

City of San Antonio



AGENDA PACKET

Planning and Community Development Committee

City Hall Complex
San Antonio, Texas 78205

Tuesday, April 28, 2026

10:00 AM

City Hall

The Planning and Community Development Committee will hold its regular meeting in Council Briefing Room at City Hall beginning at 10:00 AM. Once convened, the Planning and Community Development Committee will take up the following items no sooner than the designated times.

Members of the public can comment on items on the agenda. To sign up to speak visit www.saspeakup.com. Click on meetings and events and select the meeting you'd like to participate in. Sign up to speak or submit a written comment. NOTE: Speaker registration closes 15 minutes before the start of the meeting. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

Once a quorum is established, the Planning and Community Development Committee shall consider the following:

4. Council Consideration Request to create a housing voucher incentive program. [Justina Tate, Interim Assistant City Manager; Veronica Garcia, Director, Neighborhood & Housing Services Department]

At any time during the meeting, the Planning and Community Development Committee may meet in executive session for consultation with the City Attorney's Office concerning attorney client matters under Chapter 551 of the Texas Government Code.

ACCESS STATEMENT

The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-7253 or Relay Texas 711 or by emailing the Office of the City Clerk at OOCC@sanantonio.gov. Providing at least 72 hours' notice will help to ensure availability.

La Ciudad de San Antonio se compromete en ofrecer un acceso útil para reuniones, programas, y servicios de la ciudad, proporcionando de una manera razonable: servicios de traducción, interpretación, materiales en un formato modificado, y otras ayudas ó servicios auxiliares con pedido previo. Para solicitar estos servicios, llame ó envíe un correo a (210) 207-7253 ó OOCC@sanantonio.gov, ó Relay Texas 711. Aviso de por lo menos 72 horas de anticipación ayuda a asegurar disponibilidad.

For additional information on any item on this agenda, please visit sa.gov or call (210) 207-7080.

Planning and Community Development Committee

Edward Mungia, Dist. 4, Chair

Dr. Sukh Kaur, Dist. 1 | Teri Castillo, Dist. 5

Ric Galvan, Dist. 6

*** Other members of City Council may attend to observe, but not vote, on matters before the Committee.**

Posted on: 04/28/2026 10:38 AM

**COSA Vouches
Council Consideration Request**

**Item #4
April 28, 2026**



Council Consideration Request

CCR submitted by Councilwoman Castillo April 23, 2025. Signed by Districts 3, 4, 8, & 9

Presented at Governance October 15th, 2025

Background

- Housing Voucher Program is largest rent assistance program in country
- Federal program - aims to make private rental housing affordable for people with low incomes
- Vouchers pay the difference between rent and 30% of qualifying tenant's income
- Landlords are not required to accept vouchers unless as a funding condition

Issues Noted

- 1,000 Housing Choice Vouchers went unused in 2023
- May take 2-3 months for property owners to receive first voucher payment
- HUD's Fair Market Rent limits can be below actual market in some areas

Asks

Develop a budget for a COSA-sponsored Program to:

- **Provide bridge funding** for initial payments to landlords if they are not submitted timely by HUD or a housing authority
- **Provide gap funding** to landlords if HUD's fair market value is lower than market rents in the area
- **Seek out solutions for other issues** related to voucher programs, such as inspections

Vouchers in San Antonio

- Funded by Housing & Urban Development (HUD) and administered by Opportunity Home San Antonio (OHSA) & Housing Authority of Bexar County (HABC)
 - Opportunity Home administers 87% of vouchers in our community
- Between HABC and OHSA:
 - ~5% of available vouchers actively searching (approximately 800 households, including ~100 veterans)

Local Policy Direction

- Increasing voucher availability & utilization is a SHIP strategy
- City Council requested ways to improve voucher utilization, especially for veterans



Bridge Funding

What it is:

City-funded rental payments to landlords in place of HUD's portion, covering up to the first three months of tenancy as a revolving loan

Current Efforts:

- Since April 2025, both Opportunity Home and HABC have reduced processing time from 30-60 days to as fast as 14 days.
 - Most payments are received in 30 days
- Veterans with VASH voucher can qualify for relocation assistance, including funding for security deposit payment, which can temporarily cover payment delays

Risks/Challenges:

- Advance payments may be issued to landlords who don't complete HUD program requirements

Gap Funding



What it is:

City “gap funding” or rental supplements for housing providers when HUD’s Fair Market Rent (FMR) falls below actual market rates

Housing Authorities' Current Efforts:

- Rent reasonableness test compares similar properties by location, size, and condition
- Payment up to 110% of Fair Market Rent, dependent on zip code

Risks / Challenges:

- Not permissible as proposed under HUD regulation
- Requires ongoing funding for duration of the lease

REACH Members

Steering Committee

- Close to Home
- NHSD
- HUD
- Opportunity Home
- Housing Authority of Bexar County
- SA Board of Realtors
- SA Apartment Assoc.
- National Assoc. of Residential Prop. Mgrs.

Other Members

- Human Services
- Veterans' organizations
- Housing advocates
- Homeless services providers

Completed Improvements for Better Voucher Utilization

REACH: Rental Engagement & Assistance to Connect with Housing

- Working group convened at PCDC's request to develop & implement process improvements for **better utilization of medium- or long-term rental assistance, like vouchers.**
- **9** recommendations, finalized in October 2024

Opportunity Home & HABC Efforts:

- Streamlined onboarding paperwork
- Simplified documentation, with inspections in as little as 24 hours
- Enhanced accounting processes
- Reduced rental payment processing time to as fast as 17 days
 - Most payments processed within 30 days
- If source of income protections for veterans are adopted, will help increase voucher utilization for veterans

Opportunity Home Pilot Program

- One-time, \$500 incentives for new and renewed leases to voucher holders
- Operated in 2021-2022 (13 months)
- OHSA completed 3,000 payments
- Total cost: \$1.3 million

Bridge Funding



COSA Vouches
Incentive



Gap Funding



REACH
Continues

Recommendation

- **Create new incentive payment of \$500 for landlords who accept/renew a 12-month lease for voucher holders**
 - \$500,000 could support an estimated 900 households
 - Funded from City's existing Rental & Relocation Assistance program
 - To be administered by Opportunity Home
 - If source of income protections for veterans are adopted, incentives can help landlords transition to the new requirements
- **Update Relocation Assistance Program qualifying criteria**
 - Voucher holders have 3 months to identify housing or the voucher expires, unless extension granted
 - With program update, searches lasting more than 3 months would qualify as a hardship, making voucher holders eligible for security deposit under the City's Relocation Assistance program
- **Recommendations can be incorporated into FY2027 Budget process**

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