

HOUSING COMMISSION OFFICIAL MEETING MINUTES

WEDNESDAY, FEBRUARY 22, 2023, 11:30 AM
100 W HOUSTON & VIDEO CONFERENCE

Members Present: Robert Abraham, Member
Pedro Alanis, Member
Kristin Davila, Member
Shirley Gonzales, Chair
Richard Milk for Ed Hinojosa, Member
Kammy Horne, Member
Taneka Nikki Johnson, Member
Amanda Lee Keammerer, Member
Cecilia Garcia Redmond, Member

Members Absent: None

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

- **Call to Order** - The meeting was called to order by Chair Shirley Gonzales at 11:48 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.
- **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.

Gonzales expressed a point of privileged to welcome Commissioner Cecilia Garcia Redmond as the new Commissioner appointment for the Greater SATX organization. Redmond introduced herself and her background.

1. Item #1: Approval of the minutes from the San Antonio Housing Commission meeting on January 25, 2023. (Video timestamp: 5:15)

Commissioner Pedro Alanis motioned to approve the minutes from the San Antonio Housing Commission meetings on January 25, 2023. Commissioner Amanda Lee Keammerer seconded. Motion passed unanimously.

2. Item #2: Briefing and possible action related to new appointment of Renters' Solutions Subcommittee (RSS). (Video timestamp: 5:42)

Gonzales requested James McKenzie, Housing Policy Project Manager, present.

McKenzie presented the two new non-Commissioner representative nominees for the RSS.

Commissioner Kristin Davila motioned to approve the recommended appointees as the new non-Commissioner members of the Renters' Solution Subcommittee. Commissioner Pedro Alanis seconded. Roll call motion was taken.

AYE: Gonzales, Abraham, Alanis, Davila, Milk, Horne, Johnson, Keammerer, Garcia Redmond

NAY: None

Motion passed.

Commissioner Keammerer inquired what the current city district composition of the RSS as both new members were from District 8. McKenzie stated he would follow up with Commissioners regarding the information.

3. Item #3: Briefing and discussion related to the Strategic Housing Implementation Plan (SHIP) strategies related to establishing a Community Land Trust (CLT) and Land Banking (LB). (Video timestamp: 12:20)

Gonzales requested Alanis and Ian Benavidez, Deputy Director, to present. Alanis introduced Julia Duranti-Martinez, Program Officer, from LISC (Local Initiatives Support Corporation). Duranti-Martinez and Alanis presented on CLT.

Gonzales inquired how many states have CLTs. Duranti-Martinez share that all states except Arkansas have CLTs. She noted in Texas, there were three in Austin, one in Houston, and one in San Antonio that was coordinated by the Esperanza Peace and Justice Center.

Guadalupe Neighborhood Development Corporation based out of Austin, is one of the older standing organizations to have CLTs for homeownership opportunities. She stated the oldest organization is Champlain Housing Trust in Vermont with over 3,000 CLTs of homeownership and rental opportunities.

Gonzales requested clarification regarding Continuum of Real Estate Models, Slide 23, and contract for deed. Duranti-Martinez stated contract for deed referred to CLTs for commercial spaces and the potential for a commercial tenant to purchase the land they are currently renting.

Commissioner Horne inquired what the driver would be for location selection. Alanis noted that community-based organizations discuss needs with surrounding neighborhood

stakeholders to determine what CLT is needed. Mark Carmona, Chief Housing Officer, noted Esperanza is associated with the Historic West Side Resident Association and concentrates their efforts in the west side of San Antonio. Horne inquired if technical expertise is provided. Alanis stated organizations such as LISC or GroundedSolutions provide technical assistance to organizations.

Redmond inquired if there were development parameters provided to organizations for CLTs, such as percentage of buildout versus greenspace. Alanis noted organizations will discuss with stakeholders what is wanted for the CLT and work with the City to find adequate accommodations. He noted many CLTs buildout community gardens or interim uses when waiting for affordable housing funding. Redmond asked how the CLT would ensure that the housing built is updated to be connected to the internet. Alanis noted connectivity to broadband internet would be more of a city infrastructure integration discussion than a CLT discussion. Carmona noted there is a plan to increase connectivity over time but could discuss to modify plans to prioritize CLT areas and/or plan for CLTs in areas to receive infrastructure upgrades.

Davila inquired about the property tax benefits of CLTs. Alanis stated homeowner's land portion of their property tax is greatly reduced but they would still need to pay taxes and mortgage on the building. Duranti-Martinez also noted buildings are appraised at the affordable house value since they are marked permanently affordable.

Keammerer inquired if any community organization could apply for the RFP (Request for Proposal). Alanis stated any community organization that is interested in empowering their area with a CLT, the RFP is intended to give them the opportunity. Keammerer expressed worry that communities may want to apply but may not be informed and asked how to increase engagement. Carmona noted the initial RFP response was two submissions and agreed that an education campaign may be necessary. Keammerer inquired about ensuring no mismanagement of funding within the organizations. Duranti-Martinez stated accountability would also be tied into the ongoing leadership learning and planning with the CLT. Keammerer inquired how CLTs are funded. Alanis stated income is generated from CLTs directly and other organizations (SAHT, LISC) can provide technical resources and assistance. He noted if a CLT dissolves there are contract mechanisms to ensure homeowners and tenants will still benefit before the dissolution. Keammerer noted a District 5 Council staff member noted they could assist as a resource for CLT information as well.

Gonzales inquired if Bond funds would be available for education campaigns. Benavidez stated staff would confirm with the Bond Council but did not believe Bond funding could be used as the funds pay for other housing assets. Gonzales noted, as a previous Council member, a decision was harder when the community wasn't educated on the benefits of a program but stated there could be other avenues to educate. Abraham noted the Public Engagement and Outreach Subcommittee (PEO) could assist and noted the Divine Redeemer Presbyterian Church may be a good candidate as they assisted their neighborhood with housing rehab and had received funding from the NHSD and HUD.

Johnson inquired how did CLT and LB tie into the Mayor's Housing Policy Framework (MHPF). Benavidez stated that CLT and LB are noted as a SHIP strategy that was derived from MHPF.

Benavidez presented on land banking.

Gonzales asked if surplus governmental properties could be used as land banks. Benavidez noted LB consideration would be a case-by-case basis and property would be transferred to a separate entity for LB. Jameene Williams, Assistant City Attorney, noted that the City has previously acquired areas for LB through OURSA / SAAH (San Antonio Affordable Housing) but noted for traditional city LB opportunities there are statute frameworks. Alanis stated the SAHT was able to assist with non-traditional LB opportunities.

Redmond theorized if the City was able to acquire vacant and tax lien properties in a neighborhood and rehab the areas for affordable housing and demonstrate the benefits of LB to advocates it would garner more community support.

4. Item #4: Director's Report. (Video timestamp: 1:39:40)

Gonzales requested Veronica Garcia, Director, present.

Garcia overviewed updates to the Property Tax Help Campaign (PTHC), Housing Assistance Program (HAP), SHIP Event recap and upcoming events. She requested Ann Eaton, Affordable Housing Administrator, present over the Housing Rehabilitation Program updates. Eaton presented the demographic information of the Home Rehab applications.

Abraham inquired if homestead exemption applications are being offered at the PHTC. Garcia affirmed homestead exemption applications are included in a packet of forms and education materials that are handed to each attendee. They are also able to turn in the forms to the Tax Assessor and Appraisal District that are on-site at the sessions.

Alanis asked of the 600 selected homes to be rehabbed, how many will start in the year. Garcia stated 615 rehabs will be started this year and staff expect to increase the amount for the next Home Rehab application round. Staff is seeking non-profit partners to assist with minor home repair awardees.

Johnson inquired about the wait time for applicants that weren't selected. Garcia stated that the waitlist comprised of the top 20 candidates after the selected households. They would continue to be reviewed by staff for this year's funding or pre-qualification for next year's round but also be referred to a non-profit partner as priority clients. She stated applicants that did not get selected or waitlisted were sent a letter stating they had an active application and would be notified during next year's round to see if they were still seeking assistance. Eaton noted another method to aid the process is to visit all qualifying households to assess their house and living conditions to properly score and assist them as some homeowners are unsure how to categorize their situation.

Abraham noted that the PEO has a vacancy but will need to review the PEO application before launching their search.

Closing-

There being no further discussion, the meeting was adjourned without contest at 1:56 PM.

Respectfully Submitted:

Sharon Chan

**Sharon Chan
Housing Policy Coordinator**

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