

HOUSING COMMISSION OFFICIAL MEETING MINUTES

WEDNESDAY, FEBRUARY 21, 2024, 11:30 AM
115 PLAZA DE ARMAS & VIDEO CONFERENCE

Members Present: Katie Wilson, Chair
Robert Abraham, Member
Pedro Alanis, Member
Jeffrey Arndt, Member
Kristin Davila, Member
Taneka “Nikki” Johnson, Member
Cecilia Garcia Redmond, Member
Crystal Requejo, Member
Michael Reyes, Member

Members Absent: *None*

Staff Present: Veronica Garcia, *Neighborhood & Housing Services*; Mark Carmona, *City Manager’s Office*; Veronica Gonzalez, *Neighborhood & Housing Services*; Juan Valdez, *Mayor’s Office*; Teresa Myers, *Mayor’s Office*; Jameene Williams, *City Attorney’s Office*; Thomas Heydon, *Department of Human Services*; Victoria Gonzalez-Gerlach, *Neighborhood & Housing Services*; Sara Wamsley Estrada, *Neighborhood & Housing Services*; Allison Beaver, *Neighborhood & Housing Services*; Jacob Floyd, *Neighborhood & Housing Services*; Siboney Diaz-Sánchez, *Neighborhood & Housing Services*; Marivel Arauza, *Neighborhood & Housing Services*; Jessica Lozano, *Neighborhood & Housing Services*; James McKenzie, *Neighborhood & Housing Services*; Valentina Fernandez, *Neighborhood & Housing Services*; Joyce Palmer, *Neighborhood & Housing Services*; Sharon Chan, *Neighborhood & Housing Services*

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- **Call to Order** - The meeting was called to order by Chair, Katie Wilson, at 11:37 AM.
 - **Roll Call** – Allison Beaver, Senior Housing Policy Manager, called the roll. At the time when roll call was conducted, nine (9) members were present representing a quorum.
- 1. Public Comments** - Wilson announced there were two (2) residents signed up for public comment. (*Audio timestamp: 02:00*)
1. Item #6: Enrique Insall inquired what housing options were available for older adults. He noted that his house was recently demolished, and he was unable to live with relatives as they were unable to house him. Mr. Insall requested a list of resources that he’d be able to connect with and a timeframe of when he may be able to find and relocate to the housing options provided.
 2. Item #4: Rich Acosta, President of Mi Ciudad Es Mi Casa, stated on the San Antonio Community Resource Directory (SACRD) housing portal, 1,224 apartment complexes

were currently listed their housing finder. However, of the properties listed, only 258 (21% of the results) accepted Section 8 vouchers. Mr. Acosta also noted of the 2,726 single family home rentals listed on the MLS site, 232 properties accepted Section 8 vouchers, 8% of the search results. He stated that the State of Texas does not allow a policy to end Source of Income Discrimination (SOID) for all Section 8 voucher holders. Though the State makes an exemption for veterans with Section 8 vouchers and can include fines for not leasing to veterans due to their Section 8 voucher. Mr. Acosta highlighted that he has received support from Council Districts 4, 6, and 9. He would greatly appreciate it if the Housing Commission could assist in the process to recommend support to Councilmembers on a SOID policy regarding veterans with Section 8 vouchers.

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.

2. Item #1: Approval of the minutes from the San Antonio Housing Commission meeting on January 24, 2024. (Audio timestamp: 9:25)

Commissioner Jeffrey Arndt motioned to approve the minutes from the San Antonio Housing Commission meeting on January 24, 2024. Commissioner Pedro Alanis seconded. Motion passed unanimously.

3. Item #2: Briefing and update on the 2022–2027 Housing Bond. (Audio timestamp: 9:52)

Wilson requested Veronica Garcia, Director, present. Garcia noted that Victoria Gonzalez-Gerlach, Housing Bond Program Administrator, would present on updates for the third round of Housing Bond funding Request for Proposals (RFP). Gonzalez-Gerlach overviewed the Housing Bond's background, previously awarded projects, three current planned RFPs, available funding for each category, scoring criteria, and timeline.

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

4. Item #3: Briefing and discussion on the SA to DC trip and the work of the Housing Group while in DC. (Audio timestamp: 27:55)

Wilson requested Mark Carmona, Chief Housing Officer, present. Carmona spoke regarding the annual SA to DC trip's agenda, attendees, and the hosted housing panel about the depth of housing needs and infrastructure in San Antonio and how it is being addressed.

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

5. Item #4: Briefing and discussion on the San Antonio Community Resource Directory (SACRD) Housing Services Portal. (Audio timestamp: 43:12)

Wilson requested Jacob Floyd, Housing Policy Manager, present. Floyd overviewed the SHIP's (Strategic Housing Implementation Plan) strategy for a One-Stop Shop and highlighted a component of the plan: a digital one-stop shop. Floyd briefed the Commission on the Housing Portal funded by the City and developed by San Antonio Community Resource Directory (SACRD) including its purpose and timeline. Bill Neely, Executive

Director of SACRD, demonstrated the Portal's functions and noted opportunities for public feedback.

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

6. Item #5: Briefing on the Housing Commission Subcommittees' Ongoing Work. (*Audio timestamp: 01:03:00*)

Wilson requested the subcommittee representatives (Arndt, Abraham, Davila, Johnson, and Alanis) present.

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

7. Item #6: Director's Report. (*Audio timestamp: 01:20:51*)

Wilson requested Veronica Garcia, Director, present. Garcia overviewed the SHIP Event recap, ADU (Accessory Dwelling Unit) Permit Ready RFQ (Request for Qualifications), Public Information Campaign, Property Tax Help Campaign, Housing Assistance Program, and upcoming meetings.

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

8. Item #7: Commissioner reports on items of community interests. (*Audio timestamp: 01:40:00*)

Wilson inquired if the Commissioners had any items to note for the Commission and/or public interest.

Commissioner Michael Reyes highlighted Opportunity Home would host a Lease Up Fair on February 28, 2024, connecting voucher holders to landlords. He noted there were currently around 900 voucher holders seeking units. Reyes announced regarding the Housing Bond and Westside Community Initiative, five homes would be finishing in the coming two weeks. He also congratulated Close to Home on their successful Point in Time Count.

Commissioner Crystal Requejo announced that the Mexican American Unity Council (MAUC)'s Heirs' Title Program would be opening on March 1, 2024. She noted Broadway Bank and FHL Bank of Dallas also contributed \$75,000 to the Program.

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

Closing-

There being no further discussion, the meeting was adjourned without contest at 1:20 PM.

Respectfully Submitted:

**Sharon Chan
Housing Policy Coordinator**