

**CULTURE & NEIGHBORHOOD SERVICES  
COUNCIL COMMITTEE MEETING MINUTES  
FRIDAY, FEBRUARY 12, 2021  
2:00 PM  
VIDEOCONFERENCE**

<b>Members Present:</b>	Councilmember Roberto Treviño, <i>Chair, District 1</i> Councilmember Rebecca Viagran, <i>District 3</i> Councilmember John Courage, <i>District 9</i> Councilmember Clayton Perry, <i>District 10</i>
<b>Members Absent:</b>	Councilmember Jada Andrews-Sullivan, <i>District 2</i>
<b>Staff Present:</b>	Lori Houston, <i>Assistant City Manager</i> ; Andy Segovia, <i>City Attorney</i> ; Jameene Williams, <i>Assistant City Attorney</i> ; Veronica Soto, <i>Director, Neighborhood &amp; Housing Services Department</i> ; Melody Woosley, <i>Director, Human Services Department</i> ; Edward Gonzales, <i>Interim Assistant Director, Neighborhood &amp; Housing Services Department</i> ; Patrick Steck, <i>Interim Assistant Director, Human Services Department</i> ; Sara Wamsley, <i>Housing Policy Manager, Neighborhood &amp; Housing Services Department</i> ; Ian Benavidez, <i>Neighborhood Housing Administrator, Neighborhood &amp; Housing Services Department</i> ; Ana Bradshaw, <i>Assistant to the Director, Human Resources Department</i> ; Nancy Cano, <i>Office of the City Clerk</i>
<b>Others Present:</b>	Jessica O. Guerrero, <i>Housing Commission Chair, RMP/EHAP Stakeholder Group</i> ; Nikki Johnson, <i>Housing Commissioner, RMP/EHAP Stakeholder Group</i> ; Maureen Galindo, <i>Community Psychologist, RMP/EHAP Stakeholder Group</i>

**Call to Order**

Chairman Treviño called the meeting to order.

**Public Comment**

**Written Testimony**

Written public comments have been submitted and are attached to the minutes.

**Live Testimony**

Candace Dietrich stated that she supported Amendments to the Emergency Housing Assistance Program (EHAP) and added that by increasing the number of months from two to six or more, the Program would allow for renters to apply for rent in arrears and still be eligible for three additional months of assistance. She noted that homeowners that rented out their properties were unable to pay their own mortgages.

Mike Rust stated that he worked for a housing provider with the City that had over 100 employees and provided workforce or naturally occurring affordable housing. He stated that his organization's staff bridged a gap between the City's outreach and helped residents apply for EHAP during the COVID-19 Pandemic. He reported that the Texas Eviction Diversion Program (TEDP) required property owners to file for an eviction in order to align tenants with State rental assistance, which put up a wall between housing provider customers and the assistance they needed. He urged the Committee and City Council to

consider this incentive imposed on property owners, its tertiary effects on residents, and the additional regulations and requirements attached to the EHAP implemented by the City that impacted the residents they were all trying to help.

Teri Bilby, Executive Director, San Antonio Apartment Association (SAAA), expressed concern for renters in need who will not be helped out enough to avoid displacement as they had maxed out their EHAP benefits for the three previous months, were unable to pay going forward, and were still behind on rent. She stated that SAAA members were in support of an EHAP Amendment that would allow a renter to have all past due rent caught up, plus be eligible for an additional three months, or be eligible for new assistance in six months if the renter was newly impacted by COVID-19. She highlighted that small business owners made up the majority of apartment owners and the City must help these key constituents remain in the vital housing supply business. She stated that property owners needed timely access to information about their residents' application status in order to make critical decisions about their business viability and improved program communication was needed.

**1. Approval of the minutes from the January 7, 2021 Culture & Neighborhood Services Council Committee Meeting.**

Councilmember Courage moved to approve the Minutes from the January 7, 2021 Culture & Neighborhood Services Council Committee Meeting. Councilmember Perry seconded the motion. The motion carried unanimously by those present.

**CONSENT AGENDA**

**2. Department of Arts & Culture's Pre-qualified List of Public Art Professionals.** [Lori Houston, Assistant City Manager; Debbie Racca-Sittre, Director, Department of Arts & Culture]

Councilmember Courage moved to approve Item 2. Councilmember Viagran seconded the motion. The motion carried unanimously by those present.

**INDIVIDUAL ITEMS FOR BRIEFING AND POSSIBLE ACTION**

Item 4 was addressed at this time.

**4. Presentation by members of the Risk Mitigation Fund Stakeholder Group on the proposed amendments to the Emergency Housing Assistance Program.** [Jessica Guerrero, Nikki Johnson, Maureen Galindo]

Maureen Galindo reported that the Risk Mitigation Stakeholder Group (RMFSP) was an informal group created by City staff in April 2019 to help with the evaluation of the Risk Mitigation Policy (RMP) adopted by City Council in March 2019. She stated that RMFSP was created at the request of community members who participated in the original public input of the policy and wanted to continue to provide input as the program evolved.

Ms. Galindo explained that at the request of the Housing Commission, City staff developed and distributed a survey to all Emergency Housing Assistance Program (EHAP) applicants, participating property managers and owners, and implementation partners. She noted that the survey was available from November 9, 2020 through December 31, 2020, and the survey data spoke to the need for a better referral system, technical assistance for those who did not have access to a computer or needed assistance applying online, and the need for more months of EHAP assistance.

Ms. Galindo reported that a community analysis performed by RMFSP revealed that the majority of EHAP applicants had incomes that were 30% below Area Median Income (AMI) with African Americans more significantly impacted by housing insecurity in San Antonio than in other cities. She added that 26% of applicants reported to community housing advocates that they did not receive EHAP assistance. She indicated that three general community advocates felt they lacked input with City staff, felt there was a lack of oversight of the implementation process for EHAP, and stated that some vulnerable residents experienced secondary trauma through the EHAP process after having experienced housing insecurity.

Ms. Galindo provided a list of RMFSP Recommendations for EHAP, as follows:

1. Provide 12 months backpay (per U.S. Treasury)
2. When landlord accepts check, an agreement should be provided stating that they would not evict tenant
3. If landlord rejects check offer, provide direct cash relief to tenant (per US Treasury) and direct cash relief immediately for applicants who report domestic violence or refugee status
4. City staff should actively include applicants in program evaluation (outreach, application, post-application)
5. No third-party contracts (save for mutual aid organizations through a community screened RFP process who have relationships with hard to reach populations; immigrants, domestic violence, elderly, disabled, digital divide)
6. Strong collaboration in Justice of Peace court with community stakeholders, Right to Counsel Attorneys, and City and County staff who have direct contact with applicants; for oversight of ever-evolving Federal, State, and Municipal Policy and Programs
7. Establish a Renters Commission based on power dynamics assessment to include participants listed above [ #6]
8. Staff recommendations must always be a direct reflection of participatory community analysis, in EHAP and all programs and policies where hard to reach communities have direct contact with City staff
9. Mayor and Council advocate to Federal representatives for Rent and Mortgage Cancellation as the more economic-friendly distribution process of Federal dollars to landlords

Chairman Treviño requested further elaboration on EHAP issues faced by African Americans. Nikki Johnson stated that the feedback received from residents most impacted ranged from inadequate bandwidth to complete the application online, lack of transportation to go to sites to receive in-person assistance, language barriers, no responses to their application status, and not enough staff to assist.

Chairman Treviño requested further elaboration on issues with third-party contracts. Jessica Guerrero stated that RMFSP observed that not all non-profit organizations contracted with the City had grassroots connections necessary to fulfill the expectations of their partnership roles.

Chairman Treviño requested further elaboration on the RMFSP recommendation for City staff to consistently break down barriers. He requested that members of the RMFSP, Neighborhood Housing Services Department (NHSD) staff, stakeholders, and other housing assistance partners meet regularly to lead to better community-based programs overall. Ms. Guerrero stated that it was important for City staff to continue breaking down barriers as an ongoing process, in light of COVID-19, digital divide, language barriers, and other unforeseeable challenges that occurred and could occur. She called for efforts to be made to prevent the distrust of residents when barriers were not addressed and corrected.

Chairman Treviño requested that NHSD explore hiring of staff, such as social workers, to process complex housing assistance cases. He stated he was in favor of keeping EHAP as the name of the program as it was more descriptive, especially for the benefit of first-time applicants.

Councilmember Courage voiced concern over the divergence of findings and observations by RMFSP and City staff. He concurred that regular meetings should be held with RMFSP, NHSD staff, stakeholders and other housing assistance partners.

Councilmember Viagran requested further elaboration from City staff on the oversight process for EHAP. She requested that EHAP participant remarks gleaned from the RMFSP survey be utilized in the evaluation process for contracted third party non-profit organizations. She called for increased investments in fair housing and requested that City staff review divesting funds from the COVID-19 housing assistance program and to include a proposal for the FY 2022 Budget to increase the fair housing budget. Verónica Soto reported that it was the job of NHSD to listen to a variety of stakeholders and the department was aware of such issues through its call center which actively received calls and complaints regarding the EHAP. She noted that the EHAP was not an easy program to administer due to many Federal regulations and restrictions that the program must adhere to. She reported that all of the NHSD Fair Housing Team had been deployed to EHAP and improvements to the process were made constantly. She noted that NHSD tried to establish a Risk Mitigation Stakeholder Group in April 2020 but many members withdrew for various reasons, and meeting(s) that NHSD set up with RMFSP and the San Antonio Apartment Association (SAAA) were unsuccessful. She reported that NHSD collaborated with the Office of Innovation and Technology to create improvements to the application process, which were implemented. She reported that an EHAP Dashboard was created for this Committee to provide updated and refined information on program performance. She stated that an online feature was added to the Dashboard that allowed residents to check the status of their applications. She noted that many of NHSD's established and proposed initiatives aligned with the RMFSP's observations.

Councilmember Perry requested outreach efforts to housing industries and industry associations so that they could be included in addressing issues at a grassroots level with RMFSP, NHSD staff, stakeholders and other housing assistance partners. He voiced opposition to the proposal for \$4 million for administration of the EHAP and called for a closer analysis of staffing and budgeting needs. He recommended that a Request for Proposal (RFP) process be initiated for contract hiring of EHAP administration, instead of hiring an additional 50 staff.

Assistant City Manager Lori Houston stated that Item 4 spoke to the need for a Subcommittee of both Renters and Property Managers that would report to the Housing Commission to meet the goal of a coordinated housing system with balanced representation. She reported that the City received input on the EHAP through its survey that received over 7,000 responses, outreach with COPS/Metro, SAGE, property managers in the landlord community, the San Antonio Housing Commission, and the Mayor and City Council. She noted that a referral system was needed to for case management. She added that City staff recommended the hiring of 34 temporary staff to help administer the program, as 20 library staff members were to return to their normal duties, and the 14 additional staff would provide more technical assistance and customer service.

### **3. Briefing and discussion on Emergency Housing Assistance Program Amendments. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood & Housing Services]**

Edward Gonzales reported that City staff and the Housing Commission co-developed and distributed a survey to all Emergency Housing Assistance Program (EHAP) applicants, participating property managers and owners, and implementation partners. He stated that the goal of the survey was to identify strategies for program improvement. He noted that the Housing Commission was a nine-member board made up of two working groups: The Outreach Working Group which was made up of Housing

Commission Members and Community Members; and the Agenda Working Group which was made up of Housing Commission Members only.

Mr. Gonzales reported that the survey was distributed to individualized, unique email addresses to over 40,000 residents that applied for the program and was presented in English and Spanish. He stated that the survey consisted of 44 questions and over 7,000 responses were received, 88% from applicants, and the next highest response rate was from property owners or managers at 7%. He reviewed each survey question in detail and provided statistical feedback responses.

Mr. Gonzales reported that key survey responses indicated that a clear application form was essential, more human assistance and communication was needed, more information on funding availability was needed, and the process of receiving and approving applications was too slow. He stated that several key improvements were made based on feedback and that application status could now be checked online, eligibility was expanded to those living outside the City limits in Bexar County, and now extended to residents of the cities of Marion, Elemendorf, and Kirby.

Mr. Gonzales reported that proposed EHAP enhancements were presented to the Housing Commission on January 27, 2021, and included recommendations for expanded benefits navigation for triage assistance with human services and resources; expanded referral services for food, childcare, transportation, SNAP enrollment, job training and pet care support; the introduction of an application assistance program with appointed navigators for residents without access to technology or that lacked the ability to capture necessary documentation; referral programs for the immigrant community; and the expansion of a more holistic and long-term approach with resident engagement. He provided demographic, itemized data for the number of households approved for assistance, AMI averages, and average household size by Council District.

Mr. Gonzales reported that as of January 17, 2021, the City received \$46.8 million in funding from the U.S. Treasury which was authorized for rental and utility assistance only, and required that the funds be expended by December 30, 2021. He noted that the funds were allocated for Phase 4 funding of the EHAP. He stated that as of February 9, 2021, over \$72.2 million in EHAP funds were distributed to individual residents and their households as follows: Rent or Mortgage: \$57.5 million; CPS Energy: \$5.5 million; SAWS: \$900,000; Internet: \$300,000; and Cash Assistance: \$8 million.

Mr. Gonzales reported that the Texas Department of Housing and Community Affairs recently established a \$1.3 billion Emergency Rental Assistance Program which would accept applications next week. He recommended that local residents apply for assistance with the City's EHAP first for six months of assistance, and thereafter, apply for State funding.

Assistant City Manager Houston emphasized that a local resident could receive six months of rental assistance from the City, with an additional three months extended as needed, and then apply for State assistance for an additional 3 months of rental assistance (if State funding was still available), for a potential total of 12 months of rental assistance.

Councilmember Viagran asked if cash assistance would be eliminated and requested that clarification be included in the proposed EHAP Amendments to City Council. Assistant City Manager Houston stated that residents requesting cash assistance would first be referred to a benefits navigator that would assess their needs in a holistic approach for a better, long term solution and enroll them for monthly food programs, SNAP, or childcare enrollments; thereafter, if other services were needed, then a gift card would be provided.

Councilmember Courage asked how much funding was available for cash assistance of the \$46.8 million in funding that the City received from the U.S. Treasury in January 2020. He encouraged a partnership with the San Antonio Food Bank and called for increased funding. Mr. Gonzales stated that \$4.9 million from the City's General Fund could be used for direct cash assistance, and the City also used those funds to assist undocumented residents or for those otherwise ineligible for Federal assistance. He confirmed that the \$46.8 million from the U.S. Treasury was also subject to Federal restrictions of an income eligibility level of an 80% AMI, a COVID-19 hardship, and restrictions surrounding undocumented individuals. Assistant City Manager Houston added that staff would review coordinated efforts with the Food Bank.

Councilmember Perry requested that percentages be included with corresponding amounts in the reports provided. He asked why local residents would not first be referred to the State to apply for its \$1.3 billion of rental assistance funding, instead of applying for the local EHAP first, which had only \$46.8 million. Mr. Gonzales stated that there was a timing issue with the \$46.8 million in Federal funds the City received from the U.S. Treasury Department and those funds had to be expended by December 30, 2021, or the City would have to return any remaining funds.

Chairman Treviño stated that he would not support any proposed EHAP Amendments to remove utility assistance for residents with an AMI of 51% - 80%, and noted that water, electricity, and internet access for remote learning and access to resources were essential to families during the pandemic. He requested that utility assistance be reinstated accordingly for those residents in the proposed EHAP Amendments. He requested that staff consider a tiered-based system based on AMI that would allow for qualified applicants under a certain AMI to receive 12 months of EHAP assistance. He asked if EHAP funds were allocated for relocation assistance. Assistant City Manager Houston stated that staff would review utility assistance eligibility and a tiered AMI system. She noted that the EHAP did not address relocation assistance which was available through partnerships.

Chairman Treviño requested that staff track and monitor data on residents that were informally evicted to determine if further protections were needed to keep other families from being displaced. Ian Benavides reported that City staff worked closely with the Justice of the Peace Courts on the Texas Eviction Diversion Program (TEDP) which was utilized by the Courts in conjunction with the State and the City. He explained that individuals who attended Eviction Court hearings that had not applied for EHAP were directed to TEDP. He noted that TEDP has been a very successful program.

Chairman Treviño requested that City staff create a summary of all Committee recommendations which would be added to the proposed EHAP Amendments recommended by City staff. He requested an additional summary of all Committee recommendations which would not be added to the Amendments, to include a rationale for any exclusions.

Councilmember Viagran moved to approve Item 3 with the recommendations as stated. Councilmember Courage seconded the motion. The motion carried unanimously by those present.

**5. Briefing and Possible Action on the creation of a sub-committee focused on renters' issues that would report to the Housing Commission** [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

Chairman Treviño stated that Item 5 would be tabled at this time.

**Adjournment**

There being no further discussion, the meeting was adjourned at 12:50 pm.

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***Roberto Treviño, Chair***

***Respectfully Submitted,***

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***Nancy Cano, Office of the City Clerk***

# Culture and Neighborhood Services Committee on 2021-02-12 10:00 AM

Meeting Time: 02-12-21 10:00

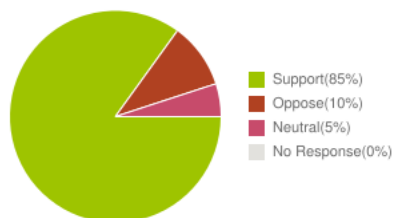
## eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Culture and Neighborhood Services Committee on 2021-02-12 10:00 AM	02-12-21 10:00	15	20	17	2	1

### Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

#### Overall Sentiment





## Culture and Neighborhood Services Committee on 2021-02-12 10:00 AM

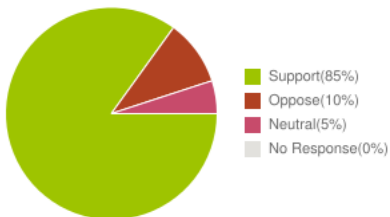
02-12-21 10:00

Agenda Name	Comments	Support	Oppose	Neutral
Public Comment	2	2	0	0
3 21-1396 Briefing and discussion on Emergency Housing Assistance Program Amendments. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood & Housing Services]	2	2	0	0
5 21-1262 Briefing and Possible Action on the creation of a sub-committee focused on renters' issues that would report to the Housing Commission [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]	16	13	2	1

### Sentiments for All Agenda Items

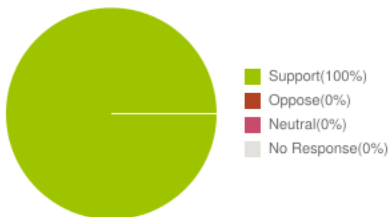
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

#### Overall Sentiment



#### Agenda Item: eComments for Public Comment

#### Overall Sentiment



### Tuesdae Knight

Location: 78202, San Antonio

Submitted At: 9:18am 02-12-21

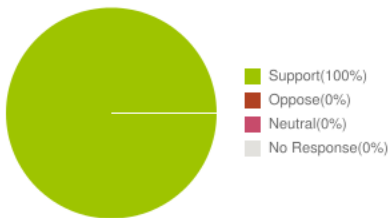
As an outreach partner, who directly assists people apply for this program, we are in support of continuing the EHAP program. We consistently see people still struggling to pay their rent and utility bills, with no where else to turn. From stories of families on their last dime, to people who have never had to ask for assistance, we have heard how this assistance was detrimental to their survival. We hope that more funds will be released and more families will be able to breathe easier knowing that help is on the way. Tuesdae Knight, President/CEO of SAGE.

**Juan Delacruz**

Location: 78236, san antonio  
Submitted At: 6:07pm 02-11-21

Continuen el programa para pagar renta y por mas meses. Soy padre de familia principal tengo mi esposa y 3 niños menores de edad y los tres son ciudadanos americanos. En esta pandemia perdí mi trabajo desde el 05/10/2020 y trabajo solo algunos días y no es un trabajo permanente. Es la razón que estoy atrasado en mi renta por que solo puedo estar pagando en pagos. Es mi temor que algún día reciba una carta de desalojo por eso les pido ayuda y que pagen mas meses de renta. Todos que estamos batallando hasta que volvamos ala normalidad en un empleo fijo ..Gracias

Agenda Item: eComments for 3 21-1396 Briefing and discussion on Emergency Housing Assistance Program Amendments. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood & Housing Services]

**Overall Sentiment****Celine Williams**

Location: 78250, San Antonio  
Submitted At: 9:15am 02-12-21

I support amending the Emergency Housing Assistance Program by allowing residents to receive assistance more than once and increasing the number of months the rental assistance will cover to include all the past due rent. If they don't have a past due balance, allowing approval of up to 3 months of pre-paid rent would be beneficial to residents that are continuously struggling to find steady employment or income to keep up with piling up expenses. This would also relieve some of the mental stress that so many residents are experiencing during these times.

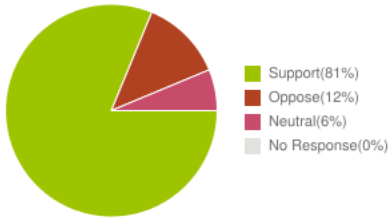
**Victoria Keeler**

Location: 78248, San Antonio  
Submitted At: 4:52pm 02-11-21

I support City Staff's recommendations for the Emergency Housing Assistance Program, however, there are many renters in San Antonio that have already met the current eligibility limit and they are still behind on rent and other bills. The State is allowing payment of past due rent in their assistance and we think the city should too as that best helps protect renters interests. I support amending the Emergency Housing Assistance Program by increasing the number of months the rental assistance will cover to include all past due rent still owed from the onset of the pandemic.

Agenda Item: eComments for 5 21-1262 Briefing and Possible Action on the creation of a sub-committee focused on renters' issues that would report to the Housing Commission [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

## Overall Sentiment



### Brett Finley

Location:

Submitted At: 9:40am 02-12-21

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 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 during the pandemic. Without a diverse group, the Housing Commission and ultimately City Council, will not have the whole picture when making decisions about issues related to rental housing in San Antonio.

### Celine Williams

Location: 78250, San Antonio

Submitted At: 9:05am 02-12-21

The City should focus its efforts on bolstering the Housing Commission as a public oversight board and making it 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. It is imperative that there is adequate representation of both renters & property owners/managers to ensure the council understands all aspects of items discussed and makes well informed decisions that limit unintended consequences.

### Marty Hutchison

Location:

Submitted At: 8:35am 02-12-21

As a Landlord, Residential & Multifamily Property Manager

"The rising tide lifts all boats". Everyone benefits when a city's environment & economy improves. Boats need to be balanced; too many people on one side will cause the boat to flip & capsize. The committee needs to be equally balanced; to be able to share ideas & limited resources. Boats have a capacity otherwise the boat will lose buoyancy, take on water & sink. The committee should not be set up for failure. Too many members & the committee will not be able to function & accomplish any goals or make any recommendations.

### Lacy Hendricks

Location: 78249, San Antonio

Submitted At: 8:24am 02-12-21

We need the renters commission to be an equal balance of property managers and renters. "Property management" is a broad brush that requires many years of experience to become an expert in each market type. I also think that the RC should be a subcommittee to the Housing Commission.

### Brenda Davila

Location:

Submitted At: 7:51pm 02-11-21

As a property manager and industry expert, I strongly feel we need equal representation on the renters' commission, regardless of structure. It's important for all involved to get their voices heard, to stay objective and do what's best for the community and industry.

**Lorena Birdy**

Location: 78258, San Antonio  
Submitted At: 7:20pm 02-11-21

As a property manager and industry expert, I feel we need equal representation on the renters commission, regardless of structure

**Anabel Seibel**

Location: 78258, San Antonio  
Submitted At: 7:05pm 02-11-21

As a property manager and industry expert, I feel we need equal representation on the renters' commission, regardless of structure. I am supportive of the subcommittee model as it includes representation of housing providers and reflects the cooperative nature in rental housing, and is consistent with the Housing Policy Framework and the SA Speak Up survey results.

**Melanie Thomas**

Location: 78260, San Antonio  
Submitted At: 5:50pm 02-11-21

Hello, as a property manager and industry expert, I feel we need equal representation on the renters' commission, regardless of structure. It's important that all voices are heard. We can collectively come up with good resolutions for all. Perspectives of all parties need to be included. Thank you for your attention to this matter.

**Victoria Keeler**

Location: 78248, San Antonio  
Submitted At: 4:45pm 02-11-21

I believe that any committee of this type should be a subcommittee of the Housing Commission made up of an equal number of both renters and rental housing providers to encompass a wide range of rental housing experience and expertise. I urge the committee and City Council to support the creation of a subcommittee of the Housing Commission that will include an equal number both renters and rental housing providers to work together on rental housing issues.

**Linda Luna**

Location: 78250, San Antonio  
Submitted At: 1:33pm 02-11-21

I support a subcommittee with property managers included to discuss renters commission and/or anything else pertaining to property management.

**Katie Ross**

Location: 78258, San Antonio  
Submitted At: 12:52pm 02-11-21

I support the idea of a creation of a sub-committee that has a balanced representation of both owners/managers and tenants. Perspective is everything in addressing a complex situation like affordable housing. Having a voice from both sides of the situation can bring not only clarity, but understanding to all sides.

**Kimberly Bragman**

Location: 78232, San Antonio  
Submitted At: 3:21pm 02-10-21

This is an appropriate way to give equal representation to both renters and housing providers without creating an entirely new commission that could possibly propose policies that are in opposition to policies proposed by existing Boards and Commissions.

**Tony Martinez**

Location: 78249, San Antonio  
Submitted At: 2:12pm 02-10-21

As long as there is balance stakeholders involved. Property owners who have mortgages to pay need to have a voice also. Taxes keep going up and to just have a one sided committee would not give a property owner a fair

say as to their side.

**Mindi Stange**

Location: 78260, San Antonio  
Submitted At: 6:36pm 02-09-21

As a landlord and a Realtor, I feel it's important to have a sub-committee of tenants along w/ property managers in order to expedite tenant issues. The most recent I was made of aware of involved a tenant committing suicide in a home after 2 months of non payment. I feel we need more support from property managers in these situations to keep tenants in their homes as paying tenants with assistance or rent reduction, etc. that has been negotiated or facilitated by property managers between tenants and landlords. Leaving the property managers out of the equation is a formula for disaster.

**Anna Ramos**

Location: 78258, San Antonio  
Submitted At: 5:46pm 02-09-21

I support the creation of a sub-commeeete as it includes representation of housing providers/tenants and reflects the cooperative nature in rental housing

**Courtney Rosen**

Location: 78231, San Antonio  
Submitted At: 4:55pm 02-09-21

Attainable housing is essential for a healthy city - and renter's are becoming a bigger component of that goal - I strongly believe that their interests will be best served but having a diverse group of individuals at the table to address a very complex issue. I strongly oppose a commission that is composed solely of renters as all ideas will be ignoring the experiences of the other side of the relationship - the housing providers- and will be limited in vision and worse, have unintended negative consequences that end of hurting renters (downtown Seattle is boarded up/ graffitied)

**From:** Pedro Alanis <[PedroAlanis@saht.org](mailto:PedroAlanis@saht.org)>  
**Sent:** Friday, February 12, 2021 10:24 AM  
**To:** Ian Benavidez (NHSD) <[ian.Benavidez@sanantonio.gov](mailto:ian.Benavidez@sanantonio.gov)>; Lori Houston (CMO) <[Lori.Houston@sanantonio.gov](mailto:Lori.Houston@sanantonio.gov)>; Veronica R. Soto (NHSD) <[Veronica.Soto@sanantonio.gov](mailto:Veronica.Soto@sanantonio.gov)>  
**Subject:** [EXTERNAL] Cultural Affairs committee

Ian,

I am supportive of the changes to the Emergency Housing Assistance Program, as presented to the Housing Commission. I believe the feedback of the thousands of community members who responded to the survey have provided a loud voice with great insights to how the program can be improved. I appreciate the efforts of City staff to make urgent and necessary changes to the program that address the issues provided by those surveyed. I believe in the participatory engagement process and understand there are many opportunities for such engagement to achieve the goals of the Mayor's Housing Task force. A great example of this is the Grounded Solutions For Everyone Home Program which provides information to the Housing Commission for consideration prior to Committee and Council consideration. I look forward to continuing to see these opportunities come through the Housing Commission so we can provide our perspective to effectively consider and advise on critical housing policy issues.

Thank you,

Pete Alanis  
Executive Director  
San Antonio Housing Trust Foundation  
2515 Blanco Rd  
San Antonio TX 78212  
210-735-2772  
Email: [pedroalanis@saht.org](mailto:pedroalanis@saht.org)

**From:** Evey Edwards <[evey@eveyedwardsgroup.com](mailto:evey@eveyedwardsgroup.com)>  
**Date:** Friday, February 12, 2021 at 9:55 AM  
**To:** "Justin Renteria (City Council)" <[Justin.Renteria@sanantonio.gov](mailto:Justin.Renteria@sanantonio.gov)>  
**Subject:** [EXTERNAL] Renters Commission Input

Good Morning Justin,

I wanted to leave a message about the upcoming Renters Commission meeting and was unable to log on to the website. So am reaching out to you to provide info. As a Certified Property Manager and Owner of small multi family rental units I genuinely feel there is a need for equal representation on the renters commission regardless of how it is created. Both renters, landlords, property managers & property owners should have equal representation.

Sincerely,



Regards,

**Evey Edwards**  
Broker