



Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods

Mayor's Task Force Public Meetings
March 19th, 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 Berriozábal**
- ▶ **Susan 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 affordable housing production and preservation

Policy Goals

- ▶ To increase the number of mixed-income neighborhoods throughout the city
- ▶ To mitigate the human costs of revitalization, including residential displacement
- ▶ To identify reliable, dedicated funding sources to increase the availability of affordable and workforce housing and to mitigate the costs of household displacement

Short-term Recommendations

Timeframe: 0-6 Months



- ▶ Create a Commission to Track Implementation of Task Force Recommendations
- ▶ Produce an Annual Report on Neighborhood Change
- ▶ 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 a Housing Summit



Long-term Recommendations

Timeframe: 6 Months-1 Year



- ▶ Explore an Inclusionary Housing Policy for City-Incented Residential Development
- ▶ Pursue an Affordable & Workforce Housing Bond Program in 2017
- ▶ Develop a Policy for Creation and Rehabilitation of Alternative Housing Types
- ▶ Explore the Development of a Community Land Trust or Similar Organization
- ▶ Explore the Creation of a Neighborhood Empowerment Zone
- ▶ Explore dedicated funding source for affordable housing



Success Measures



- ▶ The number of renter households displaced without adequate notification and compensation, per year
- ▶ Metropolitan Area ranking in the Pew Research Center's Residential Income Segregation Index (RISI), indicating a proportion of residents living in mixed-income neighborhoods



- ▶ Percentage of occupied units with severe physical problems, HUD American Housing Survey
- ▶ Percentage of households who pay 30% or more of gross income on housing, US Census Bureau American Community Survey 5-Year Estimate



- ▶ Funds raised and leveraged by 2017 Bond for fulfilling the goals outlined in this document

Next Steps

