



Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods

Mayor's Task Force Public Meetings
April 29, 2015

Background



- ▶ Established July 2014 by former Mayor Castro now chaired by Mayor Taylor
- ▶ Comprised of
 - ▶ Community advocates
 - ▶ Academics
 - ▶ Non-profit housing partners
 - ▶ Developers
 - ▶ Elected officials

Task Force Members

- ▶ **Mayor and Chair Ivy R. Taylor**
- ▶ **Councilman Roberto C. Treviño**
- ▶ **Councilwoman Rebecca Viagran**
- ▶ **Councilman Rey Saldaña**
- ▶ **Councilwoman Shirley Gonzales**
- ▶ **Rod Radle**
- ▶ **María Antonietta Berriozábal**
- ▶ **Susan R. Sheeran**
- ▶ **David Adelman**
- ▶ **Nettie Hinton**
- ▶ **Richard Milk**
- ▶ **Jackie Gorman**
- ▶ **Christine Drennon, PhD**



Task Force Charge

- ▶ Identify policies and programs that encourage investment 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.



Task Force Purpose



- ▶ Review current policies
- ▶ Review best practices from other communities
- ▶ Identify short term and long-term recommendations
- ▶ Seek community input/discuss scope of issue with community
- ▶ Be inclusive of varying perspectives



Discussion Summary

The Task Force discussed a range of topics on areas related to the Task Force's charge, many of which warrant further discussion by the proposed commission.

These topics are summarized below.



- ▶ Preservation of neighborhood character, culture, and history in the midst of physical and demographic change
- ▶ Small business-owner displacement
- ▶ Rising property taxes for long-term residents and “urban pioneers”
- ▶ Emotional aspects of displacement and neighborhood change
- ▶ Strategies and funding to preserve and improve aging housing stock
- ▶ Capacity of current programs for workforce and affordable housing production and preservation
- ▶ Impact of neighborhood change on public school quality and enrollment

Policy Goals

- ▶ Strengthen the fabric of our existing neighborhoods so current homeowners may remain in their homes amidst economic reinvestment and neighborhood revitalization
- ▶ Create vibrant, diverse, and inclusive neighborhoods where new residents and businesses thrive alongside current residents and established businesses
- ▶ Provide for the protection of our most vulnerable residents from the adverse impacts of neighborhood change.

Short-term Recommendations

Timeframe: 0-6 Months



- ▶ Create a San Antonio Housing Commission
- ▶ Amend the Zoning Change Notification Process
- ▶ Designate the City Housing Counseling Program and the Fair Housing Council of Greater San Antonio as Primary Resources for Residents
- ▶ Develop a Relocation Assistance Policy
- ▶ Plan and Host an Annual Housing Summit



Long-term Recommendations

Timeframe: 6 Months-1 Year

- ▶ Conduct a Systematic Assessment of COSA Ordinances and Policies to Determine their Impact on Displacement and Neighborhood Change
- ▶ Explore Inclusionary Housing Policies for Residential Development
- ▶ Develop a Plan and Timeline for the Issuance of a Housing Bond
- ▶ Identify Ongoing Sources of Funds to be Utilized by the San Antonio Housing Trust and Nonprofit Housing Providers

Long-term Recommendations Continued

Timeframe: 6 Months-1 Year

- ▶ Amend the Unified Development Code to Support Alternative Housing Types
- ▶ Explore the Development of a Community Land Trust
- ▶ Explore Tools for the Protection of Existing Mobile/Manufactured Home Communities and Residents
- ▶ Explore the Creation of a Neighborhood Empowerment Zone and Other Tools to Provide Targeted Property Tax Relief for Long-Time Residents

Success Measures



- ▶ Decrease the number of renter households displaced without adequate notification and compensation, per year
- ▶ Increase number of mixed-income neighborhoods



- ▶ Increase funds raised and leveraged for fulfilling Task Force Goals
- ▶ Decrease percentage of households who pay 30% or more of gross income on housing



- ▶ Decrease percentage of occupied units with severe physical deficiencies as defined by HUD

Next Steps

