



City of San Antonio

Agenda Memorandum

File Number:21-1661

Agenda Item Number: 3.

Agenda Date: 2/24/2021

In Control: Housing Commission

DEPARTMENT HEAD: Verónica R. Soto, FAICP, Neighborhood and Housing Services Department
Director

COUNCIL DISTRICTS IMPACTED: Citywide

SUMMARY:

Briefing and Discussion on the San Antonio Housing Trust Proposed Tenant Protection Policy.

BACKGROUND INFORMATION:

The San Antonio Housing Trust (SAHT) is requesting feedback from members of the Housing Commission for the proposed SAHT Tenant Protection Policy. The proposed policy is aimed at guiding the relationship between SAHT development partners and the tenants residing in their properties with respect to tenant rights issues. This is a goal of the ForEveryoneHome Initiative and meets intentions set forth in the San Antonio's Housing Policy Framework (aka Mayor's Housing Policy Task Force report) recommendations.

The SAHT has opened a public input and comment period through March 12, 2021 at 5pm. Written public comments on the draft may be submitted by either method:

1. U.S. mail, courier, or hand deliver: 2515 Blanco Road, San Antonio, TX 78212
2. Electronically to Nicole Collazo at nicolec@saht.org <<mailto:nicolec@saht.org>>

ISSUE:

While State of Texas laws and local ordinances provide the framework of the landlord and tenant relationship, our San Antonio Housing Trust PFC and Finance Corporation engage in partnership opportunities to offer local property and sales tax exemptions and/or the issuance of tax-exempt bonds in support of affordable housing. SAHT seeks to continue partnering with responsible developers and property management teams who benefit from this form of public investment, while improving opportunities to reduce tenant displacements.

Our goal is to evolve the tenant experience by establishing a set of tenant protection policies for our multifamily affordable housing engagements moving forward on the following topics:

- ✓ Written Procedures

- ✓ Source of Income Protection
- ✓ Tenant Selection
- ✓ Fair Housing Marketing
- ✓ Non-Discrimination Ordinance
- ✓ Right to Access Tenant Files
- ✓ Repairs/Remedies/Healthy Unit
- ✓ Relocation Assistance
- ✓ Returning to Unit
- ✓ Right to Personal Property
- ✓ Eviction Process/Notice
- ✓ Grounds for Termination
- ✓ 30 Day/10 Day/3 Day Notice
- ✓ Entry into Unit
- ✓ Right to Organize
- ✓ Other Tenant/Owner Policies

Commissioner Pedro Alanis, Executive Director of the San Antonio Housing Trust, will brief the Commission on the proposed protections.

ALTERNATIVES:

This item is for briefing purposes only.

FISCAL IMPACT:

There is no fiscal impact at this time.

RECOMMENDATION:

This item is for briefing purposes only.