

# HOUSING COMMISSION OFFICIAL MEETING MINUTES

WEDNESDAY, MAY 22, 2019, 4:00 PM  
MUNICIPAL PLAZA BUILDING, "B" ROOM,  
114 W. COMMERCE, SAN ANTONIO, TEXAS 78205

**Members Present:** Lourdes Castro Ramirez, Chair  
Dr. Paul Furukawa, Member  
Dr. Robert Abraham, Member  
Jessica Guerrero, Member  
Keith Hom, Member  
John Kenny, Member  
David Nisivoccia, Member  
Sarah Sanchez, Member

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**Members Absent:** Marianne Kestenbaum, Member

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**Staff Present:** Lori Houston, *Assistant City Manager*; Verónica R. Soto, *Neighborhood & Housing Services Department, Director*; Michael Rodriguez, *Neighborhood & Housing Service Department, Assistant Director*; Irma Duran, *Neighborhood & Housing Services Department*;

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- **Call to Order** - The meeting was called to order at 4:05 P.M. by Lourdes Castro Ramirez, Chair, and the roll was called by the Senior Executive Secretary.
- **Roll Call**
- **Citizens to be Heard** – None at the beginning of the meeting.

## 1. Approval of Minutes for April 24, 2019 Meeting

### COMMISSION ACTION:

The motion was made by Robert Abraham and seconded by Keith Hom to approve the April 24, 2019 minutes.

### THE MOTION CARRIED

## 2. Presentation on the City's FY 2020 Budget process – Justina Tate, Director, Office of Management and Budget, presented.

Commission members Robert Abraham, Sarah Sanchez and Lourdes Castro Ramirez asked questions regarding budget and taxes. All questions were answered.

Commission Chair Lourdes Castro Ramirez knows that Council will meeting on the Goal Setting Secession on June 21<sup>st</sup>. Also states it would be helpful and important for the

Commission members to weigh in. This will get the Commission the opportunity to understand what the City staff will be recommending.

**3. Director's Report – Verónica R. Soto, Director, Neighborhood and Housing Services Department, presented.**

Commission member Jessica O. Guerrero asked what assistance meant and Verónica Soto explained that these are the households receiving financial assistance from the \$1 Million.

Commission Chair Lourdes Castro Ramirez states that in looking at the April report on the goals that were outlined on the Mayor Housing Policy's Task Force, one of the indicators that they are not tracking on this report is the total number of units that they would like to reserve and/or create that are affordable to families are at 60% or below of the AMI. It's difficult to see how we're doing towards that goal with this report. Asked if they can include that and if information will be included in score card? Can they look at connecting the activity to the larger goals? Who are impacted? How are we producing more affordable housing units?

Commission member Jessica O. Guerrero asked for an outreach plan or an evaluation plan for risk mitigation that will give an overview of what the expectations are of what the goals are in that outreach. She doesn't want a schedule. She understands that they can't evaluation yet but wants to know the plan. Verónica Soto will follow up with an answer to this request on the next meeting.

Commission Chair Lourdes Castro Ramirez asked how we are managing the expectations of the people who are on the list who are hoping to access this assistance. Verónica Soto explained that those are the people who called stating they are interested in the program.

Commission Chair Lourdes Castro Ramirez requested for staff to follow up on the implementation for the budget request for 2020 and knowing what we know about the budget environment, are there any other sources of funds, is there anyone else that we need to be thinking about to help bring in additional resources? Verónica Soto explained that the City works on a two year balanced budget that includes \$1Million for Risk Mitigation in this year and next year's budget.

Commission member Robert Abraham stated two weeks ago on National Community Development week they had an opportunity to get a bus ride around to look at certain areas of the city that had been redeveloped and it was absolutely fantastic. They can look at the spreadsheets that's one thing but to be there and see that and have the opportunity to speak to people from Wheatley Senior Center. To hear how happy the people from the center are is exciting stuff. For the four hundred units on development did those developments work into the plan somehow? Are the developers working with us to fit our populations? Verónica Soto answered his questions, explains the income levels and plan.

Commission member Jessica O. Guerrero was wondering on the connection with UTSA. She heard from some community members that attended a meeting where UTSA was sharing a status report on their development. They stated they didn't see any city people there and didn't know if she and community members would recognize the same people; is staff attending? Verónica Soto stated she contacted UTSA to make sure the City is invited to the meetings.

4. **Presentation of the SA Speak Up on Housing and Community Initiatives Budget – Laura Salinas-Martinez, Grants Administrator, Neighborhood and Housing Services Department, presented.**

**CITIZENS TO BE HEARD:**

Josefa Flournoy works in Housing Policy Navigation for AACOG to speak of item #4 and #5. Her work is funded through Health and Human Services grant. Listed Housing Navigation roles such as advocating, identifying housing needs, assisting agencies to reduce barriers to housing. Submitted memorandum to SAHA and COSA, prior to deadline for input of analysis and impediment to fair housing. Has not reached out to either party to confirm if they have received it, therefore will read it today. State of Texas does recognize work, provides small amount of money, see if can work with City to assist seniors to SAHA, provide letters of support to apply to 202 NOFA, due August 28.

**CITIZENS TO BE HEARD:**

Paul LaManche was not present to speak left meeting and<sup>4</sup>

Commission Chair Lourdes Castro Ramirez commends Laura Salinas on being very thorough and appreciates the changes and enhancements made this year to this process and the Mayor's Housing Policy Task Force priorities were integrated in term as to how it aligns to Federal funds.

Commission member Keith Hom asked if the twenty-one million dollars that is here is not included in the twenty-five million. He also stated it would help if he had the total amounts of cities of what the breakdown is. Verónica Soto and Laura Salinas answered his question and stated it is included and referred to department book that breaks down programs funding but not all costs are included and will get something together to give a breakdown per department.

Commission Chair Lourdes Castro Ramirez stated it was a good point and asked if it includes another spending from any other departments not Neighborhood Housing Services Department that are Planning, Development Services, CCDO. It will be helpful to see the magnitude of the cost. Laura Salinas explains the plan to inform the Commission member and remarks that these are good recommendations for the Department.

Commission Chair Lourdes Castro Ramirez would like to take this time to encourage her colleagues to help get the word out, to encourage their friends or neighbors to participate in this process.

5. **Presentation of San Antonio Housing Authority's Asset Management – David Nisivoccia, CEO, San Antonio Housing Authority, presented.**

Commission Chair Lourdes Castro Ramirez stated that presentation gave the commission members a good understanding of the magnitude of work that is taking place. She could help but thing how are they capturing the role and number of units being produced by SAHA in the overall coordinated housing system? She just wanted to commend Mr.

Nisivoccia on behalf of the board basically.

Commission member Keith Hom asked if Mr. Nisivoccia could articulate how he perceives what SAHA does that is being different from what the City does. Does the City provide funding to SAHA? Federal fund is how much? Mr. Nisivoccia explained the difference and funding sources.

Commission member Jessica Sanchez asked on the mixed income projects our vouchers accepted for the market rate units? The disposition place generating over ninety-two units; questioned Mr. Nisivoccia statement of funds being restricted and asked so what are your main concerns or what are the restrictions that cause? Also asked if he can speak a little more on the community input on the process on developing the tiny homes project with the colleges?

Mr. Nisivoccia explains and answered all questions.

#### **6. Presentation on the Affordable Housing Dashboard**

Commission Chair Lourdes Castro Ramirez tabled item #6

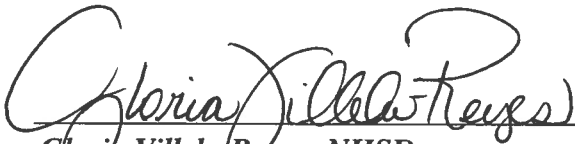
#### **7. Discussion and possible action on future agenda items.**

**Adjournment – 6:18 P.M.**

#### **Adjournment**

**There being no further discussion, the meeting was adjourned at 6:18 pm.**

Respectfully Submitted,

  
Gloria Villela-Reyes, NHSD

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Lourdes Castro Ramirez, Chairperson