

HOUSING COMMISSION OFFICIAL MEETING MINUTES

**WEDNESDAY, SEPTEMBER 28, 2022, 11:30 AM
114 W COMMERCE & VIDEO CONFERENCE**

Members Present: Pedro Alanis, Member
Jeff Arndt, Member
Kristin Davila, Member
Shirley Gonzales, Chair
Taneka Nikki Johnson, Member
Sarah Sanchez, Member
Kammy Horne, Member Elect

Members Absent: Robert Abraham, Member
Ed Hinojosa, Member
Amanda Lee Keammerer, Member

Staff Present: Mark Carmona, *City Manager's Office*; Veronica Garcia, *Neighborhood & Housing Services Department*; Juan Valdez, *Mayor's Office*; Teresa Myers, *Mayor's Office*; Jameene Williams, *City Attorney's Office*; Veronica Gonzalez, *Neighborhood & Housing Services*; Sara Wamsley Estrada, *Neighborhood & Housing Services Department*; James McKenzie, *Neighborhood & Housing Services*; Jessica Lozano, *Neighborhood & Housing Services*; Siboney Diaz-Sánchez, *Neighborhood & Housing Services*; Marivel Arauza, *Neighborhood & Housing Services*; Sharon Chan, *Neighborhood & Housing Services*

- **Call to Order** - The meeting was called to order by Chair Pro tem, Kristin Davila, at 11:37 AM. Davila stated she would be assisting the meeting facilitation and noted Chair Gonzales joined virtually.
- **Roll Call** – James McKenzie, Housing Policy Project Manager, called the roll. At the time when roll call was conducted, six (6) members were present representing a quorum.

Staff note: Commissioner Abraham joined the meeting virtually but had audio capability only and could not be counted a part of quorum.

- **Public Comments** – McKenzie announced there were zero (0) residents signed up to speak for public comment.

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.

1. Item #4: Briefing on the San Antonio Housing Trust (SAHT) 5-Year Strategic Plan

(Video timestamp: 08:25)

Alanis requested Nicole Collazo, Director of Operations, present.

Collazo presented the SAHT 5-Year Strategic Plan, including the public process, SAHT core values, six strategic objectives, and estimated production goals.

Arndt inquired regarding the estimated production goals, Slide 6, and specifically the 60% Area Median Income (AMI) focus. Alanis stated SAHT is focused on achieving the Strategic Housing Implementation Plan (SHIP) goals and the estimated production goals reflect how they can assist with current resources. SAHT's main tools include tax exemptions, bonds, and the Low Income Housing Tax Credit (LIHTC) program. He noted that LIHTC provides a substantial amount of equity to fund 30% to 60% AMI developments but would need larger investments through state and federal levels to reach deeper affordability.

Mark Carmona, Chief Housing Officer, requested further details regarding the estimate calculations. Alanis stated calculations were based on an evaluation of the latest six to seven developments' costs and units produced. A projection was generated estimating that six to seven developments could be produced annually but a serious hinderance is construction cost stability. To combat the large new construction costs, SAHT has a more aggressive approach for preservation strategies. He noted SAHT also is looking into Permanent Supportive Housing (PSH), community land trusts (CLT), land banking, and working with non-profit organizations focused on preservation.

Gonzales inquired if SAHT would only be developing large scale multi-family developments and the estimated target number of multi-family apartments created and preserved. Alanis noted that the LIHTC program is a large portion of how SAHT can preserve a larger number of developments. He noted two smaller adjacent properties have proposed to combine to more effectively use the program's funding.

Abraham inquired regarding the differences of the SHIP goals and SAHT targets. Alanis stated the SAHT targets are a projection of what they can reasonably expect to accomplish with the current resources and financial tools. LIHTC particularly is focused on 60% AMI units and SAHT would also use tax exemptions to increase affordability depth but could not reach larger amounts of the 30% to 50% AMI levels alone. Carmona also noted housing vouchers could also be utilized to extend the affordability. He noted next month's Landlord Summit would explain to new landlords details on the voucher process.

Johnson requested further information on SAHT preservation efforts. Alanis stated by rehabilitating and preserving properties, affordability covenants can be preserved and unit conditions can be extended. Johnson inquired if rehabilitation would require displacement of tenants. Alanis stated SAHT would not approve projects that would forcibly displace tenants.

2. Item #5: Briefing and continued discussion related to the Public Information

Campaigns (PIC), innovation, and engagement. *(Video timestamp: 33:25)*

Davila requested Siboney Diaz-Sánchez, Community Engagement Administrator, present.

Díaz-Sánchez overviewed the previous discussion from the August 8th Housing Commission workshop. She shared items moving forward that would incorporate previous discussion points included:

- Begin plan for SHIP annual events (tentatively slated in January)
- Public Engagement and Outreach Subcommittee (PEO) workplan to include guidance of housing affordability PIC with Commission oversight
- Hire a consultant to advise Housing Commission and stakeholders on effective re-framing and internal cultural language shifts
- Develop story collection process and release
- PEO workplan to review SHIP Public Engagement Principles found in: EAP 1, EAP 2, EAP 5 (Ensure Accountability to the Public)

Abraham thanked Díaz-Sánchez for her guidance and ensured the full support of the PEO to accomplish all points in a timely manner.

Davila suggested reaching out to non-profit partners to share and assist with the PIC as they too are working to address the dynamics of PICs.

3. Item #1: Approval of the Minutes from the San Antonio Housing Commission meetings on August 8, 2022, and August 24, 2022. (Video timestamp: 46:02)

Commissioner Jeff Arndt motioned to approve the Minutes from the San Antonio Housing Commission meetings on August 8, 2022, and August 24, 2022. Commissioner Nikki Johnson seconded. Motion passed unanimously.

4. Item #2: Briefing and possible action related to the replacement and new appointment of a non-Commissioner member of the Renters' Solution Subcommittee (RSS) of the Housing Commission. (Video timestamp: 47:31)

Davila stated an RSS member was no longer able to participate due to unforeseen circumstances, so Johnson, Gonzales, and Davila reviewed the previous RSS applications. The Chair and Commissioners recommended Nicole Murray be appointed as the new renter RSS member. She requested McKenzie present additional details. McKenzie overviewed the RSS's member requirements and Murray's background.

Commissioner Jeff Arndt motioned for the Housing Commission to approve the appointed as recommended by Commissioner Johnson, Commission Davila, and Chair Gonzales as the new non-Commission member of the Renters' Solution Subcommittee. Commissioner Robert Abraham seconded. Motion passed unanimously.

Staff note: This item will be brought back to the Commission in an upcoming regular meeting due to a technicality when recording the motion's vote.

5. Item #3: Briefing and possible action related to the Removing Barriers to Affordable Housing Development & Preservation Subcommittee (RBSC) of the Housing Commission to discuss the application and selection process for subcommittee membership. (Video timestamp 51:07)

Davila requested, Sara Wamsley Estrada, Housing Policy Administrator, present.

Wamsley Estrada highlighted RBSC's history, selection priorities, and timeline for the application process.

Commissioner Kammy Horne inquired if an additional category regarding transportation and costs could be considered. Wamsley Estrada agreed the category could be folded in with consideration for development costs but would follow up with Horne on details.

Alanis requested clarification regarding Johnson and his appointments to the RBSC. Wamsley Estrada confirmed that as the Commissioner-seated members, they would not need to re-apply.

Davila requested that organization information be listed in the “Spectrum of Experience” as it would give a layer of depth in the applicant’s answers and noted the prompt was helpful in the RSS applications.

Horne withdrew her consideration request as the RBSC’s considerations were more of regulatory barriers. Carmona stated there were mentions of VIA and transportation barriers in the RBSC meetings and the topic may be worth looking into for the RBSC at a systems level. He asked if the RBSC would still be a technical subcommittee or evolving to something different. Wamsley Estrada stated the application was based on the current makeup of the RBSC. She noted everyone would be welcomed to apply, but familiarity with the Unified Development Code (UDC) and policy requirements would be encouraged as RBSC is heavily technical.

Commissioner Pedro Alanis motioned for the approval of the Removing Barriers to Affordable Housing Development & Preservation Subcommittee application with recommended modification for organizational experience specificity and timeline. Commissioner Jeff Arndt seconded. Motion passed unanimously.

6. Item 6: Director’s Report (*Video timestamp 1:10.55*)

Davila requested Veronica Garcia, Interim Director, present.

Garcia presented regarding the Home Rehabilitation Program application progress, the Housing Assistance Program portal re-opening, upcoming events, and training reminder.

Davila thanked Ann Eaton, Affordable Housing Administrator, and staff for their efforts in the community. She inquired if there would be a demographic breakdown of who had applied.

Alanis inquired about the topic for the Special Session on November 9, 2022. Garcia stated staff would present a briefing regarding updates to the Housing Bond Request for Proposals.

Johnson inquired about the Housing Commission Retreat. Wamsley Estrada noted that no retreat is planned for this year, but staff are working with Chair Gonzales to determine a retreat date for next year.

Johnson congratulated Eaton and Diaz-Sánchez on their coordination efforts for the Home Rehab intake. She suggested a method online where potential applicants could check if they are inside City limits before coming out to intake events. She noted many individuals were frustrated by being unable to apply after long wait times. Eaton thanked Johnson and stated staff would take her suggestion in consideration with their debrief on best practices for next year’s events.

Gonzales inquired how many households would be served. Garcia stated staff anticipates serving 650 households with \$26 million of home improvements funds, but the number does not take into account assistance from non-profit partnerships. Gonzales inquired if title clearance issues would also be assisted with the funding. Garcia stated the \$26 million does not account for title clearance issues, but individuals would be referred to non-profit partners for assistance.

Abraham thanked Eaton and staff for their efforts in handling the dramatic increase of application intake from the previous year. He inquired if the Under One Roof Program funding was separate from the \$26 million. Garcia clarified that the \$26 million includes the Under One Roof funding.

➤ **Point of Privilege** (*Video timestamp 1:32:30*)

Chair Gonzales thanked Commissioner Arndt for his service with the Housing Commission and his continued work with VIA Metropolitan Transit.

Arndt thanked the Mayor in acknowledging that home includes H+T (housing & transportation) and leaving a space for VIA on the Housing Commission. He thanked Chair, Commissioners, and everyone with a hand in the Housing Commission for their sincere efforts in making San Antonio better. He noted the same sincerity drives him to work at VIA and Horne's knowledge and heart would fit well as the new VIA representee.

Commissioners also thanked Arndt and welcomed Horne to the Housing Commission.

Garcia thanked Arndt for his service and presented Arndt with a token of appreciation.

Closing-

There being no further discussion, the meeting was adjourned without contest at 1:15 PM.

Respectfully Submitted:

**Sharon Chan
Administrative Assistant II**