



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 3

Agenda Date: March 22, 2023

In Control: San Antonio Housing Commission Meeting

DEPARTMENT: Neighborhood and Housing Services

DEPARTMENT HEAD: Veronica Garcia, Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing and discussion on the City's Tenants Rights Campaign

SUMMARY:

Briefing and discussion on the City's Tenants Rights Campaign

BACKGROUND INFORMATION:

On December 16, 2021, City Council adopted the Strategic Housing Implementation Plan (SHIP). The SHIP is a cross organizational plan for the next 10 years of housing work in our community. It organizes 36 strategies under 5 overarching goals. Two of the goals include *Ensure Accountability to the Public* and *Protect & Promote Neighborhoods*. Both goals include strategies to increase awareness of Fair Housing laws and tenants' rights.

Most of the tenant protections laws reside within the Texas Property Code, the Texas Local Government Code, and the Federal Fair Housing Act. However, the City has also created local

programs through the adoption of the Notice of Tenants Rights in June 2020, and the adoption of the Housing Voucher Incentive Policy in May 2021. Combined, these laws support necessary protections so tenants may live in safe, decent, and quality housing without fear of retaliation and discrimination.

There is not an official document, however, that identifies all the existing tenant protections (local, state, and federal) for our community and where to report these concerns. This document will be created as part of a Tenants Rights Awareness Campaign to help fulfill the SHIP strategies related to increasing awareness of tenants' rights and Fair Housing laws.

ISSUE:

Implementing SHIP strategies related to tenants' rights and Fair Housing awareness includes three key steps as part of the campaign: (1) Consideration of a resolution supporting the rights of tenants to live in safe, decent, and quality housing that is free of retaliation and discrimination through the local, state, and federal fair housing laws; (2) the development of educational materials that clearly identify the protection provided by each law, who to contact if the protection is violated, and where to go for additional assistance; and (3) the development of a more reader friendly Notice of Tenants Rights.

The City Attorney's Office drafted the resolution (attached), and staff gave a briefing to Planning & Community Development Council Committee (PCDC) on February 23 on the resolution, Notice of Tenant Rights, and proposed awareness campaign. Additionally, NHSD staff has provided briefings and facilitated discussions with the Renters Solutions and Public Engagement & Outreach Subcommittees. Staff will continue to engage with the PCDC, Housing Commission and relevant sub-committees, and other stakeholders in the development of educational materials, crafting a resolution in support of Tenant Rights, and revisions to the Notice of Tenants Rights. The final documents will return to Housing Commission in April for debriefing on public input and revised documents prior to PCDC and City Council Consideration in May.

FISCAL IMPACT:

There is no fiscal impact at this time.

ALTERNATIVES:

This item is for briefing purposes only.

RECOMMENDATION:

This item is for briefing purposes only.