

HOUSING COMMISSION OFFICIAL MEETING MINUTES

WEDNESDAY, AUGUST 26, 2020, 4:00 PM
VIDEO CONFERENCE

Members Present: Robert Abraham, Member
Pedro Alanis, Member
Jeff Arndt, Member
Dr. Paul Furukawa, Member
Jessica O. Guerrero, Chair
David Nisivoccia, Member
Susan Richardson, Member
Sarah Sanchez, Member

Members Absent: None

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

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- **Call to Order** - The meeting was called to order by Chair Jessica O. Guerrero at 4:00 PM.
 - **Roll Call** – Sara Wamsley called the roll. At the time when roll call was conducted, eight (8) members were present representing a quorum.
 - **Public Comments** – Guerrero proceeded to public comment. Wamsley announced two (2) residents signed up to speak before the deadline. After the sign up deadline, several voicemails were left to sign up. She stated individuals would be contacted and their comments would be placed on record.
 1. Kayla Miranda, a resident at Alazán-Apache Courts, spoke in regards to Item 4. She applauds San Antonio having one the largest amounts to assist residents with housing and eviction, but many people still fall through the cracks. She encouraged the City to increase funding to the assistance program as the funding will soon run out and the program is continued to be needed. She stated that people are the most important thing and needed to be housed and secure.

2. Dianne Triggs, a Blanco resident, stated a general comment regarding an update to air conditioning units. Triggs stated that the units went out for three days and four nights. After many work order requests, the units were fixed only to break down again. She stated they were given window units to substitute as the main unit would not be fixed for another two weeks due ordering parts. She also stated that many people who call for public comment would rather be anonymous and not leave phone numbers.

Public Comments/Statements from follow up voicemails:

3. Antonio Diaz, didn't want to comment without hearing full meeting first. He did not have a statement at this time, but will collect his thoughts and call or email back.
4. Dominick Barreras, a resident of Jasper Park Mobile Community, stated he received an eviction notice from a constable as an unauthorized occupant. He has been living with his parents for three years, but he and his parents are disabled. He is currently renting the trailer from the head maintenance person [Saul]. He thinks Jasper is closing because of the change in management. All trailers are owned by the same person except for his, which he pays his rent directly to Saul. He doesn't believe that Saul pays for his lot since he has worked on the lot for years. The notice from Texas PRM (Bexar County Eviction Services) arrived on June 26th. As he was asleep, the notice was handed to a friend and not directly to him. He received a second notice from the constable on August 27th that his court date was set for September 10th. He had a friend that was squatting and received a court date as well. Barreras stated the new owners crushed the trailer and also commented that there have been several instances of trailer crushing.
5. Ruth Rodriguez, a food distributor for people under 60 and disabled and member of the Coalition for Food Justice, stated that there are multiple individuals under 60 that are not receiving commodities at SAHA. She asked if there is possible funding for this program because due to finances, many can't afford to buy necessary fruits and vegetables, even if physicians are stating the nutrition is needed. San Antonio needs food assistance at this time as there is obesity and recommended a partnership program or funding for the coalition. Due to the pandemic, there are multiple people that are homeless and food boxes have been provided to them as well. People experiencing homelessness will band together to provide meals for each other. We need to continue work for the people of San Antonio. Canned foods are not good because they have a high amount of sugar. Rodriguez is grateful to the food bank; however, the vegetables are spoiled by the time they reach a family. The Coalition provides fresh food that can last a week or two and asserts there needs to be more programs for people that are under 60 and disabled. There are several people under 60 that receive SSI but can't qualify from any other programs.
6. Charles Bank, a resident of Jasper Park Mobile Community, stated he wanted to know more about the relocation services that were being provided to residents. He was given a list of resources and numbers to contact. Bank thought that the resources were going to help him with moving expenses and finding a new place, but feels that he has to do most of the work. He would like more assistance with finding a new place.

7. Valerie Morales, friend of a Jasper Park Mobile Community resident, was updated before her statement that her friend that was being displaced had talked with a Commission staff member and was in touch with Texas RioGrande Legal Aid. She stated her concern over the last Housing Commission meetings that the Commission is trying to stifle the voices of the community by placing a noon deadline for public comment. She understood that in the previous meeting there were some inappropriate speakers. However, if a commission is for housing and the comment is related to a person's housing situation, it should be heard here as well, not directed only to SAHA, CPS, or SAWS. Many that attend meetings are low income families that can't attend all the respective meetings but the Commission should hear from these residents directly. Morales states that their concerns should be heard with humility and humanity.

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. Staff feels that a different deadline for non-English speakers is inequitable.

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.

1. Item #1: Approval of Minutes for July 22, 2020 – Regular Meeting

Chair Guerrero requested the following edit and follow ups to the minutes:

- Speaker 1: Follow-up for request to have SAWS, CPS, and environmental stakeholder in Commission. Guerrero stated there is a current vacancy and that appointments are done through the Mayor and, as such, the request be forwarded.
- Speaker 3: Follow-up for Commission for a CPS collaboration workgroup.
- Speaker 8: Edit to minutes that speaker was working for food justice, not social justice. And follow-up requested on the criteria of SAHA's wellness calls.
- Speaker 9: Follow-up of distribution of \$30,000 earmarked for SAHA's personal protection equipment.
- Speaker 13: Follow-up for clarification on the intake process of hotel individuals.

Staff note: These edits are now reflected in the meeting minutes for the July 22nd, 2020 meeting. A representative from the Mayor's Office was present during the meeting to hear the suggestion on the makeup of Housing Commission. Follow up items from Speakers 9 and 13 were added to the Housing Commissions Packet and shared with those speakers.

Commissioner Pedro Alanis motioned to approve the amended July 22, 2020 Meeting Minutes. Commissioner Jeff Arndt seconded. Motion carried unanimously.

2. Item #2: Briefing and Update on the Office of Innovation's Report on the Digital Divide

Guerrero requested Brian Dillard, Chief Innovation Officer, to present.

Dillard explained the three legs of approaching digital inclusion: broadband internet access, access to devices, and digital literacy. Within the Smart Cities research started in June 2019, the Office of Innovation found that 25 percent of residents didn't have basic internet. Finding this disparity, Innovation created a project find solutions to this issue. In December 2019, Innovation collaborated with Bexar County and UTSA to create a survey and assessment report. He stated Innovation pivoted to ensure equal district responses for the survey's statistical validation requirement, 4,000 surveys. After analyzing the 6,048 responses, the Digital Inclusion Task Force was assembled in April 2020 that included seventeen school districts, non-profit and for-profit agencies. A resource inventory list is being developed in sync with the Digital Inclusion Alliance of San Antonio. The accumulations of these efforts are launched into action plans, one of which is the Connection Beyond the Classroom project.

Dillard stated that report insights included respondent knowledge of digital connection value and disparities across the board for residents tied to education, income, and home location. Major barriers for digital connection included affordability, quality of connectivity, access to devices, and safety/privacy. The City-wide average of in-home internet access is 81%. Council District 9 had the largest percentage access (94%) while Council District 5 had the lowest (62%); this data is in line with the City's equity atlas map. Survey results also indicated that 90% of residents have access to a desktop/laptop; however, 59% of these households share have children sharing devices that would make virtual learning difficult. Dillard stated that an overview for digital literacy was conducted with the survey, but a deeper assessment was needed. With the survey results, report cards were developed for the City to determine where to focus and what roadmap to take.

Commissioner Abraham asked for clarification of graphs displayed seemed to have mismatched data, such as District 8. Dillard stated for the map presented the lighter shaded areas represented higher connectivity and the darker shaded represented lower broadband connectivity.

Commissioner Sanchez stated that the demographics typically show a wider disparity gap for seniors for digital literacy/inclusion. She asked if the survey results were also in line with this demographic and what was being done for senior residents. Dillard stated that of the survey results, 30% of residents who stated they lacked connectivity were seniors. Regarding specifically to digital literacy, he stated there will be a deeper dive and assessment with the inclusion of age demographics that will be done. He highlighted Deanne Cuellar who represents Older Aging Technology Services (OATS) that host technology services geared toward seniors.

Commissioner Arndt asked if the City is considering broadband connectivity and infrastructure as a public utility. Dillard stated that the sentiment has been heard on a national level, but it would be up to City Council and management to determine. Arndt asked if any other cities have set up internet public utilities. Within Texas, Mont Belvieu, a town north of Dallas, has set up their own system; however due to litigation, other cities have not followed. Chattanooga and New York City are two examples outside of Texas. He explained that in 2005, Texas has adopted a state municipal code that restricted municipalities from providing broadband internet.

Commissioner Furukawa mentioned the Texas Silver-Haired Legislature, many over 60 years old, resisted virtual avenues, such as Zoom and GoToMeeting, but eventually came to

learn and accept these digital spaces to prepare for legislative sessions. Dillard commented there is a challenge to jump into something new, but feedback from this challenge is important to Innovation.

Dillard presented ‘Connected Beyond the Classroom’, a collaborative, citywide, multi-government agency network to expand fiber capability and student digital access, specifically for underserved populations, K-12, and colleges/universities. Goals for this network aimed to provide 20,000 students in-home school system access within priority neighborhoods by leveraging all partnerships. Neighborhoods were identifying using the City’s equity atlas maps, digital inclusion assessment, American Communities Survey, and feedback from stakeholders. Neighborhoods that have been selected mainly fall toward the City’s east, west, and south areas. Dillard overviewed the project’s phases concentrating first with six neighborhoods that were in the Lanier High School feeder pattern for proof of concept. Afterward, the project will be expanded to the 50 high priority neighborhoods selected. Project timeline for the first six neighborhoods is 4th Quarter 2020 – 1st Quarter 2021 with the replication to the remaining neighborhoods in 2nd Quarter 2021 – 4th Quarter 2021. Possible complications that are being discussed pertain to school district and crossing of E-rate federal funds, asset limitations, and sustainability measures.

Commissioner Alanis asked how to best compliment the ‘Connected’ strategy in regards to multi-family housing units. Dillard stated conversations over funding models were discussed with Commissioner Nisivoccia and Dr. Guzman. He stated the main key is to strategize together and to have project flexibility to pivot if something changes.

Arndt requested clarification that the project’s target focus was broadband access. Dillard confirmed access was the focus and stated that Wi-Fi hotspots would also be used to fill in gaps of access.

Commissioner Richardson asked if tech support would be provided by the school districts. Dillard stated that the City would be providing support. He stated that the Library is helping by having digital platforms for school district curriculums. SAPL also traditionally helped with technical support in person and are transitioning to include virtual. Innovation is also partnering with other agencies, like OATS, to ensure support.

Alanis asked about the budget impact of the projected for FY 2021. Dillard stated that funding was initially included in the distribution of the CARES Act funding; however, due to the spending deadline, general funds were shifted for project use. Of the \$27.3 million allocated for this network, funds will also be used to purchase 5,000 Wi-Fi hotspots to fill in gaps in coverage and to create eight community hubs with Parks and Recreation. Community centers will be safely reopened to assist with students along with being an access point for residents to apply for assistance.

Sanchez highlighted VIA Metro’s efforts to have buses with free Wi-Fi in areas that had limited or no access. She asked in regards to duplication efforts and school district/municipality boundaries if the county or other municipalities have been looped into the conversation. Dillard stated that the City keeps constant conversations with the County, on the project efforts. For unincorporated areas, outreach is being done to maximum capacity. For other municipalities, working with the County and AACOG could help facilitate strategic conversations.

Guerrero asked for clarification of the task force participants and who in the entities were included. Dillard stated that 15-17 traditional ISD were included and conversations with charter schools and non-traditional schools are starting and are being included.

3. Item #3: Update and possible action on the Proposed Fiscal Year 2021 NHSD Budget and Business Plan

Guerrero requested Verónica R. Soto, Director of Neighborhood & Housing Services, to present.

Soto stated that due to this year's situation, all NHSD staff had to pivot in aiding the EHAP response to the COVID-19. To date, 13,742 families have been assisted through the EHAP. Court support has been established for evictions and Right to Counsel. Other NHSD programs also have continued their efforts; 6,019 units have been added to the affordable housing pipeline, 412 homes have been rehabilitated, down payment assistance was given to 93 families, and 283 units are being developed with gap financing from the City.

NHSD proposed a budget of \$34.9 million for FY 2021, the majority coming from grants (\$18.9 million). Specifically for the affordable housing budget there is a dramatic decrease in HUD funding; as such, the focus was shifted to maximize general funding spending.

Currently, EHAP used \$39.1 million to assisted families. Up to date breakdown of assistance can be found through EHAP's digital dashboard. The City's Financial & Housing Recovery Centers are funded by the federal Coronavirus Relief Fund and is mainly housed at the Central Library with centers also located at Claude Black Community Center and Neighborhood Place. These centers are coordinated with NHSD, DHS, and EDD. Soto stated in regards to equity, many relationships have been built between NHSD, community, and grassroots organizations to build a bridge of trust within the underserved populations. NHSD committed to serve residents with an 80% or below AMI and has seen many served within the 30-40% AMI range. With this momentum, NHSD continues their equity outreach efforts to build relationships with San Antonio's most vulnerable residents. Other NHSD efforts are also progressing including the ForEveryoneHome Anti-Displacement Initiative, the Strategic Housing Implementation Plan's (SHIP) recalibration, and the Risk Mitigation Fund. She highlighted that NHSD's eviction prevention has developed greatly due to the pandemic including the Right to Counsel Program, Court Support provided in the JP Courts, and City adoption of the Notice of Tenants Rights.

Soto explained that Homeowner Rehabilitation has been within NHSD but has only expanded in the past three years. Before only twenty homes were assisted, currently sixty to eighty homes have been assisted. As such, NHSD has proposed \$6.48 million to be budgeted for the Owner Occupied Rehab (OOR) program, \$1.3 million for the Minor Repair program, and \$2.25 million for the Under 1 Roof program.

Soto stated \$20 million was approved by voters to fund the 2017 Neighborhood Improvements Bond Program to develop affordable housing. Three developments with a total of 512 units have received Council approval with the earliest development slated to be opened by April 2021. In regards to the economic development-oriented Tax Increment Financing (TIF) areas, Soto stated that twenty projects have been initiated this year for a total of one hundred twelve (112) units. Ten projects are budgeted for FY 2021.

Soto stated the Grants Management & Administration division has been tasked to close out

the \$13.9 million CARES and CDBG funding that was used for EHAP and will be administering the \$22.4 million FY 2021 HUD funding. Grants is also tasked to finalize the five-year Consolidated Plan in coordination with the SHIP.

Alanis asked for clarification of \$27.9 million funding in the presentation (Slide 39). Soto stated that the funds were allocated from the Coronavirus Relief Funds for housing assistance and its administrative costs. Alanis asked for confirmation if they were the same funds that needed to be used by the end of the year. Soto confirmed they were. Alanis asked for the comparison of the City's overall budget reductions compared to the housing reductions. Soto stated under the City's General Funds, NHSD did not see a reduction. With the City's numerous funding sources, an apples-to-apples comparison for each department is hard to capture. Alanis mentioned that \$62 million was allocated for workforce development programs and asked what other programs were funded. Lori Houston, Assistant City Manager, responded that the workforce development program received funding to assist with training opportunities and includes a weekly stipend of \$450 to those who currently participate in the program. Federal funding has been allocated to projects that can be completed before the December 30th deadline and general funds have to be used because the training will go beyond deadline. Houston stated the City is consistently reviewing the budget in attempt to allocate and stretch funding toward housing. Soto stated that the stipend can also address housing costs during the trainee's time in the program.

Alanis asked regarding the OOR program, for 60 units budgeted if it funds also went to reconstruction. Soto stated without initial assessment, the cost can't be determined to be categorized as a reconstruction or rehabilitation project. About 10% of homes are typically deemed to be reconstruction. Alanis asked if there were any target areas under an equity lens. Soto stated that NHSD uses the Equity Matrix to help determine where funds are allocated.

Sanchez recognized Soto and NHSD for pivoting in such a challenging timeframe and quickly responding. She asked when the budget commenting deadline was and if comments should be made individually or the Commission as a whole. Soto stated that the Council is expected to vote on the proposed budget on September 17th meeting. The City is holding several town halls and public meetings before the Council meeting that can be weighed in individually or as a whole.

Richardson asked for clarification of the affordable housing project numbers. Soto stated that 380 new projects were added in FY2020 and typically take 18 months to develop. All projects have established timelines and are tracked. Richardson asked to confirm if Council has approved all projects. Ian Benavidez, Assistant Director, responded that the pipeline included rehabilitation projects, multi and single-family properties, and partnership investments with SAHA and SAHT. Depending on funding amounts, unit numbers may increase or decrease so constant monitoring is done and a monthly report is done. Richardson asked if the numbers included the 2017 Bond Project as well. Benavidez stated that the Bond Project had previously been funded and would not be included in the new unit numbers.

Richardson asked if landlords that are receiving tenants' rent assistance are keeping their end of the bargain and not serving notices to vacate. Soto stated as EHAP is tenant/homeowner requested and is vetted through strict qualifications. If a resident qualifies, assistance is paid to the landlord/mortgage company directly. If a resident is in

still in arrears, the Courts team to try and mediate a payment arrangement. The assistance hotline can also be contacted if a tenant feels that the assistance funds were not applied properly to their account with the landlord and the Right to Counsel program can follow up. Richardson asked if landlords sign a receipt of payment assistance. With the Courts team, Soto stated there is a signed agreement. With EHAP, checks are tracked to see if they have been cashed by the landlord. Houston also highlighted that the tenant is made aware when the check is mailed out. If a tenant contacts the City that they've still been issued a notice to vacate, EHAP can follow up. Houston states that an audit is also planned to ensure that tenants don't have issues with their assistance.

Arndt asked how the resource centers will be sustained after the CARES funding finishes at the end of the year. Soto responded that DHS receives grants with their community services that can be used to help fund the centers. There is also delegate agency funding that will be distributed that can support the recovery work.

Arndt was interested with SHIP and the recalibration of the ten-year target goals and requested a follow up to contextualize the current budget alongside the recalibration. Soto and Benavidez stated they would be happy to follow up.

Guerrero thanked Soto for her presentation. *(Audio cut out: Guerrero stated that regarding Commission feedback to Council, she would like to more substantial efforts into facilitating communication between the Commission, Mayor, and Council)* Houston, catching some of Guerrero's statement, recommended that the Commission, as a whole, can draft a budget recommendation letter to the City Manager as this method has also been used by other commissions. Guerrero asked how staff could also support Commission feedback during budget presentations. Houston stated that Commission feedback has been shared during presentations and will continue to share if the Commission has weighed in on items. Guerrero asked the Commissioners if they were interested in working to create the budget recommendation letter mentioned. Alanis expressed interest and agreed with the importance of having the Commission's voice heard. Richardson also expressed interest.

Guerrero asked if NHSD staff had input on the Workforce and Housing Pillar and the workforce training budget. Houston stated that each Pillar is guided by a joint City/County commission and worked on the budget recommendations to Council. Houston stated that Soto did not have a direct seat on the commission for input as the commission seats were community appointments as opposed to City staff. Guerrero asked for clarification on the commission seats. Houston stated that the seats were Mayor appointed. With their recommendations, staff aligned CARES funding allocation to recommendations. Guerrero expressed concern over the budget for housing assistance and EHAP as issues were present before the pandemic and has drastically increased. She asked why with the large need for housing assistance there was not an equal budgeting allocation. Guerrero also expressed that NHSD should have been able to share the housing need with the Pillar.

Guerrero asked if there have been talks to inform residents that have received housing assistance to also access the workforce training support. Houston stated that they are coordinating with EDD and DHS, where DHS also has cash assistance available. Once coordinated, staff and call takers at the resource centers will be trained on the updated assistance avenues. Guerrero also expressed the need to follow up with residents that have already received assistance to evaluate the success of the assistance and next step evaluation. Houston agreed that feedback from residents would be beneficial and would

look into how feedback could be taken.

Sanchez took a point of privilege to speak in regards to the economic development aspect for budgeting and workforce training as the San Antonio Economic Development Foundation has been very involved with the response and recovery efforts. The unemployment rate in San Antonio was 3.3% before COVID and, as the pandemic advanced, unemployment jumped to as high as 10%. The main occupations that experienced job loss were in food and beverage and hotel services. Sanchez stated the pandemic revealed a large need to upscale people so as jobs become available, people would be able to qualify for a higher paying employment with a higher pay scale. People also could work toward skill certifications that would lead to higher pay. She emphasized that workforce development was an important part for a long-term housing solution.

4. Item #4: Director's Report

Guerrero requested Verónica R. Soto, Director of Neighborhood & Housing Services, to present.

Soto stated that a packet was created and distributed for follow up points that were noted in the last meeting; she highlighted follow up details that were included in regards to public comment.

Soto presented EHAP's updated numbers and breakdowns and stated that the information could also be found in real time on the digital dashboard. She reported that with the budget presentation she did express concern over how long the program would last for next fiscal year.

Richardson asked for clarification if the FII was the direct cash assistance. Soto confirmed that it was.

Soto reported on the City's eviction interventions and noted that the Notice of Tenants' Rights has been placed in effect since last Commission meeting. The Courts team has been proactive in reaching out to tenants on dockets to give more time for tenant/landlord discussions and providing EHAP information. Right to Counsel Service expansion has also seen increases for training and educational services. A contract contingency can be used to increase services if demand keeps increasing or if more legal support is requested in the eviction court. Soto went over the court outcomes of evictions and highlighted that many of the cases that were reset were from the Courts team and the Right to Counsel Services.

Soto also thanked Commissioners who had participated in the Open Meeting Act (OMA) training and thanked the City Attorney's Office for their presentation.

Abraham inquired if the Notice of Tenants' Rights also applied to federally funded and non-federally funded buildings. Soto stated that the Notice applies to any property within the City.

Arndt encouraged Commissioners that were not able to take apart of the OMA training to avail themselves as the training was very succinct and informative.

Alanis concurred with Arndt's comments of the OMA training. Alanis asked for clarification on the eviction court filing information presented (Filings approx. 40% lower

than 2019 [150-180 filings/week]) Benavidez stated that the numbers compared last year's filings with filings recorded last month in July. With the CARES eviction moratorium expiration, NHSD is increasing the monitoring of filings and have already taken proactive steps around the now previously protected properties to provide information and EHAP assistance. Alanis asked to verify that the 150/180 filings/week were the current numbers. Benavidez confirmed that they were.

Richardson asked for clarification if the courts were deferring cases until September 8th. Benavidez stated that each JP court has control of when they begin hearing cases. Some courts opened up immediately while others opened later. The final JP court will open on September 8th. Sara Wamsley, Interim Affordable Housing Administrator, elaborated that when the Bexar County's moratorium expired on June 15th, some JP courts opened and started hearing cases. However, three weeks into cases, some courts closed down again or heard smaller dockets. JP courts controlled their own policies for hearings. Precinct 2 closed completely while Precinct 4 opened for virtual hearings only hearings (both parties needed to agree for virtual attendance). On September 8th, all JP Courts are slated to operate with virtual or telephonic alternatives with the Courts team being present.

Guerrero reiterated the Mayor's comments in the Council meeting last week in regards to EHAP and keeping all parties engaged in the efforts. Guerrero mentioned that Soto stated in a previous meeting that the Commission meeting space could potentially be opened to hearing feedback from residents who have sought assistance. She expressed that a collaborated effort with the non-profits that are also helping with EHAP could be done to shape the feedback space. Alanis expressed that a space for public comment to share stories and thoughts would be helpful before the budget recommendation letter was drafted. Richardson asked how the Commission would solicit the feedback. Soto stated that staff could help with the outreach for feedback. Sanchez expressed that a survey format be presented for feedback as a meeting may not give a clear direction to improve. A survey could be structured to find areas of improvement. Guerrero commented that her vision for the feedback space was not limited to an immediate timeframe and asked if a deeper discussion with other organizations and individuals could be done without that constraint. Richardson expressed that she would be willing to give input, but is currently limited on time due to a heavy school schedule. Benavidez stated that City partners could be solicited for feedback on the EHAP process as it may be difficult to hold a discussion due to quorum issues. Alanis suggested that the outreach or agenda workgroups could serve as a setting to have a deeper discussion about a feedback space. Richardson concurred that the outreach group could first look into the space discussion and suggestions presented it to the agenda workgroup.

Guerrero read Furukawa's comments that the OMA training was useful and the Commission may need additional training if it were to conduct a town hall.

Guerrero asked about the contracts for the non-profits helping with EHAP intake; if their services held to a certain standard and training level, and if they report on funds received. Soto stated that there is a wide range of organizations participating in EHAP outreach, from an eight-member group that run a food pantry to the well-established Catholic Charities organization. Applicants from these organizations communicate with EHAP through the same trusted organization and creative solutions have been developed with organizations to better assist clients, such as designating an email address to help distribute the FII funds. Guerrero asked of thoughts regarding continuing client follow up with organizations versus

having the follow up done with the EHAP staff. Soto stated that many organizations had an established trusted relationship with its clients creating an informal network. If outreach was conducted by only EHAP staff, a large amount of legwork and trust building would need to be done and may take longer than expected. Guerrero expressed that it would be beneficial to see the criteria standards for City partnership and vetting process.

Guerrero asked what the recorded data was for applicants that had a Spanish speaking preference. Soto was unsure of how many applicants had that preference but would be able to follow up with the data of how many applications came in with Spanish only.

Guerrero expressed concern regarding the 25% reduction of rental fees that was first requested from landlords receiving assistance funding. She had heard from advocates that landlords would receive funds and still charge the remaining amount to the tenant. Soto will double check with staff and complete an audit of the program as Houston has previously mentioned.

Guerrero stated that there was a public comment regarding the Jasper Mobile Home Community and wanted to update on the situation. The situation emphasized the need for City/County collaboration and hopes that the great effort of the Courts team and EHAP informs the County's processes. She stated that Jasper, though not within City limits, is still a part of the San Antonio community.

Guerrero thanked Jameene, Assistant City Attorney, for scheduling and conducting the OMA training. She expressed regret in not being able to take apart but was looking forward to reviewing the presentation and hopes that there can be a way the OMA can support the charge of the Commission and be conducive for discussion.

Closing-

There being no further discussion, the meeting was adjourned without contest at 6:54 PM.