

SAN ANTONIO HOUSING COMMISSION TO PROTECT & PRESERVE DYNAMIC & DIVERSE NEIGHBORHOODS
OFFICIAL MEETING MINUTES
January 30, 2018

- The Housing Commission to Protect & Preserve Dynamic & Diverse Neighborhoods of the City of San Antonio met in session at 4:01 P.M., Municipal Plaza B Room
- The meeting was called to order by Jennifer Gonzalez and the roll was called by the Secretary.

PRESENT: Jennifer Gonzalez, Jim Bailey, Natalie Griffith, Richard Milk, Carol Rodriguez, Rod Radle, Gabriel Velasquez, Jose Gonzalez, Debra Guerrero, Mike Hogan, Gil Piette

ABSENT: Jackie Gorman, George Balliet

- **Staff Present:**

Christopher Lazaro, Neighborhood & Housing Services Department
 Richard Keith, Neighborhood & Housing Services Department
 Erika Ragsdale, Neighborhood & Housing Services Department
 Veronica Soto, Neighborhood & Housing Services Department

1. Briefing and discussion on the Vulnerable Communities Assessment Report

Noel Poyo with National Association for Latino Community Asset Builders presented the Analysis of Housing Vulnerability in San Antonio assessment report. NALCAB was engaged by the City of San Antonio's Neighborhood and Housing Services Department to conduct a study of housing vulnerability in San Antonio, including implications for vulnerable populations and vulnerable affordable housing stock. This study has been undertaken based on a recommendation from the City of San Antonio's Housing Commission. Definitions of housing affordability and vulnerability, a framework for understanding these issues and analysis and mapping of the San Antonio market are presented herein. This study is intended to guide ongoing analysis and research as well as to inform the City of San Antonio's approach to housing policy and practice. This study relies on data from publicly available sources, including the US Census, the City of San Antonio and the Bexar County Appraisal District, and proprietary data that NALCAB purchased from industry-recognized real estate data providers, including CoStar and House Canary. This study draws on a wide range of publicly available secondary sources, studies and analyses, including from federal agencies, private companies and non-profit research institutions. NALCAB also applies its own proprietary methodology for measuring neighborhood change in the San Antonio market.

Full assessment report filed with Neighborhood and Housing Services Department.

Commission Discussion

Debra Guerrero stated in light of the vulnerability and the structures, even if it is extending affordability to rehab structures, vulnerability still exists. It may not be losing its affordability but it still has income restrictions.

Natalie Griffith stated one of the serious issues continuously discussed isn't the existing intentionally affordably developments. She further stated that she believed the objective on recommendation #2 was to be looked at because the commission knew where the public investments were going to be in at least 5 years.

Jennifer Gonzalez stated that she believed this was the development of the framework where commission had identified specific items such as what were future city incentives, what job projections look like. The data provided here is great but still missing some information.

Natalie Griffith stated her expectations of the assessment report would have listed all the vulnerable communities, where the city would spend the available resources, where there is available land and where would we see road improvements.

Mike Hogan suggested that a planning tool be available to show where money will be spent throughout the city. Mr. Hogan stated he would want to see the 13 major commercial modes that the city has set up. Ultimately, the vulnerable areas will become more vulnerable if the commercial modes fall near or within those areas.

Jim Bailey stated historically the market drives city action. Over the last 8 years with the housing policy and the re-do of the river, clearly this type of proactive city activity has had a tangible impact.

Debra Guerrero stated she believed the assessment report would identify target areas. The investment in a neighborhood is a factor in a census tract and that is not included in the report.

Rod Radle stated for all the affordable housing done is a drop in the bucket for the affordable housing demand. A major concern occurring in the west side of San Antonio where dilapidated properties are being purchased before the developers come in. The west side is seeing rents go up and fewer properties becoming available to the most vulnerable people. Another concern is the number of homes that are in poor condition that have been inherited from parents and thus causing more vulnerability for the families.

Adjournment

The motion was made by Mike Hogan and seconded by Natalie Griffith to adjourn. There being no further business, the meeting adjourned at 5:52 P.M.

AYES: Gonzalez, Bailey, Griffith, Rodriguez, Radle, Velasquez, Gonzalez, Guerrero, Hogan, Piette

NAYS: None

THE MOTION CARRIED