



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** 4

**Agenda Date:** April 27, 2023

**In Control:** Planning and Community Development Committee

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**DEPARTMENT:** Neighborhood and Housing Services

**DEPARTMENT HEAD:** Veronica Garcia, Director

**COUNCIL DISTRICTS IMPACTED:** Citywide

**SUBJECT:**

Briefing on the City's Tenants Rights Awareness Campaign

**SUMMARY:**

Briefing on the City's Tenants Rights Awareness 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 tenant's 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 Ordinance in June 2020, the adoption of the Housing Voucher Incentive Policy in May 2021, and the Proactive Apartment Inspection Ordinance in March 2023. 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 get more information or report potential violations. As part of a Tenants Rights Awareness Campaign, a Resolution has been drafted 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.

Staff engaged the Planning & Community Development Committee (PCDC), Housing Commission and relevant sub-committees, and other stakeholders in its review of the proposed Resolution, the revised Notice of Tenants Rights, and a Resource Guide to raise awareness and help explain tenants' rights and responsibilities.

In support of these educational efforts, staff also co-hosted 5 "Renters Rights Power Hour" sessions in partnership with the Fair Housing Council of Greater San Antonio and Texas RioGrande Legal Aide from March 30 to April 19, along with a survey on SASpeakUP, to allow the public to provide additional comments and feedback.

#### **FISCAL IMPACT:**

**There is no fiscal impact at this time.**

#### **ALTERNATIVES:**

This item is for briefing purposes only.

#### **RECOMMENDATION:**

Staff recommends forwarding the proposed Resolution and revised Notice of Tenant's Rights for City Council consideration.