

HOUSING COMMISSION OFFICIAL MEETING MINUTES

WEDNESDAY, NOVEMBER 9, 2022, 11:30 AM
114 W COMMERCE & VIDEO CONFERENCE

Members Present: Robert Abraham, Member
Shirley Gonzales, Chair
Ed Hinojosa, Member
Taneka Nikki Johnson, Member
Sarah Sanchez, Member
Kammy Horne, Member

Members Absent: Pedro Alanis, Member
Kristin Davila, 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*; Ian Benavidez, *Neighborhood & Housing Services*; 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*; Siboney Diaz-Sánchez, *Neighborhood & Housing Services*; Marivel Arauza, *Neighborhood & Housing Services*; Jaime Lalley-Damron, *Neighborhood & Housing Services*; Sharon Chan, *Neighborhood & Housing Services*

-
- **Call to Order** - The meeting was called to order by Chair Pro-tem Taneka Nikki Johnson at 11:40 AM. Johnson stated she would be assisting the meeting facilitation and noted Chair Gonzales was joining virtually.
 - **Roll Call** – Allison Beaver, Senior Housing Policy Manager, called the roll. At the time when roll call was conducted, six (6) members were present representing a quorum.

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

- **Public Comments** – Johnson 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: Briefing related to the 2022-2027 Housing Bond (Video timestamp: 05:00)

Johnson requested Veronica Garcia, Interim Director, present.

Staff note: Commissioner Hinojosa recused himself from discussions and exited the meeting at 11:44 AM.

Garcia presented the Housing Bond recommendations, including the goals, parameters, summary of each category (rental housing production & acquisition; rental housing acquisition, rehabilitation, and preservation; and homeownership production), and proposed funding.

Gonzales inquired how much would be leveraged with the bond dollars. Garcia stated that almost \$250 million would be leveraged from the \$44 million which would be almost a 5 to 1 ratio of bond to leveraged funding. Gonzales inquired if most of the projects awarded were shovel ready. Garcia stated most of the projects had plans to break ground within six months and all projects were required to break ground within nine months of being awarded. She noted staff will remind applicants of the requirement that projects break ground within nine months of award and that developers who weren't recommended in this round would be encouraged to review successful proposals before the next round of submissions.

Commissioner Sanchez inquired what factors were considered for determining the amount allotted for each recommendation. Garcia stated the funding amounts were based on the gap funding requested, leveraged dollars per unit, and other funding sources obtained. She also noted due to their nature, public housing units require more funding per unit.

Commissioner Abraham inquired, regarding Slide 15, what AMI (area median income) was Vendor A going to serve. Garcia stated Vendor A would serve households at 80% AMI and below.

Abraham inquired what percentage of the bond funding would be placed towards the permanent supportive housing (PSH) RFP (request for proposals). Garcia stated priority would be for proposals whose entire mix of units would serve chronically homeless individuals.

Mark Carmona, Chief Housing Officer, noted the 2,532 units discussed did not include the Housing Rehab Program. He stated the combined production and preservation should be comfortably over the annual goal for the SHIP (Strategic Housing Implementation Plan) and would be tracked with the dashboard. Garcia noted that NHSD aimed to serve 700 families with the Home Rehab Program.

Johnson inquired how effective the Displacement Impact Assessment (DIA) was in the RFP selection. Garcia stated the DIA was effective in highlighting projects to the scoring committee that were located in vulnerable areas and areas that would increase the area's population more than 10%. Johnson asked if the DIA would be used in the second RFP round. Garcia stated the DIA would be used in the second round and staff is considering applying it to other areas where City funding is awarded.

Johnson inquired how effective the scoring metrics were in the RFP process. Carmona noted the metrics were very effective as they placed a systematic mindset of what was needed by the Bond and SHIP.

(Video timestamp 45:13) Johnson inquired how transportation accessibility was scored in the RFP selection process. Garcia stated if a development was within a quarter mile of public transportation, they were given a priority point. Other accessibility features, like sidewalks, were also considered and all factors listed under Construction Priorities for a total of 15 points.

Staff note: The question from Commissioner Johnson was asked later in the meeting but was related to the conversation surrounding this item. For ease of reading, the question and staff response are included under the item's minutes.

➤ **Point of Privilege** *(Video timestamp 36:45)*

Johnson thanked Commissioner Sanchez for her almost four years' service and commitment to the Housing Commission.

Abraham thanked her for her knowledge and expert questions that furthered the whole Commissions knowledge.

Sanchez stated it was a pleasure being on the Commission and Greater SATX would appoint a new representative soon. She shared they felt affordable housing was an important issue for the community's economic growth.

Gonzales apologized for not being in person and noted Sanchez's organization's importance in the community's economic development and looked forward to continuing work with her in some capacity.

Garcia and staff thanked Sanchez for her work from the inception of the Housing Commission and the gained insights from her service. Garcia presented Sanchez with a token of appreciation.

Abraham noted an article mentioned a program that would repurpose old materials recovered from rehabs of other homes. Garcia stated a large number of applicants were interested in utilizing repurposed materials during the RFP process.

Abraham noted another article highlighted lots on sale in San Antonio's southside and inquired if they may potentially be used for affordable housing. Garcia noted the eight surplus City lots were transferred to San Antonio Affordable Housing, a City non-profit. Seven lots would be used to produce affordable single-family homes and one lot will be used for multi-family affordable housing.

Closing- There being no further discussion, the meeting was adjourned without contest at 12:28 PM.

Respectfully Submitted:

Sharon Chan
Housing Policy Coordinator