



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: 6

Agenda Date: June 4, 2025

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) Property Tax Help Campaign Recap, (b) Cool Roof Program, (c) Housing Assistance Program Update, (d) Public Information Campaign Update, and (e) Fiscal Year 2026 HUD Annual Action Plan (f) Upcoming meetings.

ISSUE:

a. Property Tax Help Campaign Recap

The third annual Property Tax Help Campaign ran from April 7th – May 14th . The campaign helps homeowners learn how they can lower their property tax bill through exemptions and by protesting their property tax valuations.

NHSD partnered with a professional tax consultant to facilitate this year's 15 workshops. The sessions were well attended, with more than 1,300 people, nearly twice as many as last year. Attendees received one on one assistance completing forms and filing on site with the Bexar Appraisal District (BCAD). Approximately 81% of attendees filed a notice of protest onsite.

Spanish and American Sign Language interpretation were available at all sessions led in English. This year, there were also sessions led in Arabic, Vietnamese, and Spanish.

This year, an 8-part video series is now on the NHSD YouTube channel. The videos were developed in coordination with BCAD. The videos provide explanations about what property taxes are, how to file exemptions, and the process to protest a property's assessed value. All videos are in English, Spanish, and ASL. The videos can be seen on <https://www.youtube.com/playlist?list=PLkplWqI2-TODnKxO9W8spCpNgBANDhxBq>

b. Cool Roof Pilot Program

The Cool Roof Pilot Program provides full roof replacements for qualified homeowners living in Urban Heat Island (UHI) zones. These neighborhoods experience significantly higher surface and ambient temperatures than other areas in the city, due to limited tree canopy, aging infrastructure, and high concentrations of heat-retaining surfaces. As a result, residents in these areas face greater risks including increased utility costs and accelerated wear on their homes, particularly during San Antonio's extended summer months. The program addresses these disparities by installing high-reflectivity roofing materials that improve home durability, reduce indoor temperatures, and increase energy-efficiency – especially during peak summer months.

To support outreach, NHSD has distributed over 1,600 flyers and 4,571 door hangers within the UHI priority areas. As of May 2025, NHSD has conducted appointments with nearly 100 homeowners, all of whom are in various stages of the process – including eligibility review, pre-construction, or active construction.

The Cool Roof Program continues to be a vital investment in climate resilience and housing equity, delivering targeted relief to households most impacted by extreme heat.

c. Housing Assistance Program Update

The Housing Assistance Program (HAP) provides rental / relocation assistance to households at risk of homelessness.

The Rental Assistance online portal is open monthly on the second Wednesday, from 1:00 PM to 2:00 PM. As of May 1, NHSD has received a total of 4,283 applications. The program has provided support to 600 households, totaling \$2 million in rental and utility assistance. The average Area Median Income (AMI) for approved applications is 27%. Priority is given to households with a court-ordered eviction or Notice to Vacate.

The Relocation Assistance online portal is available daily. Since October, NHSD has received 2,540 applications and has assisted 263 families with a total of \$358,000 in support. The average AMI for those assisted is 26%.

To qualify for rental or relocation assistance, San Antonio renter households within Council Districts 1-10 must have an income at or below 80% AMI, demonstrate risk of homelessness or housing instability, and be experiencing financial hardship. Assistance is available once every 12 months per eligible household.

d. Public Information Campaign Update

The last phase – Messaging and Design – of the K Harvey consultant 2024-2025 contract is being completed this summer. The deliverables include a creative campaign based on strategic design from discovery and learning phases. Internally, initiatives continue to support the creation, distribution and conversation facilitation with Housing and Homelessness Permanent Supportive Housing Video Series with the Department of Human Services.

e. Fiscal Year 2026 HUD Annual Action Plan

The City of San Antonio receives four federal entitlement grants awarded through the U.S. Department of Housing and Urban Development (HUD). These four grants include Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA). The City anticipates receiving approximately \$23 million in total grant funding through the four formula grants in FY 2026.

As a recipient of federal entitlement funds, HUD requires the City to develop an annual Action Plan and Budget which details how grant funds will address the goals and priorities described in the five-year Consolidated Plan. The annual Action Plan is due to HUD by August 16, 2025.

f. Upcoming Meetings

The next regular Housing Commission meeting will be held on **Tuesday, June 17, 2025, at 4:00 PM** at the Alamo Colleges District Board Room (2222 N Alamo St, 78215). Other important upcoming meetings are below. Meeting dates and times are subject to change.

- 7/17: Housing Commission Mid-Year Retreat
- 7/7: Public Engagement & Outreach Subcommittee
- 6/5: Renters' Solution Subcommittee
- 6/24: 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.