

**MAYOR'S TASK FORCE ON PRESERVING DYNAMIC AND DIVERSE
NEIGHBORHOODS MEETING MINUTES
THURSDAY, NOVEMBER 13, 2014
2:00 PM
MUNICIPAL PLAZA, C ROOM**

Members Present: Mayor Ivy R. Taylor
Councilmember Diego Bernal, *Chair, District 1*
Councilmember Keith Toney, *District 2*
Councilmember Rebecca Viagran, *District 3*
Maria Berriozabal
Nettie Hinton
Rod Radle
Susan Sheeran
Dr. Christine Drennon
Jackie L. Gorman
Richard Milk
David Adelman

Members Absent: Councilmember Rey A. Saldaña, *District 4*
Councilmember Shirley Gonzales, *District 5*

Staff Present: Carlos Contreras, *Assistant City Manager*; Colleen Swain, *Assistant Director, CCDO*; Francesca Caballero, *Mayor's Office*; John Dugan, *DPCD*; Orlando Rodriguez, *Assistant City Attorney*; Michael Taylor, *DPCD*; Ryan J. Cook, *Office of the City Clerk*

Also Present: Jordana Decamps, *Bexar County*; Cynthia Spielman, *BHANA*; Sarah Gibbens, *Revard Report*; Trey Jacobson, *Golden Steves*; Cosima Colvin, *BHANA*

Call to Order

Chairman Bernal called the meeting to order and announced that Mayor Taylor would assume the duties of Chair. He commented on the importance of the Task Force and spoke of the progress that was made at the previous meeting.

Chairman Bernal excused himself the meeting at this time. Mayor Taylor presided over the Task Force.

Briefing and Possible Action on

At this time the Committee addressed Item 2.

2. Possible Continuation of the Discussion to Determine the Task Force's Priorities.

Mayor Taylor stated that the Task Force would continue its discussion on their priorities and determine the emphasis for future meetings. She suggested that the Task Force hold one or two

Community Meetings to obtain feedback from citizens. She referenced a discussion that she participated in with Maria Berriozabal and Dr. Christine Drennon and stated that she felt it was a precursor for the work of the Task Force. She suggested that the Task Force discuss best practices, challenges, and opportunities, while receiving feedback from the community.

Nettie Hinton entered the meeting at this time.

Carlos Contreras presented a list of priorities identified by the Task Force.

- Role of Taxes in Redevelopment
- Affordable Housing
- Mitigate “Human Cost” or Impact of Revitalization
- Policies that Govern Future Development
- Dedicated Funding
- Development of a Common Vocabulary

No Action was required for Item 2.

3. A Discussion on Household Family Income and the Cost of Housing within Loop 410.

Dr. Christine Drennon and Rod Radle presented information on Household Family Incomes and the Cost of Housing within Loop 410. Dr. Drennon explained that Housing and Urban Development (HUD) determined a Local Economic System by calculating the Metropolitan Statistical Area (MSA). She stated that the San Antonio MSA included five additional counties, of which the Median Income was \$58,800. She noted that the Median Income for a San Antonio Property was \$45,000. She highlighted the Area Median Income (AMI) for a Four Person Family within the San Antonio MSA: Low (80%) \$47,050; Very Low (50%) \$29,400; and Extremely Low (30%) \$23,850. She spoke of Income Distribution for the City of San Antonio and stated that the Mean Income was approximately \$60,000 while the Median Income was approximately \$45,000. Mr. Radle added that there were a larger proportion of individuals in the Lower Income Bracket than in the Higher Income Bracket.

David Adelman asked if the numbers were consistent with most Major US Cities. Dr. Drennon replied that it would depend and added that in areas with a lot of Gentrification, it was starting to switch.

Dr. Drennon presented maps indicating the HUD Income Limits, Number of Households, Average Appraised Housing Values and Percentage Income Paid in Rent. She mentioned that the HUD Income Limits Map used HUD calculations based on the MSA. Mr. Radle noted that the area of concentration was Loop 410. Dr. Drennon stated the HUD Income Level Maps were categorized by Census Tracts which were a fairly good representation for older portions of neighborhoods. Mr. Radle explained that if the HUD Income Limits Map were to indicate the San Antonio Median Income Level; the areas indicating Extremely Low Income Levels would be more prevalent. Dr. Drennon stated that the Number of Households Map indicated the number of individuals living within the different Income Levels. She stated that the data for the Average Appraised Housing Values Map was obtained through the Bexar County Appraisal District. Mr.

Radle noted that the Average Appraised Housing Value Map did not make Income Level Assumptions. Dr. Drennon stated that the Percentage Income Paid in Rent Map indicated the different percentages of a Renter's Income that was being spent on Rent.

Mayor Taylor thanked Dr. Drennon and Mr. Radle for the presentation and spoke of increasing the earning potential for individuals.

Maria Berriozabal spoke about the types of jobs available within the City and part-time employment. She referenced a study that was conducted on employment and wages. Mayor Taylor suggested that employment data be included in a final report.

Mr. Radle stated that within the 410 Area, the San Antonio Housing Authority (SAHA) had approximately 14,875 households that were currently being assisted. He stated that 6,375 were actual SAHA Properties and the remaining 8,500 were Vouchers.

Nettie Hinton inquired about Age Demographics within the Low Income and Lower Appraised Housing Values. She stated that she felt that the near Eastside was an older demographic. Dr. Drennon replied that there were more younger and older individuals but not much in between. Mr. Radle added that it was a picture of the City in general, especially in regard to Affordable Housing.

Councilmember Viagran inquired about comparable cities and best practices. Dr. Drennon stated that choosing well was key and suggested that comparable cities might be Phoenix and Houston. She stated that choosing the appropriate city was harder than obtaining the data.

Jackie Gorman asked if the individuals with Veteran Voucher Properties were located within Loop 410 by choice or because that was where the properties were available. Richard Milk replied that it was both. Mr. Radle stated that a lot of individuals chose to locate there because it was close to family. He added that it also depended upon which of the private developers would lease to Section Eight Residents.

Mayor Taylor inquired about the Role of Taxes in Redevelopment. Mr. Contreras replied that it would be an item for discussion for the next meeting and stated that this discussion would focus on City Programs and Incentives. Mayor Taylor stated that she was not sure that City Programs would weave together and speak to the work of the Task Force. Mr. Radle concurred with Mayor Taylor and stated that most of the City Programs were limited. He stated that the Task Force was dealing with a global issue in regard to sustaining communities and felt that was the intent of the Task Force.

David Adelman stated that thriving and sustainable neighborhoods were best when they were mixed income, mixed used neighborhoods. He added that the success of the neighborhoods was inextricably linked to the Educational Offerings of those neighborhoods. He spoke Renter Displacement and who should be responsible.

Ms. Gorman referenced discussion from the previous meeting and highlighted the strategies of the Task Force:

- Role of Taxes in Redevelopment
 - Tax pressure on homeowners
 - Both generational and recent arrivals
 - Review of tax policy including abatements, homestead, historic, senior freeze
 - Appraisal Values
 - Redevelopment
 - Public Improvement
 - Tax credits
 - Real estate tax exemption and direct effect on development
 - Presentation on what other cities have done
 - Public schools

- Affordable Housing (Workforce Housing)
 - Do we have enough?
 - Are we taking care of it?
 - Where is it located?
 - Median income inside of Loop 410
 - 30% of median income for housing
 - Availability
 - Programs
 - City Policy
 - San Antonio Housing Trust
 - Center City Housing Incentive Program
 - Incentives, abatements and other programs
 - After analysis, look at what other cities were doing
 - Housing Census
 - Cloudburst Housing Study

- Mitigate Human Cost of Revitalization

- Mixed income neighborhoods
 - Policies that govern new development
- Dedicated Funding Source
- Common Vocabulary

Susan Sheeran stated that the Task Force had lost traction and thanked Ms. Gorman.

Mr. Radle suggested that presentations should be emailed in advance for review and concurred with Ms. Sheeran.

Mayor Taylor spoke of sustainable neighborhoods and stated that she wanted the discussion to focus on where At-Risk individuals were and what policies would mitigate that risk.

Ms. Berriozabal stated that although the Task Force had the statistics; it did not have a handle on the type of housing available inside Loop 410. She inquired about a map that indicated

substandard housing and stated that the Task Force did not have the geographic area of where the need existed.

Mr. Adelman stated that something was lost in the title of the Task Force and stated that the Task Force was created to discuss Gentrification and the potential negative impacts of such revitalization.

Ms. Hinton stated that some neighborhoods on the Eastside were in need of help but were not asking for Gentrification. She spoke of displacement. Discussion ensued regarding displacement and rehabilitation.

Mr. Radle spoke of the recent recession and downturn of the housing market. He stated that a significant portion of the population should not have been in homeownership and did not see why the City should step in and take over the repair and upkeep of the house if it was privately owned. He expressed concern with Renters being placed in substandard housing who were paying more than 40%-50% of their income and stated that the issue should be addressed.

Ms. Hinton stated that incentives were provided to private cooperative ownership and asked why incentives would not be offered to individuals who were trying to maintain a neighborhood. Ms. Berriozabal stated that was the role of the Housing Trust Fund when it was first created; however, it needed a regular source of income. She stated that she had information on policies and best practices from other cities that she would provide to the members of the Task Force.

Dr. Drennon stated that Housing was unlike any other commodity and the public sector should view Housing as a public good and not just a private good. She stated that from an economic standpoint there was reason for the public to invest. Mayor Taylor stated that the need was greater than the available resources.

Councilmember Viagran suggested that a portion of the funds being collected for certain Code Violations be used to fund Rehabilitation or Revitalization.

Mr. Adelman stated that the Gentrification Issue was very different from sustaining a diverse and dynamic neighborhood that may or may not experience Gentrification. He stated that the two issues should be distinguished; otherwise, the Task Force would lose focus.

Mayor Taylor concurred and stated that part of the gap from the City's perspective was that there was no robust policy related to Affordable Housing in general. She stated that the Task Force's specific charge was to identify those neighborhoods that were at risk because they have been identified by the private market as being prime for investment that could result in people being displaced. She asked of ways to provide stability and protection for those individuals that did not want to leave. She suggested that staff be prepared for more in depth information on Tax Policy and providing relief at the next meeting.

Ms. Gorman stated that she and Councilmember Viagran were looking into it and would present information on what other cities were doing.

Mayor Taylor asked the Members of the Task Force to address the issue of schools.

Ms. Hinton spoke of Wheatley Middle School Plans to become a community asset.

Mr. Milk stated that San Antonio was fortunate enough to be discussing the impacts of Gentrification in the early stages. He stated that the conversation should be less about specific neighborhoods and more about how to prepare in general for what may occur. He spoke of direct and indirect change and unit affordability over the long term.

Ms. Gorman noted that San Antonio was short 150,000 affordable housing units and was producing about 1,000 a year. She stated that the City had the need for 150 years of production of Affordable Housing Units. Discussion ensued regarding Affordable Housing.

Councilmember Viagran excused herself from the meeting at this time.

Mr. Radle stated that the issue of 150,000 Affordable Housing Units needed to be discussed; however, it was not within the guidelines of the Mission Statement.

Mayor Taylor read in part, the July 11, 2014 Memo from Former Mayor Julián Castro that established the Task Force's Charge. She spoke of the cultural aspect of neighborhoods and stated that it was an integral part of the discussion.

Councilmember Toney stated that there was an assumption from Long Time Residents that newcomers did not care about the History; when many times, that was not the case.

Ms. Sheeran stated that it would be helpful to decide which areas where in need. Mayor Taylor asked Mr. Milk to reiterate his comments. John Dugan stated that the draft RenewSA Study showed the emerging markets.

Mayor Taylor stated that RenewSA was a great starting point to help develop policies.

Mr. Adelman stated that physical areas where there are incentives for investment should be the same area for policies that would protect dynamic and diverse neighborhoods.

Mayor Taylor asked staff to have specific information on the Tax Policy.

Ms. Hinton inquired about the City's new Vacant Housing Policy and spoke of the effects it was having on the Eastside.

Ms. Gorman spoke of the tension between Long Term Residents and Newcomers. Discussion ensued regarding the Newcomers and Culture.

Mayor Taylor asked Mr. Radle to identify the next steps. Mr. Radle stated that the modifications being considered for the Tax Increment Finance (TIF) completely eliminated Affordable Housing because of the fees that were included. Mr. Dugan stated that the guidelines have been changed.

No action was required for Item 3.

4. A Discussion on Tools and Best Practices Utilized in Other Cities.

5. A Discussion Regarding City Incentives, Housing Programs, and Other Housing Related Tools.

Items 4 and 5 were not addressed by the Task Force.

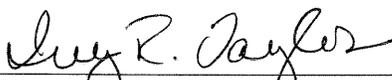
Item 1 was addressed at this time.

1. Approval of the Minutes from the October 16th and October 23rd Meetings.

Maria Berriozabal moved to approve the Minutes for the October 16th and October 23rd Mayor's Task Force on Preserving Dynamic and Diverse Neighborhood Meetings. Rod Radle seconded the motion. Motion carried unanimously by those present.

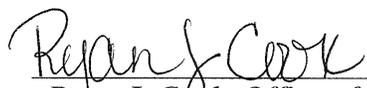
Adjourn

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



Mayor Ivy R. Taylor, Chairman

Respectfully Submitted,



Ryan J. Cook, Office of the City Clerk

