



City of San Antonio

Agenda Memorandum

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Agenda Item Number: 3

Agenda Date: January 26, 2022

In Control: San Antonio Housing Commission Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Verónica R. Soto

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing and possible action related to the formation of a Renters' Issues Subcommittee of the Housing Commission

SUMMARY:

Briefing and possible action related to the formation of a Renters' Issues Subcommittee of the Housing Commission including the recruitment of members.

BACKGROUND INFORMATION:

A Council Consideration Request (CCR) was sponsored by then-Councilmember Treviño on June 19, 2019. The CCR requested discussion of the creation of a Renters' Commission. The proposed Commission would advise City Council on matters related to rental housing including housing production, accessibility, renter laws/rights, public health and safety, and other matters that impact renters and landlords.

Neighborhood & Housing Services Department (NHSD) staff conducted a survey and held focus groups in fall 2020 to gain insight from the community about the scope of work, preferred composition, and desire for a Renters' Commission. The survey netted over 3,600 responses from nearly 1,700 current renters, over 350 property owners and operators, and many other community members including homeowners and people experiencing homelessness.

Based on the survey results, focus group feedback, and stakeholder meetings, staff identified two structural options that facilitate a space dedicated to renters' issues. On January 12, 2021, the Housing Commission considered the following two options:

1. Create a subcommittee of the Housing Commission to address renters' issues.
2. Establish a stand-alone Renters' Commission.

The majority of Housing Commissioners supported the creation of a renters focused subcommittee that would report to the Housing Commission. The majority also agreed that a subcommittee should be majority renters and include landlords and property managers.

On June 14, 2021 NHSD recommended to Culture & Neighborhood Services Committee (CNSC) the creation of a Renters' focused subcommittee that would report to the Housing Commission.

The proposed subcommittee would focus specifically on renters' issues that may require more targeted and frequent meetings. Based on input from stakeholders, the charge of this subcommittee would be to provide recommendations, input and feedback to the Housing Commission.

CNSC modified staff's recommendation from seven members to nine. The committee voted to direct the Housing Commission to develop a 9-member Renter's subcommittee comprised of:

- 4 renters
- 3 property managers/owners
- 2 Housing Commissioners

CNSC outlined the charge of the subcommittee as follows; To advise the Housing Commission on renter-related issues including:

- Emergency rental assistance
- Tenants' Rights & Legal Aid
- Education, outreach, & training
- Legislative items

ISSUE:

On June 14, 2021 the Culture & Neighborhood Service Committee voted to support the creation of a renters subcommittee of the Housing Commission. Establishment of this subcommittee has been delayed due to changes in Housing Commission appointments, and to accommodate discussion on the proposed Housing Bond and Strategic Housing Implementation Plan (SHIP).

Following Council's recommendation, staff recommends the Commission identify 2 Commissioners to serve on this subcommittee. These two Commissioners will work with staff on the recruitment of the non-Commission applicants for subcommittee, with guidance from the

Public Engagement and Outreach (PEO) subcommittee. The committee members, PEO, and staff will work through February to design an application and recruitment plan to share with the Commission. It is expected that the application period will need to be open for about a month, and that recommendations for non-Commissioner appointees could be made in April.

NHSD staff will provide support to the Renters' Issue subcommittee to include administrative and legal guidance. Additional legal support services may be contracted for specific purposes if necessary. Recommendations from the subcommittee would go to the Housing Commission for action before going to the appropriate Council Committee.

FISCAL IMPACT:

There is no fiscal impact at this time.

ALTERNATIVES:

The Housing Commission could choose not to establish a Renters' subcommittee.

RECOMMENDATION:

Staff recommends the Housing Commission appoint establish a 9 member Renters' subcommittee comprised of 4 renters, 3 property managers/owners, and 2 Housing Commissioners and charged with advising the Housing Commission on renter related issues.