



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** 6

**Agenda Date:** June 26, 2024

**In Control:** San Antonio Housing Commission Meeting

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**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Veronica Garcia, Director

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Each month the Director prepares a report on program updates directly affecting the Housing Commission and its charge.

**SUMMARY:**

Each month the Director prepares a report on program updates directly affecting the Housing Commission and its charge.

**BACKGROUND INFORMATION:**

Director's Report will include: (a) Housing Assistance Program Update; (b) Housing Voucher Update; (c) Community Land Trust (CLT) Policy Update; (d) Upcoming meetings.

**ISSUE:**

### **a) Housing Assistance Program Update**

The Housing Assistance Program (HAP), based on the Risk Mitigation Policy adopted by City Council, provides financial assistance to stabilize San Antonio renters experiencing emergency situations affecting their ability to pay rent.

In Fiscal Year 2024, the City will award approximately \$8.3 million to 2,758 eligible households seeking rent relief. To be eligible for rental assistance, household income must be at or below 80% of the Area Median Income. The average assistance per household is currently \$3,033, with an average Area Median Income of 27%. This is equivalent to an annual income of \$23,900 for a family of three in San Antonio.

In February 2024, a collaborative effort was established to streamline the rental assistance application process in partnership with the Department of Human Services (DHS) Homeless Connections Hotline. The Hotline received over 20,000 calls resulting in 7,000 individuals being pre-screened for rental assistance eligibility. The initial pre-screening involved verifying the caller's residency and confirming if they had accessed rental assistance within the past 12 months. Housing Navigators also connected callers with wrap around services and resources. While funding was limited, this initiative extended the application period to over three months and delivered rent relief to the most vulnerable in our communities resulting in a higher approval rating.

Currently, NHSD continues to accept new applications for the Resident Relocation Assistance Program (RRAP). RRAP provides financial assistance with reasonable moving expenses and applicable fees and deposits for eligible low-income families facing housing instability. Additionally, the Eviction Intervention Team is active at all Bexar County precinct courts providing the latest information on eviction intervention services and free legal aid resources.

Temporary rent relief through the Housing Assistance Program is a critical component of ensuring housing stability for households through times of crisis. Staff is currently evaluating HAP criteria in order to better target the limited funding to the most vulnerable individuals. Staff will continue to leverage future local, state, and federal funding opportunities to provide continuity of housing stability services.

### **b) Housing Voucher Acceptance Update**

On April 25th, NHSD staff briefed the Planning & Community Development Committee on source of income protections. The Committee requested staff convene discussions between the housing authorities, rental housing providers, and other stakeholders to discuss ways to implement the SHIP strategy on improving access to housing for voucher holders. NHSD staff will be collaborating with Close to Home to convene stakeholders on this issue.

### **c) Community Land Trust (CLT) Policy Update**

NHSD is drafting a Community Land Trust (CLT) designation policy to comply with state code requirements and support developing CLTs in San Antonio. This policy will ensure local CLTs receive proper appraisal treatment with the Bexar Appraisal District (BCAD). The CLT designation policy also supports the SHIP strategy to establish a new nonprofit or empower existing organizations to launch and operate a CLT.

**d) Upcoming Meetings**

The next regular meeting of the Housing Commission will be held on July 24, 2024. Other important upcoming meetings include:

- 7/1: Public Engagement & Outreach Subcommittee
- 7/8 & 7/22: Removing Barriers Technical Working Group
- 7/16: Removing Barriers to Affordable Housing Development & Preservation Subcommittee

**FISCAL IMPACT:**

There is no fiscal impact at this time.

**ALTERNATIVES:**

This item is for briefing and discussion purposes only.

**RECOMMENDATION:**

This item is for briefing and discussion purposes only.