

April 26, 2016

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**SAN ANTONIO HOUSING COMMISSION TO PROTECT & PRESERVE DYNAMIC & DIVERSE NEIGHBORHOODS
OFFICIAL MEETING MINUTES
APRIL 26, 2016**

- The Housing Commission to Protect & Preserve Dynamic & Diverse Neighborhoods of the City of San Antonio met in session at 4:03 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, Richard Milk, Rod Radle, Jackie Gorman (arrived 4:44), Mu Son Chi, Debra Guerrero, Mike Hogan, Rebecca Walter, George Balliet, Gil Piette

ABSENT: Carol Rodriguez, Gabriel Velasquez, Noah Garcia

- **Staff Present:**
Edward Guzman, City Attorney's Office
Ramiro Fernandez, Department of Planning & Community Development
Christopher Lazaro, Department of Planning & Community Development
Richard Keith, Department of Planning & Community Development
Peter Zaroni, Deputy City Manager

1. Approval of minutes – March 22, 2016 Housing Commission

COMMISSION ACTION:

The motion was made by Mike Hogan and seconded by George Balliet to approve the March 22, 2016 minutes as submitted.

AYES: Gonzalez, Bailey, Griffith, Milk, Radle, Guerrero, Hogan, Walter, Balliet, Piette

NAYS: None

ABSTAIN: Chi

THE MOTION CARRIED

2. Citizens to be heard – No citizens signed up

3. Briefing and discussion on a framework for a potential affordable housing bond

Jim Plummer discussed affordable housing finance and gap financing.

Debra Guerrero stated in looking at San Antonio, Austin and Dallas, Austin being the model, realizing the money put into gap financing is much less because their incomes are much higher.

Jim Plummer stated the general rule is that you want to do 100% tax credit, that's what the market likes, that is the most equity going into a project and the most stable project you can do. Generally that income level is a 60% AMI. If you start income tiering down, you're going to drive down the rent, which will drive down the income and will drive down the amount of loan they can get. This will cause the gap to increase. The more income tiering you impose on the project, the bigger that gap financing for the project.

Chris Lazaro presented on the following:

Loan Programs

- 1) Gap Financing for New Construction – Affordable Rental Housing
- 1) Gap Financing for New Construction – Senior & Veteran Housing
- 1) Gap Financing for New Construction – For-Sale Housing
- 1) Gap Financing for New Construction – ADU Pilot Program
- 2) Multifamily Rehab to Preserve Affordability – Multifamily Rehab

2) Multifamily Rehab to Preserve Affordability – Senior Multifamily Rehab

3) New Homebuyer Rehabilitation – New Homebuyer Rehab

4) Owner-Occupied Rehabilitation – Owner-Occupied Rehab

4) Owner-Occupied Rehabilitation – Minor Repair/ADA Improvements

5) Homebuyer Assistance – Down-Payment Assistance

6) Community Land Trust/Land Bank – Community Land Trust Pilot

6) Community Land Trust/Land Bank – Land Bank

Summary

Justification

Income Categories

Project Location Criteria

Next Steps

Meeting Schedule

Natalie Griffith stated if there is not a quorum it is debilitating for the commission/committee. It's best to know in advance.

Debra Guerrero stated the scheduled commission meeting in July is the same week as the Texas Association of Affordable Housing Providers.

Jennifer Gonzalez asked that the schedule be sent out and the commissioners can email dates they may be out.

4. Briefing and Discussion on the Policy and Infrastructure, Housing Bond and Funding, and Resident Retention April Subcommittee meeting reports

Chris Lazaro presented the updates of the subcommittees.

Policy & Infrastructure 4/12/16 – Policy Assessment Framework and the continued discussion on Inclusionary Housing. No responses have been received from the RFP. Some adjustments have been made to the RFP and has been sent out. Staff working group meetings will be done in house.

Housing Bond & Funding 4/13/16

Resident Retention 4/19/16

• Adjournment

The motion was made by Richard Milk and seconded by Mike Hogan to adjourn. There being no further business, the meeting adjourned at 5:03 P.M.

AYES: Gonzalez, Bailey, Griffith, Milk, Radle, Gorman, Chi, Guerrero, Hogan, Walter, Balliet, Piette

NAYS: None

THE MOTION CARRIED