



# Turning NIMBY to YIMBY: Community Engagement & Supportive Housing

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## Agenda

Leilah Powell, LISC San Antonio Executive Director, Welcome and Announcements

Mark Carmona, City of San Antonio Chief Housing Officer, Panel Introductions

- Edward Gonzales, Executive Director, Housing First Community Coalition
- Nikisha Baker, President and CEO, SAMMinistries
- Melody Woosley, Director, City of San Antonio Department of Human Services
- Francesca Rattray, CEO, YWCA San Antonio

Q&A, Moderated by Mark Carmona

# Edward Gonzales

## Executive Director, Housing First Community Coalition



Edward Gonzales joined Housing First Community Coalition (HFCC) in October of 2021 where he is focused on developing the Towne Twin Village, a 17.4 acre affordable housing development combined with support services on a single site, for seniors 50+ who are chronically homeless.

Edward served previously as the Assistant Director for the City of San Antonio's Housing and Neighborhood Services Department (NHSD) where he oversaw grants from the U.S. Department of Housing and Urban Development, Texas Department of Housing and Community Affairs, and the U.S Treasury; while at NHSD Edward developed and administered the City's award winning Emergency Housing Assistance Program helping thousands of San Antonio and Bexar County residents remain in their homes during the COVID-19 pandemic. Prior to his work at NHSD he served for the Department of Human Services (DHS), where he provided oversight of direct and contractual services in Child Care, Homeless Assistance, Senior Services, Family Assistance and Facility Management Divisions. Edward has extensive experience in the development and implementation of large community bond projects and was instrumental in the development of several bond funded Senior Centers throughout San Antonio.



# Towne Twin Village



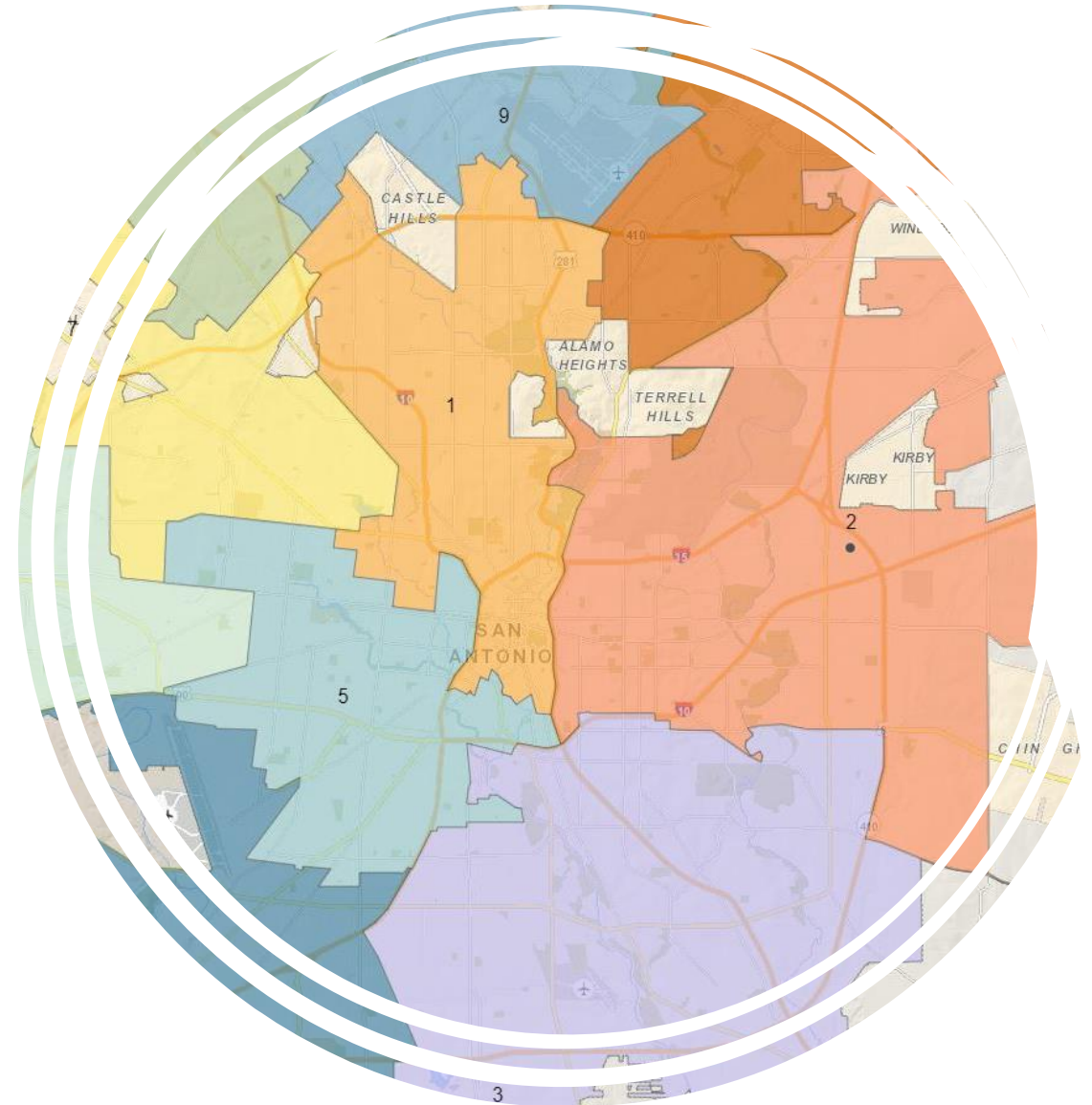
204 Permanent Supportive Housing Units:  
100 tiny homes  
80 apartments, 24 RVs  
8 Supportive Service Buildings



Seniors ages 50+ with disabilities who are experiencing chronic homelessness



17.39 Acres  
Eastside of San Antonio  
4711 Dietrich Rd,  
Council District 2, Precinct 4





TOWNE TWIN VILLAGE SITE MASTERPLAN

**M**

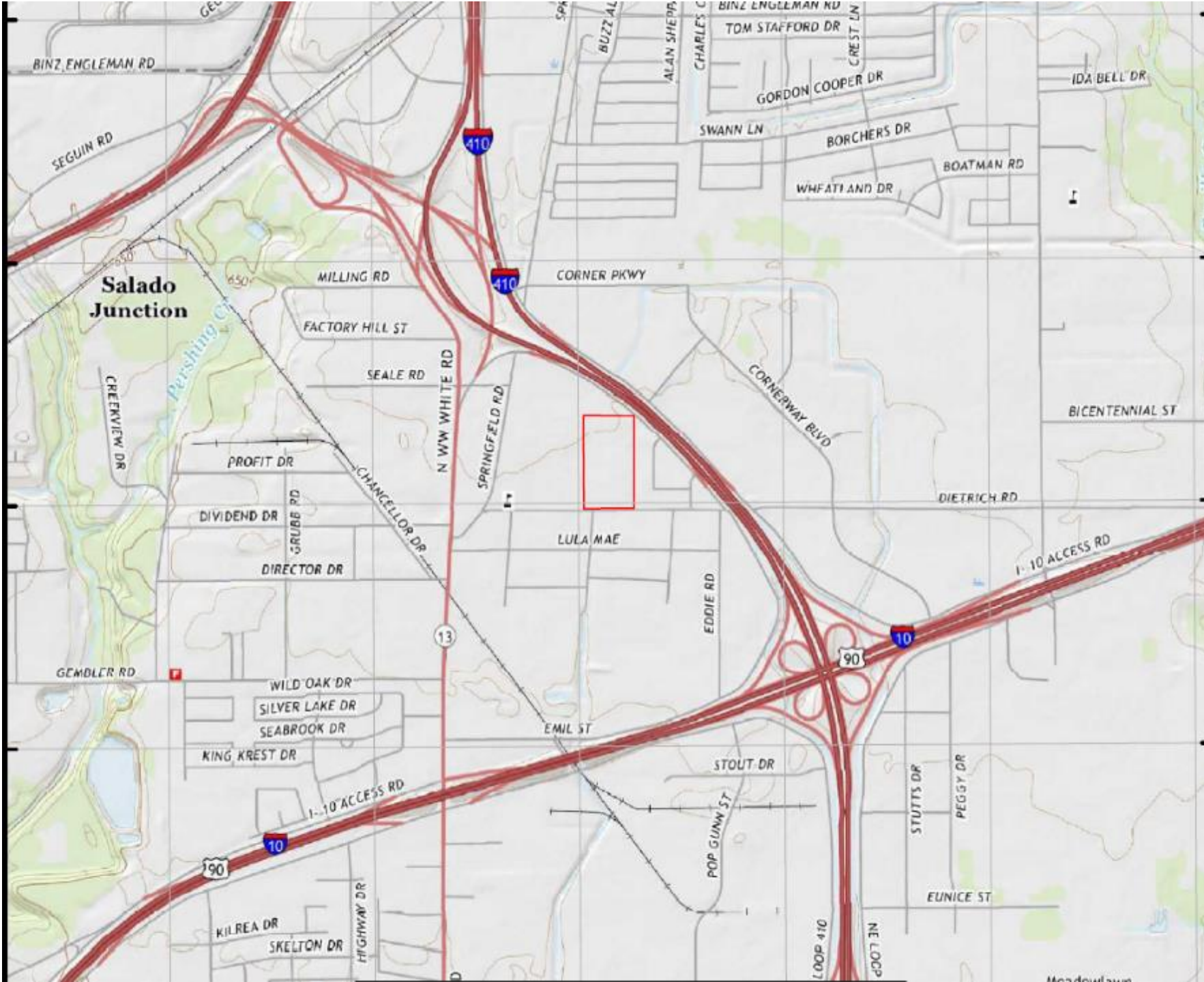
**H**

Tiny Home  
500 sq. ft.

**D**

**G**





# Nikisha Baker

## President and CEO, SAMMinistries



As SAMMinistries' President and CEO, Nikisha J. Baker provides strategic oversight for the Ministry's efforts to provide housing interventions and supportive services for San Antonians experiencing or facing homelessness. Having served the Ministry since 2015 in a number of roles of increasing responsibility, Nikisha is credited with developing and implementing the organization's annual fundraising strategy which includes grant requests to corporate and family foundations, government and quasi-governmental entities, major gifts, and campaign solicitations. She has also been responsible for a number of special projects including renovation projects at SAMMinistries' Transitional Living and Learning Center, mission driven strategic conversations, and media and public relations.

Throughout her 15-year career, Nikisha has served in a number of development roles in the education and social services sectors. She has been involved in several strategic planning initiatives that have resulted in public/private and nonprofit partnerships; development of new programs; and refinement of service delivery mechanisms.

# Permanent Supportive Housing (PSH)

## *Builds Strong Communities*



### LOW BARRIER HOUSING

Serves chronically homeless singles/families with documented disability using Housing First and Trauma-Informed models.



### EXPERIENCED PROVIDER

SAMMinistries has more than 10 years experience with PSH and currently provides 178 units – largest local inventory.



### HOLISTIC CARE

Intensive case management and supportive services; connection to healthcare, counseling, education and more.



### LONG TERM SUCCESS

92% housing stability rate.



### THE NEED

Citywide inventory: 573 units

Community need: 1,000 additional units

Less than one-third of those in need can be served.



### STRENGTHENING SAN ANTONIO

The Hudson adds 60 units of PSH in direct alignment with ARPA and City's SHIP to drive long-term solutions to a long-term problem.



# Permanent Supportive Housing (PSH)

## *Builds Strong Communities*



**The Hudson Apartments – 60 Units**  
24 families and 36 singles or couples

- 60 housing units to serve chronically homeless families and individuals.
- Case management and supportive services offered on-site at a ratio of 1 Case Manager to 12 residents to stabilize housing.



**HUDSON  
APARTMENTS**

**CHILDREN'S ENRICHMENT  
CENTER EXPANSION**

**SAMMINISTRIES  
TRANSITIONAL LIVING  
AND LEARNING CENTER**

5922 Blanco Rd, San  
Antonio, TX 78216

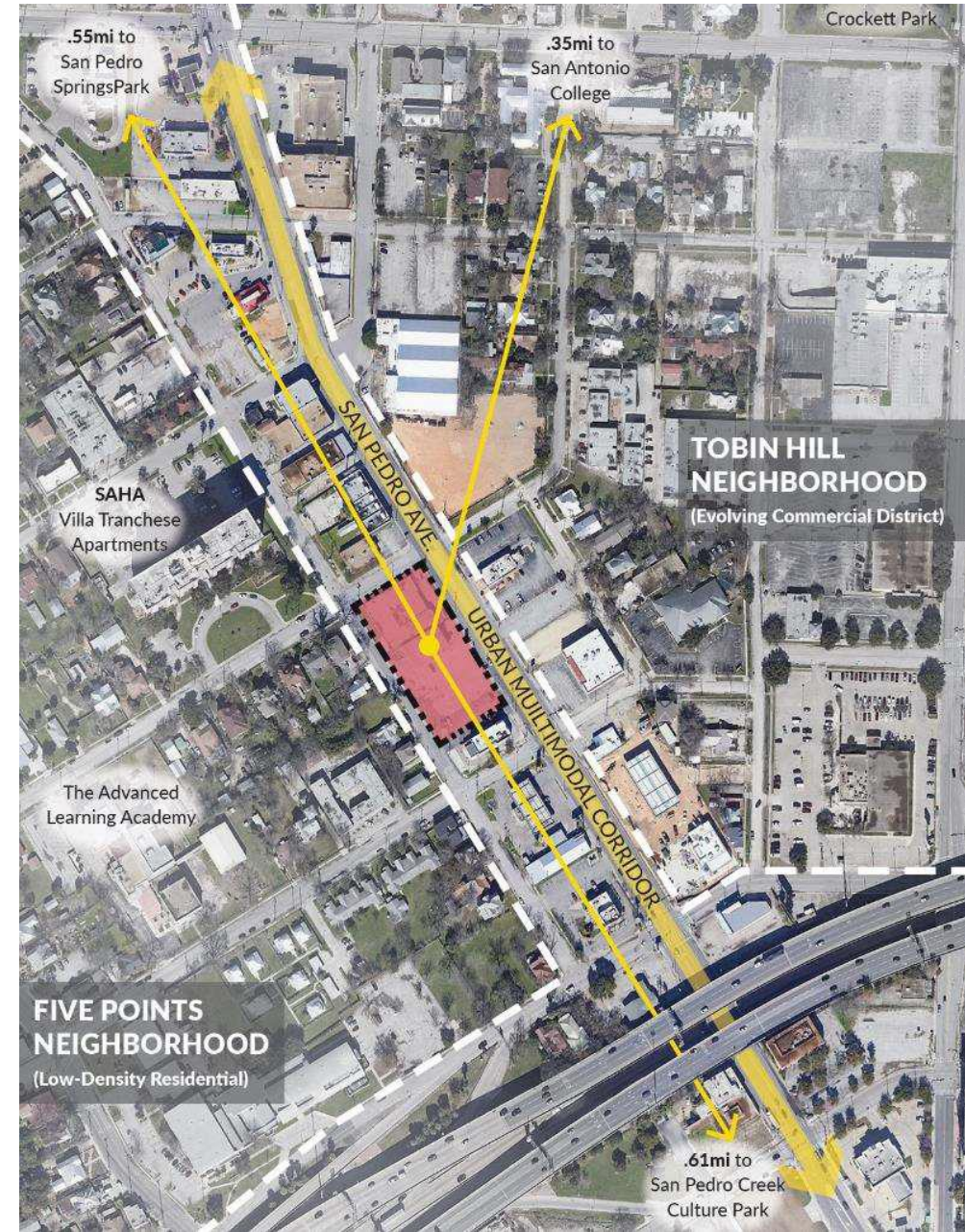
Barchester Dr

Blanco Road

# The Project That Wasn't . . .



# Four 25



# Melody Woosley

## Director, Department of Human Services, City of San Antonio



Melody Woosley was appointed Director of the Department of Human Services on December 9, 2013. Ms. Woosley is responsible for the City's Human Services programs including Head Start, senior services, family assistance, homeless coordination, child care subsidy program, and nonprofit agency funding. She has oversight of a \$152 million budget and a personnel complement of over 340.

Prior to her appointment, Ms. Woosley served as Assistant Director of Human Services from 2008 to November, 2012. In this role, she oversaw the Head Start Division, Consolidated Funding, and the City's investment in the Haven for Hope Campus partnership.

Ms. Woosley has over twenty years of experience with the City of San Antonio, where she has served in various positions before joining the Human Services leadership team.

# Department of Human Services

*Through collaboration and commitment, we improve the quality of life for vulnerable residents*

- **FY 2023 Budget: \$208 million**
- **441 Employees**
- **Major Programs**
  - **Child Care Services**
  - **Head Start**
  - **Family Assistance**
  - **Homelessness Services**
  - **Senior Services**
  - **Non-profit Funding**



## Permanent Supportive Housing August 29, 2022

**Melody Woosley**  
**Human Services Director**

# Garden Inn Permanent Supportive Housing



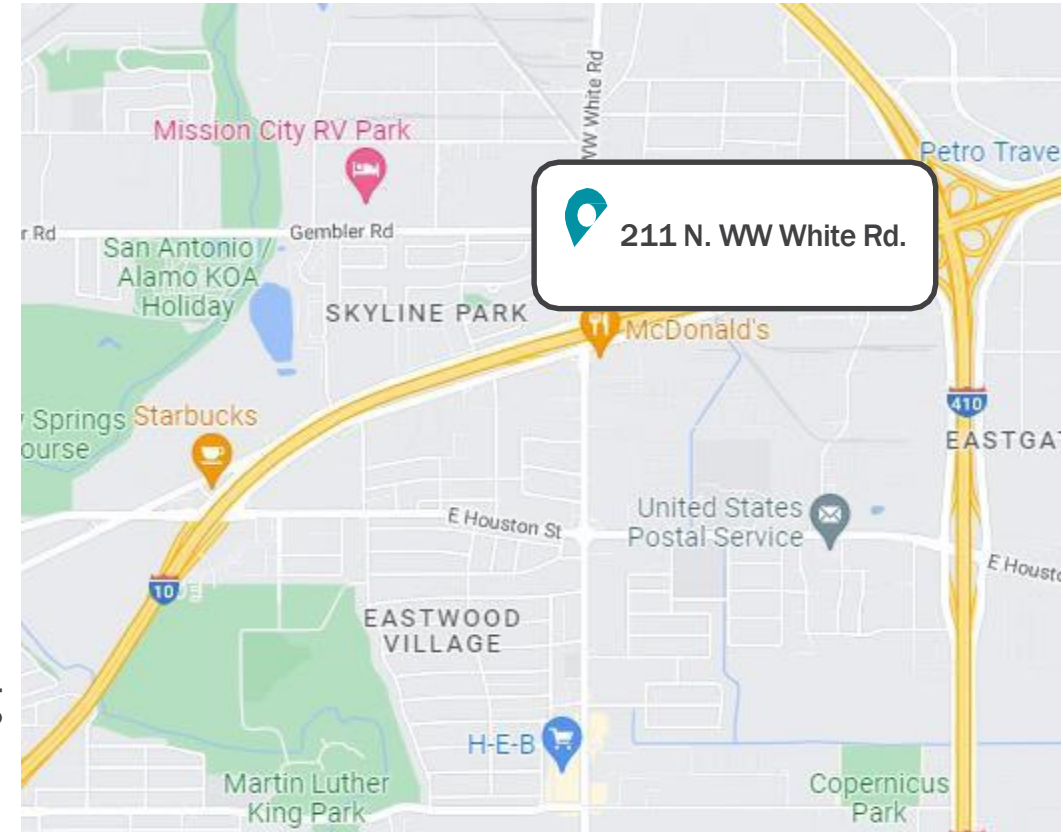
## Proposed Location

Garden Inn – 211 N. WW White Rd.

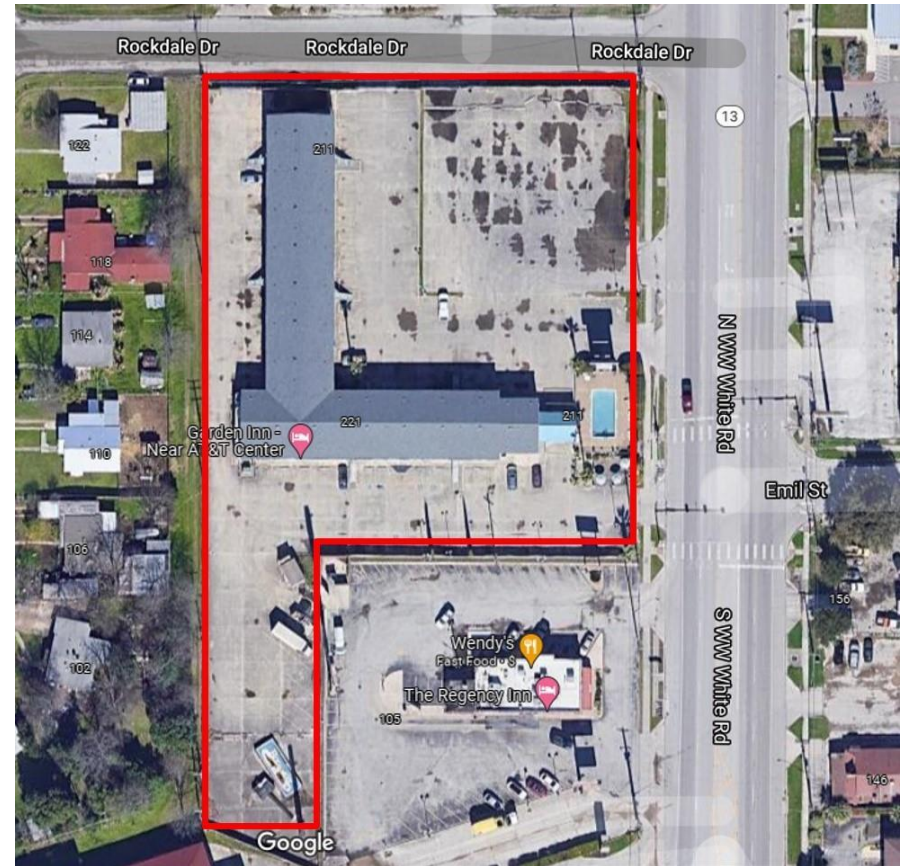
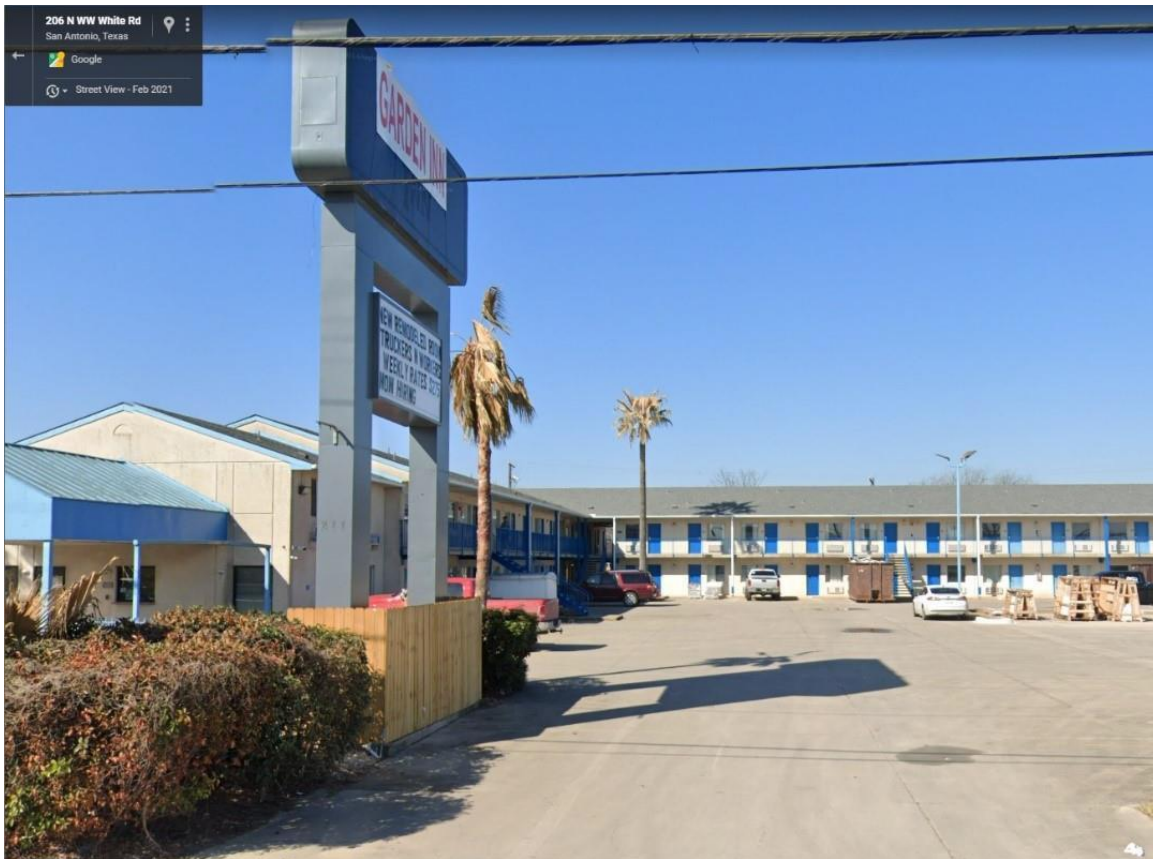
- 85-unit hotel, C-2 Zoning (33 multifamily units per acre)
- Located on VIA transit line, 1-mile from HEB, near convenience stores
- Minor improvements needed and potential for future expansion

## Development Purpose

- Provide an 80-room low-barrier permanent supportive housing option for people experiencing chronic homelessness
- Include on-site supportive services, case management and security



# Map and Property



# Garden Inn Permanent Supportive Housing



## Surrounding Neighborhood

City Council District 2 – Near IH-35 and AT&T center

- Neighborhood Associations: Skyline Park, Eastwood Village, United Homeowners, Huntleigh Park, Hein Orchard, Denver Heights, Government Hill, Willowood Estates
- Community Stakeholders: San Antonio for Growth on the Eastside, Towne Twin Village, SA Fighting Back, Texas Organizing Project, SAISD

## Population Served

- Individuals 18 years or older
  - Experiencing chronic homelessness
  - Have disabling condition related to: behavioral, physical and/or developmental health

## Funding Sources

- City of San Antonio HOME-ARP Grant Funds – \$10.5 Million
  - Property Acquisition and Rehab – \$6.5 Million
  - Supportive Services (2 years) – \$4 Million



# Community Engagement Timeline



# Francesca Rattray

## Chief Executive Officer, YWCA San Antonio



Francesca Rattray is CEO of YWCA San Antonio, a 110 year-old organization serving low-income women and their families in San Antonio. Ms. Rattray brings more than 25 years of experience in nonprofit management, fundraising, capacity building, and training in the areas of international development, higher education, community development, and the arts. Ms. Rattray began her career her career with international NGOs, from supporting the work to normalize relations with Vietnam to international microfinance at FINCA International.

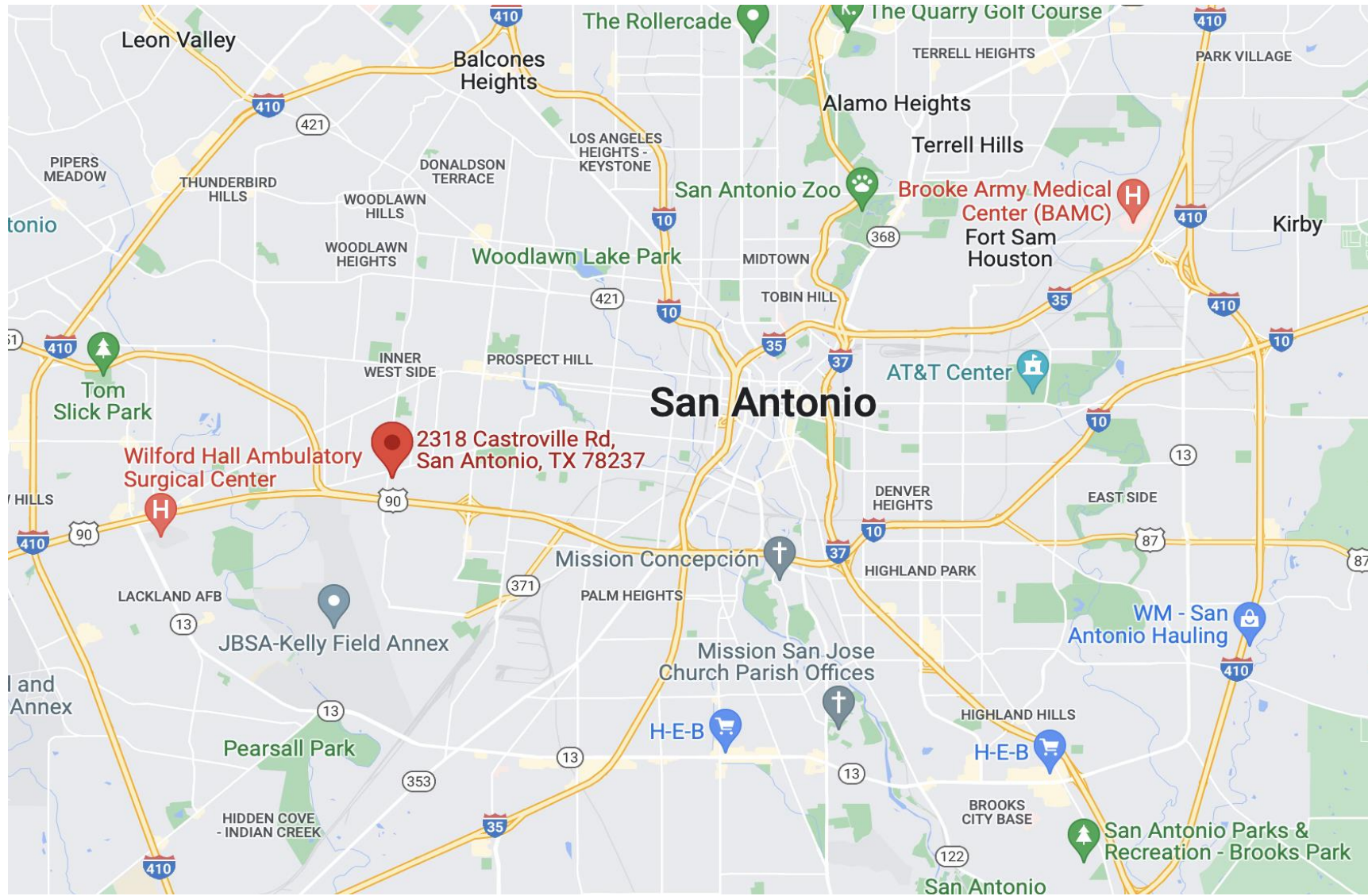
During the past 16 years she has lived in San Antonio, her work has included nonprofit management curriculum development at the University of Texas at San Antonio, capacity building and grant making at the San Antonio Area Foundation, and development and marketing at Artpace, an artist-in-residence program. Ms. Rattray graduated with an MBA from Boston University's Questrom School of Management and Georgetown University's School of Foreign Service.

# YWCA San Antonio Women's Live and Learn Center

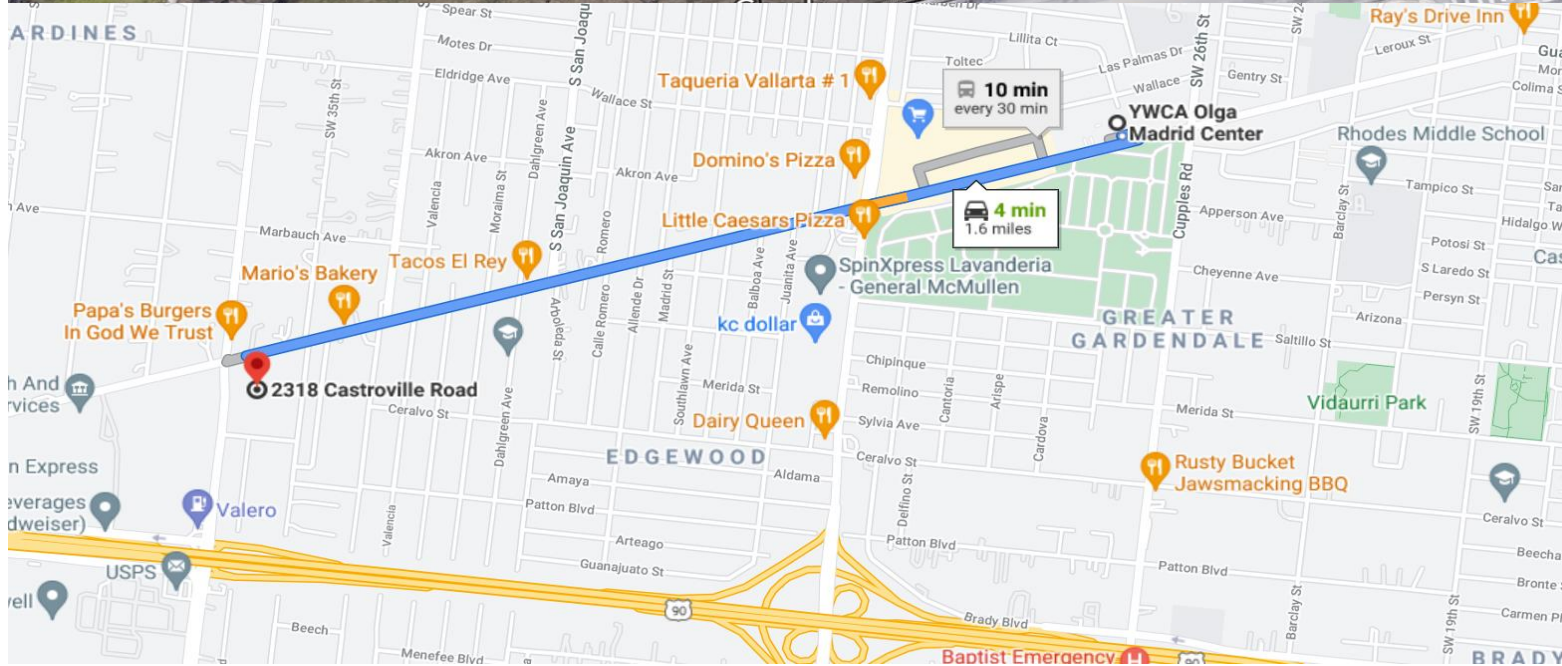


eliminating racism  
empowering women  
**ywca**  
san antonio

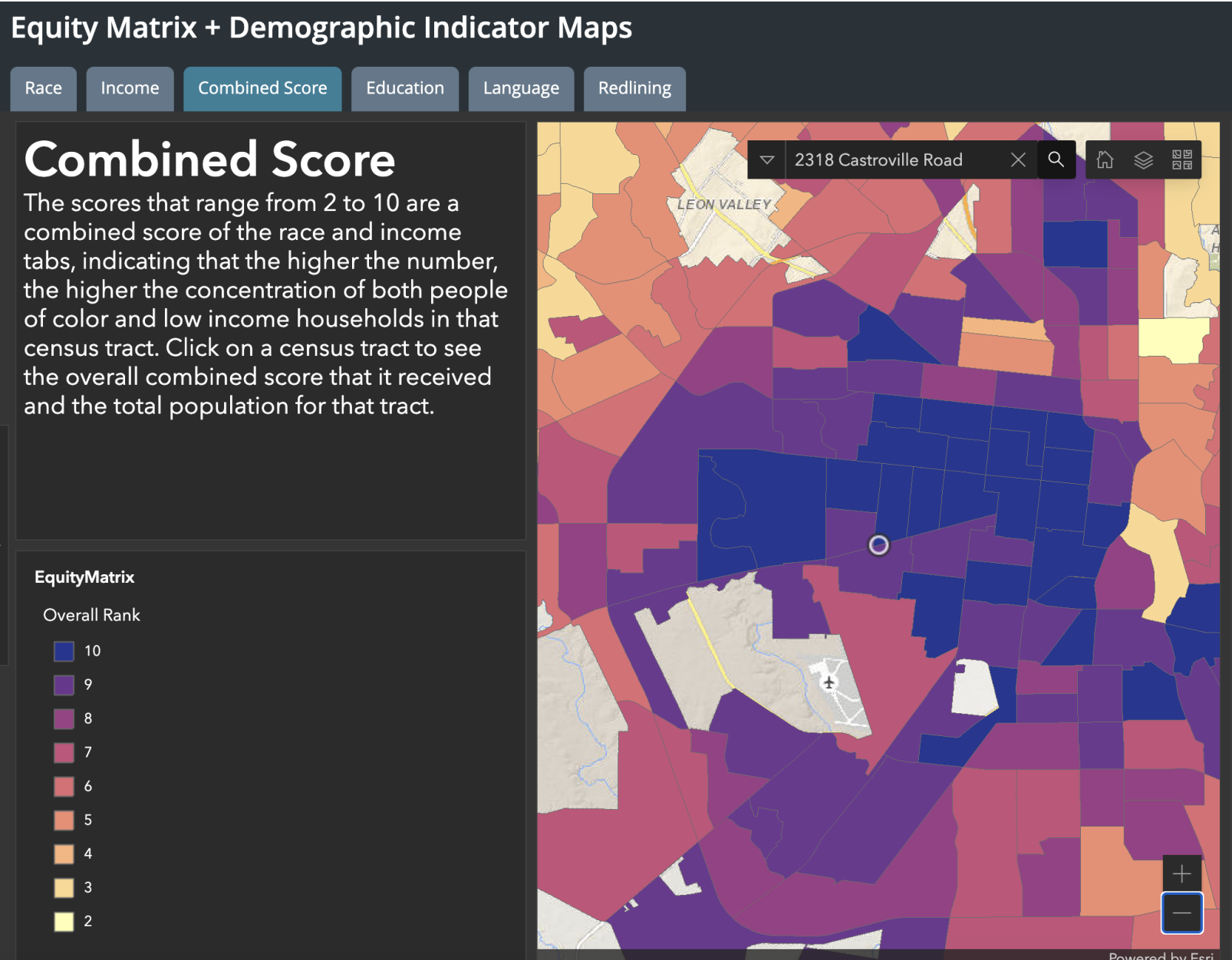
# St. Andrews Convent: District 5, West Side



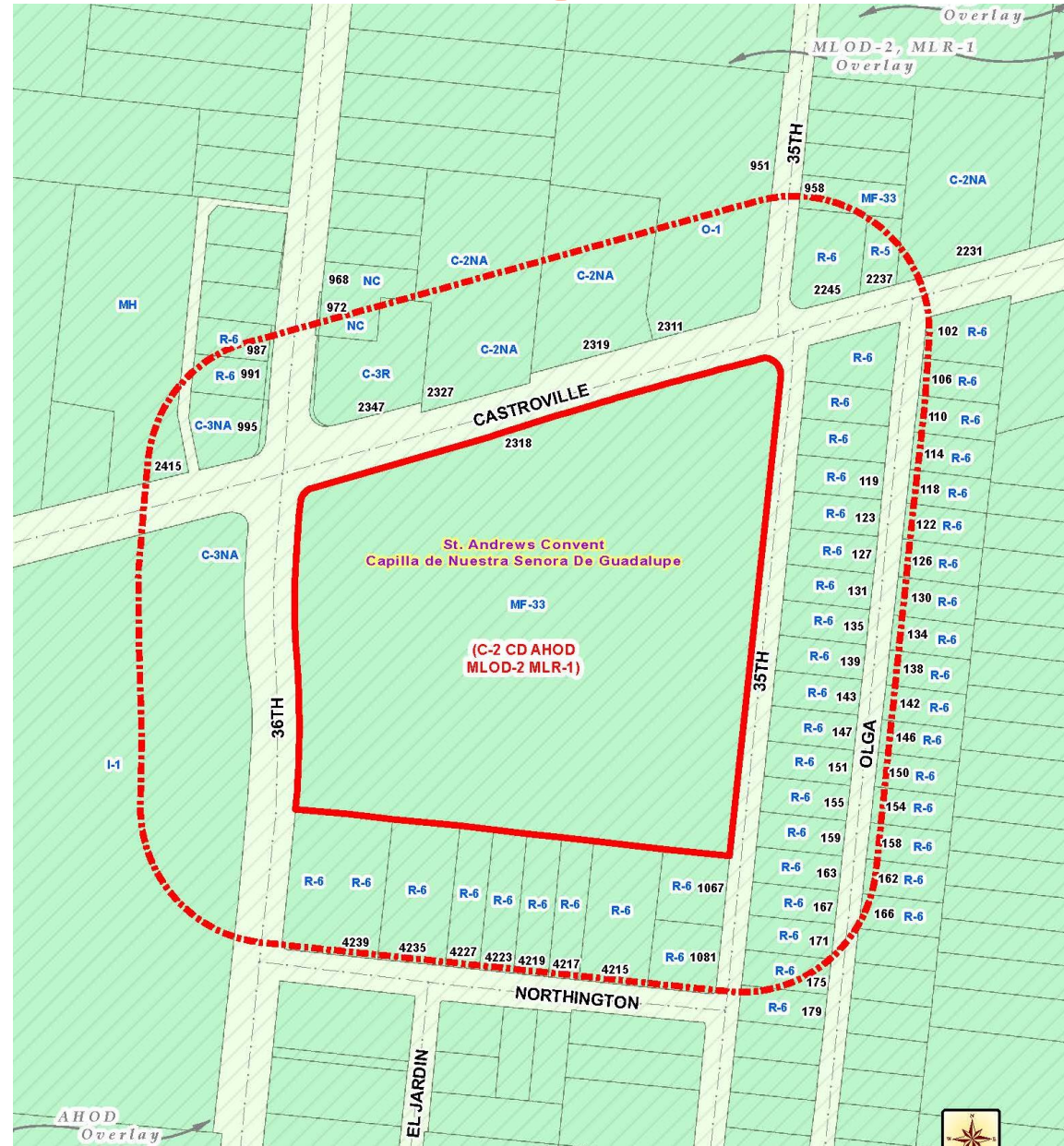
# St. Andrew's Convent



# 2318 Castroville Road: Equity Score



# City's 200-foot Neighborhood Radius





Main Building  
17,657 sf



Meeting Space  
3,200 sf



Multi-Purpose Hall & Chapel  
4,824 sf





# Women's Live and Learn Center: Residents

- **Women ages 17-25 (case by case basis for 25+)**
- **Single women without or with children, ages 8 and under**
- **Aging out of foster care – 1,000 youth leave the foster system each year**
- **Disconnected youth (unemployed and not in school), disengaged from other services**
- **Income at or below 150% FPL/30% AMI**
- **Dorm-style rooms with in-room bathrooms**
- **Common Living spaces**
- **4-year housing and services**
- **Job training/certification – in-demand careers**
  - **Community Health Worker, other allied health careers**
  - **Tech**
  - **Finance**
- **Child Care**

# Site Plan

Z-2021-10700341.CD

2318 CASTROVILLE RD. ZONING PLAN



# Women's Live and Learn Center: Additional homes



Average square  
footage:  
600-700 sf



# Women's Live and Learn Center: Future Activities for Community



Saturday or Sunday Farmer's Market



Town halls and public forums



Community Garden



Weddings and Quincineras

## Q&A

Mark Carmona, moderator  
Chief Housing Officer  
City of San Antonio