

HOUSING COMMISSION OFFICIAL MEETING MINUTES

WEDNESDAY, NOVEMBER 16, 2022, 11:30 AM
100 W HOUSTON & VIDEO CONFERENCE

Members Present: Robert Abraham, Member
Nicole Collazo for Pedro Alanis, Member
Kristin Davila, Member
Shirley Gonzales, Chair
Ed Hinojosa, Member
Kammy Horne, Member
Taneka Nikki Johnson, Member
Amanda Lee Keammerer, Member

Members Absent: Sarah Sanchez, 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*; Joe Guillaumin II, *City Attorney's Office*; Veronica Gonzalez, *Neighborhood & Housing Services*; Sara Wamsley Estrada, *Neighborhood & Housing Services Department*; Allison Beaver, *Neighborhood & Housing Services Department*; James McKenzie, *Neighborhood & Housing Services*; Jessica Lozano, *Neighborhood & Housing Services*; Jacob Floyd, *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 Shirley Gonzales at 11:41 AM.
- **Roll Call** – Allison Beaver, Senior Housing Policy Manager, called the roll. At the time when roll call was conducted, eight (8) 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 September 28, 2022. (Spanish Video timestamp:

Commissioner Ed Hinojosa motioned to approve the minutes from the San Antonio Housing Commission meeting on September 28, 2022. Commissioner Robert Abraham seconded. Motion passed unanimously.

2. Item #2: Briefing and possible action related to the approval of recommended appointees to the Removing Barriers to Affordable Housing Development & Preservation Subcommittee (RBSC) of the Housing Commission. (Video timestamp: 00:22)

Gonzales requested Sara Wamsley Estrada, Affordable Housing Administrator, present.

Wamsley Estrada presented the RBSC's recommended appointments. Gonzales requested the candidates present introduce themselves. Jim Bailey, Melanie Cawthon, Seema Kairam, Meredith Siegel, Taylor Beaver introduced themselves.

Johnson stated that both her and Commissioner Alanis were excited to continue working on the RBSC with the new members.

Gonzales noted though the RBSC was highly technical work, it may be beneficial to discuss a campaign with the Public Engagement and Outreach Subcommittee (PEO) for feedback of what other barriers may be present.

Commissioner Keammerer inquired if demographics were taken on applicants and if any identified as Latino or African American. Wamsley Estrada stated there were no non-Commissioner candidates that identified as either Latino or African American but ask staff to follow up with the demographic data. Keammerer also requested the Council District of each applicant.

Commissioner Kammy Horne motioned to approve the recommended appointees to the Removing Barriers to Affordable Housing Development and Preservation Subcommittee with Commissioner Pedro Alanis and Jim Bailey as co-chairs. Commissioner Robert Abraham seconded. Motion passed with five (5) Ayes, Zero (0) Nays, and three (3) Abstains.

3. Item #3: Briefing on the Housing Commission Subcommittees ongoing work. (Video timestamp: 18:04)

Gonzales requested Abraham, Johnson, and Keammerer present updates on their subcommittees.

Abraham thanked his fellow PEO members for the efforts in assisting the engagement efforts for the Home Rehabilitation Application events. He noted as many still do not have internet access, members make strides with staff to connect with residents and inform them of services and upcoming events that are available to the community.

Keammerer stated the Dashboard and Annual Report Subcommittee (DAR) shifted their meeting frequency to every month as they prepared to draft the 2022 Annual Report. The draft should be approved before the SHIP event on January 28, 2023.

Gonzales inquired if the Dashboard would update with units completed or in-progress. Keammerer affirmed that the Dashboard would be updated with unit information and would have regular updates from staff. Gonzales inquired how many in-progress units were noted on the Dashboard. Wamsley Estrada stated in-progress units and additional Dashboard data was presented at the Planning and Community Development Committee (PCDC) and staff would forward the presentation to Commissioners.

Johnson stated several members of the Renters' Solutions Subcommittee (RSS) have been meeting weekly with the Proactive Apartment Inspection Taskforce to help define "Bad Actor" landlords. Johnson also noted several items including: RSS request for public comment to determine the scope of work for the One-Stop Housing Shop, Liz Cruz's presentation on Trauma Informed Care centered towards renters' issues, Landlord Summit attendance, and TLRA's housing resource briefings for eviction prevention.

4. Item #4: Director's Report. (Video timestamp: 26:02)

Gonzales requested Veronica Garcia, Interim Director, present.

Garcia presented updates regarding the Unified Development Code (UDC), Home Rehab Program (HRP), Housing Assistance Program (HAP) funding, Housing Tax Credit (HTC) application timeline, and upcoming events.

Abraham requested copies of the notification letters that were sent to the Home Rehab applicants. Garcia stated staff would follow up with the notification letters.

Davila requested the application demographic data and noted it would be good to share with non-profit partners as it would provide better information about the community need and what is needed from contributors. Garcia agreed and stated staff would follow up with the demographic data. Davila inquired if Liz Cruz, whom also is assisting with Demolition Diversion would be assisting the HRP. Garcia noted that 60-70% of the applicants listed themselves as "Substantial Rehab". Staff is currently comparing the information to Development Services Department's code enforcement list for potential Demolition Diversion (renamed Operation Rebuild) candidates. She stated that though Cruz is currently assisting with the social work for families that are going through the Operation Rebuild process, two additional social workers have been budgeted with Housing Bond funds to assist additional families with household issues and maintenance. Mark Carmona, Chief Housing Officer, stated Cruz has presented to and trained several other departments on Trauma Informed Care and noted the increased awareness would be beneficial to lessen the strain on Cruz and other social worker's workload. Davila suggested that a question regarding resident insurance information be added as it may help leverage assistance from health insurance providers for housing rehab as there would be a decrease in household injuries. Garcia noted a health insurance question was an interesting angle and would follow up on how to incorporate the question with staff.

Commissioner Hinojosa inquired regarding the demographic data between applicants who applied versus who were selected and if applicants were screened for contact with the justice system. Garcia stated that applicants weren't screened for contact with the justice system.

Keammerer inquired if applicants were asked reasoning for their relocation request. Garcia stated most relocations were due to tenants facing eviction. Veronica Gonzalez, Interim Assistant Director, stated that a reason of hardship is documented with applications before

any funding distribution. Many applicants state their housing instability stemmed from a loss of wages, unemployment, and/or medical issues. Keammerer requested for a discussion for Commissioners to better understand the dynamics of economic and wages in San Antonio.

Johnson inquired regarding the Housing Commission retreat. Gonzales thanked Johnson for the reminder and stated that as the retreat is typically held in April, planning should be underway for that date.

Abraham shared information regarding a senior resident that didn't qualify for homestead exemption due to lack of clear title to their home. He inquired if there were any partnerships to assist people with home title issues. Garcia noted NHSD's partnership for title clearance is with the University of Texas at San Antonio (UTSA) and Local Initiatives Support Corporation (LISC) but noted staff is reviewing efforts as some applicants may take longer than a month to be initially contacted due to the complexity of cases in the workload.

Closing- There being no further discussion, the meeting was adjourned without contest at 12:38 PM.

Respectfully Submitted:

Sharon Chan

**Sharon Chan
Housing Policy Coordinator**