

San Antonio Housing Commission to Protect & Preserve Dynamic & Diverse Neighborhoods

Meeting Minutes

Tuesday, October 27, 2015

4:00 P.M.

Municipal Plaza Building

PRESENT: 14 – Board Members Rod Radle, Jackie Gorman, Gabriel Velasquez, Debra Guerrero, Michael Hogan, Rebecca Walter, George Balliet, Gilbert Piette, James Bailey, Jennifer Gonzalez, Natalie Griffith, Richard Milk, Carol Rodriguez, Noah Garcia

ABSENT: 1 – Board Member Mu Son Chi

STAFF PRESENT: Peter Zanoni, Deputy City Manager; John Dugan, Director, Department of Planning & Community Development; Camila Kunau, Assistant City Attorney, Office of the City Attorney; Marc Druck, Compliance Auditor, Office of the City Auditor; Michael Taylor, Planning Administrator, Department of Planning & Community Development, Hollis Young, City Attorney's office; Lori Houston, City Manager's Office; Edward Guzman, City Attorney's Office; Ramiro Fernandez, Department of Planning & Community Development

CALL TO ORDER:

Chairwoman Jennifer Gonzalez called the meeting to order at 4:02 pm.

1. Approval of the minutes September 21, 2015

Board member Natalie Griffith accepted the minutes of October 21 ,2015 San Antonio Housing Commission to Protect and Preserve Dynamic & Diverse Neighborhoods with 3 changes as discussed. Board member Debra Guerrero seconded the motion. Motion carried unanimously.

2. Follow-up on boards and commission rules, procedures and ethics.

Camila Kunau, Assistant City Attorney followed up on identifying and determining how a Commissioner is to determine the need to recuse oneself from a possible conflict. She provided copies of the State form and City form to use if there is a possible conflict along with instructions on how to fill out. She stated to turn in form to City Clerk's office when completed.

Vice Chair Michael Hogan asked for clarification regarding involvement in Bond decisions #6.

Kunau stated that a Commissioner can be involved in the recommendation to the City Council of a Bond but the not actual development, including the guidelines or setting up the parameters and submitting bids. She asked members to call her if a specific issue comes up.

Vice Chair Michael Hogan stated that for proposed bonds, we as the commission cannot set up the criteria on bonds.

Kunau agreed that meeting with staff is best.

Board member Gabriel Velasquez asked what if there is a preliminary setting sealing on availability.

Kunau stated that is fine.

Vice Chair Michael Hogan stated two things were needed: the administration of the rules and who is going to set up rules and, in addition, the rules needed to be set up in a sensible way.

Board member Natalie Griffith asked if both forms are needed if there is a need to recuse oneself

Kunau replied yes

Griffith asked what if it comes up in this meeting.

Kunau replied that Michael would take it, wait out in the hall and then we would wave you back in when the item is over.

3. Briefing and discussion on the Comprehensive Housing Needs Assessment and Strategic Plan prepared for the City of San Antonio through technical assistance grant from HUD

Michael Taylor, Planning Administrator, displayed and elaborated on income categories to assist in painting a picture of different households in San Antonio and what comprises each category and how this data is used to develop programs.

Board member Radle asked if the 150,000-plus units in demand include substandard units

Michael Taylor replied that it does includes substandard units

Board member Carol Rodriguez asked for the source

Michael Taylor replied that it is HUD data and ACS (American Community Survey)

Board member Noah Garcia What is the information on second chart? The 79,144; 71,808; the 687 and the 824?

Michael Taylor: The 79,144 is total households in that income category. The 71,808 is the number of households that are paying too much, that are overcrowded or living in units that need major repairs. The vast majority in this income category are not meeting the current needs.

Board member Jim Bailey asked to define household

Taylor replied that a household is group of people living in one unit who may or may not be related.

Board member Jackie Gorman asked why the utilities higher than the rent

Taylor replied that the utility amount of \$197.00 is the standard amount used by HUD and it could vary. No actual measuring or data is available right now.

Board member Gabriel Velasquez commented that this is the description of what is San Antonio. There is so much poverty in the city.

Board member Natalie Griffith mentioned that the data overlooked non profit providers

Chair Woman Jennifer Gonzalez affirmed that we do not have all the data.

Michael Taylor replied that this is where we can use everyone's help putting together these sources

Board member Noah Garcia asked if demographics or age are included in this

Chairwoman Jennifer Gonzalez replied that we are looking at other groups

Michael Taylor mentioned that demographics are not readily available for this level. Only for the lowest income level

Board member Natalie Griffith said that their program sees buyers of all ages; one first-time home buyer was 86 years old

Chairwoman Gonzalez said that data is useful to help us prioritize but also to see where gaps are.

Board member Debra Guerrero mentioned the tax-exempt bonds program and asked if this would be included

Board member Jim Bailey asked how many people are in each household, on average

Taylor replied that average household size is about 2.5

Board member Gabriel Velasquez commented that data is organized like chart, which makes very rich have same weight as poor.

Chairwoman Jennifer Gonzalez suggested that information is there to help begin understanding the impact and help making decisions.

Board member Debra Guerrero asked why east and west are mentioned in the slide and not Southside

Michael Taylor replied that the map is based on median income.

Guerrero said that this needs to encompass all areas and be broader.

Chairwoman Jennifer Gonzalez confirmed that it is based on data for those areas where those households are most predominant.

Board member Gabriel Velasquez mentioned that statistics show history of segregation of the city, and it is proportional to the bond. He asked who carries the burden?

Board member Jackie Gorman mentioned that the last chart appears out of proportion

Michael Taylor replied that proportion is based on where break points are.

Board member Noah Garcia asked to clarify the \$54,866 income category.

Taylor answered that it is the ceiling on the upper income category (120 percent of median household income)

Board member Gabriel Velasquez commented that on the bottom of the economic chain you have some of the hardest working people and yet make very little.

Taylor said that language would change to be more reflective of that

Board member Rod Radle asked to clarify midpoint. How is it calculated?

Taylor answered that numbers are the maximum of each category; numbers shows only for rent excluding utilities (assumes \$197 for utilities)

Board member Gabriel Velasquez asked if there is a correlation between choice and no choice –

Taylor responded that there is probably a correlation but that data is not readily available on why people rent.

Board member Carol Rodriguez asked how current housing being built is overlaying on these categories.

Board member Noah Garcia added that we could get some projects under development. What houses geographically are being built?

Rodriguez clarified by asking what is currently built and how does it fit with this data. Is there a need for rehabilitation?

Chairwoman Jennifer Gonzalez replied that we do not know what the range of deficiencies is.

Michael Taylor concurred that we don't know. HUD has not provided the data but we can look at information.

Jim Bailey asked for follow up or clarification—to look at projected units

Noah Garcia suggested that we will see with this information that affordable housing is not being built

Bailey asked for more clarity in terms of demand. What is getting built annually? We need to know the demand. What does shortage mean?

Michael Taylor replied that this data is not perfect science. HUD uses data that comes from the Census bureau.

Jackie Gorman asked how do we look for this point forward? Where the people now?

Natalie Griffith responded that people are living with family, friends, or in substandard housing that is overcrowded. They are often moving house to house as long as they can

Gorman added that she wants to be sure as we talk about these numbers that they are realistic.

Natalie Griffith stated that 2,600 people that applied with Habitat are living with family or friends

Gabriel Velasquez replied, “Don’t make it rational –it’s irrational.” He expressed concerns about the impact of population projections coming into San Antonio.

Rod Radle replied that impact and housing stock are a major issue and that we need to look at it and be creative in an affordable way

Gabriel Velasquez suggested that design impacts where people should go

Board member Rebecca Walter – Housing demand under demand. Land trust model tied to other programs. All programs are federal max affordable pricing

Carol Rodriguez replied that the problem is much broader. Gentrification will cause numbers to increase in the lower-income categories

Jackie Gorman discussed idea that disparity of income should be spread out to all districts. Encourage people to move to other areas. Impacts are across the community.

Rodriguez added that displacement is bad, and stated the importance of having policies in place.

Natalie Griffith mentioned that the category of affordable housing is of concern; she asked why it appears that affordable housing is for people who are not working and why workforce housing is for the employed.

4. Survey Results and Work Plan

Michael Taylor reviewed the rankings from the survey that was sent to board members after the prior meeting.

Rod Radle suggested that if the survey was redone after the housing needs information, results might change

Jennifer Gonzalez concurred.

Michael Hogan questioned whether people answered based on whether items were priorities versus whether they were most important need.

Carol Rodriguez asked if staff can help Commission with proposed work plan

Michael Taylor mentioned that he could resend survey if desired. He would also send out the assessment.

Rod Radle asked if the group would break into subcommittees and thus start tracking progress on multiple priorities at the same time.

Debra Guerrero suggested that the bond issue is most critical due to timing.

Michael Taylor added that the target date for a bond election is May 2017, rather than November 2017

Chairwoman Jennifer Gonzalez discussed the idea to take top four recommendations and breakout into subcommittees for further discussion, with about 5 commissioners in each subcommittee

Jackie Gorman asked whether a subcommittee for the zoning notification issue is the best use of time

Natalie Griffith suggested redoing the survey, but other members said that would delay work.

Chairwoman Jennifer Gonzalez asked whether the assessment of policies would require a third party.

Michael Taylor confirmed that it would, and that the assessment could take a year or more.

Gabriel Velasquez suggested leaving survey results as is.

Lori Houston, Assistant City Manager, offered assistance in creation of subcommittees. She suggested that staff could provide recommendations to the Commission on the zoning notification process and UDC amendments.

Chairwoman Gonzalez agreed

Subcommittees were established as follows:

- ☐ Zoning Notification- staff
- ☐ UDC Amendments -staff
- ☐ Housing Bond- Guerrero, Radle, Piette, Velasquez, Hogan, Milk, Gorman
- ☐ COSA Assessment- Bailey, Rodriguez, Griffith, Garcia
- ☐ Property Tax Relief- Rodriguez, Gorman, Griffith, Garcia
- ☐ Housing Summit- future
- ☐ Manufactured Homes- future
- ☐ Inclusionary Housing- future
- ☐ Housing Counseling- future
- ☐ Relocation Assistance- future

5. Consideration and approval of alternative dates for November and December 2015 Commissions meetings.

Staff recommended changing November and December meetings to Tuesday, November 17, 2015 and Tuesday, December 15, 2015 due to holiday schedules

Board member Noah Garcia moved to approve the alternative dates and Board member Debra Guerrero seconded the motion.

Motion carried unanimously.

6. Citizens to be heard

One citizen signed up to speak, Amanda Haas. She encouraged the Commission to use the data provided by staff to ensure that housing programs meet the needs in each income category. She also discussed the HUD definition of homelessness, housing burden statistics in San Antonio, and the lack of a concrete definition for affordable and workforce housing.

Vice Chair Michel Hogan asked Haas what she believed the work of the Commission should include. She suggested that the Commission rely on the facts when creating policy recommendations. She also voiced support for changes to the zoning notification process.

ADJOURNMENT: Chairwoman Jennifer Gonzales adjourned at 6:17 pm.