Public Engagement and Outreach Subcommittee

April 3, 2023

AGENDA

1. Welcome
2. Property Tax Help Update
3. 2022 Affordable Housing Bond Update
4. Tenants' Rights Presentation + Discussion
5. Public Comment

CHARGE + PRIORITIES

- The Public Engagement and Outreach Subcommittee is charged to efficiently engage the public through guidance, support, and oversight of Neighborhood and Housing Service department's public engagement as it relates to policies developed in response to Housing Policy Framework and Strategic Housing Implementation Plan (SHIP).

WELCOME!

The subcommittee is seeking to give voice to parts of the community traditionally underrepresented but who make up a significant segment of the population including, but not limited to, those most impacted by housing insecurity.

PEO Applications + Appointments

March – May: Review + edit application

June: Application review/ approval

July – Aug.: Open application

Sept. Appointments made

2023 PEO MEETINGS

April 3 – Bond Updates + Tenants' Rights

May 1 – Property Tax Protest

June 5 – PEO application

July 3* ***(July 10)*** **–** COPS Metro guest

Aug. 7

Sept. 4

Oct. 2

Nov.6

Dec.4

All meetings are virtual!

NHSD DEPARTMENT

UPDATES – Property Tax + Housing Bond

PUBLIC ENGAGEMENT + OUTREACH

UPCOMING EVENTS

SCAN TO LEARN MORE

CITY OF SAN ANTONIO TEXAS
NEIGHBORHOOD & HOUSING SERVICES

PROPERTY TAX HELP
AYUDA CON EL IMPUESTO A LA PROPIEDAD

FREE SESSIONS HOSTED BY THE CITY OF SAN ANTONIO STARTING IN FEBRUARY

Get help filing your homestead exemption and learn how to submit an appeal to the Bexar County Appraisal District regarding your property taxes.

¡SESIONES GRATUITAS ORGANIZADAS POR LA CIUDAD DE SAN ANTONIO A PARTIR DE FEBRERO!

Obtenga ayuda para presentar su exención de vivienda y aprenda cómo presentar una apelación ante el Distrito de Tasación del Condado de Bexar con respecto a sus impuestos sobre la propiedad.

sanantonio.gov/propertytaxhelp

UPCOMING EVENTS

SCAN TO LEARN MORE

Monday, February 13, 5pm - 7pm
Carver Library
3350 E Commerce St, 78220

Monday, February 20, 4pm - 6pm
Mission Branch Library
3134 Roosevelt Ave, 78214

Monday, February 27, 4pm - 6pm
Maverick Library
8700 Mystic Park, 78254

Saturday, March 4, 10am - 2pm
(Spanish Language Only)
Palo Alto College - Ozuna Library
1400 W Villaret, 78224

Monday, March 6, 5pm - 7pm
McCreless Library
1023 Ada St, 78223

Monday, March 20, 4pm - 6pm
San Antonio Foodbank
5200 Enrique M. Barrera Pkwy, 78227

Monday, March 27, 4pm - 7pm
Ron Darner Park Headquarters
Barrera Room
5800 Enrique M. Barrera Pkwy, 78227

Monday, April 3, 4pm - 6pm
BiblioTech EDU
626 N Flores, 78205 (Near Foxtech)

Monday, April 10, 4pm - 6pm
Cody Library
11441 Vance Jackson, 78230

Thursday, April 13, 2pm - 4pm
Second Baptist Church
Community Center
3310 E Commerce St, 78220

Monday, April 17, 4pm - 7pm
Alamodome
100 Montana St, 78203

Monday, April 24, 4pm - 6pm
Walker Ranch Senior Center
835 W Rhapsody Dr, 78216

Saturday, May 6, 10am - 2pm
Lanier High School
1514 W Cesar E Chavez Blvd, 78207

Monday, May 8, 4pm - 6pm
The Tool Yard
10303 Tool Yard, 78284
revised 3/1/2023

NHSD DEPARTMENT

2022 Affordable Housing Bond Update

PUBLIC ENGAGEMENT + OUTREACH

Summary of 1st Round of Awards

$43.9M available | 29 proposals ($95.6M) received

14 projects approved

2,532 Units

- Produce or preserve **2,461 rental units**
- **71 homeownership** opportunities
- **$355.5M total investment****
- **$43.9M in bond & federal**
- **contributions**

22% of units Public Housing or Income-based

88 units are public housing
464 units income based or project-based vouchers

33% Deeply Affordable Units*

552 units at 30% AMI
211 units at 50% AMI
71 Homeownership 80% AMI
88 public housing units

*Units below 50% AMI for rental, below 80% for Homeownership, public housing and income-based units.
**Total investment and match amount subject to change based on final pricing at closing

Housing Bond Program Overview

Homeownership Rehabilitation and Preservation	Rental Housing Acquisition, Rehabilitation and Preservation	Rental Housing Production and Acquisition	Housing with Permanent Onsite Supportive Services	Homeownership Production	Creative Projects (SHIP)
$45M	$40M	$35M	$25M	$5M	Set-aside from existing categories
Application + Partnerships	**RFP** 2nd Round in Process	**RFP** 2nd Round In Process	**RFP** B-Session April 12th (Bexar County / SARAH)	**RFP** 2nd Round In Process	New Programs & Partnerships

Housing Commission Framework & Bond Parameters

PRIORITY POPULATIONS

- Prioritize vulnerable populations and increase access to stable housing

DESIGN & CONSTRUCTION PRIORITIES

- 100% of units with universal design
- Sustainability features beyond City Code to include energy efficiency, water reduction features, and resilient building and weatherization practices
- Integrating high-speed internet and mobile infrastructure into design plans

EQUITY & LOCATION

- Ensuring wide geographic availability and working to decrease racial and social economic segregation

DISPLACEMENT & RESIDENT SERVICES:

- New construction projects must complete a displacement impact assessment
- Prioritize projects that include meaningful, onsite resident services

Permanent Supportive Housing

- **$45M Total** - $25M Bond, $9M City& County HOME ARP for Construction, $4M City HOME ARP for Services, & $7M Bexar County Local Recovery Funds
- RFP will heavily prioritize Permanent Support Services
  - Prioritize projects with 100% of the units for chronically homeless
  - Housing First Approach/Trauma Informed Care/CLAS Standards /Coordinated Entry
  - Property Management and Resident Services Provider with PSH experience
  - Leverage existing local resources for resident services
  - Development Design to include single-entry, welcome office, case manager offices, quality finishes, and non-institutional furnishings

RFP Release: November 2022
Responses Due: January 2023
Council Consideration: April 2023

sara
Alliance to House Everyone

CITY OF SAN ANTONIO
DEPARTMENT OF HUMAN SERVICES

CITY OF SAN ANTONIO
NEIGHBORHOOD & HOUSING SERVICES DEPARTMENT

2nd Round RFP's

- Three RFP's: Bond and federal funds available for new construction projects totaling **$34.7M**

Category	Bond Funding	Federal Funding	Total Available
Rental Production	$ 10,085,372	$1,785,010	$ 11,870,382
Rental Rehab	$18,000,000		$ 18,000,000
SF Production	$1,951,021	$2,908,043	$ 4,859,064
			$ 34,729, 446

- Scoring criteria to remain the same as first round
  - Priority on 30%, 50%, public/income-based housing
- Scoring panel to include subject mater expertise and Community Bond Committee Representatives
- If applicable, bond funding should leverage federal funding opportunities

RFP Release: February 3, 2023
Responses Due: March 20, 2023

2nd Round RFP's

Meeting	Date
~~Housing Commission~~	~~January 25, 2023~~
~~B-Session~~	~~February 1, 2023~~
~~RFP Release~~	~~February 3, 2023~~
~~RFP Due~~	~~March 20, 2023~~
Housing Commission	May 10, 2023*
B-Session	May 17, 2023
City Council	June 8, 2023

*special meeting

NHSD Staff

Briefing on Notice of Tenants' Rights (NOTR) and Resolution on Tenants' Rights (ROTR)

PUBLIC ENGAGEMENT + OUTREACH

Tenants' Rights Awareness Campaign

Three elements:

Resolution supporting tenants' rights to:

- Live in safe, decent, quality housing
- Live free of retaliation and discrimination
- Exercise their right under local, state, and federal fair housing laws

Educational Materials:

- Identify protection provided by each law
- Contact for violations
- Assistance resources

Notice of Tenants Rights:

- Improve readability

Resolution on Tenants' Rights

Consolidates & affirms local, state, and federal tenant protections

Local

- Housing Voucher Incentive Policy
- Notice of Tenants' Rights Ordinance
- San Antonio Property Maintenance Code
  - Proactive Apartment Inspection Ordinance
- Non-discrimination ordinance

State

- Texas Local Government Code
- Texas Property Code
- Texas Fair Housing Act

Federal

- Fair Housing Act
- Violence Against Women Act
- Title VI of Civil Rights Act

Proposed Timeline

Feb 23
- PCDC Briefing

March 2 - 8
- Housing Commission Subcommittee Briefings
  - Renters Solutions
  - Public Engagement & Outreach

March 22
- Housing Commission Briefing

April (Fair Housing Month)
- Stakeholder Input
- Public Meetings

April 26 - 27
- Housing Commission
- PCDC

May 4
- City Council Consideration

Public Meetings

Date	Time	Event	Location
Thursday, March 30	6-7:30 pm	Know Your Rights w/ TRLA	Baskin Elementary
Wednesday, April 5	4-5:30 pm	Know Your Rights w/ FHC	Mission Library
Thursday, April 13	6-7:30 pm	Know Your Rights w/ TRLA (Spanish)	2nd Baptist Church
Saturday, April 15	1-2:30 pm	Know Your Rights w/ FHC	Maverick Library
Wednesday, April 19	5-6:30 pm	Know Your Rights w/ FHC	Walker Ranch Senior Center

- Media coverage of March 30 event reached approximately 95k households
- Find the events on SASpeakUp at publicinput.com/w2664.

Promotional Graphics

RENTERS' RIGHTS
POWER HOUR

The City of San Antonio is partnering with the Texas Rio Grande Legal Aid (TRLA) and the Fair Housing Council of Greater San Antonio to host free in-person workshops with legal experts who will help explain tenant and landlord responsibilities. Give input and share ideas on how to bring awareness to your neighbors about these rights.

FIND A SESSION NEAR YOU

Thursday, March 30 • 6-7:30 p.m.
Baskin Elementary, 630 Crestview Dr, San Antonio, TX 78201

Wednesday, April 5 • 4-5:30 p.m.
Mission Branch Library, 3134 Roosevelt Ave, 78214

Thursday, April 13 • 6-7:30 p.m.
Second Baptist Church Community Center, 3310 E Commerce St, 78220
SPANISH SESSION

Saturday, April 15 • 1-2:30 p.m.
Maverick Library, 8700 Mystic Park, 78254

Wednesday, April 19 • 5-6:30 p.m.
Walker Ranch Senior Center, 835 W Rhapsody, 78216

NEIGHBORHOOD & HOUSING SERVICES
For more information, visit SanAntonio.gov/NHSD.
Spanish and ASL translation services will be available.

LA HORA DEL PODER
DE LOS DERECHOS DE LOS INQUILINOS

La Ciudad de San Antonio se está asociando con Texas RioGrande Legal Aid (TRLA) y el Consejo de Vivienda Justa del Gran San Antonio para organizar talleres gratuito en persona con expertos legales que ayudarán a explicar las responsabilidades de inquilinos y propietarios. Da tu opinión y comparte ideas sobre cómo concienciar a tus vecinos sobre estos derechos.

ENCUENTRA UNA SESIÓN CERCA DE TI

jueves, 30 de marzo • 6-7:30 p.m.
Baskin Elementary, 630 Crestview Dr, San Antonio, TX 78201

miércoles, 5 de abril • 4-5:30 p.m.
Mission Branch Library, 3134 Roosevelt Ave, 78214

jueves, 13 de abril • 6-7:30 p.m.
Second Baptist Church Community Center, 3310 E Commerce St, 78220
SESIÓN EN ESPAÑOL

sábado, 15 de abril • 1-2:30 p.m.
Maverick Library, 8700 Mystic Park, 78254

miércoles, 19 de abril • 5-6:30 p.m.
Walker Ranch Senior Center, 835 W Rhapsody, 78216

NEIGHBORHOOD & HOUSING SERVICES
Para obtener más información, visite SanAntonio.gov/NHSD.
Los servicios de traducción en español y ASL estarán disponibles.

RENTERS' RIGHTS
POWER HOUR

DEL PODER
LA HORA
DE LOS DERECHOS DE LOS INQUILINOS

Stakeholder Groups

- Texas Organizing Project (TOP)
- Texas Housers
- Know Your Rights / Fair Housing Council Training Attendees
- St. Mary's, SALSA, and Fair Housing Council
- Community Housing Development Organizations
- San Antonio Apartment Association
- San Antonio Board of Realtors
- Real Estate Council of San Antonio
- National Association of Residential Property Managers – SA Chapter
- Neighborhood Associations
- Tier 1 Neighborhood Coalition
- Southwest Workers Union
- Big Momma's Safe House
- Fuerza Unida
- Domesticas Unidas
- COPS/Metro Alliance
- Opportunity Home San Antonio
- My City is My Home
- SACRD
- Esperanza Center
- Coalition for Tenant Justice
- Tenants Union of San Antonio
- Historic Westside Residents Assoc.

What we've heard so far

- Assumption that NOTR isn't being given out- questions about enforcement
- Educational material/NOTR should be proactively made available to tenants at beginning of a lease
- Desire for short, educational videos explaining processes and resources
- Documents should be distributed at senior centers, schools, SALSA, churches, through real estate brokerage newsletters
- Requests for resolution to mention language justice & protection from retaliation

NHSD Staff

Discussion on NOTR and ROTR documents

NHSD Staff

Public Comment

Contact

Community Engagement Division

Neighborhood + Housing Services Department

SIBONEY DÍAZ-SÁNCHEZ, AIA

Community Engagement Administrator

siboney.diaz-sanchez@sanantonio.gov

MARIVEL ARAUZA

Public Relations Manager

marivel.arauza@sanantonio.gov

Thank you!

PUBLIC ENGAGEMENT + OUTREACH