

HOUSING COMMISSION OFFICIAL MEETING MINUTES

TUESDAY, JANUARY 12, 2021, 9:00 AM
VIDEO CONFERENCE

Members Present: Robert Abraham, Member
Pedro Alanis, Member
Dr. Paul Furukawa, Member
Jessica O. Guerrero, Chair
Taneka Nikki Johnson, Member
Ed Hinojosa, Member
Susan Richardson, Member
Sarah Sanchez, Member

Members Absent: Jeff Arndt, Member

Staff Present: Lori Houston, *City Manager's Office*;
Verónica R. Soto, *Neighborhood & Housing Services Department*;
Jameene Williams, *City Attorney's Office*;
Ian Benavidez, *Neighborhood & Housing Services Department*;
Sara Wamsley, *Neighborhood & Housing Services Department*;
Edith Merla, *Neighborhood & Housing Services Department*;
Irma Duran, *Neighborhood & Housing Services Department*;
Allison Shea, *Neighborhood & Housing Services Department*;
Edith Merla, *Neighborhood & Housing Services Department*;
Kristin Flores, *Neighborhood & Housing Services Department*;
Munirih Jester, *Neighborhood & Housing Services Department*;
Crystal Grafft, *Neighborhood & Housing Services Department*;
Sharon Chan, *Neighborhood & Housing Services Department*

- **Call to Order** - The meeting was called to order by Chair Jessica O. Guerrero at 9:02 AM.
- **Roll Call** – Irma Duran called the roll. At the time when roll call was conducted, eight (8) members were present representing a quorum.

Chair Guerrero called for a moment of silence to reflect on previous conversations and connecting with humanity and how to best serve community.

- **Public Comments** – Duran announced there were twelve (12) residents signed up to speak for public comment. Five (5) residents signed up past the deadline. Their written statements are included in Minutes.
 1. Mia Loseff, resident of District 1 and renter, spoke regarding Item #2. Loseff expressed her support for a Renters' Commission and one comprised of renters.
 2. Kelley Simmonds, a member of SBK Asset Management Group, commented regarding Item #2. Simmonds' comment was as follows:
Let's be fair and choose option 2. Both property owners and residents need to

come together and hear each other's side and struggles. Simmonds stated her support for property owner and renter representation in the Renters' Commission as both could voice their struggles together.

3. Debbie Wiatrek commented regarding Item #2. Wiatrek's comment was as follows:
I am against a standalone commission. We need input from all sides to assist everyone. I urge this council and committee to support the creating of a subcommittee of the Housing Commission instead. Wiatrek urged support of a subcommittee with input from all sides.
4. Morgan Brothers, a property manager, commented regarding Item #4. Brothers' comment was as follows:
San Antonio renters are in desperate need to be able to receive a second grant of rental assistance. Renters are now facing eviction who are ineligible due to having received rental assistance through NHSD an upwards 6+ months ago and have no recourse left despite looking for work and doing everything within their means to make ends meet. The eviction moratorium is NOT enough! It only delays the inevitable hurting renters, landlords and our community and tarnishing the records of otherwise great renters who will have trouble finding new homes in the future.
Brothers stated the need for a second grant of rental assistance for renters that have already been assisted through EHAP. Many applicants that had been assisted more than six months ago still struggle trying to meet ends meet. Brothers stated that the eviction moratorium only delays the inevitable and hurts renters, landlords, and our community.
5. Kyle Hendricks, President of the National Association of Residential Property Managers' (NARPM) local chapter, commented regarding Item #2. He stated his support of a renters' issue subcommittee that would bolster and expand the Housing Commission. Hendricks stated that NARPM's commitment to the community's housing needs and that perspectives from all sides with education would create productive discussion regarding each other's issues. He stated that having a mixed representative subcommittee would be consistent with the SA Speak Up survey.
6. Brenda Davila commented regarding Item #2. Davila voiced support of a renters' issue subcommittee to reflect the symbiotic nature of rental housing and detailed how the pandemic created a large challenge to the landlord/tenant relationship as both struggled to pay their obligations. She stated as a stand-alone committee, the Housing Commission would not have the full details when deciding on issues related to renting. Davila expressed the need to have a forum where landlord and tenants were able to build stronger bonds and allowed landlords to better understand the background of their tenants. She stated, "a good tenant with a bad landlord goes homeless and a good landlord with a bad tenant goes bankrupt."
7. Leo L'Homme,
8. Jennifer Morales,
9. Reyanne Schmidt, and
10. Victoria Peeler's statement regarding Item #2 was read as follows:
My comment is on Item #2, the Proposed Creation of a Renters' Commission. I believe that any committee of this type only makes sense to report to the Housing Commission, especially to follow the Mayor's Housing Policy Framework's Recommendation to establish a Coordinated Housing System; thus, it should be a subcommittee under the Housing Commission, and I urge the recommendation to include renters and rental housing providers when deciding on the formation of this subcommittee. The City should focus its

efforts on bolstering the Housing Commission as a public oversight board and making this body more representative of the Housing population for both renters and homeowners. Adding a Rental Housing Subcommittee within the Housing Commission will ensure a fair and balanced perspective as it relates to the coordinated housing system in San Antonio. Excluding input from rental housing providers will not benefit the dialogue, nor lead to real solutions, and would result in flawed city policies. A balanced subcommittee can provide the much-needed education through dialogue, cooperation and, understanding from both sides to prevent discrimination, displacement, and ensure that renters are treated fairly and have a basic standard for living conditions. The condition of the San Antonio rental housing market and what it offers to San Antonio renters requires a diverse group to bring all sides to the table to work on solutions that are fair and equitable which will inevitably strengthen rental housing policies within the coordinated housing system in San Antonio. Once again, I urge this committee and City Council to support the creation of a subcommittee of the Housing Commission that will include both renters and rental housing providers to work together on rental housing issues.

11. Katie Griffin-Ross's statement regarding Item #2 was read as follows:

To whom it may concern:

The proposed renters commission without a voice of landlords and property managers is biased at best. I understand the need for renters to have a voice. I also understand the affordable housing issue our city is currently facing. However, creating a commission without a landlord/property manager or owner's voice will prove to enhance the affordability issue. I have been practicing real estate in the San Antonio area for over two decades. In the past 12 months I have had more landlords/owners contact me about selling their investment property than any other time in my career. Likewise, investors from other markets are paying attention. I've had requests for purchasing investment property outside of the city limits several times recently as well. We already have an inventory shortage. Handcuffing investors by not giving them a voice on a balanced commission or committee will continue to increase the problem. The lower our inventory goes the higher the asking price goes. Supply and demand will continue to dictate the pricing structure. While the intentions may be noble the potential outcome can be detrimental to those who are already struggling. There are many compassionate, considerate landlords and property managers in our city. Having conversations with both sides of the table present and engages is what we should all strive for. Please consider including landlords and property managers on the commission or committee.

12. Lacy Hendricks' statement regarding Item #2 was read as follows:

To whom it may concern,

My name is Lacy Hendricks and I am the Vice Chair of Governmental Affairs for the National Association of Residential Property Management. Our organization represents mom and pop landlords, accidental landlords (inherited property, VA purchases that were PCS'd, etc), and small portfolio investors specifically in the Single-Family home sector. Please take into consideration the following when weighing in on the Renters Commission:

1. Renter's Issues Subcommittee can provide much needed education

- a. There are a complex mix of federal, state, and local laws which protect renter's rights from discrimination and predation by landlords. However, these laws can often be confusing and overwhelming for both tenants and landlords to interpret. A balanced renters' commission can provide the much-needed education through dialogue, cooperation and, understanding from both sides to prevent discrimination, displacement, and ensure that renters are treated fairly and have a basic standard for living conditions for the renting class.
 - b. The pandemic has inspired innovative protections like the nationwide CDC Eviction Moratorium, State of Texas Eviction Diversion Program and the Emergency Housing Assistance program, however, there is a need to educate both renters and landlords on how these programs can be most effective. Input and cooperation from both renters and housing providers on a Renter's Issues Subcommittee can help alleviate the information barrier that many deal with when navigating these valuable resources.
 - c. A balanced renters commission can be dedicated in part to promoting fair housing and eliminating discriminatory housing practices in the areas of rental housing, real estate sales, mortgage lending, and victim advocacy.
2. Renters' Issues Subcommittee is Consistent with SA Speak Up Survey. The City of San Antonio launched a city-wide survey to gauge perception of renter engagement in the City programs and policies and gather input on what the proposed Renters Commission would look like.
- a. The survey had over 3,600 responses and 68% of respondents preferred a mixture of renters, property owners and property managers compared to 32% of respondents preferring a renters-only composition.
 - b. Respondents reflected diverse demographics and renters provided 45% of responses following renter-specific outreach.
 - c. Majority of respondents preferred a mix of backgrounds for the Subcommittee.
3. Renters' Issues Subcommittee can help with Eviction Recovery & Relief
- a. The pandemic has placed unrelenting pressures on both tenants and mom and pop landlords who are struggling to keep roofs over residents' heads. With the CDC Eviction Moratorium expiring January 31st, thousands of San Antonio families risk losing their homes, and dozens of small property owners losing their investments. This dire situation requires a diverse group to bring all sides to the table to work on solutions that are fair and equitable which will inevitably strengthen rental housing policies within the coordinated housing system in San Antonio.

- b. NARPM is committed to helping our city respond to our communities' housing needs in a way that a pandemic requires. Providing a balanced Renter's Issues Subcommittee with perspectives from all sides will produce recommendations on affordability of housing, develop proactive solutions to displacement caused by renters' financial situations, and create programs to help residents with previous rental issues like credit history and background checks that make it difficult for them to secure housing.
 - c. The Emergency Housing Assistance Program, formally known as the Risk Mitigation Fund was formed in 2018 and was a biproduct of housing providers, renters, and advocacy groups coming together for a solution to provide immediate assistance to those who are battling displacement. Similar solutions can happen if one brings all sides together to help those households stay housed in a moment of crisis.
- 4. Renters' Issues Subcommittee to be Mouthpiece for All
 - a. Renters' Issues Subcommittee will create a layer of public accountability for the City and its partners and ensure that renters not only have a safe apparatus through which its voice can be heard, but that there is a mechanism through which there can be constructive and meaningful dialogue with the City and its partners.
 - b. This body can help address everything from homelessness and affordable housing to vulnerable populations and the delivery of services to prevent predatory practices by slumlords and eliminate substandard housing for the tenants
- 5. Stand Alone Commission is Inconsistent with Mayor's Housing Framework
 - a. The Mayor's Housing Framework expresses concerns over the redundancy of too many different input boards noting that "too many new commissions and oversight boards would simply muddy the waters."
 - b. Instead of creating an entirely new Commission, the City should focus its efforts on bolstering the Housing Commission as a public oversight board and making this body more representative of the Housing population for both renters and homeowners. Adding more renter representation on the Housing Commission via a Renters Issues Subcommittee will ensure a fair and balanced perspective as it relates to the coordinated housing system in San Antonio.
- 6. Renters' Issues Subcommittee should reflect the Symbiotic Nature in Rental Housing
 - a. COVID-19 has created one of the biggest challenges to landlord-tenant relationships, however one thing remains true during the pandemic; landlords and tenants cannot exist without the other.
 - b. Tenants are struggling to pay their rent during this time, and several will not be able to make up those debts. Property owners who have lost out on rental revenue for many months

will struggle to make ends meet and pay their obligations for mortgages, insurance, taxes, and maintenance – aside from the personal income they need for their own families’ sufficiency. A Renters’ Issues Subcommittee should be reflective of the current challenges in rental housing in San Antonio. Without these interests included the committee and ultimately the Housing Commission will not have the whole picture when making decisions about issues related to renting.

- c. The housing market will always have good tenants, bad tenants, and tenants who have suddenly become unemployed. Similarly, there will always be greedy landlords, landlords constrained by mortgages, costs, and financial turmoil, as well as those keen to help. It is crucial for landlords and tenants to talk to one another; and having a forum who meets consistently to address these issues together to build a stronger landlord/tenant relationship platform that allows the landlord to better understand the background and needs of every single tenant in their property.
- d. “A good tenant with a bad landlord goes homeless, a good landlord with a bad tenant goes bankrupt.”
We urge you to be all-inclusive when deciding on the formation of this new group. Under a Renter’s Issues Subcommittee, San Antonio can continue to be a leader in tenant protections and create an environment for real dialogue and solutions to provide immediate support to stabilize the housing sector and avert a housing crisis.

Read statement was stopped due to time limit.

Written Comment:

13. Evelyn Edwards’ statement regarding Item #2 was as follows:

I would like to provide comment for input on the Housing Commission Meeting proposed Renters Commission: I favor the recommendation put forth by SAAA, SABOR, RECSA & NARPM-SAMAC, which is very inclusive & representative of all parties associated with the full rental process. This gives an equal ratio of Renters to Landlords (i.e. property managers & Owners) with independent Attorney representation to both sides which will deliver balance and objectivity to the issues and policies facing residents.

Sincerely,
Evelyn Edwards

14. Kimberly Bragman’s statement regarding Item #2 was as follows:

As is the basis of our democracy, equal representation, I believe a Renters Subcommittee needs to be made up of both renters and landlords/property managers, so all perspectives are taken into consideration.

15. Marty Hutchison’s statement regarding Item #2 was as follows:

The City of San Antonio needs to assist all the citizens. A Renter’s Commission that is comprised of only one group will only provide one side or opinion. With the establishment of a Renter’s Commission with many groups; many different points of view will be voiced, and each group will be educated and learn from the other. A commission that is comprised of many different groups will provide a balanced opinion for the benefit of San Antonio.

16. Cher Miculka’s statement regarding Item #2 was as follows:

Hi there, I am Cher Miculka, Chairman of the Board for the San Antonio Board of Realtors. On behalf of more than 13,000 members, we want to thank the Housing Commission for its continued efforts to protect the Housing insecurities many residents are dealing with during this difficult time.

Regarding the Renters Commission proposal, SABOR strongly supports Option 1 - creating a Renters Issues Subcommittee under the existing Housing Commission that has equal representation of renters and housing providers who can shed light on renters' issues in citywide discussions as the City moves forward with a coordinated housing system.

The Subcommittee model is consistent with the SA Speak Up Survey which had over 3,600 responses with nearly 70% of respondents preferring a mixture of renters, property owners, and property managers. A balanced group with a mix of backgrounds has proven itself to be beneficial for San Antonio as we saw in 2018 with the creation of the Risk Mitigation Fund. The formation of this resource was a partnership of people that included renters, housing providers and advocacy groups. Similar results can happen again if both sides are presented with the opportunity.

A Renters Issues Subcommittee should reflect the collaborative nature of Rental Housing. COVID-19 has created one of the biggest challenges to landlord-tenant relationships, however one thing is still true; landlords and tenants cannot exist without the other. Tenants are struggling to pay their rent, and several will not be able to make up those debts. At the same time, property owners who have lost out on rental income are struggling to make ends meet and pay their mortgages, insurance, taxes, and maintenance costs. A Renters Issues Subcommittee should be reflective of the current challenges in rental housing in San Antonio. Without these interests included, the commission will not have the whole picture when making decisions about issues related to renting.

The housing market will always have good tenants, not so good tenants, and tenants who have suddenly become unemployed. Similarly, there will always be greedy landlords, landlords constrained by mortgages, as well as those eager to help. It is crucial for landlords and tenants to talk to one another; and having a forum that meets consistently to address these issues allows the landlord to better understand the background and needs of every single tenant in their property. "A good tenant with a bad landlord goes homeless, and a good landlord with a bad tenant goes bankrupt."

We urge you to be all-inclusive when deciding on the formation of this new group. With a Renters Issues Subcommittee, San Antonio can be a leader in tenant protections and create an environment for real dialogue and solutions to provide immediate support to stabilize the housing sector and avert a housing crisis.

Thank you for carefully considering this request. We appreciate your leadership and are here to work with you as you continue to protect all San Antonio residents during this time.

17. Gary Greene's statement regarding Item #2 was as follows:

I oppose Option 2 entirely, as well as any committee that is entirely made up of only renters. My comment is on Item #2, the Proposed Creation of a Renters' Commission. I believe that any committee of this type only makes sense to report to the Housing Commission, especially to follow the Mayor's Housing Policy Framework's Recommendation to establish a Coordinated

Housing System; thus, it should be a subcommittee under the Housing Commission, and I urge the recommendation to include renters and rental housing providers when deciding on the formation of this subcommittee. The City should focus its efforts on bolstering the Housing Commission as a public oversight board and making this body more representative of the Housing population for both renters and homeowners. Adding a Rental Housing Subcommittee within the Housing Commission will ensure a fair and balanced perspective as it relates to the coordinated housing system in San Antonio.

Staff note: The Housing Commission deadline for comment is 4 pm the day before the meeting. The reason for this is because it takes 24 hours for comments received in a language other than English to be translated. Speakers who call past the deadline are given the opportunity to submit a written comment to be included in the minutes but not read during the meeting, and to sign up in advance for the following meeting.

Chair Guerrero requested that Item #2 be presented first.

1. Item #2: Briefing on the Proposed Creation of a Renters' Commission

Chair Guerrero requested Ian Benavidez, Assistant Director, to present.

Benavidez stated that a Council Consideration Request was issued in June 2019 by District 1 for a creation of a Renters' Commission. Public opinion of the proposed commission was done through SA Speak Up and distributed through methods such as Council offices, SAHA properties, and social media platforms. Many total respondents did not answer what council district they lived in. Most renters responded that they did not live in a SAHA or HABC property nor used a Section 8 voucher. Renters were more likely than property owners/managers to report annual incomes below \$43,200 (60% AMI for a family of three). More than half of the renters responded they were not familiar with City policies regarding renters and rental housing and were unsure if renters were sufficiently represented on boards and commissions. 77% of respondents stated they had never been evicted, but 29% have felt discriminated when seeking rental housing. 61% of survey respondents were in favor of a mixture of renters and property owners/managers represented on a renters' commission. Renters and property owner/manager focus groups were conducted in October 2020 to gather qualitative feedback in a small group with peers. Both groups aligned ideas to improve renter's rights education, first time property manager training, and first-time renter training. The focus groups disagreed with their input of whether the commission should be all renters or mixed representation and the reason and focus of the commission. Benavidez stated that staff have prepared two options for consideration of the Renters' Commission:

- 1) To expand/clarify the role of the Housing Commission to address renter's issues through the creation of a renter's issues sub-committee or
- 2) To establish a stand-alone Renters' Commission

He stated that Option 1 would add additional perspective and would give the Commission three subcommittees/working groups: renter's issues, agenda, and outreach. The subcommittee would present to the Commission before proceeding to Council Committee or Mayor and Council and potentially would be made up of renters, property owners, community housing development organizations, services providers, legal aid, and industry

representatives. Option 2, a stand-alone commission, would be similar in make up to the subcommittee, but the recommendations would go directly to the appropriate Council Committee then Mayor and Council. Benavidez requested the Commission's preferred structure and make up of the Renters' Commission.

Commissioner Richardson requested Slide 27, regarding the commission make up. She commented that with the agenda work group and outreach workgroup, there may not be enough time to address renters' issues as a sub-committee. Richardson inquired if there was flexibility in disbanding a workgroup to find time to accommodate the renters' issue sub-committee. Guerrero stated that the Commission should be flexible to accommodate a new structure.

Guerrero inquired if staff could email the Commission now to look at what was presented to the council committee and the specific recommendations for follow up. Benavidez stated that the information could be provided. Jameene Williams, Assistant City Attorney, stated that if the information was not requested in advance it would not be able to be currently discussed as notice was not given in advance to the public. Lori Houston, Assistant City Manager, stated that Item 2 was to solicit feedback from the Commission as the Renters' Commission, and is still in feedback stage. The Commission's feedback and preferences would be highlighted in the Culture and Neighborhood Services Committee of City Council (CNSC) presentation. Afterward, Committee members would make a recommendation to Mayor and Council.

Commissioner Johnson asked for clarification if a decision had already been made regarding the makeup and type. Houston stated that a decision had not been made and that the staff would record the Commissioners' response and feedback to present to CNSC. Johnson stated that she preferred a renters-only make up of a stand-alone Renters' Commission. Johnson inquired who would decide the appointments of the members. Houston stated that no decision had been made on appointments. After solidifying a structure and make up of the commission, appointment delegation could begin. Johnson expressed that the Housing Commission could assist with the delegation review.

Commissioner Furukawa thanked Councilman Treviño in bringing a voice to renters and tasking the Housing Commission on this responsibility. Furukawa stated support for a renters' issue subcommittee as the Commission would be able to be more engaged with the composition of members. He also stated the subcommittee have a mix of renters, homeowners (as some are like renters), and property owners. Furukawa stated with subcommittee focused under the Commission would be the strongest way to represent the group.

Commissioner Sanchez stated that the Commission should investigate the benefits of increasing affordable housing for both homeowners and renters. She expressed support for a renters' issue subcommittee and a balanced make up of property owners and renters. Sanchez also requested that Commissioners not participating in today's discussion also be able to submit their comments. Benavidez stated that staff would reach out to Commissioner Arndt to have his comments included. Guerrero inquired if the Commission needed to come to a consensus for their feedback/stance on the Renters' Commission and if there should be a discussion with the other Commissioner. Williams stated that no consensus needed to be made and that individual Commissioner feedback could be forwarded to the committee. As discussions outside the Commission meeting would be

prohibited, staff could brief the Commissioner on today's presentation and take his comments, but no discussion would be done.

Commissioner Alanis expressed being torn between the options. He stated that there was a large volume and various types of renters' issues to be discussed and that it would be an extensive task to handle as a subcommittee, but felt that it was the right place as the issues could then properly be address in the Housing Commission. Alanis stated in terms of make up of members, there should be both property owner and renter representatives; however, the majority should be renters. He expressed that having a mixed commission would give a voice to renters to address their fair housing and discrimination issues and let property owners understand renters from a different perspective while informing the issues they go through as well. Alanis stated that the subcommittee should also have educational advisors. Alanis reiterated his stance for the subcommittee as a stand-alone would overlap the Commission's charge.

Johnson stated that many boards and commissions are comprised of realtors and homeowners, but a Renters' Commission, discussing renters' issues, shouldn't comprise of property owners as they would impede renters' discussion of issues. She concurred that an advisory and legal team for the members would be recommended, as this would facilitate education.

Commissioner Abraham requested Slide 28 regarding the stand-alone commission option. He stated that according to the Housing Policy Framework agenda, the Housing Commission was charged to represent both renters and homeowners' issues. As a renters' commission would bypass the Commission, the Housing Commission's charge would be divided. He expressed his support to have a renters' issue subcommittee with a mix of renters and property owners that report to the Housing Commission. This would help cause less confusion and not muddy the water.

Commissioner Hinojosa stated he was at a disadvantage being the newest Commissioner and was not informed enough on the issues. He expressed that the landscape for renters has greatly changed from one year ago. Conversations are happening nationally and locally about housing as a human right and what structures would better advance housing justice. Hinojosa stated that he hadn't had the chance to look at other cities' responses but hope to help address them as Commissioner. Benavidez stated staff would set up a briefing to bring Hinojosa up to date on the Housing Commission.

Guerrero expressed her concerns regarding the human impact that the Commission has. She inquired about the number of renters appointed throughout the city's boards and commissions. She also inquired with the slide of the percentage that was for mixed representation what was the breakdown of renters versus homeowner/property owners. Benavidez stated staff would follow up with the survey breakdown. Guerrero inquired about the timeline for the renters' commission. Benavidez stated that the renters' commission item and the Commission's feedback is scheduled to be presented at CNSC on February 8, 2021, the recommendation would be finalized, and presented for Council consideration potentially in March. Guerrero acknowledge the process to enact and help create full community engagement starts with providing feedback to officials. She expressed that it was a work in progress to actualize a goal with landlords and others that have influence in the housing landscape. Guerrero stated that she favored a stand-alone separate commission with a renters-only make up. However, the appointed members should

also have a diverse type of renters in different situations and include a variety of communities to ensure solutions are created with everyone's voice. Though the commission would be stand-alone, there should be strong collaboration with the Housing Commission.

Sanchez cautioned that the makeup of the Renters' Commission should have both renters and property owners as having a one-sided commission would be like creating grassroots advocacy program. She reiterated that the proposed commission should be a subcommittee and should have equity and equality.

Furukawa welcomed newest Commissioners Hinojosa and Johnson. He appreciated the opportunities so far to compare notes with Johnson and agreed with Hinojosa regarding advocacy and action.

Alanis agreed that a selection point of appointed renters should be to include renters with varied experiences. As it would be important to understand what individuals have experienced whether the final decision be stand-alone or as a subcommittee.

Richardson stated that she was in support of a stand-alone renters' commission but would prefer if the Housing Commission had some oversight of it. She also supported for the commission to have a makeup of renters' only and the balance of appointees reflect the current renter distribution by districts.

Abraham inquired if the meeting minutes for December 2, 2020 needed to be approved. Guerrero stated that the meeting minutes were not placed on the special session agenda and action would take place on the January 27, 2021 regular meeting.

2. Item #1: Briefing and possible action on Housing Commission recommendation for the definition of housing affordability to be included in the Strategic Housing Implementation Plan

Commissioner Alanis motioned to postpone and schedule a special session for Item #1. Commissioner Richardson seconded. Motion carried unanimously.

3. Item #3: Director's Report

Chair Guerrero requested Ian Benavidez to present.

Benavidez stated a full briefing regarding Source of Income Discrimination (SOID) would be presented at the next regular Commission meeting on January 27, 2021. The current timeline for this item would be to take Commission feedback to the Planning and Land Development Committee in February, then move forward to City Council.

Alanis stated he would withhold his comments to for the next session.

Furukawa announced his engagement to Marge. The Commission expressed their congratulations and joy for their fellow Commissioner.

Abraham announced that he was eligible to receive his first round of the COVID vaccinations during the weekend. The Commission expressed their happiness for their fellow Commissioner.

Closing-
There being no further discussion, the meeting was adjourned without contest at 11:02 AM.

FINAL