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COUNCIL CONSIDERATION REQUEST

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19 JUN 25 AM 7:57

TO: Mayor and City Council
FROM: Councilman Roberto C. Treviño, District 1
COPIES TO: Erik Walsh, City Manager; Leticia Vacek, City Clerk; Andy Segovia, City Attorney; John Peterek, Assistant to the City Manager; Christopher Callanen, Assistant to City Council
SUBJECT: Creation of a Residential Renters' Commission
DATE: June 24, 2019

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

The creation of a City of San Antonio Renters' Commission comprised solely of residential renters from different backgrounds to advise the City Council on matters related to affordable housing accessibility, transportation, green and other public spaces, land use, renter laws/rights, public health and safety, education, economic growth, and life in San Antonio. (*Sec. 49 San Antonio City Charter*)

Brief Background

According to the 2012-2016 American Community Survey:

1. Renters occupy approximately 46% of the housing units in San Antonio.
2. The median rent for San Antonio has increased by nearly 18% since 2010.
3. The median household income for renters is \$33,690 compared to \$63,719 for owners.
4. Nearly 50% of renters in San Antonio spend more than 30% of their gross income on rent.

Furthermore, the Urban Affairs Review found that low-income renters are almost twice as likely as homeowners to be displaced by gentrification. And, Princeton University's Eviction Lab found that 9,800 San Antonio families were evicted from their homes in 2016.

The renter population is representative of many protected classes including people of color, people with disabilities, LGBTQIA people, low-income people, veterans, and seniors. The renter population also includes groups such as students, young professionals, those with criminal records, and those who experience/have experienced homelessness, which are not considered protected classes but are predominately renters. Separate commissions have been formed to advise and make recommendations to the council on specific issues ranging from arts to golf



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courses to bike-share. The formation of a Renters' Commission would ensure that nearly half of the city's population is better represented at City Hall.

The intent of this policy request is to provide renters from across San Antonio with a platform and access to resources like City staff, so they can best inform and guide the council on issues and policies as they relate to renters.

Recently, renters have encountered unique issues, such as displacement, which further illustrate the need for a Renters' Commission. Furthermore, two of the five recommendations made by the Mayor's Housing Task Force this year involved "develop[ing] a coordinated housing system" and "ensure[ing] accountability to the public." The creation of this commission is consistent with the implementation of Guiding Principles 2 and 9 of the Comprehensive Plan, and also addresses the goals outlined in section 4.6 for Housing Diversity.

The first Renters' Commission was created and successfully implemented in Seattle in 2017, which could serve as a model for San Antonio. The framework for this committee should be vetted by the community via a series of meetings with relevant stakeholders and advocates before it is implemented.

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Submitted for Council consideration by:

Councilman Roberto Treviño, District 1

Supporting Councilmembers' Signatures (4 only)

District

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