



**NEIGHBORHOOD &  
HOUSING SERVICES**

# 2025

HOUSING COMMISSION  
ANNUAL REPORT

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## MESSAGE FROM CHAIR KATIE WILSON

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I am proud to present the Housing Commission's 2025 Annual Report.

This report covers the Commission's work for the city's fiscal year from October 1, 2024-September 30, 2025. I am pleased that this report shows the Commission's commitment to collaboration and service.

I am inspired by this group of Commissioners and subcommittee members who have volunteered their time, expertise, and experience to improving housing for our neighbors.

Formally, the Housing Commission advises on the implementation of the Strategic Housing Implementation Plan (SHIP) and ensures the public is informed and involved in solutions for housing affordability in San Antonio.

In practice, the Commission is a connection point for community members to learn about what the city is doing to address housing affordability. We welcome public participation so we can better be your voice when making recommendations to staff, mayor, and council.

This year the Commission used its two-year priorities to enhance collaboration, transparency, and accountability.

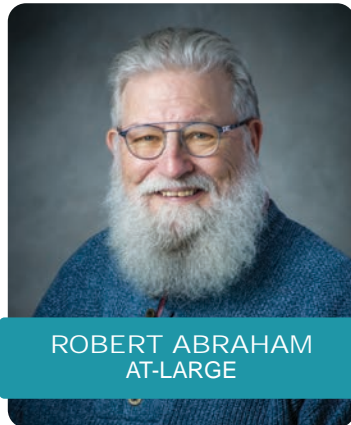
This report shares the incredible work my fellow commissioners have led in the second year of our plan.

# BACKGROUND

Created in 2018, San Antonio Housing Commission serves as an advisory committee to Mayor and City Council focused on guiding fulfillment of the Strategic Housing Implementation Plan (SHIP), a 10-year plan for housing affordability in San Antonio. The Housing Commission consists of nine members, five At-Large seats appointed by the Mayor, and four organizational representatives that are pertinent to the intersection of the affordable housing discussions: Opportunity Home San Antonio, the San Antonio Housing Trust, greater: SATX, and VIA Metropolitan Transit.



KATIE WILSON  
CHAIR



ROBERT ABRAHAM  
AT-LARGE



KRISTIN DAVILA  
AT-LARGE



TANEKA NIKKI JOHNSON  
AT-LARGE



CRYSTAL REQUEJO  
AT-LARGE



PEDRO ALANIS  
SAN ANTONIO HOUSING TRUST



MICHAEL REYES  
OPPORTUNITY HOME



CECILIA GARCÍA REDMOND  
GREATER: SATX



RODERICK SANCHEZ  
VIA METROPOLITAN TRANSIT

HOUSING COMMISSION

# This Year's Progress

## Power in Collaboration

This year (October 1, 2024-September 30, 2025), the Commission focused on making progress on four priorities:



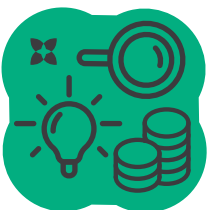
Recommend Principles for Increasing Density to Connect Housing & Transportation

Created the housing elements of the Transit Oriented Policy (TOP) Framework & Unified Development Code (UDC) amendments ensuring maximum affordability and neighborhood protection with transit investments



Support legislative advocacy focused on affordable housing initiatives & reframing

- Advised on housing related items in Commission and subcommittee meetings throughout 89th legislative session
- Participated in the city's second legislative workshop
- Attended the city's first SA to Austin housing discussion to meet with state legislators



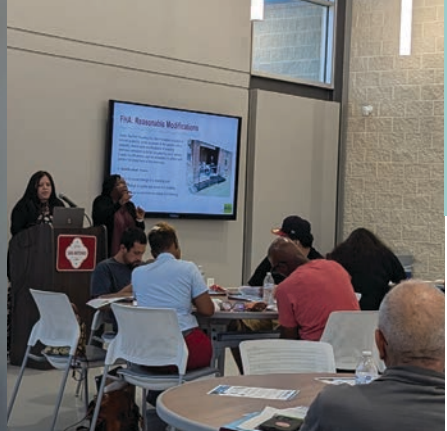
Engage with Rental Owners & Operators

- Reviewed and advised on the Rental Engagement & Assistance to Connect with Housing (REACH) Initiative recommendations to improve housing voucher access and tracked ongoing implementation
- Advised on the development of Rental Housing Provider educational videos



Support the advancement of homeless prevention & housing stability initiatives

- Advised on all categories of the Affordable Housing Bond funding rounds
- Advised on changes to rental assistance processes



## SUBCOMMITTEES

Housing Commission establishes subcommittees to help further their goals. Subcommittees are often made up of Commissioners and volunteers, subject matter experts, people with lived experience, and community members.

## Public Engagement and Outreach Subcommittee (PEO) Community and Connection

PEO helps gather feedback related to Strategic Housing Implementation Plan (SHIP) developing policies and gives a voice to traditionally underrepresented parts of the community.



### MAJOR ACCOMPLISHMENTS

- Supported over 50 community events to expand outreach and engagement across neighborhoods.
- Contributed hundreds of volunteer hours from PEO members to advance housing-related initiatives.
- Provided valuable insight and feedback for the City's Public Information Campaign, ensuring materials were clear, accessible, and community informed.
- Supported the annual Housing in San Antonio event, helping to highlight SHIP progress and strengthen community participation.

### SUBCOMMITTEE MEMBERS

Commissioner Robert Abraham, Chair  
Commissioner Kristin Davila  
Commissioner Nikki Johnson  
Commissioner Crystal Requejo  
Briana Cruz  
Juan Gutierrez  
Alberta Harris  
Janice Perez

“It has been an incredibly busy and rewarding year for the Public Engagement and Outreach Subcommittee. Together, we made significant strides in advancing our Public Information Campaign, laying the groundwork to share the impact of the Housing Bond and highlight how these investments are changing lives across San Antonio. Looking ahead, we will continue to focus on reframing what affordable housing means for—and to—our community, ensuring that every resident sees themselves reflected in this important work.”

—Chair Robert Abraham

# Renters Solutions Subcommittee (RSS): Developing Improvements Together

RSS advises the Commission on renter-related topics including rental assistance, tenants' rights, legal aid, and outreach.

The subcommittee brings together property owners/managers and renters to have solution-oriented conversations.



## MAJOR ACCOMPLISHMENTS

- Continued success of RentWise SA campaign, including advising on 14 information sessions with over 400 total attendees and a new video series focused on rental housing providers with video production company Key Ideas, Inc.
- Helped brainstorm a new workshop series in partnership with San Antonio Legal Services Association (SALSA) to help small-scale rental housing providers implement the key elements of a legally sound and effective lease agreement in San Antonio.
- Provided input on the user experience and implementation of NHSD's Rental and Relocation Assistance programs.

## SUBCOMMITTEE MEMBERS

Commissioner Kristin Davila, Co-chair  
Commissioner Nikki Johnson, Co-chair  
Keisha Brown  
Shelia Brown  
Teresa Brown

Andre Greene  
Shawn Irwin  
Valerie Rodriguez  
Dan Rossiter



# Removing Barriers to Affordable Housing Development and Preservation

## Subcommittee (RBSC)

### Building for Progress

RBSC members draw on their lived and technical experiences to make it easier to build and preserve affordable housing in San Antonio.



## MAJOR ACCOMPLISHMENTS

- Developed the housing elements of the TOP Framework, including an appendix on Housing Policy Toolkits, which provides potential tools to produce and protect housing. The TOP Framework was adopted by City Council in December 2024.
- Provided input on Casita Incentive Pilot Program, which aims to lower barriers to building accessory dwelling units, promote affordability, and increase housing access across the city.
- Provided input on current and future Affordable Housing Bond implementation and potential future focus areas.

## SUBCOMMITTEE MEMBERS

- Commissioner Pedro Alanis, Co-Chair
- Seema Kairam, Co-Chair
- Commissioner Nikki Johnson
- Ryan Baldwin
- Melanie Cawthon
- Isabel Galvan
- David Morin
- Meredith Siegel
- Michael Taylor

“Through targeted policy recommendations and practical solutions, we strive to make San Antonio a more affordable and accessible city for all. This year, our focus centered on long-term strategies that support sustainable growth and community affordability—highlighted by key initiatives like the Housing Affordability element of the Transit-Oriented Policy (TOP) Framework.”

—Message from Co-Chairs



## Bylaws and Procedures Ad-Hoc Committee Setting the Stage

The Bylaws and Procedures Ad Hoc Committee was approved by the Housing Commission in November 2024, to help develop bylaws, an item that had not previously been established.

### MAJOR ACCOMPLISHMENTS

- Recommended bylaws for the Housing Commission
- Recommended process improvements and updates to the Housing Commission onboarding materials
- Recommended improvements to processes and procedures of the Commission and its subcommittees

### SUBCOMMITTEE MEMBERS

Commissioner Kristin Davila  
Commissioner Nikki Johnson  
Commissioner Crystal Requejo

## Financing Affordable and Impactful Housing Resources (FAIR) Subcommittee: Envisioning Funding Opportunities

The FAIR Subcommittee is charged with advising staff on potential updates to funding related policies. The subcommittee was formed in August 2025.

The subcommittee discussed recommendations to the Low-Income Housing Tax Credit Resolution Policy and potential changes to criteria for funding from the City.

Initial recommendations will be made in FY2026.

### SUBCOMMITTEE MEMBERS

Commission Chair Katie Wilson  
Commissioner Pedro Alanis  
Commissioner Kristin Davila  
Commissioner Michael Reyes  
Debra Guerrero  
Jean Latsha  
Brad McMurray  
Leilah Powell  
Michael Taylor



## LOOKING AHEAD TO 2026



**The Housing Commission welcomes Adrian Castillo as the new representative of greater:SATX.** Adrian is the Director of Public Affairs & Communications at greater:SATX.

The Housing Commission will start 2026 by supporting a Special Housing Supply Initiative focused on increasing housing supply for veterans with housing vouchers; our disabled neighbors, notably the deaf and blind; older adults; and LGBTQ+ unhoused youths.

**The Housing Commission will also advise Neighborhood and Housing Services Department in a review and refresh of the SHIP's housing goals and HUD 5 Year-Consolidated Plan.**

We look forward to connecting with you!

PAST ANNUAL  
REPORTS



# SPECIAL THANKS TO PAST 2024-2025 MEMBERS

## Public Engagement and Outreach

Michael Miller  
Donna Watts Lewis

## Renters' Solutions

Courtney Rosen

## Removing Barriers to Affordable Housing Development and Preservation

Jim Bailey  
Jordan Ghawi  
Taylor Beaver

## City of San Antonio Staff

Lori Houston, Assistant City Manager  
Isabel Grimsinger, Mayor's Office  
Mark Carmona, Chief Housing Officer  
Veronica Garcia, Director, NHSD  
Ian Benavidez, Deputy Director, NHSD  
Veronica Gonzalez, Assistant Director, NHSD  
Sara Wamsley Estrada, NHSD  
Allison Beaver, NHSD  
Jacob T. Floyd, NHSD  
Sharon Chan, NHSD  
James McKenzie, NHSD  
Joyce Palmer, NHSD  
Riley Metcalfe, NHSD  
Nicole Garcia, NHSD  
Jessica Abbosey, NHSD  
Valentina Fernandez, NHSD  
Siboney Diaz-Sanchez, AIA, NHSD  
Gabrielle Herrera, NHSD  
Macey Chandler, NHSD Intern  
Timothy Huff, NHSD Intern



# GOALS

Oversee the implementation of the city's housing related policies

Advise Mayor and Council on a holistic and comprehensive affordable housing strategy

Engage and educate the public on the importance of housing affordability and available resources

Update the community on progress made on implementation of the city's Affordable Housing programs and projects through an annual report

Foster an environment of mutual education and understanding of community housing needs between the city staff, its elected officials, and community

Cultivate partnerships and leverage cross-sector resources in the preservation and production of affordable housing

Advocate to preserve and expand affordable housing options in the community through funding opportunities that focus on deeply affordable units and equity principles

Champion housing affordability options throughout San Antonio



SAN ANTONIO HOUSING  
COMMISSION  
CONNECT WITH US

