



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: {{item.number}}

Agenda Date: November 20, 2024

In Control: San Antonio Housing Commission Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Director to report updates on Neighborhood & Housing Services Department Programs.

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) RentWise Campaign Recap, (b) ADU Program Update, (c) SHIP Event Update, and (d) Housing Assistance Program (HAP) Policy Update; (e) Upcoming meetings.

ISSUE:

a. RentWise SA Campaign Recap

The RentWise SA: Know Your Rights and Responsibilities initiative increases awareness of federal, state, and local laws and protections for renters and rental housing providers in San Antonio. In Fiscal Year 2024, NHSD contracted with the Fair Housing Council of South Texas to offer 10 free public information sessions. These sessions, available in English and Spanish, covered essential rights, responsibilities, and resources for renters. This year 370 attendees participated, averaging 37 attendees per session. Additionally, NHSD produced a series of 6 short videos available in English, Spanish, and American Sign Language highlighting renter rights and resources in San Antonio with over 23,000 total series views.

b. Accessory Dwelling Unit (ADU) Program Update

In September, NHSD launched an updated ADU Program website at [SA.gov/ADU](https://sa.gov/ADU). This includes information on the benefits of ADUs, how to construct an ADU, and other resources. The site includes individual ADU Permit-Ready Plans. NHSD is currently coordinating with the Development Services Department, Historic Design & Review Commission, and Disability, Equity, Inclusion, and Accessibility Department to get the final elements of these plans completed. To receive a copy of an ADU Permit-Ready Plan, the property owner must ensure they live on the property and have the right zoning designation to allow an ADU. Property owners must provide an ADU Affidavit and Covenant to verify they live on the property and record the affidavit with Bexar County. Staff anticipates bringing updates regarding future ADU incentives in the coming year.

c. Strategic Housing Implementation Plan (SHIP) Event Update

Each January, the City and its partners host a Strategic Housing Implementation Plan (SHIP) community event. The event highlights work done the previous year and work to come. The event also includes a resource fair, youth activities, discussions, and local refreshments. This year the event will be held at South San Antonio High School in Council District 4 on January 25, 2025, from 10:00 am-2:00 pm.

d. Housing Assistance Program Policy Update

The Housing Assistance Program has been funded \$5.7 M for FY 2025. NHSD will begin accepting Rental Assistance applications starting Wednesday, November 20th at 1:00 p.m., via a portal link available on the NHSD Rental Assistance webpage (<https://www.sa.gov/Directory/Departments/NHSD/Housing-Support/Renter-Support/Rental-Assistance>). The portal will remain open until a predetermined number of applications have been received. To enhance service delivery to eligible residents, NHSD will offer monthly application openings to ensure that rental assistance is available throughout the year. Eligible applicants living in San Antonio may receive up to three consecutive months (arrears and may include current and future) of rental assistance and utilities assistance. The maximum amount of funds that will be provided to a household will be \$3,500 for rental assistance and \$1,500 for utility assistance.

e. Upcoming Meetings

The next regular meeting of the Housing Commission will be held on January 22, 2025. Other important upcoming meetings are below. Meeting dates and times are subject to change.

- 12/2: Public Engagement & Outreach Subcommittee

- 12/5: Renters' Solution Subcommittee
- 12/17: Removing Barriers to Affordable Housing Development & Preservation Subcommittee

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

This item is for briefing and discussion purposes only.

RECOMMENDATION:

This item is for briefing and discussion purposes only.