

**SAN ANTONIO HOUSING COMMISSION TO PROTECT & PRESERVE DYNAMIC & DIVERSE NEIGHBORHOODS  
OFFICIAL MEETING MINUTES  
FEBRUARY 25, 2016**

- The Housing Commission to Protect & Preserve Dynamic & Diverse Neighborhoods of the City of San Antonio met in session at 4:02 P.M., Municipal Plaza Building, B Room, 114 W. Commerce Street
- The meeting was called to order by Jennifer Gonzalez, Chair and the roll was called by the Secretary.

**PRESENT: Jennifer Gonzalez, Jim Bailey, Natalie Griffith (arrived 4:22), Carol Rodriguez, Jackie Gorman, Gabriel Velasquez, Mu Son Chi, Debra Guerrero (left 6:00), Mike Hogan, Rebecca Walter (left 5:45), Noah Garcia, George Balliet, Gil Piette (arrived 4:12)**

**ABSENT: Richard Milk, Rod Radle**

- **Staff Present:**  
John Dugan, Director, Department of Planning & Community Development  
Edward Guzman, City Attorney's Office  
Ramiro Fernandez, Department of Planning & Community Development  
Christopher Lazaro, Department of Planning & Community Development  
Tom Morgan, Department of Planning & Community Development

Jennifer Gonzalez stated she understands there are members of the Commission that have an issue with the structure and membership of the Housing Bond & Funding Subcommittee. The Commission's action at the January 26, 2016 meeting to reconstitute the subcommittee have been reviewed and determined to be valid without issue. If a member wishes to discuss the Commission's action or take a motion to alter the subcommittee structure, the appropriate time to do so would be as part of item 4.

**1. Approval of minutes - January 26, 2016 Housing Commission**

The motion was made by Debra Guerrero and seconded by Noah Garcia to approve the January 26, 2016 minutes.

Gabriel Velasquez stated he has an issue with the minutes. The decision that was made is not consistent with the language of the minutes. Number 2 under item 5 indicating: Revert the reduced size subcommittee to the very original members that were suggested for it which were. Gabriel Velasquez indicated that he was one of the original members to the Housing Bond & Funding Subcommittee. Number 2 is not consistent with the description in the language used for the January 26, 2016 minutes. Item 5 is voidable because it is not on the agenda and should not have been heard. Regardless what decision was made, to find it official could be subject to the will of the commission to decide what it considers what its ethics are. If the statement that was read and the decision that was made is based on definition of what the ethics moving forward of this board are, then it should be written into the record, Chair should make a statement that the chair is agreeing to a board structure that does not require the spelling out of items that will be on the agenda. This would allow us to make decisions on items that are not on the agenda. The biggest issue is the possibility of being sued. This is the chance the chair will have to take.

Jennifer Gonzalez asked if Natalie specified "original" or just to form a subcommittee. Jennifer Gonzalez further asked if City Attorney's office would be present for the meeting.

Gabriel Velasquez stated his name is missing from the list of the Housing Bond & Funding Subcommittee.

Michael Taylor confirmed that Natalie stated "original" but listed out the names as shown in the January 26, 2016 minutes.

Jennifer Gonzalez stated the minutes, as they are written, are correct.

Michael Taylor stated there is a correction to the January 26, 2016 minutes as stated; under the summary of Citizens to be heard, James McKnight's statement should be clarified that he spoke about notifying tenants of surrounding properties.

Mu Son Chi correction to how we were using his last name.

Gabriel Velasquez stated we are not voting on the minutes whether the statement Natalie made was true, we need to vote on whether there is an original member missing from the list indicated on the minutes.

Jim Bailey stated we can bring that up as a separate item. What we are voting on is the veracity of the reporting what was said at the January 26, 2016 meeting.

Gabriel Velasquez stated the statement made at the January 26, 2016 meeting implicates him and will need clarification.

Jennifer Gonzalez stated the minutes, as they are written, is a reflection of the January 26, 2016 meeting.

Debra Guerrero called to question

**COMMISSION ACTION:**

The motion was made by Debra Guerrero and seconded by Noah Garcia to approve the January 26, 2016 minutes with the correction as stated.

**AYES: Gonzalez, Bailey, Chi, Guerrero, Hogan, Walter, Garcia, Balliet**

**NAYS: None**

**ABSTAIN: Rodriguez, Gorman, Velasquez**

**THE MOTION CARRIED**

**2. Citizens to be heard**

Joseph Windham stated he was there on behalf of the membership that wanted the Commission to look at the mixed income neighborhoods. One way to look at that is to look at the income level of the area. The key point that our members would like the Commission to consider is that instead of having someone new come into that community is to look at the existing long term individuals that are already there.

Marisol Cortez stated she is speaking on behalf of Vecinos of Mission Trails. It is important to state that we were not declining meetings but ask to defer so that all the Commission members had received our email. We ask for a dedicated time/date for the entire Housing Commission to consider input from Mission Trails residents on resident retention policies. We understand time and focus of the Housing Commission but we also feel that rather than just being a narrow subset of all San Antonio residents that Mission Trails residents are the part that speaks the whole.

Marisol Cortez made a request for time on the next Housing Commission to present the preliminary findings collected. We want an opportunity for dialog once we present the data.

Jessica Guerrero made a request for an interpreter for Margarita. Margarita is one of the displaced residents of Mission Trails.

Marisol Cortez asked for an interpreter for Margarita.

Gabriel Velasquez asked if it would be possible to have an interpreter attend the meetings moving forward.

Michael Taylor stated there is a significant cost to the City associated with having a translation service.

Debra Guerrero stated there should be a statement on the agenda, that if translation is needed, to please request ahead of time.

Gabriel Velasquez stated he would like the record to reflect that District 3 commissioner is requesting a translator for Spanish speaking individuals.

Mu Son Chi stated ideally it would be nice to have a translator on hand but if requests are made, Michael and staff would be accommodating.

**3. Briefing and Discussion on the REnewSA Real Estate Market Study and an Analysis to Measure Leading/Lagging Indicators of Neighborhood Change and Displacement**

Christopher Lazaro presented on the REnewSA Market Study.

Jackie Gorman stated she questions if bus use is a function of the community.

Carol Rodriguez requested clarification on augmenting; what will be updated and added once moving forward.

Michael Taylor stated he can look at demographic information; educational attainment, shift changes in race/ethnicity, and we could look at shift changes in income but it is almost already reflecting in market data because we are looking at rents/mortgages and those will increase with income. We could possibly look at spending habits as well.

Carol Rodriguez stated it is important to look at changes in income.

Jackie Gorman asked if there is another source to collect the income data.

Rebecca Walter stated there is another source but it is very expensive due to the amount of detail and the level of data collected.

Mu Son Chi asked if there is a more detailed methodology.

Michael Taylor stated he will add the report to the drop box.

#### **4. Briefing and Discussion on the Housing Bond and Funding, Policy and Infrastructure, and Resident Retention Subcommittee Structure and February Subcommittee Meetings**

Michael Taylor presented an overview of the February subcommittee meetings.

##### **Policy & Infrastructure – Feb 9**

###### Policy & Program Identification

###### Next Steps

Mu Son Chi asked if the commission will have an opportunity to review the RFP.

Michael Taylor stated the RFP will be sent out to commissioners for comment.

##### **Housing Bond & Funding – Feb 10 & 17**

###### Citizen Survey

Gabriel Velasquez asked if the scale for need could shift based on what the citizens would support.

Michael Taylor stated that is a topic the commission would need to discuss.

###### Justification

###### Income Categories

###### Project Location Criteria

###### Loan Programs

Gabriel Velasquez stated in looking at HUD homes, where owned by HUD and a non-profit partner, if there is a process for utilizing monies generated from the housing but should also come with a compliance code that oversees the standard.

###### Next Steps

Rebecca Walter stated it is important to talk about long-term affordability for all programs and making sure there are some restrictions tied to these programs because that is how you can leverage this and address affordability over the long run. The other point to consider is Project Location Criteria. When you look at expanding opportunity, when you say looking at starting with TDHCA and their opportunity for QAP I would caution with that. This has to be flexible.

Michael Taylor stated we want to make sure we are not excluding projects that can leverage tax credits with bond proceeds.

##### **Resident Retention – Feb 16**

###### Citywide Vulnerability Analysis

Noah Garcia asked how many manufactured home parks are in a flood plain.

Michael Taylor stated that some of the analysis shows that the land is prone to flooding.

Jackie Gorman asked if there is a relationship between to where these manufactured parks are located on the grid and where they are located in the city.

Michael Taylor stated there may be a correlation related to age, in terms to parts of the city, they are all over.

Carol Rodriguez stated now that we know these parks are not zoned properly, is there a danger of something that could possibly happen through Code Compliance or is it only when they are looking at expanding.

Michael Taylor stated it is really looking at when they want to expand or do improvements that the zoning issue comes up.

#### Policy Scenarios

##### Park Policy Options

Gabriel Velasquez asked what year MH/MHP/MHC zoning was created and do they carry vested rights.

Michael Taylor stated some parks may carry vested rights. The parks not zoning appropriately may be because a conversion when the city adopted a new zoning code or because the manufactured park was annexed.

Natalie Griffith stated the mobile home parks are vulnerable without the appropriate zoning.

Michael Taylor stated even with vested rights the mobile home parks face challenges. The best case is to have the appropriate zoning. The rezoning process would involve Code Enforcement, Zoning, and also Human Services. This would be an opportunity to send a team into the mobile home parks and do an assessment.

Gabriel Velasquez stated he would like to see the year that the trailer park created, along the river, to the period of moving and the historic value.

Jim Bailey stated what we are suggesting is developing a set of policies if it is not viable to let people know and deploy resources.

Jennifer Gonzalez stated a policy that would inform the mobile home tenants that their community is at risk and the reasons why and because of those specific reasons the community should begin to think what the next steps are should the property be sold.

Gabriel Velasquez asked who makes the determination that these mobile home parks are substandard.

Natalie Griffith stated she would like to see options given to the property owner to improve and bring the property up to standards.

Noah Garcia asked how many of the mobile home parks have vouchers in them.

#### Next Steps

### **5. Director's Report**

Gabriel Velasquez stated, as voted on the minutes, if the minutes stand true, there is an issue. There is a purpose for agendas being set beforehand. Every member has a right and responsibility to discern what their action will be as a result to that agenda and that is to include, can the commissioner attend the meeting or not. If there is an item on the agenda that affects the constituents of District 3, I will make every effort to attend the meeting.

Natalie Griffith stated the original activity was to have the committee of 7, but it was also not on the agenda to have a motion to make it as a committee of a whole.

Mike Hogan stated it was part of a discussion that was on the agenda. From my perspective, you purposely did something that should have been talked about as a whole and voted as a whole. It should have been an agenda item or even a draft resolution.

Natalie Griffith stated she apologizes and the way she read it from her notes is the way it is listed in the motion.

Edward Guzman, City Attorney's Office, clarified that the agenda is drafted broadly. This is a broad posting to allow the commission to take action.

Mike Hogan stated the whole group needs to have discussion and the opportunity to weigh in and make a decision.

Mu Son Chi stated this goes way back to the beginning. I would love to see people who want to be part of the committee to have the opportunity to participate. The original point I was trying to make was that the subcommittee rules were designed to exclude people who wish to participate. It's less about how many people are on the committee and more about the understanding to get work done as a committee. I would support more people to participate on subcommittees.

Jim Bailey asked if Mike Hogan was on the subcommittee.

Mike Hogan stated he did raise his hand but did not get selected but when we voted to make the committee as a whole and that resolved the problem.

Natalie Griffith stated one thing that the commission or the subcommittees needs to be careful about is, if we are going to conduct business and if anyone objects, that wasn't there, we will never get the work done.

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Jim Bailey stated in reality we are not taking votes on major issues at these subcommittees. We are taking votes on call to order and a vote to adjourn.

Gabriel Velasquez stated there is a protocol for the meetings. We need to do our best to create transparency.

Edward Guzman, City Attorney's Office, stated the subcommittees are posted and other members can attend the subcommittees but cannot vote. That complies with the Open Meetings Act.

Gabriel Velasquez stated it is our ethical position, as a commission, and like legal has stated, we can be as unethical as law allows us to be.

Edward Guzman, City Attorney's Office, asked Gabriel Velasquez to clarify that statement.

Gabriel Velasquez stated the decisions on items or creating blanket statements on agendas so we can do whatever we want without knowing specifically what those decisions are to the best of our ability.

Edward Guzman, City Attorney's Office, stated the posting complied with the Open Meetings Act; the motion was made subject to the posted language, which was consistent with the Open Meetings Act.

The motion was made by Jim Bailey and seconded by Debra Guerrero to end discussion on the issue.

Gabriel Velasquez offered a friendly amendment to the motion to void the decision that was made and go back to the original committee as the whole. We need to act in the highest ethical manner as possible and we all have different perspectives.

Jim Bailey stated he withdraws his motion.

Mike Hogan stated that he recommends transparency and that items be brought as a motion.

The motion was made by Gabriel Velasquez to utilize the minutes as read that state the Housing Bond & Funding Subcommittee be the original members that were suggested.

Natalie Griffith asked Gabriel Velasquez to clarify the members for the Housing Bond & Funding Subcommittee.

Gabriel Velasquez stated someone needs to own up to who wrote the original list and from what I understand was Natalie.

Natalie Griffith stated she wrote the list down from the original discussion what people's strengths were.

Jackie Gorman called point of order. There is a motion on the table.

Due to lack of a second, motion failed.

Carol Rodriguez stated she volunteers to work with Jennifer Gonzalez on the Mission Trail request.

- **Adjournment**

The motion was made by Gil Piette and seconded by Noah Garcia to adjourn. There being no further business, the meeting adjourned at 6:27 P.M.

**AYES: Gonzalez, Bailey, Griffith, Rodriguez, Gorman, Velasquez, Chi, Hogan, Garcia, Balliet, Piette**

**NAYS: None**

**THE MOTION CARRIED**