

**CULTURE & NEIGHBORHOOD SERVICES
COUNCIL COMMITTEE MEETING MINUTES
MONDAY, AUGUST 17, 2020
10:00 AM
VIDEOCONFERENCE**

Members Present:	Councilmember Roberto Treviño, <i>Chair, District 1</i> Councilmember Jada Andrews-Sullivan, <i>District 2</i> Councilmember Rebecca Viagran, <i>District 3</i> Councilmember John Courage, <i>District 9</i> Councilmember Clayton Perry, <i>District 10</i>
Staff Present:	Lori Houston, <i>Assistant City Manager</i> ; Shreya Shah, <i>Assistant City Attorney</i> ; Jameene Williams, <i>Assistant City Attorney</i> ; Melody Woosley, <i>Director, Department of Human Services</i> ; Ian Benavidez, <i>Housing Administrator, Neighborhood & Housing Services</i> ; Allison Shea, <i>Management Analyst</i> ; Nancy Cano, <i>Office of the City Clerk</i>

Call to Order

Chairman Treviño called the meeting to order.

Public Comment

None.

1. Approval of the Minutes from the June 1, 2020 Culture & Neighborhood Services Council Committee Meeting

Councilmember John Courage moved to approve the Minutes from the June 1, 2020 Culture & Neighborhood Services Council Committee Meeting. Councilmember Andrews-Sullivan seconded the motion. The motion carried unanimously.

2. Approval of the Minutes from the June 15, 2020 Culture & Neighborhood Services Council Committee Meeting

Councilmember John Courage moved to approve the Minutes from the June 15, 2020 Culture & Neighborhood Services Council Committee Meeting. Councilmember Andrews-Sullivan seconded the motion. The motion carried unanimously.

3. Approval of the Minutes from the June 29, 2020 Culture & Neighborhood Services Council Committee Meeting

Councilmember John Courage moved to approve the Minutes from the June 29, 2020 Culture & Neighborhood Services Council Committee Meeting. Councilmember Andrews-Sullivan seconded the motion. The motion carried unanimously.

4. **Resolution of No Objection for the NRP Group’s application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of the Watson Road Apartments, a 348 unit affordable multi-family rental housing development, located at the northeast corner of Watson and Somerset Road in Council District 4.** [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
5. **Resolution of No Objection for the Integrated Realty Group’s application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of the Horizon Pointe Apartments, a 312 unit affordable multi-family rental housing development, located at the Northwest Corner of Woodlake Parkway and IH-10 Frontage Road in Council District 2.** [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]
6. **Resolution of No Objection for the Pedcor’s application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of The Crosswinds at Bulverde, a 312 unit affordable multi-family rental housing development, located at approximately 4000 N Loop 1604 East in Council District 10.** [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]
7. **Resolution of No Objection for the NRP Group’s application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of the Copernicus Apartments, a 330 unit affordable multi-family rental housing development, located at 439 SE Loop 410 in Council District 2; allowing the construction of the development to be located within one linear mile or less from another development; acknowledging the development will result in more than 20% of total housing units in the proposed census tract being supported by housing tax credits; and acknowledging the high poverty rate in the census tract the proposed development will be located in and authorizing the development to move forward.** [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

Councilmember Andrews-Sullivan moved to approve Items 4-7. Councilmember Perry seconded the motion. The motion carried unanimously.

8. Briefing and Possible Action on the implementation plans for the strategies within the Housing Security Pillar of the COVID19 Recovery and Resilience Plan.

Assistant City Manager Lori Houston reported that City Council approved the COVID-19 Recovery and Resiliency Plan on June 4, 2020 which embedded equity in the decision making process and was developed under five Guiding Principles: 1) Public Health and Safety; 2) Equity; 3) Braided Funding; 4) Community Resiliency; and 5) Well-being. She stated that the Housing Security Pillar Strategy was allocated a \$50.5 million budget: She provided a detailed budget allocation as follows:

Housing Security Estimated Budget	
Fair Housing Counseling & Family Resource Center	\$27.87 million
Homeless Services	\$9 million
Financial Recovery & Resilience Hubs	\$4.12 million
Family Independence Initiative	\$4 million
Domestic Violence	\$3.3 million
Case Management Technology	\$1.74 million
Door to Door Engagement	\$500,000
TOTAL:	\$50.5 million

Verónica Soto reported that the Housing and Financial Recovery Resource Center strategies represented \$27.87 million under the Housing Security Pillar as part of the City’s COVID19 Recovery and Resiliency Plan. She reported that recovery hubs were located at the Central Library, the Neighborhood Place, and the Claude Black Community Center. She highlighted available services and programs: Financial counseling, benefits navigation and enrollment, fair housing counseling, rental/mortgage assistance, housing repair, and home rehab assistance. She added that cross-referrals for other public benefits and services were also available: Right to Counsel Program, Workforce Assistance Program, and Small Business Recovery Assistance Program.

Ms. Soto reported that as of July 1, 2020, the recovery hubs served 411 clients with housing assistance counseling and 650 clients by virtual appointments for benefits assistance and financial counseling. She stated that applications for the Under One Roof Program and Owner-Occupied Rehab Program would be accepted at the recovery hubs in September 2020 and information on the Down Payment Assistance Program was also available. She added that the recovery hubs would host 5 Notice of Tenants Rights training sessions and 15 Know Your Rights Information Sessions by the end of August, 2020.

Ms. Soto provided an update of the Emergency Housing Assistance Program (EHAP) as of August 15, 2020: Applications received: 20,592; Applications processed: 19,026; Applications approved: 12,593; and Applications pending manager approval/denial: 12; Applications not completed (pending information): 281; and Applications under review: 1,285. She provided an itemized breakdown of EHAP applications by Council District.

Ian Benavides reported on Eviction Interventions. He stated that the Notice of Tenant Rights (NTR) Ordinance become effective on July 25, 2020 and required landlords to furnish a NTR when issuing a Notice to Vacate for Non-Payment of Rent. He noted that the NTR provided tenants with information in English and Spanish on tenant rights, the eviction process, and access to resources to assist with rent and counseling. He stated that outreach was made to the community through information sessions, email blasts to EHAP applicants, meetings with COPS/Metro Leaders and various stakeholder groups. He added that several sessions were planned for mobile home parks.

Mr. Benavidez reported that the City had a partnership with Bexar County and Justice of the Peace (JP) Courts to mitigate evictions. He stated that proactive mailers were included in each court hearing notice mailed to landlords and renters to inform them of available rental assistance. He added that City and County staff were present for every eviction hearing in each JP court. He reported that Right to Counsel (RTC) services were expanded through the extended contracts with Texas Rural Legal Aid (TRLA) and the San Antonio Legal Services Association (SALSA) to provide additional court support, case

management, and Know Your Rights training for renters. He noted that new filings of eviction cases were 40% lower than in 2019, with approximately 170 eviction filings received weekly. He stated that 380 eviction court cases had been dismissed, and the Courts team worked directly on 139 cases for reset/dismissal and were currently managing another 100 cases for reset or dismissal. He reported that all 4 JP Courts were now accepting new filings and some JP Courts allowed for hearings to be held virtually or by telephone.

Mr. Benavidez reported that staff resumed their focus on the Renters' Commission Proposal which was put on hold during COVID-19. He stated that staff resumed meetings with each Councilmember to discuss issues, concerns and receive feedback. He added that a SA Speakup Survey would be conducted in Council District 1 in August 2020, Focus Groups would be formed in September 2020, and staff would present recommendations to the Committee in October 2020; thereafter, recommendations on the Renters' Commission Proposal would be forwarded to City Council for consideration in October/November 2020.

Melanie Woosley reported on the Family Independence Initiative (FII) strategy with a budget of \$4 million. She stated that 3,960 residents impacted by COVID-19 would receive \$500 in direct payment assistance. She added that 1,000 participants would be enrolled in the UpTogether Program (UTP) in August 2020. She noted that UpTogether was a self-sufficiency and success-focused model to help residents increase their income and build assets over a two-year period. She noted that residents earning 150% of the federal poverty level that were financially impacted by COVID-19 and resided in vulnerable census tract areas were eligible to participate. She added that the program that was designed to increase income by an average of 50% or more at the beginning of the program.

Ms. Woosley reported that an equity-driven, door-to-door outreach was made to 30,000 residents in targeted zip codes and census tracts to inform residents in high need areas of available resources. She cited other combined marketing efforts: Radio, television, street banners, faith-based organizations, delegate agencies, and neighborhood associations. She stated that grassroots organizations would be contracted to perform the door-to-door engagement in June 2020. She added that outreach efforts would begin in July 2020 and would continue through the end of the year.

Ms. Woosley reported that the homeless services strategy was funded through the CARES Act for \$16.9 million. She stated that \$2 million was allocated to enhance homeless prevention services for 1,522 at risk households; \$6.8 million expanded emergency shelter bed capacity; \$1.2 million expanded outreach capacity to conduct in-person and telephone-based street outreach; and \$6.5 million was issued for rapid rehousing services to provide an estimated 400 households with 24 months of rental assistance, case management, and bundled services. She added that the Emergency Solutions Grants would continue through September 2022 and over 3,000 families would be diverted from homelessness, sheltered and/or housed.

Ms. Woosley reported that \$3.3 million was funded to support domestic violence prevention and intervention through the CARES Act for \$3.3 million in addition to approximately \$20 million the City invested in the program. She stated that the Domestic Violence Division at the Metro Health Department provided direct services through the Positive Parent Program ("Triple P") on its website which was launched on August 3, 2020. She added that at least 400 families were enrolled in the online parenting program and training was provided to 200 professionals. She noted that the Domestic Violence High Risk Team would provide services to 400 high risk families by June 2021.

Ms. Woosley reported that \$1.5 million of CARES Act funding supported case management strategy and would provide technology solutions with streamlined information to link clients services across multiple services departments and 70 human services partnering agencies. She stated that full implementation would be completed by June 2022.

Chairman Treviño asked how long the emergency funding would cover San Antonio families in need of assistance, especially with the expected increase in evictions next month. Assistant City Manager Lori Houston stated that based on the trends, the funds were expected to run out in late October 2020 or early November 2020.

Chairman Treviño asked how much of the \$8.1 million in non-Federal funding and \$9 million for direct cash assistance was still available. He noted that 63,000 undocumented local individuals were ineligible for Federal assistance, with 1 in 5 employed in the hospitality industry which was severely impacted by COVID-19. Assistant City Manager Houston reported that \$14 million of the Housing Strategy budget remained of the initial \$50.3 million in funding, with \$1.8 million allocated for cash assistance, \$2.6 million available for those not eligible for Federal funding, and \$7 million available for those eligible for Federal funding. She noted that \$5.2 million would be adopted for the Risk Mitigation Fund, effective October 1, 2020. She stated that the City was required to expend the CARES Act funding by the November 30, 2020 deadline. She added that the given the rate of funding, the City had enough funding through September 30, 2020 which would be the end of the City's fiscal year.

Chairman Treviño asked if homeless emergency shelters and alternative housing options covered undocumented, unsheltered individuals. Ms. Woosley stated that most of the emergency housing services required proof of residency. She added that there were diversion funds that were flexible and available through the General Fund to serve the undocumented population.

Councilmember Andrews-Sullivan asked if EHAP was only available for rental assistance. She requested an itemized breakdown of EHAP applications. She asked if recovery hub centers provided internet access for individuals to attend eviction court hearings. Ms. Soto replied that EHAP provided assistance for rental and mortgage assistance and also provided bundled wraparound support for utility assistance, internet assistance, and direct cash assistance. She added that she would provide an itemized breakdown. Mr. Benavides stated that each JP court had different hearing accommodations and internet access information could be included in mailers provided within the hearing notices.

Councilmember Andrews-Sullivan asked if newly homeless individuals were provided shelter through Haven for Hope. She asked how many newly homeless families have been helped to date. Ms. Woosley reported that Neighborhood & Housing Services Department was referring individuals that they could not help to partnering agencies with CARES Act funding for assistance. She added that staff was able to assist individuals through the homeless hotline with diversion strategies. She added that she would provide further information on the number of newly homeless families assisted to date.

Councilmember Andrews-Sullivan recommended further discussion to seek additional funding for the Risk Mitigation Fund.

Councilmember Viagran requested more specific data on the domestic violence from the beginning of COVID-19 to present day of the number of families and individuals assisted to better assess funding allocations. She requested a breakdown by Council District of all EHAP applications that were denied.

Councilmember Viagran announced that \$145,000 was divested from the Council District 3 Carry Forward Budget into an emergency assistance fund and urged all Council District 3 residents in need of emergency assistance to apply online. She recommended that all other Council Districts divest their Carry Forward Budgets into emergency funds for their Council Districts as well.

Chairman Treviño referenced a domestic violence intervention case wherein a battered woman was not able to be admitted into a detox unit because of the 28 available detox beds, only 8 were reserved for women and all 8 were occupied. He requested a deeper discussion of emergency shelter and treatment inequities. He requested a deeper discussion regarding workforce development funding, stipends, qualifications, flexibility and braided funding.

Councilmember Perry requested an advance review of the SA Speakup Survey on the Renters' Commission proposal before its public distribution. Mr. Benavides stated that he would provide it.

Councilmember Andrews-Sullivan stated that the community was struggling with the recent news of an 11 year old girl that was shot and killed. She requested a briefing on trauma-informed care response for the protection and care of the youngest and most vulnerable population during COVID-19.

9. Briefing on the San Antonio Food Bank, and Project Cool initiatives operated by Catholic Charities and City of San Antonio, Department of Human Services. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Melody Woosley, Director, Human Services]

Melody Woosley reported that since 2005, the City funded the San Antonio Food Bank, Kids Café, Project Hope, and Haven for Hope Community Kitchen to ensure that children, homeless individuals, and the elderly were provided with daily meals and supplemental staple groceries to fight hunger and malnutrition. She noted that more than 70 participating sites provided commodities throughout the community. She added that more than 14,000 participants were served through these programs annually. She stated that Project Hope distributed 50 to 60 pounds of food per month to seniors. She reported that the Haven for Hope Community Kitchen provided an on-site culinary training program that helped homeless residents learn a new skill.

Ms. Woosley presented the FY 2020 third quarter performance for the San Antonio Food Bank Programs and the impact of the COVID-19 response:

San Antonio Food Bank Program FY 2020 3rd Quarter Performance			
	3rd Quarter Target	3rd Quarter Achievement	% Achievement
Kids Café	12,501 meals	25,695 meals	206%
Project Hope	226,290 lbs food	1,825,845 lbs food	807%
Community Kitchen	427,500 meals	419,075 meals	98%

Ms. Woosley reported that the Food Bank normally served 60,000 families per month and due to COVID-19, the number of families have doubled to 120,000. She anticipated a significant increase in demand for the Food Bank in September 2020 as the eviction moratorium for Federal housing properties would be lifted and Federal supplements to unemployment benefits would cease. She stated that to register for a food distribution event, individuals could visit: www.safoodbank.org.

Ms. Woosley reported that the Project Cool partnership began in 1997 with the City, Department of Human Services (DHS), United Way of San Antonio and Bexar County and Catholic Charities. She reported that major donors were HEB (500 fans) and DHS (1,228 fans). She stated that 4,000 fans had been collected with 2,864 distributed to date.

Councilmember Andrews-Sullivan asked how families that needed assistance during COVID-19 could receive fans. She asked how homebound seniors could receive fans. Ms. Woosley reported that fans were distributed at Senior Centers and participants in need of a fan could pick one up when they picked up their meals. She stated that due to COVID-19, fire stations could not serve as distribution point. She noted that individuals could receive fans through SAPD substations, Catholic Charities, the United Way, or by calling 2-1-1. She added that she would provide further information on how homebound seniors could receive fans.

Councilmember Viagran requested data on the number of children provided meals through the summer programs located at City parks. Ms. Woosley stated she would provide the information.

10. Briefing on the FY 2021 Action Plan and Budget. [Lori Houston, Assistant City Manager; Veronica R. Soto, Director, Neighborhood and Housing Services Department]

Chairman Treviño stated that Item 10 would be addressed at the next Culture & Neighborhood Services Council Committee.

Adjourn

There being no further discussion, the meeting was adjourned at 4:10 pm.

Roberto Treviño, Chairman

Respectfully Submitted,

Nancy Cano
Office of the City Clerk