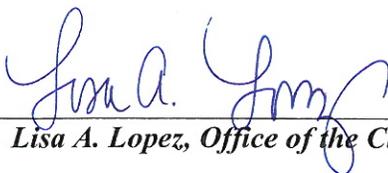
Adjourn

There being no further discussion, the meeting was adjourned at 4:05 PM.

Respectfully Submitted,



Ivy R. Taylor, Mayor



Lisa A. Lopez, Office of the City Clerk

