



City of San Antonio

Agenda Memorandum

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

Agenda Date: September 21, 2023

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 and 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: (a) Property Tax Help Campaign Update; (b) Tenant's Rights Campaign Update; (c) Housing Assistance Program Update; (d) Bond Funding Round Updates; (e) Application Reminder; (f) Upcoming meetings.

ISSUE:

a) Property Tax Help Campaign (PTHC)

The City's Property Tax Help Campaign helped homeowners file for homestead exemptions and learn about how to protest their property tax valuations. NHSD partnered with Texas RioGrande Legal Aid (TRLA) and San Antonio Legal Services Association (SALSA) to help facilitate and provide free legal services to homeowners seeking assistance. Other resources, including the Bexar County Tax Assessor's Office, were available.

The Campaign included 14 public sessions, from February 13 – May 8, throughout the City with onsite American Sign Language and Spanish interpretation services. One of the sessions was held entirely in Spanish. Information about protesting property taxes and filing exemptions can be viewed online. Residents may access information including English and Spanish recordings at their convenience at <https://www.sanantonio.gov/NHSD/Programs/TaxProtest>.

b) Tenants' Rights Campaign

On May 4, 2023, the City Council approved a Resolution supporting Tenants' Rights and Responsibilities as part of a collaborative effort to raise awareness about fair housing laws, tenant protections afforded by existing local, state, and federal laws, as well as tenant and rental housing provider responsibilities. This Resolution also updated the Notice of Tenants' Rights, which rental housing providers are required to provide to tenants when delivering a Notice to Vacate for non-payment of rent. NHSD staff is continuing to work with our community partners and industry stakeholders to distribute the campaign materials and educational information.

c) Housing Assistance Program

The Housing Assistance Program (HAP) offers temporary rental and utility assistance to help ensure housing stability through times of crisis. Since October 1, 2022, the City has awarded \$5.7 million to 2,136 eligible families. While the demand for housing stability services remains high, the City leverages funds from a variety of state, federal and local sources including a new Treasury reallocation of \$5.2 million to be utilized for HAP's rental assistance program. The City's rental assistance application period is open from May 15- June 5, 2023.

d) Bond Funding Round Follow-Up

The Housing Commission requested staff follow-up with the action taken by City Council related to Housing Bond funding rounds including the names and affordability levels of the projects awarded.

In December 2022, City Council awarded one round of funding for \$43,853,447 made available from Bond, CDBG, HOME, and NSP funding sources and will provide for the development of 14 projects totaling 2,532 total units of which 834 of the units produced or preserved (or 33%) will be deeply affordable units reserved for families below 50% of the Area Median Income (AMI) for rental and below 80% AMI for homeownership. Of all homes, a total of 552 units will be public housing/income-based housing.

In April 2023, City Council awarded \$23,087,158 that was made available from Bond and Federal Home-ARP. The remaining funds were provided from Bexar County Coronavirus State and Local Fiscal Recovery Funds (SLRF) and HOME-ARP in the amount of \$8,162,842. Awards were made to three projects.

e) Application Reminder

The application for the Housing Commission's five At-Large seats is currently open. Anyone seeking to apply or reapply for the Housing Commission should submit their application by May 31, 2023. Applications can be submitted at <https://webapp9.sanantonio.gov/BoardCommApplication/vacancies>

f) Upcoming Meetings

The next regular meeting of the Housing Commission will be held on June 28, 2023. Other important upcoming meetings may include:

6/8: City Council A-Session

6/1: Renters' Solutions Subcommittee Meeting

6/5: Public Engagement & Outreach Subcommittee

6/20: Removing Barriers to Affordable Housing Development & Preservation Subcommittee

7/21: Dashboard & Annual Report Subcommittee

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.