

# HOUSING COMMISSION OFFICIAL MEETING MINUTES

WEDNESDAY, APRIL 9, 2025, 10:00 AM  
2222 N ALAMO & VIDEO CONFERENCE

**Members Present:** Katie Wilson, Chair  
Robert Abraham, Member  
Pedro Alanis, Member  
Kristin Davila, Member  
Taneka “Nikki” Johnson, Member  
Roderick Sanchez, Member  
Cecilia Garcia Redmond, Member  
Crystal Requejo, Member  
Teresa Menendez Myers for Michael Reyes, Member

---

**Members Absent:** None

---

**Staff Present:** Veronica Garcia, *Neighborhood & Housing Services*; Mark Carmona, *City Manager’s Office*; Isabel Grimsinger, *Mayor’s Office*; Veronica Gonzalez, *Neighborhood & Housing Services*; Jameene Williams, *City Attorney’s Office*; Victoria Gonzalez-Gerlach, *Neighborhood & Housing Services*; Sara Wamsley Estrada, *Neighborhood & Housing Services*; Allison Beaver, *Neighborhood & Housing Services*; Jacob Floyd, *Neighborhood & Housing Services*; Siboney Diaz-Sanchez, *Neighborhood & Housing Services*; Marisela Flores, *Neighborhood & Housing Services*; William Taylor, *Neighborhood & Housing Services*; Jessica Abbosey, *Neighborhood & Housing Services*; Joyce Palmer, *Neighborhood & Housing Services*; Sharon Chan, *Neighborhood & Housing Services*

---

- **Call to Order** - The meeting was called to order by Chair Katie Wilson at 10:18 AM.
- **Roll Call** – Allison Beaver, Senior Housing Policy Manager, called the roll. At the time when roll call was conducted, nine (9) members were present representing a quorum.
- 1. **Point of Privilege** – Commissioner Crystal Requejo requested a moment of silence for the passing of Zeke Romo, Executive Director of Our Casas Resident Council.
- 2. **Public Comments** – Wilson announced there was one (1) resident signed up for public comment.

## Written Comment

### 1. **General** – Caroline Stouffer

Good afternoon, Council Members. My name is Caroline Stouffer, and I am here to address the unethical practices, harassment, and health concerns tenants face at Selena’s Apartments, located at 6218 South New Braunfels Avenue. I am requesting actionable responses from city authorities regarding this property. I seek metric data from the 311 SA App about this location, such as citations and tenant reports. Despite contacting Code Inspection Officer Chris Torres over five months ago and Councilmember Phyllis Viagran more than 30 days ago, I have yet to receive a reply. Initial Experiences and Financial Exploitation From the outset, tenants at Selena’s

Apartments experience deception and financial exploitation. On January 15, 2023, I was coerced into paying \$720 for renter's insurance through Rhino, despite having sufficient coverage through USAA. Landlord Muhammad (also known as Tom or Mo) demanded this payment, leaving me no choice but compliance under threat of homelessness. Health and Safety Concerns The living conditions are hazardous. Tenants, including myself, have endured exposure to black mold from poorly maintained air conditioning units falsely advertised as central air systems. Other false claims included vaulted ceilings and 24-hour foot patrol security. Mailboxes were issued with master keys, compromising tenant privacy. Requests for essential safety equipment, such as fire extinguishers, were ignored for 11 months. Management painted tubs and sinks with peeling, toxic paint, posing health risks. Trash bins were often overfilled, and illegal dumping was common. A fire in June 2024 caused by uncertified electrical work displaced four households, highlighting the risks posed by maintenance staff who lack proper qualifications. Harassment and Intimidation Throughout my tenancy, I faced harassment and intimidation. Gang activity occurred unchecked near my apartment, and management retaliated against tenants by cutting off power and water before severe weather events. Elderly and disabled tenants suffered prolonged heating outages during winter, while tenants were forced to maintain their own lawns despite paying for these services. Retaliation, Failed Mediation, and Legal Issues Reporting concerns resulted in retaliation. Unqualified maintenance staff performed unsafe tasks, exacerbating safety risks. Management refused to comply with Section 92.201, which mandates disclosure of property ownership and management, leaving tenants with limited options for recourse. In October 2023, I was unable to pay rent due to misleading office hours, further straining my relationship with management. Eviction, False Claims, and Doxing Upon vacating the property in May 2024, I documented the apartment's condition through video walkthroughs. Management falsely claimed over \$3,000 in damages and publicly retaliated by labeling me a sex worker in response to my Google review. This tactic demonstrates their pattern of intimidation against tenants who speak out. Subsidized arrangements for friends of staff unfairly shifted financial burdens onto other tenants like me a USAF veteran, a single-income household. A Better Business Bureau complaint elicited no response, while income restrictions prevented me from obtaining legal aid through free clinics. Current Legal Actions and Unresolved Issues I filed a small claims case (Case No. 41s2500086) against management for defamation and fraudulent claims. Discrepancies in ownership records and the absence of Laura Quraish's notary certificate (No. 13308476-7) in the state database raise serious concerns about the legitimacy of her notarizations. Conclusion and Request for Action I urge the Council to investigate Selena's Apartments thoroughly and enforce housing regulations to protect tenants from exploitation. Transparency in property management as required by Section 92.201 must be ensured, and landlords engaging in unethical practices should face accountability. Direct me to who can help.

*Staff note: The Housing Commission deadline for submitted written comment is 24 hours before the meeting. The reason for this is because it takes 24 hours for comments received in a language other than English to be translated. Speakers can leave a voicemail to be played during the meeting up to three hours before the meeting. Speakers can sign up to speak live during the meeting virtually up to 3 hours before the meeting or to speak during the meeting in person up until the meeting starts. Speakers who call past the deadline are given the opportunity to submit a written comment to be included in the minutes but not read during the meeting, and to sign up in advance for the following meeting.*

**3. Item #1: Approval of the minutes from the San Antonio Housing Commission meeting on February 20, 2025.**

Commissioner Pedro Alanis motioned to approve the minutes from the San Antonio Housing Commission meeting on February 20, 2025. Commissioner Robert Abraham seconded. Motion passed unanimously.

**4. Item #2: Briefing and discussion on solicitation for single-family homeownership housing development gap funding.**

Wilson requested Veronica Garcia, Director, present. Garcia overviewed the solicitation for gap funding Request for Proposals (RFPs) including background, readvertisement, scoring evaluation, recommended projects, timeline, and next steps.

The item was for briefing and discussion only. No action was taken.

**5. Item #3: Briefing and possible action the Housing Commission's bylaws.**

Wilson requested Sharon Chan, Housing Policy Project Manager, present. Chan overviewed the background, bylaw highlights, and recommendation.

Commissioner Kristin Davila motioned to approve the adoption of the Housing Commission Bylaws developed by the Commission Bylaws and Procedure Ad Hoc Committee. Commissioner Crystal Requejo seconded. Motion passed unanimously.

**6. Item #4: Briefing and discussion on the Housing Commission Subcommittees' ongoing work.**

Wilson requested Abraham, Davila, Johnson, and Alanis presented for their respective subcommittees.

The item was for briefing and discussion only. No action was taken.

*Commissioner Garcia Redmond left the meeting at 10:55 AM.*

**7. Item #5: Director's Report.**

Wilson requested Garcia present. Garcia overviewed updates for the RentWise SA campaign, Fair Housing Month proclamation, Property Tax Help Campaign, Community Land Trust website, 89<sup>th</sup> State Legislative Session, and upcoming meetings.

The item was for briefing and discussion only. No action was taken.

**8. Item #7: Commissioner reports on items of community interests.**

Teresa Menedez Meyers, Alanis, Requejo, Abraham, and Wilson highlighted points of interest.

Item was for briefing and discussion only. No action was taken.

**Closing- There being no further discussion, the meeting was adjourned without contest at 11:35 AM.**

**Respectfully Submitted:**

**Sharon Chan  
Housing Policy Project Manager**