

San Antonio Housing Commission

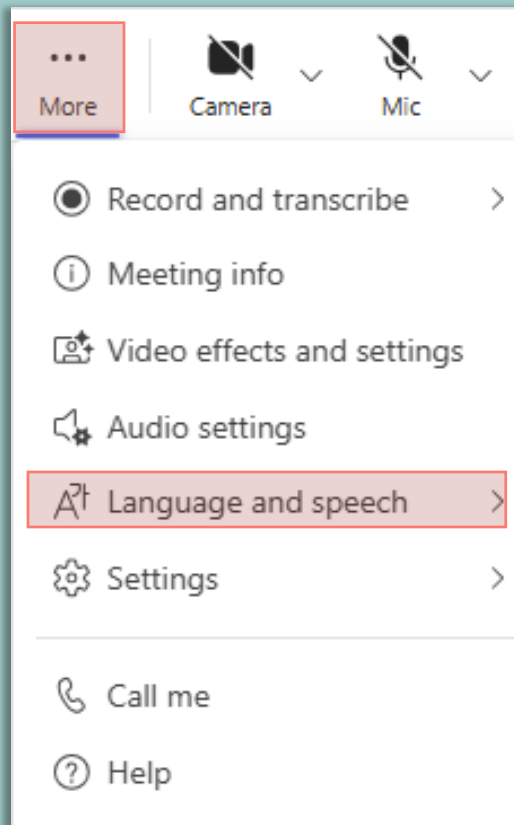
August 21, 2025

Will begin shortly

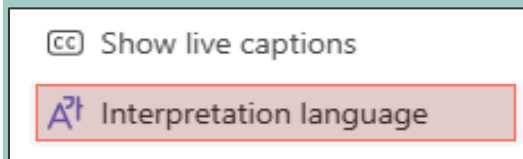


Cómo activar la interpretación de español

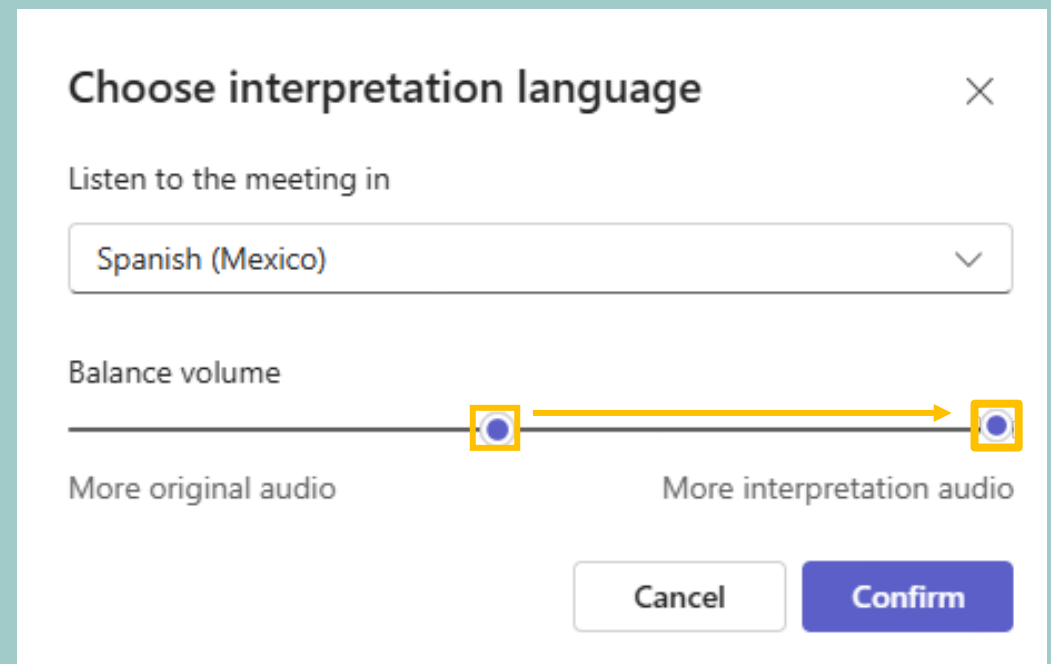
1. Haga clic en los tres tres puntos



2. Haga clic en idioma y seleccione interpretación



3. Mueva el círculo que esta debajo de "Balance" completamente hacia la derecha





Roll Call



Agenda

Public Comment

Item 1: Approval of Minutes

Item 2: Onboarding and Subcommittee Structure

Item 3: Subcommittees' Report

Item 4: Director's Report

Item 5: Commissioners' Community Updates



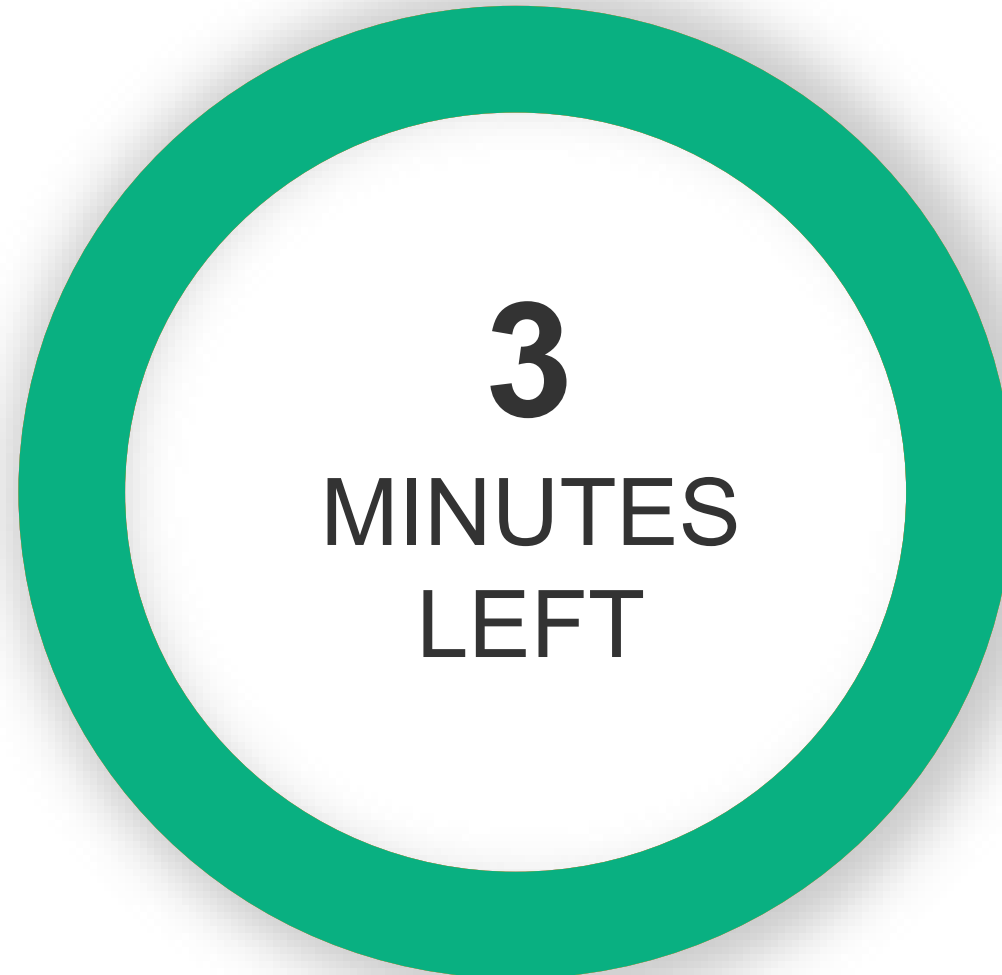
Public Comment

Public Comment Meeting Protocol



- Public comments are limited to agenda items.
- Commenters have 3 minutes for comment (up to 9 minutes for groups).
 - Commenters requesting interpretation services will have 6 minutes for comment (up to 18 minutes for groups).
- Comments should be directed to the Commission as a whole, not individual Commissioners.
- Commissioners are not able to respond to Commenters directly.
- For assistance regarding WebEx, please call (210) 207-7950.

Public Comment Timer





Item 1

Approval of Minutes from the Meeting on July 17, 2025



Item 2

Briefing and Possible Action on Housing Commission's onboarding and existing and new subcommittee structures

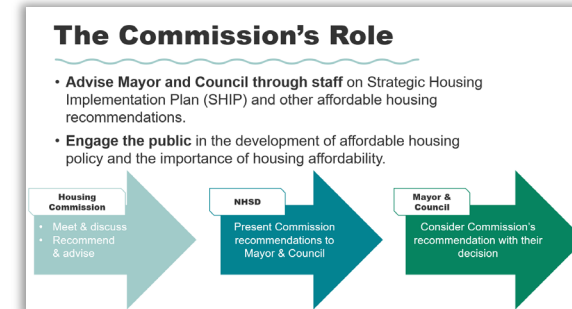
Background

- Housing Commission Annual Retreat discussed setting standardized structures for the Commission
- Ad Hoc Committee formed to help develop and make recommendations for:
 - ✓ Bylaws
 - Update onboarding documents
 - Clarify Commission & Subcommittee roles
 - Standardize procedures and processes



Onboarding Update

- Revisions include:
 - Reporting Structure
 - SHIP overview
 - Commission Priorities
 - Member Basics
 - Subcommittee Information
 - Next Steps
- Information updated annually and sent to Commissioners as refresher



Subcommittee Alignment

Recommendations:

- Sync subcommittee appointments terms to May
 - Applies to all future subcommittees
- Create a follow up tracker regarding all subcommittees reported items

Subcommittee	Term Start (Current)	Term Start (Proposed)
Public Engagement & Outreach	September	May
Renters' Solutions	May	May
Removing Barriers	November	May

Dashboard & Annual Report (DAR)

DAR Goals:

- Create Housing Commission Annual Report (required by Ordinance)
- Provide feedback and recommendations on the Affordable Housing Dashboard (SHIP)

Status:

- Dashboard is available to the public
- Outline of the Annual Report established

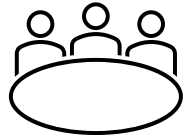
Recommendation:

- Subcommittee Chairs and liaisons draft respective sections
- Chair reviews compiled draft
- Housing Commission approves Annual Report

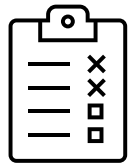
Proposed New Subcommittee

Financing Affordable and Impactful Housing Resources (FAIR) Subcommittee

Charge:



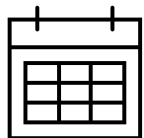
1. Advise staff on potential updates to funding-related policies.



2. This fall, convene practitioners to discuss:

- LIHTC Resolutions of Support or No Objection
- Federal funding awards

Recommendations to be passed to the Housing Commission for Federal funding and LIHTC Resolutions by October.



3. Continue to convene practitioners as needed, including for other funding opportunities.

Current Process



- LIHTC ROS/NO updated every 2 years
 - Staff:
 - Gathers Councilmember priorities
 - Works with LIHTC practitioners to find ways to align policy with Council priorities and the current QAP
 - Holds 1 public meeting
- Gap funding largely council driven and aligns with SHIP
 - Staff releases Requests for Proposals and develops HUD related plans to align with those priorities

The FAIR subcommittee will further the vision of the SHIP by giving the public transparent insight and access to policy conversations.

New Subcommittee



Structure:

- 9 members:
 - 4 Housing Commissioners & 5 non-commission members
 - Chair Wilson and Commissioners Alanis, Davila, Reyes
 - Non-commission members appointed by Chair, focusing on program users

Meetings:

- Virtual and open to the public

Recommendation



Staff recommends the Housing Commission sunset the Dashboard and Annual Report Subcommittee and the Annual Report be coordinated between subcommittee chairs and Housing Commission Chair.

Staff recommends a new 9 member subcommittee to be created to review how funding awards and related recommendations are made. The subcommittee will have 5 non-commission members to be appointed by Chair Wilson and 4 Commission members (Chair Wilson and Commissioners Alanis, Reyes, and Davila). The subcommittee will review existing processes to ensure alignment with the SHIP while avoiding undo hurdles for affordable housing.

Suggested Motion:

I move to sunset the Dashboard and Annual Report Subcommittee of the Housing Commission and form a new subcommittee as recommended by staff.



Item 3

Briefing and discussion on the Housing Commission
Subcommittees' Ongoing Work

Subcommittees



**Dashboard
and Annual
Report**

**Public
Engagement
and
Outreach**

**Renters'
Solutions**

**Removing
Barriers to
Affordable
Housing
Development
and
Preservation**



Item 4

Director's Report

Director's Report

- RentWise SA
- Community Land Trust RFP
- CHDO Operated RFP
- Cool Roof / Heat Island Mitigation
- Public Information Campaign
- 2025 Legislative Workshop
- Upcoming Meetings





RentWise SA Update

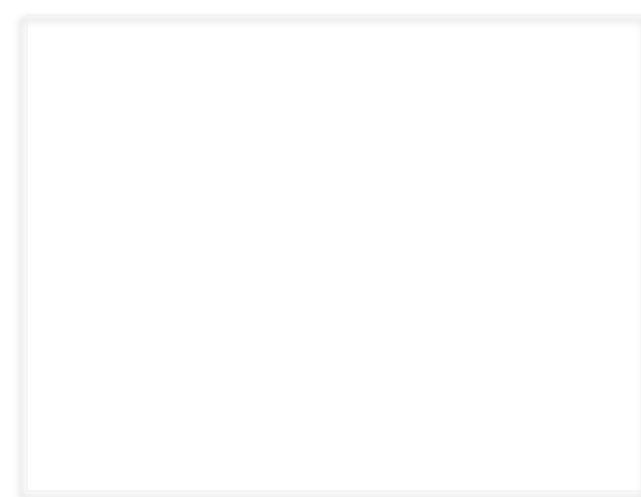
Know Your Rights & Responsibilities

- 8 free public information sessions with Fair Housing Council of South Texas
- Emphasis on fair housing laws, maintenance / repair requests, and essential renter rights
- English, Spanish, & American Sign Language
- Renters can request follow-up consultations for fair housing issues.
- Partners:
 - DSD Code Enforcement
 - NHSD Fair Housing
 - SAWS
 - Texas Grandparents Raising Grandchildren
 - Texas Organizing Project





RentWise by the Numbers



Reach in 2025: 341 attendees across 8 sessions

2025 Dates	Location	Attendees
January 25	South San High School	30
February 22	Mexican American Unity Council	58
March 25	Virtual	80
April 12	Alamo Colleges ACCESS Building	18
May 22	Connect+Ability Medical Center	39
June 25	Virtual	70
July 15	Wheatley Heights Sports Complex	21
August 12	Walker Ranch Senior Center	25
	Average attendees	43 per session





Rental Housing Provider 101 Workshops



- Focus on helping small-scale rental housing providers implement the key elements of a legally sound and effective lease agreement
- Partnering with San Antonio Legal Services Association (SALSA)
- 42 attendees across 3 workshops



Next workshop: September 9th at Wheatley Heights Sports Complex, see you there!

Community Land Trust (CLT) RFP Update

- Met with local non-profits about an opportunity to advance the CLT model in San Antonio
- Developing an RFP to support CLTs with **Affordable Housing Bond** funds for acquisition, home repair and preservation and new construction
- Anticipated to be released in the fall with potential awards in early 2026



CHDO Operating Funds RFP Update

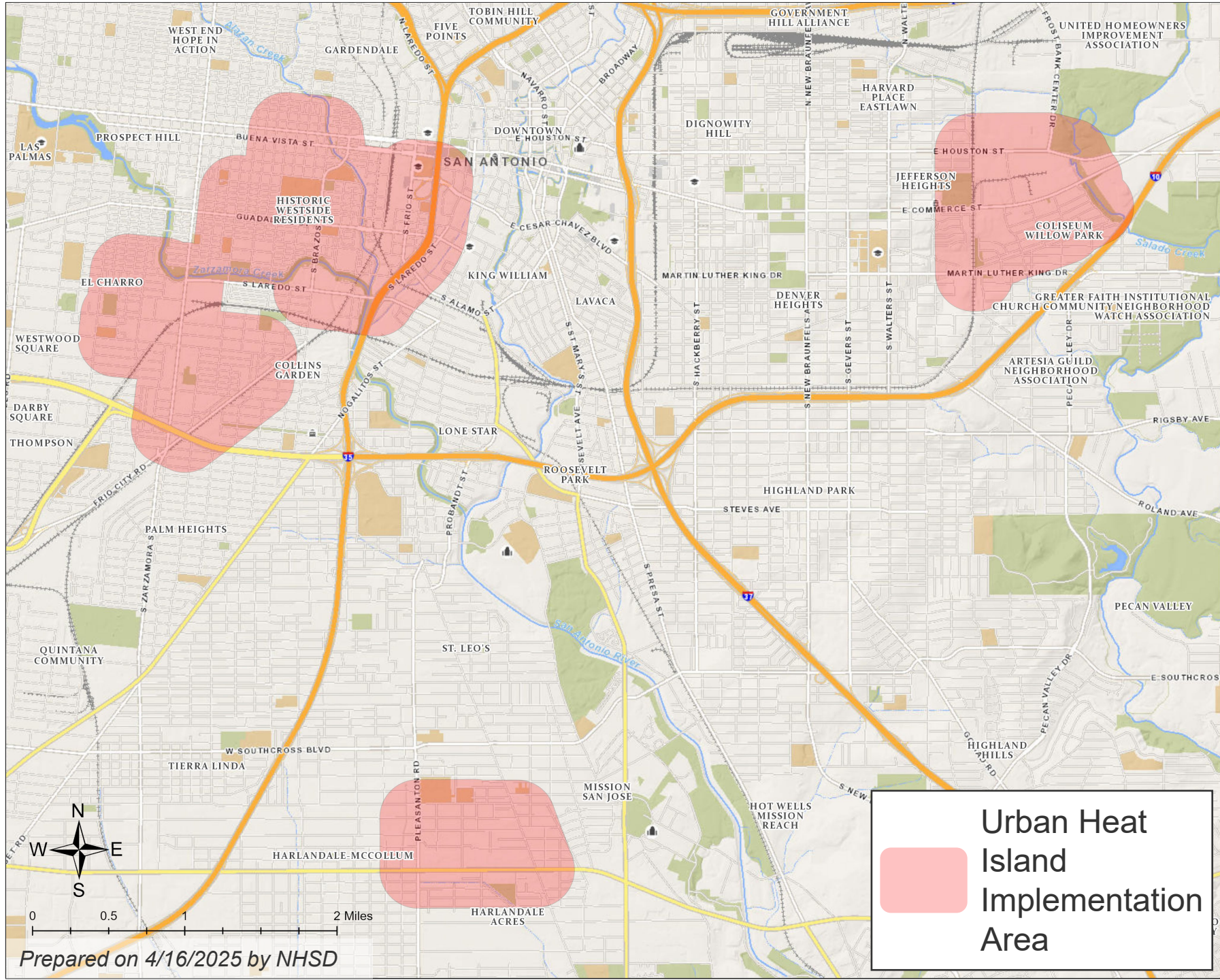
- Community Housing Development Organizations (**CHDOs**) - non-profits who provide decent housing affordable to low- and moderate-income persons
- **HOME** Funds awarded from this RFP are to supplement the operating expenses of the CHDO
- On average, NHSD awards funding to **4 – 5 organizations** for two consecutive one-year terms, depending on HUD allocations
- Anticipate releasing the RFP in **August 2025** with responses due back in early **October 2025**



Cool Roof Program

- **Goal:** Lower individual energy costs and mitigate heat island effects
- Utilizing energy-efficient white shingles with solar underlayment
- Special outreach to UHI target areas
- Approved **108 cool roofs** in Urban Heat Island (UHI) areas (as of August 1)





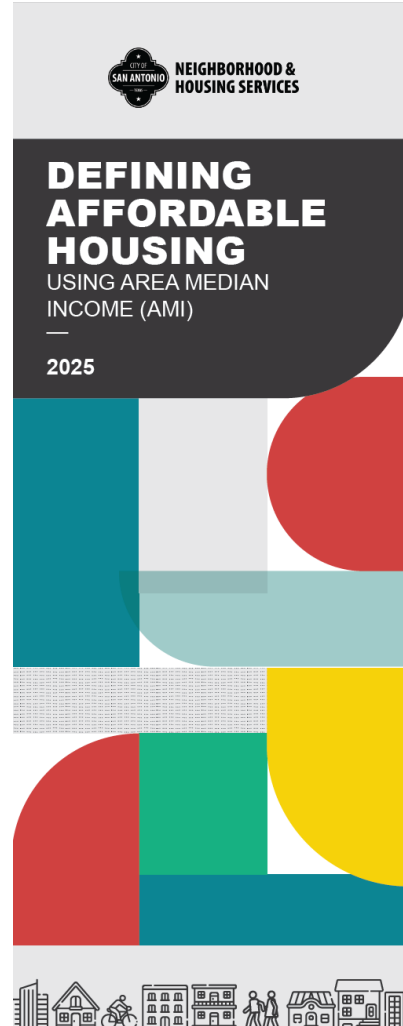
Cool Roof Program Map

Prepared on 4/16/2025 by NHSD

Public Info Campaign

Internal Department Initiatives

- Continuing creation and distribution of the Housing and Homelessness / Permanent Supportive Housing Video Series with Department of Human Services, Homeless Services and Strategy Department and the Communications and Engagement Department (TVSA)
- 2025 AMI graphic updates completed per HUD June revised amounts
- Affordable Housing Bond information distribution



Public Info Campaign



K Harvey Background

Campaign Objectives

- Build support for affordable housing initiatives, including preservations and developments in San Antonio
- Increase overall visibility of the housing affordability challenges in San Antonio
- Educate and inform the San Antonio community about housing affordability options and programs
- Increase awareness and understanding of the social, economic and community benefits of housing affordability through targeted messaging and storytelling

Scope + Phases: \$120K for 3 phases – Discovery + Learning, Strategic Development, Messaging + Design

Key findings: “Cost burden” is appealing; Misconception of those “abusing the system”; Negative perceptions with potential to shift the narrative; People are wanting to know about personal benefit of housing affordability; People shared they understand the need for resources; There is a need to redefine/clarify the look, feel, impact of housing affordability

Focus Audiences:

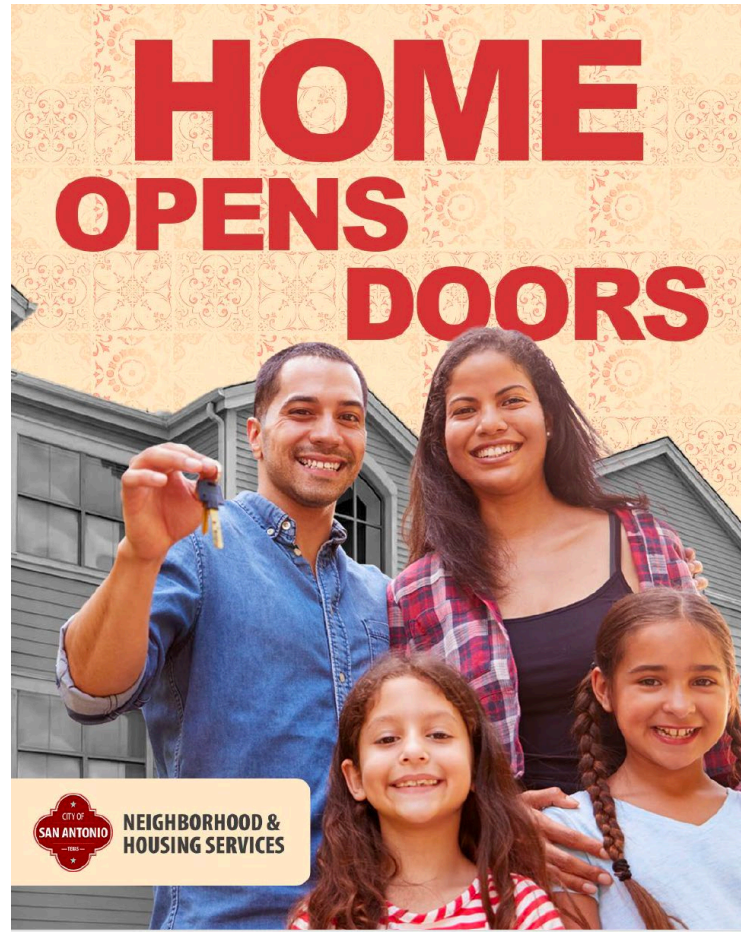
Small / Mid-sized Business Owners to increase empathy and highlight workforce stability, productivity and loyalty.

Interested Parties includes community organizers, faith leaders, non-profits, housing experts/advocates, homeowners and school associations.

Public Info Campaign

Messaging + Design: Final Recommendations

- The messaging can be used to connect housing to the many opportunities it provides such as stability, education, job training, healthcare, etc.
- Continued updates to Housing Commission on implementation and community feedback



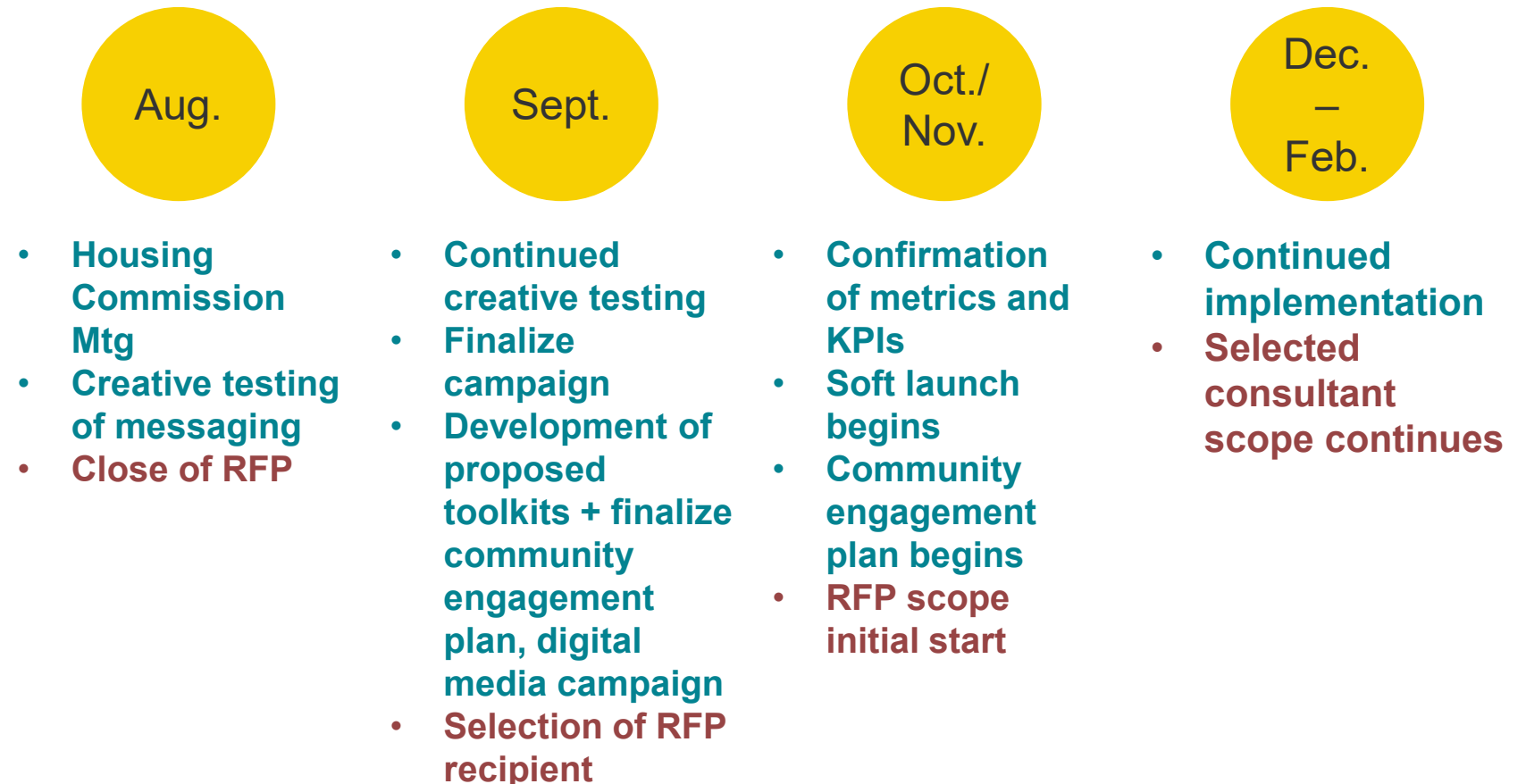
Public Info Campaign

Path Forward

1. Continued internal implementation of PSH video campaign and AMI distribution
2. Extension of K Harvey contract for messaging testing, creative and production services, media planning (\$100K)
3. Creation of new Request for Proposal (RFP) for continued implementation of public information campaign (\$250K) – closed in August, selection in September.

DRAFT Timeline*

**pending capacity and priority alignment*



2025 Legislative Workshop

Friday, August 22nd at 8:30 AM – 2:30 PM

- Panel Discussion on policy impacts at local, state, and federal levels
- Debrief of the 89th State Session
- Group exercise over 5 issue areas, such as:
 - Rising insurance and impact on affordable housing
 - Title Clearance and Heirs' property
 - Taxation and appraisal
 - Public Finance Corp/Housing Finance Corp (PFC/HFC)
 - Low-Income Housing Tax Credit (LIHTC) regulations



Upcoming Meetings

Housing Commission

- 9/18 @ 4:30 PM at Alamo Colleges District - Board Room (2222 N Alamo St.)

Public Engagement & Outreach Subcommittee

- 9/3 @ 3:00 PM (Virtual)

Renters' Solutions Subcommittee

- 9/4 @ 5:30 PM (Virtual)

Removing Barriers Subcommittee

- 9/16 @ 2:00 PM (Virtual)

2025 Legislative Workshop

- 8/22 @ 8:30 AM at Alamo Colleges District - Board Room (2222 N Alamo St.)

City Council

- 9/3 @ 2:00 PM: B-Session
- 9/4 @ 9:00 AM: A-Session
- 9/10 @ 2:00 PM: B-Session
- 9/11 @ 9:00 AM: A-Session
- 9/17 @ 2:00 PM: B-Session
- 9/18 @ 9:00 AM: A-Session (Budget)



Item 5

Commissioners' Community Updates

**San Antonio
Housing Commission**
Meeting Adjournment
August 21, 2025

