

City of San Antonio



AGENDA PACKET Housing Commission

Wednesday, May 25, 2022

11:30 AM

City Tower- 100 W.
Houston

The Housing Commission is charged with overseeing and guiding the implementation of San Antonio's Housing Policy Framework. As part of that charge, the Commission helps engage the public on this work.

Commissioners:

Shirley Gonzales, Board Chair

Robert Abraham, At Large

Kristin Davila, At large

Taneka Nikki Johnson, At Large

Amanda Lee Keammerer, At Large

Pedro Alanis, San Antonio Housing Trust Appointee

Jeffrey Arndt, VIA Metro Appointee

Edelmiro Hinojosa, Jr., San Antonio Housing Authority Appointee

Sarah Sanchez, Greater SATX Appointee

Housing Commission meetings are held virtually and in-person when possible. The public will be able to attend virtually or in- person, subject to occupancy restrictions which vary by location. Links to participate virtually in English or Spanish are available at:

<https://www.sanantonio.gov/NHSD/Coordinated-Housing/Housing-Commission>

Guidelines for participating in Public Comment:

Public comment may be provided in English, Spanish, or another language through any of the following methods:

1. Submit written comments 24 hours before the meeting. Written comments can be submitted multiple ways:

- By email to housingpolicy@sanantonio.gov
- On our webpage at www.sanantonio.gov/NHSD/Coordinated-Housing/Housing-Commission
- By mail or dropped off at the Neighborhood & Housing Services Department, 110 W. Houston.

Written statements can be up to 300 words. Please include your full name, email address, phone number, and the item number you wish to speak on. Comments can be submitted in English, Spanish, or any other language.

2. Leave a voice message by dialing (210) 207-7950 up to 3 hours before the meeting.

Your message can be up to three minutes long and will be played during the meeting. Please include your full name, home or work address, and the item number you wish to speak on, if applicable.

3. Give your comments live during the meeting. Sign up by calling (210) 207-7950 up to 3 hours before the meeting or by attending in person up until the meeting begins.

Please include your full name, phone number to which to call you during the session, and the item number on which you would like to speak. City staff will call you when your item is up for discussion but cannot guarantee a specific time. You will be given up to three minutes to provide your comments.

When providing public comment, please note the following:

- 1) The length of time for public comment is at the Chair's discretion.**
- 2) Members of the public may provide comment on any agenda item, consistent with procedural rules governing the Housing Commission meetings and state law. This means comments must be made in relation to a specific agenda item. When signing up to speak the item number you wish to comment on should be included and comments must be made to the full commission rather than individual members of the commission.**

Approval of Minutes

1. Approval of the minutes from the San Antonio Housing Commission meeting on March 23, 2022 and April 27, 2022

Public Comments

Briefing and Possible Action on the following items

2. Briefing, deliberation, and possible action related to appointments to the Renters' Issues Subcommittee of the Housing Commission [Veronica Garcia, Interim Director, Neighborhood & Housing Services Department]
3. Briefing on proposed amendments to the Unified Development Code submitted by the San Antonio Housing Commission [Michael Shannon, Director, Development Services Department]
4. Presentation and discussion by Leilah Powell, Executive Director of LISC San Antonio on an introduction to systems-thinking and San Antonio's housing ecosystem [Veronica Garcia, Interim Director, Neighborhood and Housing Services Department]
5. Director's Report: (a) Address request for panel conversation focused on increasing household wages in San Antonio; (b) Introduction of Interim Director and Interim Deputy Director of NHSD; (c) Housing Bond Update; (d) FY2023 Annual Action Plan Updated (e) Round table highlights document (f) Upcoming meetings. [Veronica Garcia, Interim Director, Neighborhood and Housing Services Department]

At any time during the meeting, the Housing Commission may meet in executive session by videoconference for consultation with the City Attorney's Office concerning attorney client matters under Chapter 551 of the Texas Government Code.

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The Accessible Entrance is located at the Municipal Plaza Building / Main Plaza Entrance. Auxiliary Aids and Services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7268 or 711 Texas Relay Service for the Deaf.

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253

HOUSING COMMISSION OFFICIAL MEETING MINUTES

WEDNESDAY, MARCH 23, 2021, 11:30 AM
818 S FLORES & VIDEO CONFERENCE

Members Present: Robert Abraham, Member
Pedro Alanis, Member
Jeff Arndt, Member
Kristin Davila, Member
Shirley Gonzales, Chair
Ed Hinojosa, Member
Taneka Nikki Johnson, Member
Amanda Lee Keammerer, Member

Members Absent: Sarah Sanchez, Member

Staff Present: Mark Carmona, *City Manager's Office*; Verónica R. Soto, *Neighborhood & Housing Services Department*; Juan Valdez, *Mayor's Office*; Teresa Myers, *Mayor's Office*; Jameene Williams, *City Attorney's Office*; Patrick Steck, *Department of Human Services*; Ian Benavidez, *Neighborhood & Housing Services Department*; Sara Wamsley, *Neighborhood & Housing Services Department*; Allison Beaver, *Neighborhood & Housing Services Department*; Crystal Grafft, *Neighborhood & Housing Services Department*; Rachel Smith, *Neighborhood & Housing Services*; Sharon Chan, *Neighborhood & Housing Services Department*

- **Call to Order** - The meeting was called to order by Chair Shirley Gonzales at 11:33 AM.
- **Roll Call** – Allison Beaver, Housing Policy Manager, called the roll. At the time when roll call was conducted, seven (7) members were present representing a quorum.
- **Public Comments** – Gonzales, announced there was one (1) resident signed up to speak for public comment.

- 1) **Item 2:** Bill Neely, Executive Director of SACRD.org (San Antonio Community Resource Directory) stated that SACRD is a free online directory that lists human service programs available in the community. The directory is used frequently by residents, case managers, and social workers. SACRD is now developing a one stop shop housing project that was envisioned in the SHIP (Strategic Housing Implementation Plan) and should tie in with efforts.

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 #1: Approval of the Minutes from the San Antonio Housing Commission meeting on February 23, 2022.

Commissioner Alanis requested that the recommendations from the various organizations in the roundtable discussion series be extracted and compiled into a report. Sara Wamsley, Affordable Housing Administrator, stated a white paper or short summary could be compiled from the three meetings and brought to the Commissioners in May.

Commissioner Pedro Alanis motioned to approve the Minutes from the San Antonio Housing Commission meeting on February 23, 2022. Commissioner Amanda Lee Keammerer seconded the motion. Motion passed unanimously.

2. Item #2: Briefing and discussion related to Permanent Supportive Housing in San Antonio and the Strategic Plan to Respond to Homelessness in San Antonio and Bexar County.

Gonzales requested Mark Carmona, Chief Housing Officer, to introduce the topic.

Carmona stated permanent supportive housing (PSH) acts as a bridge along the housing continuum from homelessness to affordable housing and homeownership. Identified as a SHIP recommendation and a Housing Bond category, PSH is housing and not a temporary shelter for members in the community experiencing homelessness.

Katie Vela, Executive Director of SARA (South Alamo Regional Alliance for the Homeless), stated their organization started as a stand-alone nonprofit in 2015. SARA is responsible for coordinating HUD funding, strategic planning for the City and Bexar County around homelessness, and helps develop community-wide policies with other organizations for program operations.

Vela stated there were several organizations assisting with the community's homeless response system such as shelters like Haven for Hope and SAMMinistries. However, additional housing options were needed to advance people out of homelessness that may have a disabling condition and have been on the street for a year or longer. As the community does not have long term supportive housing for individuals with these conditions, they continue to struggle in the current system for the rest of their lives. Criteria of individuals that may need PSH include experiencing long term homelessness and having a mental, physical, or learning disability. Currently, scattered site PSH is the most common in the community, having resources in the community that is close to the individual's apartment. However, what is most needed is site based PSH where clinical/medical staff are available on site for individuals, so they can have greater stability and have easier access to resources. Vela noted a 98% retention rate with the current scattered site PSH program. She noted that there are currently 663 people on their coordinated entry waitlist and only 11 openings for the year. Vela stated that the waitlist is a testimony of the effectiveness of the program but noted the strain of availability.

Nikisha Baker, President and CEO of SAMMinistries, stated SAMM has served the San Antonio community for nearly 40 years and entered the PSH space shortly after the opening of Haven for Hope in 2012. With 175 units, SAMM is the largest community provider of scattered site PSH in the community. Time is dedicated to educating case managers on updated trauma informed care and tenants on good tenancy skills to ensure clients remain stably housed.

Commissioner Johnson's attendance was visibly and audibly confirmed at 11:51 AM.

Patrick Steck, Assistant Director of the Department of Human Services (DHS), stated DHS is the City's social services agency and assists with the continuum of housing services for the homeless. He noted that in 2020, a Homeless Strategic Plan was presented to Council with a key recommendation for more housing that clearly overlaps with the SHIP and the two plans are interrelated. Steck stated DHS also undertakes direct street outreach like SAMM to speak to vulnerable individuals that may not have wanted to connect with systems previously.

Scott Ackerson, Executive Vice President of Strategic Relationships at Prospera Housing, stated Prospera is the largest non-profit affordable housing provider in Texas. They are mainly concentrated in South Texas but are expanding to Austin. Ackerson was previously with Haven for Hope and a national consultant for homeless housing working at where it intersects with health care systems.

Kim Jefferies, President and CEO of Haven for Hope, stated Haven is the largest shelter in the community. Haven has scattered site PSH and houses one hundred individuals. Jefferies noted Haven's shelter is overburdened as many individuals that could qualify for PSH could not be transferred to a PSH home. They could not be transferred because there is a shortage of PSH homes available. Currently there are 80 individuals waitlisted in Haven's PSH Direct Referral Program.

Edward Gonzales, Executive Director of the Housing First Community Coalition (HFCC), stated HFCC began in 2017 with the express purpose of developing single site PSH and currently is developing Towne Twin Village, a 205-unit PSH community.

Chair Gonzales inquired about the differences between services and amenities provided in PSH. Edward Gonzales stated the main service provided at PSH is intensive case management to connect individuals to clinical or medical services needed. The developments will also provide amenities to improve residents' quality of life such as walking trails, computer lab, and a gym.

Alanis inquired regarding the demographics of the 660 families in need of PSH and what demographics typically need PSH units. Vela stated single individuals and adult couples with long-term, disabling conditions are key demographics in need of more PSH units. Gonzales noted with Towne Twin they are identifying individuals SARAH's index indicates are vulnerable and house people base on the referrals. Currently, singles and couples that are over 50 years old are being prioritized for Towne Twin. Alanis noted that universal design would be an important component to address for the aging population.

Alanis asked what sources of funding are used for the intensive services of the scatter site PSH. Baker stated that SAMM had been awarded an additional \$415,000 from HUD for their ongoing PSH supportive services and HUD is the largest funding source for the intensive services. Alanis asked if the bond funding for PSH would be geared toward the development and maintenance of the PSH units or the long-term operational support. Carmona stated the bond funding would be towards the development of new PSH units as organizations are able to bring services but not the capital for unit development. Alanis inquired if Medicaid would be able to support any services. Ackerson stated Texas is not a

Medicaid expansion state so it would not be able to be used for funding. He noted Prospera is working with Managed Care Organizations and their funding should directly impact social determinates of health. Ackerson also stated during Carmona's tenure at Haven, they were able to legislatively advocate for the Healthy Community Collaborative Grant that was able to fund Haven's PSH program. Carmona noted that a SHIP strategy is also to advocate for Medicaid expansion at the State and Federal levels. Ackerson noted during his span as a consultant, the states that had Medicaid expansion were able to focus were people experiencing homelessness as they were the highest utilizers of services.

Keammerer inquired regarding the new census data, how did the community change in terms of homelessness demographics. Steck stated DHS analyzed the released information and the 2019 Poverty Report. A reoccurring trend is that over 50% of households in poverty are families with single women as the head of household. Steck mentioned the new data was not a large departure from the 2019 report, but DHS will be further analyzing the data and doing a public engagement survey with people living in poverty to understand present needs and obstacles. Vela stated that SARAH does their own count annually on how many people are experiencing homelessness a single night of a year and will release results of the study in mid-May.

Keammerer inquired what solutions or barriers have been seen in other cities when approaching homelessness and what opportunities and barriers San Antonio has to adopting other cities' solutions. Vela stated San Antonio has one of the best systems nationally and noted that San Antonio hasn't seen a large explosion of unfiltered homelessness like other large cities, potentially due to relatively affordable housing and robust services from collaborative partnerships and system coordination. She stated the two areas that are lacking are medical respite and long term permanent supportive housing for individuals. Vela stated other communities have leveraged funding for development and done housing bonds for more single site PSH. Jefferies agreed that when she started at Haven for Hope the City's strong coordinated homeless response system was extremely helpful. She noted that many other cities' housing bond funding was directed to affordable housing only and not other parts of the housing ecosystem. Carmona noted that partnership opportunities to educate potential PSH developers on what services are needed on single site PSH and discussing how to best implement the services in the site design is needed. Ackerson highlighted that he had worked across the nation in replicating the San Antonio model. He noted with the passing of the HEARTH Act (Homeless Emergency Assistance and Rapid Transition to Housing) in 2009, grant funding that used to be for emergency shelters were reallocated to emergency solutions grant that only funded PSH, thereby downsizing or eliminating several emergency shelters in the nation. However, San Antonio significantly increased capacity assisting in its dynamic distinction from the rest of the nation. He also noted, the community is seeing issues of gentrification and 95% housing occupancy rates and if left unaddressed, will most likely have similar outcomes to other large cities in the next five to ten years. He remarked that Los Angeles is investing billions in the homeless intervention system with detrimental results and agreed the SHIP's multifaceted approach is best.

Commissioner Abraham requested elaboration on the Towne Twin Village development and inquired the pros and cons of single site versus scattered site PSH. Gonzales stated the Village will be comprised of 100 tiny homes, 80 apartments, and 25 travel trailers, all under the same rental pricing structure. He stated the development is intentionally built to establish an internal community because often individuals living in PSH return to the streets as they felt isolated in their apartments. Towne Twin will cluster 10 to 14 units together to

facilitate community relationship building. Additionally, the Village will be on a main bus line so individuals without access to personal transportation are still able to reach off site services. The Village's core care coordinators and case managers will help individuals select opt-in services; increasing the effectiveness of a service if residents are more comfortable with participation. Gonzales highlighted the low barrier to entry, where the household won't be charged more than 30% of their income and the remainder will be covered by continuum of care subsidies from the federal government.

Abraham inquired regarding the coordination of PSH units if a resident can advance to better circumstances. Baker stated that housing vouchers are tenant based and will transition with the individual. Realistically, even if a resident of PSH moves to different apartment community, the individual will most likely not be self-sufficient enough to not require the additional supportive services. She envisions SAMM having the second single site PSH (after the Village) so residents of their shelter would be able to transition easily. Abraham asked if the unit would also stay under the PSH category after the tenant had moved out. Baker confirmed that for the Hudson Apartments, SAMM's site-based project, as well as Towne Twin's project, units would continue to be under the PSH category. Vela highlighted a partnership with SAHA for 40 move-on vouchers where tenants that have been stable for several years but still need housing subsidy are able to qualify and free up intensive services for other individuals. Baker emphasized the importance of PSH in a family setting where all members are able to take advantage of the intensive services and potentially break the cycle of poverty.

Commissioner Johnson questioned what the transition process would be if a PSH household were able to acquire higher income status. Gonzales stated the typical entry income range for the Village is up to 30% AMI (area median income). As they are also providing workforce training, if a tenant increased their income to 40% AMI, they would still qualify for most federal subsidies. If the tenant was able to increase their income significantly but still needed supportive services, they would be able to take advantage of services but would be charged the break-even rate of the unit, about \$800. He stated that Towne Twin wouldn't disqualify them but would work to see what would best fit their circumstances. Johnson asked if the households would be signing yearly leases. Gonzales confirmed that leases would be renewed yearly as the timeframe was determined to be long enough to converse about potential changes or improvements within the household. Johnson inquired about the occupancy limit of each unit. Gonzales stated that each unit is approximately 500 square feet, and the maximum occupancy would be two per unit though the majority of intake would be single tenants.

Commissioner Arndt agreed PSH was a great long-term solution in addressing homelessness but urged to prioritize the one-stop shop mentioned by Neely. He inquired regarding the Haven wait list time duration. Jefferies stated the wait list is synced with the Coordinated Entry's Homelink database. Vela stated over 2,000 individuals are listed under the Homelink database and are prioritize by the vulnerability index weekly. If a household is in the top 200 listed, they are locked in a "Priority Pool" that is sent weekly to agencies in case an opportunity arises. Vela stated that the average duration is two to three months, but the time varies greatly depending on the vulnerability of the person. Arndt asked for the address of Towne Twin. Gonzales stated Towne Twin is located at 4711 Dietrich Road next to the Eastside Education and Training Center. Arndt applauded HFCC for creating a community base while considering external needs that are essential for tenant stability, mainly transportation to widen individual access to the job market and other facilities.

Gonzales highlighted the bus stop as will be a climate-controlled area for individuals awaiting transportation along with the incorporated kitchen/dining area.

Commissioner Hinojosa inquired about the waitlist growth for PSH as he noted SAHA's waitlist doubled during the pandemic. Vela stated there was a decline in the waitlist as more options were provided during the pandemic; however, as CARES Act assistance wanes, the need for more homelessness intervention will increase especially as rent relief declines and eviction rates increase. Baker noted that individuals on the Homelink database may qualify for multiple interventions like rapid rehousing and PSH but would be guided to the program that would be first available or easiest to place. She agreed there may be a shifting trend to PSH as rehousing funds run low. Jefferies noted Haven also saw a decrease in shelter population from an average of 7,000 to 4,000 people but are starting to see numbers rise again. Steck concurred as their street outreach also indicates a rising trend.

Chair Gonzales asked Gonzales to elaborate on community buy in to PSH as many neighborhoods may have a NIMBY (not in my backyard) perspective. Gonzales stated community approval was a large challenge but was not more than anticipated and contributed it to proactive approach with community engagement and education.

Carmona summarized that a narrative change of homelessness needs to be created. With new evidence and data-driven messaging, not stigmas and community misconceptions. He expressed that as the Commission is refining its dashboard, it could collaborate with SARAH, as they are also developing a dashboard for their homelessness data. There is a distinct intersection with each issue.

3. Item #3: Briefings by Commissioners related to the work of the Housing Commission Subcommittees.

Chair Gonzales asked subcommittee members to present updates.

Abraham thanked Billy Mahone from SARAH for starting the idea of roundtable discussions with the Public Engagement and Outreach Subcommittee (PEO). He also thanked Crystal Grafft, Housing Policy Coordinator, for highlighting PEO items. He stated PEO met in February to discuss recruitment strategies for the newly formed Renters' Issue Subcommittee. Additional physical locations and organizational outreach were recommended to staff to account for the digital divide. He thanked Hinojosa for adding information in the SAHA bulletins as well.

Johnson stated the Renters' Issue subcommittee (RIS) launched their application for four renters and three owners/property managers. Commissioner Davila, Johnson, and staff met to discuss desired criteria and lived experiences for the new members. The application period opened on March 2nd and will close on April 4th. Applications will be reviewed by Davila, Keammerer, and Johnson. Currently, thirty-four applications have been received and reviewed on a weekly basis. Final recommendations are expected to be presented at the next regular Commission meeting.

Johnson continued regarding the Removing Barriers subcommittee (RBSC) that five of six recommendations passed the PCTAC (Planning Commission & Technical Advisory Committee) review process. The Commission's recommendation regarding tree preservation in the right of way was not accepted; however, all recommendations will still be presented at City Council for final decision. Staff will work with DSD (Development

Services Department) for other solutions to the tree preservation amendment. RBSC is finalizing its workplan and have decided to meet twice a month. Johnson thanked Grafft and Rachel Smith, Housing Policy Coordinator, for highlighting items in the subcommittees.

Keammerer stated the Dashboard & Annual Report subcommittee (DAR). She thanked Smith for her highlighted items. The members reviewed dashboard progress and which will contain an overview of the Housing Policy Framework (HPF), strategies, status, and investment summary. The annual report will provide the initial three fiscal years of the HPF accomplishments. Both items should be ready to present in May's Commission meeting.

4. Item #4. Director's Report.

Chair Gonzales requested Verónica R. Soto, Director, present.

Soto noted that a JPG version of the RIS flyer has been distributed to Commissioners as follow up from the previous meeting.

Soto stated the Risk Mitigation Policy (RMP) developed into the Emergency Housing Assistance Program (EHAP) during the pandemic to assist with homelessness prevention by providing housing and utility assistance. As less federal funding is being distributed, EHAP will transition to the Housing Assistance Program (HAP) and closed the application portal on March 1, 2022. The remaining applications are being processed and a new portal will be open for HAP tentatively scheduled in April. HAP will continue to be informed by the RMP and the new RIS will assist on HAP policy direction. Of the Emergency Rental Assistance (ERA-1) Round 2 funding being redistributed by the U.S. Treasury, \$4.3 million was awarded to the City. Soto highlighted that Wamsley led staff in submitting a grant application through TDHCA (Texas Department of Housing and Community Affairs) and was awarded \$6.7 million. \$2.4 million will be distributed to the Right to Counsel Program expansion and the remaining \$4.3 million will go to Resident Relocation Assistance expansion. Both the ERA-1 and TDHCA items will be presented to Council also on April 7, 2022.

Soto stated \$2 million is slated to be awarded to assist in rehabilitation of rental units for FY23 from the federal omnibus bill. She continued that approximately \$900,000 in City fee waivers were distributed from applications received in January. In line with the updated City Fee Waiver policy mentioned in SHIP, affordable housing units were prioritized in waiver considerations. From the waivers granted, 1,800 rental units will be for families at 60% AMI and below; 400 rental units at 30% and below; and 64 homes for sale at 120% AMI and below. Soto noted that City Fee Waivers are still available, but SAWS waivers have been exhausted.

Soto announced the Planning & Community Development Committee meeting will take place on March 25th, Know Your Rights Training on March 31st and April 28th and the next Commission meeting to be held at SAHA on April 27th.

Keammerer inquired if there were specific people that should be thanked for the federal funding. Soto listed Congressman Castro regarding the \$2 million omnibus funds; Wally Adeyemo, Deputy Secretary, and Jacob Leibenluft, Chief Recovery Officer, regarding the redistributed ERA-1 funding; and Bobby Wilkinson, Executive Director, and Brooke Boston, Deputy Executive Director, for the TDHCA grant.

Arndt inquired regarding if the infrastructure bill (omnibus) was an earmark and who assisted. Soto stated the infrastructure bill was an earmark that was assisted by Congressman Castro and Ian Benavidez, Assistant Director, and Jaime Lalley-Damron, Housing Bond Administrator, submitted the application for NHSD. Arndt noted Castro assisted in submitting for VIA as well and would thank him for both recommendations.

Closing-

There being no further discussion, the meeting was adjourned without contest at 1:04 PM.

DRAFT

HOUSING COMMISSION OFFICIAL MEETING MINUTES

WEDNESDAY, APRIL 27, 2021, 11:30 AM
818 S FLORES & VIDEO CONFERENCE

Members Present: Robert Abraham, Member
Pedro Alanis, Member
Jeff Arndt, Member
Kristin Davila, Member
Ed Hinojosa, Member
Taneka Nikki Johnson, Member
Amanda Lee Keammerer, Member
Sarah Sanchez, Member

Members Absent: Shirley Gonzales, Chair

Staff Present: Mark Carmona, *City Manager's Office*; Verónica R. Soto, *Neighborhood & Housing Services Department*; Juan Valdez, *Mayor's Office*; Teresa Myers, *Mayor's Office*; Jameene Williams, *City Attorney's Office*; Ian Benavidez, *Neighborhood & Housing Services Department*; Allison Beaver, *Neighborhood & Housing Services Department*; Crystal Grafft, *Neighborhood & Housing Services Department*; Mona Muro, *Neighborhood & Housing Services*; James McKenzie, *Neighborhood & Housing Services*; Jessica Lozano, *Neighborhood & Housing Services*; Sharon Chan, *Neighborhood & Housing Services Department*

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- **Call to Order** - The meeting was called to order by Chair Pro Tem Kristin Davila at 11:35 AM.
 - **Roll Call** – Allison Beaver, Housing Policy Manager, called the roll. At the time when roll call was conducted, seven (7) members were present representing a quorum.
 - **Public Comments** – Beaver, 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 #1: Approval of the Minutes from the San Antonio Housing Commission meeting on March 23, 2022.**
Davila stated that Item #1 would be postponed until the following regular Housing Commission meeting due to an agenda error.

Commissioner Keammerer entered the meeting at 11:37 AM.

2. Item #2: Briefing and discussion related to multifamily preservation and production in San Antonio.

Davila requested Mark Carmona, Chief Housing Officer, introduce the item.

Carmona highlighted the previous two roundtable discussions noting the challenges of rising material costs for affordable homeownership and the intersection between homelessness and permanent supportive housing. He noted that this month's panel was comprised of non-profit and for-profit organizations and local experts that will share their challenges working in the multifamily housing space.

Tim Alcott, representative at the San Antonio Housing Authority (SAHA), noted that they serve 62,500 San Antonians. They have approximately 50 tax credit partnerships/developments comprising 12,000 units and are starting on the road of self-development with Snowden Road.

Debra Guerrero, representative of the NRP Group, stated NRP is vertically integrated to include development, construction, and property management. NRP Group prides themselves on their public-private partnerships and has developed approximately 10,000 units, 6,000 of which are affordable units that include wrap around services for their residents.

Brad McMurray, Vice President of Property Development for Prospera, noted Prospera develops affordable units, manages properties, and provides support services for about 8,800 residents in Central and South Texas. McMurray noted Prospera recently became CORES (Certified Organization for Resident Engagement & Services) Certified in recognition of their ability to provide residential and supportive services.

Jennifer Gonzales, Executive Director for Alamo Community Group, noted they are one of 240 Neighborworks organizations nationwide. Currently, Alamo's work includes development of 1,400 units in Bexar County. They provide property management, supportive services, single family infill homeownership opportunities, and case management for individuals that are currently or at risk of becoming homeless.

Ryan Wilson, Partner at Franklin Companies, stated Franklin, like NRP, is vertically integrated. Most of their partnerships are with public entities such as SAHT, SAHA, and NHSD. Currently, Franklin is providing local services to 6,000 households.

Commissioner Alanis, Executive Director of the San Antonio Housing Trust (SAHT), noted they are four entities in one, a trust fund created and owned by the City, 501c3 foundation, a public facility corporation, and financial corporation. SAHT has approximately 10,000 units in service or production that are being developed by many of the panelists' organizations and most recently are working in self-development.

Davila inquired what were the requirements and challenges in building more deeply affordable units. McMurray noted that 30% AMI or below units are greatly needed in the community. He put into perspective what that means for the developer. Using 2021's income limits, a family of four at 30% AMI would produce \$4,200/year in rent where it

takes \$5,000/year to operate and manage the unit and potentially more at properties that include intensive supportive services. To ensure a development can be funded, income averaging and higher incomes are needed to appeal to funders of the tax credit program as they are seeking to make a return on their investment. McMurry noted that developers are not able to ignore the constraints of the market and maintenance of the property. Guerrero stated that as affordable housing providers, their unit rents are capped where market rate units can raise rates to adjust for limited supplies and inflation. Capped rent is also a concern with inflated development and operational costs as even with the new AMI limits released, it still doesn't cover the rise of costs. She noted initially in 2006, a unit would cost \$59,000 to build, \$134,000 a unit pre-pandemic, and now it costs closer to \$174,000 due to costs and inflation. The housing bond will help cover some of the costs but will not cover all projects that are set to close. Alcott concurred and stated there are not enough bonds associated with the tax credit program either. He noted some organizations have bought land to hold for development before prices go too high, but the move may eventually result in a costly waiting game. He stated, in SAHA's case, they have calculated that the rent collected from residents may be able to pay for basic operations but would not cover the initial construction cost when self-developing.

Commissioner Sanchez inquired about construction costs and if there are any sales tax exemptions that could be applied to developments. Gonzales stated as a 501c3 non-profit they can take advantage of sales tax exemptions, but the savings are not enough to significantly impact the construction costs. She noted changing City requirements and community stigmas against affordable housing continue to be challenges. Gonzales mentioned that Alamo's properties are at full occupancy including their market rate units as there is a high demand, not enough supply, and large barriers in creating new units. Guerrero agreed that before even during the 2008 recession, opportunities such as tax exemptions were enough to make projects be viable but is no longer the case. Wilson stated the affordable housing development community had discussions of expanding the depth of their affordability previously, but what once was hard is now near impossible due to losing ground from construction costs.

Commissioner Arndt inquired how do the panelists' organizations balance compassion for their resident's circumstances and ensuring their business keeps afloat with the rise of costs and what are options to fill gaps in funding. Gonzales noted Alamo calculates what their residents can absorb and adjusts accordingly, typically \$25-50. She stated Alamo attempts to be creative in finding funding and assisting residents. Guerrero noted rent increases would not be enacted until the renter's current lease expired. McMurray added that insurance cost of property has also increased due to the construction costs. He stated that a development with a majority of 50-60% AMI with some 30% AMI units would be a tremendous feat in the current environment and that there is still room for funding creativity but would be a collaborative effort.

Arndt asked what one regulatory item that drives up cost would the panelists consider amending. Guerrero noted if an area is zoned for multifamily use, a resolution for affordable housing seems unnecessary as a market rate multifamily is able to develop without asking for additional permissions. Gonzales also noted utilities infrastructure, overlays, and street and sidewalks are low hanging items that would be good to address. McMurray highlighted several predicaments from the inability to stretch density bonuses due to the limitation of tax credits, balancing mixed income community and equity providers for affordable housing, and limiting the number of bureaucratic hoops for

development. Gonzales praised Development Services (DSD) and Verónica R. Soto, Director, for their collaborative work to meet strict state and federal deadlines. Ian Benavidez, Assistant Director, stated that NHSD and DSD has worked together in creating an Affordable Housing Team at DSD dedicated to prioritizing affordable developments and discussing their issues. Many barriers are being discussed between the Removing Barriers subcommittee (RBSC) and DSD's UDC amendment process. Alanis concurred that the RBSC is identifying barriers and what level (local, state, federal) barriers need to be resolved at. Wilson stated fee waivers for impacts, permits, SAWS, and CPS that the City can help control would be a great benefit. He also shared state legislative help with zoning and NIMBY (not in my backyard) issues would be welcome.

Davila inquired what misconceptions and educational points would be beneficial for neighbors to know about affordable housing developments. Alanis shared a story about a family member stating Alanis builds housing for "those people"; but, with increases of home prices and property taxes, affordable housing is for the everyone, including your family members and neighbors. Commissioner Hinojosa stated that of the 90,000 households that qualify for 30% AMI and below, a majority make less than \$10,000 a year. McMurray added that everyone would benefit from affordable housing as the residents from Haven from Hope could transition from its shelters to units instead of the streets.

Commissioner Keammerer stated that affordable housing is one portion of the issues but would like to hear more from the upscaling and rescaling efforts for jobs as it would be important to improve household wages. She noted more families are concerned about keeping their families fed and wanted to know if any programs on the properties were scaled back during the pandemic and if they had been restored fully for residents. She noted it would be good to have an additional panel on progress in raising resident's income.

3. Item #4: Special recognition of Verónica R. Soto's service to the Neighborhood and Housing Services Department and the City of San Antonio.

Davila requested Carmona present.

Carmona announced that Soto accepted a position in the Biden Administration with the Department of the Treasury. He expressed a bittersweet mix of emotions come from her illustrious position and her leadership departing NHSD. He highlighted her flourishing service-oriented culture within NHSD. Carmona stated Veronica Garcia would become Interim Director and Ian Benavidez would become Interim Deputy Director.

Benavidez highlighted that Soto was the Director needed for the newly formed NHSD. He noted they both started around the same time and that it was an honor to serve and learn from her during the pandemic and weather disasters. He expressed many housing elements have been accomplished under Soto's direction and she should be proud.

Soto thanked Carmona and Benavidez for their kind words. She loved that San Antonio did not wait for someone else to help but found its own path through many struggles. She noted many partnerships were forged after disagreements and discussions. She stated she leads with a grateful heart and was grateful to the Commissioners for their civic engagement and the past Commissioners and Housing Policy Taskforce members for challenging and guiding NHSD to grow and benefit the community. Soto expressed she would miss her team but knew it was in good hands and expected great things.

4. Item #3: Director's Report.

Davila requested Benavidez present.

Benavidez stated there was one follow up item from the previous meeting regarding persons to thank for grants awarded. He continued that the Housing Assistance Program (HAP) has a remaining balance of \$11.8 million dollars as of April 22, 2022 and shared how the \$200 million spent was broken down by Council District. He noted on May 2, 2022, the Emergency Housing Assistance Program (EHAP) will fully transition to the HAP. HAP is modeled after the Risk Mitigation Program and will launch a new portal.

He stated that the Strategic Housing Implementation Plan (SHIP) will be having its internal launch soon with Erik Walsh, City Manager, and Department Directors. The SHIP needs coordination with several other departments to accomplish the wide variety of strategies. Carmona will be meeting with Directors to ensure that everyone is in lock step.

Benavidez concluded with upcoming meetings such as the Planning and Community Development Committee meeting on May 9, 2022, TLRA Know Your Rights Training on April 28, 2022, and next regular Housing Commission meeting on May 25, 2022, at City Tower.

Closing-

There being no further discussion, the meeting was adjourned without contest at 1:02 PM.



City of San Antonio

Agenda Memorandum

File Number:
22-184689

Agenda Item Number: 2

Agenda Date: May 25, 2022

In Control: San Antonio Housing Commission Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Interim Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing, deliberation, and possible action related to appointments to the Renters' Issues Subcommittee of the Housing Commission.

SUMMARY:

The Housing Commissioners appointed to the Renters' Issues Subcommittee reviewed applications and are recommending seven non-commission members of the subcommittee. Four of the recommendations are renters and three are property owners or managers.

BACKGROUND INFORMATION:

On January 26, 2022, the Housing Commission formed the Renters' Issues Subcommittee (RIS). The subcommittee will consist of nine members: two Housing Commissioners, four renters, and three property owners or property managers. The Housing Commission voted to have Commissioners Johnson and Davila serve as the Commissioner representatives on the RIS.

The RIS is charged with advising the Housing Commission on renter-related issues including, but

not limited to emergency rental assistance, tenants' rights & legal aid, education, outreach, & training, and legislative items. The RIS will make recommendations to the Housing Commission on renter-related issues that are part of commission conversations and encourage the development of relationships and understanding between rental property owners, managers, and renters.

Commissioners Johnson and Davila were asked to develop a recruitment plan and application for the non-commission subcommittee members which was approved by the commission in February 2022. The applications for non-commission members were open from March 2nd-April 4th.

The Housing Commission's approved recruitment and outreach plan was developed by Commissioners Johnson and Davila and the Public Engagement & Outreach subcommittee. It included:

- Seeking a diverse applicant pool with a range of lived experiences and representing various populations such as:

Residents living in, managing, or owning a variety of property types including mobile home parks, single family homes, duplex-quadplex, and apartments.

Individuals with various experiences including veterans, older and younger adults, people with disabilities, survivors of domestic violence, experience with homelessness, evictions, applying for rental assistance, credit issues, living in public housing or using a Housing Choice Vouchers.

Representation from different kinds of landlords and property managers.

- Disseminating information about the RIS's application included paper and electronic versions in Spanish and English in the following ways:
 - Links distributed by social media and placed on the RIS webpage.
 - Interviews with local TV news stations to share by web article and TV. This included News4 San Antonio for a story written by Darian Trotter on March 9, 2022.
 - Invitations sent to all landlords & tenants who participated in the Emergency Housing Assistance Program.
 - NHSD Department Newsletter.
- Disseminating information through the networks of the following partners:
 - Property Owners/Managers & Affiliates
 - San Antonio Board of Realtors (SABOR)
 - San Antonio Apartment Association (SAAA)
 - San Antonio Property Owners Alliance (SAPOA)
 - DSD's Mobile Living Communities Registry
 - Real Estate Council of San Antonio (RECSA)
 - United Homeowners Improvement Association
 - South San Antonio Chamber of Commerce
 - San Antonio Economic Development Foundation
 - San Antonio Housing Authority (SAHA) Managed Properties
 - Renters & Advocates
 - Texas Housers
 - Texas RioGrande Legal Aid (TRLA)
 - Tier 1 Neighborhood Coalition
 - Big Mama's Safe House
 - My City is My Home (MCMH)

San Antonio Legal Services Association (SALSA)
The Historic Westside Residents Association
Housing First Communitas
Domesticas Unidas

○ Other Groups

- San Antonio Financial Empowerment Center
Bexar Necessities
San Antonio School Districts
San Antonio Metropolitan Ministry (SAMM)
DisabilitySA
Empower House SA
Esperanza Peace & Justice Center
All San Antonio Senior Centers
Various San Antonio Community, Neighborhood, and Homeowner Associations
The Joint City/County Commission on Elderly Affairs
Alamo Area Asian Chamber of Commerce
The Center for Health Care Services (CHCS)
Haven for Hope
Council District Offices 1-10 and the Mayor's Office
Alamo City Black Chamber of Commerce
San Antonio Hispanic Chamber of Commerce
National Alliance on Mental Illness (NAMI)
South Alamo Regional Alliance for the Homeless (SARAH)
Local Initiatives Support Corporation (LISC)
Pride Center of San Antonio
Bexar County Office of Criminal Justice
YWCA: Young Women's Christian Association SA
St Vincent de Paul
San Antonio Gender Association
Family Endeavors
Fair Housing Council of Greater San Antonio
Catholic Charities
Merced Housing Texas

○ Paper applications were available at the following locations:

- Neighborhood and Housing Services: 1400 S Flores St, 78204 (District 5)
San Antonio Housing Authority Lobby: 818 S Flores St, 78204 (District 5)
Carver Library Branch: 3350 E Commerce St, 78220 (District 2)
Las Palmas Library Branch: 515 Castroville Rd, 78237 (District 5)
Igo Library Branch: 13330 Kyle Seale Pkwy, 78249 (District 8)
BiblioTech West Library: 2003 S. Zarzamora St, 78207 (District 5)
BiblioTech East Library: 1203 N. Walters St, 78202 (District 2)
BiblioTech South Library: 3505 Pleasanton Rd 78221 (District 3)
All City Council District Offices
All Justice of the Peace (JP) Court Locations
San Antonio Senior Centers

Bob Ross Senior Center - 2219 Babcock Rd, 78229 (District 8)
Willie Cortez Senior Center - 5512 SW Military Dr, 78242 (District 4)
District 2 Senior Center - 1751 South W.W. White Rd, 78220
District 5 Senior Center - 2701 S Presa, 78210
Doris Griffin Senior Center - 6157 NW Loop 410, 78238 (District 7)
Alicia Trevino Senior Center - 8353 Culebra Rd, 78251 (District 6)
Normoyle Senior Center - 700 Culberson, 78225 (District 5)
Northeast Senior Center - 4135 Thousand Oaks, 78225 (District 10)
South Side Lions Senior Center - 3303 Pecan Valley Dr, 78210 (District 3)
West End Senior Center - 1226 NW 18th St, 78207 (District 1)

ISSUE:

Fifty-eight eligible applications were received during the application period. Commissioners Johnson, Davila, and Chair Gonzales convened multiple meetings to review applicants. The goal of the Commissioners was to identify subcommittee members with a broad range of lived and technical expertise including experience with evictions, receiving rental experience, homelessness, and using a voucher. The Commissioners also sought a diverse group of non-commission members to include large and small property owners and managers, individuals living with disabilities, various ages, survivors of domestic violence, and a mix of genders.

FISCAL IMPACT:

There is no fiscal impact at this time.

ALTERNATIVES:

Housing Commission may choose to approve none or some of the recommended appointees.

RECOMMENDATION:

Staff recommends Housing Commission approve the list of recommended appointees for the non-commission members of the Renters' Issues Subcommittee.



City of San Antonio

Agenda Memorandum

File Number:
22-184691

Agenda Item Number: 3

Agenda Date: May 25, 2022

In Control: San Antonio Housing Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing on proposed amendments to the Unified Development Code submitted by the San Antonio Housing Commission .

SUMMARY:

Briefing on proposed amendments to the Unified Development Code amendments submitted by the San Antonio Housing Commission.

BACKGROUND INFORMATION:

Development Services Department opened the 2021 Unified Development Code amendment cycle on October 1, 2021. On January 26th, Neighborhood and Housing Services Department (NHSD) submitted seven (7) amendments on behalf of the City's Housing Commission.

Starting in February 2022 the Planning Commission Technical Advisory Committee (PCTAC), made up of 24 members (22 voting members), and consisting of industry experts like engineers,

planners, architects, and finance professionals, as well as community members, environmental and historic preservation specialists, began reviewing all amendments.

Of the seven (7) amendments received from NHSD, five (5) were supported by the PCTAC; two (2) of those approvals contained minor edits. Staff from NHSD formally withdrew one amendment, and one (1) amendment was recommended for denial by the PCTAC.

Below is a summary of each amendment and the final recommendation from PCTAC:

Amendment 23-1: Substandard Street Exception for Affordable Housing

- PCTAC Outcome: Recommended Approval
- Summary of Edit: Not applicable
- Other: None

Amendment 23-2: Neighborhood Registration

- PCTAC Outcome: N/A (Withdrawn by NHSD Staff)
- Summary of Edit: Not applicable
- Other: NHSD withdrew this amendment in favor of another proposed edit to the same section of code that was submitted by the Tier One Neighborhood Coalition

Amendment 23-3: Projects providing at least 50% affordable housing units, may use the Trust for Public Land park score as an alternate method of providing parkland dedication.

- PCTAC Outcome: Recommended Approval
- Summary of Edit: Not applicable
- Other: None

Amendment 23-4: Aligns definition of affordable housing to match that approved by City Council

- PCTAC Outcome: Recommended Approval
- Summary of Edit: Not applicable
- Other: None

Amendment 23-5: Removes language that exclude trees in ROW from counting toward tree canopy for affordable housing projects.

- PCTAC Outcome: Recommended Denial
- Summary of Edit: Not applicable
- Other: NHSD and DSD staff edited the amendment after receiving a recommendation of denial. PCTAC voted not to reconsider the previously denied amendment. Any future changes will need to be made at the podium at Planning Commission.

Amendment 23-6: Allows for greater flexibility for the development of accessory dwelling units.

- PCTAC Outcome: Recommended Approval with Edits
- Summary of Edit: Clerical edits, corrected the re-numbering of subsections proposed for elimination.

- Other: None

Amendment 23-7: Updates definition of affordable housing in Appendix A: Definitions of the UDC.

- PCTAC Outcome: Recommended Approval with Edits
- Summary of Edit: Clerical edits (i.e. Added “AMI” as abbreviation for Area Median Income)
- Other: None

ISSUE:

All Unified Development Code amendments will be reviewed by the Planning Commission on July 13, 2022 for formal recommendation. After Planning Commission consideration, UDC amendments will be scheduled to be considered by the Planning and Community Development Council Committee of September 22, 2022 before City Council consideration in October 2022. Approved UDC amendments are effective January 1, 2023.

FISCAL IMPACT:

There is no fiscal impact at this time.

ALTERNATIVES:

This item is for briefing purposes only.

RECOMMENDATION:

This item is for briefing purposes only.



City of San Antonio

Agenda Memorandum

File Number:
22-184692

Agenda Item Number: 4

Agenda Date: May 25, 2022

In Control: San Antonio Housing Commission Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Interim Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

An introduction to systems-thinking and San Antonio's Housing Ecosystem.

SUMMARY:

Presentation and discussion by Leilah Powell, Executive Director of LISC San Antonio on an introduction to systems-thinking and San Antonio's housing ecosystem.

BACKGROUND INFORMATION:

The Housing Commission is charged with engaging the public in the development of affordable housing policy as well as other affordable housing issues and policies and overseeing the implementation and progress made for the affordable housing programs and projects. This conversation aligns with a SHIP strategy: Conduct a County-wide Housing Systems Analysis.

ISSUE:

Part of the Housing Commission's charge is engaging the public in the development of affordable housing policy and overseeing the implementation of the Housing Policy Framework and Strategic Housing Implementation Plan (SHIP). To meet this charge, the Housing Commission will host a variety of experts working in the affordable housing space to discuss their work.

Leilah Powell, executive Director of LISC San Antonio, will introduce the concept of systems level thinking and discuss the importance of applying this thinking when discussing housing in San Antonio. She will lead a conversation about how the adopting agencies of the SHIP fit into the Housing Ecosystem of San Antonio.

FISCAL IMPACT:

There is no fiscal impact at this time.

ALTERNATIVES:

This item is for briefing purposes only.

RECOMMENDATION:

This item is for briefing purposes only.



City of San Antonio

Agenda Memorandum

File Number:
22-184694

Agenda Item Number: 5

Agenda Date: May 25, 2022

In Control: San Antonio Housing Commission Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Interim Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Director to report updates on Neighborhood and Housing Services Department Programs.

SUMMARY:

Each month the Director prepares a report on program updates directly affecting the Housing Commission and its charge.

BACKGROUND INFORMATION:

Topics to be discussed are (a) Address request for panel conversation focused on increasing household wages in San Antonio; (b) Introduction of Interim Director and Interim Deputy Director of NHSD; (c) Housing Bond Update; (d) FY2023 Annual Action Plan Updated (e) Round table highlights document (f) Upcoming meetings.

ISSUE:

a) Address request for panel conversation focused on increasing household wages in San Antonio:

During the April 27, 2022 meeting, Commissioner Keammerer requested a panel conversation focused on increasing household wages in San Antonio.

- Staff will work on getting this type of panel scheduled for an upcoming meeting.

b) Introduction of Interim Director and Interim Deputy Director of NHSD:

On May 9, 2022 Veronica Garcia transitioned into the role of Interim Director of the Neighborhood and Housing Services Department (NHSD). Veronica has served the City for more than 17 years and was serving as the Deputy Director of NHSD. She previously served as the Assistant Director of Center City Development & Operations (CCDO). Veronica holds a Bachelor of Arts in Economics and Business Administration from Trinity University and a Master's in Business Administration from the University of Texas at San Antonio.

Ian Benavidez, transitioned into the role of Interim Deputy Director of NHSD on May 9th. Ian has served the City for 10 years, most recently as Assistant Director for NHSD. Before becoming Assistant Director he was the Affordable Housing Administrator for NHSD. He has worked with a variety of departments including Development Services, Planning, and Public Works. He holds a Bachelor of Science in Environmental Science and Policy from St. Edwards University and a Master's of Science in Urban and Regional Planning from the University of Texas at San Antonio.

c) Housing Bond Update:

On May 7, 2022, voters passed San Antonio's first ever Housing Bond with about 60% approval. The \$150 million bond will be used to support a variety of affordable housing projects in San Antonio including:

- \$45 Million for Homeownership rehabilitation and preservation to include minor repair and remediation of code violations with a priority for homes at risk for demolition for households making up to 50% prioritizing 30% of the Area Median Income and below.
- \$40 Million for Rental housing acquisition, rehabilitation, and preservation to prioritize public housing & income-based housing for households making up to 30% of the Area Median Income.
- \$25 Million for Permanent Supportive Housing for people experiencing homelessness to facilitate a housing first approach in line with HUD guidance.
- \$35 Million for Rental housing production and acquisition to prioritize public housing/income-based housing for households making up to 50% AMI with a priority for 30% of the Area Median Income.
- \$5 Million for Homeownership production for households making up to 80% of the Area Median Income prioritizing households making 60% and below of the Area Median Income.

d) FY2023 Annual Action Plan Updated:

The City is set to begin its public process for the FY 2023 HUD Annual Action Plan, which will outline the priorities and budget for the federal funds we expect to receive for affordable housing, community development, and public services activities next year. The public comment period will be open from June 13th through August 3rd, and the first of two public hearings is tentatively set for June 15th. We will also host two community meetings, including one virtual, and will also encourage feedback through an online survey on SASpeakUp. NHSD plans to present a draft Action Plan and budget to the Housing Commission at the June Housing Commission meeting,

and we anticipate Council adoption of the Action Plan in early August.

e) Round table highlights document:

The Housing Commission hosted three round table panel discussions from February 2022-April 2022 focused on learning more about affordable housing in San Antonio. The round tables covered homeownership production and preservation, permanent supportive housing, and rental production and preservation. At the request of the Housing Commission, staff compiled the major highlights and recommendations from the panels. The document is in your packets and will be posted on the Housing Commission's website.

f) Upcoming Meetings:

The next regular meeting of the Housing Commission will be held on June 22, 2022.

Other important upcoming meetings include:

- 5/26: Planning and Community Development Committee
- 6/2: City Council Meeting
- 6/9: City Council Meeting
- 6/16: City Council Meeting
- 6/23: City Council Meeting
- 6/25: Know Your Rights Training

FISCAL IMPACT:

There is no fiscal impact at this time.

ALTERNATIVES:

This item is for briefing purposes only.

RECOMMENDATION:

This item is for briefing purposes only.