



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 3

Agenda Date: February 17, 2025

In Control: Governance Committee Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Council Consideration Request on Rebuilding Dreams Policy Request

SUMMARY:

Council Consideration Request on amending the COSA Fee Waiver policy to include a category specific to residents who have experienced a house fire.

BACKGROUND INFORMATION:

On December 12, 2024, Councilmember Teri Castillo filed a Council Consideration Request (CCR) related to residents rebuilding their home after a fire. The CCR was supported by Councilmembers McKee-Rodriguez, Rocha Garcia, Cabello Havrda, and Courage. According to the CCR, there were an average of 43 residential fires per month over the last two years, and permitting fees contribute to the cost burden when families seek to repair or rebuild their home. The CCR also states that there are no specific home rehabilitation policies related to fire-damaged properties.

The City of San Antonio Fee Waiver Program provides City and SAWS fee waivers to eligible projects in four categories: Affordable Housing, Historic/Owner-Occupied Rehabilitation, Small Business, and Industry. The Owner-Occupied Rehabilitation category is available to homes participating in a rehabilitation program through NHSD or a nonprofit partner. The Affordable Housing category supports the construction, rehabilitation, repair, and maintenance of rental units for families at 60% AMI, and for-sale units for families at 120% AMI. Rental housing units must demonstrate affordability for a minimum of fifteen (15) years or be qualified through a local, state, or federal affordable housing program that includes a minimum affordability term and regular compliance requirements (e.g. Housing Tax Credits, HOME, etc.). For-sale units must demonstrate affordability to a qualified homebuyer and include a resale restriction for a minimum of five (5) years.

ISSUE:

The CCR requests that staff prepare a recommendation regarding the use of home rehabilitation resources, including fee waivers, for homeowners who are rebuilding fire-damaged homes. In developing a recommendation, staff are asked to consider the following:

- The appropriate percentage of annual fee waiver funds that can go toward this effort
- Eligibility/program qualifications which mirror those from COSA's Home Rehabilitation programs and includes stipulations that funds should not be used for homes that were vacant when a fire occurred or for homes that experienced a fire as a result of arson/insurance fraud.
- Best practices from entities who work with homeowners experiencing a house fire.
- The implementation of a rolling applications period as fires do not happen all in one month.

FISCAL IMPACT:

This item is for briefing purposes only.

ALTERNATIVES:

This item is for briefing purposes only.

RECOMMENDATION:

Staff recommends this item be referred to the Planning and Community Development Committee.