

2009 Annual Report

History

The Tobin Hill Community Association (THCA) began with seven neighbors around a dining room table. Each of them held the belief that something great would begin in Tobin Hill if it could create a nonprofit community association that for the first time would be able to bring resources into our community, operate transparently and be inclusive of all Tobin Hill's stakeholders. THCA received its status as a Texas Corporation in September 2008, approved bylaws and elected its first Board of Directors in January 2009, and received its federal nonprofit status in May, 2009.

36 Things THCA Accomplished in 2009

Advocacy

- THCA received recognition as a registered community association from the city of San Antonio. This broadens THCA's opportunity for partnerships and increases ability to keep members apprised of important issues impacting Tobin Hill.
- THCA representatives testified before the city's Zoning Commission, Historic Design & Review Committee, Board of Adjustment, and city council an average of once per month. In addition, dozens of meetings were held with city, county and state political representatives.
- Tobin Hill Community Association members hold the following positions: District 1 Zoning Commissioner, members, Board of Directors, Midtown Tax Increment Reinvestment Zone.

Awards

- American Planning Association, San Antonio Section, "Community of the Year" award. Cities, towns and neighborhoods in 21 south Texas counties were eligible.
- Tobin Hill ranked third best in San Antonio as a "walkable" neighborhood by Walk Score, an Internet think tank.

Economic Development

- Infrastructure:
- Received new sidewalks on Woodlawn Ave. between McCullough and N. St. Mary's
- Received curb improvements and road paint at "The Triangle" of Dewey, Josephine and N. St. Mary's
- Benefitted from the synchronization of traffic lights on San Pedro and McCullough, through reduced traffic and increased safety
- Completed a comprehensive survey of lighting in Tobin Hill with CPS and the city. The survey concluded Tobin Hill warrants new and upgraded lighting in 2010.
- Conducted over 25 tours of Tobin Hill with city, state and county officials; civic and business leaders; developers and real estate investment firms.
- Created the Tobin Hill Commercial Revitalization Zone (NCRZone). The NCRZone is a partnership with the city of San Antonio to potentially provide over \$500,000 in capacity funding for THCA and matching grants of up to \$15,000 for individual business owners for building façade improvements.
- Tobin Hill residents and businesses made significant improvements to over 25% of Tobin Hill's buildings, including installation of three xeriscape gardens.
- Resolved to adopt the Charter of the Congress for the New Urbanism to reflect general values and to bring Tobin Hill in line with development plans for River North and Pearl Brewery. (For more information, go to www.cnu.org)

Finances

- THCA finished December 31, 2009 with total revenue of \$11,943; total operating expenses of \$10,705; and net income of \$1,237. \$2,225, or 20% of total revenue, was derived from membership dues.

As compared to December 31, 2008. THCA had total revenue of \$2,804, total operating expenses of \$1,218 and net income of \$1,586. \$1,196, or 43% was derived from dues.

Fundraising

- Fourteen individual, corporate, nonprofit and government donors gifted THCA over \$9,700 for programs and projects. In addition, THCA received a \$10,000 reimbursable grant for strategic planning, Web site development and marketing the Tobin Hill Neighborhood Commercial Revitalization Zone.

Historic Preservation

- Formed public/private work group to save 2011 McCullough by moving it to a new location. The move is also intended to jump-start economic development that will eliminate the blighted section of Tobin Hill at McCullough and E. Ashby.
- Completed research necessary to begin the creation of design standards for the Tobin Hill Historic District.
- Appointed THCA representative to the San Antonio Conservation Society Neighborhood Liaison Committee.
- Created a database of each property in the Tobin Hill Historic District to help owners and city staff with procedures to restore and preserve historic properties.

Marketing, Public Relations and Communications

- Created the Tobin Hill Community Association monthly e-newsletter to keep THCA members informed regarding important issues affecting Tobin Hill
- Tobin Hill and the Tobin Hill Art Alliance were covered in the *San Antonio Express News*, *San Antonio Current* and *Conservation Society Advocate* more than twice a month.
- THCA volunteers contributed to the success of the May 30 River Revel in celebration of the River Walk's Museum Reach connecting Tobin Hill to downtown at Pearl Brewery. THCA and the Tobin Hill Art Alliance shared a booth on the Pearl Brewery campus to introduce Tobin Hill to the hundreds of visitors from across the city.
- Sourced and hired professionals to visually brand Tobin Hill, THCA and the NCR Zone, created a sophisticated Web site for all things Tobin Hill, and promote Tobin Hill as a great place to "Live. Work. Play." to internal and external audiences.

Membership

- More than doubled THCA membership, going from 45 to 95 members in one year.
- Volunteerism: 85 of THCA's 95 members, an *astounding* 89%, actively participated in THCA projects, programs, meetings and community events.

"Tobin Hill Pride"—Creating a Better Community by Increasing Quality of Life

- **Code Compliance.** In partnership with the City of San Antonio, increased code compliance enforcement in Tobin Hill by creating a target list of 12 of the worst violations in Tobin Hill and working the list.
- **Graffiti Abatement.** Through ongoing volunteer efforts, graffiti and litter has been all but eliminated in most parts of the Historic District and on N. St. Mary's Street.
- **Litter:** The Tobin Hill Alley Rats cleaned and trimmed six of Tobin Hill's worst alleys.
- **Litter:** In partnership with the city, THCA volunteers cleaned the vacant lot at E. Park and McCullough of trash and construction debris and trimmed back vegetation. The lot has remained clean.
- **Safety.** Partnered with SAPD San Antonio Fear Free Environment officer Robert Rodriguez to implement the "Good Neighborhood Program," a community-based and proven effective crime reduction initiative.
- **Community Services.** Partnered with San Antonio College to refer Tobin Hill residents to college re-entry, GED completion and other educational and social services. Two residents are on their way to graduation.

Community Events

- THCA lent support during the creation of the Tobin Hill Art Alliance in the spring and continues to support the Alliance's Second Friday "Art on the Hill" Gallery Walk. The walk has sold over \$35,000 worth of art in just seven months and brought over 2,000 people from across the city to experience art in Tobin Hill.

- Over 50 people turned out for THCA's Oct 6 National Night Out. The event included dinner, a fire truck and police cruiser for the kids, and visits from Texas Representative Mike Villarreal, District 1 Councilwoman Mary Alice Cisneros, Police Chief William McManus and City Manager Sheryl Sculley.
- Four neighbors hosted parties for members and nonmembers alike.
- THCA held four public meetings to keep the community apprised of issues, programs and projects.

Administration

- Completed strategic planning for Tobin Hill. 17 resident and business members, city officials, and others interested in Tobin Hill attended the sessions. THCA wrote its 2010 Budget and Annual Operating Plan using the results.
- Created the entire non-profit and administrative structure of THCA to ensure the organization's stability as leadership changes.
- Received 501 (c)(3) federal tax exemption from IRS to operate as a legal nonprofit association. This enables THCA to bring financial resources to Tobin Hill in the form of grants and donations.
- Held a legal and open election for Board of Directors.