

# Briefing on Housing Voucher Incentive Policy

**City Council “A Session”  
Agenda Item #5**

**May 13th, 2021**



**CITY OF SAN ANTONIO  
NEIGHBORHOOD & HOUSING  
SERVICES DEPARTMENT**

**Verónica R. Soto, FAICP, Director**

# Housing Voucher Incentive Policy

Action	Applicability
<ul style="list-style-type: none"><li>• New Ordinance creating a Housing Voucher Incentive Policy that requires housing providers receiving incentives from the City to accept housing vouchers from otherwise qualified applicants</li><li>• Language will be incorporated in incentive agreements and contracts</li></ul>	<ul style="list-style-type: none"><li>• Rental developments receiving support from COSA, including but not limited to:<ul style="list-style-type: none"><li>• Tax Increment Reinvestment Zones (TIRZ)</li><li>• Neighborhood Improvement Bond (NIB) Projects</li><li>• City solicitations for the development of rental housing</li><li>• Fee Waivers, Grants and Loans</li></ul></li><li>• <b>Would only apply to awards issued after ordinance is approved for future incentivized developments only.</b></li><li>• <b>Does not apply to rezoning cases</b></li></ul>

## Staff Recommendations

### Change name

Housing Voucher Incentive Policy

### Progressive discipline in contract terms

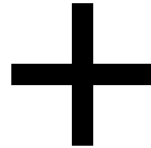
Warning, then fee, then recapture

# Enforcement Mechanisms

## Complaints

Received from residents through 311, Office of Equity, or Fair Housing Team

- Investigations conducted by Fair Housing/ Office of Equity
- Fair Housing helps complainant locate housing
- Findings handled by City Attorney's Office



## Proactive Testing

Contracted agency could conduct testing of subject properties, not less than annually

- First failed test results in a re-test before initiating enforcement procedures
- Findings handled by City Attorney's Office

## Help for voucher holders seeking housing

### Housing Navigators

To help identify housing that accepts vouchers

### Benefits Navigators

To connect to other supports

### Tools

City & partners will develop an inventory of voucher-friendly properties

# Progressive Discipline

These steps will be included in the contract language

## 1<sup>st</sup> Offense

- Documented warning
- Compliance training

## 2<sup>nd</sup> Offense

- Compliance training
- \$500 administrative fee

## 3<sup>rd</sup> Offense

- Default letter with cure period

## If no cure:

- Recapture of all awards
- Responsible party no longer eligible for future incentives

## Next Steps



City Council Approval



Outreach & Advocacy

Partner with SAHA, SAHT, service providers and real estate partners to:

- Help voucher holders understand their rights and resources
- Ensure landlords/property managers, and developers understand the ordinance
- Advocate at the federal level for additional voucher allocations

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